

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1972-72

No. 514 AN ORDINANCE

An Ordinance in Amendment of and in addition to Chapter 1575 of the Ordinances of the City of Providence entitled "An Ordinance approving and adopting the Official Redevelopment Plan for the Weybosset Hill Project No. R. I. R-7."

Approved December 28, 1972

Be it ordained by the City of Providence:

1. That Chapter 1575 of the Ordinance of the City of Providence, entitled "An Ordinance approving and adopting the Official Redevelopment Plan for the Weybosset Hill Project No. R. I. R-7" as heretofore amended, be and is hereby further amended as follows:
 - A. Delete Building Controls for Parcel No 11 in Section C.a.b.(2) of the Official Redevelopment Plan and insert the following instead:

Building Controls

 - (a) Floor Area Ratio: Maximum - 1.5
 - (b) Building Coverage: Maximum - 55%
 - (c) Density: Maximum - 35 D.U./acre
 - (d) Height: Maximum 35 feet
 - (e) Setback: No setback permitted on the Jackson Street public walkway.
 - (f) Building Envelope: No additional requirements
 - (g) On-Site Parking: One off-street parking space for each dwelling unit shall be provided.
 - (h) Vehicle Access: No access for parking or loading shall be permitted from the Jackson Street public walkway.
 - B. Delete requirements for Parcel No. 13 in Section C.a.b.(2) of the Official Redevelopment Plan and insert the following instead:

Parcel No. 13A

Permitted Uses

R-5 Downtown Apartment Dwelling uses of the Zoning Ordinance shall be permitted.

Building Controls

- (a) Floor Area Ratio: Maximum 2
- (b) Building Coverage: Maximum 80%
- (c) Height: 35 ft. above Greene Street (Approximate elevation: 33')
- (d) Vehicle Access: Access for parking or loading shall be permitted only from Greene Street.

Parcel No. 13 B

Permitted Uses

- (a) Principal Use: Neighborhood retail on ground floor only with residential above. The following uses only are permitted:

Food Stores

Baked Goods (No baking on premises)
Confectionary
Dairy Products
Delicatessen
Fruits & Vegetables
Groceries & Meats
*Super Market

Dry Goods and Variety Stores

Package Store	Art Shop
Card Shop	Notions Store
Camera Store	Gift Shop
Book and Stationery	Florist
Tobacco Shop	Jewelry Store
Drug Store	Newspaper Sales
Hardware Store	Film Exchange
Barber Shop	Photographer
Beauty Shop	Religious Articles
Laundry & Dry Cleaning Agency (No pressing or cleaning on premises)	

Men's & Women's Apparel

Haberdashery
Shoe Store
Wearing Apparel Store
Custom Dress Making

Household

Interior Decorators
Paint & Wallpaper

Other

Business, Professional and
Institutional Offices
Branch Banks
*Restaurant

Other retail uses as approved by the Agency and permitted by the Zoning Ordinances, will be permitted. Above uses are permitted provided that there is no manufacturing, processing of materials in connection with the uses.

*Provided that any structure housing the use is sufficiently sound insulated to confine all noise to the area occupied by such use.

- (b) Accessory Uses, including:

- ((1)) Parking, surface or structure
- ((2)) Landscaped open areas
- ((3)) Arcaded pedestrian ways
- ((4)) Accessory uses customarily incidental to the principal use, provided such uses do not include the open-air storage of refuse, materials, equipment or merchandise and storage and display of materials.
- ((5)) Access roads

Building Controls

- (a) Floor Area Ratio: Maximum 2
 - (b) Building Coverage: Maximum 80%
 - (c) Density: Maximum 40 D.U./acre
 - (d) Height: 30 ft. above the Jackson Street Public Walkway elevation. (Approximate elevation: 40')
 - (e) Setback: No setback permitted along the full frontage of the Jackson and Westminster Street Public Walkways.
 - (f) Building Envelope: Ground floor along entire frontage on Jackson and Westminster Street Public Walkways must be uniformly arcaded for pedestrian traffic.
 - (g) On-Site Parking: One off-street parking space for each dwelling unit shall be provided in addition to one (1) off-street parking space for every five hundred (500) square feet of retail store space.
 - (h) Off-Street Loading: Required as set forth in Section C2b (1) (k)
 - (i) Vehicle Access: Access for parking or loading shall be permitted only from Greene Street.
 - (j) Planning and Design Objectives: Firstly, the creation of an enclosed pedestrian and urban civic space - Cathedral Square - and the channeling of that space down the Jackson Street and Westminster Street Public Walkways. Secondly, the provision of convenient and protected retail shopping facilities which will bring activity to Cathedral Square without being inharmonious with the dignity and composure of the Square. To achieve these objectives, pedestrian arcades must be provided. These arcades as well as the building facades fronting on Cathedral Square, Westminster and Jackson Street Public Walkways of this Parcel as well as Parcel No. 16 should be uniformly designed and built.
- C. Delete Map No. 2 Proposed Land Use and Zoning, Page 45 dated 4/13/72.
Insert Map No. 2 Proposed Land Use and Zoning, Page 45, revised 7/14/72
- D. Delete Map No. 4 Right-of-Way Adjustments, Page 47, dated 12/4/70.
Insert Map No. 4 Right-of-Way Adjustments, Page 47 revised 7/14/72.
2. That said Chapter 1575 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 the 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 the Providence Redevelopment Agency.

IN CITY
COUNCIL
DEC 7 - 1972
FIRST READING
READ AND PASSED
Wassimant...Vespica
CLERK

Joseph A. Parley Jr.

IN CITY
COUNCIL
DEC 21 1972
FINAL READING
READ AND PASSED
.....
PRESIDENT
Wassimant...Vespica
CLERK

No.

CHAPTER

AN ORDINANCE

IN CITY COUNCIL

SEP 7 - 1972

FIRST READING
REFERRED TO COMMITTEE ON

URBAN REDEVELOPMENT
RENEWAL & PLANNING

Vincent Vespe
CLERK

THE COMMITTEE ON URBAN REDEVELOPMENT
RENEWAL & PLANNING

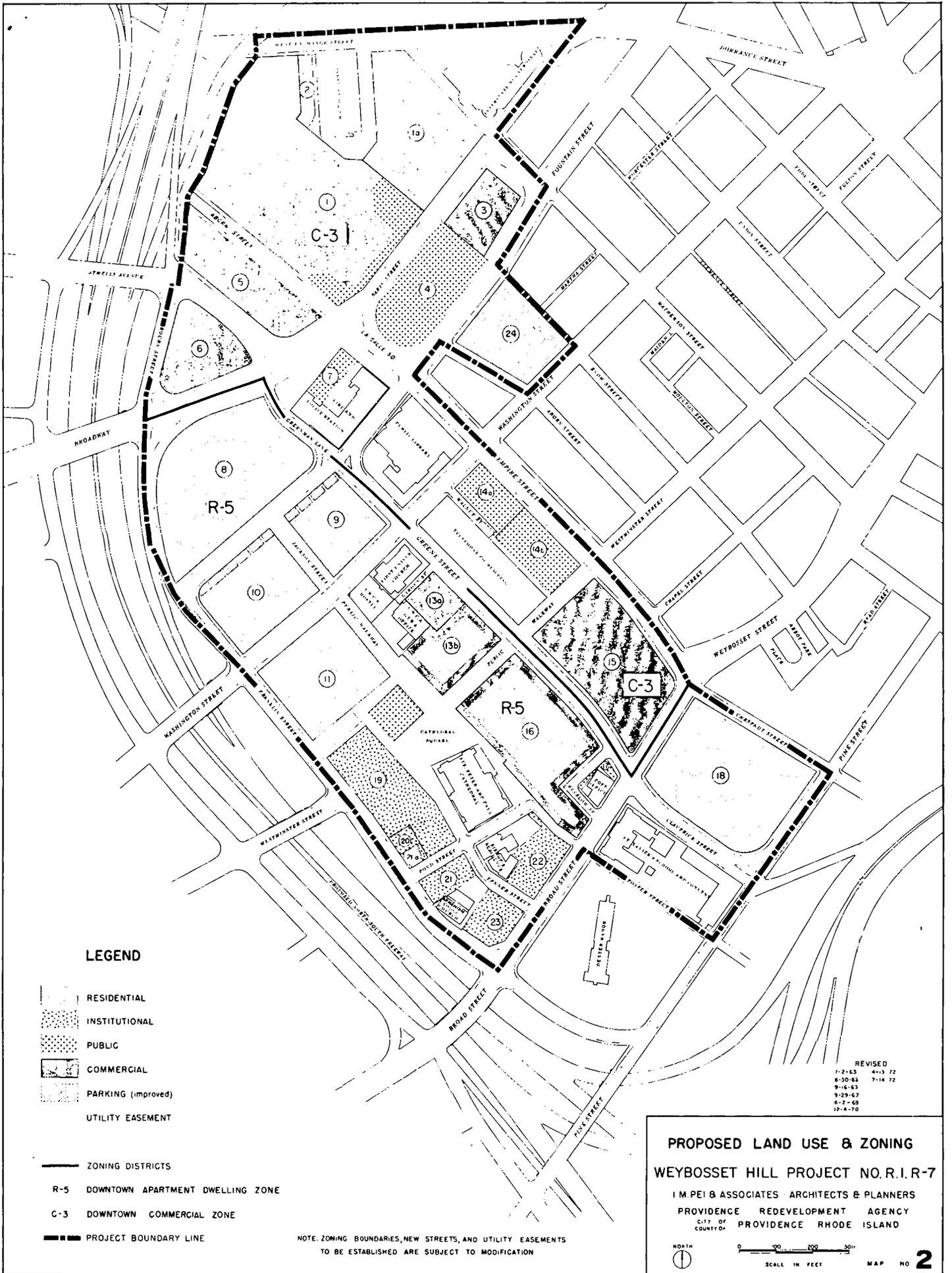
Approves Passage of
The Within Ordinance

Vincent Vespe
Nov. 21, 1972
Clerk

*Councilman Scianetta
and Councilman Lyub, by request*

DEPT. OF CITY CLERK
PROVIDENCE, R.I.
SEP 1 11 20 AM '72

FILED



LEGEND

- RESIDENTIAL
- INSTITUTIONAL
- PUBLIC
- COMMERCIAL
- PARKING (improved)
- UTILITY EASEMENT

- ZONING DISTRICTS
- R-5** DOWNTOWN APARTMENT DWELLING ZONE
- C-3** DOWNTOWN COMMERCIAL ZONE
- PROJECT BOUNDARY LINE

NOTE: ZONING BOUNDARIES, NEW STREETS, AND UTILITY EASEMENTS TO BE ESTABLISHED ARE SUBJECT TO MODIFICATION

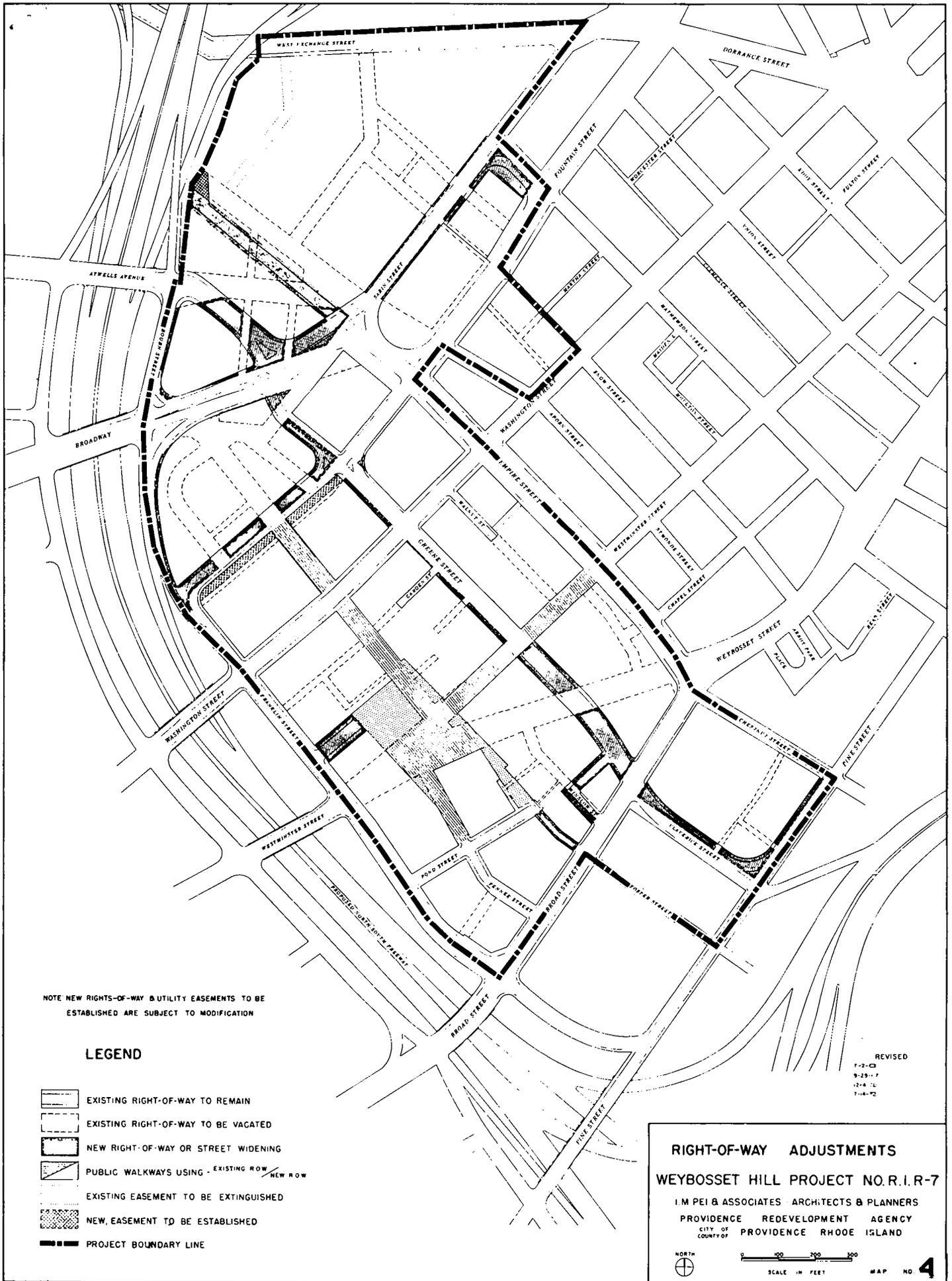
REVISED

7-2-63	8-3-72
8-30-63	7-14-72
9-16-65	
9-29-67	
6-7-68	
12-4-70	

PROPOSED LAND USE & ZONING
WEYBOSSET HILL PROJECT NO. R.I. R-7
 I. M. PEI & ASSOCIATES - ARCHITECTS & PLANNERS
 PROVIDENCE REDEVELOPMENT AGENCY
 CITY OF PROVIDENCE RHODE ISLAND

NORTH

 0 100 200 300
 SCALE IN FEET
 MAP NO **2**



NOTE NEW RIGHTS-OF-WAY & UTILITY EASEMENTS TO BE ESTABLISHED ARE SUBJECT TO MODIFICATION

LEGEND

-  EXISTING RIGHT-OF-WAY TO REMAIN
-  EXISTING RIGHT-OF-WAY TO BE VACATED
-  NEW RIGHT-OF-WAY OR STREET WIDENING
-  PUBLIC WALKWAYS USING - EXISTING ROW / NEW ROW
-  EXISTING EASEMENT TO BE EXTINGUISHED
-  NEW EASEMENT TO BE ESTABLISHED
-  PROJECT BOUNDARY LINE

REVISED
 7-23-63
 9-25-67
 12-4-71
 7-14-72

RIGHT-OF-WAY ADJUSTMENTS
WEYBOSSET HILL PROJECT NO. R.I.R-7

I.M. PEI & ASSOCIATES ARCHITECTS & PLANNERS
 PROVIDENCE REDEVELOPMENT AGENCY
 CITY OF PROVIDENCE RHODE ISLAND

NORTH   SCALE IN FEET MAP NO. **4**

STANLEY P. BLACHER
Chairman

JOHN RAO, JR.
Vice Chairman

ROBERT H. DIAMOND

RAYMOND J. DEVITT, JR.

SHELDON L. GERBER

CHARLES A. PISATURO

EDWARD W. XAVIER

STANLEY BERNSTEIN
Secretary

VINCENT PALLOZZI
Executive Director



PROVIDENCE REDEVELOPMENT AGENCY

August 30, 1972

MAYOR JOSEPH A. DOORLEY, JR.
Ex-Officio

Mr. Vincent Vespia
City Clerk
City Hall
Providence, Rhode Island

Re: Proposed Ordinance amending the Official Redevelopment
Plan for the Weybosset Hill Project R.I. R-7

Dear Mr. Vespia:

Transmitted herewith is a copy of a proposed ordinance providing for several minor amendments to the Official Redevelopment Plan for the Weybosset Hill Project.

The proposed ordinance amends the building controls for Parcel No. 11 and also establishes the uses and building controls for Parcels 13A & 13B due to the subdivision of said parcel.

It is respectfully requested that this matter be placed on the Docket for the City Council Meeting of September 7, 1972.

Very truly yours,

A handwritten signature in black ink, appearing to read "Vin", is written over the typed name.

Vincent Pallozzi
Executive Director

VP:lbt
RHY

Enclosure