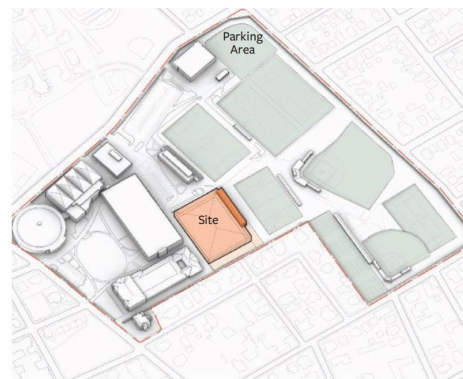
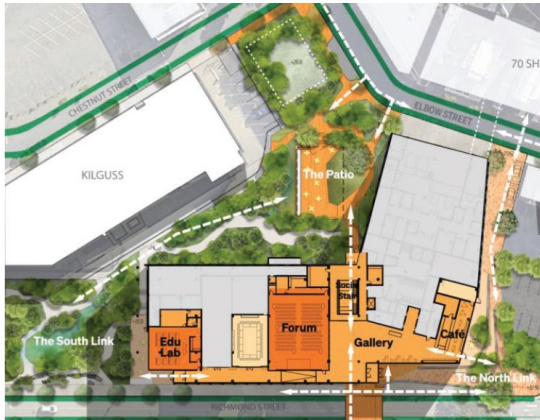


Providence City Plan Commission

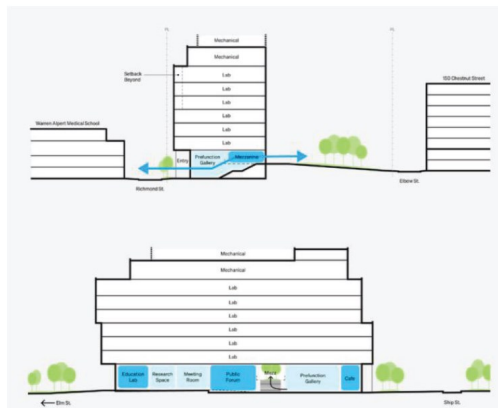
September 19, 2023



AGENDA ITEM 6 ■ BROWN INSTITUTIONAL MASTER PLAN



Site of proposed athletics practice facility



Site plan and cross section of proposed science building



Campus map

OVERVIEW

OWNER/ APPLICANT:	Brown University	PROJECT DESCRIPTION:	Institutional Master Plan (IMP) Amendment
CASE NO./ PROJECT TYPE:	Institutional Master Plan		
PROJECT LOCATION:	Multiple Blocks on Brown's campus	RECOMMENDATION:	Approval of the Institutional Master Plan subject to the findings and conditions noted in this report.
NEIGHBORHOOD:	College Hill; Downtown	PROJECT PLANNER:	Choyon Manjrekar

IMP Purpose

Section 1910 of the Zoning Ordinance requires all higher education institutions to file an Institutional Master Plan (IMP) with the City Plan Commission (CPC) that describes the institution's proposed development over the next five years or more. The Master Plan must be updated every five years and may be amended during that period. The CPC reviews master plans and amendments for compliance with the City's Comprehensive Plan.

Summary

The IMP submitted by Brown University includes the school's mission statement and a description of its history and property holdings. The plan describes changes on campus, new construction and development, campus infrastructure, in-progress and completed projects, 10 year goals and five year objectives and information on implementation of the plan.

The plan identifies the Handbook for Physical Planning as the source of planning principles that will guide campus planning and design through this IMP cycle. A separate transportation component detailing pedestrian and vehicular movement around campus has been submitted with the plan.

Campus expansion and development

The integrated Life Sciences Building (LSB) and indoor athletics practice facility have been identified as priorities for this cycle. Other potential new development in the future includes an athletics facility, development of parcels 14 and 15 on the former I-195 land at 200 Dyer Street and renewal projects.

Life Sciences Building: A seven story building with penthouse that will provide over 300,000 SF for lab space, offices and common space has been planned for 233 Richmond Street. The building will be set to Richmond, Elbow and Ship Streets. The site currently consists of two buildings at 233 and 261 Richmond Street, that will be demolished. A skybridge over Elbow Street, connecting two Brown buildings has been proposed per plans submitted.

Indoor Athletic Practice Facility: An indoor practice facility providing 76,000 SF of space is proposed on the site of the Meister Kavan Field. Spectator seating and the pressbox for Goldberger Field will be relocated to the east side of the existing field. The height of approximately 65' will be within the 75' height limit of the zone. No additional parking will be required for the facility and no parking will be displaced.

No demolition other than for the LSB on Richmond Street, or any changes to streets are proposed.

Parking and Transportation

Brown has submitted a comprehensive study of vehicular, pedestrian and bicycle movement around its campus. The study reviews progress made on transportation issues since approval of the last IMP and considers the impact of development on campus circulation.

The study notes that parking demand has declined on College Hill since 2017 as 400 staff have moved to South Street Landing Downtown and the increase in remote work since 2020 has further reduced parking demand. The study notes that Brown currently has a surplus of 442 parking spaces when accounting for 931 grandfathered spaces. However, that excess is expected to decline by 127 spaces by 2027, resulting in a surplus of 215 spaces.

The plan speaks to implementation of Transportation Demand Management (TDM) policies to reduce reliance on vehicle parking. These include offering shuttle services, subsidizing public bus services and

promoting walking and bicycling.

The plan gauges the effect of campus and proximate development on pedestrian, bike and vehicular traffic, which has been counted at intersections and streets around campus. Per the plan, the intersections of Lloyd/Brook/Hope and South Main/College Street will be the only ones seeing a degradation of service. The LSB is not expected to add more than 25 vehicles to any intersection during peak commuting times.

Stormwater Master Plan

An update to the 2017 stormwater management plan is included with the submission with the intent of treating stormwater prior to discharge to separate storm sewers and for eliminating stormwater from the combined sewer system. The plan addresses the requirements of the Rhode Island Department of Environmental Management (RIDEM), City of Providence and the Narragansett Bay Commission (NBC)

Landscaping

A landscaping inventory shows that Brown will exceed 30 percent of required canopy coverage.

FINDINGS

Providence Tomorrow

Strategy F of Objective LU-7 of Providence Tomorrow: The Comprehensive Plan requires educational institutions to provide five year IMPs to ensure that there is limited growth and negative impacts on neighborhoods. In addition, IMPs are expected to be updated with any new developments between plans. Brown has satisfactorily described growth that has occurred since the plan was last presented. By addressing how new development will fit into the character of the surrounding neighborhood, the amendment is consistent with Strategies A and B of Objective LU-7. A statement about the provision of parking and its effect on traffic management is consistent with Objectives M-1 and M-6, which promote provision of varied transportation options and parking.

Zoning Ordinance

This amendment to the IMP follows the format prescribed by the Zoning Ordinance, including all required elements outlined in Section 1910. Brown has included a schedule of public participation as required by the ordinance. The plan shall be amended should any City Council action be required by the applicant.

RECOMMENDATION

Based on the analysis and findings contained in this report, the City Plan Commission should approve Brown University's Institutional Master Plan.