

# City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## CHAPTER 1993-32

No. 627 **AN ORDINANCE** IN AMENDMENT OF CHAPTER 564 OF THE ORDINANCES OF THE CITY OF PROVIDENCE, ENTITLED "THE CITY OF PROVIDENCE ZONING ORDINANCE" APPROVED OCTOBER 24, 1991 BY AMENDING PROVIDENCE ZONING DISTRICT MAP NUMBER 4 OF THE OFFICIAL ZONING MAP BY CHANGING THE ZONING DISTRICT DESIGNATION OF LOTS 140, 244, 143, 144, 145, 146, 147, 148, 149, 150, 159, 151, 153, 155 AND 245 FROM C-2 TO D-1 AND OTHER CHANGES.

Approved September 24, 1993

**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 October 24, 1991 is hereby amended as follows:

- A. Section 306.1 - Footnotes for Dimensional Regulations - Downtown Districts: is amended by adding after "The maximum height in the D-1 Zone will be determined as follows:" D-1 45 equals a maximum height of 45 feet;
- B. The zoning district designation of lots 140, 244, 143, 144, 145, 146, 147, 148, 149, 150, 159, 151, 153, 155 and 245 on Providence Zoning District Map 4 of the Official Zoning Maps from C-2 to D-1 45.
- C. In accordance with RIGL 45-24-53 (H) the uses of Providence Zoning District Map 4 of the Official Zoning Maps lots 140, 244, 143, 144, 145, 146, 147, 148, 149, 150, 159, 151, 153, 155, 245, 174, 196, 195, 193, 192 and 189 are limited to Use Codes 21, 23, 24, 24.5, 25, 27, 31, 32, 35, 36, 41, 43, 46 and 58.
- D. Parking, as an accessory use for Providence Zoning District Map 4 of the Official Zoning Maps lots 140, 244, 143, 144, 145, 146, 147, 148, 149, 150, 159, 151, 153, 155, 245, 174, 196, 195, 193, 192 and 189, shall be below grade. Access to parking structures shall be from Park Street only. Service loading shall also be accommodated below grade.

**Section 2:**

This ordinance shall take effect upon passage.

IN CITY COUNCIL

SEP 2 1993

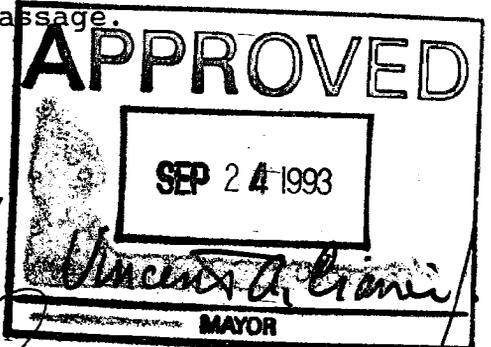
FIRST READING  
READ AND PASSED

*Michael R. Clement*  
CLERK

IN CITY  
COUNCIL

SEP 16 1993  
FINAL READING  
READ AND PASSED

*James Stokessnell*  
*Michael R. Clement*  
CLERK



No.

CHAPTER

AN ORDINANCE

IN CITY COUNCIL  
MAY 20 1993

FIRST READING  
REFERRED TO COMMITTEE ON  
ORDINANCES

*Michael K. Clement* CLERK

THE COMMITTEE ON  
ORDINANCES

Recommends

*Barbara A. Poirier*  
7/13/93 P.H.  
Clerk

THE COMMITTEE ON

ORDINANCES

Recommends

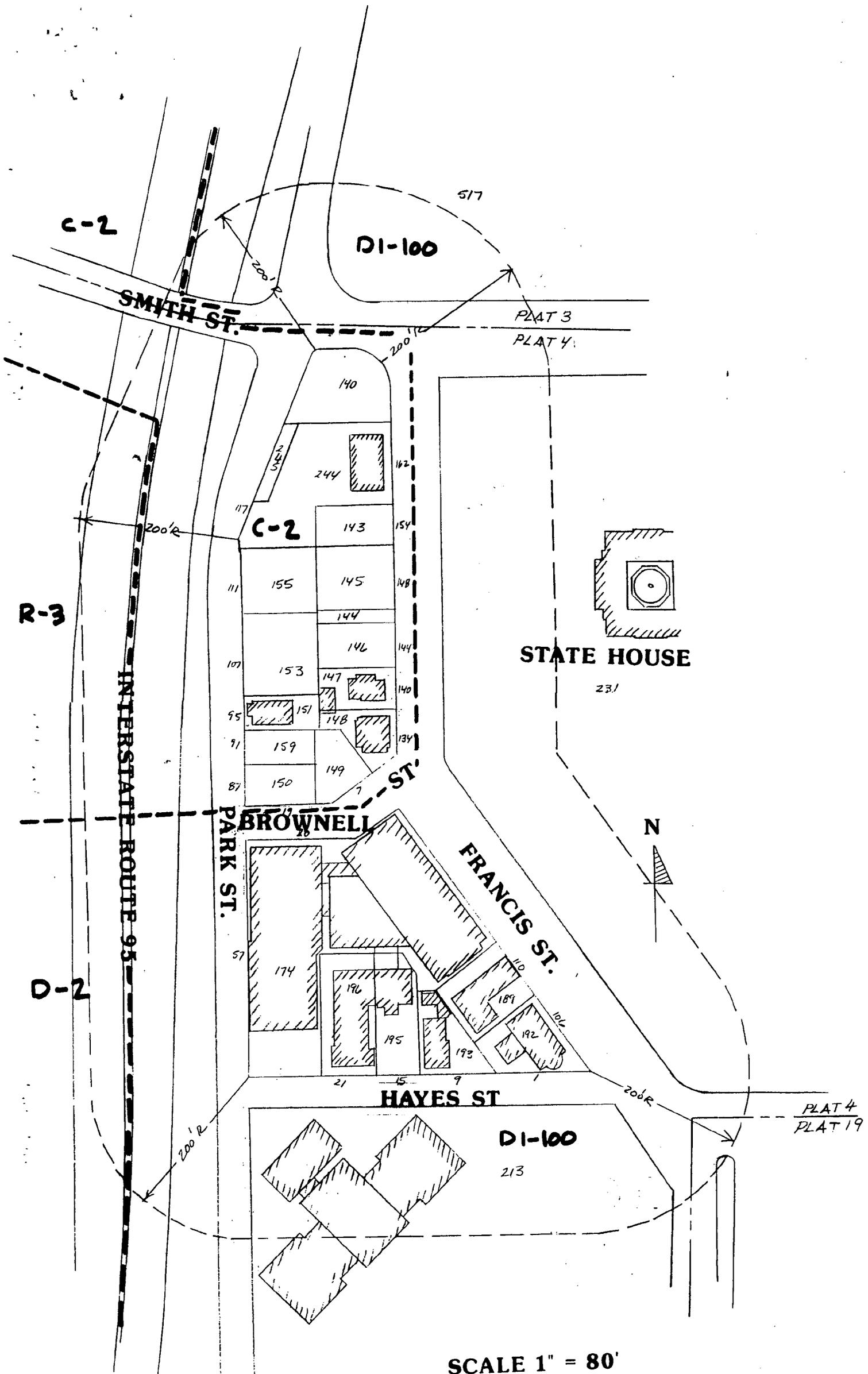
*Continued*  
*Barbara A. Poirier*  
8/11/93  
Clerk

THE COMMITTEE ON  
ORDINANCES

Approves Passage of  
The Within Ordinance

*Barbara A. Poirier*  
8/24/93  
Chairman  
Clerk

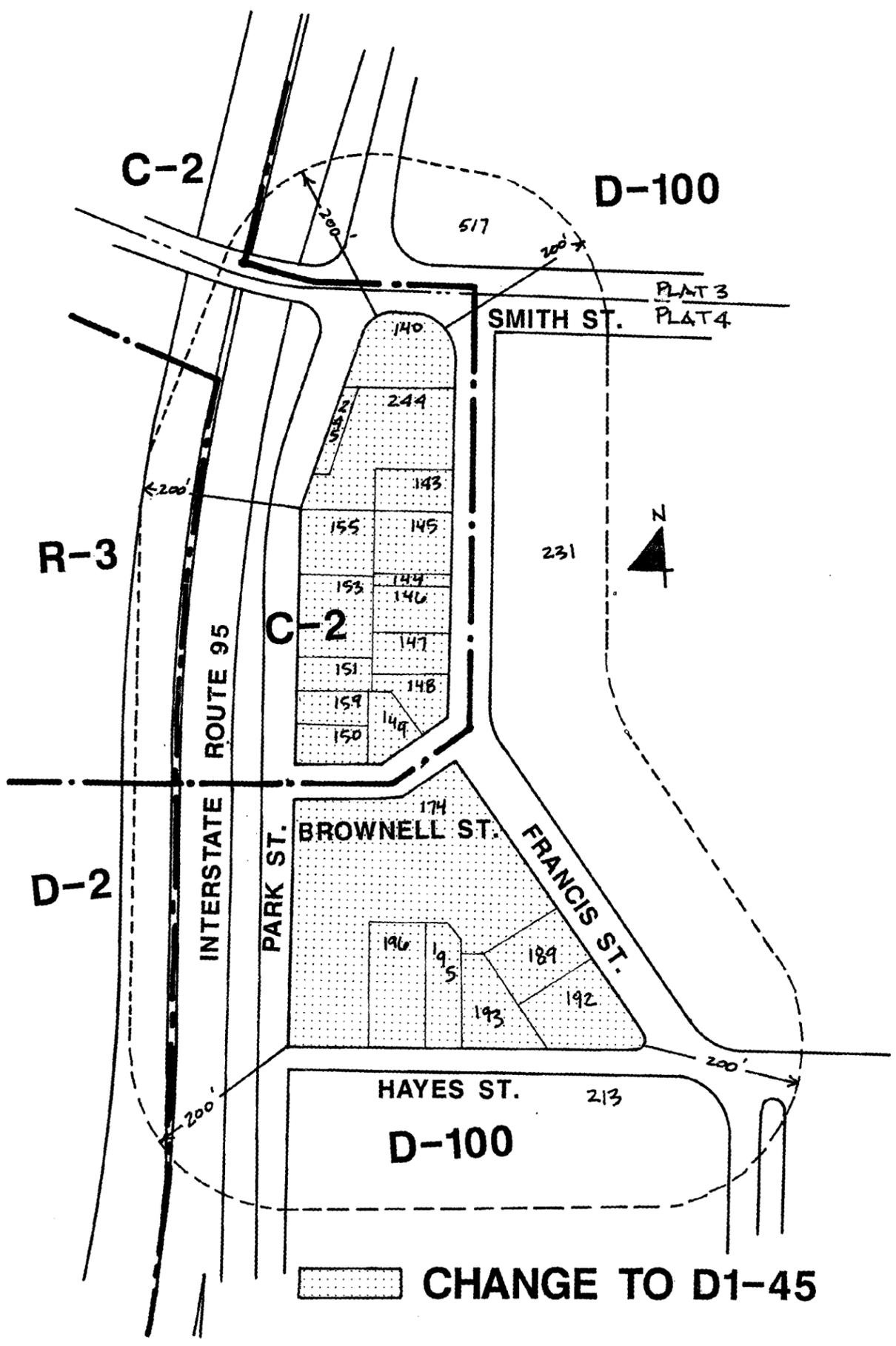
*Councilman Klein (by Request)*

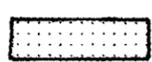


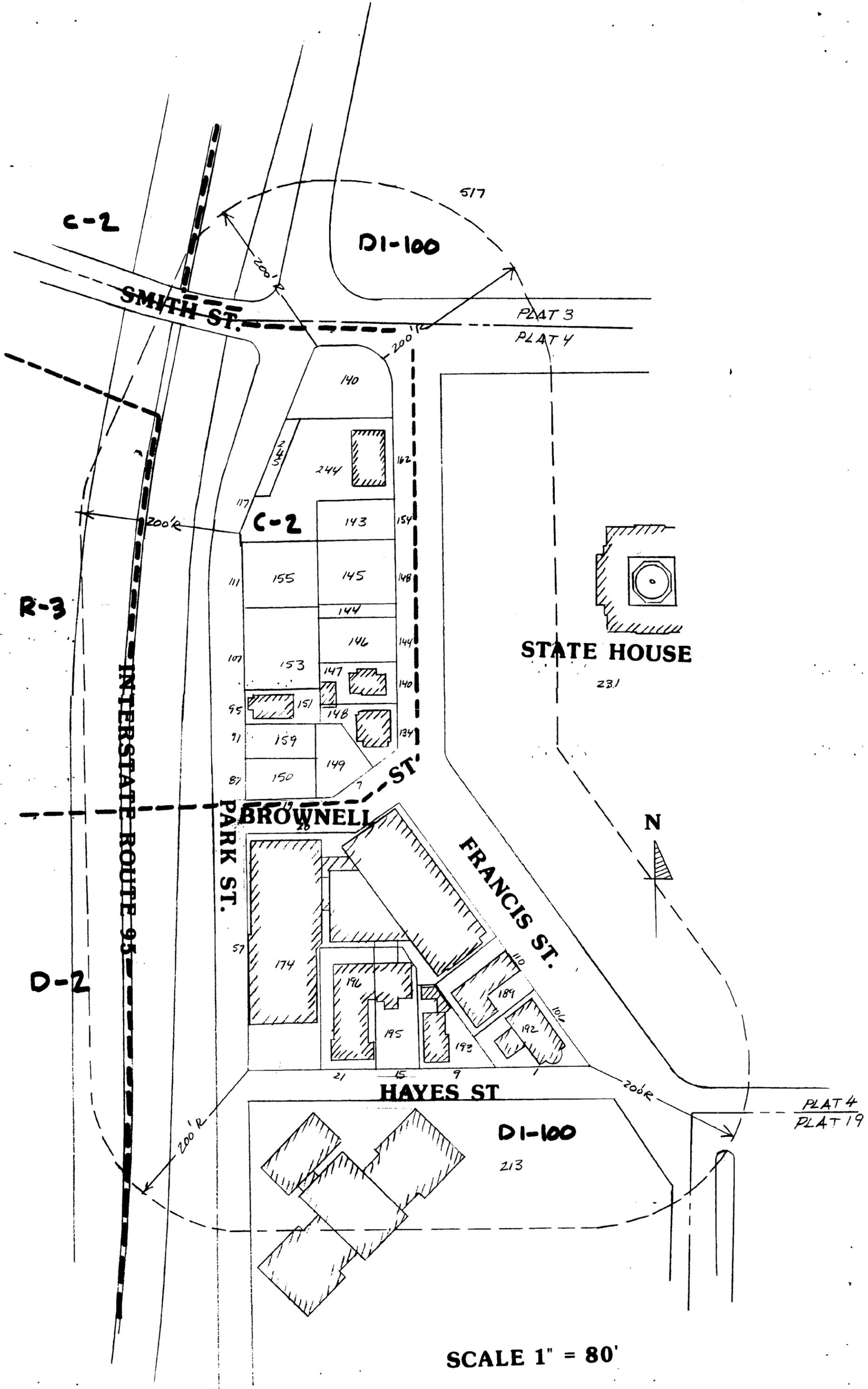
SCALE 1" = 80'

Map # 1

11  
TOP



 CHANGE TO D1-45



SCALE 1" = 80'

OWNERSHIP

PLAT	LOT	
3	517	State of Rhode Island
4	231	State of Rhode Island
"	140	Alpha Building Associates Two
"	244	Rhode Island Employees Credit Union
"	143	Alpha Building Associates Two
"	245	Rhode Island Employees Credit Union
"	145	Alpha Building Associates Two
"	155	Alpha Building Associates Two
"	144	Alpha Building Associates Two
"	146	Alpha Building Associates Two
"	147	Ngoon Fu Chin
"	148	Salatore Jr. Butera
"	149	Salatore Jr. Butera
"	150	Salatore Jr. Butera
"	153	Theodore Jr. Laramee
"	151	Salatore Jr. Butera
"	159	Salatore Jr. Butera
"	174	Rhode Island Public Building Authority
"	196	Goria Dei Evangelical Luthern Church
"	195	Goria Dei Evangelical Luthern Church
"	193	Rhode Island Medical Society
"	189	Weisberg Associates Inc.
"	192	Rhode Island Medical Society
	213	State of Rhode Island

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3	517	State of Rhode Island
4	231	State of Rhode Island
"	140	Alpha Building Associates Two
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**Tuesday, July 13, 1993**

My name is Stanley Bernstein and I am the Executive Director of the Capital Center Commission, a public corporation of the State of Rhode Island and a public agency of the City of Providence.

As background for my statement at this public hearing - State legislation in 1981 established the authority to create the Capital Center Commission and to empower it to adopt, implement and administer a plan of development for the Capital Center railroad relocation project within a special development district to be established by the City of Providence.

On September 10, 1982 by ordinance 493, the City of Providence acting upon that authority approved the initial Capital Center Special Development District (CCSDD), which, on May 15, 1989 was expanded by ordinance no. 219 to include the URI extension educational complex.

The approved CCSDD at this date includes the 72 acre area generally bounded by Canal Street, Exchange Terrace, Interstate 95 and Smith Street, but excludes (1) the State House and its grounds, and (2) the two block area bounded by Hayes, Francis and Smith Streets and Interstate 95 which is the two block area the Department of Planning and Development has proposed certain zoning amendments.

The Capital Center Commission and its Design Review Committee contend that the lower block bounded by Hayes, Francis, Brownell and Park Streets, which includes the newly renovated Veterans Auditorium, is remarkable for its historical architecture, which should be protected - and that the upper block bounded by Brownell, Francis, Smith and Park Streets, which is the northerly gateway to Capital Center and adjoins the lower historic block to the south and the State House to the east, should be restricted, in part, to uses and a building scale that is compatible with those areas.

The proposed zoning amendments for the two blocks offer that protection, and we, the CCC and its DRC, endorse and encourage your recommendation of approval to the City Council.

*State House Neighborhood Homeowners' Association*

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88 Holden Street, Providence, R.I. 02908

July 13, 1993

Committee on Ordinances of the City Council  
City Hall  
Providence, R.I. 02903

re: An Ordinance in amendment of Chapter 564 of the City Ordinances amending Plat 4, Lots 140, 244, 143 - 151, 153, 155, and 245 from an C-2 zone to a D-1(45) zone.

Dear Committee Members:

The State House Neighborhood Homeowners Association is a neighborhood association bounded more or less by Smith Street, I-95, the Woonasquatucket River, Bath and Calverley Streets. Recently a portion of our neighborhood was nominated by the State Historical Commission for National Historic District status.

We welcome the opportunities this zone change will bring to the owners and those of us affected by it.

May we submit four recommendations:

- 1) That the view corridor of the State House from Smith Street be maintained. For years a gas station and now a vacant lot occupy Lot 140. The view of the State House as one approaches it from Smith Street delights not only the residents of Smith Hill but the estimated 20,000 motorists who daily travel eastward on Smith Street. As beautiful as the State House is from many vantages none is as dramatic as the view down Smith Street. Were a building constructed anywhere north of the existing credit union building this public benefit will be gone for good.
- 2) That whatever is constructed in this zone undergo design review. To the south this zone abuts the Capitol Center Special Development District, which receives intense design scrutiny. To the east this zone abuts the State House, arguably the finest in The United States. To the north this zone abuts the Capitol District which has been developed according to design and master plan guidelines these past thirty years. To the west across I-95 this zone abuts a district that has just received Rhode Island Historical Commission District status. Certainly the tax revenue generated by real estate along College Hill will be enhanced by stately architecture rising to embrace the view of the State House.
- 3) That the generous parking regulation concessions granted D zones be tightened in light of the existing parking shortage in the area. Below grade parking with access from Brownell Street is a boon to everyone who lives and works in the Capitol District.

4) That the "other changes" stated in the notice for the Public Hearing of this zoning amendment be stated individually.

Perhaps property owners in the new zone will grimace at these recommendations but articulating these concerns demonstrates just how valuable this property is. Public scrutiny, debate and refinement of proposals for the Capital Center Special Development District has not depressed values there.

Respectively submitted,

Joseph F. Cornwall  
Diana Kaplan  
Sally H. Sheufele  
Josh D. [unclear]  
George M. Noyton  
State House Dir.  
a Kelly Smith  
Robert K. Hawkinson  
Stephen M. Raymond

# PROVIDENCE PRESERVATION SOCIETY

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July 13, 1993

Mr. David Igliazzi, Chairman  
Committee on Ordinances  
Providence City Council  
City Hall  
25 Dorrance Street  
Providence, RI 02903

RE: An Ordinance for Zoning Changes to Lots on Zoning District Map Number 4, "Lots 140, 244, 143, 144, 145, 146, 147, 148, 149, 150, 159, 151, 153, 155, and 245 from C-2 to D-1 and other changes."

Dear Chairman Igliazzi,

The Providence Preservation Society wishes to go on record in strong support of the above-referenced Ordinance now before the Committee. Our support for this zoning change is based on the following reasons:

- 1) The properties in question are **located adjacent to the Rhode Island State House**, a landmark in the City of Providence and a symbol to all the people of Rhode Island. The State House is listed on the National Register of Historic Places and is one of the historical resources that the Preservation Society is working vigorously to protect.
- 2) The area around the State House and other State buildings has seen a great deal of improvement in the past few years, making it a fitting setting for one of our proudest buildings. We believe that all areas adjacent to the State House should be zoned so as to promote compatible uses and building designs that respect the importance of the State House.
- 3) The Ordinance now before the Committee to make the above-referenced lots a D1-45 zone, with uses limited to codes 21, 23, 24, 24.5, 25, 27, 31, 32, 35, 36, 41, 43, 46, and 58, achieves the goals of protecting and safeguarding the area around the Capitol by limiting the uses to ones that are appropriate, and by encouraging building configurations that compliment the area and the State House itself.
- 4) The recently-restored Veteran's Memorial Auditorium is one of the properties affected by this ordinance, and will, we believe, benefit from this zoning change. The setting for this National Register-listed building is crucial to its success, and this ordinance will allow only those uses that are compatible with the Auditorium.

For these reasons, we strongly urge you to pass this Ordinance out of Committee and to recommend it's approval by the full City Council.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'ARNOLD ROBINSON', with a long horizontal line extending to the right.

Arnold Robinson  
Assistant Director

cc: Thomas Deller, Department of Planning and Development  
Joe Cornwall, State House Neighborhood Association  
Tom Twitchell, Smith Hill Center  
Jack LaFond, Veteran's Memorial Auditorium  
Thomas Glavin, Providence City Council



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

HISTORICAL PRESERVATION COMMISSION

Old State House  
150 Benefit Street  
Providence, Rhode Island 02903  
401-277-2678 • FAX 401-277-2968 • TDD 401-277-3700

12 July 1993

Councilman David V. Igliazzi, Chairman  
City Council Committee on Ordinances  
Providence City Hall  
25 Dorrance Street  
Providence, Rhode Island 02903

Dear Mr Igliazzi:

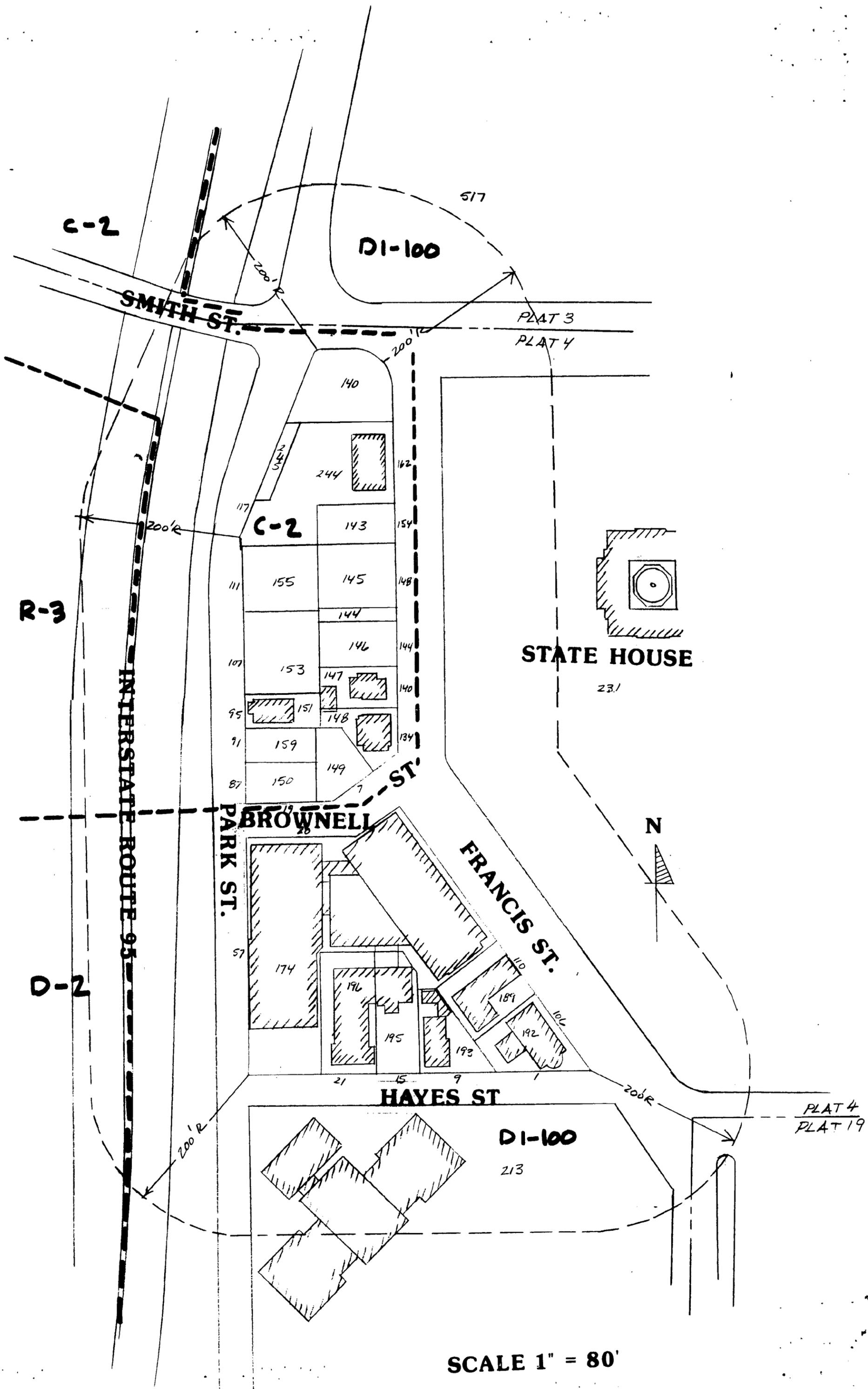
The Rhode Island Historical Preservation Commission strongly supports the Amendment of Chapter 564 of The City of Providence to amending the Providence Zoning District Map Number 4 by changing the designation of Lots 140, 143, 144, 145, 146, 147, 148, 149, 150, 151, 153, 155, 159, 244, and 245 from C-2 to D1-45.

The amendment will place greater restriction than presently exists on the land and on the buildings erected thereon. Adjacent to and including several important historic properties, including Veterans Memorial Auditorium, the Rhode Island Medical Society Building, and the Rhode Island State House, this prominent site requires thoughtful development that takes into account the historic and architectural character of the identified parcels and their neighbors. The proposed amendment represents a public-policy decision consistent with both the needs of the area and the provisions of The City's Comprehensive Plan.

Very truly yours,

Edward F. Sanderson  
Executive Director  
Deputy State Historic Preservation Officer





SCALE 1" = 80'