

GEORGE CALCAGNI
CHAIR



VINCENT A. CIANCI, JR.
MAYOR

PROVIDENCE CITY PLAN COMMISSION

"Planning Providence's Future"

July 28, 1995

Mr. Michael R. Clement, City Clerk
City Clerk's Office
City Hall
Providence, R.I. 02903

Dear Mr. Clement:

At a Special Meeting of the City Plan Commission, duly noticed and held on July 27, 1995, and pursuant to Section 503.4 B) of the City of Providence Zoning Ordinance Chapter 1994-24, No. 365, as amended, the Commission voted unanimously that:

"The Master Plan for Brown University, April 1995, with Amendment dated July 19, 1995, and the seven (7) conditions listed below and the findings and recommendations made in the staff report dated 6/20/95 (copy attached), which together are considered part of said Master Plan, is in compliance with Providence 2000 - The Comprehensive Plan and all elements thereof."

1. Where 7 buildings are to be demolished to accommodate an interim parking and open space use in Area B, Brown University shall advise the Commission by January 1, 1998 of the anticipated end date of the interim use. If continuation of the interim use is approved, Brown shall address this issue in its update of the master plan in January 2000.
2. The minimum height of any new permanent construction in Area B shall be two stories.
3. In the event of any future proposal for demolition being submitted to the Commission for review, Brown University shall commit to implementing an approved permanent or interim new use within 18 months of the actual date of demolition. Design concepts for the new use (height, massing, siting, setbacks, parking, and landscaping) will be submitted at the time demolition is proposed and reviewed in accordance with the rules and regulations of the Commission, if any.
4. Where new development projects are submitted to the Department of Planning and Development for review, plans for any proposed parking garage shall include design treatments for the ground floor level.

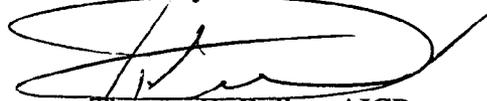
Mr. Michael R. Clement, City Clerk
Brown Master Plan - 1995
Page Two

5. With respect to any property OUTSIDE the Institutional Zone that may be acquired by Brown after July 27, 1995 or such properties currently owned by Brown and which are indicated in the Master Plan as either "under review" or "planned, pending fundraising," Brown University shall indicate their future use and maintenance, in compliance with city codes and ordinances. If such properties are to be sold, Brown University shall notify the Commission of its intent to sell. If any of these properties are not sold or if their status or use were to change, Brown shall notify the City Plan Commission within six (6) months of such change, but not later than 2 years after the date the Commission approves the 1995 Brown Master Plan.
6. Brown University is strongly encouraged to seek input from the College Hill and Fox Point communities as it continues its planning process.
7. Brown University shall be required to update the master plan no later than January 1, 2000.

This decision will be noticed in a Public Notice in a newspaper of general circulation in Providence.

A copy of the Master Plan with amendments and staff reports referred to above are attached herewith and are to be on file with your Office and may be reviewed by the public. Additional copies of the Plan are available for public review at the office of the City Plan Commission, Planning Division, Department of Planning and Development, 400 Westminster Street, 5th floor, Providence, R.I. during normal business hours.

Sincerely



Thomas E. Deller, AICP
Deputy Director

cc: Department of Inspections and Standards
w/ Attachment

CITY COUNCIL

SEP 7 1995

READ

WHEREUPON IT IS ORDERED
THE SAME BE RECEIVED

Michael R. Clement

6/20/95

STAFF REPORT - BROWN UNIVERSITY MASTER PLAN

Background.

1. Zoning. The City's Zoning Ordinance establishes institutional floating zones for the purpose of permitting the expansion of educational and medical institutions in designated districts. All such institutions are required to file a master plan describing the long term physical development proposed by the institution. The zoning ordinance outlines the elements of a master plan and establishes the criteria for reviewing it: to determine whether the plan is consistent with the City's Comprehensive Plan.

2. The Comprehensive Plan. The Comprehensive Plan's goals relative to institutional expansion include:

- * promote efforts to permit institutional expansion while minimizing the impact of such expansion on residential areas;
- * protect and conserve residential uses, pedestrian scale and historic character in the city's neighborhoods.

3. The Preservation Plan. The Preservation Plan, adopted as part of the Comprehensive Plan, also includes policies for dealing with institutional expansion:

- * strike a balance between institutional expansion and neighborhood conservation;
- * encourage institutions to maintain historic structures;
- * investigate alternatives to proposed demolitions.

Issues.

1. Increased scale and density of new development. Brown's campus is located within the residential College Hill neighborhood, which contains mostly small scale residential structures, some of which have been converted to other uses. Where new development is proposed, it should be designed to be compatible with the surrounding physical context.

2. Parking. In areas targetted for high density development, parking needs to be addressed in a manner that is compatible with surrounding structures, particularly in terms of streetscape treatments.

3. Preserving the College Hill neighborhood's historic residential character. The entirety of Brown's main campus is listed in one of 4 historic districts on the National Register of Historic Places. Proposed demolitions, additions to existing buildings, and construction of new buildings need to be carefully weighed for their effect on individual sites, streetscapes, and the neighborhood as a whole.

Recommendation.

Staff recommends approval of Brown's master plan, with the following

conditions, which shall be provided as written addenda to the master plan, to ensure consistency with the Comprehensive Plan:

1. With regard to the proposed demolition of 7 buildings and 7 garages in Area B:

a) Brown shall document the need for additional surface parking as an interim use;

b) within two years of the date of the first demolition, Brown shall advise the CPC as to the projected end date for the interim parking use. The CPC will make a finding whether continuation of the interim use is consistent with the Comprehensive Plan. This process will be repeated every two years as long as the interim use continues.

c) any future new construction along Brook Street shall be between two and three stories in height; any new construction along Thayer Street shall be between two and four stories in height; and no "superblock" construction or abandonment of city streets will be proposed with any future development in the area.

2. A formal notice and review process for all future demolitions will be established. Brown will give 6 months written notice to the CPC of any proposed demolition or partial demolition. At the time notice is given, Brown will:

a) demonstrate and document that it has studied alternatives to demolition, including rehabilitation for reuse, or sale of the structure to a buyer who will move it off site;

b) identify a specific new use for the site (and document the need for any proposed interim use);

c) articulate design concepts for new construction (including massing, height, setbacks, siting, materials, parking and conceptual landscape treatments); and

d) commit to building the new use within 18 months of the actual date of demolition.

The CPC will read the notice at a regularly scheduled meeting, and will review demolition proposals for consistency with Brown's approved master plan and with the City's comprehensive plan.

3. Where new development is proposed (either in the form of additions to existing buildings or new construction), design concepts shall be submitted to DPD for review before seeking a building permit, to ensure that the project will be appropriate to the site, the streetscape, and the neighborhood. "Design concept" shall include height, massing, siting, setbacks, materials, parking and landscaping; where parking garages are proposed, the treatment of the ground floor shall also be included. DPD shall review designs for consistency with Brown's approved master plan, the city's Comprehensive Plan, and the zoning ordinance. Said review shall be reported to the CPC at a regularly scheduled meeting.

Amendment to the Master Plan for Brown University July 19, 1995

This amendment is written to clarify and expand the Master Plan for Brown University, which was submitted to the Providence City Plan Commission in May 1995.

1. With regard to the demolition of seven buildings and seven garages to create an interim use for parking and landscape walkways, it is important to document the need for additional off-street parking spaces.

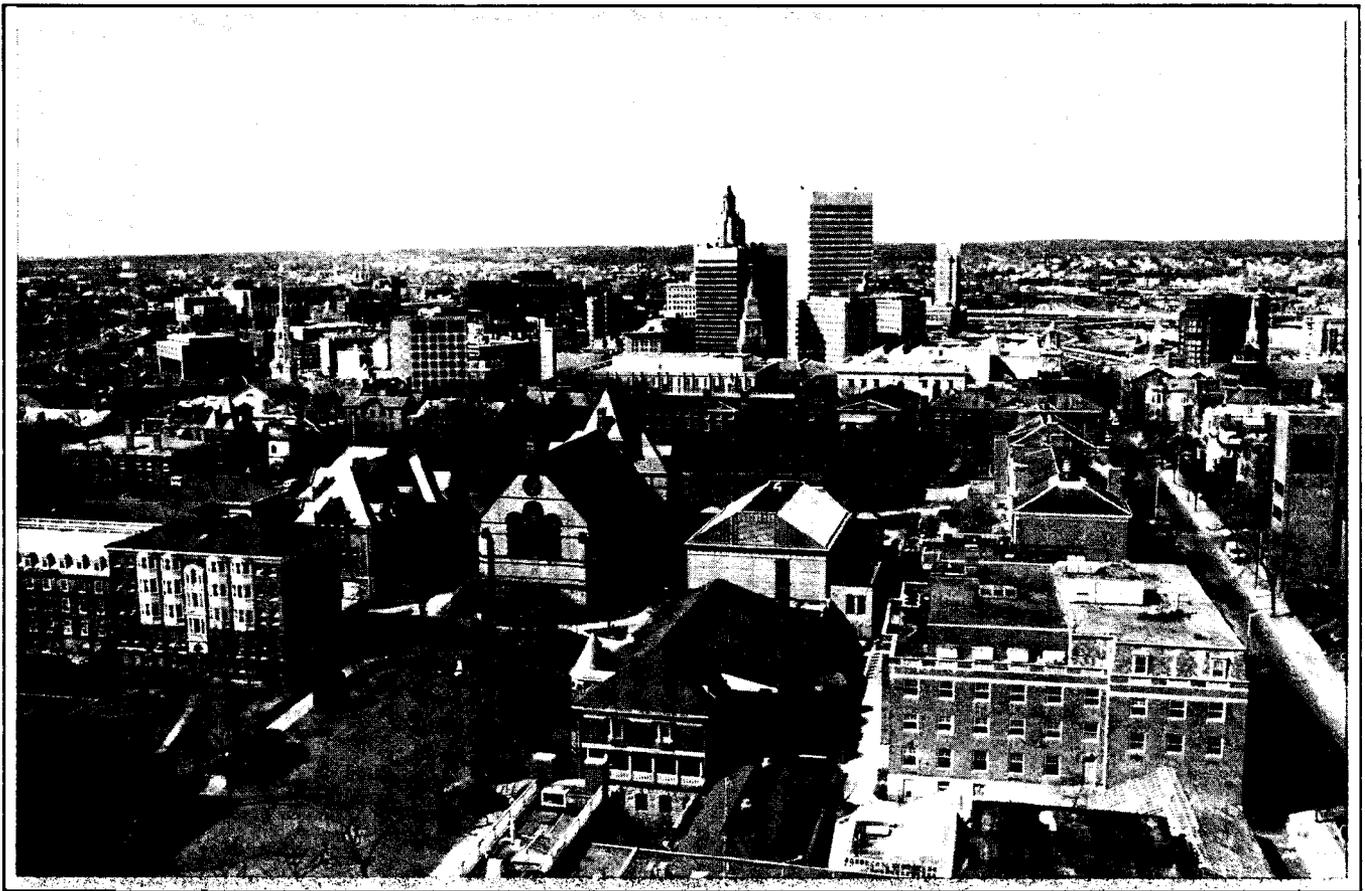
At the time that the Institutional Zoning legislation was first enacted into law in 1986, Brown showed a calculated parking deficit on campus of 931 spaces and an additional shortage of 1,535 spaces at the Brown Stadium. This deficit was "grandfathered" at that time and became Brown's baseline requirement for off-street parking.

Since that time, the University has added some new lots, enlarged other lots, and built the Power Street Parking Structure. The University currently has 100 spaces more than the minimum requirement based on the grandfathered baseline (see page 20 of the Brown University Master Plan). However, Brown's Parking Office has documented a waiting list of 63 faculty and staff members who are unable to obtain a parking space on campus. It is the strong desire of the University to enable these employees of the University to park in Brown's lots, thereby reducing the burden these employees might place on on-street parking spaces and freeing them for the use of residents, visitors, shoppers, and other short-term parkers. The site of the proposed demolition will provide approximately 33 additional spaces in the block bounded by Benevolent, Brook, Charlesfield and Thayer Streets.

In the future, as Brown amends the Master Plan, it will advise the Providence City Plan Commission of any proposed change to the interim parking and landscape use on this block. Any future new construction in this block along Brook Street will not exceed three stories (it should be noted that most of the buildings on the east side of this section of Brook Street are three stories), and the height of any new construction along Thayer Street will not exceed four stories in height. No city abandonment of city streets is proposed.

2. A formal notice and review process for all future demolition has been established. As stated in the Master Plan on page 63, Brown will give six months written notice to the City Planning Commission of any proposed demolition or partial demolition. At the time notice is given, Brown will:
 - a) demonstrate and document that it has studied alternatives to demolition, including rehabilitation for reuse, or sale of the structure to a buyer who will move it off site;
 - b) identify a specific new use for the site, and/or document the need for any proposed interim use within 18 months of the actual date of demolition.
3. Where new development is proposed, plans will be submitted to the DPD to review for consistency with the Master Plan. The plans will describe the height, massing, siting, setbacks, parking, and landscaping.

Master Plan for Brown University



Planning & Construction Department
Brown University
Providence, Rhode Island
April 1995



RECEIVED

MAY 22 1995

PLANNING DIVISION

**Master Plan
for
Brown University**

Planning & Construction Department
Brown University
Providence, Rhode Island
May 1995

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1. Introduction and Purpose

Institutional Development

Brown University is an Ivy League university with an international reputation for excellence. It was established by charter on March 2, 1764. With its beginning in Warren, Rhode Island and from an enrollment of only one student, Brown University moved to the City of Providence in 1770 and today has a steady-state enrollment of 7500 students and a faculty and staff of approximately 3,000. The existence and development of Brown University contributes to the City's existing and future vitality in many ways.

- As an economic base in terms of employment and operating budgets: With its 3,000 employees and a \$92 million payroll, it is the fifth largest private sector employer in the state; it purchases goods and services from around 2,000 suppliers in Rhode Island, with total in-state purchases of around \$35 million.
- As a generator of basic and applied research, which may help advance local and regional economies.
- As a provider of educational, health, and related services.
- Through access to museums, libraries, lectures, performing arts, athletic events, and a continuing education program, institutionally sponsored and accessible to the public; an estimated 75,000 to 100,000 visitors come to the City to visit Brown, spending in excess of \$1.7 million per year.
- As a stabilizer in neighborhood development, through cooperation in land use planning, infrastructure improvements, historic preservation, and related community development actions.
- As an urban design asset, through the care that Brown exercises in developing buildings and grounds, thus creating suitable and attractive landscaped settings for the College Hill district.

The 1995 Master Plan Update

This document is intended to fulfill a requirement of the City of Providence under the Institutional Zoning

Ordinance which was enacted into law in July 1986 and amended in June of 1994. It shall serve as a comprehensive Master Plan for physical development decision-making and actions of the University. It will be amended and amplified on an annual basis, if needed, as progress continues in the process of assessing the best future development of the University's land and buildings. The 1986 Master Plan provides the base of existing conditions and goals from which subsequent updates are based.

This 1995 update establishes guidelines for future campus growth and changes, and evolving conditions affecting the Master Plan. The Master Plan is conceived as a strategy for continuing a flexible planning strategy which allows for change and adaptation rather than a static plan that can quickly become outdated. It is organized in the following manner:

- **Chapter One**
Introduction
- **Chapter Two**
The educational mission and goals are presented. Brown promotes two goals: the discovery and use of knowledge and the induction of students into the world of knowledge through education.
- **Chapter Three**
Existing physical conditions and patterns are presented with a property overview, a discussion of the University's population of faculty, staff and students, and recent growth patterns, and a description of new and remodeled facilities and buildings, landscape projects, energy, infrastructure, and utility improvements..
- **Chapter Four**
Campus planning process, goals and objectives, needs assessment and the impact of the Institutional Zone on campus development are discussed.
- **Chapter Five**
Physical development policy plans and a discussion on parking are described.
- **Chapter Six**
Amendments and amplifications to the Master Plan are outlined.

2. Educational Mission and Goals

Brown's educational mission and the public recognition of that mission were enunciated more than 200 years ago. The Charter of the College of Rhode Island (now Brown University) in 1764 declared the College's purpose to be "preserving in the Community a Succession of Men duly qualify'd for Discharging the Office of Life with usefulness and reputation." In 1790, President George Washington affirmed to President of the College James Manning his commitment to protection for "so important an object as the education of our youth."

A little less than two hundred years after the founding of the College, Brown's eleventh President, Henry Wriston, said, "The central business of the University is the increase of knowledge, the inculcation of wisdom, the refinement of emotional responses, and the development of spiritual awareness."

Indeed, Brown has seen a number of significant changes since its formation. The first "new curriculum" or New System, as it was called, was inaugurated in the first half of the nineteenth century, by President Francis Wayland. It emphasized applied science and engineering, but also contained the major innovation of allowing students some options in deciding what to study. In the early twentieth century, under President William Herbert Perry Faunce, Brown became what it is today, a university-college concerned with the liberal education of students, but also a nationally-recognized research university contributing new knowledge for the use of society and equipped to offer post-baccalaureate degree programs.

The following recent developments are manifestations of Brown's missions and educational goals.

The inception of a Medical Program in 1963 which led to a full M.D. granting program in 1972. The program of cooperation with Tougaloo College, a historically Black College in Mississippi, begun in 1964. The major curriculum reform of 1969, known as the New Curriculum, which encourages students to explore new areas of study and gives the students themselves the major responsibility for their program of study. The development since the mid 1970's of an extensive range of international exchange and research programs. The formation of new academic units in the 1970's and 1980's, which focus on such areas as the environment, cogni-

tive and neural sciences, world hunger and public policy, and bring together faculty and students (the community of scholars) in pursuit of a newly developing body of knowledge.

Mission Statement

A review of the University's mission statement was one of the results of Plenary Sessions on the Future of Brown held over a four day period in the summer of 1991. A subgroup of the participants in the Plenary Sessions, chaired by Dean of the College Sheila Blumstein, was assigned the task to restate, in modern terms, the University's mission which appears in the 1764 Charter of the University. The final statement expresses the mission of the University in more detail than the 1764 original, putting the mission in modern day context and values. It appears below:

Brown University promotes two goals: the discovery and use of knowledge and the induction of students into the world of knowledge through education. To fulfill this mission, Brown is guided by the philosophy that the discovery and transmission of knowledge and the process of education are inextricably linked—that research and teaching are closely integrated activities that enrich and invigorate each other, that both discovery and learning require the active participation of those involved, and that all members of the Brown community, both students and faculty, share together in the common enterprise of learning. To that end, a single faculty is committed equally to the dual roles of teaching and research.

This commitment to the integration of research and the discovery of knowledge with education and teaching defines Brown as a University-College, an institution that integrates the resources that facilitate research, scholarship, and graduate education with an approach to undergraduate education where undergraduates are considered partners in the academic environment and the learning enterprise.

These goals are pursued in an environment that fosters intellectual innovation and creativity, affirms the value of diversity of backgrounds in promoting intellectual and personal growth, enhances the simultaneous process of intellectual discovery and self-discovery, and instills a striving for excellence in academic work, research, and service to the community. A residential college environment for undergraduates facilitates the aca-

demographic experience while at the same time providing an important social structure for their personal and interpersonal development. Special importance is given to the sense of a community in which the individual growth of all members is advanced through the cultivation of mutual respect, tolerance, and understanding. Recognizing the importance of community enables learning and discovery to take place in a wide variety of settings—in the classroom, in laboratories, in discussion groups, in informal exchanges, and in community service projects.

The discovery of knowledge requires a rich foundation of information and an understanding of methods, concepts, and values appropriate to the various areas of scholarly inquiry. As such, both research efforts and the academic curriculum build upon the strength of the traditional disciplines. At the same time, a philosophy of intellectual inquiry and collaborative learning fosters the establishment of interconnections among fields of inquiry to address particular problems or questions, the creation of new approaches to knowledge, and the integration of theory with practice. These interdisciplinary efforts also form an integral part of research and curriculum. Together with disciplinary studies, they create an academic environment that promotes intellectual innovation, curiosity, and creativity, and that respects and encourages intellectual diversity.

Brown continues its commitment to undergraduate, graduate, and medical education. The AB/ScB degrees form the cornerstone of undergraduate education from which proceed the more advanced degrees. The mission of an undergraduate education is to promote intellectual, moral, and aesthetic growth, and to develop the qualities of mind and character that will enable our students to, in the words of the Brown Charter, 'discharge the Offices of Life with usefulness and reputation.' Within this broad mission, Brown continues its tradition of emphasizing the potential of the student as an individual irrespective of background. To meet the goals of an undergraduate education, students are inducted into the world of knowledge—both past and present—as apprentice practitioners, first by being introduced to a wide range of scholarly interests and methods and then by developing sufficient competence in one area so that they may participate in the ongoing discourse of scholars. Their engagement in the learning process is heightened by their active involvement

in the planning of their academic program. The goal of graduate education is to train scholars/teachers who will make significant contributions to advancing the boundaries of knowledge in their respective fields, who will serve as the future professoriate, and who will assume positions of leadership in their chosen professions. The goal of medical education is to train students for careers in medicine as clinicians, researchers, and teachers by providing a comprehensive program of study that integrates the liberal arts and sciences with medical studies. While various degree programs pursue different goals, they are linked by two common beliefs: that the best education is marked by exploration and discovery as well as expertise, and that knowledge is most valuable when it is used and shared.

We include in this mission statement not only our goals and ideals, but also our belief that these goals and ideals can be best realized through adhering to a philosophy that fosters intellectual independence and judgment, creates a sense of community, sees all members of that community as partners in the process of discovery and learning, and is open to intellectual innovation and change. From this philosophy has grown a rich environment for learning and teaching, a rigorous but flexible curriculum, and an institution that takes a leading role in the discovery of knowledge and that produces women and men who are well equipped to face the challenges of world citizenship.

3. Existing Conditions and Patterns

Brown University, directly and through Farview, Inc. (a wholly owned subsidiary of Brown), owns approximately 4.5 million net usable square feet of building space on 143 acres of land on the East Side of Providence. In addition to the main campus, the University owns, through various gifts, 550 acres in the State of Rhode Island, the largest parcel of 376 acres at Mount Hope in Bristol, Rhode Island, given to Brown by the Rudolf F. Haffenreffer family and foundation in the 1950's. The Mount Hope property houses the Haffenreffer Museum of Anthropology and also is used for recreational purposes by the University community.

Population

In September 1994, there were 7,477 undergraduate, graduate and medical students attending Brown University. Students are instructed by over 524 full-time faculty members. At the present time there are 48 academic departments and divisions. Thirty-seven of these are based wholly on the campus. Eleven additional departments include mostly faculty based in the affiliated hospitals. The University also has somewhat less formal associations of faculty, arranged for the purpose of educational and / or research programs of an interdisciplinary character. At the present time there are 28 such Centers and Programs. The University also has other self-supporting units primarily engaged in research, such as the Annenberg Institute for School Reform, the Coalition of Essential Schools, and the Watson Institute for International Studies.

In addition, Brown University employs over 2,257 individuals on a full or part-time basis who serve students and faculty in a multitude of administrative and support capacities. Brown's population statistics appear in Tables 3.1 and 3.2.

Property Overview

Included within the main Providence campus are 249 buildings on an area of 143 acres (property ownership is shown in Figures 3.1 and 3.2). These buildings are used for academic, administrative, housing, athletic and other support services. Figure 3.3 shows campus land use by building. In addition, the University utilizes and maintains five buildings at the Haffenreffer site in Bristol, Rhode Island for a total of 254 buildings.

Of the University's 4.5 million net usable square feet of floor space (5.6 million gross square feet), academic and dormitory space account for approximately 2.7 million net usable square feet, or about 60% of the total floor space. The distribution of assigned space is shown graphically in Figure 3.4 and a summary of the University's buildings by their primary function is included as Table 3.3.

As of June 30, 1994, Brown's physical plant assets were carried on the University's balance sheet at a book value of \$344 million. It is estimated that the replacement value today would range from \$600 million to \$700 million.

Farview, Inc. is a 501 (c) (3) corporation owned by Brown. It is a business corporation which is subject to City real estate taxes, but is exempt from federal taxes. It was created in 1958 in order to purchase, at fair market value, those properties identified by the University as necessary for its long-term expansion and development. Farview maintains these properties on the City's tax roll until such time as the properties are needed for direct University use or the underlying site is required for new construction. Farview's purchases of real estate have been restricted to certain geographic limits set by the University.

Farview, Inc. presently controls two types of property: property it owns and manages for its own portfolio and property which it leases from Brown University and subleases to commercial tenants.

There are ten lots containing eight buildings under direct Farview ownership. These properties include mixed commercial and residential uses and some parking lots, with a current overall occupancy rate of about 97%. Most of these holdings are concentrated in the southern Thayer Street area.

Farview, Inc. leases two properties from Brown and, in turn, subleases the space to commercial tenants. These properties include the ground floor and basement space in the Brown Office Building and the ground floor commercial space in the New Pembroke dorm. These properties have a 100% occupancy rate.

Farview, Inc. pays approximately \$114,000 in real estate taxes to the City of Providence each year.

Please refer to the individual sector plans for the University's future development plans for the Farview owned properties.

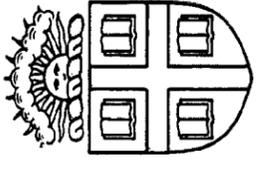


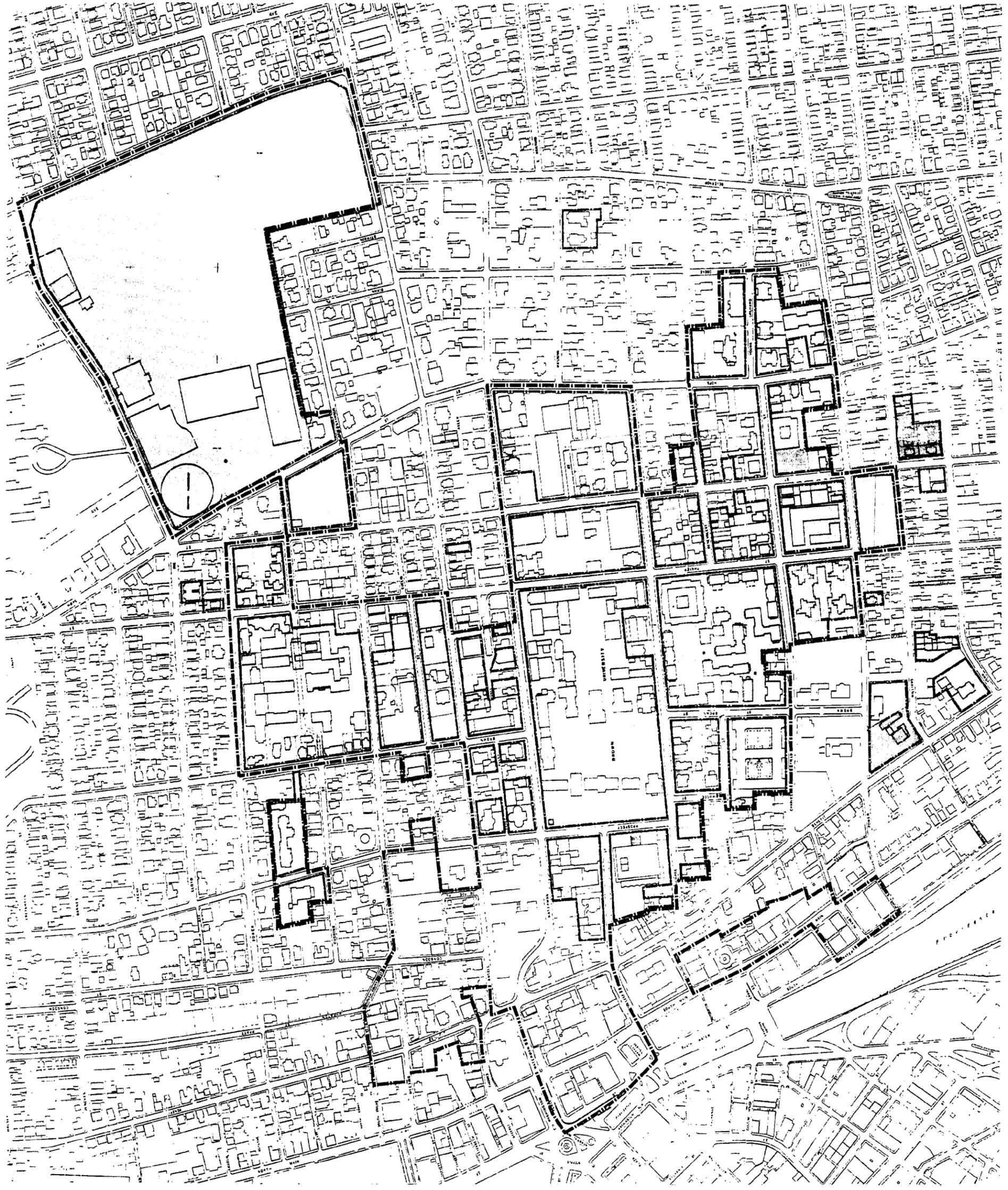
Figure 3.1
Brown University
Property Ownership Map

March 1995

 **Brown University Property**

 **Institutional Zone**

Scale in Feet



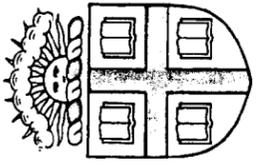


Figure 3.2

**Brown University
Property Ownership Map**

March 1995

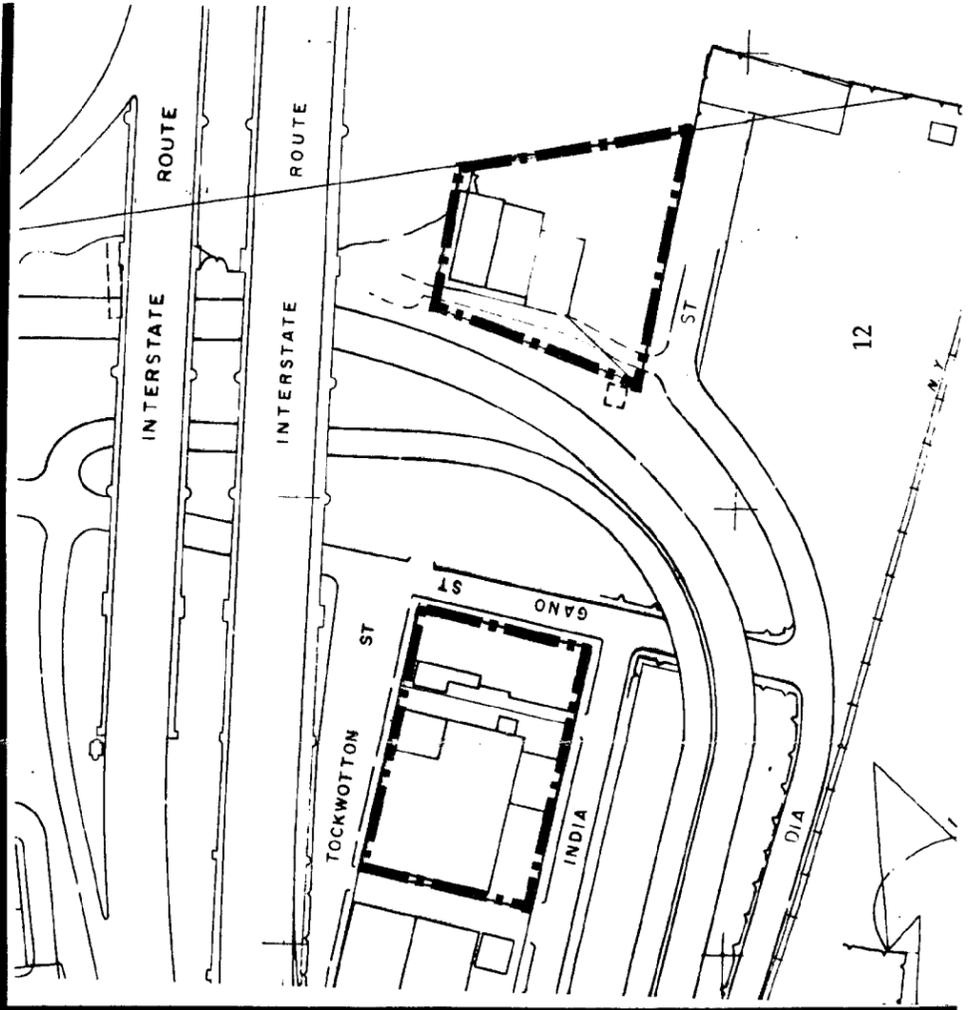
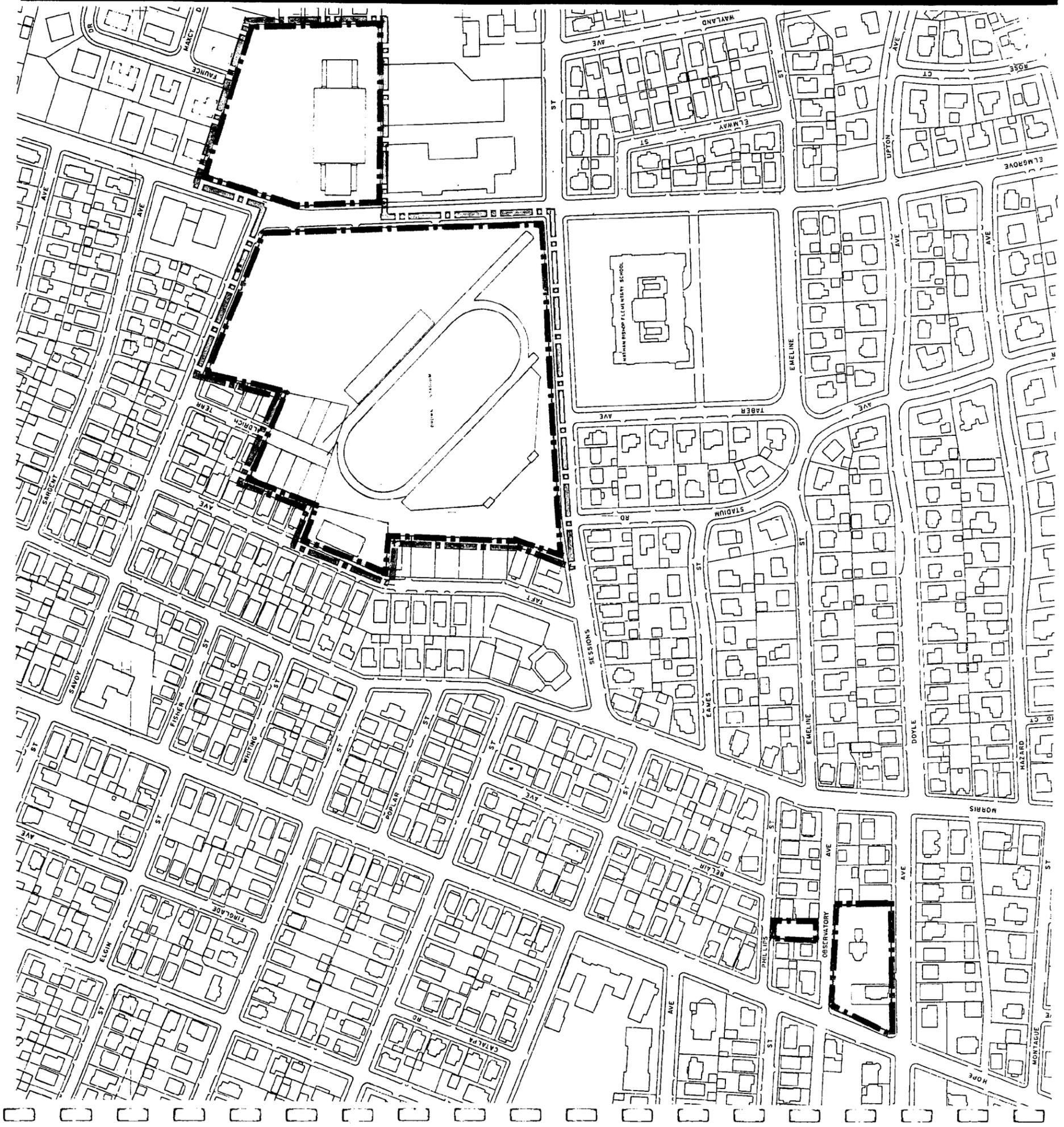


**Brown University
Property**



Institutional Zone

Scale in Feet



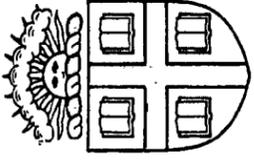


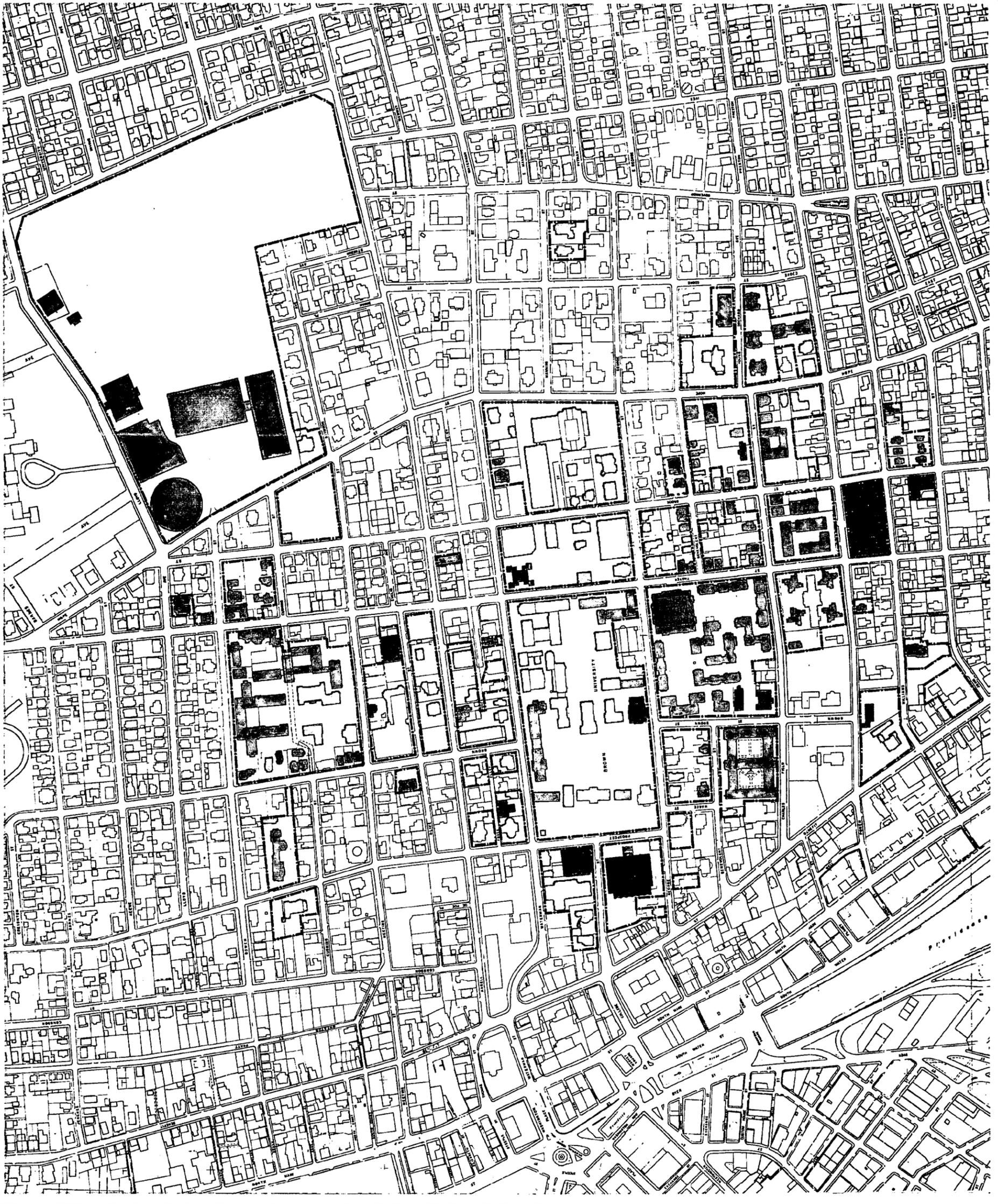
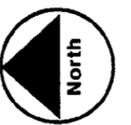
Figure 3.3

**Brown University
Land Use By Building**

March 1995

- Administration
- Academic
- Athletics
- Dining / Dormitory
- Inactive
- Library
- Rental
- Student Activity
- Support

Scale in Feet



An inventory of all property owned by the University, arranged by assessors plat and lot and street address appears in Table 3.4 . This table also indicates the use and existing conditions. Farview properties are listed separately.

Table 3.5 lists all properties leased by Brown University and how these properties are used.

series of major renovations beginning in 1987, and culminating in 1993 with the renovations to the Faunce House Theatre, now renamed the Stuart Theatre. Great effort was expended to match the stonework at the John Carter Brown Library when it was extended and renovated in 1990. Rhode Island Hall has been renovated for new uses dozens of times since its original construction in 1840 as a chemistry and geology building. It now

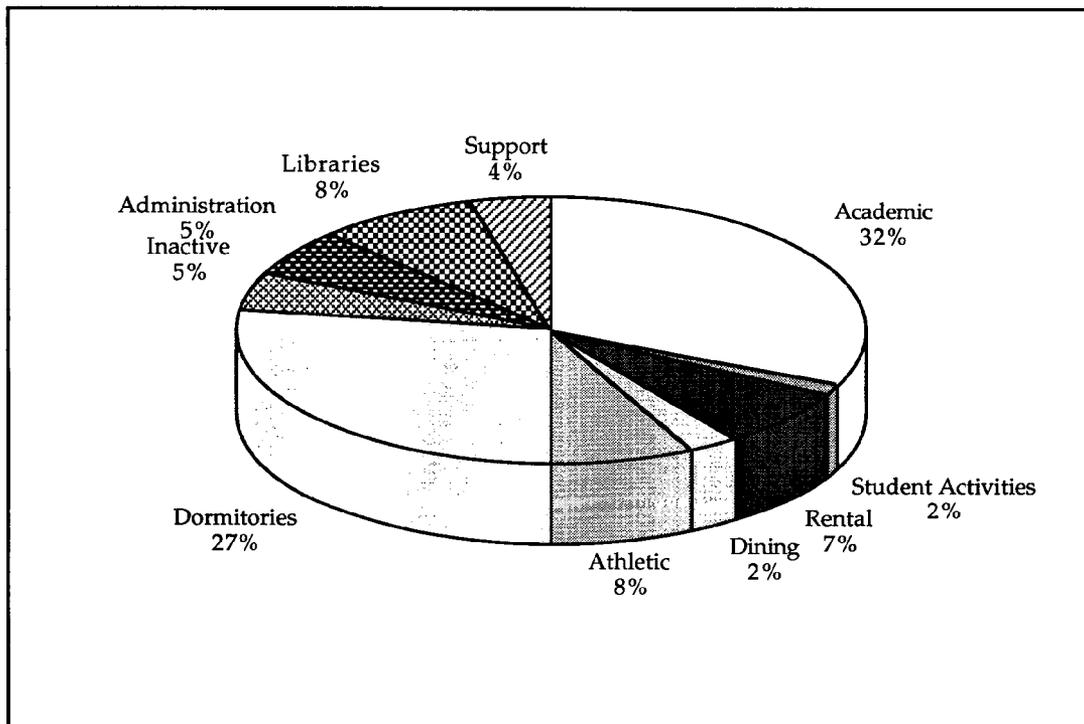


Figure 3.4. 1995 Summary of Brown University building usage.

Historic College Hill

Brown University's central campus is a living museum of American collegiate architecture. The buildings surrounding the College Green were constructed between 1770 (University Hall) and 1903 (Faunce House). Each building reflects the architecture of its time. All of the buildings facing the Green are the original buildings constructed at each location. The University recognizes the importance, and has a real commitment to preserve and continue to use these buildings and to preserve the Green as central open space. When the former Rogers Hall (now renamed Salomon Center for Teaching) was reconstructed in 1989 to serve as a modern auditorium and classroom building, valiant efforts were made and a premium price was paid to preserve the entire front portion of the building which faces the Green. The exterior of Faunce House has remained intact through a

houses administrative and academic offices. The rooftop balustrade was recently totally reconstructed and reinstalled on the roof of University Hall.

All University buildings on the main campus are included within four Historic Districts of the National Register of Historic Places, administered by the United States Department of the Interior. The districts are: College Hill, Hope Street, Power Street/Cooke Street and Stimson Avenue Districts. The largest district, College Hill Historic District, is bounded by Fox Point to the south, Olney Street to the north, Canal / So. Water Street to the west, to Hope Street to the East. The campus of Brown University forms a corridor of institutional structures through the center of College Hill. Six structures are named as single site entries on the National Register: University Hall (1770), which is also a National Historic Landmark, Corliss-Brackett House (1877), pres-

ently the home of the Brown undergraduate admissions office, Gardner House (1806), the University's guest house located on George Street, Ladd Observatory at 210 Doyle Avenue, Nightingale-Brown House at 357 Benefit Street and Hoppin House at 383 Benefit Street. If Federal or State funding is received for the renovation or restoration of a building within the National Register District, all construction affecting the exterior of the building must be reviewed and approved by the R. I. Historical Preservation and Heritage Commission. In these cases, the Secretary of the Interior's "Standards for Historic Preservation Projects" apply.

In addition to the Federal designations, 28 University buildings also fall within one of Providence's local historic districts, and are under the jurisdiction of the Providence Historic District Commission. This Commission must review and approve all construction activities affecting the exterior appearance of structures within the local district, including new construction. Some of the University buildings within the district are University Hall, Manning Hall, Hope College, Robinson Hall, and 2 Stimson Avenue. The boundaries of the local historic district are depicted on the map shown as Figure 3.5.

Table 3.7 is a list of University property which falls within Providence's local historic district under the jurisdiction of the Providence Historic District Commission.

Of the University's 174 primary buildings (excludes rental and inactive property), 56 were constructed prior to 1900, including 16 prior to 1850. These 56 buildings account for 14.2% of built space on campus. Generally, Brown's buildings constructed before 1900 are smaller than buildings built after 1900. This is shown by the fact that 68 University buildings or 39% of Brown's primary buildings, have been built since 1950; however, these 68 buildings contain 2.65 million net usable sq. ft. and account for over 65% of Brown's total floor area of primary buildings. Indications of this pattern are shown in Figures 3.6 and 3.7. Table 3.6 summarizes the University's primary buildings by period of construction.

Architecturally, Brown's smaller buildings set the tone for the entire campus. Most of these buildings, which were historic College Hill residences, are both stately and intimate, private and public, a reminder that the University is still a part of the neighborhood, and by extension, the rest of the world. As our needs change, we have architects and planners rearrange, update, and

sometimes enlarge interior spaces. But externally and essentially they remain the same charming 18th, 19th and early 20th century buildings. As an indispensable part of Brown's pledge to deliver excellence but always on a human scale, it is impossible to think of the campus without them as they serve as departmental houses and gathering places for Brown's students and their teachers.

Academic Buildings

There are more academic buildings by count, (69) and area (1,449,266 sq. ft.) than any other usage. These buildings range in size from 3,000 sq. ft. at 333 Brook Street which houses the offices for the Department of East Asian Studies Program to the largest building on campus, the 175,000 sq. ft. Barus-Holley Building which provides offices and laboratories for the Division of Engineering and the Department of Physics. Most of the growth during the past decade has been in the area of academic buildings. Major new buildings added were the Watson Center for Information Technology, Salomon Center for Teaching (a major addition to the former Rogers Hall on the College Green) and the Grimshaw-Gudewicz Medical Building.

Housing

Campus housing is essential for Brown to meet its undergraduate education objectives. The base assumption in Brown's housing policy is that all students will live on-campus in dormitories, although approximately 1,000 undergraduate students are granted off-campus permission each year based on seniority. Freshmen are assigned to dormitories which, for the most part, house freshmen only. Upperclasses select their dormitories on a seniority basis with a lottery system.

Approximately two-thirds (4,746) of Brown's students are housed in buildings owned by Brown. The residential nature of education at Brown is illustrated by the fact that over 80% of all undergraduate students reside in a Brown University dormitory or rental apartment. In 1991 the University completed a project to increase the proportion of undergraduates residing on campus by construction of a new residence hall located on Thayer Street. All existing dormitories are occupied at capacity levels.

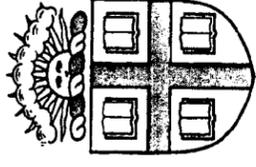
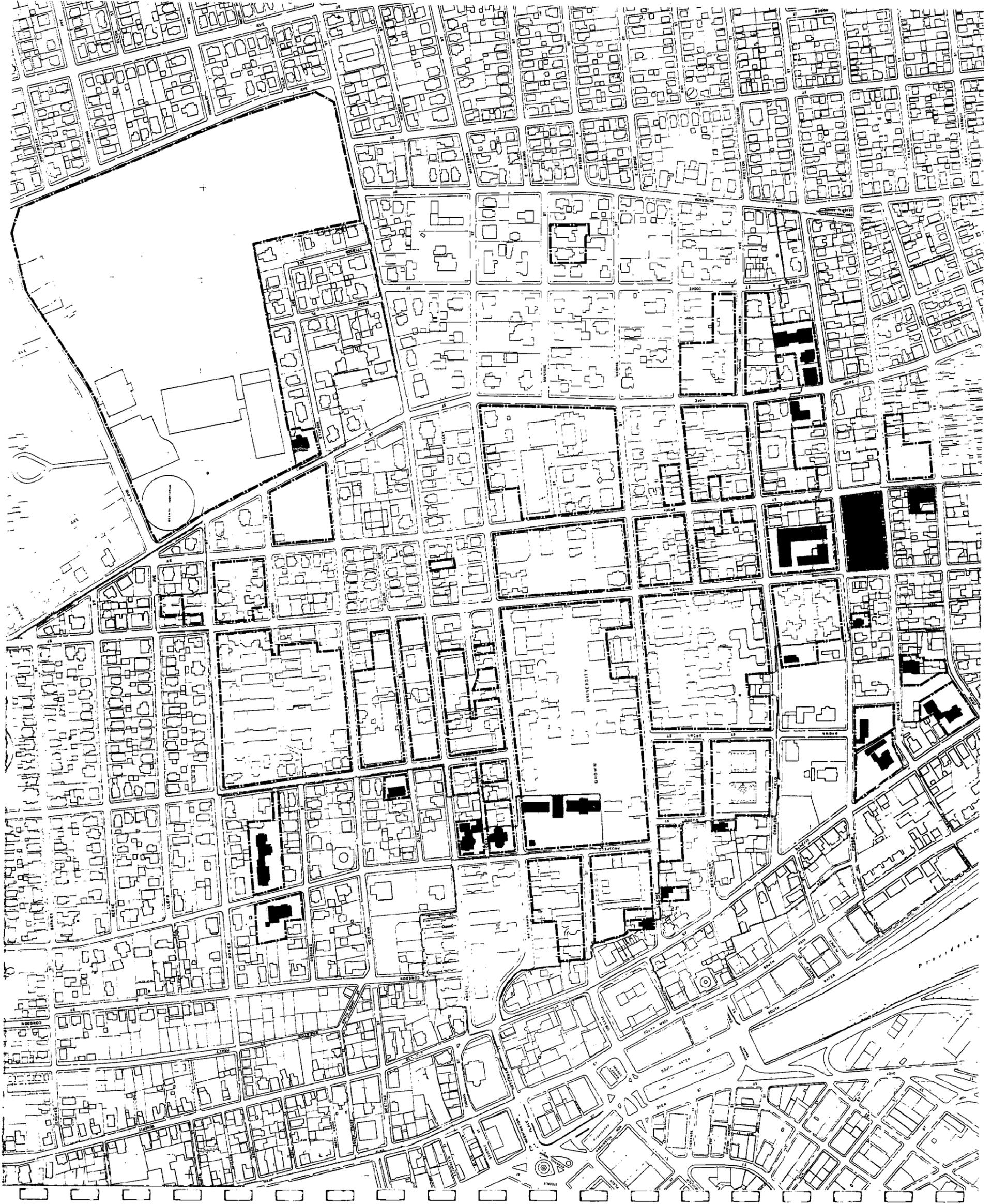


Figure 3.5
Providence
Historic District

March 1995

-  Local Historic District
-  Brown University Building in the Local District

Scale in Feet



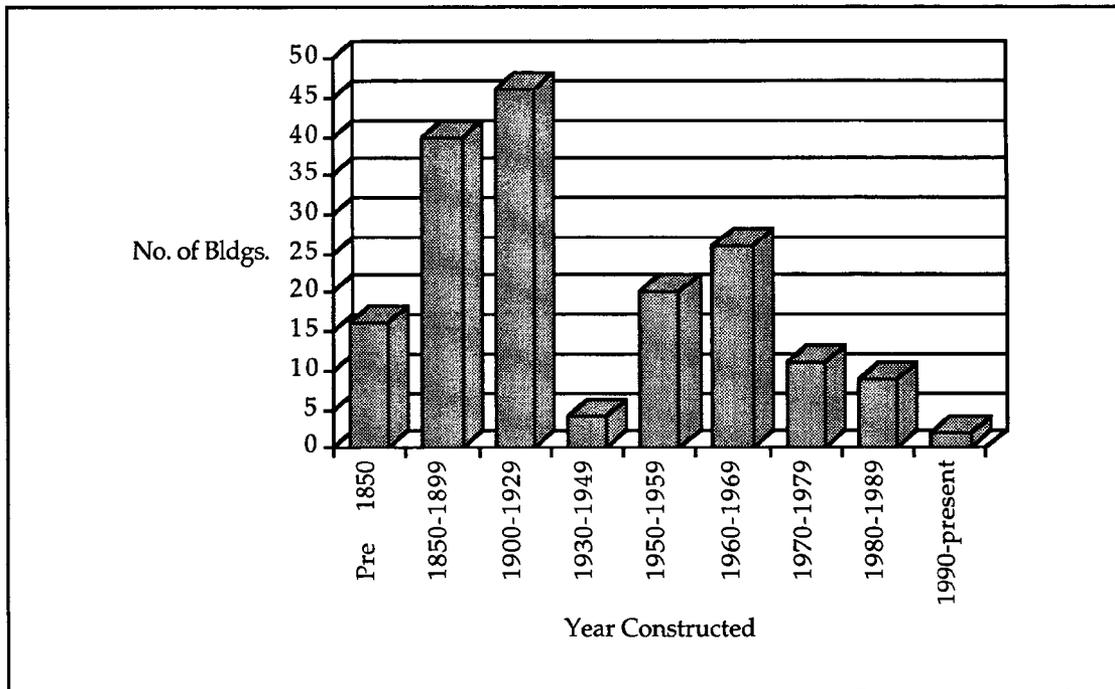


Figure 3.6. Number of primary buildings shown by year built.

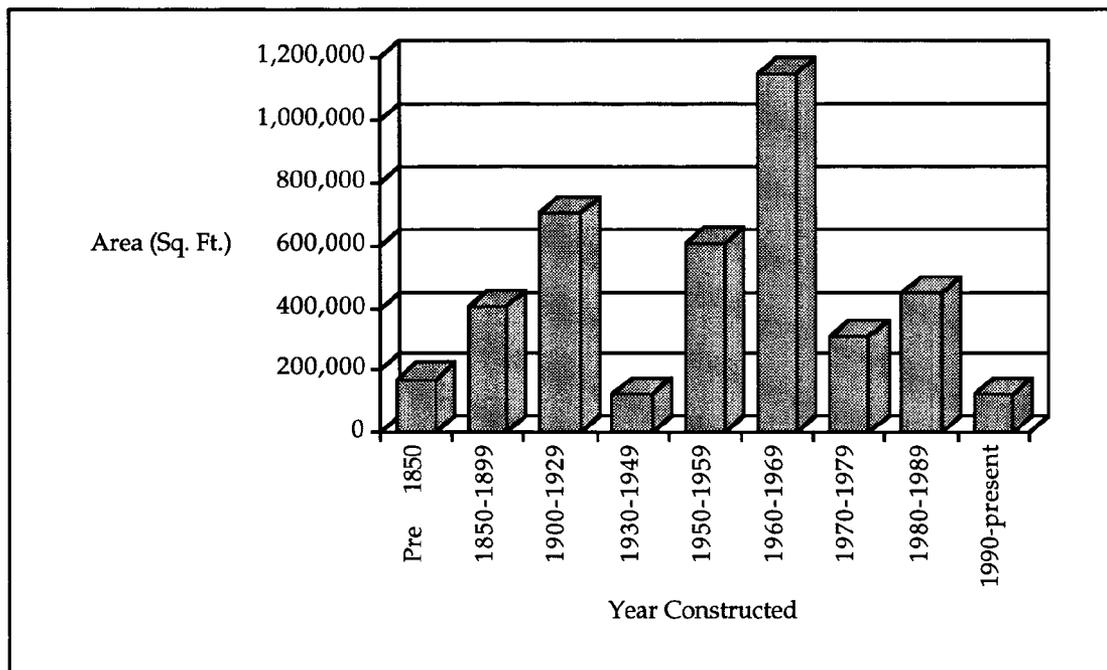


Figure 3.7 Net usable square foot area of primary buildings shown by year built.

Athletics

Of the University's 143 acres, over 40% consists of sites for athletic buildings and playing fields, which are concentrated in the northeast quadrant of the University's holdings, including property on Elmgrove Avenue. Brown supports ice hockey in Meehan Auditorium,

swimming in Smith Swimming Center, and recreational facilities in the Olney-Margolies Athletic Center. With the move of the athletic offices and spectator basketball courts from Marvel Gym on Elmgrove Avenue to the new Pizzitola Gym in 1989, all athletic activities, with

the exception of crew and Stadium activities, are now concentrated in four buildings at the Aldrich-Dexter field, renamed the Wendell R. Erickson Athletic Complex. The crew teams work out of Marston Boathouse located on India Street facing the Seekonk River.

Infrastructure

The infrastructure of utilities which feed and tie Brown buildings together are nearly invisible but are of immeasurable importance. The University's heat plant on Lloyd Avenue has three large boilers and from that location hot water is pumped through a closed loop to 88 buildings around the campus totaling 3 million square feet of built space, or two-thirds of the campus. The remaining 161 buildings, many of which are wood frame houses, have their own boilers and heating systems.

The University also co-generates electricity at the heat plant, where high pressure steam runs a 3.25 megawatt turbine and produces about 18% of the University's electrical usage. All purchased electricity is obtained from the Narragansett Electric Co., most of which is delivered to a substation in the Prince Engineering Laboratory. Brown owns and maintains the transformers and underground high voltage distribution lines which distribute the power to individual buildings.

The Brown University telecommunications system is made up of a 3600 port Private Branch Exchange vehicle (PBX), a 48 port voice messaging system, optically

connected remote equipment at two locations, and a digital trunking network that connects Brown to the outside world and to the student dormitory system. Most of the University's 195 primary buildings (excluding rental property) are connected to the Wilson Hall PBX via underground copper and fiber optic cabling. Brown's computer network is comprised of a CATV Broadband System and a separate Ethernet Baseband network. The University is quickly moving toward replacement of the broadband system with fiber optics. In addition, the University has a separate system which provides video services to the residence halls and to some selected public areas.

Construction and Growth

Between 1971-75, the University spent approximately \$16 million on six new construction projects. Between 1976 and 1981 no new construction projects were completed. Since 1981, over \$100 million was spent on new construction for 15 new buildings or additions for an increase of 630,000 net usable sq. ft., or a 17% increase in space due to new construction alone.

In recent years, whenever possible, considerable emphasis has been placed on the renovation of existing facilities. From 1975 through 1980 the University spent \$6.4 million on 15 major renovation projects. Since 1981 there have been over 40 significant renovations of existing facilities costing in excess of \$65 million. In total,

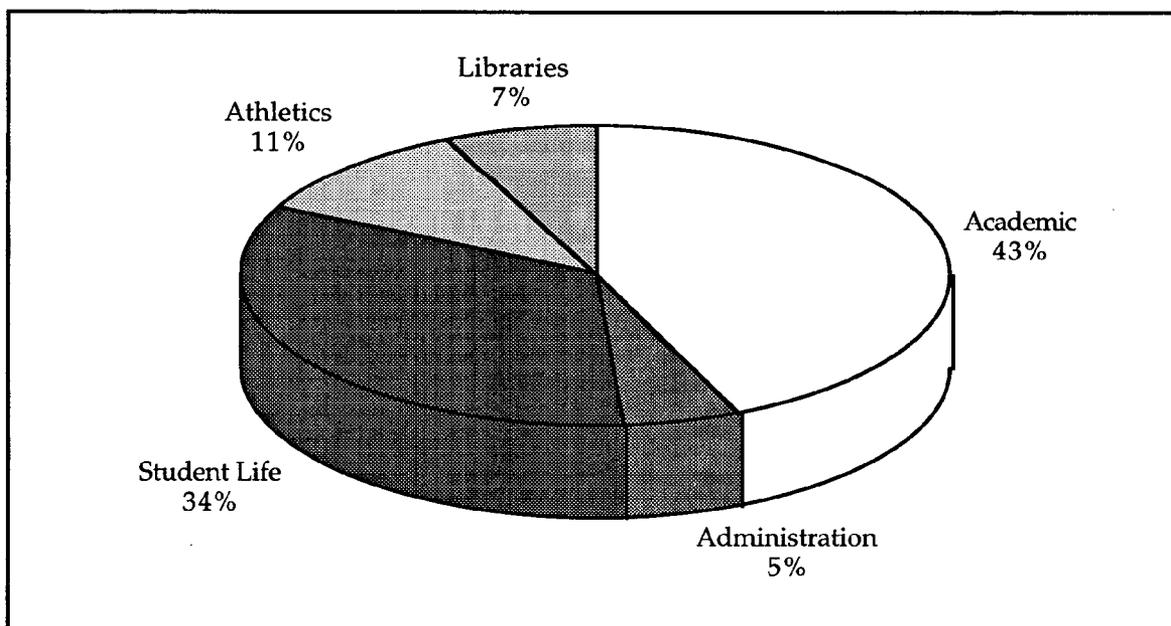


Figure 3.8. Expenditures by area for renovation and new construction since 1981.

the net increase to the campus since 1981 was 740,308 sq. ft., or a 20% overall increase. Figure 3.8 shows expenditures by area for renovation and new construction since 1981.

The increase in academic space since 1981 accounted for 361,551 sq. ft., or 49% of the overall growth in University space. Growth within the academic area is led by the physical sciences which accounted for 46% of the increase in academic space, mainly due to the construction of the geological sciences and chemistry building and the Center for Information Technology. Life Sciences accounted for 29% of the growth, because of three additions to the Biomedical Sciences buildings. This information is presented graphically in Figure 3.9.

Maintenance

During the 1970's major maintenance needs of the physical plant were deferred, as budgets were squeezed and energy costs consumed a larger and larger share of the physical plant budget. Recently the Corporation of Brown has adopted a comprehensive program to iden-

the same time, situations do arise when it is not feasible or wise to adapt a building for a specific use and hence new construction may be undertaken, or an asset which can no longer be used for University purposes may be retired.

A survey of the major repair/maintenance needs of Brown's physical plant was completed in 1985. The current backlog at that time was estimated to be \$75 million. The most critical needs at that time were priced at \$42 million. In 1986 the Corporation authorized the use of \$17.5 million to fund the initial phase of a comprehensive program to reduce the backlog of deferred maintenance. An additional \$4.4 million of deferred maintenance needs were addressed during this period through funding of facility renovations and upgrades. At its fall 1990 meeting, the Corporation authorized additional deferred maintenance to be undertaken, approving \$19.8 million of projects to be carried out through 1996.

Since that time, the Administration has reassessed the size of the remaining deferred maintenance problem. A more accurate picture of the University's deferred main-

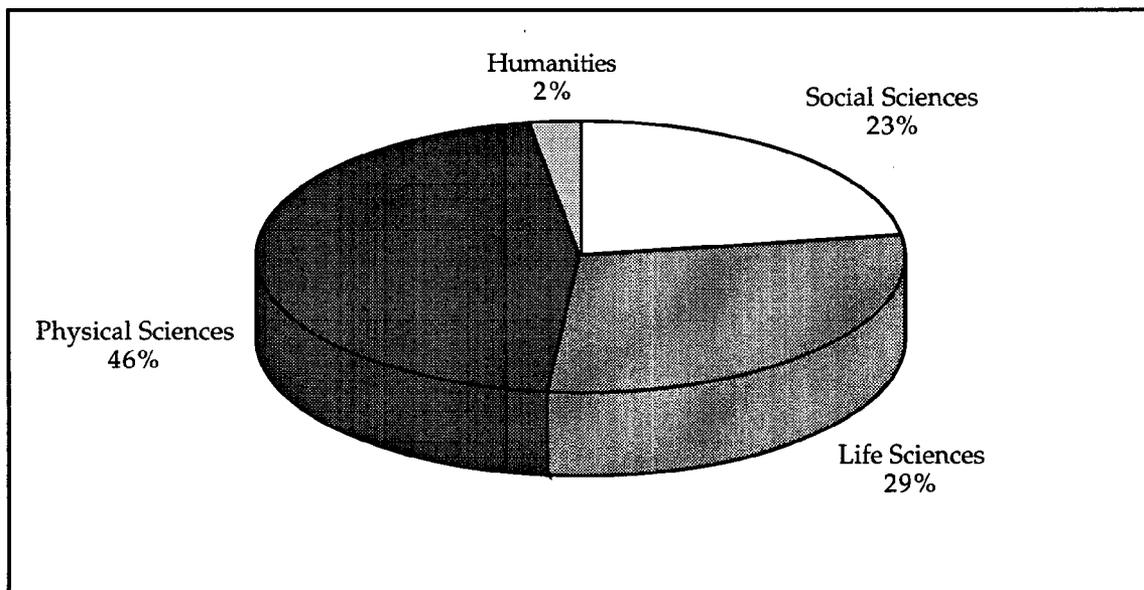


Figure 3.9. Proportion of overall growth (in assignable sq. ft.) in the academic areas since 1981.

tify and correct these backlogged repair and modernization needs. Work to be done under this program must pertain to at least one of four strategic priorities: building envelope integrity, mechanical reliability, restoration of space, and safety or statutory requirements. The costs of this initiative are staggering, but unavoidable, if the institution is to preserve its rich heritage and assets. At

tenance backlog has been scheduled by developing building by building profiles of primary systems and then using those to conduct a facilities audit. The University anticipates the need to allocate another \$20 million to be spent from FY97 through FY01, to insure continued progress and momentum on phasing out the backlog.

Parking

The University devotes a considerable amount of space to parking. Off-street parking on land owned by Brown totals 2,101 spaces in 67 separate lots on over 16 acres, an increase of 14% from 1986. The most remote parking lot from campus located at the Brown Stadium has 165 spaces which are assigned to students. Brown's Department of Police and Security provides van escort service after 5 PM for students assigned to this lot.

Prior to the establishment of the Institutional Zone in 1986, zoning regulations required that parking needs be satisfied on a project by project basis on the specific site of the project. The current zoning legislation allows parking needs to be satisfied on an institution-wide basis based on the total number of faculty, staff and students. Parking summary data and a list of Brown parking lots are shown in Figure 3.10 and Tables 3.8 and 3.9.

In 1987 the Department of Inspection and Standards calculated Brown's "grand-fathered" shortage of spaces based on the 1986 Institutional Zoning Amendment formulas. The agreed upon shortage was based on the total number of staff, faculty, and students on-campus and off-campus and the number of events held at our athletic buildings. The calculations showed a shortage of 931 spaces based on the 1986 population of faculty, staff and students and an additional shortage of 1,535 spaces at Marvel Gym and Brown Stadium. This shortage was "forgiven" and the existing 1,838 spaces in 1987 became the University's baseline requirement.

Brown currently has a recorded (calculated) surplus of 100 spaces mainly due to the construction of the Power Street parking structure. The calculated surplus, per the City of Providence Zoning Ordinance, is shown in Table 3.10.

The requirements of the existing Institutional Zoning determine parking needs based on the number of students, faculty and staff and not on the size of the buildings. The University does not expect to have a net increase in the number of students, faculty, and/or staff over the next five years. Although the University has a calculated surplus, 165 parking spaces are at some distance from campus (at the stadium), and there is a continuing demand to provide closer-in spaces. An expansion of Lots 64 and 65 is planned for the summer of 1995 as discussed in Chapter 4. However, it is not anticipated that there will be any large net new demand for parking.

However, in the face of many competing uses, including the demand for open space, the current practice of having 80% of all parking in the form of surface level parking lots will become a luxury the University cannot afford. The University in the future will need to consider the construction of one or more multi-story parking garages. Once a garage is constructed, it would give the University the option of redeveloping a number of the smaller parking areas into landscaped areas or walkways. The timing for the construction of a parking garage is most likely more than five years out.

On an annual basis, the University issues a Parking Information Booklet. It is the intent of the University to fully enforce all University parking regulations which are detailed in this handbook.

Campus Landscape

As an urban institution, located at the edge of the College Hill Historic District, Brown University has made concerted efforts to sustain and enhance its sense of place, particularly campus landscape. Since 1986, over \$1.5 million has been expended for trees, plantings, paving, benches, outdoor sculpture, lighting and related improvements. During the summer of 1994 the courtyards within the Wriston Quad were replanted and renewed. An irrigation system was installed in the main College Green. A major re-landscaping of the walkway between Olive and Angell Streets along side of 142 Angell Street is in the planning stages. The most important recent landscape projects are shown in Figure 3.11.

Overview of Master Plan Accomplishments

Since 1986, the year that Providence Zoning first required submission of a Master Plan to the City, the property owned by Brown has minimally increased from 137 acres to 143 acres.

During this nine year period new and remodeled facilities and buildings, landscape projects, energy, and infrastructure improvements have been achieved. A complete list of these changes is summarized below and are shown with their costs in Table 3.11 and in Figure 3.11.

New Construction

There has been considerable construction activity and improvements to facilities since 1986. The following is a brief description of some of the major new facilities completed:

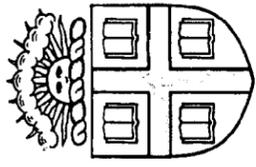


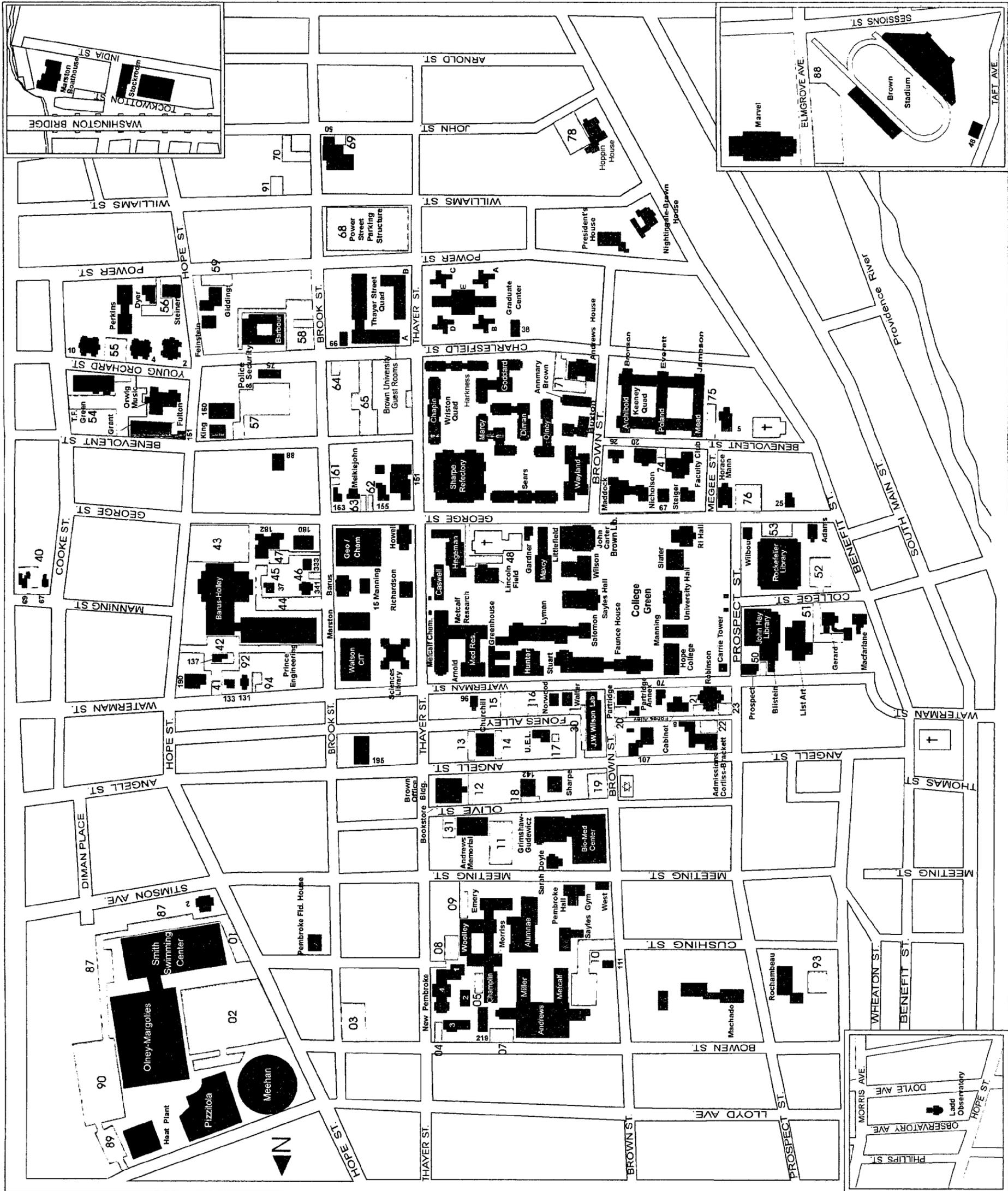
Figure 3.10

Brown University Parking

March 1995



Parking Lot



- **Watson Center for Information Technology**

A 100,000 sq. ft. five-story building on the corner of Waterman and Brook Streets, designed by the architectural firm Cambridge Seven Associates, unites the University's high-technology services in a single facility. The Center contains the Computer Science faculty, the mainframe center, user services, computer store, state-of-the-art language labs, work-station classrooms and electronic lecture halls. The building opened in spring of 1988.

- **Salomon Center for Teaching**

While preserving the historic front facade of Rogers Hall on the main College Green, the rear section of the building was demolished to make way for a major renovation and addition. The new building, renamed Salomon Center for Teaching, was designed by the Boston architectural firm of Goody, Clancy & Associates in a style reminiscent of Victorian Gothic, to be consistent with Rogers Hall which was built in 1862 as the chemistry building. The new Salomon Center contains a new 576 seat auditorium, a 222 seat lecture hall and several classrooms totaling 20,200 square feet. The building opened in spring of 1989.

- **Pizzitola Sports Center**

The Paul Bailey Pizzitola Memorial Athletic Center was constructed on a site at the Erickson Athletic Complex site (formerly Aldrich Dexter Field) between Meehan Auditorium and Olney Margolis Athletic Center. The new building provides an intercollegiate court for men's and women's basketball, volleyball, and gymnastics with bleacher seats for 2,500 spectators. In addition it houses two practice courts, a weight room, a wrestling room, squash courts with spectator seating for 200, four tennis courts on the upper level, and a room for gymnastics. It consolidated all coaches' offices from Marvel Gym, which is now used only for storage. The architect of this 99,000 sq. ft. building was the Eggers Group from New York City. Pizzitola Sports Center was occupied in the spring of 1989.

- **Grimshaw-Gudewicz Medical Building**

The architects, Shepley Bulfinch Richardson & Abbott from Boston designed a six-level, 47,000

sq. ft. building which wraps around the east and north sides of the Animal Care Facility between Olive and Meeting Streets. This new addition provides laboratories, offices, animal care facilities and two classrooms. It was occupied in fall of 1989.

- **151 Thayer Street Addition**

The building at 151 Thayer Street was vacated in June 1988 when the Computer Science Department moved to the new Watson CIT building. This provided an opportunity to move the Mathematics Department from substandard and crowded space in Howell House to new offices. A 6,000 sq. ft. four story addition to the Kassar-Gould building at 151 Thayer St. was constructed to serve this purpose. The entire complex now contains just under 20,000 sq. ft. The new addition was designed by William Kite Architects of Providence. The Mathematics Department moved to their new quarters early in 1991.

- **Casperson Building**

A new addition to the John Carter Brown Library on the main College Green was dedicated in September of 1991. This 14,000 sq. ft. four level addition was designed by Hartman-Cox Architects of Washington, D.C. It consolidates the special collections, provides an increase in work places in the library for scholars and other users, and generally relieves overcrowding in support areas. In addition, new environmental controls were installed to protect the collections. The new construction doubled the size of the existing library.

- **Thayer Street Quadrangle**

A new residence hall was constructed on two-thirds of the block bounded by Charlesfield, Brook, Power and Thayer Streets—the block directly to the north of the Power St. Parking Structure. The New York City architects, Davis Brody & Associates designed a mostly four-story, 129,000 sq. ft., two-building complex which forms a landscaped quadrangle. The buildings contain 300 student beds and 24 guest rooms for University visitors on the 5th and 6th floors facing Charlesfield St. The complex also contains a 200-seat snack bar "Josiah's" on the ground floor of

Building A. A larger project was envisioned which would have incorporated commercial space on Brook St. but this scheme faced considerable neighborhood opposition and was turned down by the Zoning Board in 1987. Since the site is located within the Providence Historic District, approvals were obtained from the Historic District Commission. The complex was occupied in the fall of 1991.

- **Marston Boathouse**

The Brown University boathouse property was purchased in 1966 and converted to a crew facility for the University's rowing team. It is named in honor of Hunter S. Marston, a devoted Trustee. The property fronts the Seekonk River and is accessible from India Street, off the end of Gano Street. The intent of the project was to provide improved and additional exercise space for men and women crew members, renovated locker and shower room facilities and correction of some fire/safety code requirements. The building was repainted inside and out. Other improvements included: a new elevated deck and balcony, improvements to existing maintenance shop, boat storage and rowing tank and added ventilation in the maintenance shop, new equipment for existing maintenance shop—chemical hood for paint and new sink, sloped roof and roof structure for cannery building. The budget for the project was \$1.7 million. The architect is RE Dinneen Architects & Planners.

Renovations

Since 1986 there have been over 21 major renovation projects. There has been a major emphasis on restoring and recycling some of Brown's smaller historic structures. A list of the renovation projects and their costs appears in Table 3.10. The most important projects are described below:

Renovations for Academic Use:

- 130 Hope St. for the World Hunger Program (1985-87): Conversion of a 2 1/2 story building, ca. 1917, for a new program which studies all forms of hunger, including large-scale famines and shortages covering entire regions. The renovations took place in two phases.
- 67 George St. for the Taubman Center for Public Policy (1987): Conversion of a 1821-24 building which was originally designed by John Holden Greene; the renovations provide offices for the center which is designed to improve the student's appreciation of the role of private sector organizations in governing society and to improve one's understanding of the impact of government on private sector performance.
- 84 Prospect St. (Rochambeau House) (1988): Renovations to the former Mary Elizabeth Sharpe House, built in 1928 in French 18th century style; the conversion from a single family residence provides offices for the faculty, staff and graduate students in the departments of French and Hispanic Studies.
- Renovations to Orwig Building at 1 Young Orchard Ave. and a 2,000 sq. ft. addition (1988): The project provided space to house Orwig Music Library, including the Neiman Archives Collection and renovated parts of the original early 20th century mansion.
- 180 George St., the former Computer Center (1989): Building, originally designed by Philip Johnson in 1959, was renovated for the Applied Math Department after the move of the computer and related staff to the CIT Building.
- 151 Hope St. (1990): Renovations to a small corner building, ca. 1845, which originally served as a stable; renovations provide music practice studios for the Music Department.
- Robinson Hall (1990): Renovations to the 1878 Victorian Gothic building for the Economics Department. The project, which is located in the local historic district, included exterior waterproofing and repairs, rewiring and a new heating system.
- 82 Waterman (1990): Renovations to the basement for offices for the American Civilization Department. This building was built ca. 1857.
- Biomedical Containment Laboratory (1990): Renovations to the Grimshaw-Gudewicz Building for aids research.

- Stuart Theatre (1993): Renovations of the 15,000 square foot auditorium, lobby and theater-related spaces included the addition of a small balcony, a new Scene Shop located behind the stage, an orchestra pit and a trap room, improvements in the acoustical quality of the room, sight lines and all new seats.
- Arnold Lab (1993): Renovations to the building at 93 Waterman Street for biomedical offices and laboratories.
- Governor Dyer House at 150 Power Street (1994): Former home of two Rhode Island governors, once a dormitory for Bryant College and then Brown, built in 1822, was renovated as office space for the Center for Race and Ethnicity.

Renovations for Student Life and Student Services

- Faunce House (1987-89): A multi-phase project for student activities, Blue Room Snack Bar, Post Office and Underground Pub.
- 8 Fones Alley (1989): Renovations to convert the building to offices for the Financial Aid Office. The relocation of the Financial Aid Office from Brown Office Building to this location which connects to the Admissions Office at Corliss Brackett House was made to improve the efficiency of both operations.
- Littlefield Hall, Perkins Hall, New Pembroke 1, 2, 3, and 4, and Keeney Quad (1991): Restoration of four major freshman dormitories at a cost of \$14.4 million.
- Sharpe Refectory (1991): Refurbishment of the main campus dining hall.
- Wriston Quad (1994): Renovations to five of the nine buildings in Wriston Quad (Diman, Olney, Goddard, Marcy, and Harkness).
- Andrews Hall (1994-95): Renovations to the dormitory at 211 Bowen Street in two phases during the summer months.

Other

- 48 Taft Ave. (1989): Renovations to the former Solar Laboratory for the new Infant-Toddler Cen-

ter for children of Brown's employees under the age of three.

- Brown Bookstore (1990 and 1993): Renovations and addition to the Bookstore in the basement, first floor and mezzanine levels.
- Maddock / Nicholson Connector (1993): A new stairtower and office section connecting the two buildings on George and Brown Streets.

Accessibility

Brown has continued to make progress in the area of making our buildings accessible to the mobility impaired. Since 1986, major accomplishments include:

- Opening of Salomon Center for Teaching which is completely accessible, and renovations to two major auditoriums for accessibility.
- Construction of two completely accessible academic buildings for Computing and BioMed, and an addition to an existing academic building for Mathematics which makes the entire first floor of the new and existing building accessible.
- Renovations to academic buildings for American Civilization, Art, the Center for Race and Ethnicity, Economics, French & Hispanic Studies, Music, and Psychology.
- Renovations to student life buildings, including Faunce House, Perkins, and Keeney Quad, Wriston Quad and Andrews Hall. Construction of the new Thayer St. Quad which is completely accessible.
- Two library renovations
- Two theater renovations—Stuart Theatre and Churchill House.
- Construction of a completely accessible athletic building and renovations to the Boathouse allowing wheelchair access.
- Financial Aid Offices moved and made accessible.
- Accessible Daycare Center opened.
- Accessibility for Wheelchair Users Map showing recommended routes, accessible buildings, toilet facilities and wheelchair lifts (See Figure 3.12).

Pedestrian And Open Space

The Master Plan concept continues to be organized around a strong system of pedestrian links and spaces. Landscape and open space projects which have been accomplished since 1986 and are shown in Fig. 3.11 include:

- Manning Walkway spanning between Thayer and Brook Streets which included new pavers, trees, shrubs, and grass was completed in the spring of 1990. This major East-West pedestrian walkway links the College Green and Lincoln Field with the sciences complex to Barus and Holley.
- Inclusion of a covered walkway as part of the new Grimshaw-Gudewicz Building, maintaining a major North-South artery connecting the Pembroke campus to the main campus, in the block between Olive and Meeting Streets.
- The Swearer Walkway between Salomon and Sayles Hall and between Sayles Hall and Wilson Hall included benches, new trees, paving, shrubs and grass.
- With the completion of the new addition to the John Carter Brown Library (Caspersen Building), the University was able to redesign the major pedestrian linkage between Leeds Theatre in Lyman Hall and the Library to Wriston Quadrangle and beyond. This project included realignment and widening of the walkway, planting of trees, shrubs and grass and the addition of new sitting walls near the Class of '26 garden. This project was completed in the summer of 1991.
- Along with the housing restoration projects, significant landscape improvements were made to the Keeney Quad and Wriston Quad courtyards, area surrounding the New Pembroke dormitories and Perkins Hall. These projects included new lighting, planting and benches.
- New landscaped entrance to the Andrews Hall Function Room (former dining hall) for public events.
- Installation of an irrigation sprinkler system for the College Green.

Parking

In preparation of the planned construction of a new residence hall which would eliminate 169 parking spaces, Brown constructed its first parking structure on the block bounded by Power, Brook, Williams, and Thayer Streets. The new structure, which replaced a 200 car surface parking lot, contains 401 parking spaces on two levels. It has brick faced concrete retaining walls with entrances on Brook and Power Streets. The site was not contained within the boundaries of the Institutional Zone at the time of construction and was in the Providence Power Street Historic District. Approvals from the Zoning Board of Review and from the Historic District Commission were sought and obtained in 1987. The design by Seymour Gage Associates, New York, was also reviewed by the Providence Preservation Society and neighborhood groups. It opened for use in 1989.

In 1991 the demand for student overnight parking increased due to the fact that more students are bringing cars to campus. Current policy allows all students to be eligible for a Brown parking space except for members of the Freshman class. This increased need has been satisfied by assigning parking in the lot at the stadium, arranging for a passenger van to travel between the main campus and the stadium, and posting of a guard at that lot. This 165 space lot had always been available for parking, but because of its distance from campus and the lack of demand, it was not used except for sporting events.

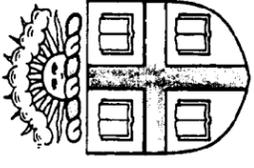


Figure 3.12

Brown University

Providence, Rhode Island 02912

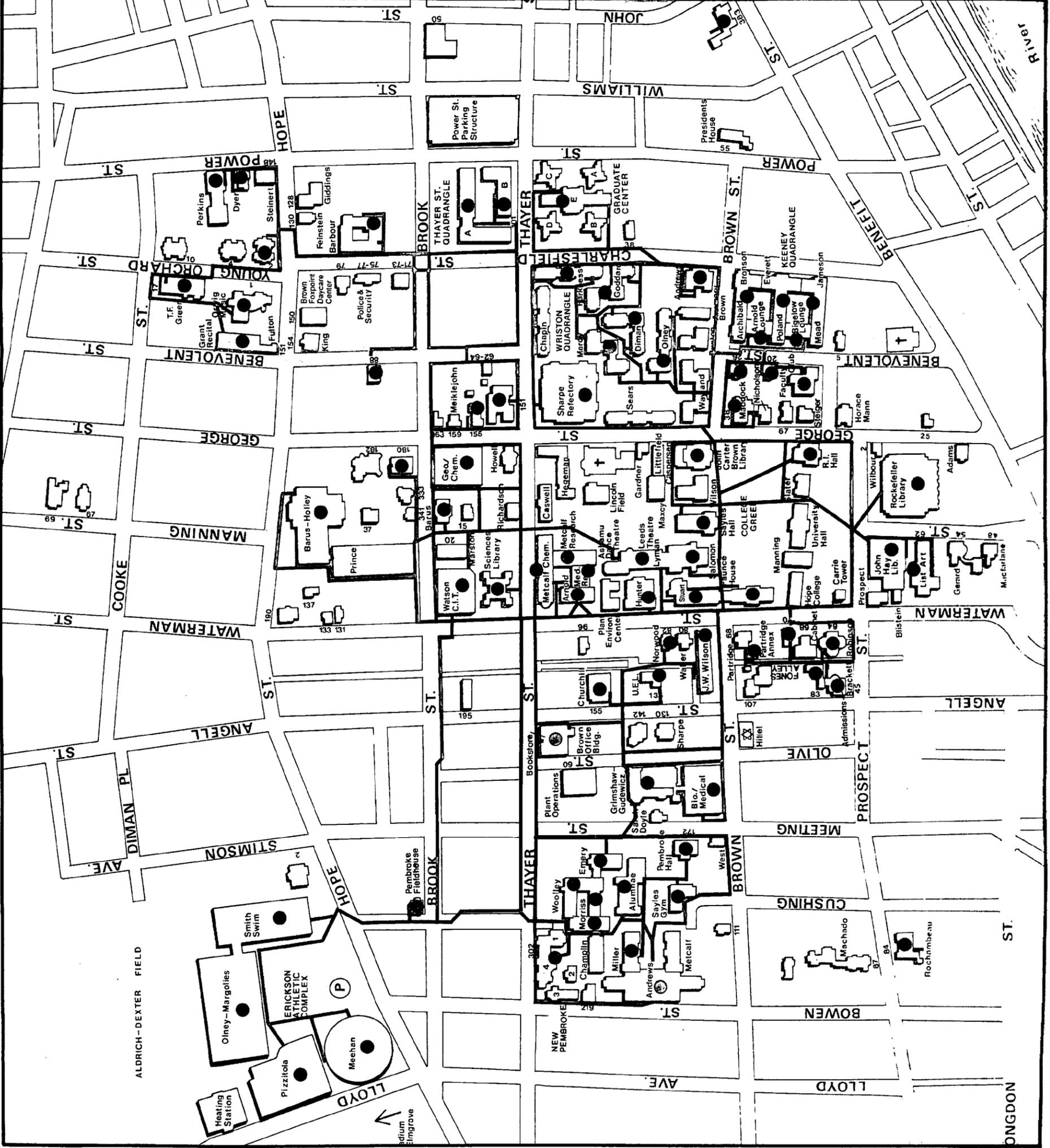
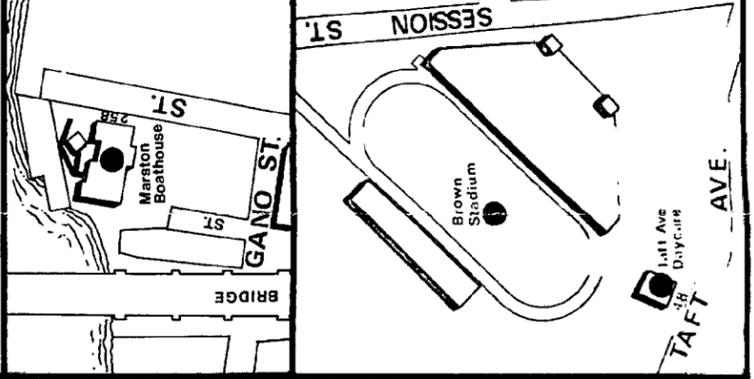


Campus Accessibility Guide

- Recommended Route *
- Full accessibility
- Partial Accessibility

See reverse side for detailed information.

*The recommended route on this map is offered for informational purposes only and suggests routes that individuals with mobility restrictions may find convenient. The routes indicated on the map are not the only means of traveling the areas in and around Brown University, and as such, it is up to each individual to determine those routes that they believe are most convenient and safest for their purposes. The University does not guarantee the safety of an individual's use of any particular route.



Energy

As was true since the early 1970's, Brown has continued to work on modifications and improvements for energy conservation. The University took advantage of the New England Electric Design 2000 program which offered rebates for energy-efficient design of new and renovated buildings. The University has qualified for cash payments in the amount of \$128,000 for the energy-saving measures undertaken in the new Thayer Street Quadrangle, the Caspersen Building, 151 Thayer Street addition, Pizzitola Gym, Brown Bookstore renovations, Keeney Quad, New Pembroke Quad, Littlefield, and Perkins Halls.

All of the projects undertaken since the passage of the new State Plumbing Code in 1991 are in compliance with low-water shower heads, toilets, etc.

Summary

Brown University's buildings and grounds are architecturally attractive, functional and seemingly immutable. They are, however, periodically subject to modifications in response to evolutionary changes in academic programs, research, space assignment and utilization policies, and general age and obsolescence. The pace of change is governed by carefully determined institutional priorities, and the availability of funding, including alumni support, government grants, and philanthropy.

**Table 3.1
Student Enrollment Statistics**

	<u>Fall '86</u>	<u>Fall '95</u>
Degree Candidates		
Freshmen	1,371	1,484
Sophomores	1,430	1,488
Juniors	1,379	1,425
Seniors	<u>1,361</u>	<u>1,415</u>
SUBTOTAL	5,541	5,812
Graduate and Medical Students		
Graduate Degree Candidates	1,271	1,327
Graduate Special Students	18	23
Medical Degree Candidates	289	306
Medical Special Students	<u>4</u>	<u>9</u>
SUBTOTAL	<u>1,582</u>	<u>1,665</u>
TOTAL DEGREE CANDIDATES	7,123	7,477
Special Students		
RISD	128	158
Tougaloo & Wheaton	3	2
Visiting/Exchange	10	94
High School	12	12
Pre- & Post Baccalaureate, Employees, etc.	<u>73</u>	<u>50</u>
SUBTOTAL	<u>226</u>	<u>316</u>
TOTAL ALL STUDENTS	7,349	7,793

Note: Data supplied by the Brown University Office of the Registrar.

**Table 3.2
Employment Summary**

	<u>1986</u>	<u>1995</u>
Faculty	796	908
Exempt (Administrative/Professional)	656	977
Non-exempt (Technical/Secretarial)	831	850
Weekly (Union)	<u>476</u>	<u>495</u>
TOTAL	2,759	3,230

Notes:

1. The numbers include all Brown employees, all shifts, and those located at off-campus locations. Not included are employees on miscellaneous payroll or vacant positions.
2. The faculty numbers include 524 full-time faculty plus 384 faculty classified as temporary, part-time permanent or part-time temporary faculty, including the medical faculty employed by and based at affiliated hospitals.
3. The data was supplied by the Brown University Human Resources Department.

**Table 3.3
Summary of University Buildings Listed by Usage**

Assigned Area (a)	1986 No. of Bldgs.	1995 No. of Bldgs.	No. of Bldgs. % Change	1986 Area (b) Net Sq. Ft.	1995 Area (b) Net Sq. Ft.	Area % Change
Academic	60	69	15.00	1,220,070	1,449,266	18.79
Dormitories	37	48	29.73	1,153,676	1,252,388	8.56
Support	19	21	10.53	187,575	186,864	-0.38
Administrative	11	17	54.55	199,156	249,170	25.11
Athletic	7	6	-14.29	327,766	349,621	6.67
Libraries	5	5	0.00	366,781	379,165	3.38
Dining	4	3	-25.00	128,540	113,934	-11.36
Student Activity	3	5	66.67	66,330	72,296	8.99
SUBTOTAL	146	174	19.18	3,649,894	4,052,704	11.04
Rental (c)	60	58	-3.33	322,997	304,646	-5.68
Inactive or Unoccupied (d)	4	22	450.00	55,668	207,703	273.11
TOTAL	210	254	20.95	4,028,559	4,565,053	13.32

NOTES:

- (a) Primary assignment of space.
- (b) Net usable sq. ft. includes everything but the building envelope and structure (e.g. outside walls).
- (c) Estimated square footages in most cases.
- (d) Due for renovation or new use—as of September 1994, inactive buildings included Adams House, 107 Angell Street, 62-64 Benevolent Street, 66-68 Benevolent Street, 67, 75, 77 and 77 1/2 Benevolent Street, 89 Benevolent Street, 93 Benevolent Street, 245-247 Brook Street, 287 Brook Street, 291 Brook Street, 129 Brown Street, 206 Doyle Avenue, Howell House, 67 and 69 Manning Street, Marvel Gym, Sayles Gym, 117-119 Thayer Street, and 171 Williams Street.

**Table 3.4
Brown University Property**

Plat	Lot	Address	Lot Size (Sq. Ft.)	Name / Description	Primary Uses	Condition
7	003	346 Elmgrove	503,580	Brown Stadium	Athletic fac.	Good
7	008	425 Elmgrove	160,178	Marvel Gym	Inactive	Poor
7	088	22 Aldrich	6,928	Brown Stadium	Lot	Fair
7	089	28 Aldrich	4,449	Brown Stadium	Lot	Fair
7	090	32 Aldrich	5,682	Brown Stadium	Lot	Fair
7	091	33 Aldrich	3,960	Brown Stadium	Lot	Fair
7	092	29 Aldrich	3,600	Brown Stadium	Lot	Fair
7	093	25 Aldrich	3,600	Brown Stadium	Lot	Fair
7	094	19 Aldrich	4,150	Brown Stadium	Lot	Fair
7	357	48 Taft	24,556	48 Taft Avenue	Day care center	Good
8	144	18 Observatory	5,330	Landscape	Lot	Fair
8	265	210 Doyle	37,430	Ladd Observ.	Observatory	Fair
8	267	206 Doyle	5,000	Residential	Inactive	Poor
10	042	81 Brown	45,674	Biomed Center	Acad. offices, labs, classrms.	Good
10	229	84 Prospect	25,456	Rochambeau House	Acad. offices	Good
10	263	79 Brown	13,200	Parking lot	Parking	Good
10	266	130 Angell	14,400	Sharpe House	Acad. offices	Fair
10	268	142 Angell	14,400	142 Angell	Acad. offices	Fair
10	273	164 Angell	8,633	Brown Off. Bldg.	Admin. offices, retail	Good
10	275	240 Thayer	8,241	Brown Off. Bldg.	Admin. offices, retail	Good
10	279	60 Olive	10,099	Plant Ops.	Admin. offices, maint. shop	Poor
10	280	52 Olive	8,012	Parking lot	Parking	Good
10	282	48 Olive	3,709	Parking lot	Parking	Good
10	284	20 Olive	11,691	Residential	Rental	Fair
10	291	185 Meeting	10,805	Sarah Doyle	Admin. offices	Fair
10	294	195 Meeting	4,711	Parking Lot	Parking	Good
10	333	91 Brown	3,433	West House	Residence Hall	Fair
10	337a	111 Brown	4,226	111 Brown	Residence Hall	Fair
10	337b	84 Cushing	4,226	Residential	Rental	Fair
10	344	95 Brown	3,965	Residential	Rental	Fair
10	347	87 Prospect	46,396	Machado House	Residence Hall	Good
10	353	93 Brown	3,607	Residential	Rental	Fair
10	356	131 Brown	5,635	Residential	Rental	Fair
10	357	181 Bowen	4,881	Landscape	Lot	Good
10	542	88 Prospect	10,272	Landscape	Lot	Good
10	551a	117 Brown	7,768	Residential	Rental	Fair

**Table 3.4, continued
Brown University Property**

Plat	Lot	Address	Lot Size (Sq. Ft.)	Name / Description	Primary Uses	Condition
10	551b	129 Brown	7,768	Residential	Inactive	Poor
10	574	193 Meeting	5,415	Landscape	Lot	Good
10	575	72 Olive	3,644	Parking lot	Parking	Good
10	577	300 Thayer	38,176	New Pembroke	Residence Hall	Good
10	580	219 Bowen	5,381	219 Bowen	Residence Hall	Fair
10	619	109 Brown	4,491	Residential	Rental	Fair
10	649a	194 Meeting	23,857	Alumnae Hall	Acad./ admin. offices, classrms.	Good
10	649b	211 Bowen	23,857	Andrews Hall	Residence Hall	Fair
10	649c	118 Cushing	23,857	Champlin Hall	Residence Hall	Good
10	649d	208 Meeting	23,857	Emery Hall	Residence Hall	Good
10	649e	98 Cushing	23,857	Metcalf Hall	Residence Hall	Fair
10	649f	118 Cushing	23,857	Miller Hall	Residence Hall	Good
10	649g	118 Cushing	23,858	Morriss Hall	Residence Hall	Fair
10	649h	172 Meeting	23,858	Pembroke Hall	Acad./ admin. offices, classrms.	Good
10	649j	118 Cushing	23,858	Woolley Hall	Residence Hall	Fair
10	649k	99 Brown	23,858	Landscape	Lot	Good
10	649l	95 Cushing	23,858	Sayles Gym	Inactive	Poor
10	655	65 Olive	1,923	Brown Off. Bldg.	Admin. offices, retail	Good
11	110	2 Stimson	16,245	International Inst.	Acad. offices	Fair
11	115a	235 Hope	834,244	A-D Field	Athletic field	Good
11	115b	235 Hope	400,000	OMAC	Athletic fac.	Good
11	115c	235 Hope	200,000	Meehan	Athletic fac.	Good
11	115d	225 Hope	200,000	Smith Swimming	Athletic fac.	Good
11	116	235 Lloyd	33,680	Heat Plant	Maint. facility	Fair
11	121	295 Lloyd	24,249	Grounds Garage	Maint. facility	Good
12	154a	45 Prospect	6,218	Corliss-Brackett	Admin. offices	Fair
12	154b	83 Angell	6,218	83 Angell	Admin. offices	Fair
12	154c	8 Fones	6,217	8 Fones Alley	Admin. offices	Fair
12	158	107 Angell	14,248	107 Angell	Inactive	Poor
12	159a	80 Waterman	17,441	Walter Hall	Acad. offices, laboratories	Fair
12	159b	69 Brown	17,441	JW Wilson Lab	Laboratories	Fair
12	161	129 Angell	4,652	Residential	Rental	Fair
12	162	135 Angell	9,304	Urban Environ.Lab	Acad. offices, laboratories	Good
12	164	141 Angell	4,652	Parking lot	Parking	Good
12	165	147 Angell	4,652	Landscape	Lot	Good
12	167	155 Angell	13,956	Churchill House	Acad. offices, classrooms	Fair
12	177	195 Angell	4,652	195 Angell	Mixed offices	Fair

**Table 3.4, continued
Brown University Property**

Plat	Lot	Address	Lot Size (Sq. Ft.)	Name / Description	Primary Uses	Condition
12	191	96 Waterman	3,452	Residential	Rental	Good
12	194	90 Waterman	5,521	Landscape	Lot	Good
12	197	84 Waterman	4,652	Parking lot	Parking	Good
12	198	82 Waterman	4,652	Norwood House	Acad. offices	Fair
12	201	68 Brown	10,192	Partridge Hall	Admin. offices	Fair
12	203	70 Waterman	4,663	Archeology Ctr.	Acad. offices	Fair
12	204	68 Waterman	9,326	Cabinet	Admin. offices	Fair
12	205	64 Waterman	13,990	Robinson Hall	Acad. offices	Good
12	217	48 College	7,980	Macfarlane House	Acad. offices	Fair
12	218	54 College	16,800	Gerard House	Acad. offices	Fair
12	219	58 College	6,389	List Art Bldg.	Acad. offices, gallery	Good
12	220	20 Prospect	5,250	John Hay Library	Library	Good
12	222a	20 Prospect	34,800	John Hay Library	Library	Good
12	222b	36 Prospect	5,000	Prospect House	Acad. offices	Fair
12	222c	57 Waterman	5,000	Blistein House	Acad. offices	Fair
12	228	51 Waterman	6,143	List Art Bldg.	Acad. offices, gallery	Good
12	234	51 College	3,835	Parking lot	Parking	Fair
12	235	127 Angell	4,652	Residential	Rental	Fair
12	239	12 George	5,861	Adams House	Inactive	Poor
12	241a	6 Prospect	82,420	Rockefeller Lib.	Library	Good
12	241b	2 Prospect	5,000	Wilbour Hall	Acad. offices	Fair
12	249a	93 Waterman	25,133	Arnold Lab	Acad. offices	Good
12	249b	0 Green	25,133	Carrie Tower	Clock tower	Fair
12	249c	168 Thayer	25,133	Caswell Hall	Residence Hall	Fair
12	249d	75 Waterman	25,133	Faunce House	Admin offices, meet.rms, dining	Good
12	249e	106 George	25,133	Gardner House	Guest house	Fair
12	249f	91 Waterman	25,133	Greenhouse	Laboratories	Good
12	249g	128 George	25,133	Hegeman Hall	Residence Hall	Good
12	249h	69 Waterman	25,133	Hope College	Residence Hall	Good
12	249i	89 Waterman	25,133	Hunter Lab	Acad. offices, laboratories	Good
12	249j	94 George	25,133	John Carter Brown	Library	Good
12	249k	0 Lincoln Field	25,133	Lincoln Field Bldg.	Acad. offices, laboratories	Fair
12	249l	102 George	25,133	Littlefield Hall	Residence Hall	Good
12	249m	0 Lincoln Field	25,133	Lyman Hall	Theater, acad. offices	Good
12	249n	0 Green	25,133	Manning Hall	Chapel, classrooms	Good
12	249o	0 Lincoln Field	25,133	Maxcy Hall	Acad. offices	Fair
12	249p	0 Lincoln Field	25,133	Medical Res.Lab	Laboratories	Good
12	249q	190 Thayer	25,133	Metcalf Chem Lab	Laboratories	Poor
12	249r	1 Lincoln Field	25,133	Metcalf Res. Lab	Laboratories	Good

**Table 3.4, continued
Brown University Property**

Plat	Lot	Address	Lot Size (Sq. Ft.)	Name / Description	Primary Uses	Condition
12	249s	56 George	25,133	Rhode Island Hall	Admin. offices	Fair
12	249t	0 Green	25,133	Salomon Hall	Classrooms	Good
12	249u	0 Green	25,134	Sayles Hall	Classrooms	Good
12	249v	0 Green	25,134	Slater Hall	Residence Hall	Fair
12	249w	0 Green	25,134	University Hall	Admin. offices	Good
12	249x	0 Green	25,134	Wilson Hall	Classrooms	Good
12	262	159 George	7,071	Meiklejohn House	Acad. offices	Fair
12	271	115 Waterman	28,842	CIT	Acad./admin. offices, classrms.	Good
12	272a	197 Thayer	44,936	Sciences Library	Library	Good
12	272b	20 Manning	15,079	Marston Hall	Acad. offices	Good
12	289a	340 Brook	9,800	Barus Bldg.	Acad. offices	Good
12	289b	15 Manning	9,800	15 Manning	Acad. offices	Fair
12	289c	175 Thayer	9,800	Richardson Hall	Residence Hall	Fair
12	289d	167 Thayer	9,800	Landscape	Lot	Good
12	289e	7 Manning	9,803	Landscape	Lot	Good
12	289f	155 Thayer	12,443	Howell House	Inactive (temp. offices)	Poor
12	289g	166 George	19,692	Geo-Chem Bldg.	Acad. offices. laboratories	Good
12	295	66 Benevolent	3,905	Residential	Inactive	Poor
12	306	141 Thayer	4,603	151 Thayer	Acad. offices	Good
12	309	152 George	6,562	Geo-Chem Bldg.	Acad. offices. laboratories	Good
12	319	151 Thayer	10,218	151 Thayer	Acad. offices	Good
12	326	1 Magee	4,036	1 Magee Street	Faculty club	Good
12	327	16 Benevolent	3,966	Landscape	Lot	Good
12	333	47 George	6,368	Horace Mann	Acad. offices	Fair
12	334	43 George	5,577	Parking lot	Parking	Good
12	335	41 George	5,548	Parking lot	Parking	Good
12	337	7 Magee	4,140	Landscape	Lot	Good
12	340	59 George	7,381	Steiger House	Acad. offices	Fair
12	341	67 George	7,436	67 George	Acad. offices	Fair
12	344	26 Benevolent	5,367	26 Benevolent	Admin. offices	Fair
12	345	22 Benevolent	3,863	Residential	Rental	Fair
12	346	20 Benevolent	7,986	20 Benevolent	Admin. offices	Fair
12	370a	155 George	9,668	155 George	Acad. offices	Good
12	370b	155 George	2,417	155 George Annex	Classroom	Fair
12	372	70 Benevolent	4,336	Residential	Rental	Fair
12	373	74 Benevolent	6,988	Residential	Rental	Fair
12	378	5 Benevolent	4,688	5 Benevolent	Acad. offices	Fair
12	389	62 Benevolent	4,057	62 Benevolent	Inactive	Poor
12	402	75 Benevolent	2,973	Residential	Inactive	Poor

**Table 3.4, continued
Brown University Property**

Plat	Lot	Address	Lot Size (Sq. Ft.)	Name / Description	Primary Uses	Condition
12	404	69 Benevolent	1,722	Parking lot	Parking	Poor
12	405	73 Benevolent	1,443	Parking lot	Parking	Poor
12	406	77 Benevolent	4,706	Residential	Inactive	Poor
12	415	163 George	4,887	163 George	Acad. offices	Fair
12	436	310 Brook	3,996	Landscape	Lot	Fair
12	439	51 Charlesfield	5,300	Residential	Rental	Fair
12	440	55 Charlesfield	5,000	Residential	Rental	Fair
12	441	117 Thayer	5,232	Residential	Inactive	Poor
12	443	57 Charlesfield	9,185	Parking lot	Parking	Fair
12	444	59 Charlesfield	9,204	Residential	Rental	Fair
12	446	276 Brook	5,085	Residential	Rental	Fair
12	447	61 Charlesfield	4,500	Lot	Parking	Fair
12	451	71 Benevolent	1,719	Parking lot	Parking	Fair
12	452	88 Waterman	4,232	Parking lot	Parking	Fair
12	455	11 Benevolent	90,366	Keeney Quad	Residence Hall	Good
12	456	39 Charlesfield	212,407	Wriston Quad	Residence Hall	Good
12	457	144 Thayer	56,570	Sharpe Refectory	Dining Hall	Good
12	458a	13 Brown	20,395	Andrews House	Health service	Fair
12	458b	21 Brown	20,395	Ann Mary Brown	Meeting rooms	Good
12	458c	27 Brown	20,396	Wriston Quad	Residence Hall	Good
12	466	25 George	4,698	Center Public Serv.	Admin. offices	Fair
12	469a	71 George	9,736	Nicholson House	Admin. offices	Fair
12	469b	38 Brown	14,197	Maddock Alumni	Admin. offices	Good
13	012	165 Lloyd	9,140	Residential	Rental	Fair
13	013	315 Thayer	2,450	Parking lot	Parking	Fair
13	015	240 Bowen	3,694	Residential	Rental	Fair
13	016	315 Thayer	6,981	Residential	Rental	Good
13	020	456 Brook	10,600	Residential	Rental	Fair
13	022	166 Cushing	10,727	Residential	Rental	Fair
13	024	154 Cushing	6,938	Residential	Rental	Fair
13	040a	171 Cushing	5,000	Pembroke Field Hse.	Meeting rooms	Good
13	040b	268 Meeting	71,864	Pembroke field	Athletic field	Good
13	081	129 Waterman	5,529	Residential	Rental	Fair
13	082	131 Waterman	5,874	131 Waterman	Admin. offices	Fair
13	083	133 Waterman	5,875	133 Waterman	Admin. offices	Fair
13	085a	190 Hope	11,498	190 Hope	Acad. offices	Fair
13	085b	137 Waterman	11,498	137 Waterman	Laboratories	Fair
13	088a	355 Brook	71,571	Prince Lab	Laboratories	Fair

**Table 3.4, continued
Brown University Property**

Plat	Lot	Address	Lot Size (Sq. Ft.)	Name / Description	Primary Uses	Condition
13	088b	184 Hope	71,572	Barus-Holley	Acad. offices, laboratories	Good
13	093	470 Brook	6,625	Landscape	Lot	Good
13	100	37 Manning	16,141	37 Manning	Acad. offices	Fair
13	110a	182 George	17,416	182 George	Acad. offices	Good
13	110b	180 George	17,417	180 George	Acad. offices, classrooms	Good
13	122	99 Benevolent	3,490	Residential	Rental	Fair
13	129	88 Benevolent	4,566	88 Benevolent	WBRU	Fair
13	130	86 Benevolent	4,549	Residential	Rental	Fair
13	132a	287 Brook	1,685	Residential	Inactive	Poor
13	132b	291 Brook	1,684	Residential	Inactive	Poor
13	133	89 Benevolent	1,540	Residential	Inactive	Poor
13	134	95 Benevolent	4,969	Residential	Rental	Fair
13	136	101 Benevolent	7,048	Parking lot	Parking	Fair
13	138	154 Hope	8,890	King House	Residence Hall	Good
13	139	277 Brook	4,768	Residential	Rental	Fair
13	140	71 Charlesfield	9,000	Residential	Rental	Fair
13	142	75 Charlesfield	21,772	Police & Security	Admin. offices	Fair
13	144	79 Charlesfield	14,845	Residential	Rental	Fair
13	145a	151 Hope	4,000	151 Hope	Acad. offices, music studios	Good
13	145b	105 Benevolent	23,656	Grant Fulton	Performance hall	Good
13	145c	1 Young Orchard	27,656	Orwig Music Hall	Acad. offices, library	Good
13	147	21 Cooke	22,300	TF Green Hall	Theater	Fair
13	169	148 Hope	10,902	Kilcup Hall	Daycare center	Fair
13	173	69 Manning	17,565	69 Manning	Inactive	Poor
13	208	307 Thayer	2,730	Residential	Rental	Fair
13	212	67 Manning	11,310	67 Manning	Inactive	Poor
13	223	84 Benevolent	6,558	Residential	Rental	Fair
13	242	39 Manning	6,446	Landscape	Lot	Good
13	249	333 Brook	5,300	333 Brook	Acad. offices	Fair
13	250	251 Bowen	5,714	Residential	Rental	Fair
13	251	247 Bowen	6,620	Residential	Rental	Fair
13	252	29 Manning	7,034	Life tenancy	Rental	Fair
13	254	341 Brook	5,160	341 Brook	Acad. offices	Fair
13	259	89 Charlesfield	11,809	Landscape	Lot	Fair
13	271	125 Waterman	6,387	Residential	Rental	Fair
13	277	93 Benevolent	3,450	Residential	Inactive	Poor
16	164	134 Hope	7,906	Residential	Rental	Fair
16	175	70 Charlesfield	4,794	Rental	Rental	Fair

**Table 3.4, continued
Brown University Property**

Plat	Lot	Address	Lot Size (Sq. Ft.)	Name / Description	Primary Uses	Condition
16	198	89 Power	5,075	Residential	Rental	Fair
16	202	357 Benefit	40,369	Nightingale-Brown	Acad. offices	Good
16	208	171 Williams	3,652	Residential	Inactive	Poor
16	222	173 Williams	3,624	Residential	Rental	Fair
16	239	2 John	35,453	Hoppin House	Admin. offices	Good
16	240	77 Williams	2,780	Parking lot	Parking	Fair
16	253	50 John	10,458	Plant Ops.	Maint. shop	Fair
16	255	58 John	5,000	Residential	Rental	Fair
16	437	55 Power	29,260	President's House	House	Good
16	519	130 Hope	6,571	Feinstein House	Acad. offices	Fair
16	520	74 Charlesfield	5,417	Parking lot	Parking	Good
16	532	249 Brook	5,066	Parking lot	Parking	Fair
16	533	245 Brook	4,978	Residential	Inactive	Fair
16	538	128 Hope	19,074	Giddings House	Acad. offices	Fair
16	541	44 John	1,972	Parking lot	Parking	Good
16	549	253 Brook	5,161	Parking lot	Parking	Fair
16	552	78 Charlesfield	5,061	Parking lot	Parking	Good
16	564	10 John	2,653	Parking lot	Parking	Good
16	568	108 Charlesfield	5,025	Residential	Rental	Fair
16	588	66 Charlesfield	4,795	Plant Ops.	Admin. offices	Fair
16	596	77 Williams	14,878	Residential	Rental	Fair
16	597a	90 Thayer	90,990	Graduate Center	Residence Hall	Good
16	597b	38 Charlesfield	5,000	Residential	Rental	Fair
16	598	100 Charlesfield	26,377	Barbour Hall	Residence Hall	Good
16	623	153 Williams	5,769	Residential	Rental	Fair
16	624	157 Williams	5,092	Residential	Rental	Fair
16	625	165 Williams	8,903	Residential	Rental	Fair
16	626	52 John	5,700	Residential	Rental	Fair
16	627	56 John	5,550	Residential	Rental	Fair
16	633	111 Power	57,595	Parking Structure	Parking	Good
16	642	101 Thayer	62,541	Thayer St. Quad	Residence Hall	Good
17	054	258 India	30,993	Marston Boathouse	Athletic fac.	Good
17	069	271 Tockwotten	27,408	Stockroom	Warehouse/storage	Fair
17	169	4 Young Orchard	15,984	Young Orchard Apts.	Residence Hall	Fair
17	260	129 Hope	4,439	Landscape	Lot	Good
17	261	148 Power	8,893	Steinert Hall	Music studios	Good
17	262a	6 Young Orchard	15,541	Perkins Hall	Residence Hall	Good
17	262b	150 Power	15,541	Dyer House	Acad. offices	Good

**Table 3.4, continued
Brown University Property**

Plat	Lot	Address	Lot Size (Sq. Ft.)	Name / Description	Primary Uses	Condition
17	604	2 Young Orchard	12,208	Young Orchard Apts.	Residence Hall	Fair
17	605	8 Young Orchard	23,587	Young Orchard Apts.	Residence Hall	Fair
17	616	285 Tockwotten	11,084	Warehouse	Warehouse/storage	Fair
Farview, Inc. Property:						
10	295	201 Meeting	5,797	Commercial	Rental-US PO	Fair
10	654	154 Angell	16,122	Commercial	Rental-Shell	Good
12	014a	123 Thayer	1,299	Residential	Rental	Fair
12	014b	125 Thayer	1,298	Commercial	Rental	Fair
12	374	135 Thayer	7,388	Commercial	Rental	Fair
12	401a	127 Thayer	2,071	Commercial	Rental	Fair
12	401b	129 Thayer	2,072	Residential	Rental	Fair
12	401c	131 Thayer	2,071	Commercial	Rental	Fair
12	401d	67 Benevolent	2,072	Inactive	Temporary storage	Poor
13	135	97 Benevolent	3,468	Residential	Rental	Fair
16	158	242 Brook	3,675	Lot	Lot	Fair
16	163	252 Brook	4,844	Commercial	Rental	Fair
16	517	116 Power	3,667	Lot	Lot	Fair
16	634	248 Brook	7,327	Commercial	Rental	Fair

**Table 3.5
Brown Leased Property**

Plat	Lot	Address	Area Leased (Sq. Ft.)	Name / Description	Primary Uses	Building Condition
12	170	167 Angell St.	2,800	Hemisphere Building	Academic offices	Unknown
12	171	171 Angell St.	2,000		Academic offices	Unknown
14	503	144 Wayland Ave.	7,700		Academic offices	Unknown
21	310	1 Davol Square	16,000	Davol Square	Academic offices	Unknown
21	407	1 Davol Square		Davol Square	Academic offices	Unknown
38	76	345 Blackstone Blvd.	24,000	Butler Hospital	Academic offices	Unknown

Table 3.6
Primary University Buildings Summarized by Construction Date

Date of Construction	No. of Buildings	Building %	Area %
Pre 1850	16	9.2	4.3
1850-1899	40	23.0	9.9
1900-1929	46	26.4	17.4
1930-1949	4	2.3	3.0
1950-1959	20	11.5	15.0
1960-1969	26	14.9	28.4
1970-1979	11	6.3	7.6
1980-1989	9	5.2	11.2
1990-present	2	1.1	3.2
TOTAL	174	100.0	100.0

Note: Rental and inactive properties are excluded.

**Table 3.7
Brown Property Within the Local Historic District**

Plat	Lot	Address	Lot Size (Sq. Ft.)	Name / Description	Primary Uses
10	229	84 Prospect	25,456	Rochambeau House	Acad. offices
10	284	20 Olive	11,691	Residential	Rental
10	347	87 Prospect	46,396	Machado House	Residence Hall
11	110	2 Stimson	16,245	International Inst.	Acad. offices
12	154a	45 Prospect	6,218	Corliss-Brackett	Admin. offices
12	154b	83 Angell	6,218	83 Angell	Admin. offices
12	154c	8 Fones	6,217	8 Fones Alley	Admin. offices
12	205	64 Waterman	13,990	Robinson Hall	Acad. offices
12	239	12 George	5,861	Adams House	Inactive
12	249b	0 Green	25,133	Carrie Tower	Clock tower
12	249h	69 Waterman	25,133	Hope College	Residence Hall
12	249n	0 Green	25,133	Manning Hall	Chapel, classrooms
12	249w	0 Green	25,134	University Hall	Admin. offices
12	378	5 Benevolent	4,688	5 Benevolent	Acad. offices
12	466	25 George	4,698	Center Public Serv.	Admin. offices
16	198	89 Power	5,075	Residential	Rental
16	202	357 Benefit	40,369	Nightingale-Brown	Library
16	239	2 John	35,453	Hoppin House	Admin. offices
16	253	50 John	10,458	Plant Ops.	Maint. shop
16	437	55 Power	29,260	President's House	House
16	538	128 Hope	19,074	Giddings House	Acad. offices
16	596	77 Williams	14,878	Residential	Rental
16	597b	38 Charlesfield	5,000	Residential	Rental
16	633	111 Power	57,595	Parking Structure	Parking
16	642	101 Thayer	62,541	Thayer St. Quad	Residence Halls (2)
17	261	148 Power	8,893	Steinert Hall	Music studios
17	262a	6 Young Orchard	15,541	Perkins Hall	Residence Hall
17	262b	150 Power	15,541	Dyer House	Acad. offices

Table 3.8
Brown University Parking Data

	<u>1986</u>	<u>1995</u>
Parking permits issued:		
Students	725	668
General faculty and staff	<u>755</u>	<u>1,189</u>
TOTAL	1,480	1,857
 Parking spaces in parking lots:		
Spaces with permits issued	1,480	1,857
Metered and visitor spaces	25	49
Unassigned and rental property spaces	<u>333</u>	<u>195</u>
TOTAL	1,838	2,101

**Table 3.9
Brown University Parking Lots**

Lot ID	Location	No. of Spaces assigned to Faculty, Staff & Students
1	Athletic Center	19
2	Athletic Center	252
3	Brook & Bowen Streets	16
4	Andrews-- Bowen & Thayer Streets	2
5	Champlin Hall	17
6	New Pembroke Alcove	6
7	Andrews Hall	8
8	Wooley Hall	4
9	Emery Hall Meters	14
10	West Cushing	24
11	60 Olive Street	33
12	B.O.B. West Drive	5
13	Churchill East	10
14	Churchill West	12
15	90 Waterman Street	18
16	Fones Alley / UEL	6
17	Fones Alley / J.W. Wilson	29
18	Olive Street	7
19	Brown & Olive Streets	47
20	Partridge--Fones & Brown Streets	6
21	Fones Alley--Graphics Tandem	8
22	Fone Alley--Robinson, West	1
23	Fone Alley--Robinson, East	10
24	2 George St. (rear)	4
30	Hospital Based	8
31	72 Olive St.	9
40	67 Manning St.--French House	17
41	190 Hope Street	23
42	Prince Engineering / Hope Street	20
43	Barus-Holley / George Street	68
44	Manning Street	15
45	Applied Math	11
46	341 Brook Street	4
47	37 Manning Street	12
48	Lincoln Field	3
50	50 Prospect Street	3
51	54 College Street	4

**Table 3.9, continued
Brown University Parking Lots**

Lot ID	Location	No. of Spaces assigned to Faculty, Staff & Students
52	Rockefeller Library / College Street	35
53	Rockefeller Library / Load Dock, George	1
54	Benevolent Street / East Campus	27
55	Young Orchard Avenue	20
56	Perkins Hall / Power & Hope Streets	13
57	King House / Charlesfield & Hope Strs.	53
58	Barbour / Charlesfield	55
59	Giddings	11
61	163 George Street	3
62	155 George Street	3
63	159 George Street	2
64	61 Charlesfield Street	10
65	Benevolent & Charlesfield Streets	57
68	Power Street Parking Structure	406
69	John & Brook Streets	5
70	Brook & John Streets	21
71	Andrews Infirmary	26
74	Faculty Club	2
75	Keeney Quad / Benevolent Street	5
76	Horace Mann / George Street	34
77	Rental property parking (including garages)	124
78	383 Benefit Street	37
87	Athletic Center	28
88	Stadium / Elmgrove	165
89	Heat Plant	30
90	Athletic Center	133
91	167 Williams Street	12
92	133 Waterman Street	3
93	84 Prospect Street	15
94	131 Waterman Street	6
95	Taft Avenue Day Care	4
	TOTAL	2,101

NOTE: Data supplied from the Brown University Parking Office and Rental Properties Office for 1994-95.

Table 3.10
Education Facilities Parking Work Sheet

	1986 Count	1986 Space Requirement	
A. Full time employees and approved vacancies (Largest in attendance at any work shift)	2,731	2,731 / 3 =	910
B. Number of non-commuting students on campus	4,670	4,670 / 8 =	584
C. Number of commuting students on campus	2,551	2,551 / 2 =	1,275
D. Number of seats in auditoriums, swimming pools, gymnasiums	*		* <hr/>
Subtotal of required spaces			2,769
Number of available parking spaces in 1986			1,838 <hr/>
1986 grandfathered shortage--main campus:			931
E. Stadium and Marvel Gym			1,700
Parking spaces at Stadium			165 <hr/>
Grandfathered shortage at Stadium & Marvel			1,535
<hr/>			
	1995 Count	1995 Space Requirement	
A. Full time employees and approved vacancies (Largest in attendance at any work shift)	2,921	2,921 / 3 =	974
B. Number of non-commuting students on campus	4,746	4,746 / 8 =	593
C. Number of commuting students on campus	2,731	2,731 / 2 =	1,366
D. Number of seats in auditoriums, swimming pools, gymnasiums	*		* <hr/>
Subtotal of required spaces			2,932
Number of available parking spaces in 1985			2,101 <hr/>
1995 shortage			831
1986 grandfathered shortage--main campus			931 <hr/>
Excess parking spaces			100
E. Stadium			1,700
Parking spaces at Stadium			165 <hr/>
Grandfathered shortage at Stadium & Marvel			1,535
* Satisfied because of availability of parking at the time of scheduled events (DeConti letter dated April 3, 1987 on file in the Providence Department of Inspection and Standards).			

Table 3.11
Major New Construction and Building Additions Since 1986

New Construction	Completion Year	Project Cost	Use
Watson Center for Information Technology	1988	13,500,000	Academic
Salomon Center for Teaching	1989	4,900,000	Academic
Pizzitola Sports Center	1989	8,800,000	Athletics
Power Street Parking Garage	1989	2,500,000	Support
Grimshaw-Gudewicz Medical Building	1989	14,000,000	Academic
Caspersen Building (John Carter Brown Library Addition)	1990	5,400,000	Library
151 Thayer Street Addition (Mathematics Department)	1990	1,900,000	Academic
Thayer Street Quadrangle	1991	17,550,000	Housing
Total Cost for New Construction and Additions		68,550,000	

Major Renovations Since 1986

Completed Projects	Completion Year	Project Cost	Use
37 Manning Street (Applied Mathematics)	1984-88	355,000	Academic
Metcalf Research Laboratory (Cognitive & Linguistics)	1984-88	1,460,000	Academic
2 Stimson Avenue (International Studies)	1985-86	300,000	Academic
130 Hope Street (World Hunger Program)	1985-87	180,000	Academic
67 George Street (Public Policy)	1986-87	250,000	Academic
75 Charlesfield Street (Police and Security)	1986-87	194,000	Support
Graduate Center, Building E (Graduate School Admin.)	1986	243,000	Support
Brown Bookstore	1988	425,000	Bookstore
84 Prospect Street (French & Hispanic Studies)	1988	1,300,000	Academic
Orwig Music Library	1988	1,200,000	Libraries
Stadium	1983-88	1,130,000	Athletics
Faunce House (Student Activities)	1987-89	3,800,000	Student Activities
8 Fones Alley (Financial Aid Office)	1989	400,000	Administration
182 George Street (Applied Mathematics)	1989	580,000	Academic
Brown Office Building (General Administration)	1989	465,000	Administration
180 George Street (Applied Mathematics)	1989	600,000	Academic
Faunce House Post Office & Underground Pub	1989	1,250,000	Student Activities

**Table 3.11, continued
Major Renovations Since 1986**

Completed Projects	Completion Year	Project Cost	Use
Solar Lab. for Infant-Toddler Center	1989	90,000	Support
151 Hope Street (Music)	1990	450,000	Academic
Brown Bookstore	1990	317,000	Support
Robinson Hall (Economics)	1990	2,100,000	Academic
82 Waterman Street (American Civilization)	1990	220,000	Academic
Grimshaw- Gudewicz (Biomedical Containment Lab)	1990	310,000	Academic
Littlefield Hall (Housing)	1991	917,000	Housing
Perkins Hall (Housing)	1991	2,261,000	Housing
New Pembroke Dormitory (Housing)	1991	2,857,000	Housing
Keeney Quadrangle (Housing)	1991	8,363,000	Housing
Faunce House Theatre (Theatre Speech & Dance)	1993	3,300,000	Academic
Brown Bookstore	1993	2,000,000	Support
Maddock/Nicholson Connector (Alumni & Public Relations)	1993	567,000	Administration
Arnold Lab (Biomedical Administration)	1993	382,000	Academic
Dyer House (Race & Ethnicity)	1994	525,000	Academic
Wriston Quadrangle (Housing)	1994	11,351,000	Housing
Andrews Hall Phases 1 and 2 (Housing)	1994-1995	11,821,000	Housing
Marston Boathouse (Athletics)	1994	<u>1,700,000</u>	Athletics
 Total Cost for Major Renovations		 63,663,000	

4. Campus Planning

Governance and Framework

There are two premises pertaining to the goals and objectives of campus planning at Brown University. The first is that the foundation of campus planning objectives is at all times the broader educational and institutional goals of the University as expressed in Chapter 2. These broad goals come under the governance of the Brown University Corporation, its officers, trustees and fellows. The second premise on which any physical developments must rest is the necessity to be cognizant of the special collections of buildings and landscapes that Brown has assembled, recognizing the unusual age and richness of so many of these facilities, and the need to preserve these unique assets.

The specific University committees responsible for physical plant oversight are as follows:

The Corporation Committee for Facilities and Design makes recommendations to the Corporation on all matters relating to the physical and aesthetic development of the University including the protection and maintenance of the existing physical plant, campus planning, the need for new facilities, the siting of projects, landscaping, major renovations, demolition, physical resources management, and land acquisition and sales. It considers and approves construction management procedures, selection of architects, facility programming and design, and methods of bidding.

The Space Allocation Committee which develops space use policies and procedures for the University and allocates and reassigns space based on demonstrated academic, administrative or service department needs, is chaired by the Provost with representatives from the offices of the Provost and the Senior Vice President for Finance and Administration, including staff from the Registrar's office, Planning and Construction, and Plant Operations.

The Campus Planning Committee brings together the concerns and ideas of students, faculty and administration to shape, and in turn respond to, studies and plans prepared by staff planners and outside consultants. The Committee also organizes its work cooperatively with other university committees where there are special problems of overlapping interest, particularly on housing.

The Brown is Green Committee, composed of members of the faculty, administration and student body, is proactive with respect to environmental issues of campus activities.

The basic tool used by the University in analyzing space and its utilization is the space inventory system, maintained by the Planning and Construction Department. This computerized system holds the file of over 22,000 University spaces with their physical and assigned attributes, such as departmental assignments, area in square feet, room type, occupancy, physical attributes, and other information.

As a nationally important historic institution of higher learning, Brown University assumes the responsibility for maintaining and extending a commitment towards excellence. That responsibility is carried out through collegial decision-making—deliberative, consultative and consensual. In addition, Brown University views itself as a major economic base contributor, cultural asset and good neighbor.

Planning Assumptions

Most of the assumptions stated below are not physical in nature, but have a profound impact on Brown's long range physical plan.

1. Brown University will remain a private institution of higher education dedicated to teaching and research.
2. There will be no major change in the administrative structure of the University.
3. There is no assumed change in the total population of the University and its basic composition. The numbers of faculty, students and administrative staff will basically remain the same. However, the University will continue to address new areas whose importance might not be evident now, but which might become apparent during the next ten years.
4. Financial resources will continue to be scarce. A strong commitment to allocate funding to take care of the backlog of deferred maintenance for core University buildings will continue throughout the next decade. The cost of new construction and renovations to existing buildings will remain high.

5. The general location of the University on the East Side of Providence will remain the same.

Physical Development Goals

The following ten year planning goals for the 1995 Master Plan have been identified:

1. Provide for an efficient use of land and for orderly change and expansion, recognizing that its own physical development and the physical development in its environs are intertwined.
2. Pursue contiguous land holdings, primarily in the Institutional Zone.
3. Design building renovations and new construction to incorporate future adaptability.
4. Provide University buildings which are accessible, safe, comfortable and stimulating to learn and work in. Create or maintain space which can be used intensively and efficiently.
5. Review all off-campus leased property for possible relocation to Brown owned property.
6. Provide a system for continuous review of building systems for component or system replacement and modernizations.
7. Conserve energy usage and expenditures.
8. Carry out building demolition only when deemed essential and after a thorough review.
9. Improve landscaping, especially along major pedestrian walkways. New yards should be created wherever possible and existing ones should be improved and maintained.
10. Establish appropriate pedestrian movement patterns and clarify campus arrival points through appropriate signage.
11. Continue the implementation of a uniform signage program on campus to identify campus buildings.
12. Discourage vehicular traffic, including the University's own service vehicles, through any of the campus greens.
13. Explore options to consolidate campus parking into larger parking structures so that smaller lots can be landscaped.

14. Identify and map all outdoor sculpture on campus and develop a policy for accepting and locating new outdoor works of art.
15. Cooperate and encourage efforts with the Thayer Street Business Association, landlords, merchants and City officials to invigorate and improve Thayer Street.

Planning Process and Needs Assessment

From 1961-72 Brown employed the architectural firm of Sasaki, Dawson, Demay Associates, Inc., as consultants in developing a master physical plan of the University. More recently, Dober, Lidsky, Craig and Associates, Inc. of Belmont, Massachusetts, has served as campus planning consultants.

In 1981, Dober conducted a detailed study of Brown's needs and future policy for the east portion of its campus, the area east of Thayer Street and south of Waterman. The "East Sector Plan" was the result of this effort. Essentially, the plan has zoned the section into six policy areas each having a decreasing level of university activity. Under this long-range development plan, Brown would consolidate its major academic and residential buildings. The Plan was accepted by both Brown University and community groups.

In 1983 a similar study was carried out for the University's northern sector, the area roughly bounded by Waterman, Congdon, Lloyd and Arlington Streets. The 33-block area includes portions of Wheeler School and Rhode Island School of Design as well as Brown's Medical School, the Pembroke campus and the entire athletic complex and playing fields.

These two sector plans were presented to City officials and to the community at the time they were adopted by the University. The majority of these two sector plans has been incorporated into this document in Chapter 6.

The campus planning priorities, as were those preceding them, are based on programmatic considerations and careful physical planning analyses. The programmatic content reflects discussions held with representatives of various campus constituencies, faculty, students and administrators, and the University committees responsible for instruction, organized research, academic support, student services, institutional support, physical plant, external affairs, campus planning and the University's senior administration.

Physical planning studies have encompassed land use, building use, landscape feature, pedestrian circulation, utilities, campus and community, design features and zoning and development trends in particular campus sectors and in the wider environs. Earlier development schemes and proposals were also examined, evaluated and factored into the present statements.

Facilities Capital Objectives

In 1989 in anticipation of a major upcoming fund raising drive, Brown began to work toward identification of the University's priorities for the 1990's. The facilities capital agenda included five separate areas to be reviewed:

- Academic Priorities
- Residence Hall Restoration
- Deferred Maintenance
- Science Laboratories—equipment renewal
- Information Technology

Study groups were formed for review under either the Provost's office for academic priorities or under the Senior Vice President for Finance and Administration's office for the other areas.

To identify the academic priorities, the Planning and Construction Department prepared a working draft outline of prospective components for the capital campaign. This document served as a starting point for discussion with the Academic Council, a committee chaired by the Provost which included the Dean of the Faculty and other members of the faculty and administration. The Council was asked to begin discussions that would shape and prioritize the preliminary list of approximately 30 projects. The eventual goal was to prepare a report for presentation to Corporation Committees for their review and discussion. This list was eventually whittled down to three high priority construction projects in the academic area.

A day long special meeting on "Major Financial Planning Issues" was held in the spring of 1990 where presentations by staff were made and discussed. The facilities agenda was a part of this meeting. Members of the following Corporation committees were invited: Advisory and Executive Committee, Budget and Finance Committee, Development Committee and Chairs of the Facilities and Design, Student Life, Admissions and Financial Aid, and Investment Committees.

Three background documents were distributed for the presentation and discussion. They were:

- A memorandum titled "Academic Facilities Priorities" prepared by the Director of Brown's Planning and Construction Department. This memorandum highlighted the three most urgent/important academic facility development or reconstruction projects for the years immediately ahead, as they had emerged from many discussions and reviews of a much larger universe of needs as indicated above.
- A comprehensive report titled "1990 Housing Restoration Plan" which was a study of Brown's residence halls conducted by a team under the direction of Brown's Director of Residential Life, in response to a request initiated by the President.
- A memorandum titled "Brown's Deferred Maintenance: History; Results/Progress between 1986-91; Continuing Challenges; Recommendation for 1991-92 through 1992-95.

As a result of this process and the special meeting, these priority projects became part of the Capital Campaign when it is announced in the spring of 1992. The projects outlined below compose the Facilities Capital Agenda for the next five years.

High Priority Academic Projects

Brown is seeking to raise funding for 16 specific facilities projects. The majority of these 16 projects focus on academic improvements. The need to invest capital in support of three major academic projects has been identified: science teaching, English and general classrooms. The Provost has presented plans describing these three highest priority academic projects to the Facilities and Design Committee who voted to forward these projects, which have only been conceptually defined, to the Campaign Steering Committee. These projects are described as follows:

1. The Undergraduate Sciences Teaching Building, a new facility for teaching chemistry, geology and environmental science - This \$25 million project is defined as a new teaching facility which would build flexibility into the spatial arrangements that accommodate the complementary and specific needs of chemistry, geology and environmental science. Features will include teaching laborato-

ries which will provide our undergraduates with the kinds of hands-on scientific experience that they can gain only through access to modern, fully equipped laboratories with complex instrumentation, learning centers, a 300 seat auditorium and a 110 seat lecture hall. The building would contain approximately 69,000 gross sq. ft.

The site for the proposed building is adjacent to and connected on three levels to the GeoChem research building on the corner of George and Thayer Streets. Construction of the building would necessitate the removal of Howell House located at 155 Thayer Street, (now vacant), Richardson Hall, a residence hall at 175 Thayer Street, and 15 Manning, an academic office building on the Manning Walkway. This project would replace the function of the obsolete Metcalf Chem Lab, built in 1923. Metcalf would then be recycled for other academic uses.

2. A new addition and renovations to the building at 107 Angell Street (formerly Carrs Catering) has been proposed as the future home for the entire English Department, including Creative Writing, Literature, and Play Writing, a department staffed by 32 regular faculty, 52 teaching assistants and 6 administrative staff. The English Department has clearly voiced compelling needs for improved space over the past 20 years. The project would include demolition of the rear portion of the existing building, renovations to about 7,000 gross sq. ft. and a 34,000 gsf addition. The project cost has been estimated at \$5.5 million.
3. Sayles Gym was vacated when the Pizzitola Gym opened in April 1989. This building has been identified for reuse as a major classroom building with some offices on the basement level. When renovated, the building could contain up to 8 new classrooms, depending on their size. The project budget has been estimated at \$3.5 million.

Other high priority academic projects include the following:

1. The need for new undergraduate engineering and physics laboratories to be attached to the terrace of Barus-Holley Building has been identified. The solution is a two-story addition to the northwest

side of the Barus-Holley Building, which will be coupled with internal space changes in the original structure. It will help to link Barus-Holley with Prince Lab to provide conveniently located laboratory spaces for the Division of Engineering and Physics Departmental activities in the existing buildings. This project has been budgeted at \$3.7 million.

2. In keeping with the University's policy of re-endowment and renewal of core grand old buildings slated for renovation and recycling, the University has identified 10 historic structures which serve as smaller departmental houses for academic and administrative departments as priorities for the current fund raising campaign. Some of these projects will result from the completion of the three highest academic projects described earlier. As major projects are completed, buildings are freed up for renovation and reuse. For example, when the new English Department Building has been completed, Horace Mann Building and Blistein House will be available for reassignment. This process of renovating and recycling these buildings will begin a chain reaction of other renovations and departmental moves to more adequate quarters.

The ten buildings specifically identified for fund raising efforts are the Cabinet Building of Rhode Island at 68 Waterman Street, Horace Mann House at 47-49 George Street, Andrews House at 13 Brown Street, Blistein House at 57 Waterman Street, Churchill House at 155 Angell Street, Giddings House at 128 Hope Street, Ladd Observatory at 210 Doyle Avenue, Prospect House at 36 Prospect Street, Gerard House at 54 College Street, and Sharpe House at 130-132 Angell Street.

A concept under study:

An initiative has begun at Brown to examine the feasibility of relocating the Haffenreffer Museum of Anthropology from its current location in Bristol, Rhode Island to the City of Providence. The Museum's anthropological and ethnographic collection contains over 100,000 objects. The mission of the Museum is to educate Brown University students and the general public, through anthropological research on humankind, about cultural differences and human similarities.

Housing Priorities

Phase 1. The impetus which drove the study which produced the "1990 Housing Restoration Plan" arose from questions from the new University administration, in particular, President Gregorian, who observed significant dilapidation and deterioration in existing campus housing. The study, under the leadership of Arthur Gallagher, Director of Residential Life and guidance of Richard P. Dober, Brown's planning consultant, focused on physical conditions that require early action, causes for such conditions, priorities for remedy, alternatives, and an early action plan. The findings indicated that restoration of all student housing on campus to a reasonable level of condition and appearance is estimated to be \$52 million in spring 1990 dollars.

It is clear that an important first step was taken in the summer of 1991 with the approval and completion of Phase 1 of the Housing Restoration Program which provided major physical improvements in Keeney Quadrangle, New Pembroke Buildings 1, 2, 3, and 4, Perkins Hall in the East Campus, and Littlefield Hall at a cost of \$14.4 million.

Phase 2. The University continued with Phase 2 of the Housing Restoration Plan in the summer of 1994 with the renovations to Andrews Hall and Wriston Quadrangle. The cost for this phase is approximately \$23 million.

The administration identified the renovation of Andrews Hall as its highest priority. Andrews Hall had no major improvements or renovations since it opened in 1946. The building houses predominantly first year students and contains 271 beds. After careful consideration, the renovations to Andrews Hall were divided into two phases due to the extensive renovations and repairs required and the short time period available to accomplish the work. Andrews Hall Phase 1 was accomplished in the summer of 1994. This phase focused on completing the exterior repairs and work required in the basement and subbasement levels. This phase included renovations to the Function Room (former dining room), a new south side entrance and major landscape improvements.

Andrews Hall Phase 2 is scheduled for the summer of 1995 and will include all the renovations to the student rooms, bathrooms, lounges and kitchens. The major programmatic changes will be new floor lounges and

kitchens and relocated bathrooms to provide for larger, single sex bathrooms. The large first floor lounges will be renovated to provide study space, an exercise room, and other social spaces. New bathrooms in the central part of the building where none now exist will be created. All new electrical wiring for power, telephones and data will be installed in all bedrooms. A new fire alarm system and sprinklers will be installed.

Also part of the second phase of the Housing Restoration Plan was the first phase of the renovations to Wriston Quad. Built in the early 1950s, Wriston Quad contains nine buildings (with over 1,000 beds) and houses sophomores and juniors. The Wriston buildings were in dire need of interior refurbishment, electrical capacity upgrading, new furnishings, new fire alarm system, and repairs to the gates, fences and grounds. The five buildings with the greatest need for refurbishment were selected for renovation during the summer of 1994. These buildings were Goddard, Olney, Diman, Marcy and Harkness. The intent of the project was to:

- maximize the efficiency of the existing buildings
- restore interior and exterior spaces
- create suites on the fourth floors of the buildings
- turn double bedrooms into singles where possible
- create new and improved kitchens and lounges
- modernize systems, and improve the public/common spaces of the buildings
- provide for ADA (American Disabilities Act) compliance

For the short term, funding has been provided through bond borrowing for Phases 1 and 2 of the housing restoration program (\$35 million).

Future Phases. With the planned completion of Andrews Hall in the summer of 1995, approximately half of Brown's residence hall beds will be newly constructed or renovated. The remaining four buildings of Wriston Quad are slated for renovation for the summer of 1996. Table 4.2 outlines the Housing Restoration Plan, indicating completed work and identified priorities for future phases.

Major Maintenance Repairs

In 1985 a major study and analysis was conducted of Brown's facilities and the funding history of Plant Operations over the previous two decades. That study, which included documentation of major repair and replacement needs, identified a backlog of deferred maintenance totaling \$75 million. In 1986 the Brown Corporation acted decisively on the evidence presented of a large and growing backlog of increasingly urgent deferred maintenance centering on building deterioration and mechanical system malfunction. The Corporation took the extraordinary step of appropriating \$12 million from Brown's small endowment to be spent over five years as the initial phase of a longer-term program.

During the period of 1986-1991, in excess of \$21 million was spent on the most urgent deferred maintenance priority projects. Despite these efforts, there remains a backlog of urgent needs that is beyond the normal operational capabilities of the University. Therefore, in 1991 Brown, through a combination of bond borrowing and special allocation, moved into the second phase of its deferred maintenance program and approved the expenditure of \$19.8 million to be used for the highest priority projects from 1991 to 1996. These funds have been allocated in a balanced manner among a variety of projects: roofs, facades, structural systems, safety systems, mechanical systems, and space upgrades. It is expected that correction of major maintenance problems will continue throughout the decade of the 1990's.

At its meeting in April 1993, the Brown Corporation Committee on Budget and Finance requested that Senior Administration provide an update on the status of Brown University's remaining deferred maintenance backlog. An information gathering initiative resulted in the 1993 Deferred Maintenance Study which included a facility audit of the physical condition of all of the University's 252 buildings (the University has acquired two additional properties since the time of the audit). This was the first facility audit to cover all University buildings.

The findings of the 1993 study include:

The deferred maintenance backlog for Brown's 252 buildings totals \$82.8 million, including \$72.8 million of deferred maintenance in 226 "core" buildings. In total, approximately 14,200 deficiencies were identified.

Of the \$72.8 million of deferred maintenance in core buildings, \$21.9 million was identified as high priority. High priority deficiencies are those that require immediate attention for reasons of life safety, or they should be corrected as soon as possible because they may seriously effect continued facility usage and may cause significant further damage.

Proposed Demolition / Building Removal / Parking

The University has made the decision that the majority of deferred maintenance program funding will be allocated towards eradication of the deferred maintenance within core buildings which occupy 96% of the total campus gross square footage. Only minimal deferred program funds will be allocated to the non-core buildings, to cover the costs to correct life safety issues. Within the non-core categorization, there are certain buildings whose usage and condition make them extraneous to the University's mission and thus prime candidates for removal from the University's building inventory.

Properties and related garages at 62-64 Benevolent Street, 67 Benevolent Street, 75 Benevolent Street, 77 Benevolent Street, 77 1/2 Benevolent Street, 276-278 Brook Street and 117-119 Thayer Street have been identified for removal from the University's building portfolio. These properties were purchased primarily in the late 1980's as place holders for future expansion related to academic needs. The condition of these buildings at the time of purchase was poor. The University has continued to use these properties as rental properties until such time as the costs of required maintenance far exceeded the University's potential rental income. All of the above buildings with the exception of 276-278 Brook Street are currently vacant. The tenants in 276-278 Brook Street will be offered other Brown University rental apartments beginning with the fall semester in 1995.

These structures, with the exception of 62-64 Benevolent Street, form part of a mixed-use block that lacks any real coherence. The block is already cut up by miscellaneous parking spaces, set back buildings and a proliferation of small and thoroughly deteriorated garages. The projected demolition of these properties spurred a planning process to determine reuse of the land. The plans for the block will provide a developed streetscape, enlarge the existing 67 parking space lot to 100 parking spaces with the addition of a campus walkway through

the block, new lighting, and landscaping in the parking lot's interior. The plans also include removing seven garages and building a new small garage (approximately 24' x 38') to serve as an east campus grounds facility. The planned walkway would continue across Benevolent Street, to the site of 62-64 Benevolent Street, providing a walkway connection to the north side of campus combined with a large open green space that connects to an existing formal garden in the back of the house at 155 George Street. A site plan showing the existing buildings appears in Figure 4.1. A proposed concept plan for this area is shown in Figure 4.2.

In addition to the above Benevolent Street parking plan, an unpaved lot at 116 Power Street will be paved and striped for 12 parking spaces during the summer of 1995.

As previously discussed, the University is also planning the demolition of Howell House and Richardson Hall to provide a site for the new Sciences Teaching Building. The building at 15 Manning Street (now on the Manning Walkway) will be given further study by the University prior to determining whether it will remain. Figure 4.3 shows the site plan for the proposed new building. Howell House is used as temporary office space, and can easily be vacated. Richardson Hall is a residence hall. The students will be assigned to another residence hall beginning with the fall semester in 1996. The building at 15 Manning Street houses the faculty offices of the Urban Studies Program. If a decision is made to demolish this building, the tenants will be relocated to another Brown University building.

No other demolition is planned at the present time.

Summary

An outline of the Facilities Capital Agenda which reflects planned construction for the next five year appears in Table 4.1. The dates listed represent the best estimate of the start of construction at the present time. As new initiatives are established and additional funding becomes available, the priorities and timing of projects will change. Changes will be reflected in future revisions to the University's Master Plan.

The Housing Restoration Plan indicating completed and future phases is represented in Table 4.2.

A schedule of planned building removal/demolition appears in Table 4.3.

Impact of the Institutional Zone

When the original institutional zoning passed into law in July 1986 by the City of Providence, 23% of existing land area owned by Brown and 14% of the University's building space fell outside of the Institutional Zone (I-2). The Institutional Zoning legislation allowed institutions, like Brown, greater flexibility within specified areas. Within the zone, an institution can build higher structures (up to 75 feet), with smaller setbacks from the curb, and there are no use restrictions as long as a building is used for institutional purposes. Within the I-2 Zone, Brown is allowed to meet parking requirements as an institution, as opposed to having to meet requirements on a project-by-project basis. To build, modify, or change the use of a building located outside the Institutional Zone requires that Brown appear before the Zoning Appeal Board showing proof of hardship and convincing evidence that the intended project could not be built or contained within the Institutional Zone.

With the passage of the new Zoning Ordinance for the City of Providence on June 27, 1994, a majority of the constraints imposed by the Institutional Zoning legislation were relieved. The University closely monitored the review process undertaken by the City. As a result of these efforts, the I-2 Zone was expanded to include a number of significant University properties originally left outside the zone. Currently 6% of Brown-owned Providence land and 5% of the built area (24 buildings) falls outside of the Institutional Zone. The expansion of the Institutional Zone allows the University much greater flexibility in determining the future use of these sites. However, some of the important buildings still outside the I-2 Zone are the Marston Boathouse, Brown Stockroom, Ladd Observatory on Doyle Avenue, Brown's Development Department offices at 383 Benefit Street, and the President's House at 55 Power Street.

Fig. 4.1. Site Plan for Planned Demolition / Building Removal in Benevolent/Brook/Thayer St. Area

Fig. 4.2. Conceptual Site Plan Showing Proposed Landscape and Parking lot Improvements at Benevolent Street

Fig. 4.3. Site Plan for Planned Demolition / Building Removal for New Science Building

**Table 4.1
Planned Construction Within Five to Ten Year Time Frame**

Project	Type of Construction	Intended Use	Estimated Construction Start Date	Estimated Length of Construction
Andrews Hall, Phase 2	Renovation	Residence Hall	Jun-95	3 months
Wilbour Hall, 2 Prospect Street	Renovation	Academic	Jan-96	9 months
Wriston Quad, Phase 2				
Buxton House	Renovation	Residence Hall	Jun-96	3 months
Chapin House	Renovation	Residence Hall	Jun-96	3 months
Sears House	Renovation	Residence Hall	Jun-96	3 months
Wayland House	Renovation	Residence Hall	Jun-96	3 months
Undergraduate Sciences Teaching Building	New Construction	Academic	Jun-96	24 months
Sharpe Refectory	Renovation	Student Life	1996-97	2 summers
Other Planned Projects Without Identified Start Dates:				
107 Angell Street	Addition and Renovation	Academic		
Sayles Gymnasium	Renovation	Academic		
Barus-Holley Building	Addition	Academic		
Cabinet Building	Renovation	Administration		
Horace Mann House	Renovation	Academic		
Andrews House	Renovation	Academic		
Blistein House	Renovation	Academic		
Churchill House	Renovation	Academic		
Giddings House	Renovation	Academic		
Ladd Observatory	Renovation	Academic		
Prospect House	Renovation	Academic		
Gerard House	Renovation	Academic		
Sharpe House	Renovation	Academic		

**Table 4.2
Brown University Housing Restoration Plan**

Residence Hall	Total Beds	Renovation Date	Percent of Housing Complete
Thayer Street Quad	300	Opened in 1991	
Littlefield Hall	68	1991	
Perkins Hall	188	1991	
New Pembroke Quad	189	1991	
Keeney Quad	<u>613</u>	1991	
Subtotal 1991	1358		30%
Wriston:			
Diman	115	1994	
Goddard	122	1994	
Harkness	116	1994	
Marcy	113	1994	
Olney	<u>120</u>	1994	
Subtotal 1994	586		43%
Andrews Hall	<u>271</u>	1995	
Subtotal 1995	271		49%
Wriston:			
Buxton	64	Planned for 1996	
Chapin	117		
Sears	118		
Wayland	<u>124</u>		
Subtotal	423		58%
Miller Hall	73		
Metcalf Hall	73		
Emery, Woolley, Morriss, Champlin	<u>423</u>		
Subtotal	569		71%

Table 4.2, continued
Brown University Housing Restoration Plan

Residence Hall	Total Beds	Renovation Date	Percent of Housing Complete
Grad Center	<u>447</u>		
Subtotal	447		81%
Hegeman Hall	119		
Caswell Hall	90		
Hope College	78		
Machado House	75		
Slater Hall	<u>51</u>		
Subtotal	413		90%
Young Orchard Apts.	168		
Barbour Hall	<u>166</u>		
Subtotal	334		97%
King House	29		
Plantations House	16		
West House	14		
111 Brown Street	13		
Richardson Hall	<u>45</u>	Off-line FY '96	
Subtotal	117		100%
Grand Total	4518		

**Table 4.3
Planned Building Removal / Demolition**

Building	Current Use	Intended New Use	Estimated Demolition Start Date
62-64 Benevolent Street	Vacant	Landscaped Walkway	Jun-95
67 Benevolent Street	Vacant	Landscaped Walkway & Parking	Jun-95
75 Benevolent Street	Vacant	Landscaped Walkway & Parking	Jun-95
77 Benevolent Street	Vacant	Landscaped Walkway & Parking	Jun-95
77 1/2 Benevolent Street	Vacant	Landscaped Walkway & Parking	Jun-95
276-278 Brook Street	Vacant	Landscaped Walkway & Parking	Jun-95
117-119 Thayer Street	Vacant	Landscaped Walkway & Parking	Jun-95
Howell House	Temporary Offices	New Science Building	Jun-96
Richardson Hall	Residence Hall	New Science Building	Jun-96
15 Manning Street	Academic Offices	New Science Building	Jun-96

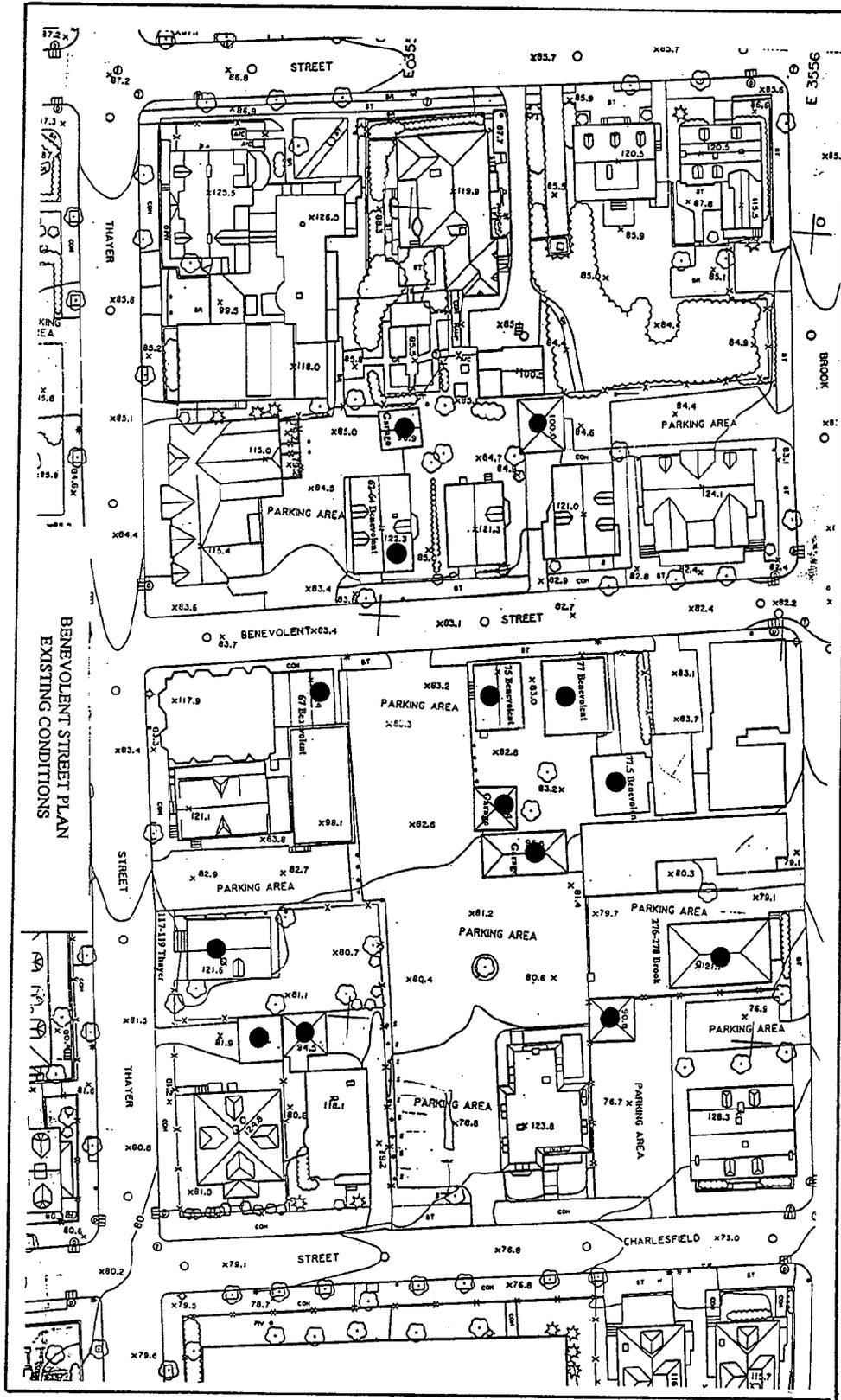


Figure 4.1. Site Plan Showing Proposed Building Removal

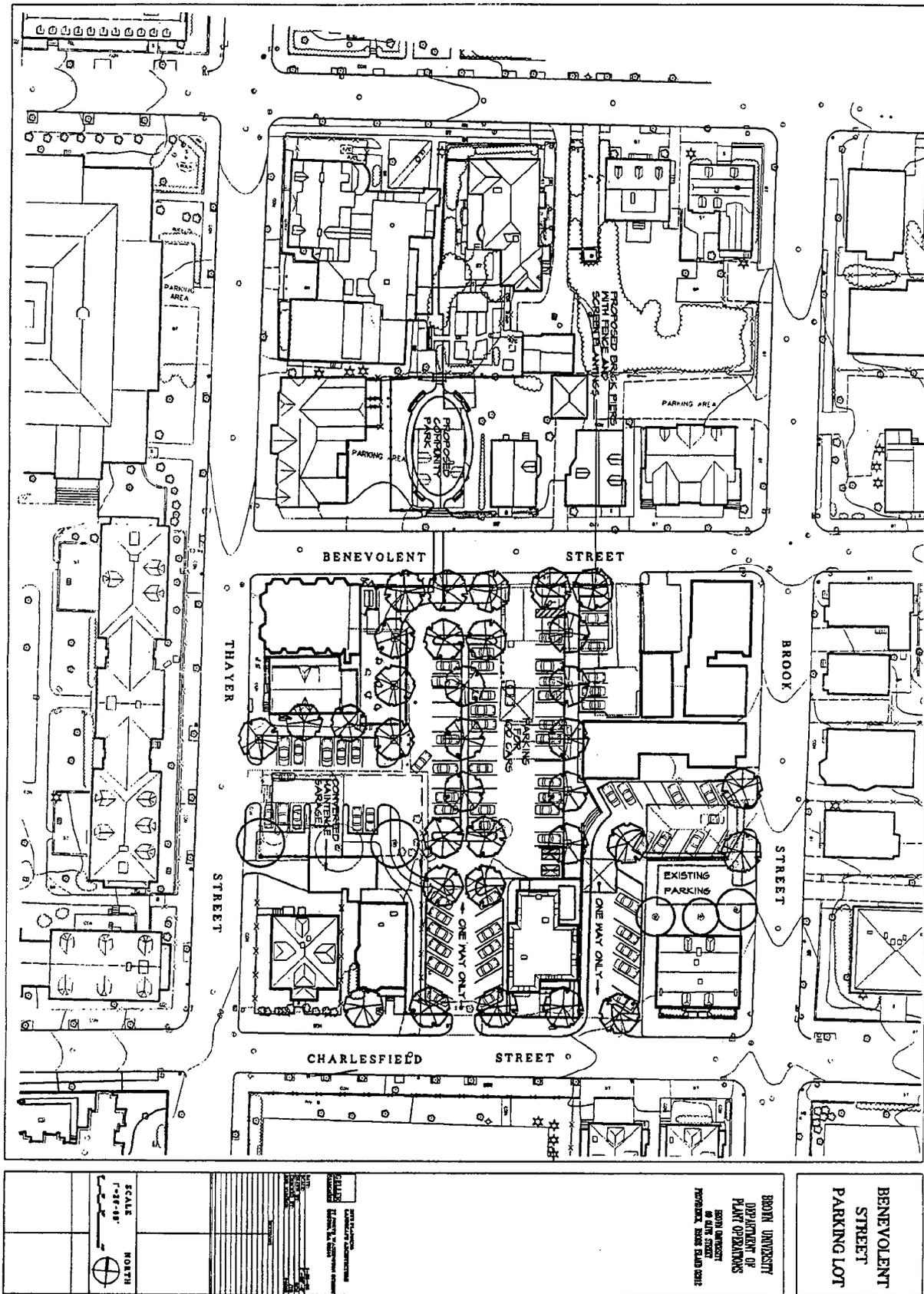


Figure 4.2. Conceptual Site Plan for Improvements to Landscaping and Parking Lot at Benevolent Street

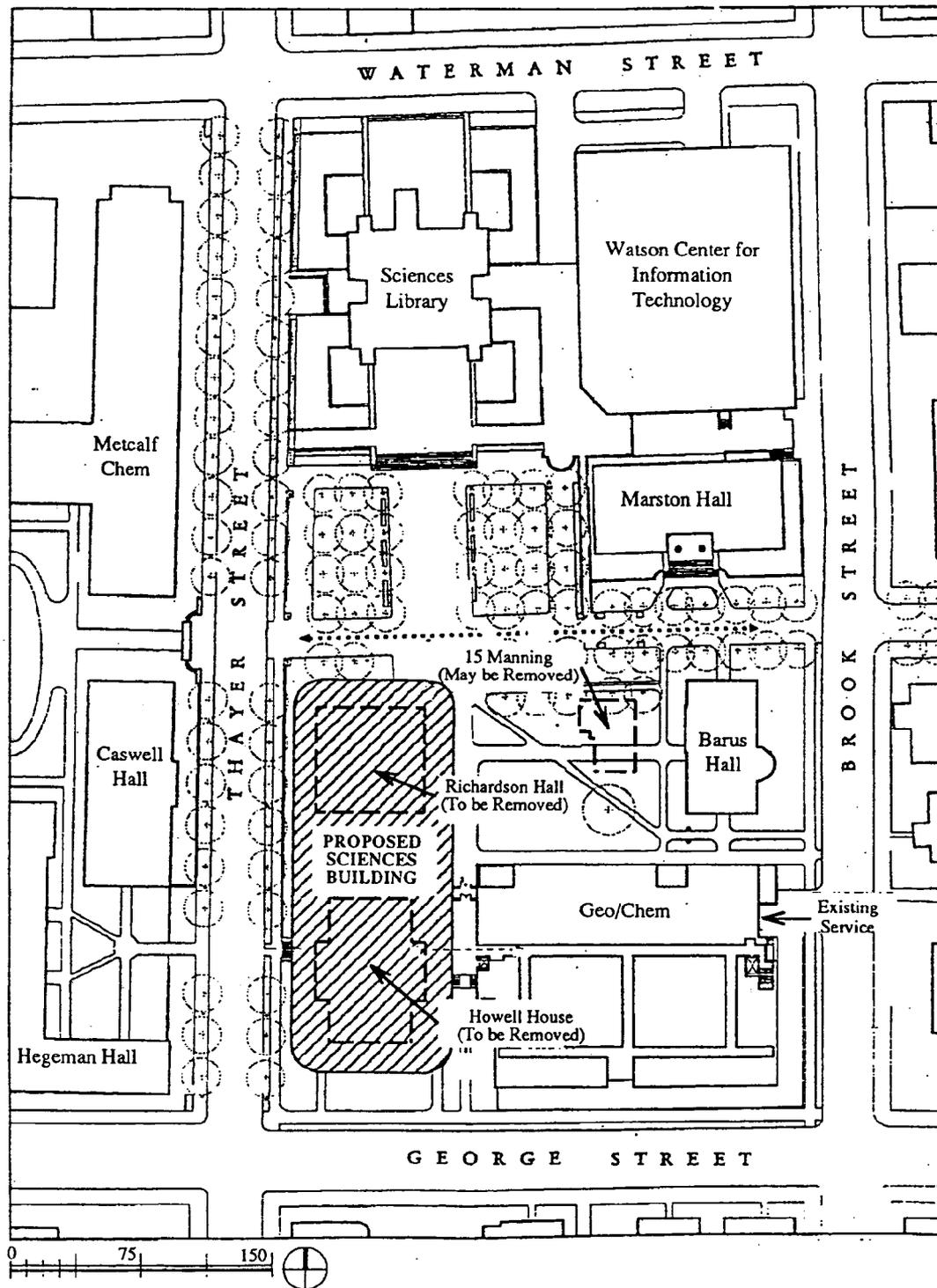


Figure 4.3. Site Plan for Proposed Undergraduate Sciences Teaching Building

5. Physical Development Policy Plans

The Campus Policy Plan has five purposes:

1. To provide for the long-range integration of program and facility planning so that, rather than adhering to a static, inflexible Master Plan, Brown is attuned to a process for facilitating change and flexibility in its planning.
2. To provide background information for discussing and determining Brown University physical development issues and priorities.
3. To provide the long-range physical planning context within which Brown University construction can be sited.
4. To serve as the instrument for coordinating Brown University's building use, site development, landscape development and infra-structure development, land acquisition and land use and community development in the environs of Brown University.
5. To provide government agencies and other parties with an articulated view of Brown University's long-range physical development plans, as required in seeking approval for implementing various aspects of those plans.

For discussion purposes, the Brown University campus has been divided into three regions:

- East Sector
- North Sector
- Central & West Sector

These regions are further subdivided into policy areas (A-Q) for purposes of discussion.

At this time the University intends to construct any new buildings and additions in conformance with the existing Institutional Zone requirements, including height and setback requirements. Reference to high density development in the Physical Development Policy Plans in Section 6 means that the University will take advantage of the maximum density allowed within the Institutional Zoning regulations.

If demolition is required to complete the Master Plan objectives detailed in each sector plan, the University will notify the City within six months prior to any planned demolitions. This notice will provide the City sufficient time to comment upon any planned demolitions.

The following narratives describe the geographical boundaries of each region and the general plans and policies of the University with respect to these regions. Issues relating to parking have become increasingly critical, and a discussion of parking will follow the regional plans.

The compilation of these plans and policies is presented herein as the Master Plan for Brown University's physical development. The following figures accompany this section:

Figure 5.1: Campus Map showing the sector borders.

Figure 5.2: Campus Map showing policy areas.

East Campus Sector Development Policy Plan

Background

The East Campus Sector is that portion of Brown University and environs roughly bounded by Waterman, Governor, Arnold, and Thayer Streets. (Please refer to Figures 6.1 and 6.2.)

The predominant land uses in this vicinity are residential and institutional, with a smattering of small scale stores and professional offices.

Within specific areas outlined by the plan, Brown University is considering constructing a high density addition to the geological and chemical sciences building, medium density buildings to support new academic programs and possibly further in the future, and an addition to the engineering building. Because of its proximity to central campus and the existence of major university buildings, additional university construction can be expected at some future date. The policy areas in this sector outlined below remain unchanged from those outlined in 1986.

Area A. High Density Academic — Waterman, Hope, George, Thayer Streets

1. Developed as an academic and related research zone.
2. Assigned to instructional and organized research and directly related supporting facilities; largely in the physical sciences, natural sciences, engineering and related disciplines; modern languages; computer science.
3. Highest possible density buildings.
4. Land clearance of low density buildings, except those of historical importance.
5. Development and enhancement of landscaped courtyards in the vicinity of major buildings; increased street tree planting; improved landscaping at the edges of parking areas; introduction of suitable outdoor sculpture as part of the landscaped setting.
6. In the future, there will be an expansion of academic laboratory activities already in this area. One such project is a replacement of Metcalf

Chemistry Lab with a new teaching facility for chemistry, geology, and environmental sciences. There will be selective demolition to accommodate any new construction. The Metcalf Lab building on the southwest corner of Waterman and Thayer Streets will be recycled into a new academic use, possibly in the life sciences.

Area B. Academic and Related Support Zone — George, Brook, Charlesfield, Thayer Streets

1. Assigned to instructional research and academic support, for programs not requiring heavily serviced facilities.
2. Medium density buildings in scale with adjacent residential buildings.
3. Selective preservation and adaptive reuse and continuing use of existing structures having historic importance.
4. Future development in this area would be for academic and academic support buildings. It would be developed in phases over the next 5 to 25 year period.

The block to the north could accommodate a medium density construction, four to five stories on the southern half of the block. Envisioned is one or more academic buildings—faculty offices, administrative offices, classrooms. The northern half of the block is not currently considered developable because it contains buildings identified by the University and community which have architectural merit worthy of preservation. These buildings include Kassar House at 155 George St., Meiklejohn House at 159 George St. and 163 George St. This entire block is owned by Brown University. Over 80% of the block to the south is owned by Brown. Envisioned is a group of academic buildings—faculty offices, lecture halls, seminar rooms, small classrooms, and support space. This site would probably contain medium to low density buildings averaging 4 stories in height.

5. Selective demolitions in the short term for interim use as parking.
6. Enhancement of existing landscape.

Area C. Charlesfield, Brook, Power and Thayer Streets

1. Assigned to residential and related campus life facilities, and commercial activities serving pedestrian traffic. This is the site of the new Thayer Street Quadrangle and Josiah's Snack Bar.
2. Land clearance and redevelopment of the eastern one-third of the block for future residential, student support or academic support use.

Area D. Power, Brook, Williams, and Thayer Streets

1. No change anticipated. This is the site of the Power Street parking structure.

Area E. George, Cooke, Power, and Brook Streets

1. Conservation and preservation zone, predominantly a university and community residential area, particularly in the two most northern blocks of this sector.
2. Limited new Development, mostly as an extension of existing activities and adaptive reuse of existing buildings.
3. Limited acquisition if favorable to Brown.
4. Selective demolition for interim use as parking.
5. No specific projects are planned for this sector at the present time.

Area F. Remaining Land in East Sector Area

1. Consider the phased removal of Brown University land uses and ownership when the University can receive a high economic return and where there is no identified potential use.
2. Encouragement of stabilization and growth as a residential neighborhood.

Related Matters

Under these policies and planning actions, Marston Boathouse and the stockroom buildings on Tockwotten and India Streets will continue on Brown's property rolls and in their present uses for the foreseeable future.

North Sector Development Policy Plan

Background

The North Sector is that portion of Brown University and environs roughly bounded by Waterman, Congdon, Lloyd and Arlington Streets.

The 33-block area includes portions of Wheeler School and Rhode Island School of Design as well as Brown University. The predominant land uses are residential and institutional, with some small scale stores and professional offices, especially along Thayer, Brook, Waterman and Angell Streets. Brown's athletic complex and playing fields are contained within the North Sector, covering an area of 39 acres.

Within this sector in the short term, there will be planned building renovations and restorations throughout the area as funding permits. In particular, Sayles Gym has been slated for a major renovation into a classroom building. In addition, if funding becomes available, a new headquarters for the English Department will be constructed at 107 Angell Street, which is at the corner of Angell and Brown Streets (former Carrs Catering Building). This area, like the East Campus, is also proximate to the central campus and additional University construction can be expected at some future date.

Area G. Neighborhood Conservation/Preservation District — Corresponding Mainly to the Area North of Bowen Street and East of Hope Street

1. Existing neighborhood land use patterns continue.
2. Existing zoning to be supported.
3. Brown University land uses and building uses continue. The main Brown holdings in this area are athletic facilities and playing fields.
4. Discourage uses other than institutional and residential.
5. Property attrition through land sales when favorable to Brown.
6. Property acquisition when terms are favorable to Brown, under friendly auspices for the following purposes:

- a. income
 - b. environmental protection
 - c. property enhancement
7. Parking structure is possible in the future to consolidate parking in the North Sector. Plant Operations office and shop space might be incorporated into this project.

Area H. North Sector Student Housing Zone — Corresponding Mainly to the Former Pembroke College Campus

1. Essentially student housing and related supporting services continue in use.
2. Thayer Street commercial uses continue. Encouragement of improvements whenever possible. Support commercial activities along the Thayer Street retail corridor to ensure that appropriate neighborhood and general retail services are being provided.
3. Land acquisition if favorable to Brown.
4. Physical development actions and studies to be considered:
 - a. Site enhancement program (landscape, signs, security devices, connections to North Sector Campus Walkway).
 - b. Phased residential improvement program, addressing deferred maintenance and related matters. Attention will be focused on Andrews Hall and the south-facing end of Andrews Function Room and terrace and improvements to the Pembroke Quadrangle—Emery, Woolley, Morriss and Champlin.
 - c. Reconstruction of Pembroke Hall, if and when, Career Planning and other offices move to other campus locations; recycle Sayles Gym into a classroom building.
 - d. Alumnae Hall, preserve as a campus focal point.

Area I. Historic Block — Waterman, Brown, Angell, Prospect Streets

1. Continued acquisition as opportunities are presented, on terms favorable to Brown.
2. Continued use for academic and related purposes, through adaptive reuse of existing buildings.
3. Construct an addition to 107 Angell Street and renovate remaining front portion of the building for English departmental offices and classrooms.

Area J. High Density Development Area — Waterman, Thayer, Meeting, Brown Streets

Centrality of location, existing ownership and land uses, existing high density buildings, importance of contiguous development for the Bio-Medical expansion—all these factors underscore the concept of a high-density development district in this area.

The exact timing of all future development cannot be ascertained, but because of the circumstances identified above, heavy density development seems inevitable.

In suggesting a Development Concept, for purposes of illustrating possible future growth, and thus to identify early actions which might permit such growth, the following assumptions seem reasonable:

1. In the main, additional land acquisition will be expensive, the timing uncertain, and the acquisitions so fragmented that usefully configured sites will be difficult to assemble. Accordingly, future development will mainly occur on land now owned by Brown.
2. High density physical development might require a high density parking solution (parking structure) to serve those using the future development, and to encourage a more attractive site development.
3. The designated area must contain a well-designed, major north-south campus walkway, connecting the North Sector housing and the central campus. For security and design effect a walkway location through the center of the blocks is desirable; with pedestrian access from the walkway to the adjacent Brown buildings. A first step

was taken in the design of a new walkway beneath the new Grimshaw-Gudewicz Building between Olive and Meeting Streets. Plans are underway for an improved landscaped walkway between Angell and Olive Streets. An additional walkway is needed between Waterman and Angell Streets.

4. To provide useful sites for higher density development, comparable to the Concept Plan, certain existing lower density buildings and activities must be relocated. There is no timetable for implementation of this plan. From North to South, these buildings and possible relocations are:
 - a. Sarah Doyle Center. Activities here might be merged into the Area H — North Sector Housing area.
 - b. Olive Street Physical Plant Shops and parking. These uses might be incorporated in the parking solution; or relocated elsewhere.
 - c. Environmental Lab. These activities might be reconstituted in Area H or, the land just east of Pembroke Field House may be appropriate, but the Concept Plan is not dependent upon such possible actions.
 - d. 127 and 129 Angell Street. Now used as rental housing. Uses could be absorbed elsewhere on sufficient notice.
 - e. Removal of 130-132 Angell Street and 142 Angell Street would increase the amount of possible new development in Area J, but the Concept Plan is not dependent upon such possible actions.
5. Other existing buildings in Area J will continue in their present uses, or be adapted to comparable uses. Renovations and a program to reduce the backlog of deferred maintenance will remedy physical deficiencies in Brown buildings.
6. Thayer Street commercial uses continue. Encouragement of improvements whenever possible. Support commercial activities along the Thayer Street retail corridor to ensure that appropriate neighborhood and general retail services are being provided.

Area K. Brown 2050 — Bowen, Hope, Meeting, Brook, Cushing, and Thayer Streets

Gradual acquisition, under terms favorable to Brown would provide a significant site for long-range University expansion in the middle of the next century—hence the term, Brown 2050.

Compatible uses: housing and related activities; academic activities not requiring special technical installations, laboratories, environmental conditions, etc.; encouragement of a limited amount of supportive commercial development, compatible with campus life.

Area L. College Town — Waterman, Brook, Cushing, Thayer Streets

A mix of lower density, commercial activities, services and professional offices—largely serving the Brown market.

Thayer Street commercial uses continue. Encouragement of improvements whenever possible. Support commercial activities along the Thayer Street retail corridor to ensure that appropriate neighborhood and general retail services are being provided.

Related Matters

Under these policies and planning actions, the Stadium will continue on Brown's property rolls. Use of Marvel Gym and the Ladd Observatory on Doyle Avenue will be reviewed periodically.

Central And West Campus Sector Policy Plan

Background

The Central and West Sector is that portion of Brown University and environs roughly bounded by Waterman, Thayer, Arnold and Benefit Streets.

The 19-block area includes portions of the Providence Historic District and Fox Point neighborhood, as well as Brown University. The predominant land uses are institutional and residential. The central College Green is a primary component of this region.

Area M. College Green and Lincoln Field

1. Contains original 1770 plat; all buildings facing the Green are of highest historic significance to the University.
2. Assigned to mixed institutional uses including classrooms, student union, dormitories, library, instructional research, academic and administrative support offices.
3. Preservation, adaptive reuse and continuing use of all existing structures having historic importance.
4. Selective preservation in the Lincoln Field section. Possible new construction and additions to existing buildings for extensions of institutional functions in this area.
5. Enhancement and maintenance of existing landscapes.

Area N. West Student Housing Zone

1. Essentially student housing and related supporting services continue in use.
2. No changes to building exteriors. Continued improvements to Wriston Quad and Sharpe Refectory are planned.
3. No new physical development planned for this zone at present, with the possible exception of Andrews House, the University's infirmary (corner of Charlesfield and Brown Streets). This building would undergo renovation for a new use if the infirmary could be replaced or relocated elsewhere, but there are no immediate plans to do so.

Area O. George, Brown, Benevolent Streets, Magee Streets

1. Assigned to a mixture of low density, administrative and academic support for programs not requiring heavily serviced facilities.
2. Selective preservation and adaptive reuse. Continued use of existing structures having historic significance.
3. Development and enhancement of landscape courtyards mid-block between George and Benevolent Streets to complement buildings which serve alumni activities.
4. Possible land clearance at the southwest corner of Magee and George Streets for future new construction.

Area P. Waterman, Prospect, George, Benefit Streets

1. Assigned to libraries and academic supporting facilities, especially in the humanities and social sciences.
2. Preservation of large buildings, with high bulk and mass, to carry out these functions.

Area Q. Remaining Land in the Central and West Sector Area

1. Assigned to residential facilities such as rental apartments and the President's House.
2. Conservation and preservation of existing neighborhood land uses and structures.
3. There are no Brown University projects under consideration for this area at this time.

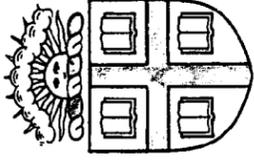
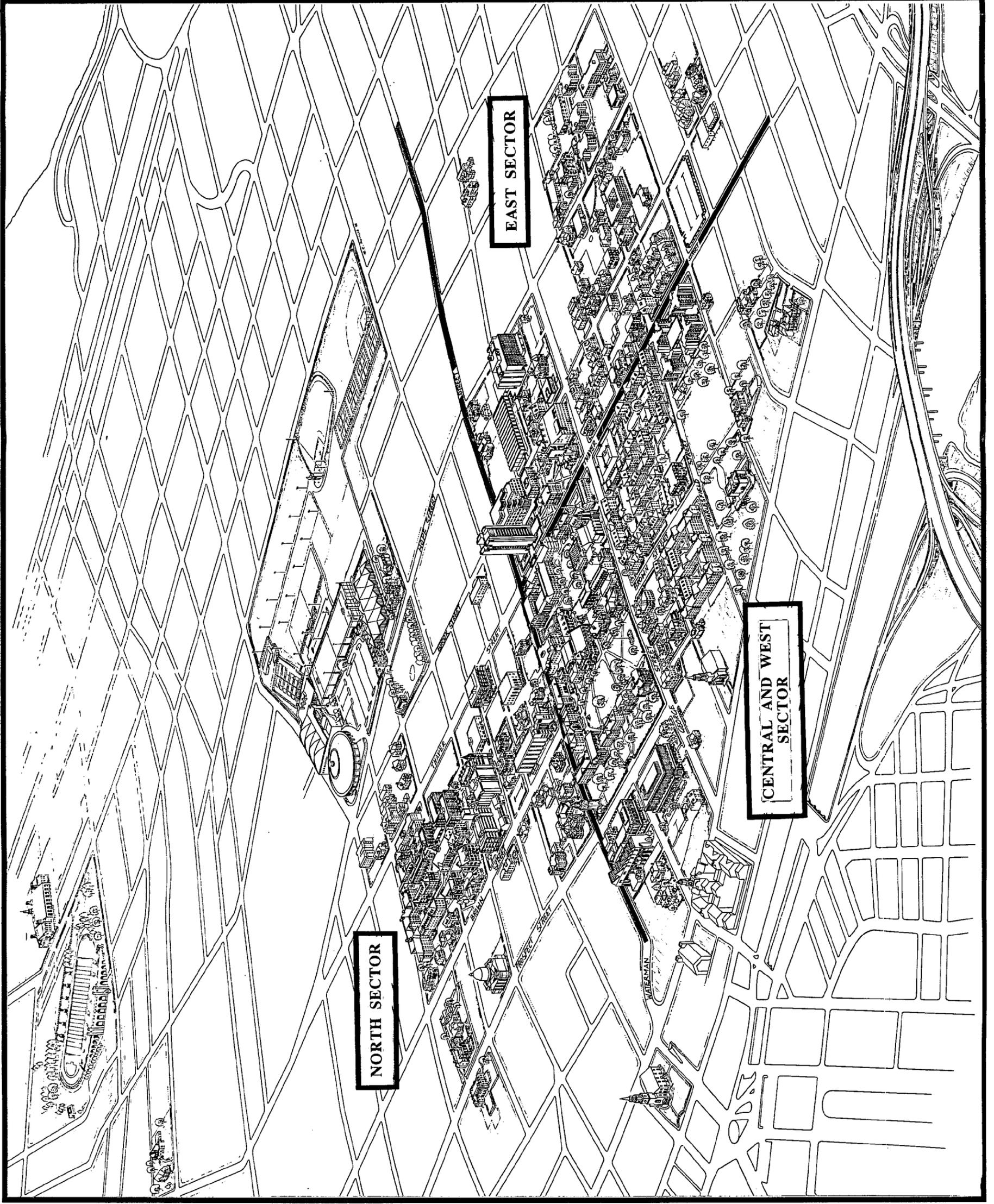


Figure 5.1

**Brown University
Sector Borders**

March 1995



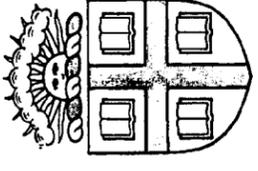
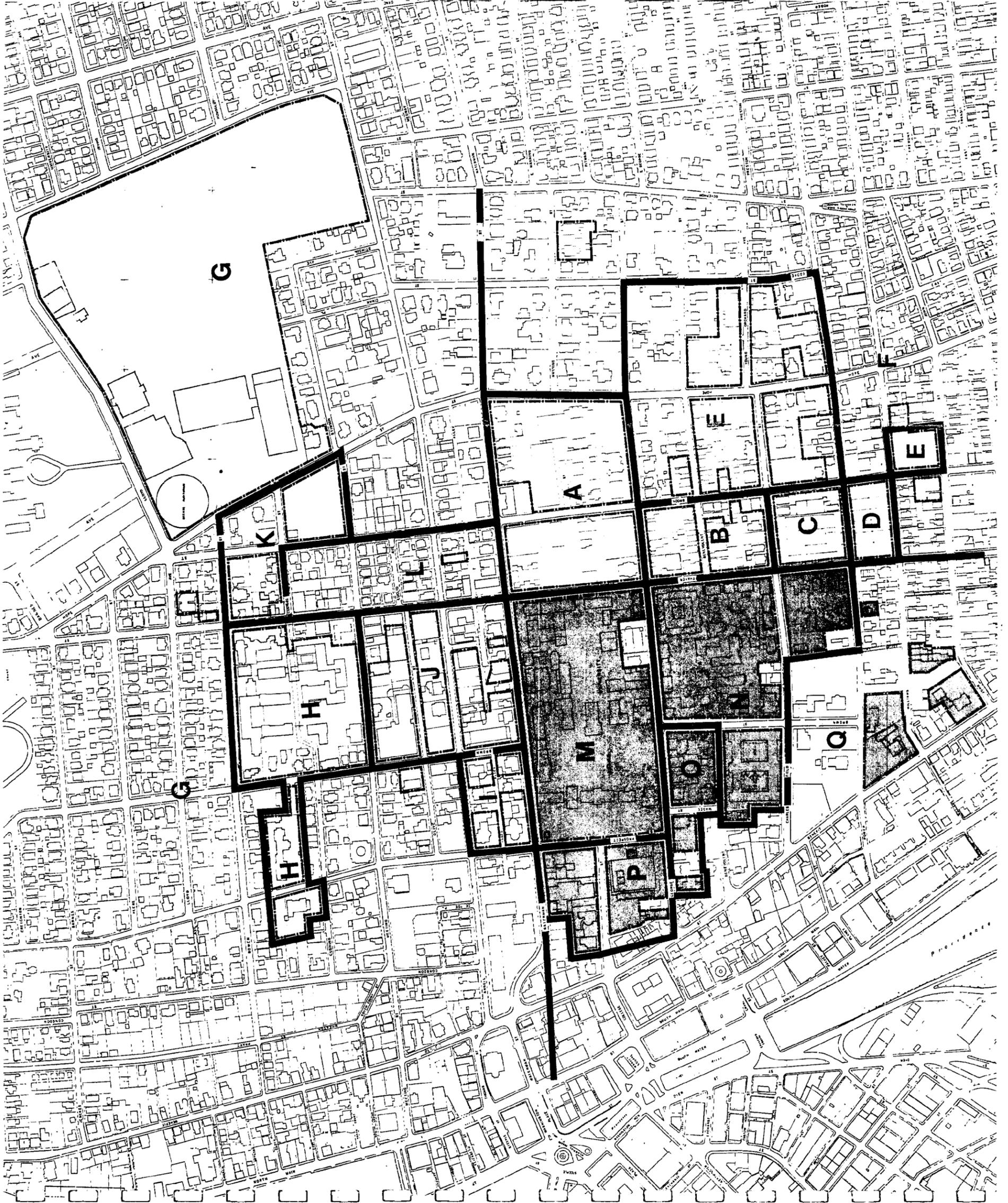


Figure 5.2
Brown University
Policy Areas

March 1995

- North Sector
- East Sector
- Central / West Sector



7. Amendments

Brown University reserves the right and assumes the responsibility to amend and amplify this plan as progress continues in assessing the best future development of the University's land and buildings.

8. Acknowledgments

I wish to thank all of those who participated in reviewing and commenting on this document, especially Provost Frank G. Rothman, Senior Vice President Donald Reaves, Executive Vice President Robert Reichley, Vice President and Assistant Counsel Yolanda Lamboy, Vice President for Administration Walter E. Holmes, and members of the Campus Planning Committee. I would also like to thank Richard P. Dober, of Dober, Lidsky, Craig and Associates, Campus Facility Planning Consultants, for his work on the East Sector and North Sector Plans.

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THE PHOTOGRAPH ON THE COVER IS BY JOHN FORASTÉ
FROM UNIVERSITY RELATIONS.

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May, 1995



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