257 Thayer Street
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

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

Squires Block
Existing Site Conditions

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Existing Site Conditions

Squires Block
THE PROJECT
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314 Benefit Street
1 Bedroom and 3 Bedroom Floor Plan
Gilbane

Interior Courtyard
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
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”