

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 2001-27

No. 402 **AN ORDINANCE** AMENDING THE CITY OF PROVIDENCE ZONING ORDINANCE CHAPTER 1994-24, NO. 365, APPROVED JUNE 27, 1994, AS AMENDED, TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN LOTS ON ZONING DISTRICT MAP 19.

Approved August 10, 2001

Be it ordained by the City of Providence:

Section 1: Chapter 564 of the Ordinances of the City of Providence, entitled "The City of Providence Zoning Ordinance" approved June 27, 1994, as amended, shall be further amended as follows:

Section 103 A) Official Zoning Map, Providence Zoning District Map 19, dated October 24, 1991 and amended June 24, 1994, shall be further amended as follows:

Lot 102 on Zoning District Map 19 of the Official Zoning Maps shall change from D1-75 (Downtown District Maximum Height 75 feet) to D1-200 (Downtown District Maximum Height 200 feet).

Section 2: This Ordinance shall take effect upon passage.

IN CITY COUNCIL
[JUL] 12 2001
FIRST READING
READ AND PASSED

Michael R. Clement CLERK
BB

IN CITY
COUNCIL
AUG 2 2001
FINAL READING
READ AND PASSED

John J. Harland PRESIDENT
Michael R. Clement CLERK
BB

APPROVED

AUG 10 2001
Vincent A. Cianci
MAYOR

No.

CHAPTER
AN ORDINANCE

No.

AN ORDINANCE

CHAPTER

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

City of Providence

THE COMMITTEE ON
ORDINANCES
Approves Passage of
The Within Ordinance

Claire Bestwick
June 24, 2001 Clerk

IN CITY COUNCIL

APR 26 2001

FIRST READING
REFERRED TO COMMITTEE ON
ORDINANCES

Michael R. Bennett
Clerk

Be it ordained by the City of Providence:

Adopted

THE COMMITTEE ON

~~Ordinances~~
Recommends

Claire Bestwick
May 21, 2001 Clerk

THE COMMITTEE ON

~~Ordinances~~
Recommends

Claire Bestwick
June 13, 2001 Clerk

THE COMMITTEE ON

~~Ordinances~~
Recommends *Be Continued*

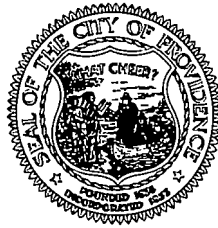
Claire Bestwick
June 13, 2001 Clerk

APR 26 9 25 AM '01

FILED

Councilman Hassett (By request)

JOHN F. PALMIERI
Director



VINCENT A. CIANCI, JR.
Mayor

DEPARTMENT OF PLANNING AND DEVELOPMENT

"Building Pride in Providence"

MEMORANDUM

DATE : April 19, 2001
TO : Michael Clement, Jr., City Clerk
FROM: Samuel J. Shamoon, Associate Director *Sh*
RE : **Attached Zoning Ordinance**

Attached herewith, is the Ordinance to amend the Zoning Ordinance that will change the zoning district map 19 lot 102 from D1-75 to D1-200.

This Ordinance is sponsored by Councilman Hassett, by request.



CAPITAL CENTER COMMISSION



May 2, 2001

Mr. John J. Lombardi
City Council President
48 Grove Street
Providence, RI 02909

Re: Capital Center Special Development District
Proposed Height Change for Parcel 2

Dear Councilman Lombardi:

After much review and deliberation, the Capital Center Commission, at its meeting on April 12, 2001, unanimously passed a resolution of support in favor of the height and massing proposed by Eastman Pierce for Parcel 2 located within the Capital Center Special Development District. The Commission was enthusiastic about the mixed-use proposal and significant open space which are an integral part of this project.

At this meeting, the development team presented to the Commission its height and massing plans for this project, which are to include 225 much needed hotel rooms, approximately 150 luxury condominium units, 100,000 s.f. of office space and 50,000 s.f. of specialty retail. After reviewing and discussing this project, and receiving public input, the Commission voted unanimously to support the presented massing and height plans which are greater than currently permitted under the Capital Center Commission regulations and City zoning. This support is contingent upon the proposed massing and height being incorporated into a design which meets the approval of both the full Capital Center Commission and its Design Review Committee.

As part of its review of this project and its ongoing review and update of the current Capital Center design regulations, the Commission's Design Review Committee spent a considerable amount of time reviewing and providing direction to the developer concerning appropriate height and massing of the Parcel 2 project. The Design Review Committee is supportive of creating a vertical, well-designed, yet pedestrian-oriented urban environment, one which is truly a vision of what Providence can be in the future. In its review, the Design Review Committee has been cognizant of the need for all projects to be respectful of the State House while being an exciting and appropriate addition to the area. The Parcel 2 development team has been very responsive to the concerns expressed by the Design Review Committee and has made substantial revisions to the height of the project. The present massing proposal provides an interesting variety of heights, while being deferential to the State House, and it creates exciting new public spaces while preserving the required view corridors, and maintaining an appropriate urban environment.

On a smaller scale, this project can be as exciting and vital to Providence as Providence Place. The Design Review Committee and the Capital Center Commission look forward to working with the development team to insure a high quality and exciting design. We urge your support of the height changes needed to make this project a reality.

Sincerely,



Leslie A. Gardner

Chairman

/c: Rita Williams
Chairman, Ordinance Committee

John R. Gowell, Jr., Esq.
Peabody & Arnold