

COLLEGE HILL NEIGHBORHOOD ASSOCIATION & PROVIDENCE PRESERVATION SOCIETY

Thayer Street District Study Steering Committee

Planning Process Outline

Mission: The City of Providence, College Hill Neighborhood Association, Providence Preservation Society, Thayer Street District Management Authority, and other affected parties develop a thoughtful and deliberate planning mechanism that would preserve the character and increase the tax base of the greater Thayer Street area, setting guidelines for future proposals. These stakeholders would direct planning efforts by forming a request for proposals and selecting a planning consultant, offering continued guidance throughout the process. The development of a Thayer Street planning mechanism should include the following:

- The creation of a design review / design overlay district to preserve the historic fabric of the neighborhood while enhancing the economic viability of Thayer Street. The design review body would have the authority to review demolition applications.
- An analysis of both individual parcels and clusters of buildings from a land-use perspective to determine what the allowable density could be, and where development should occur.
- A “build-out analysis” detailing the effects of allowing higher density in the area.
- Traffic and parking analyses.
- Strengthening the Thayer Street District Management Authority.
- A review of the Institutional Zone to find agreeable tradeoffs with Brown University, such as the preservation of Pembroke Field. This process should include discussion of where Brown University wants to grow in the Jewelry District.