

# The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## CHAPTER 1976-6

No. 83      **AN ORDINANCE** IN AMENDMENT OF AND IN ADDITION TO CHAPTER 1971-24 OF THE ORDINANCES OF THE CITY OF PROVIDENCE, ENTITLED "AN ORDINANCE APPROVING AND ADOPTING THE OFFICIAL REDEVELOPMENT PLAN FOR WEST BROADWAY NDP URBAN RENEWAL AREA (1)"

*Approved* March 12, 1976

### *Be it ordained by the City of Providence:*

1. That Chapter 1971-24 of the Ordinances of the City of Providence, approved May 10, 1971 entitled "An Ordinance Approving and Adopting the Official Redevelopment Plan for West Broadway NDP Urban Renewal Area (1)" as amended by Chapter 1972-29 of the Ordinance of the City of Providence, Approved June 12, 1972 and as amended by Chapter 1972-71 of the Ordinances of the City of Providence, approved December 28, 1972, and as amended by Chapter 1975-13 of the City of Providence, approved May 21, 1975, be and the same is hereby further amended as follows:

A. Insert the following paragraph on Page 25 of the Official Redevelopment Plan.

Paragraph E.1.a, 2C) C-4 Heavy Commercial Zone

(1) Permitted Uses

(a) For that C-4 area bounded by Bainbridge, Westminster and Tobey Streets, the only commercial permitted shall be: Bakery; Barber Shop; Beauty Parlor; Drugstore; Grocery; Fruit or Vegetable Store; Laundry Agency; Meat Market; Delicatessen and Variety Store, except that any other neighborhood oriented uses may be permitted only when approved by the Agency. R-4 Multiple Dwelling uses of the Zoning Ordinance shall also be permitted subject to the same limitations and controls as to use and areas as specifically set forth in this Section 2 "Broadway-Westminster" Section and the Zoning Ordinance.

(2) Development Controls for Commercial Uses

The development controls for commercial uses in the C-4 area that is described in the above paragraph, shall be identical to those controls stated for commercial uses in the C-2 Zone of this Section 2 "Broadway-Westminster" Section.

B. Delete Paragraph E.1.a, 4 b) (1) (a) on Page 26 of the Official Redevelopment Plan and insert the following paragraph instead:

(1) Permitted Uses

(a) C-2 General Commercial uses of the Zoning Ordinance shall be permitted in this section of the project area.

C. Certain Maps of the aforementioned Official Plan hereinafter identified are deleted:

- (1) Sheet 1 of 2, Map No. 2 "Proposed Land Use" revised 2-13-75
- (2) Sheet 2 of 2, Map No. 2 "Proposed Land Use" dated 1971-1972
- (3) Sheet 1 of 2, Map No. 7 "Disposition Map" revised 2-13-75
- (4) Sheet 2 of 2, Map No. 7 "Disposition Map" dated 1971
- (5) Sheet 1 of 2, Map No. 9 "Proposed Zoning" revised 2-13-75.

Insert the following Maps in their stead:

- (1) Sheet 1 of 2, Map No. 2 "Proposed Land Use" revised 1-1976
- (2) Sheet 2 of 2, Map No. 2 "Proposed Land Use" revised 1-1976
- (3) Sheet 1 of 2, Map No. 7 "Disposition Map" revised 1-1976
- (4) Sheet 2 of 2, Map No. 7 "Disposition Map" Revised 1-1976
- (5) Sheet 1 of 2, Map No. 9 "Proposed Zoning" revised 1-1976.

2. That said Chapter 1971-24 of the Ordinances of the City of Providence as adopted and as heretofore amended, be and the same is hereby ratified and affirmed in all other respects.

3. That this Ordinance shall take effect on its passage and shall be filed with the City Clerk who is hereby authorized and directed to forward a certified copy thereof to the Providence Redevelopment Agency.

IN CITY COUNCIL

FEB 19 1976  
FIRST READING  
READ AND PASSED

*Vincent Cooper*  
CLERK

IN CITY COUNCIL

FINAL READING  
READ AND PASSED

*Ralph J. Fagnola*  
PRESIDENT  
*Vincent Cooper*  
CLERK

APPROVED

MAYOR

*Vincent A. Cianci*  
MAR 12 1976

DEPT. OF PLANNING & REDEVELOPMENT

**FILED**  
JAN 27 12 07 PM '76  
DEPT. OF CITY CLERK  
PROVIDENCE, R.I.

RECD AND PASS  
FIRST READING  
FEB 3 9 1976  
IN CITY COUNCIL

**IN CITY COUNCIL**

**FEB 5 1976**  
**FIRST READING**

REFERRED TO COMMITTEE ON URBAN REDEVELOPMENT  
RENEWAL & PLANNING

*Vincent Vespa*  
CLERK

**COMMITTEE ON**  
**URBAN REDEVELOPMENT**  
**RENEWAL & PLANNING**

RECD AND PASS  
FIRST READING  
FEB 12 1976  
IN CITY COUNCIL

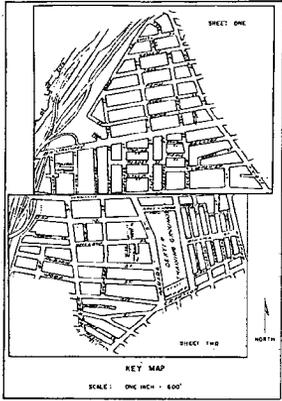
THE COMMITTEE ON URBAN REDEVELOPMENT  
RENEWAL & PLANNING

Approves Passage of  
The Within Ordinance

*Vincent Vespa*

Feb. 12, 1976 *Chairman*  
Clerk

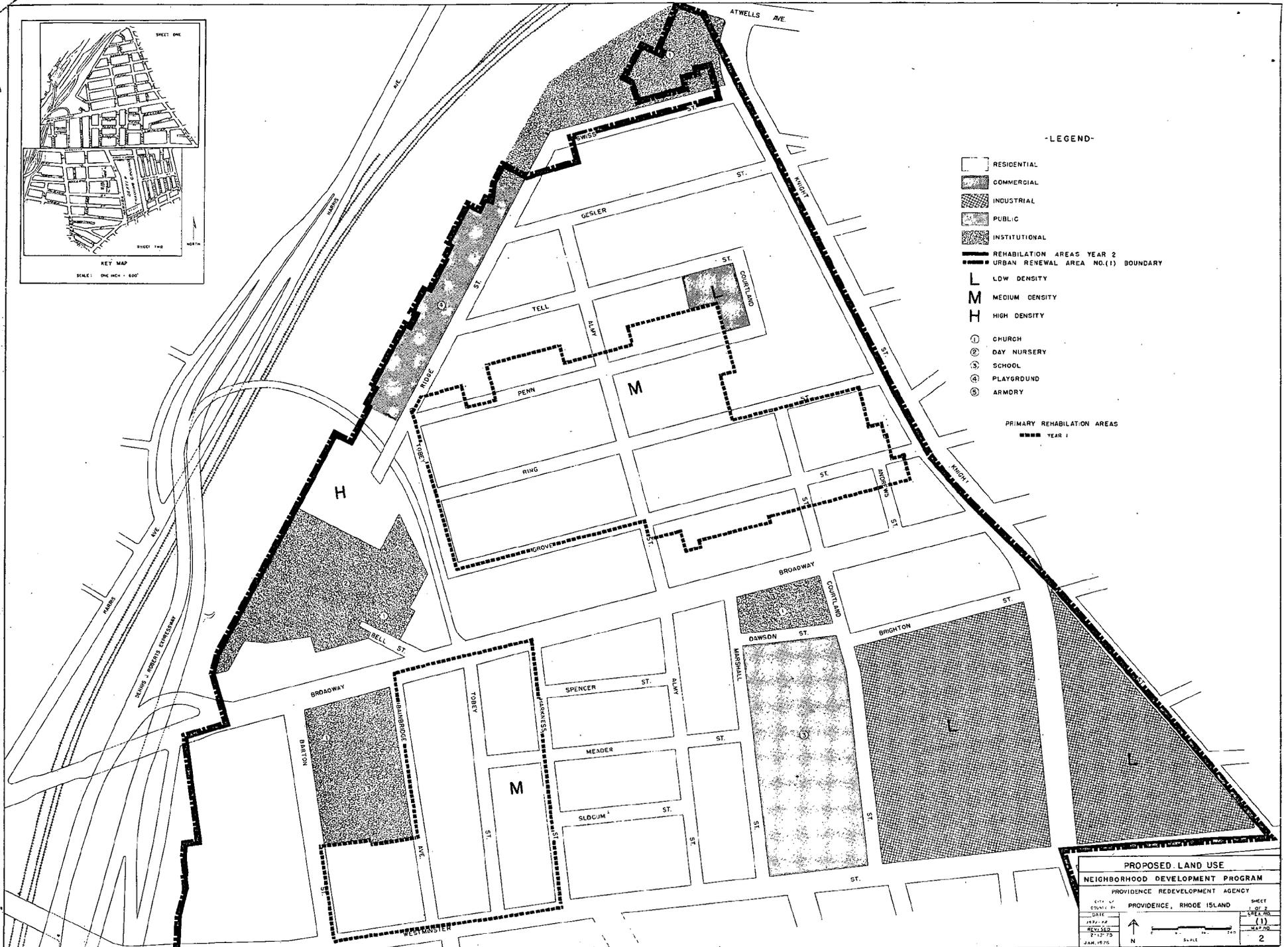
*Councilman Lynch,*  
*Councilman Adams and*  
*Councilman Geron,*  
*by Request*



-LEGEND-

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC
- INSTITUTIONAL
- REHABILITATION AREAS YEAR 2
- URBAN RENEWAL AREA NO.(1) BOUNDARY
- L** LOW DENSITY
- M** MEDIUM DENSITY
- H** HIGH DENSITY
- ① CHURCH
- ② DAY NURSERY
- ③ SCHOOL
- ④ PLAYGROUND
- ⑤ ARMDRY

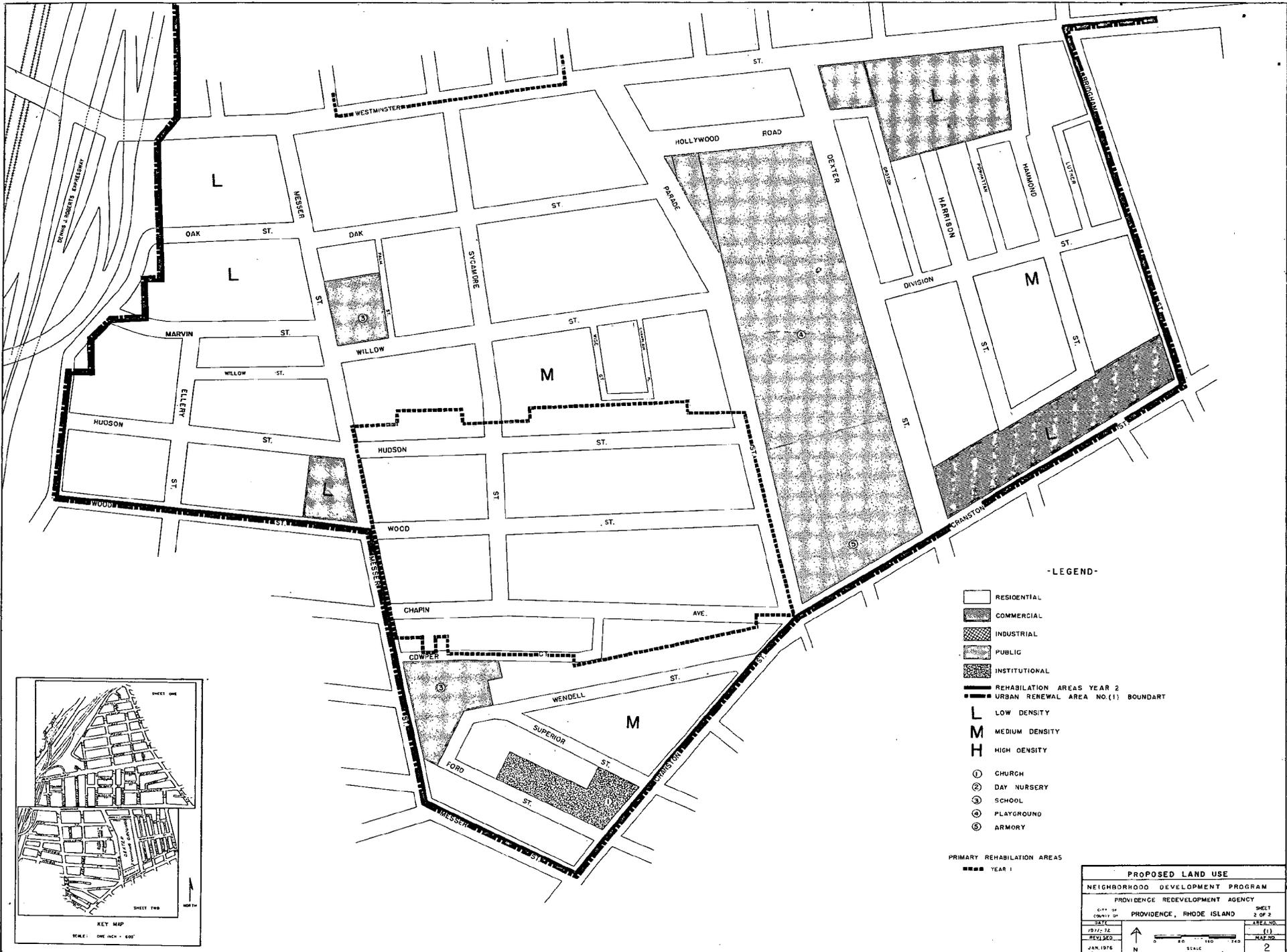
PRIMARY REHABILITATION AREAS  
 YEAR 1



**PROPOSED LAND USE**  
 NEIGHBORHOOD DEVELOPMENT PROGRAM  
 PROVIDENCE REDEVELOPMENT AGENCY  
 PROVIDENCE, RHODE ISLAND

DATE	1952-54	SHEET	2
REVISED	8-15-52	SCALE	(1)
DATE	8-15-52	SCALE	(1)
JAN. 1976		SCALE	2

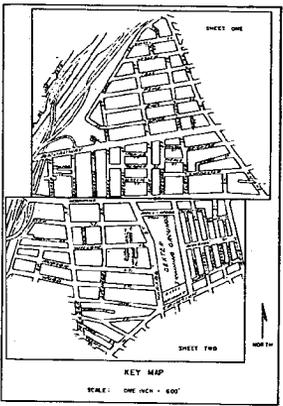
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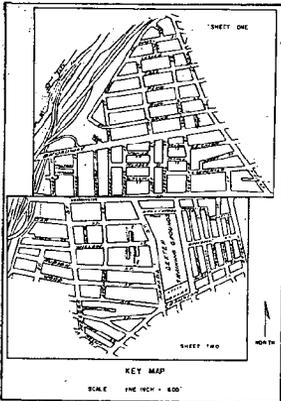
-LEGEND-

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC
- INSTITUTIONAL
- PRIMARY REHABILITATION AREAS YEAR 1
- URBAN RENEWAL AREA NO. (1) BOUNDARY
- L** LOW DENSITY
- M** MEDIUM DENSITY
- H** HIGH DENSITY
- ① CHURCH
- ② DAY NURSERY
- ③ SCHOOL
- ④ PLAYGROUND
- ⑤ ARMORY

PRIMARY REHABILITATION AREAS  
 ■■■ YEAR 1



PROPOSED LAND USE			
NEIGHBORHOOD DEVELOPMENT PROGRAM			
PROVIDENCE REDEVELOPMENT AGENCY			
CITY OF PROVIDENCE	PLANNING DEPARTMENT	SHEET 2 OF 2	
PROVIDENCE, RHODE ISLAND			
DATE: 12/72	REVISION: (1)	AREA NO.	
JAN. 1976		MAP NO.	2



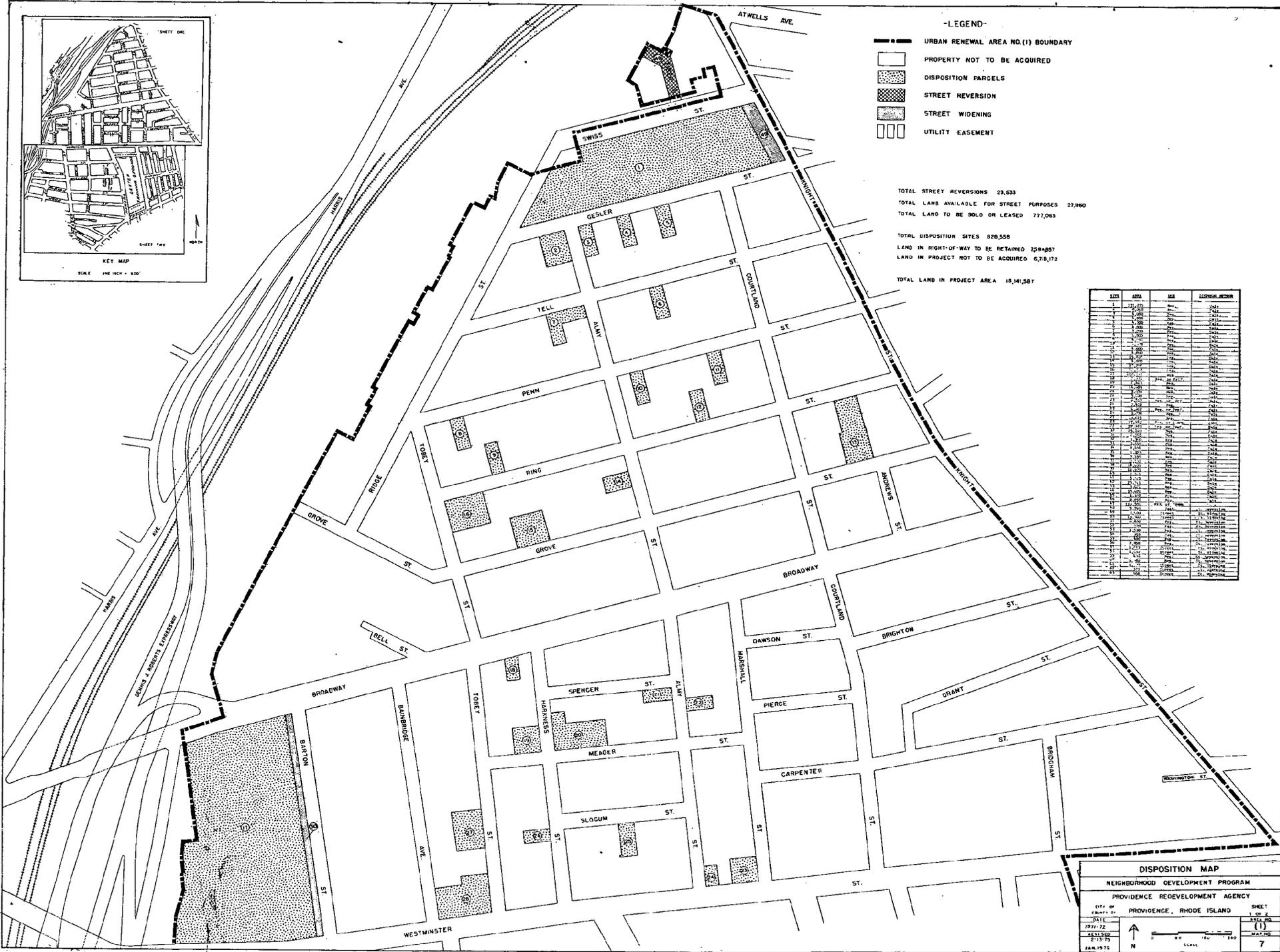
- LEGEND-**
- URBAN RENEWAL AREA NO.(1) BOUNDARY
  - PROPERTY NOT TO BE ACQUIRED
  - DISPOSITION PARCELS
  - STREET REVERSION
  - STREET WIDENING
  - UTILITY EASEMENT

TOTAL STREET REVERSIONS 23,633  
 TOTAL LOTS AVAILABLE FOR STREET PURPOSES 27,960  
 TOTAL LAND TO BE SOLD OR LEASED 777,065

TOTAL DISPOSITION SITES 829,558  
 LAND IN RIGHT-OF-WAY TO BE RETAINED 359,457  
 LAND IN PROJECT NOT TO BE ACQUIRED 6,78,172

TOTAL LAND IN PROJECT AREA 18,14,587

LOT	AREA	USE	DISPOSAL METHOD
1	130.00	RES.	SOLD
2	130.00	RES.	SOLD
3	130.00	RES.	SOLD
4	130.00	RES.	SOLD
5	130.00	RES.	SOLD
6	130.00	RES.	SOLD
7	130.00	RES.	SOLD
8	130.00	RES.	SOLD
9	130.00	RES.	SOLD
10	130.00	RES.	SOLD
11	130.00	RES.	SOLD
12	130.00	RES.	SOLD
13	130.00	RES.	SOLD
14	130.00	RES.	SOLD
15	130.00	RES.	SOLD
16	130.00	RES.	SOLD
17	130.00	RES.	SOLD
18	130.00	RES.	SOLD
19	130.00	RES.	SOLD
20	130.00	RES.	SOLD
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30	130.00	RES.	SOLD
31	130.00	RES.	SOLD
32	130.00	RES.	SOLD
33	130.00	RES.	SOLD
34	130.00	RES.	SOLD
35	130.00	RES.	SOLD
36	130.00	RES.	SOLD
37	130.00	RES.	SOLD
38	130.00	RES.	SOLD
39	130.00	RES.	SOLD
40	130.00	RES.	SOLD
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45	130.00	RES.	SOLD
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47	130.00	RES.	SOLD
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52	130.00	RES.	SOLD
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55	130.00	RES.	SOLD
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59	130.00	RES.	SOLD
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95	130.00	RES.	SOLD
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98	130.00	RES.	SOLD
99	130.00	RES.	SOLD
100	130.00	RES.	SOLD



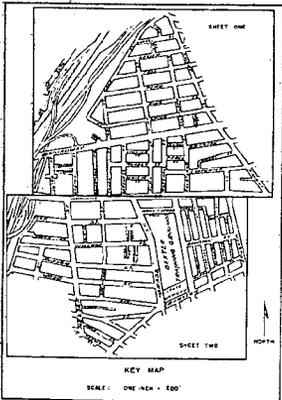
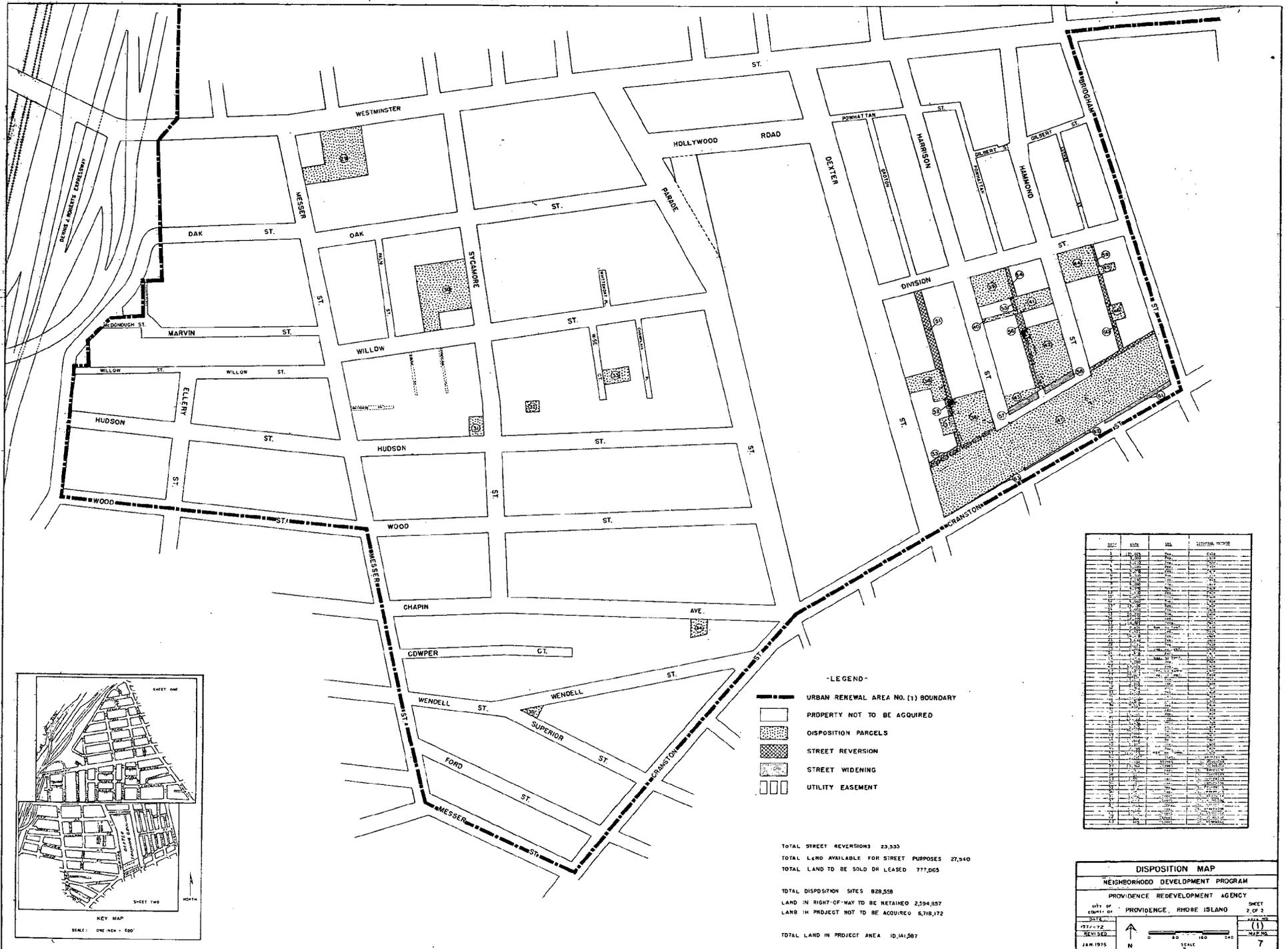
**DISPOSITION MAP**  
 NEIGHBORHOOD DEVELOPMENT PROGRAM  
 PROVIDENCE REDEVELOPMENT AGENCY

CITY OF PROVIDENCE, RHODE ISLAND

DATE: 12-15-75  
 REVISION: 2-15-75  
 JAN. 1976

SHEET 1 OF 2  
 (1)  
 7

Scale: 0 50 100 200 FEET



- LEGEND-
- URBAN RENEWAL AREA NO. (1) BOUNDARY
  - PROPERTY NOT TO BE ACQUIRED
  - DISPOSITION PARCELS
  - STREET REVERSION
  - STREET WIDENING
  - UTILITY EASEMENT

TOTAL STREET REVERSIONS 23,933  
 TOTAL LAND AVAILABLE FOR STREET PURPOSES 27,540  
 TOTAL LAND TO BE SOLD OR LEASED 777,065

TOTAL DISPOSITION SITES 828,358  
 LAND IN RIGHT-OF-WAY TO BE RETAINED 2,594,857  
 LAND IN PROJECT NOT TO BE ACQUIRED 6,718,172

TOTAL LAND IN PROJECT AREA 10,141,587

BLK	LOT	AREA	SECTION NUMBER
1	1	100	100
1	2	100	100
1	3	100	100
1	4	100	100
1	5	100	100
1	6	100	100
1	7	100	100
1	8	100	100
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1	10	100	100
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1	97	100	100
1	98	100	100
1	99	100	100
1	100	100	100

**DISPOSITION MAP**  
 NEIGHBORHOOD DEVELOPMENT PROGRAM  
 PROVIDENCE REDEVELOPMENT AGENCY

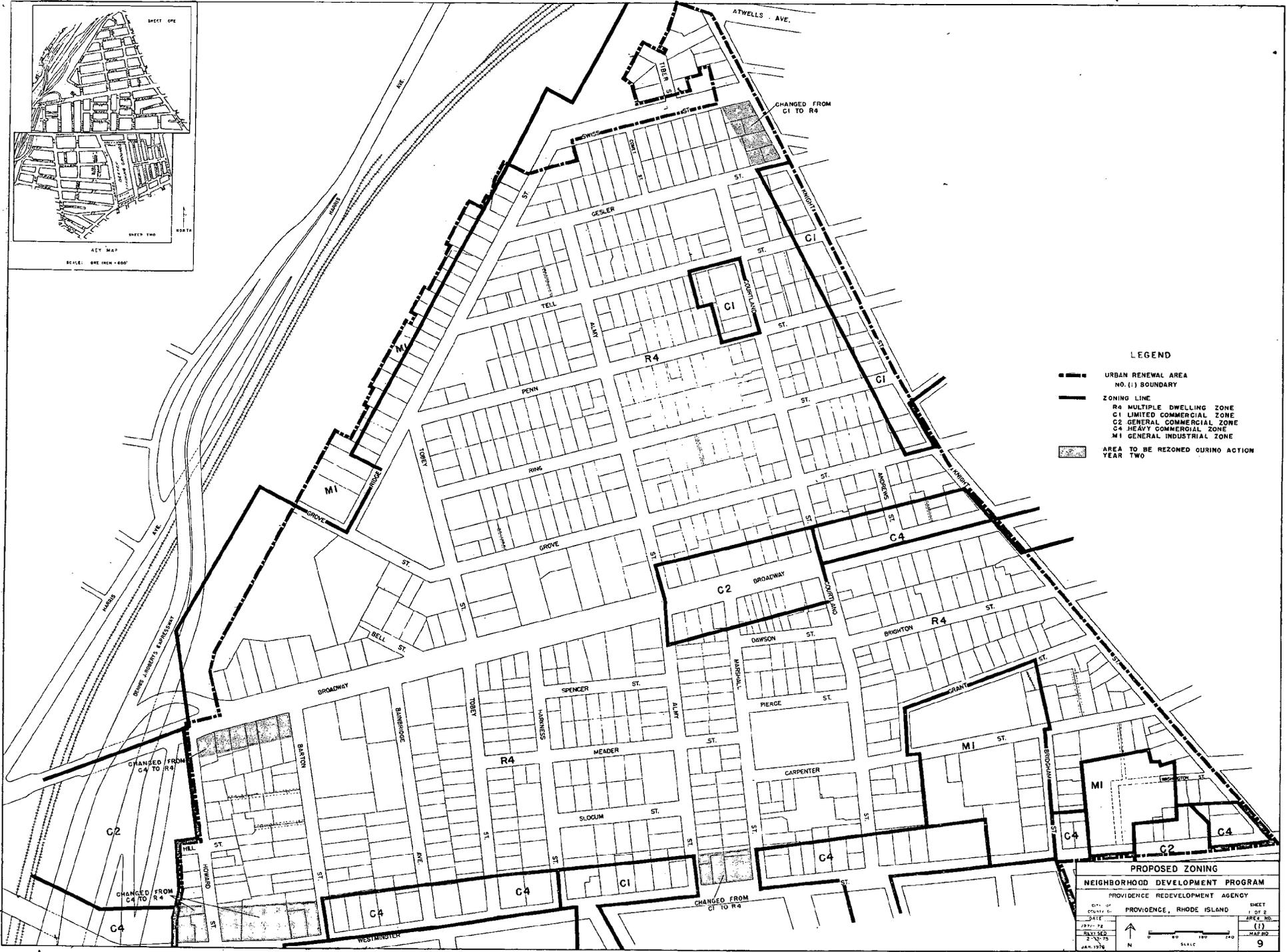
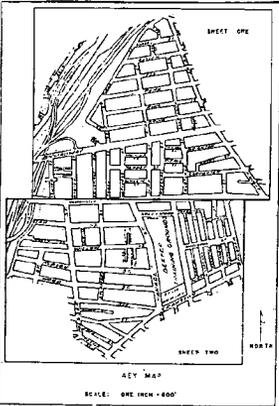
City of  
 County of  
 PROVIDENCE, RHODE ISLAND

SHEET  
 7 OF 7

DATE  
 1977-72

REVISED  
 1976-1975

SCALE  
 0 80 160 240  
 N



- LEGEND**
- URBAN RENEWAL AREA NO. (1) BOUNDARY
  - ZONING LINE
  - R4 MULTIPLE DWELLING ZONE
  - C1 LIMITED COMMERCIAL ZONE
  - C2 GENERAL COMMERCIAL ZONE
  - C4 HEAVY COMMERCIAL ZONE
  - M1 GENERAL INDUSTRIAL ZONE
  - AREA TO BE REZONED DURING ACTION YEAR TWO

**PROPOSED ZONING**  
**NEIGHBORHOOD DEVELOPMENT PROGRAM**  
 PROVIDENCE REDEVELOPMENT AGENCY  
 PROVIDENCE, RHODE ISLAND

CITY OF	PROVIDENCE, RHODE ISLAND	SHEET
COUNTY OF		1 OF 2
DATE		AREA NO.
APPROVED		(1)
REVISED		MAP NO.
APPROVED		9

Scale: 1" = 600'

STANLEY P. BLACHER  
Chairman

JOHN RAO, JR.  
Vice Chairman

ROBERT J. BEVILACQUA

RAYMOND E. GRIMES

MURRAY A. COHEN

EDWARD W. XAVIER

ANTHONY C. MEROLA

VINCENT PALLOZZI  
Secretary

STANLEY BERNSTEIN  
Executive Director

MAYOR VINCENT A. CIANCI, JR.  
Ex-Officio



PROVIDENCE REDEVELOPMENT AGENCY

January 26, 1976

Vincent Vespia, City Clerk  
City Hall  
Providence, Rhode Island

Dear Mr. Vespia:

The attached proposed original and thirty (30) copies of an Ordinance amending the West Broadway NDP Urban Renewal Area 1, Official Redevelopment Plan, is presented herewith for introduction to the City Council.

This amendment provides for the following changes:

- 1) The area fronting on Westminster Street and bounded by Bainbridge Street to the west and Tobey Street to the east presently zoned C-4 and proposed to be changed to R-4 will remain C-4 but with limited uses.
- 2) The area bounded by Cranston Street, Dexter Street, Durfee Street and Hammond Street, in which only limited C-2 uses are permitted will be amended to include all uses permitted under the C-2 General Commercial Uses permitted by the Zoning Ordinance.
- 3) The limited rehabilitation areas within the West Broadway Project will be expanded to include all properties within the project area.

Our legal counsel has stated that these are minor amendments to the plan and do not require a public hearing. They will, however, require two passages of the City Council.

Vincent Vespia, City Clerk

Page 2

January 26, 1976

It is therefore respectfully requested that this matter be introduced to the City Council at its next meeting.

Very truly yours,

  
Stanley Bernstein,  
Executive Director

SB/rb

jd

Enclosure