



## **CHNA position on the comprehensive plan and zoning ordinance revisions as addressed to the City Council Ordinance Committee on June 27, 2012**

The CHNA Board of Directors, after considering the proposed revisions to the Comprehensive Plan and the Zoning Ordinance to accommodate the Gilbane development project, has formed the following position.

Our efforts will be directed in the following manner:

**1. Encourage deliberate review and revisions to the comprehensive plan and zoning ordinance. In this particular situation, accept limited changes to current comprehensive plan and zoning ordinance.** Councilman Zurier and Sam Shamoon are addressing this issue by submitting revisions to the proposed changes to the comprehensive plan and zoning ordinance. Their revisions would solely address the Gilbane development within the comprehensive plan and revise the proposed zoning from C3 Commercial to R-M Residential High Density, specifically for the nine lots within the proposed location.

**2. Improve the design of the 257 Thayer Street project.** If the comprehensive plan and zoning ordinance were to change, design development should continue to reduce perceived structural massing, open sight lines, and increase asymmetry of towers so that the structure better relates to the Thayer Street District and the immediate vicinity.

**3. Establish a process moving forward for the review of new development projects that offers consistency for developers, property owners, and neighbors.** This would state clearly what is permissible, and not allowed. Analysis on traffic, parking, and build-out, along with the potential establishment of a design review overlay district for the Thayer Street District would be considered. This process would always include substantial participation from PPS and CHNA as well as local shareholders.

**4. Develop a more finely detailed development plan that would include the Thayer Street business district as well as the Thayer Street neighborhood by 2013.** This would involve the efforts of representatives from CHNA, PPS, Brown University, the Planning Department, as well as additional groups of interest. Some of the goals would be to define the edges of the Thayer Street neighborhood and identify all existing parcels and their current and potential/permitted uses, to safeguard the quality of life as well as the historic fabric. Public input will be sought as this plan is developed to give voice to issues such as scale, density, and growth. The city would provide the means to enforce the goals of the group, making it a truly productive and supported plan.

**5. Encourage proactive preservation planning.** The objective should be to reduce the impact of the loss of structures contributing to the historic district - by relocating them (those of suitable size and condition) to reinforce the historic contextural massing and scale where needed at the residential neighborhood edges.