

# City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## CHAPTER 1981-26

No. 287 **AN ORDINANCE** IN AMENDMENT OF AND IN ADDITION TO CHAPTER 1977-5 OF THE ORDINANCE OF THE CITY OF PROVIDENCE APPROVED FEBRUARY 14, 1977 AND ENTITLED, "AN ORDINANCE APPROVING AND ADOPTING THE OFFICIAL REDEVELOPMENT PLAN FOR DOWNTOWN PROVIDENCE RENEWAL".

*Approved* May 21, 1981

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

1. That Chapter 1977-5 of the Ordinances of the City of Providence, approved February 14, 1977 and entitled, "An Ordinance Approving and Adopting the Official Redevelopment Plan for Downtown Providence Renewal" as amended by Chapter 1978-44 of the Ordinance of the City of Providence, approved November 24, 1978, be and the same is hereby further amended as follows: -

A. Insert the following paragraphs under Section F entitled "Standards and Controls for Land Development" as contained in and set forth in Page 18 of that booklet entitled, "Downtown Providence Renewal, Official Redevelopment Plan, 1976" which is a part of the aforementioned ordinance.

1. C-3 Downtown Commercial Zone

a. C-3 Downtown Commercial Uses of the City of Providence Zoning Ordinance shall be permitted. The Agency in its sole and absolute discretion shall have the final right of approval.

2. Development Controls for Permitted C-3 Uses

a. Lot Coverage, Building Setbacks, Building Height, Maximum Density, and Minimum Lot Size

Shall be governed by the applicable provisions of the Zoning Ordinance as amended to date.

b. Building Construction:

The construction of buildings shall conform to the regulations set forth in the Building Ordinance of the City of Providence as amended to date.

c. Permitted Signs:

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. 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 spotlight 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.

d. Off-Street Parking and Loading: -

Shall be governed by the applicable provisions of the Zoning Ordinance as amended to date.

e. 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, in the opinion of the Agency, it is determined that they are needed. 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.

f. 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 adjacent streets by means of a uniform growth of evergreen plant materials at least 4 feet high at the time of planting or a masonry wall which shall not be less than 4 feet, or a wooden fence which shall not be less than 4 feet and shall be of uniform appearance, and which shall be of uniform appearance, and which shall be integrated with the architectural design, style and facia of the building, as well as

with the architecture(s) of adjacent, existing buildings. A uniform appearing, adequate, year-round screen shall be approved by the Agency. On that portion of a lot in the triangle formed by the lines of streets intersecting at an angle of less than (135) degrees and a line joining points on such lines (15) feet distant from their point of intersection, screening shall be provided at a height of (3-1/2) feet. The Agency in its sole and absolute discretion shall have the final right of approval.

g. Landscaping and On-Site Improvements and Maintenance:

The entire site shall be properly graded and drained. All unbuilt areas of the site shall be provided, where needed, with suitable walks and access drives which are properly designed and constructed. All unbuilt and unpaved areas of the site shall be landscaped. After fully developed, the land, buildings and other improvements to all sites in the project area shall be maintained in good repair and in clean and sanitary conditions. Sufficient and suitable refuse and garbage storage and disposal facilities, including structural enclosures where appropriate, shall be provided and properly maintained. The Agency in its sole and absolute discretion shall have the final right of approval.

h. Other Applicable Controls are Listed Below Under the Headings:

1) "Other Conditions, Covenants, Restrictions and Provisions Controlling the Development and the Use of Acquired Land and Improvements".

2) "Miscellaneous Provisions"

B. Insert the following paragraphs after paragraph G.4(b) under Section G.4 entitled "Miscellaneous Provisions" as contained in and set forth in Page 21 of that certain booklet entitled, "Downtown Providence Renewal, Official Redevelopment Plan, 1976" which is a part of the aforementioned ordinance.

- (c.) Only those signs or plaques approved by the Agency shall be permitted.
- (d) Land sold to an adjoining owner shall first be utilized to satisfy requirements of this Plan with respect to his adjoining non-acquired property.
- (e) The purchaser of land from the Agency obligates himself to provide the necessary rehabilitation of his adjoining non-acquired property, such rehabilitation to meet the standards established by this Plan. After receipt of notice from the purchaser to the Agency that he has complied with the standards established by the Plan and after the Agency has made a finding of such fact, the Agency will tender to the purchaser a Certificate of Completion suitable for recording with the Recorder of Deeds.
- (f) Required front yards of building sites shall be maintained in grass except for walks, drives, planting, and flag poles. Suitable planting shall be provided and maintained in front of the building or be related to the architecture of the structure. No driveway parallel to the street shall be permitted in the required minimum front yard.

- (g) All areas subject to wheeled traffic shall be adequately paved with bituminous or cement concrete or other permanent paving material and shall have appropriate bumper or wheel guards where, in the opinion of the Agency, it is determined that they are needed.
- (h) Any area not paved shall be suitably landscaped.
- (i) All buildings and improvements shall be maintained in good repair and in safe, clean, and sanitary condition.
- (j) Sufficient and suitable refuse and garbage storage facilities, including structural enclosures where appropriate, shall be provided and properly maintained.
- (k) Wherever screening of uses is provided, it shall be a uniform appearing, adequate year-round type, and subject to the approval of the Agency.
- (l) All mechanical equipment, whether located on the roof of a structure or on the ground or at any other location on a site shall be totally and effectively screened from view within the limits of safety and good design with respect to any given mechanical system - and said screening shall be integrated with the architectural design, style and facia of the building(s). The Agency in its sole and absolute discretion shall have the final right of approval.
- (m) The Agency in its sole and absolute discretion shall have the final right of approval and interpretation of all redevelopment proposals.

C. Paragraph numbered 7 entitled, "Estimated Cost of Redevelopment and Proposed Method of Financing" under Section G entitled "Other Provisions Necessary to Meet Local Objectives" as contained in and set forth in Page 23 of that certain booklet entitled, "Downtown Providence Renewal, Official Redevelopment Plan, 1976" which is a part of the aforementioned ordinance be and the same is hereby deleted and the following substituted therefore:

7. Estimated Cost of Redevelopment and Proposed Method of Financing

- Line 1     \$1,200,000 - Cost of acquiring the park deck fronting Union Station and the former Journal Building at 205 Westminster Mall.
- Line 2     \$4,906,000 - Kennedy Plaza Capital Improvements
- Line 3     \$6,106,000 - Total Project Cost
- Line 4     \$3,925,000 - (80% of Line 2) UMTA (Urban Mass Transit Administration) financing of Kennedy Plaza improvements.
- Line 5     \$2,181,000 - (100% of Line 1 and 20 % of Line 2) Total City Share.

D. Insert the following Section G.8 entitled, "Non Residential Rehabilitation Standards" after Paragraph 7. entitled "Estimated Cost of Redevelopment and Proposed Method of Financing" under Section G. entitled "Other Provisions Necessary to Meet Local Objectives" as contained in and set forth in Page 23 of that certain booklet entitled, "Downtown Providence Renewal, Official Redevelopment Plan, 1976".

8. Non Residential Rehabilitation Standards

- (a) Minimum Non-Residential Standards

The Building Ordinance of the City of Providence and the Zoning Ordinance of the City of Providence shall control all matters concerning the construction, alteration, addition, repair, removal, demolition, use, location, occupancy, and maintenance of all buildings and other structures and their service equipment and shall apply to existing buildings and other structures, including all non-residential structures in the project not acquired by this Agency.

All buildings, other structures, and all parts thereof including service equipment, both existing and new, shall be maintained in a safe and sanitary condition as required by state and local laws.

The owner or his designated agent shall be responsible for the safe and sanitary maintenance of the building or other structure and its service equipment at all times.

(b) Non-Residential Project Standards

Owners of all non-residential properties shall be encouraged to undertake:

1. The cleaning or repainting of all exterior and interior metal, masonry, glass and woodwork where required;
2. The screening of all open storage;
3. The replacement of all broken, loose, or unsafe fenestration of all windows, doors, and store fronts;
4. The grading or regrading of all lots in such a manner as to provide a satisfactory drainage of water runoff away from buildings and from the lot to a public street or drainage casement;
5. The suitable surfacing or resurfacing of all driveways, parking areas, walks and plazas so as not to constitute a nuisance to the surrounding areas;
6. The proper landscaping of all other open areas;
7. Either the replacement of existing undesirable signs or the placement of new signs which in either case are to be:
  - (a) non-flashing;
  - (b) integrated with the overall appearance of the structure to which the signs are affixed;
  - (c) compatible with the general character of the section in which they are located.
8. The repair, painting or replacement of fencing as required.

E. Certain maps of the aforementioned Official Redevelopment Plan herein-after identified are deleted:

- (1) Map No. 3. "Proposed Acquisition" dated 9-76

F. Insert the following map in its stead:

(1) Map No. 3 "Proposed Acquisition" dated 4-80.

G. Insert the following map after Map No. 6. " Right-of-way Adjustments" dated June 1978 of the aforementioned Official Redevelopment Plan, which is a part of the aforementioned ordinance:

(1) Map No. 7 "Disposition" dated 4-80.

2. That said Chapter 1977-5 of the Ordinance 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  
MAY 17 1981  
FIRST READING  
READ AND PASSED

*Rose M. Mendonca* CLERK

IN CITY  
COUNCIL

MAY 14 1981  
FINAL READING  
READ AND PASSED

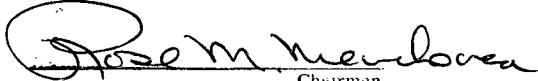
*Ralph F. Farnsworth*  
PRESIDENT  
*Rose M. Mendonca*  
CLERK

APPROVED  
*Vincent A. Cianci*  
MAYOR

MAY 21 1981

THE COMMITTEE ON  
URBAN REDEVELOPMENT  
RENEWAL & PLANNING

Approves Passage of  
The Within Ordinance

  
Chairman

April 21, 1981

READ AND PASSED  
FIRST READING  
MAY 1 1981  
COUNCIL  
IN CITY

MANAGER

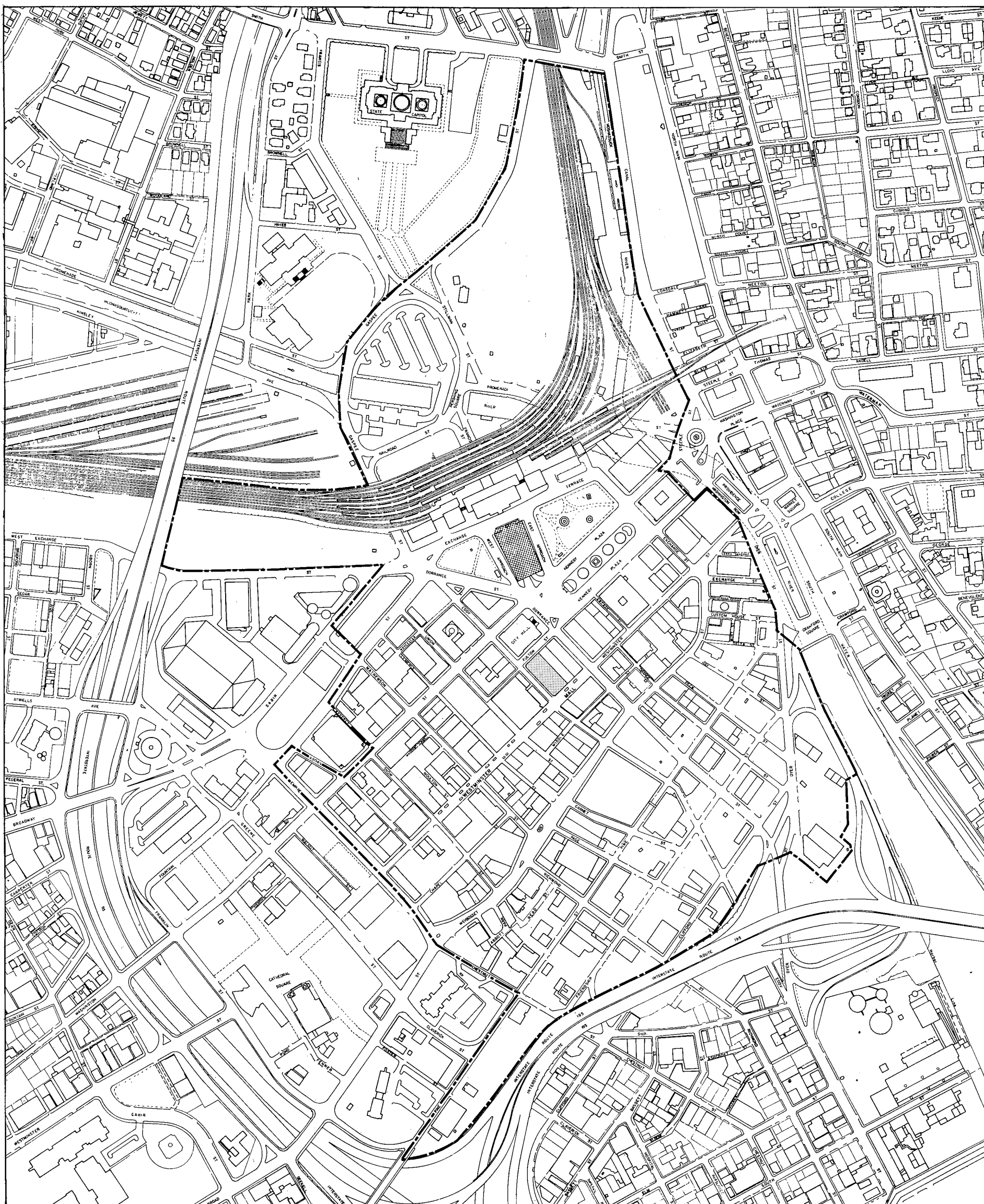
CLERK

READ AND PASSED  
FIRST READING  
MAY 1 1981  
COUNCIL  
IN CITY





UNO. 77A

BOYER

MAY 5 1981



### LEGEND

-  PROJECT BOUNDARY  
 PROPERTY TO BE ACQUIRED (STRUCTURE ONLY)  
 PROPERTY NOT TO BE ACQUIRED  
 PROPERTY TO BE ACQUIRED (LAND & STRUCTURE)

PROPOSED	ACQUISITION
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## DOWNTOWN PROVIDENCE RENEWAL

DEPT. OF PLANNING AND URBAN DEVELOPMENT  
CITY OF PROVIDENCE, R. I.

DATE: 9-76

SCALE: 1" = 160'

FILE NO:	
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REVISIONS:
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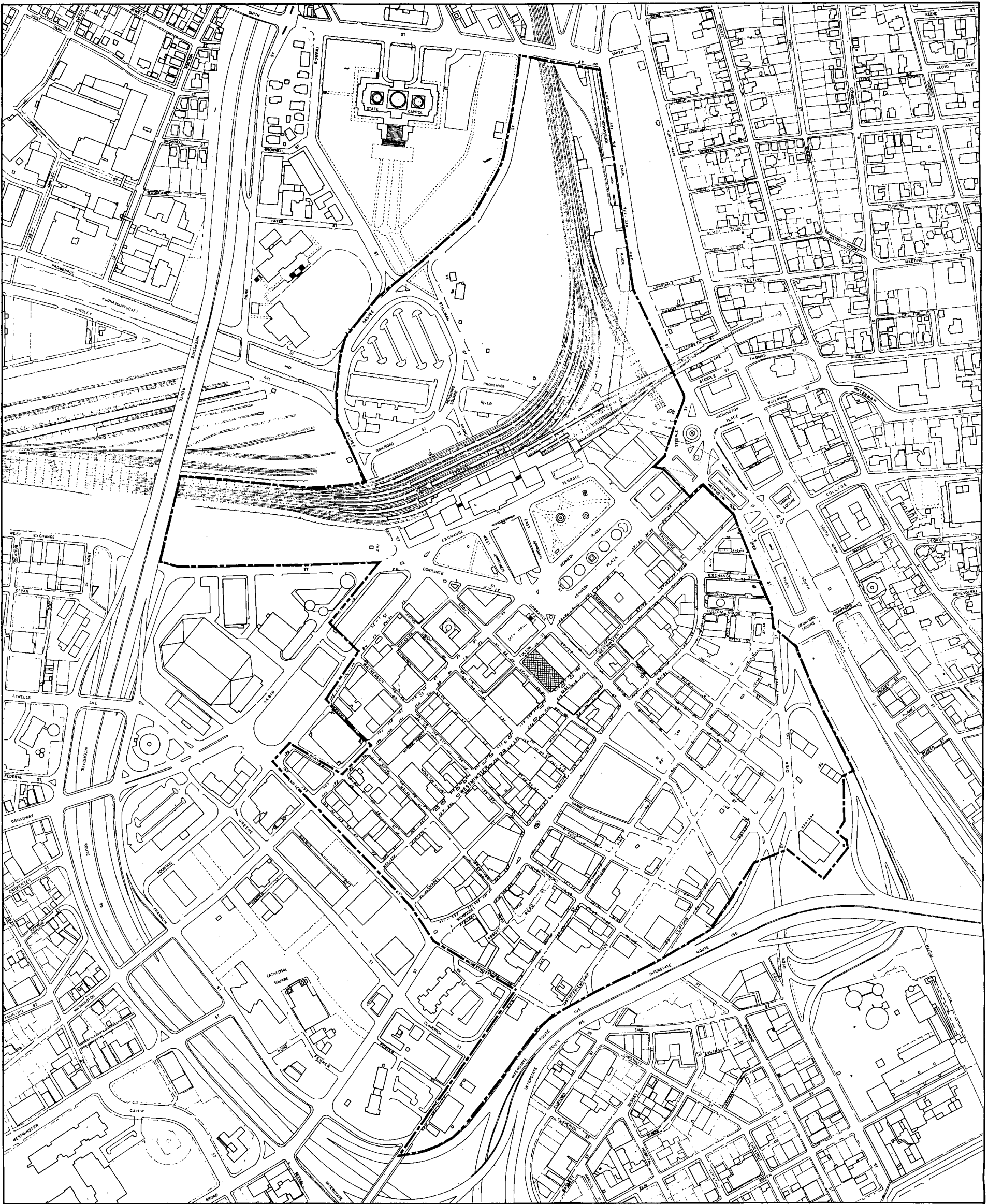
STATUS:
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4-80

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LEGEND

- PROJECT BOUNDARY
- ▨ DISPOSITION PARCEL

DISPOSITION PARCEL 17,525 SQ. FT.

DISPOSITION MAP			
DOWNTOWN PROVIDENCE RENEWAL			
DEPT OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.			
DATE: 6-76	SCALE: 1"=160'	FILE NO:	
REVISIONS:		MAP NO:	
4-80			7