

# The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## CHAPTER 1974-29

No. 496 **AN ORDINANCE** in amendment of and in addition to Chapter 1972-42 of the ordinances of the City of Providence, approved September 11, 1972, and entitled "An Ordinance of the City Council of the City of Providence Approving the Redevelopment Plan and Feasibility of Relocation for the Comstock Redevelopment Plan."

Approved September 28, 1974

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

1. That Chapter 1972-42 of the Ordinances of the City of Providence, approved September 11, 1972, and entitled, "An Ordinance of the City Council of the City of Providence Approving the Redevelopment Plan and the Feasibility of Relocation for the Comstock Redevelopment Plan" be and is amended as follows:

- A. Delete Section 1. - the following: "This Redevelopment Area, generally bounded by Prairie Avenue, Chester Avenue, Taylor Street and Blackstone Street, lies entirely within the Model Cities Neighborhood."  
Insert the following: "This Redevelopment Area, generally bounded by Blackstone Street, the rear lot lines of those lots fronting on the easterly side of Prairie Avenue, Chester Avenue, Taylor Street and Comstock Avenue, lies entirely within the Model Cities Neighborhood."
- B. Delete Section A. Paragraph 1. the following:
  - Line 7 - Delete "5.2 acres" and insert "9.8 acres"
  - Line 8 - Delete "2.5 acres" and insert "3.0 acres"
  - Line 8 - Delete "49%" and insert "or approximately 33%"
  - Line 9 - Delete "26 structures" and insert "29 structures"
  - Line 11 - Delete "10" and insert "11"
- C. Section A. Paragraph 2. Line 2 - Delete "Prairie Avenue on the east" and insert "the rear lot lines of those lots fronting on Prairie Avenue"
- D. Insert after Section B. 2.k. the following section 1.: "To offer for sale to area residents, on a first priority basis, land and buildings for development of both residential and commercial uses."

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- E. Delete on Page 5 Section "l." and relabel it "m."
- F. Delete on Page 5 Section "m." and relabel it Section "n."
- G. Add Section "o." as follows: "To provide land or facilities for a Neighborhood Service Center and general neighborhood commercial uses."
- H. Section D. 1. - Insert after the word "rehabilitate", the following:  
"The exception is the Martin Luther King Shopping Center which will, if feasible, be rehabilitated, to serve as a Neighborhood Service Center."
- I. After Section E.1. 11) insert the following:  
"(2) C-2 General Commercial Zone  
(a) Permitted Uses:  
C-2 General Commercial Uses of the Zoning Ordinance shall be permitted except for:  
  
Club, Lodge or Fraternal Association, Package Liquor Store,  
Apartment Hotel or Hotel, Bar, Rescue or Temporary Revival Mission,  
Wholesale Merchandise Broker, Restaurant Serving Liquor, Upholstering Shop (Furniture and Automobiles).  
(b) Development Controls for C-2 Uses  
1) Lot Coverage, Building Setback, Building Height, Building construction shall be governed by the applicable controls of the Zoning Ordinance for C-2 Uses.  
2) Permitted Signs: A maximum of two (2) signs shall be permitted, including any plaques and any signs which are a part of the building's architecture. This limitation shall not include directional signs permitted below. Signs shall pertain only to the identification of the business conducted within the building, to the products sold and to the direction of visitors. No pictures or samples shall be permitted on a sign except as part of a trademark. No flashing or animated signs shall be permitted. In multiple-unit buildings, the same number of signs will be allowed for each business, subject to the controls for multiple-unit

buildings stated below. No signs shall extend above the roof or parapet, and no sign shall be attached to, sit upon or be painted on the roof or canopy. No free-standing sign shall be permitted, except for visitor directional signs allowed below.

Only the following types of signs shall be permitted namely:

(1) Horizontal or vertical wall signs, otherwise known as belt or face signs, excluding signs painted on the wall, itself.

(2) Plaques, attached to the face of the building in close proximity to the main entrance and bearing the name or trademark of the firm.

(3) All necessary directional signs shall be located on the lot occupied by the building to which the signs pertain. All signs shall be integrated with the architectural design, style and facia of the building to the exclusive satisfaction of the Agency. No sign shall exceed a maximum surface area of (3) square feet for each linear foot of that face of the building displaying such sign. No sign shall project more than (12) inches from the face of the building on which said sign is displayed. No plaque shall exceed (8) square feet in surface area. Any spot-light or similar illumination shall be so directed and shielded that the light source is not visible from any adjacent street or from any adjacent properties. In addition to all the sign controls, the following sign regulations shall pertain to multiple-unit buildings, namely: those signs pertaining to a given individual unit (within a multiple-unit building) shall not extend beyond that portion of the face of the building which directly encloses that given individual unit. The Agency in its sole and absolute discretion shall have the final right of approval.

- 3) Off-Street Parking: The redeveloper shall demonstrate that off-street parking is adequate in number, size, location, access and arrangement to meet the operational requirements of the land and

building uses proposed. However, in lieu of such demonstration, for each one (1) square foot of gross floor area, there shall be provided at least one (1) square foot of off-street parking lot area; but in no event shall the number of parking spaces be less than the minimum required by the Zoning Ordinance. The Agency in its sole and absolute discretion shall have the final right of approval.

- 4) Off-Street Loading: At least one (1) off-street loading space measuring (10) feet by (25) feet by (14) feet high, if covered (for access, maneuverability and operational use) shall be provided for each 20,000 square feet of floor area, or fraction thereof over 4,000 square feet of floor area, devoted to a use that involves the receipt or distribution by vehicles of material or merchandise. If this requirement is waived by the Zoning Board of Review there shall be reserved such additional off-street loading spaces as are required by this provision. The site plan, as submitted, shall show the full number of required off-street loading spaces and shall designate the landscaped area as reserved for off-street loading. In no case shall a site plan be acceptable which include proposals providing for off-street loading spaces either to be developed for current use or to be reserved for future use which will adversely interfere with the Area's vehicular circulation pattern. No off-street loading shall be permitted between the street and the front of the building.
- 5) Parking Space Construction: All off-street parking and loading areas, including drives and other accessways, shall be adequately paved with bituminous or cement concrete or other equivalent surfacing material and shall be provided with appropriate bumper and

wheel guards where needed. The parking area shall be screened as stated in paragraph (6). The parking area shall be landscaped such that for every 2,000 square feet of gross parking area there shall be at least one (1) live tree which shall be at least (15) feet high at the time of planting and which will attain a height of at least (20) feet, and there shall be an area of at least (200) square feet which shall be planted and permanently maintained in grass. Illumination shall be so arranged as to shield the light source from the view of all adjoining lots and from all abutting streets. The Agency in its sole and absolute discretion shall have the final right of approval.

- 6) Screening: Except for that portion of a driveway or accessway which opens directly into a public right-of-way, outdoor parking and loading areas shall be screened from the view of all adjoining residential uses and from all adjacent streets by means of a uniform growth of evergreen plant materials at least (4) feet wide and at least ( $4\frac{1}{2}$ ) feet high at the time of planting (measured at the edge of the street right-of-way, in the case of parking areas located at or below the street grade; and measured at the edge of the parking area pavement, in the case of parking areas located above the street grade) and which is of a variety that will attain a height of at least (6) feet. With the approval of the Agency, the following types of screening may also be permitted, namely: (1) masonry wall, which shall not be greater in height than ( $4\frac{1}{2}$ ) feet nor less than (4) feet, measured as above for evergreens, which shall be of uniform appearance, and which shall be integrated with the architectural design, style and facia of the proposed buildings as well as with the architecture(s) of adjacent, existing

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Provisions of Local Grant

The City share of \$186,120 will be met by a cash contribution.

Insert the following:

ELIGIBLE PROGRAM COSTS

GROSS PROGRAM COST	\$ 1, 116,889.00
LESS LAND PROCEEDS	- 70,000.00
NET PROGRAM COST	1, 096,889.00
MODEL CITIES SHARE	896,935.00
CITY SHARE	199,954.00

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CONTINGENCIES \$ + 74,268.50 (1)

(1) A contingency item in the amount of \$74,268.50 (1/4 of 297,074.00) is added to the City's share, to be used only if the \$297,074.00 provided by Model Cities is not adequate.

- M. Exhibit A - Delete the second, third, fourth, fifth and sixth paragraphs and insert the following paragraphs:

"Thence, running generally southeasterly along the centerline of Blackstone Street to its intersection with the projected easterly lot line of Lot 828 in A.P. 45:

Thence, turning and running generally southerly along the easterly lot line of lots 828,827,826,825,824,823,822,821,820,819,818,817,816,815,814,813,812,811,810,809,808,807,806 and 799 in A.P.45 to its intersection with the northerly lot line of lot 456 in A.P.45:

Thence turning and running generally northeasterly along the northerly lot line of 456,455 and 454 in A.P.45 to its intersection with the easterly lot line of 454 in A.P.45:

Thence turning and running generally southerly along said lot line and its projection to its intersection with the centerline of Chester Avenue:

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Thence, turning and running generally westerly along the centerline of Chester Avenue to the intersection of the easterly lot line of 464 in A.P. 45:"

N. Delete Maps numbered 1, 2, 3, 4, and 5 and insert Maps numbered 1, 2, 3, 4, and 5 all dated 8 May 1974.

2. That said Chapter 1972-42 of the Ordinance of the City of Providence as adopted be and the same is hereby ratified and affirmed in all respects.

3. All parts of Chapter 853 of the Ordinances of the City of Providence approved May 20, 1954, and entitled, "An Ordinance Approving and Adopting the Official Redevelopment Plan for the Willard Center Unit Two Project Area D2-A2," as amended heretofore, which are inconsistent with anything herein contained are hereby repealed.

4. 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**

**SEP 5 1974  
FIRST READING  
READ AND PASSED**

*Vincent Crespi*  
CLERK

**APPROVED**

**MAYOR**

*Joseph A. Pawley*  
**SEP 28 1974**

**IN CITY COUNCIL**

**SEP 10 1974  
SECOND READING  
READ AND PASSED**

*Vincent Crespi*  
PRESIDENT  
CLERK

No.

CHAPTER

AN ORDINANCE

IN CITY COUNCIL

JUL 21 1974  
FIRST READING  
REFERRED TO COMMITTEE ON

URBAN REDEVELOPMENT  
RENEWAL & PLANNING

*Amend Vespera*  
Clerk  
*Councilman Lynch*  
and *Councilman Dargatzis*,  
by request

THE COMMITTEE ON URBAN REDEVELOPMENT  
RENEWAL & PLANNING

Recommends

*Be Continued Passed*  
*Amend Vespera*

Clerk

August 13, 1974

IN CITY COUNCIL

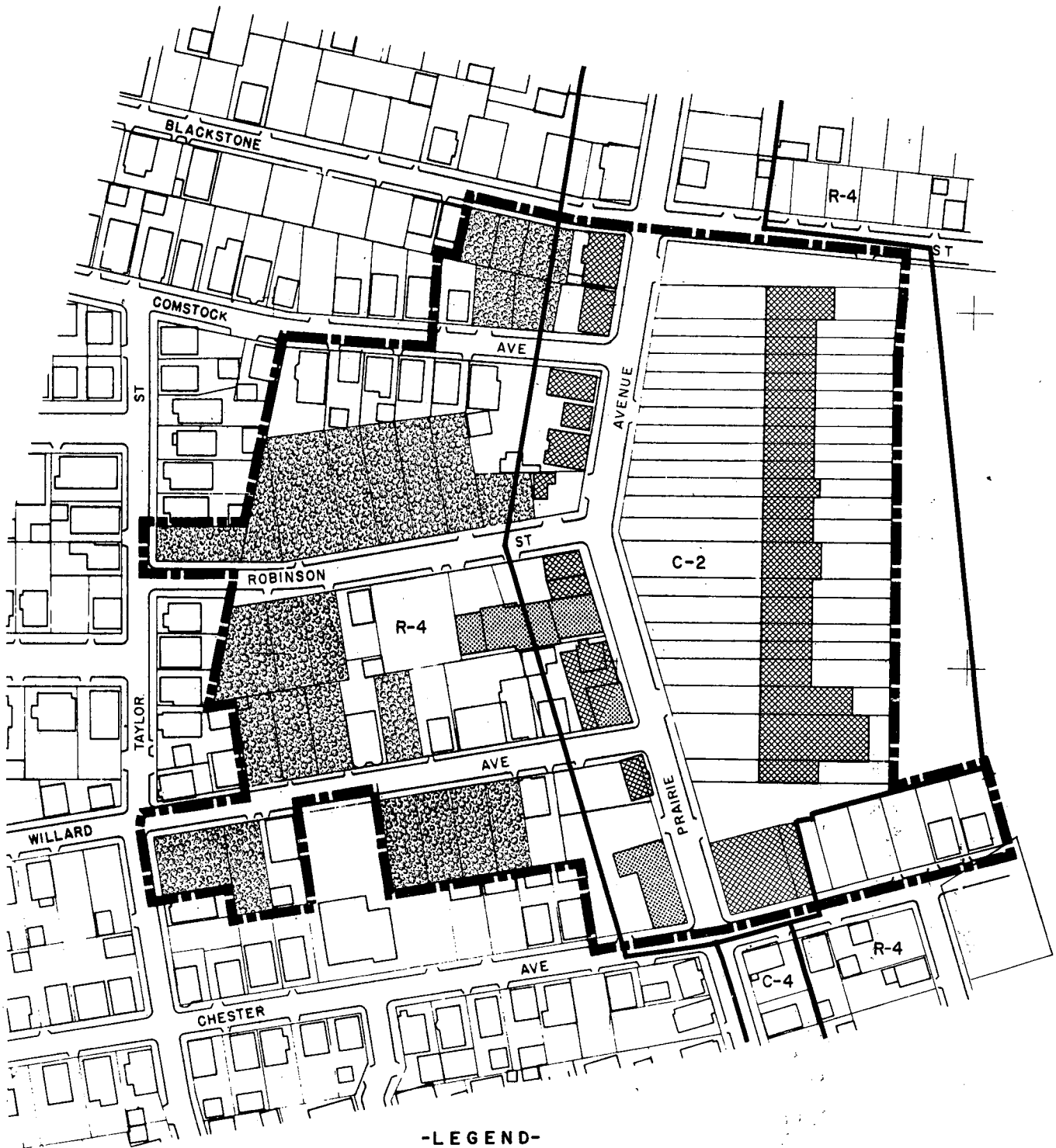
URGENT MATTER  
CITY OF LOS ANGELES

CLERK









CLERK



CLERK

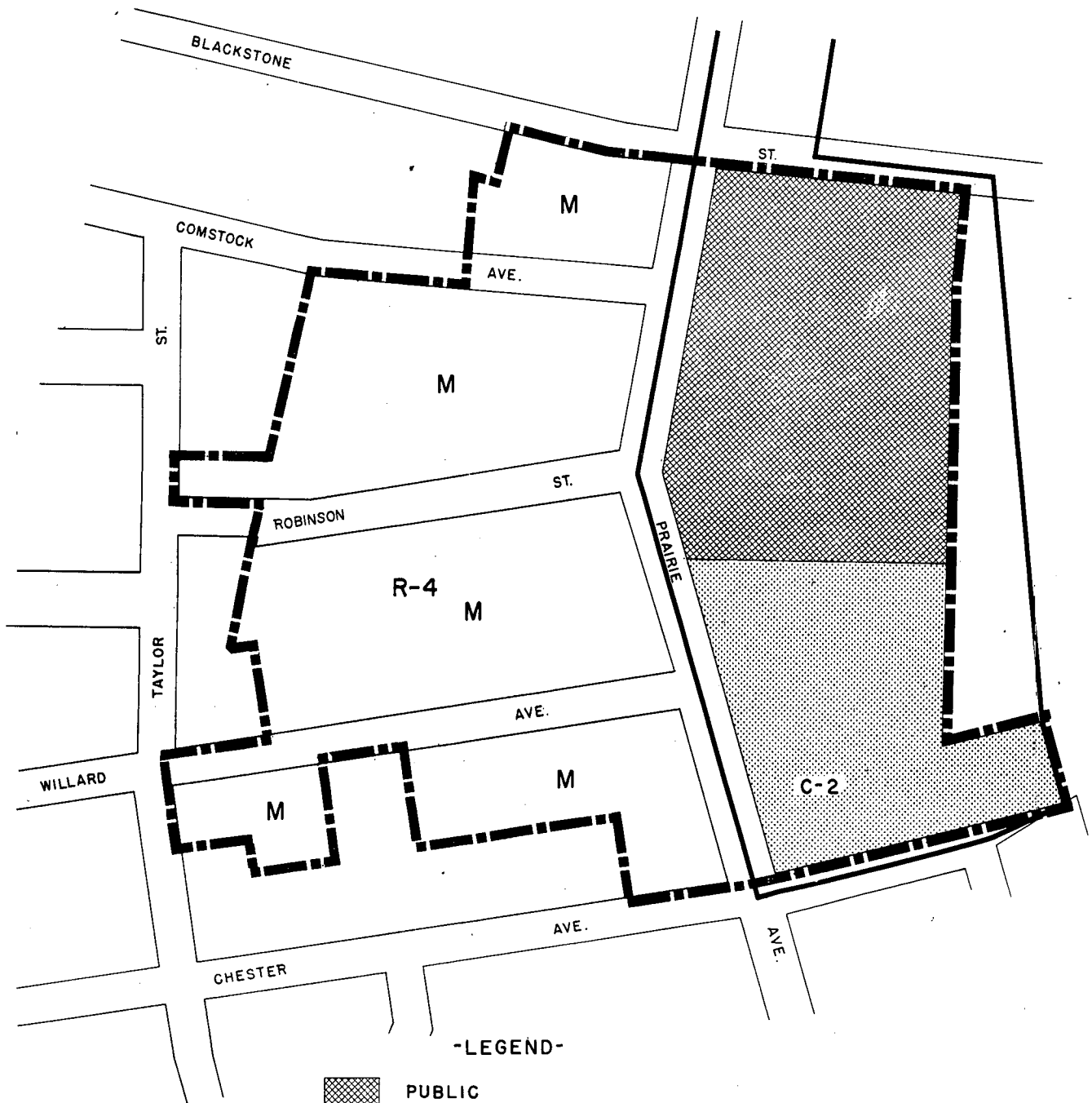




**-LEGEND-**

-  RESIDENTIAL
-  COMMERCIAL
-  PUBLIC (QUASI-PUBLIC)
-  VACANT
-  ZONING
-  C-2 GENERAL COMMERCIAL
-  R-4 MULTIPLE DWELLING
-  PROJECT BOUNDARY

EXISTING LAND USE AND ZONING		
COMSTOCK URBAN RENEWAL PROJECT		
PROVIDENCE REDEVELOPMENT AGENCY		
PROVIDENCE, RHODE ISLAND		
DATE	 	AREA NO.
REVISED		MAP NO.
8 MAY 1974		1



-LEGEND-



PUBLIC



RESIDENTIAL



COMMERCIAL

M

MEDIUM DENSITY



ZONING

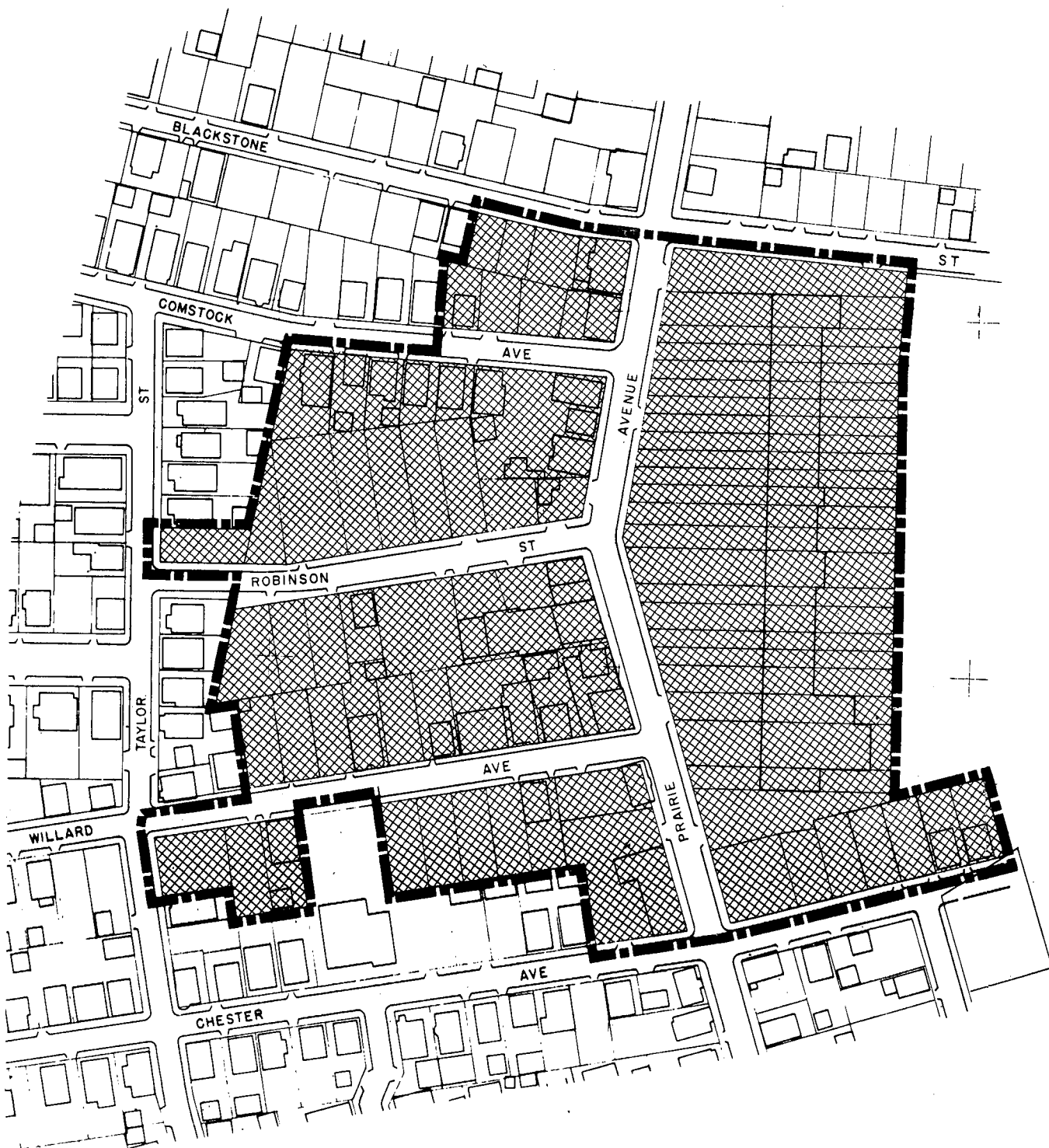
C-2 GENERAL COMMERCIAL

R-4 MULTIPLE DWELLING






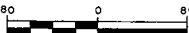
PROJECT BOUNDARY

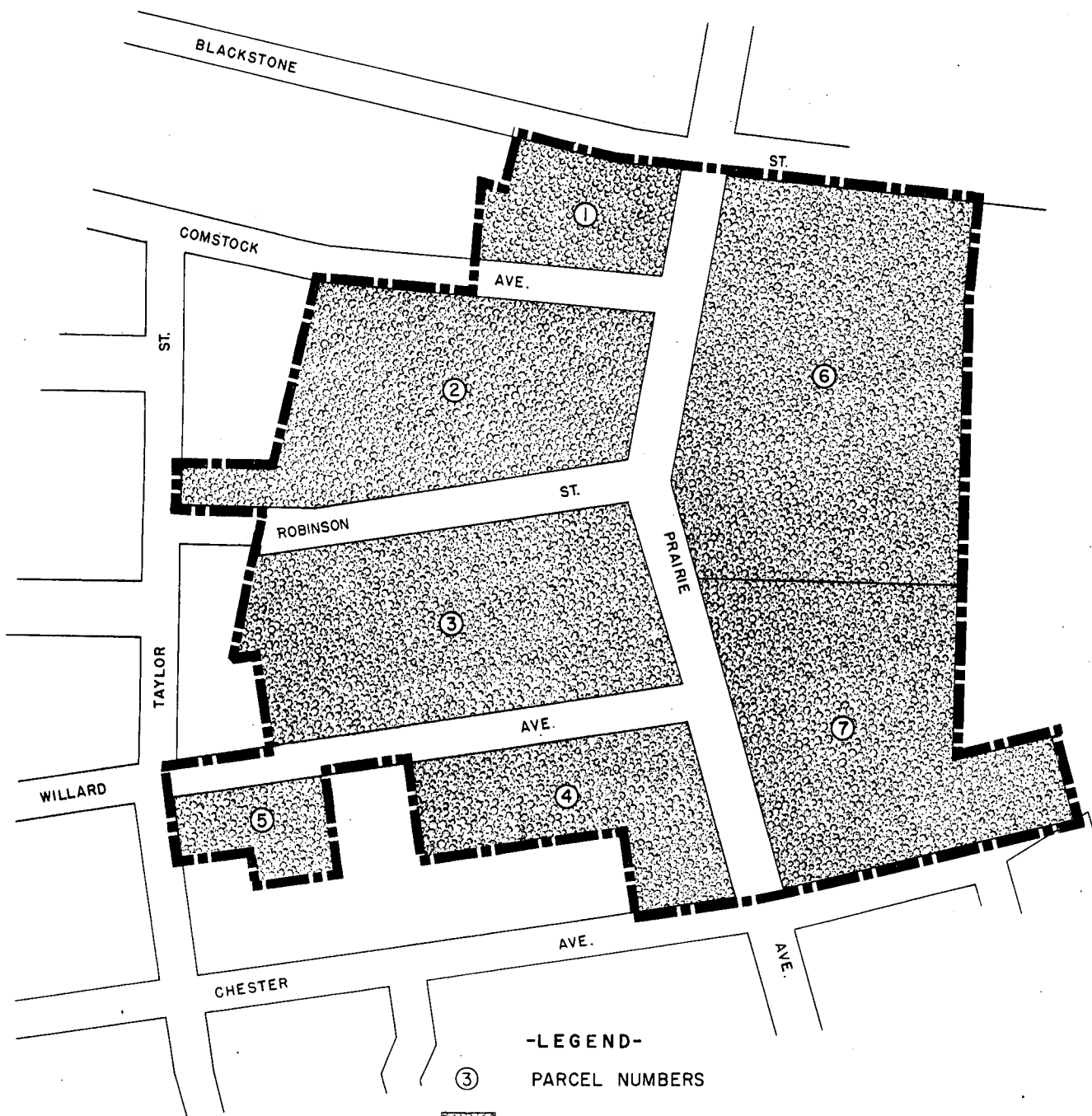
<b>PROPOSED LAND USE AND ZONING</b>		
<b>COMSTOCK URBAN RENEWAL PROJECT</b>		
PROVIDENCE REDEVELOPMENT AGENCY		
PROVIDENCE, RHODE ISLAND		
DATE		AREA NO.
REVISED		MAP NO.
8 MAY 1974		2



-LEGEND-

-  PROPERTY TO BE ACQUIRED  
 PROJECT BOUNDARY

PROPOSED ACQUISITION		AREA NO.
COMSTOCK URBAN RENEWAL PROJECT		MAP NO.
PROVIDENCE REDEVELOPMENT AGENCY		3
PROVIDENCE, RHODE ISLAND		
DATE	 	
REVISED		
8 MAY 1974		



**-LEGEND-**

③

PARCEL NUMBERS



DISPOSITION PARCELS



PROJECT BOUNDARY

SITE	AREA	USE	DISPOSITION
1	23,085	RESIDENTIAL	SALE
2	75,648	RESIDENTIAL	SALE
3	86,360	RESIDENTIAL	SALE
4	39,740	RESIDENTIAL	SALE
5	13,322	RESIDENTIAL	SALE
6	120,651	PUBLIC	SALE
7	81,537	COMMERCIAL	SALE

**DISPOSITION**

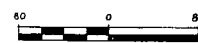
**COMSTOCK URBAN RENEWAL PROJECT**

PROVIDENCE REDEVELOPMENT AGENCY

PROVIDENCE, RHODE ISLAND

DATE

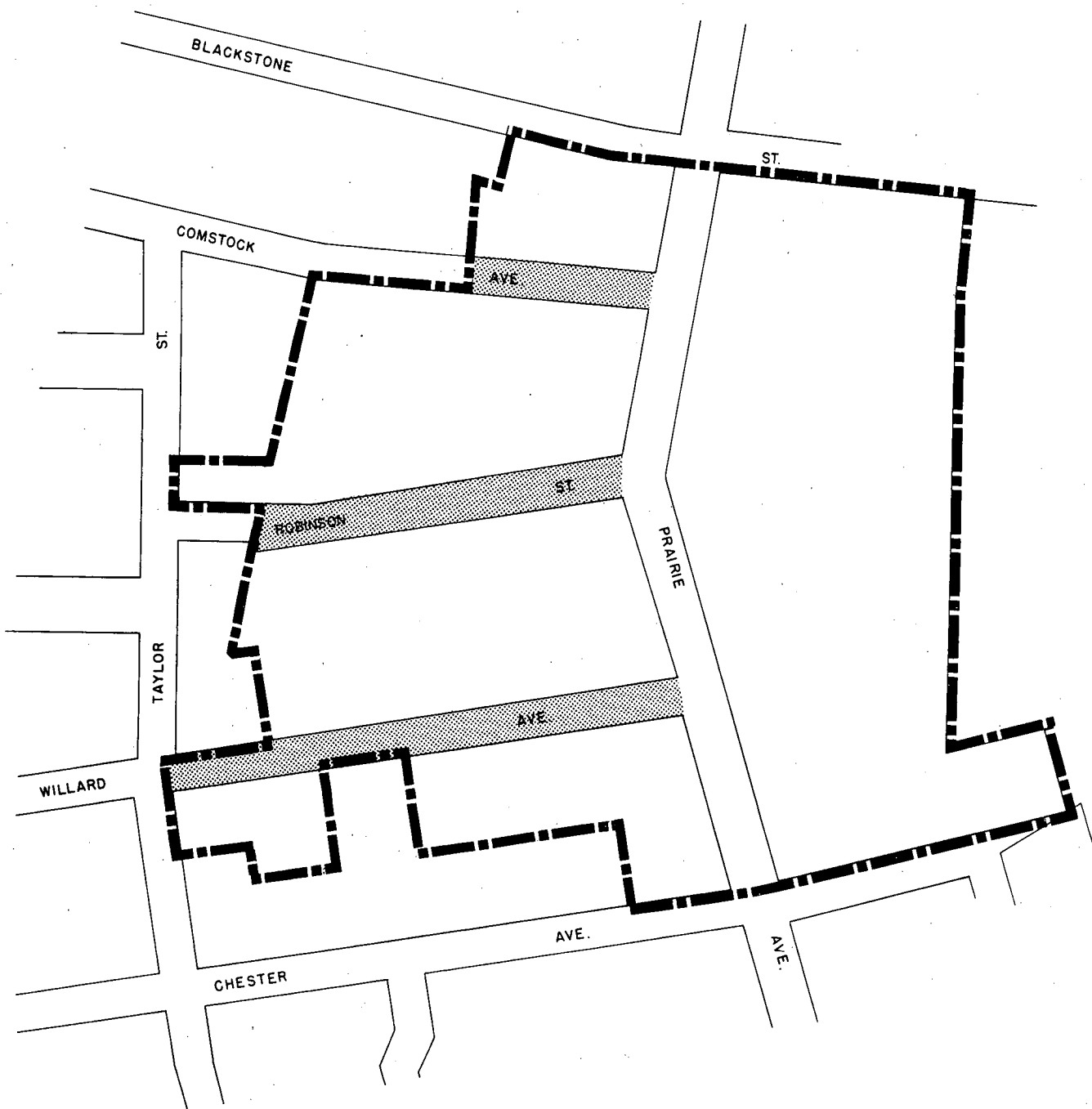
REVISED  
8 MAY 1974





AREA NO.


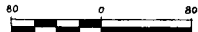
MAP NO.

4



-LEGEND-

-  PROPOSED NEW STREET PAVEMENT  
 PROJECT BOUNDARY

SITE IMPROVEMENTS		AREA NO.
COMSTOCK URBAN RENEWAL PROJECT		
PROVIDENCE REDEVELOPMENT AGENCY		
PROVIDENCE, RHODE ISLAND		
DATE	 	
REVISED		MAP NO.
8 MAY 1974		5