

COLLEGE HILL NEIGHBORHOOD ASSOCIATION & PROVIDENCE PRESERVATION SOCIETY

Thayer Street District Study Steering Committee

257 Thayer Street Requests
(Not ranked in priority order)

- **No tax abatement, and a deed restriction indicating the property will stay on tax rolls:** The building will be privately owned and remain on the tax rolls. Gilbane must enter into an agreement that any future purchaser would remain obligated to keep the property on the tax rolls.
- **Save as many houses as possible:** As currently proposed the 257 Thayer Street project would entail the demolition of nine contributing structures in the College Hill National Register District built between c.1880 and 1920 in, forever changing the character of the neighborhood. The demolition of all nine buildings would not be acceptable. Preservation options may include the relocation of houses to nearby lots to acts as a buffer between institutional and residential areas. The current owners of the nine properties should be included in the process of finding relocation sites.
- **Design considerations:** Gilbane must refine the proposed building's design to develop more permeable facades, and further break up the monolithic design into four or five distinct sections. The design of the Euclid street façade should focus on breaking up the massiveness of the structure by increasing the size of the hyphen. The Steering Committee will continue to review future revisions to the building's design. Gilbane should also create a physical 3-D **design model** of the project in context, which includes blocks on the opposite side of Thayer, Euclid, Meeting, and Brook Streets.
- **Traffic study:** Gilbane must commission a complete traffic study as part of the planning process.
- **Issuance of a completion bond:** Gilbane must enter into a completion bond that adequately addresses the financial requirements for the project.
- **Low-impact construction:** Gilbane commit to construction practices that cause the lowest impact possible to the surrounding community. This will include providing shuttle transportation for construction workers to offsite parking areas to prevent increased traffic in the greater Thayer Street area during construction.
- **Public amenities:** Gilbane include public amenities in the development plan, such as benches, street trees, and both the elimination of curb cuts and replacement of sidewalks on both sides of Euclid Street.

- **Support of planning efforts:** Gilbane support community efforts to create a design review district for the greater Thayer Street area through representation during the planning process.
- **Improve management of commercial sector:** Gilbane must invest in the Thayer Street District Management Authority.