

RESOLUTION OF THE CITY COUNCIL

No.

Approved

WHEREAS, The Gilbane Development Company (“the Developer”) applied to the City Council to amend the zoning ordinance and comprehensive plan to allow the construction of student apartments close to the Brown University campus (“the Project”), and

WHEREAS, The Developer requested these changes on an expedited basis due to the limited amount of time the property owner allowed the Developer to exercise an option to purchase the property; and

WHEREAS, Local stakeholders provided feedback concerning the Project through numerous public meetings and proceedings before the City Plan Commission to the extent that time allowed; and

WHEREAS, The City Council reviewed the application and approved the requested changes with modifications at meetings that took place on July 30 and August 1, 2012; and

WHEREAS, The City Plan Commission’s continued review of the Project provides an opportunity for a closer review of the project than has occurred to date; and

WHEREAS, The Department of Planning and Development has agreed to undertake a planning process to review the Thayer Street neighborhood in conjunction with this approval.

NOW, THEREFORE, BE IT RESOLVED, That the City Council hereby urges the City Plan Commission to continue and extend its review of the project with all possible rigor, including but not limited to the following:

1. Consider requiring the applicant to resubmit the Master Plan phase of the review process, in light of the fact that the project has changed substantially since it last was reviewed in May;
2. As part of the City Plan Commission’s review, it should conduct a peer review of the applicant’s materials, including but not limited to an independent traffic engineer’s review of the application’s traffic study;

3. The City Plan Commission should require that its staff review the model and accompanying drawings of the project, requesting input from the College Hill Neighborhood Association and Providence Preservation Society as part of that review, with the goal of improving the proposed structure with variations in massing and visual integration with nearby properties; and

BE IT FURTHER RESOLVED, That the City Council hereby urges the Department of Planning and Development to fulfill its commitment to engage in planning concerning the Thayer Street neighborhood, which planning process should include (but not be limited to) the following elements:

- a. Inventory of every parcel within the study area, with current land use occupied or vacant, owner, viability of the current use, and potential changes in use;
- b. Inventory of every structure build prior to 1962, and its historical and/or architectural significance;
- c. Expert, data-based studies of existing conditions, relevant planning documents for currently planned changes, and best practices for comparable districts;
- d. Include within the scope of the project a review, where applicable, of the sections that are part of the institutional zone, the Thayer Street District Management Authority and the College Hill Historic District;
- e. Boundaries and abutters, including institutions, commercial enterprises and residential edges;
- f. Existing historic resources, density, use, design, transportation, open space, infrastructure, and other relevant urban planning elements;
- g. Forces driving economic development for the area and for the City (such as property taxes, non-profit tax exemptions, etc.);
- h. Current zoning and comprehensive plan guidelines.

The City Council hereby requests that copies of this Resolution, if enacted, be delivered

to:

1. The City Plan Commission;
2. The Department of Planning and Development;
3. The College Hill Neighborhood Association;
4. The Providence Preservation Society.