

# 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 F. Liguori*  
PRESIDENT  
*Vincent Cooper*  
CLERK

APPROVED

MAYOR

*Vincent A. Cianci*  
MAR 12 1976

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

RECD AND PASSED  
FIRST READING  
FEB 3, 1976  
IN CITY COUNCIL

IN CITY COUNCIL

FEB 5 1976

FIRST READING

REFERRED TO COMMITTEE ON URBAN REDEVELOPMENT  
RENEWAL & PLANNING

*Vincent Vasquez*  
CLERK

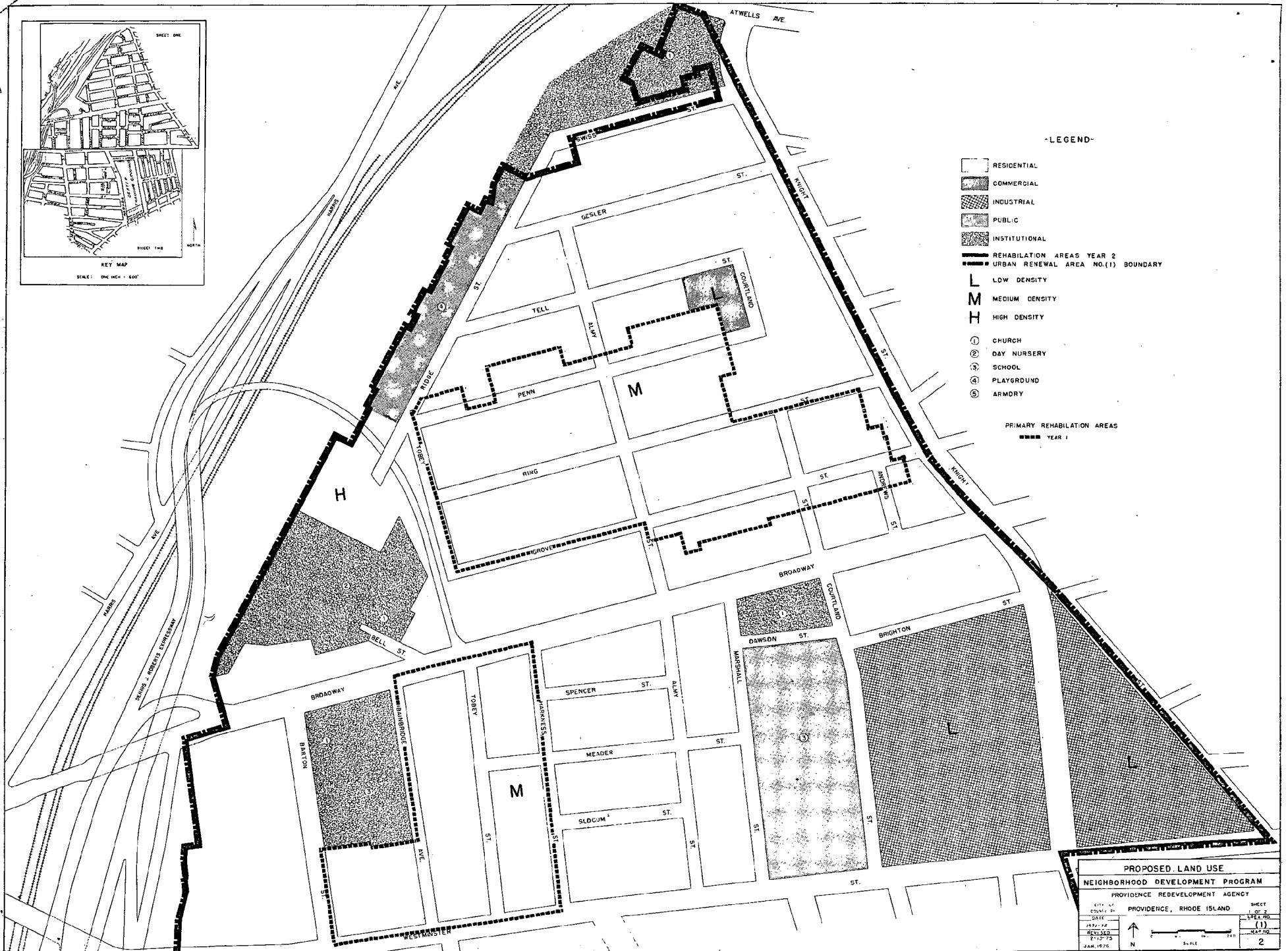
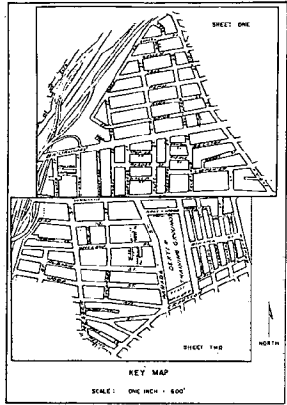
RECD AND PASSED  
FEB 12, 1976  
IN CITY COUNCIL  
THE COMMITTEE ON URBAN REDEVELOPMENT  
RENEWAL & PLANNING

Approves Passage of  
The Within Ordinance

*Vincent Vasquez*

Feb. 12, 1976  
Chairman  
Clerk

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

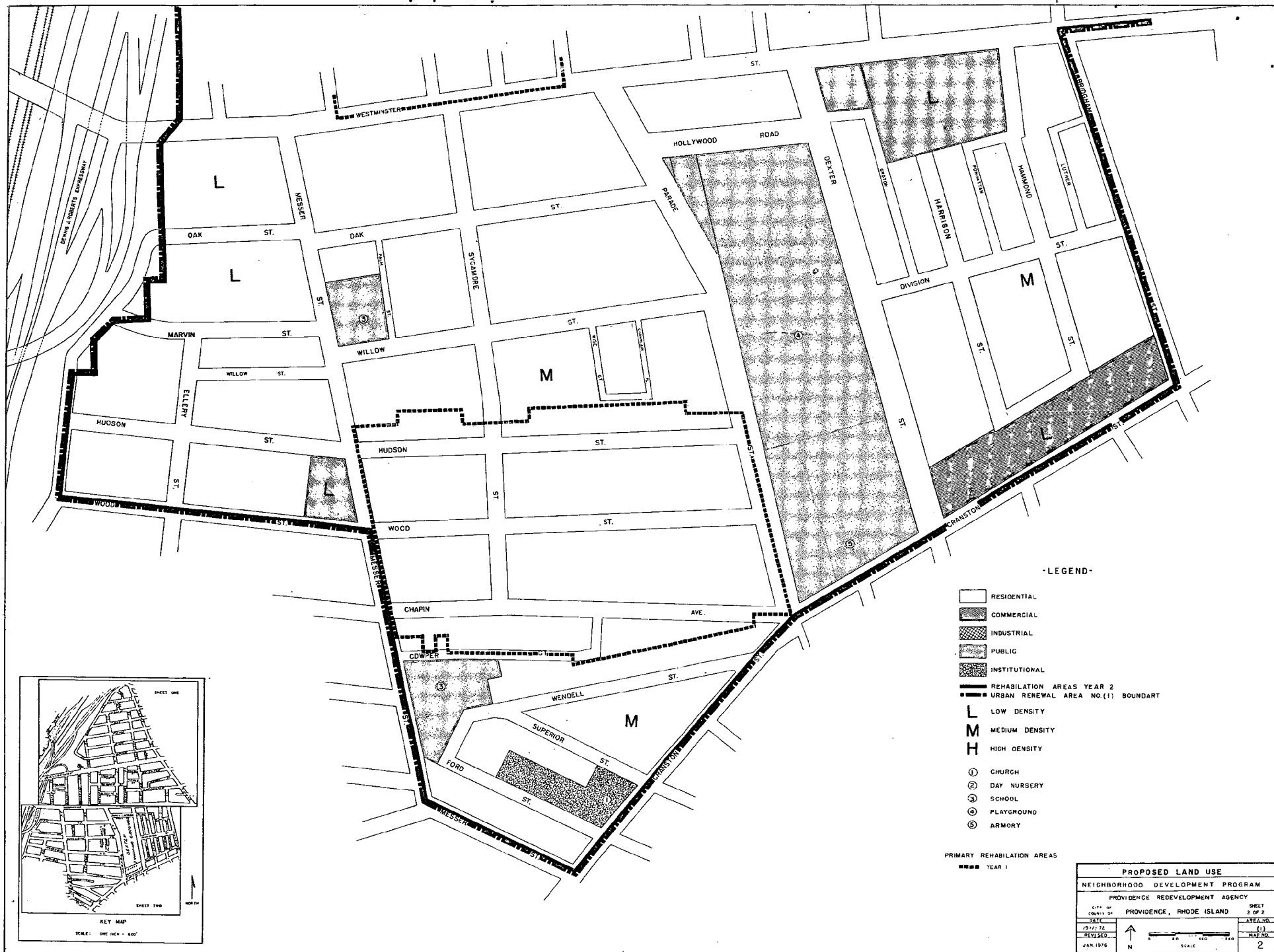


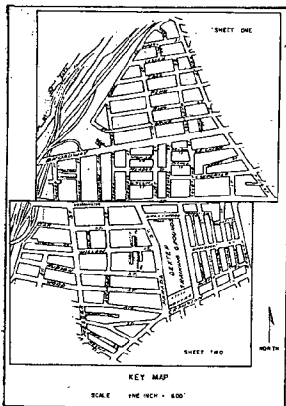
-LEGEND-

- 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 ARMORY

PRIMARY REHABILITATION AREAS  
YEAR 1

PROPOSED LAND USE			
NEIGHBORHOOD DEVELOPMENT PROGRAM			
PROVIDENCE REDEVELOPMENT AGENCY			
PROVIDENCE, RHODE ISLAND			
DATE 1972-78	REVISION 8-12-78	SHEET ON 2 (1)	DATE JAN. 1979
N		2	



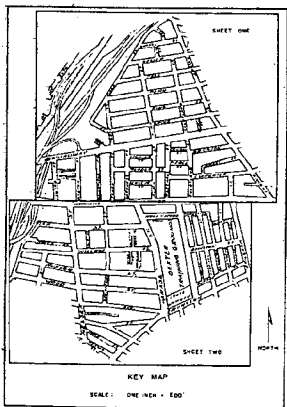
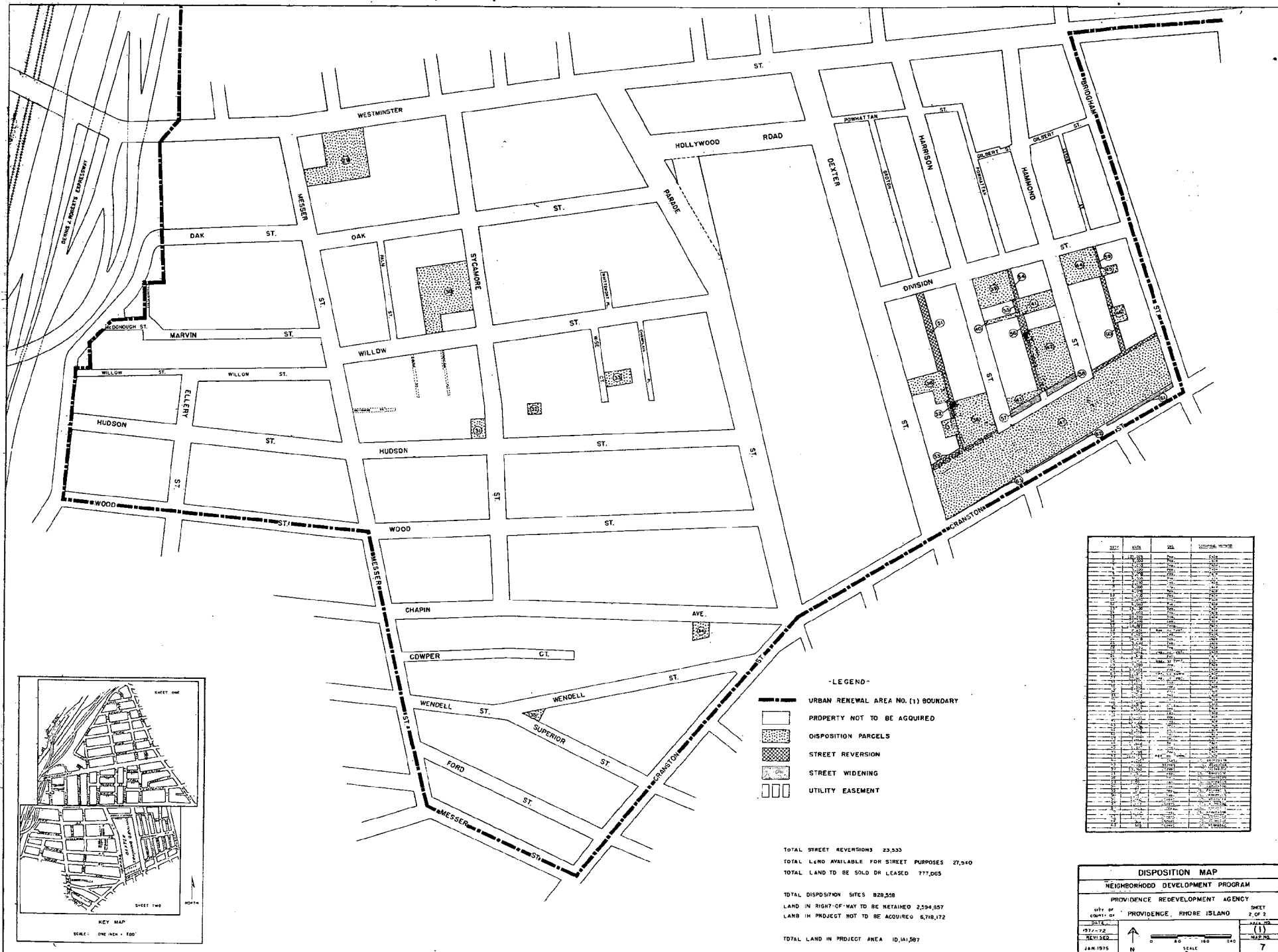


- LEGEND-**
- URBAN RENEWAL AREA NO.(1) BOUNDARY
  - PROPERTY NOT TO BE ACQUIRED
  - ▨ DISPOSITION PARCELS
  - ▩ STREET REVERSION
  - ▧ STREET WIDENING
  - ▤ UTILITY EASEMENT

TOTAL STREET REVERSIONS 23,633  
 TOTAL LAND AVAILABLE FOR STREET PURPOSES 27,960  
 TOTAL LAND TO BE SOLD OR LEASED 777,063  
 TOTAL DISPOSITION SITES 829,558  
 LAND IN RIGHT-OF-WAY TO BE RETAINED 259,457  
 LAND IN PROJECT NOT TO BE ACQUIRED 6,78,172  
 TOTAL LAND IN PROJECT AREA 18,14,587

LOT	AREA	USE	DISPOSITION
1	1.00	RES.	SOLD
2	1.00	RES.	SOLD
3	1.00	RES.	SOLD
4	1.00	RES.	SOLD
5	1.00	RES.	SOLD
6	1.00	RES.	SOLD
7	1.00	RES.	SOLD
8	1.00	RES.	SOLD
9	1.00	RES.	SOLD
10	1.00	RES.	SOLD
11	1.00	RES.	SOLD
12	1.00	RES.	SOLD
13	1.00	RES.	SOLD
14	1.00	RES.	SOLD
15	1.00	RES.	SOLD
16	1.00	RES.	SOLD
17	1.00	RES.	SOLD
18	1.00	RES.	SOLD
19	1.00	RES.	SOLD
20	1.00	RES.	SOLD
21	1.00	RES.	SOLD
22	1.00	RES.	SOLD
23	1.00	RES.	SOLD
24	1.00	RES.	SOLD
25	1.00	RES.	SOLD
26	1.00	RES.	SOLD
27	1.00	RES.	SOLD
28	1.00	RES.	SOLD
29	1.00	RES.	SOLD
30	1.00	RES.	SOLD
31	1.00	RES.	SOLD
32	1.00	RES.	SOLD
33	1.00	RES.	SOLD
34	1.00	RES.	SOLD
35	1.00	RES.	SOLD
36	1.00	RES.	SOLD
37	1.00	RES.	SOLD
38	1.00	RES.	SOLD
39	1.00	RES.	SOLD
40	1.00	RES.	SOLD
41	1.00	RES.	SOLD
42	1.00	RES.	SOLD
43	1.00	RES.	SOLD
44	1.00	RES.	SOLD
45	1.00	RES.	SOLD
46	1.00	RES.	SOLD
47	1.00	RES.	SOLD
48	1.00	RES.	SOLD
49	1.00	RES.	SOLD
50	1.00	RES.	SOLD
51	1.00	RES.	SOLD
52	1.00	RES.	SOLD
53	1.00	RES.	SOLD
54	1.00	RES.	SOLD
55	1.00	RES.	SOLD
56	1.00	RES.	SOLD
57	1.00	RES.	SOLD
58	1.00	RES.	SOLD
59	1.00	RES.	SOLD
60	1.00	RES.	SOLD
61	1.00	RES.	SOLD
62	1.00	RES.	SOLD
63	1.00	RES.	SOLD
64	1.00	RES.	SOLD
65	1.00	RES.	SOLD
66	1.00	RES.	SOLD
67	1.00	RES.	SOLD
68	1.00	RES.	SOLD
69	1.00	RES.	SOLD
70	1.00	RES.	SOLD
71	1.00	RES.	SOLD
72	1.00	RES.	SOLD
73	1.00	RES.	SOLD
74	1.00	RES.	SOLD
75	1.00	RES.	SOLD
76	1.00	RES.	SOLD
77	1.00	RES.	SOLD
78	1.00	RES.	SOLD
79	1.00	RES.	SOLD
80	1.00	RES.	SOLD
81	1.00	RES.	SOLD
82	1.00	RES.	SOLD
83	1.00	RES.	SOLD
84	1.00	RES.	SOLD
85	1.00	RES.	SOLD
86	1.00	RES.	SOLD
87	1.00	RES.	SOLD
88	1.00	RES.	SOLD
89	1.00	RES.	SOLD
90	1.00	RES.	SOLD
91	1.00	RES.	SOLD
92	1.00	RES.	SOLD
93	1.00	RES.	SOLD
94	1.00	RES.	SOLD
95	1.00	RES.	SOLD
96	1.00	RES.	SOLD
97	1.00	RES.	SOLD
98	1.00	RES.	SOLD
99	1.00	RES.	SOLD
100	1.00	RES.	SOLD

**DISPOSITION MAP**  
 NEIGHBORHOOD DEVELOPMENT PROGRAM  
 PROVIDENCE REDEVELOPMENT AGENCY  
 CITY OF PROVIDENCE, RHODE ISLAND  
 DATE 12-15-75  
 REVISED 2-15-75  
 JAN 1976  
 SCALE 1" = 100'  
 SHEET 7



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

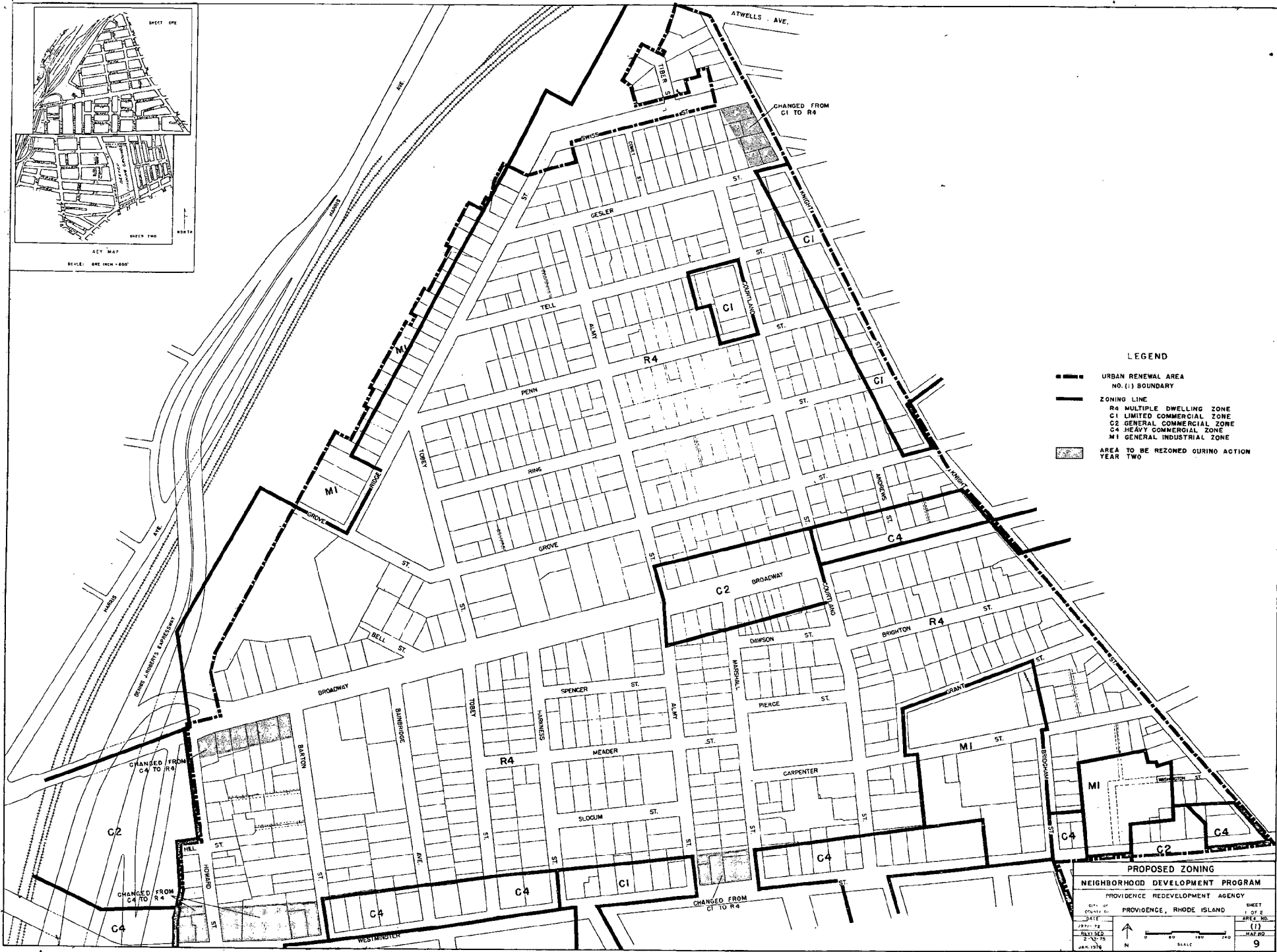
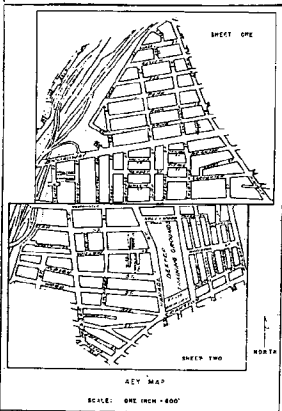
TOTAL STREET REVERSIONS 23,933  
 TOTAL LAND AVAILABLE FOR STREET PURPOSES 27,540  
 TOTAL LAND TO BE SOLD OR LEASED 777,005

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

LOT	AREA	VAL	DISPOSITION
1	10.00	10.00	10.00
2	10.00	10.00	10.00
3	10.00	10.00	10.00
4	10.00	10.00	10.00
5	10.00	10.00	10.00
6	10.00	10.00	10.00
7	10.00	10.00	10.00
8	10.00	10.00	10.00
9	10.00	10.00	10.00
10	10.00	10.00	10.00
11	10.00	10.00	10.00
12	10.00	10.00	10.00
13	10.00	10.00	10.00
14	10.00	10.00	10.00
15	10.00	10.00	10.00
16	10.00	10.00	10.00
17	10.00	10.00	10.00
18	10.00	10.00	10.00
19	10.00	10.00	10.00
20	10.00	10.00	10.00
21	10.00	10.00	10.00
22	10.00	10.00	10.00
23	10.00	10.00	10.00
24	10.00	10.00	10.00
25	10.00	10.00	10.00
26	10.00	10.00	10.00
27	10.00	10.00	10.00
28	10.00	10.00	10.00
29	10.00	10.00	10.00
30	10.00	10.00	10.00
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36	10.00	10.00	10.00
37	10.00	10.00	10.00
38	10.00	10.00	10.00
39	10.00	10.00	10.00
40	10.00	10.00	10.00
41	10.00	10.00	10.00
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43	10.00	10.00	10.00
44	10.00	10.00	10.00
45	10.00	10.00	10.00
46	10.00	10.00	10.00
47	10.00	10.00	10.00
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93	10.00	10.00	10.00
94	10.00	10.00	10.00
95	10.00	10.00	10.00
96	10.00	10.00	10.00
97	10.00	10.00	10.00
98	10.00	10.00	10.00
99	10.00	10.00	10.00
100	10.00	10.00	10.00

DISPOSITION MAP			
NEIGHBORHOOD DEVELOPMENT PROGRAM			
PROVIDENCE REDEVELOPMENT AGENCY			
CITY OF	PROVIDENCE, RHODE ISLAND	SHEET	2 OF 2
DATE	1971-72	APPROVED	(1)
REVISION		DATE	7
JAN 1975		SCALE	



- 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

SHEET 1 OF 2

DATE 1/15/78

BY 2/15/78

APPROVED 2/15/78

9



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