



257 Thayer Street

Gilbane



Gilbane

About Gilbane Development Company



ABOUT GILBANE:

- ▶ 1873, family owned, 5th generation
- ▶ Headquartered in Providence
- ▶ Active member of Rhode Island community
- ▶ Experience with development in college and university communities .
- ▶ Delivered more than 29,000 student housing beds, 1,500+ private beds under development.

The
next
level
of student
housing

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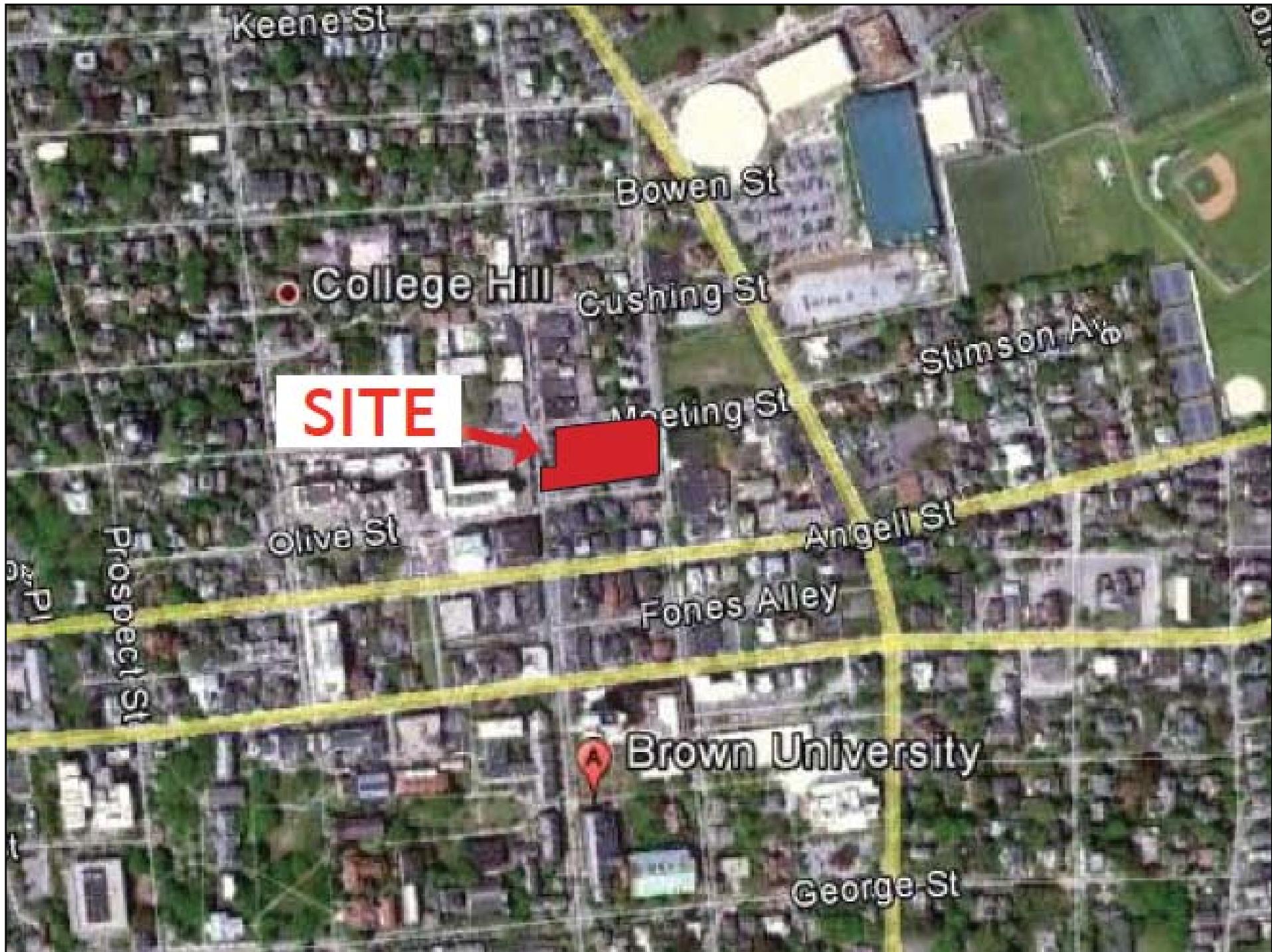
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The Next Level of Student Housing

The next level of student housing®

- ▶ All suite concept
- ▶ Fully furnished apartments
- ▶ State-of-the-art amenities
- ▶ Interior courtyard
- ▶ Privately owned
- ▶ Pays local taxes
- ▶ Resident life program

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Keene St

Bowen St

College Hill

Cushing St

SITE

Meeting St

Stimson Ave

Prospect St

Olive St

Angell St

Fones Alley

Brown University

George St

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Site – 257 Thayer Street

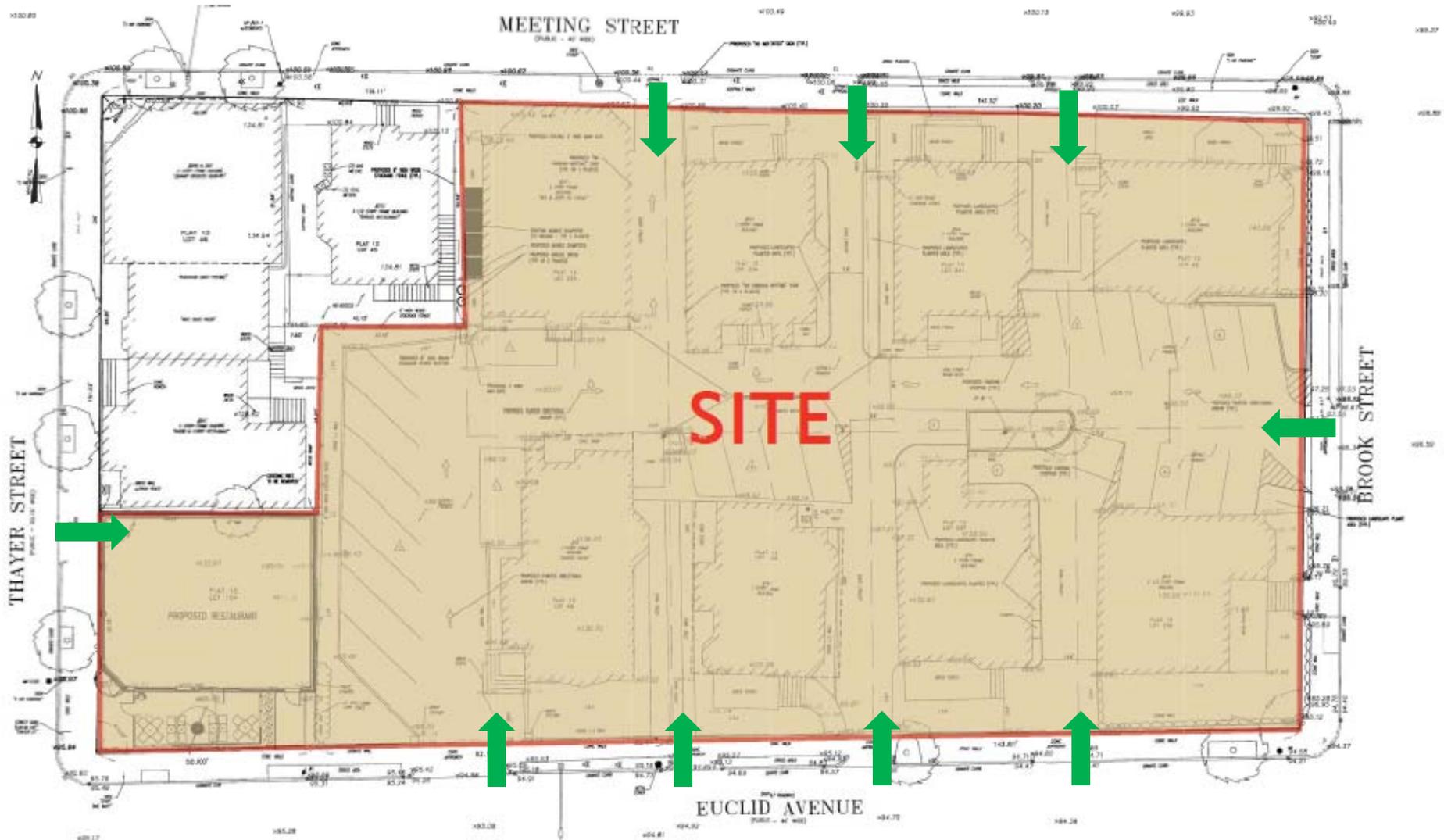


257 Thayer Street Goals

- ▶ Improve *quality of life* by enhancing the built environment
- ▶ Historically *compatible* development
- ▶ Enhance the *streetscape*, pedestrian and bicycle environment
- ▶ Create *safe, secure* environment for students
- ▶ Enhance *retail vibrancy* of Thayer Street
- ▶ LEED Certified – *sustainable* development
- ▶ *Minimize traffic* disruption during construction
- ▶ Generate *tax revenue* for the City

Existing Conditions

➔ = Curb Cut



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Existing Site Conditions



Squires Block

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Existing Site Conditions



Squires Block

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Existing Site Conditions



Squires Block

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THE PROJECT



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Site Plan



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Architecture/Materials



257 Thayer Street



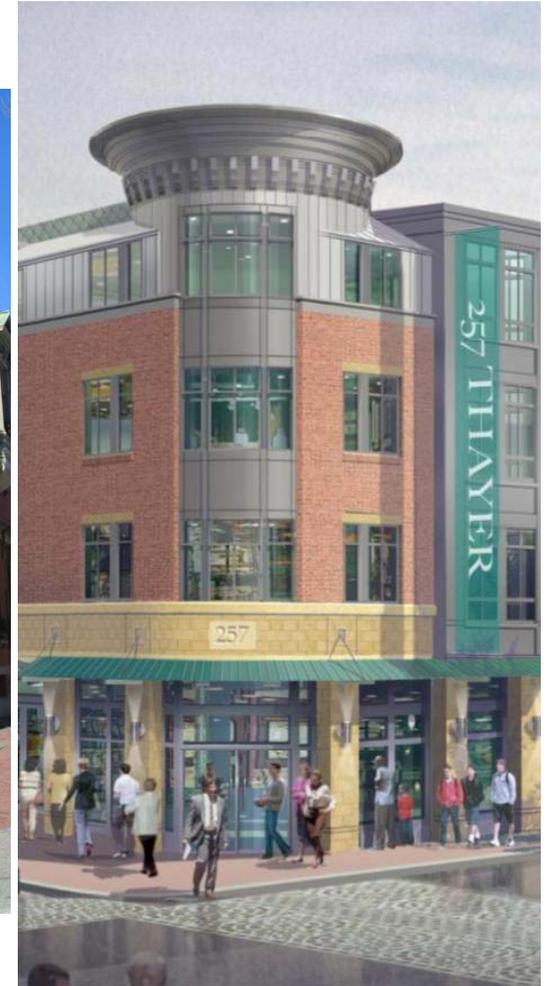
College Hill architecture

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Architecture/Materials



314 Benefit Street



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Garage Plan



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Floor Plan



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2 Bedroom Floor Plan



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1 Bedroom and 3 Bedroom Floor Plan



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Interior Courtyard



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Interior Courtyard



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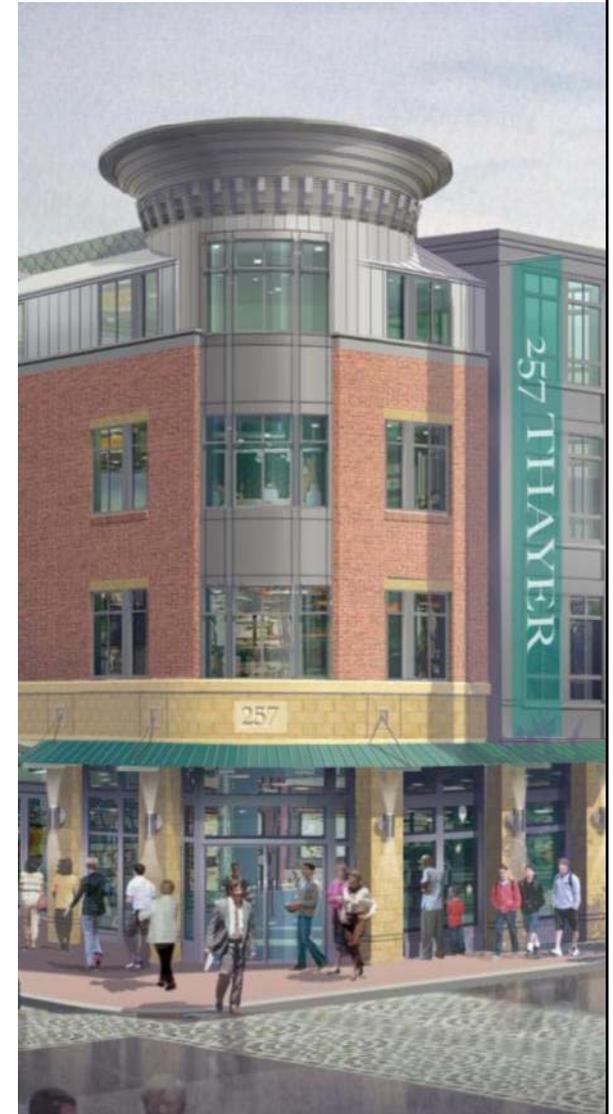
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Interior Courtyard from Clubhouse



Enhancing the Community

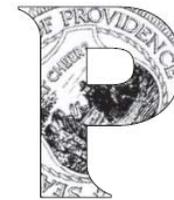
- Main entrance along Thayer Street
- Internal courtyard
- Compatible building design
- Residence Life Program
 - Engagement, Accountability, Safety, Security*
 - 24-hour on-site staff and on-call system
 - Dedicated neighborhood liaison
 - Volunteer initiatives within community
 - Community Outreach Committee (regular communication with PPS)
 - High expectations for residents; irresponsible behavior not tolerated



Enhancing the Built Environment

257 THAYER BENEFITS:

- Utilities underground
- Eliminate 7 curb cuts
- Add 7 street parking spaces
- Install new sidewalks, street plantings, and curbing
- Historic Street Lights with light directed to street
- Parking and bike storage below grade



PROVIDENCE TOMORROW
our city ■ our neighborhoods ■ our future

COLLEGE HILL, WAYLAND, AND FOX POINT
NEIGHBORHOOD PLAN

Site – 257 Thayer Street

- Once in a lifetime opportunity to **carefully and thoughtfully** develop 9 contiguous parcels
- Preserve/restore Thayer neighborhood
- Main entrance on Thayer Street
- Design that embodies “Living/Learning/Community”
- Design is conducive to “sense of community”