

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1575

No. 595 AN ORDINANCE APPROVING AND ADOPTING THE OFFICIAL REDEVELOPMENT
PLAN FOR WEYBOSSET HILL PROJECT NO. R. I. R-7

Approved October 18, 1963

Be it ordained by the City of Providence:

WHEREAS, the Providence Redevelopment Agency (hereafter sometimes called "Local Public Agency") pursuant to the provisions of Title 45, Chapters 31-33 (inclusive) of the General Laws of Rhode Island, 1956, entitled "Redevelopment act of 1956", has formulated and submitted to the City Council on August 8, 1963 for its consideration, a Redevelopment Plan approved by the Local Public Agency, for a project area which said redevelopment plan is entitled, "Redevelopment Plan for Weybosset Hill Project No. R. I. R-7" and comprises a report consisting of text and maps; and

WHEREAS, a general plan has been prepared by the City Plan Commission and is recognized and used as a guide for the general development of the City of Providence as a whole; and

WHEREAS, the said redevelopment plan concerns itself with an area which has been designated a Redevelopment Area by the City Council of the City of Providence by Chapter 103 of the Ordinances of the City of Providence, approved July 6, 1948, as amended by Chapter 1159 of the Ordinances of the City of Providence, approved November 22, 1957, and as further amended by Chapter 1387 of the Ordinances of the City of Providence, approved December 16, 1960, in conformity with the provisions of Section 22 of Chapter 1802 of the Public Laws of Rhode Island 1946, as amended, and Title 45, Chapter 32, Section 4 of the General Laws of Rhode Island, 1956.

WHEREAS, a copy of said Redevelopment Plan was transmitted to the City Plan Commission on August 8, 1963; and

WHEREAS, the City Plan Commission, which is the duly designated and acting official planning body for the City, has submitted to the City Council its report and recommendations respecting the Redevelopment Plan for the Project Area and has certified that said Redevelopment Plan conforms to the said general plan for the City as a whole, and the City Council has duly considered said report, recommendation and certification of the planning body; and

WHEREAS, the Plan indicates that an inspection of the dwelling units in the area by trained housing inspectors, using the "Appraisal Method for Measuring the Quality of Housing" developed by the American Public Health Association and recommended for use by the United States Public Health Service and supplemented by the Providence Building Code for all residential buildings, and an evaluation of non-residential structures performed by the inspectors of the Providence Building Inspection Department indicate that the area is a deteriorated blighted area under the provisions of Title 45, Chapter 31, Section 8 (4).

WHEREAS, the plan indicates that the survey based upon a detailed inspection of all of the 187 structures within the said project area also revealed the following:

(1) Deficiencies: 58 percent of the structures inspected were found to be substandard or deficient. Deficiencies include serious deterioration, lack of dual egress, lack of sanitary facilities, serious inadequacies in lighting and ventilation, serious deterioration of roof, chimney, exterior walls, foundation, beams, columns and interior. Other deficiencies include inadequate wiring, inadequate fire escape and no stand pipe or sprinkler system.

In addition to the above the following environmental deficiencies were found to exist within the project area:

Inadequate Streets Layout : causing increased traffic congestion which not only inhibits free traffic circulation but also hampers the servicing of commercial establishments located here.

Incompatible or Shifting Uses : This area contains such a mixture of incompatible uses that their mere existence are conducive to further deterioration and decline of the area.

Overcrowding of Buildings on Land : There are 19 or 36^{9.1%} of the 53 residential lots overcrowded with structures. Due to total coverage of the non-residential buildings on existing lots, a serious condition exists in that off-street loading and parking cannot be accommodated.

Obsolete or Aged Buildings, Not Suitable for Improvement or Conversion : An index of obsolescence is the combination of advanced age and lack of maintenance. Out of 37 non-residential buildings that are determined substandard, 31 or 83% are over 40 years of age. Of the total 52 residential buildings determined substandard, 47 or 90% are 40 years of age or older.

Inadequate Provision for Open Space and Recreation: The project area does not contain any open space or recreation facilities.

WHEREAS, records of public health and welfare agencies for the area as compared to the incidence of the same item for the City as a whole indicate:

(a) Ill health: 7.9 times the incidence of tuberculosis.

(b) Transmission of disease: 6.1 times the incidence of venereal disease.

(c) Welfare: 6 times the incidence of public assistance recipients.

WHEREAS, the plan as submitted contains a finding that the area included in the proposed redevelopment plan qualified as a deteriorated area under the provisions of Title I of the United States Housing Act of 1949, as amended, (hereafter sometimes called "Housing Act") and as a deteriorated blighted area within the meaning of the Rhode Island "Redevelopment act of 1956"; that said Area is characterized by the following: (1) buildings, both residential and non-residential, which are dilapidated, deteriorated, and with inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities; (2) mixed character of land uses; (3) inadequate and defective lot layout; (4) insanitary and unsafe physical condition of buildings; that all of the aforesaid factors are conducive to ill health, transmission of disease, and injuriously affect the public health, safety and welfare of the inhabitants of the City of Providence particularly and the inhabitants of the State of Rhode Island generally; and

WHEREAS, the Providence Redevelopment Agency has prepared a plan for the relocation of families that may be displaced as a result of carrying out the Project in accordance with said Redevelopment Plan and has submitted to the City Council a Relocation Plan for the Project, identified as "Relocation Plan Weybosset Hill Project No. R. I. R-7;" and

WHEREAS, there have also been presented to the City Council information and data respecting the Relocation Plan which have been prepared by the Providence Redevelopment Agency as a result of studies, surveys and inspections in the Project Area and the assembling and analysis of the data and information obtained from such studies, surveys, and inspections; and

WHEREAS, the members of this Body have general knowledge of the conditions prevailing in the Project area and of the availability of proper housing in the locality for the relocation of families that may be displaced from the Project area and, in the light of such knowledge of local housing conditions, have carefully considered and reviewed such Relocation Plan; and

WHEREAS, under the provisions of Title I of the Housing act of 1949, as amended, the United States Housing and Home Finance Administrator is authorized to provide financial assistance to local public agencies for undertaking and carrying out of urban renewal projects; and

WHEREAS, the Providence Redevelopment Agency has applied for financial assistance under said Housing act and has entered into a planning contract for financial assistance under said act with the United States of America, acting by and through the Housing and Home Finance Administrator, pursuant to which act Federal funds have been provided for the project; and

WHEREAS, the Providence Redevelopment Agency has applied for additional financial assistance under the Housing Act and proposes to enter into an additional contract or contracts with the Housing and Home Finance Agency for the undertaking of, and for making available additional financial assistance for, the Project; and

WHEREAS, it is provided in said Act that contracts for financial aid under the Housing Act shall require that the redevelopment plan for the project area be approved by the governing body of the locality in which the project is situated and that such approval include findings by the governing body that (1) the financial aid to be provided in the contract is necessary to enable the land within the project area to be redeveloped in accordance with the redevelopment plan; (2) the redevelopment plans for the redevelopment areas in the locality as a whole, for the redevelopment of such areas by private enterprise; and (3) the redevelopment plan conforms to a general plan for the development of the locality as a whole; and

WHEREAS, there has also been presented to the City Council information and data respecting redevelopment plans for the redevelopment areas in the City of Providence including the following: Capital Improvement Programs for 1950-1956, 1951-1957, 1952-1958, 1953-1959, 1954-1960, 1955-1961, 1956-1962, 1957-1963, 1958-1964, 1959-1965, 1960-1966 and 1961-1967, and the Annual Reports of the Providence Redevelopment Agency for 1948 through 1962 (inclusive); and

WHEREAS, at a public hearing held on MONDAY, SEPTEMBER 9, 1963 following notice of the date, time, place and purpose of such hearing, the City Council Committee on Ordinances and Committee on Public Works duly considered the Redevelopment Plan, and all evidence and testimony for and against the adoption of such Plan, in accordance with the provisions of the "Redevelopment act of 1956"; and

WHEREAS, said Redevelopment Plan for the Project Area prescribes certain land uses for the Project Area, and will require, among other things, the widening, vacation and removal of streets, the construction and installation of streets, curbs and sidewalks grading and other public facilities and other public actions; and

WHEREAS, it is necessary that the City Council take appropriate official action respecting the Relocation Plan and said Redevelopment Plan for the Project, in conformity with the requirements of the "Redevelopment act of 1956" and the contract or contracts for financial assistance between the Providence Redevelopment Agency and the U. S. A. acting by and through the Housing and Home Finance Administrator;

NOW, THEREFORE, be it ORDAINED by the CITY of PROVIDENCE:

1. The project is hereby designated as Weybosset Hill Project No. R. I. R-7".

2. It is hereby found and determined that for the purposes of the Redevelopment Plan the Weybosset Hill Project No. R. I. R-7 comprises that certain tract of land situated in the City of Providence and State of Rhode Island, which is bounded and described on Exhibit A, which is attached hereto and made a part hereof as if more fully set forth herein.

3. It be and hereby is found and determined in relation to the Weybosset Hill Project No. R. I. R-7 on the basis of the facts set forth in the reports and documents mentioned in the Preamble of this Ordinance and upon the basis of evidence and testimony presented at the public hearing on said plan:

(a) That within the Weybosset Hill Project No. R. I. R-7:

(1) 58% of the structures are substandard or deficient in that these structures contain serious deterioration, lack of dual egress, lack of sanitary facilities, serious inadequacies in lighting and ventilation, serious deterioration of roof, chimney, exterior walls, foundations, beams, columns and interior, and also inadequate wiring, inadequate fire escape and no stand pipe or sprinkler system.

(b) That within the Weybosset Hill Project No. R. I. R-7:

(2) There exists the following environmental deficiencies:

- a. Inadequate Street Layout.
- b. Incompatible or Shifting Uses.
- c. Overcrowding of Buildings on Land.
- d. Obsolete or Aged Buildings, Not Suitable for Improvement or Conversion.
- e. Inadequate Provision for Open Space and Recreation.

(c) That within the Weybosset Hill Project No. R. I. R-7:

(1) The incidence of tuberculosis and venereal disease is disproportionately higher than in the City as a whole.

(2) The incidence of general public assistance cases is disproportionately higher than in the City as a whole.

4. It be and hereby is found and determined that because of a predominance of conditions of dilapidation, deterioration, obsolescence, inadequate provision for light and sanitation, unsanitary and unsafe character and condition of physical construction, mixed character of uses which injuriously affect the entire area and constitute a menace to the public health, safety and welfare of the inhabitants of the area and of the community generally, said Project Area is a deteriorated and blighted area within the meaning of Sections 2-8 inclusive of Chapter 31 of the "Redevelopment act of 1956" and that said Weybosset Hill Project No. R. I. R-7 is hereby determined to be a deteriorated blighted area.

5. It be and hereby is found that the Weybosset Hill Project No. R. I. R-7 requires clearance, replanning, redevelopment and improvement under the provisions of the "Redevelopment act of 1956".

6. It be and hereby is declared to be the purpose and intent of this body to eliminate the deteriorated and substandard conditions existing in the Weybosset Hill Project No. R. I. R-7 and the replacement of such conditions by a well-planned area in accordance with and by the means provided in the "Redevelopment act of 1956".

7. It is hereby found, declared and determined that:

(a) The Redevelopment Plan for Weybosset Hill Project No. R. I. R-7 will redevelop said Project Area in conformity with the provisions of the "Redevelopment act of 1956"; will effectuate the purposes and policy of said Act; and will promote the public health, safety, morals and welfare of the City of Providence.

(b) The Redevelopment Plan for said Project Area conforms to the general or master plan for the City of Providence as a whole.

(c) The Redevelopment Plan for said Project Area is feasible and the financial aid provided and to be provided pursuant to the contract or contracts for financial assistance pertaining to the Project between the Providence Redevelopment Agency and the Housing and Home Finance Administrator under the provisions of Title I of the United States Housing Act of 1949, as amended, is necessary to enable the land in the Project Area to be redeveloped in accordance with the Redevelopment Plan for the Project Area.

(d) The acquisition of the real property in accordance with the said Plan for the Weybosset Hill Project No. R. I. R-7 is in the public interest.

(e) Adequate provision for payment for property which may be acquired by the exercise of eminent domain has been made in the Redevelopment Plan.

(f) The Redevelopment Plan contains adequate safeguards to assure the carrying out of the work of redevelopment in accordance with the Redevelopment Plan.

(g) The Redevelopment Plan provides for the retention of controls and the establishment of restrictions and covenants which may run with the land.

(h) The Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the redevelopment of other areas of the City by private enterprise.

8. The Providence Redevelopment Agency shall sell, lease or dispose of land in the project area only in accordance with the terms of the redevelopment plan and subject to the restrictions, covenants and conditions set forth therein and which are hereby found and declared to be necessary to effectuate the purposes of the "Redevelopment act of 1956".

9. In enacting this Ordinance, the City Council intends to comply with the provisions of the "Redevelopment act of 1956" which relate to adoption of a redevelopment plan for an approved project area so that the blighted and substandard conditions in this Project Area can be eliminated and the Project Area can be redeveloped in accordance with the Redevelopment Plan to attain the public purposes and policy of the "Redevelopment act of 1956" and thereby to protect and promote and be in the interest of the public health, safety, morals and general welfare of the people in the State as a whole and particularly the people of this City.

10. The Redevelopment Plan for Weybosset Hill Project No. R. I. R-7, as amended, which amendments are attached hereto and marked "Exhibit C", consisting of a booklet containing a table of contents, 50 pages of text, exhibits and maps is hereby approved, adopted and designated as the Official Redevelopment Plan for Weybosset Hill Project No. R. I. R-7 and is herein incorporated by reference, made a part hereof and designated as "Exhibit B".

11. The Providence Redevelopment Agency is hereby fully authorized to carry out this Official Redevelopment Plan. Provided, however, that the Agency shall not enter into any contracts for disposition of property in the project area

until at least ten days after the City Council of the City of Providence has received at a regular or special meeting a report from the Providence Redevelopment Agency concerning the proposed sale or lease.

12. In order to implement and facilitate the effectuation of the redevelopment plan hereby approved it is found and determined that certain official action must be taken by this body with reference, among others, the vacation and removal of streets^{2.} the relocation of sewer and water mains and other public facilities and, accordingly, this body hereby:

(a) Pledges its cooperation in helping to carry out said Official Redevelopment Plan;

(b) Requests the various officials, departments, boards and agencies of the City of Providence having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with said Redevelopment Plan;

(c) Declares that it will institute proceedings for the opening, closing, widening or changing the grade of streets and other modifications of the street layout as set forth in the Official Redevelopment Plan;

(d) Declares that it will provide the City's share of the Net Project Cost of the redevelopment of the Project Area, and hereby allocates, out of \$11,000,000 of general obligation bonds authorized for redevelopment purposes in the referendum of November 1960, the amount of \$4,423,797 representing the estimated amount of its share of Net Project Cost;

(e) Authorizes the Mayor, upon the execution of a loan and grant contract between the Providence Redevelopment Agency and the Housing and Home Finance Administrator, to convey to the Agency all of its right, title and interest in the parcels of land or any building or structure thereon described below and shall receive credit on its obligations hereunder for the full and fair market value thereof as approved by the government, now estimated at One Million Four Hundred Ninety Thousand, Five Hundred (\$1,490,500.00) Dollars.

Parcel A

That certain tract of land with all buildings or portions thereof thereon situated in the City of Providence, State of Rhode Island, bounded and described as follows:

Beginning at a point said point being the northeasterly corner of Assessor's Lot No. 129, Assessor's Plat 25;

thence, running southerly a distance of one hundred sixty and 76/100 (160.76) feet, more or less, to a point;

thence turning and running westerly one hundred sixty five and 32/100 (165.32) feet, more or less, to a point;

thence turning and running northerly one hundred sixty one and 66/100 (161.66) feet, more or less, to a point;

thence turning and running easterly one hundred fifty three and 21/100 (153.21) feet, more or less, to a point and place of beginning.

Said tract herein described contains twenty five thousand five hundred eighty nine (25,589) square feet of land, more or less.

Parcel B

That certain tract of land situated in the City of Providence, State of Rhode Island, bounded and described as follows:

Beginning at a point said point being the northeasterly corner of Assessor's Lot No. 179, Assessor's Plat 25;

thence, running southerly a distance of two hundred thirty and 04/100 (230.04) feet, more or less, to a point;

thence, turning and running westerly one hundred seventy two and 22/100 (172.22) feet, more or less, to a point;

thence, turning and running northwesterly two hundred twelve and 63/100 (212.63) feet, more or less, to a point;

thence, turning and running easterly two hundred twenty six and 12/100 (226.12) feet, more or less to a point and place of beginning.

Said tract herein described contains forty three thousand, five hundred sixty seven (43,567) square feet of land, more or less.

Parcel C

That certain tract of land with all buildings or portions thereof thereon situated in the City of Providence, State of Rhode Island, bounded and described as follows:

Beginning at a point said point being the northeasterly corner of Assessor's Lot No. 112, Assessor's Plat 25;

thence running southeasterly a distance of one hundred seven (107) feet, more or less to a point;

thence turning and running southwesterly forty six (46) feet, more or less, to a point;

thence turning and running northwesterly one hundred seven (107) feet, more or less, to a point;

thence turning and running northeasterly forty six (46) feet, more or less, to a point and place of beginning;

said tract herein described contains four thousand nine hundred twenty four (4,924) square feet of land, more or less.

Parcel D

That certain tract of land situated in the City of Providence, State of Rhode Island, bounded and described as follows:

Beginning at a point said point being the northeasterly corner of Assessor's Lot No. 441, Assessor's Plat 24;

thence, running southeasterly a distance of fifty (50) feet, more or less, to a point;

thence, turning and running southwesterly fifty-five (55) feet, more or less, to a point;

thence, turning and running northwesterly fifty (50) feet, more or less, to a point;

thence, turning and running northeasterly fifty-five (55) feet, more or less, to a point and place of beginning.

Said tract herein described contains two thousand, seven hundred fifty (2,750) square feet of land, more or less.

Parcel E

That certain tract of land situated in the City of Providence, State of Rhode Island, bounded and described as follows:

Beginning at a point said point being the northeasterly corner of Assessor's Lot No. 442, Assessor's Plat 24;

thence, running southeasterly a distance of fifty (50) feet, more or less, to a point;

thence, turning and running southwesterly thirty eight (38) feet, more or less, to a point;

thence, turning and running northwesterly fifty (50) feet, more or less, to a point;

thence, turning and running northeasterly thirty eight (38) feet, more or less, to a point and place of beginning.

Said tract herein described contains one thousand nine hundred (1,900) square feet of land, more or less.

Parcel F

That certain tract of land situated in the City of Providence, State of Rhode Island, bounded and described as follows:

Beginning at a point said point being the northeasterly corner of Assessor's Lot No. 462, Assessor's Plat 24, on the westerly line of Chestnut Street;

thence, running southeasterly a distance of one hundred twenty (120) feet more or less to a point;

thence, running southeasterly a distance of one hundred twenty (120) feet, more or less, to a point;

thence, turning and running southwesterly one hundred and $54/100$ (100.54) feet, more or less, to a point;

thence, turning and running southeasterly fifty five and $53/100$ (55.53) feet, more or less, to a point;

thence, turning and running northeasterly one hundred and $58/100$ (100.58) feet, more or less, to a point;

thence, turning and running southeasterly thirty three and $3/10$ (33.3) feet, more or less, to a point;

thence, turning and running southwesterly two hundred nineteen (219) feet more or less, to a point;

thence, turning and running northwesterly one hundred and 02/100 (100.02) feet, more or less, to a point;

thence, turning and running northeasterly twenty nine and 24/100 (29.24) feet, more or less, to a point;

thence, turning and running northwesterly sixty six and 92/100 (66.92) feet, more or less, to a point;

thence, turning and running southwesterly six and 4/10 (6.4) feet, more or less, to a point;

thence, turning and running northwesterly eighty nine and 38/100 (89.38) feet, more or less, to a point;

thence, turning and running northeasterly one hundred one (101) feet, more or less, to a point;

thence, turning and running southeasterly fifty (50) feet, more or less, to a point;

thence, turning and running northeasterly ninety three (93) feet, more or less, to a point and place of beginning.

Said tract herein described contains forty one thousand six hundred eighty nine (41,689) square feet of land, more or less.

(f) Declares that in addition it will furnish \$34,178, which sum represents a portion of the total estimated cost of the widening of Franklin, Mathewson, Pine, Bourne Streets and Broadway and planting of street trees within the project area; and \$192,000, which sum represents real estate taxes on unimproved land all in accordance with the Redevelopment Plan and \$85,157, which sum represents a portion of the land cost for the proposed Majestic Garage Site, which being further declared that said sums shall be excluded and not considered as a grant-in-aid for purposes of computing the amount of local grants-in-aid for said project.

(g) Declares that after completion of all street construction, and facilities, water line, storm and sanitary sewer construction under the Redevelopment Plan, all ways within the Project Area scheduled to become public ways and all the aforementioned facilities and utilities shall be dedicated by the Agency to the public and the City shall accept such dedication.

(h) Stands ready to consider and take appropriate action upon any other proposals and measures designed to effectuate said Redevelopment Plan.

13. It is further found and determined that the method and means set forth in the Redevelopment Plan for relocating families who are to be displaced by the project is feasible; and that the proposals set forth in the Relocation Plan for the proper relocation of the families displaced in carrying out the Project in decent, safe, and sanitary dwellings in conformity with acceptable standards are feasible and can be reasonably and timely effected to permit the proper prosecution and

completion of the Project; and that such dwellings or dwelling units available or to be made available to such displaced families are at least equal in number to the number of displaced families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced families in the Project area, are available at rents or prices within the financial means of the displaced families, and are reasonably accessible to their places of employment.

14. To obtain the additional financial assistance under the provisions of Title I of the "Housing act of 1949", as amended, necessary to carry out the Official Redevelopment Plan for said Project Area, the filing by the Providence Redevelopment Agency of any application or applications for such additional financial assistance under Title I of the "Housing act of 1949" as amended, is hereby approved.

15. 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 of this Ordinance to the Providence Redevelopment Agency.

Exhibit A

DESCRIPTION OF THE PERIMETER BOUNDARY OF PROJECT AREA

Beginning at a point, said point being the intersection of the northerly line of West Exchange and the centerline of Sabin Street;

thence running southwesterly along the centerline of Sabin Street to its intersection with the centerline of Mathewson Street;

thence turning and running southeasterly along the centerline of Mathewson Street to its intersection with the centerline of Fountain Street;

thence turning and running southeasterly along the centerline of Beverly Street to its intersection with the centerline of Washington Street;

thence turning and running southwesterly along the centerline of Washington Street to its intersection with the centerline of Aborn Street;

thence turning and running northwesterly along the centerline of Aborn Street to its intersection with the centerline of Fountain Street;

thence turning and running southwesterly along the centerline of Fountain Street to its intersection with the centerline of Empire Street;

thence turning and running southeasterly along the centerline of Empire Street to its intersection with the centerline of Chestnut Street;

thence turning and running southeasterly along the centerline of Chestnut Street to its intersection with the centerline of Pine Street;

thence turning and running southwesterly along the centerline of Pine Street to its intersection with the centerline of Foster Street;

thence turning and running northwesterly along the centerline of Foster Street to its intersection with the centerline of Broad Street;

thence turning and running southwesterly along the centerline of Broad Street to its intersection with the centerline of Franklin Street;

thence turning and running northwesterly along the centerline of Franklin Street to its intersection with the centerline of Washington Street;

thence curving and running northerly along the centerline of the proposed service road of Route 95 commonly known as the North-South Freeway to its intersection with the centerline of Atwells Avenue;

thence turning and running easterly along the centerline of Atwells Avenue to its intersection with the prolongation of the easterly line of said Route 95;

thence turning and running northerly along said prolongation of the easterly line of Route 95 to its intersection with the northerly line of Atwells Avenue;

thence running northerly along said easterly line of Route 95 a distance of eighty two and 23/100 (82.23) feet to a point;

EXHIBIT C

The Redevelopment Plan as submitted by the Providence Redevelopment Agency for the Weybosset Hill Project No. R. I. R-7 is hereby amended as follows:

a. That the paragraph entitled "Overcrowding of Buildings on Land" on page 4 is amended by inserting after the figure 36 on the first line thereof the following symbol "%".

b. That subsection (f) on page 14 entitled "On-Site Parking" is hereby amended by adding after the word "provided" on line 3 thereof the following, "Minimum parking to be provided - Twenty-five (25) spaces".

c. That subsection (b) (1) on page 15 containing the following "Parking within building only" is hereby deleted and, the following language substituted in its stead "Parking, surface and structure".

d. That subsection (f) on page 15 containing the following "On-Site Parking: No surface parking permitted" is hereby deleted, and the following language substituted in its stead "On-Site Parking: No parking required".

e. That subsection (c) page 16 containing the following "Density: Maximum 80 D. U./net acre" is hereby deleted, and the following language is substituted in its stead "Density: Maximum 80 D. U. acre".

f. That subsection (h) on page 19 is hereby amended by deleting the words "Franklin Street and" between the words "from" and "the" on line 2 thereof.

g. That subsection (1) d. on page 37 is amended by inserting after the word "provisions", which word has been made plural, and before the word "for" in line 3 thereof the following language "of the Zoning Ordinance (Chapter 544 of 1951 as amended)"

thence turning an interior angle of one hundred eighty degrees, no minutes and no seconds ($180^{\circ} 00' 00''$) and running northerly to its intersection with the said easterly line of Route 95 to its intersection with the southerly line of West Exchange Street;

thence turning an interior angle of one hundred thirtyfive degrees, forty seven minutes and ten seconds ($135^{\circ} 47' 10''$) and running northerly to the northerly line of West Exchange Street;

thence turning and running northeasterly along the northerly line of West Exchange Street to the point and place of beginning.

**IN CITY
COUNCIL**

OCT 3- 1963

FIRST READING
READ AND PASSED

Vincent Cospin
CLERK

**IN CITY
COUNCIL**

OCT 17 1963

FINAL READING
READ AND PASSED

John H. Brock
PRESIDENT
Vincent Cospin
CLERK

APPROVED

OCT 18 1963

Walter H. Reynolds
MAYOR

1963

AUG 5 11 34 AM '63

CITY CLERK'S OFFICE
PROVIDENCE, R.I.

IN CITY COUNCIL

AUG 8 - 1963

FIRST READING
REFERRED TO COMMITTEE ON
Ordinance and Committee on
Deenard's Clerk *Rudie Wark*

THE COMMITTEE ON

Ordinance 9-1-63
Recommends Indefinite Postponement *Be*
Unanimous
Chairman
Clerk

Mr. Weyler, by request

THE COMMITTEE ON

Ordinance
Recommends Indefinite Postponement *Be*
Unanimous
Chairman
Clerk

THE COMMITTEE ON

Ordinance 9-26-63
Approves Passage of
The Within Ordinance as amended
Unanimous
Chairman
Clerk

THE COMMITTEE ON

Ordinance 9-27-63
Approves Passage of
The Within Ordinance
Unanimous
Chairman
Clerk

EDMUND M. MAURO
Chairman

TIMOTHY A. PURCELL
Vice Chairman

CHARLES M. SMITH
Secretary

MORRIS S. WALDMAN
ALBERT HARKNESS

JAMES F. REYNOLDS
Executive Director

PROVIDENCE REDEVELOPMENT AGENCY

410 HOWARD BUILDING • PROVIDENCE 3, RHODE ISLAND • 831-6550

August 5, 1963

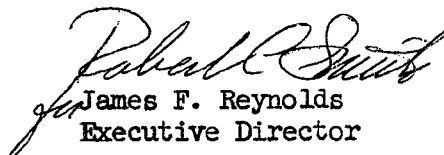
The Honorable City Council
City Hall
Providence, Rhode Island

Gentlemen:

Transmitted herewith is the proposed Redevelopment Plan for the Weybosset Hill Project, R. I. R-7, as recommended by the Providence Redevelopment Agency.

Your favorable action in approving this plan by ordinance is respectfully requested.

Very truly yours,


James F. Reynolds
Executive Director

JFR/mas
sk

Enclosure



City Plan Commission

EDWARD WINSOR, *Chairman*
ALBERT BUSH-BROWN JERRY LORENZO

WALTER H. REYNOLDS, *Mayor*
HARRY PINKERSON, *Secretary*

JAMES B. LEACH, *Vice Chairman*
RALPH MATERA RAYMOND J. NOTTAGE

FRANK H. MALLEY, *Director*
DIETER HAMMERSCHLAG, *Deputy Director*

*Suite 103, City Hall,
Providence 3, Rhode Island*

September 18, 1963

The Honorable Walter H. Reynolds, Mayor
The Honorable City Council
of the City of Providence
City Hall
Providence, Rhode Island

SUBJECT: Referral No. 1344 - REDEVELOPMENT PLAN FOR WEYBOSSET HILL
PROJECT NO. R.I.-R-7

Gentlemen:

The subject referral received consideration by the City Plan Commission at a meeting held on Tuesday, September 17, 1963.

It was unanimously

VOTED: That in connection with the Redevelopment Plan designated as the Weybosset Hill Redevelopment Project No. R.I.-R-7, submitted to the City Plan Commission by the Providence Redevelopment Agency, the City Plan Commission reports that the Weybosset Hill Redevelopment Project No. R.I.-R-7 is (a) in conformity with the Master and General Plan of the City of Providence, (b) is in conformity with the recommendations contained in "Downtown Providence 1970", and (c) the City Plan Commission recommends approval and execution of this plan as being necessary in the public interest.

The above action was taken in accordance with the requirements of Article 8, Section 45 of Chapter 3654, Public Laws of Rhode Island, the "Redevelopment Act of 1956."

The Honorable Walter H. Reynolds, Mayor
The Honorable City Council
of the City of Providence

-2-

September 18, 1963

At its meeting on July 16, 1963, the City Plan Commission approved an Amendment to the Providence Zoning Ordinance setting up a special R-5 Downtown Apartment Dwelling Zone for the Weybosset Hill Project.

Very truly yours,



EDWARD WINSOR
CHAIRMAN
CITY PLAN COMMISSION

EW:MMH

c.c. Providence Redevelopment Agency - 5

REDEVELOPMENT PLAN

WEYBOSSET HILL

PROJECT NO. R.I.B-7

PROVIDENCE REDEVELOPMENT AGENCY
PROVIDENCE, RHODE ISLAND

PROJECT NO. R.I. R-7
WEYBOSSET HILL PROJECT

REDEVELOPMENT PLAN
August 5, 1963

INTRODUCTION

This Plan sets forth an outline for the redevelopment of land in the Weybosset Hill Project Area in accordance with the provisions of Chapters 31-33 inclusive of Title 45 of the General Laws of Rhode Island 1956, as amended to date referred to in this Plan by its short title, "Redevelopment act of 1956" and with the provisions of the Housing Act of 1949 as amended to date. This Redevelopment Plan constitutes an Urban Renewal Plan for the project area within the meaning of the Housing Act of 1949 as amended to date.

The project undertaking outlined by the plan is designed to attain the purposes of the Redevelopment act of 1956 as amended to date by eliminating and preventing the recurrence of blighted and substandard conditions in the project area and by insuring the replacement of such conditions by a well-planned, integrated, stable, safe and healthful neighborhood.

This Plan is to be financed under the provisions of Title I of the Housing Act of 1949, as amended, and the Plan shall not become effective until approval in its entirety by the Housing and Home Finance Agency and provided further, that during the term of any contract to finance the carrying out of this Redevelopment Plan executed by the Providence Redevelopment Agency and the Housing and Home Finance Administrator, any substantial modification shall be submitted to said Administrator for determination by him that such modification meets the terms and requirements of the contract for Federal financial assistance.

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B. DESCRIPTION OF PROJECT AREA

1. Project Area Location and Boundaries

The Weybosset Hill Project is located on the western rim of downtown Providence, as delineated by the Master Plan for Downtown Providence. In general the project lies within an area bounded by West Exchange, Sabin, Fountain, Beverly, Washington, Aborn, Empire, Chestnut, Pine, Broad Streets and Route 95 and is located within Redevelopment Area D-2, D-3, D-4 and D-9. These Redevelopment Areas are four of 18 such Redevelopment Areas which are designated by Chapter 103 Ordinances of the City of Providence, approved July 6, 1948, as amended by Chapter 1387 Ordinances of the City of Providence approved December 16, 1960, as areas containing blight in need of redevelopment.

A description of the perimeter boundary of the project area is attached hereto as Exhibit A of the Redevelopment Plan. See also Map No. 1 Existing Land Use and Zoning Plan.

2. Types of Proposed Renewal Actions

Proposed redevelopment activities shall include, but not by way of limitation, (a) acquisition of land and improvements thereon, (b) relocation of site occupants, (c) demolition and clearance, (d) installation of site improvements and (e) disposition of land.

a. The major activity will be clearance and redevelopment. The entire project area is considered to constitute one clearance section. Several structures are not to be acquired. However, no formal rehabilitation program is proposed.

b. Public Improvements

(1) Changes in rights-of-way including new access streets to be established, proposed street widenings and other street adjustments, and utility easements to be extinguished and established are shown on Map No. 4 Rights-of-Way Adjustments Plan.

(2) Modifications in public utility systems serving the project area including retention, abandonment, extension, and improvement of sewer, water and communication service are shown on the following maps:

Map 5: Public Utilities - Sanitary Sewers and Storm Drainage

Map 6: Public Utilities - Water Service

Map 7: Public Utilities - Communications

All new public and private utilities will be placed underground.

(3) Standards for the design and construction of site improvements in the project area are to be in conformity with applicable standards and practices in effect in the City of Providence and observed throughout the community in the construction of municipal public works.

Approval of the plans for the installation of all public works proposed for the project area are to be obtained either from the Director of Public Works of the City of Providence or the Chief Engineer of the Providence Water Supply Board as appropriate.

(4) Street Trees - There will be street trees planted along all existing streets to remain, new streets and public walkways which will meet the general and special needs of the redevelopment area.

(5) Street Lighting - The replacement and modernization of the present system will be incorporated to conform to the new street plan to meet the general and special needs of the redevelopment area.

(6) Public Walkways and Cathedral Square - The public walkway system with appropriate street furniture and landscaping generally within the rights-of-way line of Westminster and Jackson Streets will be provided. Both public walkway systems will terminate at Cathedral Square in the heart of the proposed retail-residential core of the Weybosset Hill Project. See Map No. 2 Proposed Land Use and Zoning.

Cathedral Square will be developed as a project improvement, with appropriately designed street furniture and landscape centered on the existing structure of the Cathedral of Sts. Peter and Paul.

While both the public walkways and Cathedral Square are conceived primarily for pedestrian usage and not open to public vehicular use, they would be open to emergency vehicles and to public and institutional ceremonial occasions such as special religious functions and parades.

3. Blighted and Substandard Conditions

The project area is a "deteriorated blighted area", within the meaning of the "Redevelopment act of 1956" as amended to date, because buildings or improvements either used or intended to be used for living, commercial, industrial or other purposes, or any combination of such uses, which by reason

of (1) dilapidation, deterioration, age or obsolescence, (2) inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities, (3) defective design or insanitary or unsafe character or conditions of physical construction, (4) defective or inadequate street and lot layout, (5) mixed character, shifting or deterioration of uses to which they are put, or any combination of such factors and characteristics are conducive to the further deterioration and decline.

a. Indices of Physical Deterioration

Evidence of physical deterioration was compiled from data provided by (1) the American Public Health Association's Appraisal Method for Measuring the Quality of Housing and supplemented by the Providence Building Code for all residential buildings, and (2) an evaluation of non-residential structures performed by the inspectors of the Providence Building Inspection Department. Results of the criteria used are as follows:

APHA Method of Evaluation For Residential Buildings

| | |
|--|----|
| Total Residential Buildings | 60 |
| Total Substandard Based on APHA Method | 52 |
| Total Residential Substandard | 52 |

Evaluation For Non-Residential Buildings Performed by the Building Inspectors

| | |
|---------------------------------|-----|
| Total Non-Residential Buildings | 127 |
| Total Substandard | 37 |
| Total Deficient | 21 |

Total Building Condition In The Weybosset Hill Area

The composite totals for both residential and non-residential buildings relative to physical condition are:

| | Total Buildings | Deficient Buildings | % Deficient | Substandard Buildings | % Substandard | Substandard and Deficient |
|-----------------|--------------------|------------------------|----------------|--------------------------|------------------|---------------------------------|
| All Buildings | 187 | 21 | 11 | 89 | 47 | 58% |
| Residential | 60 | -- | -- | 52 | 86 | 86% |
| Non-Residential | 127 | 21 | 16 | 37 | 29 | 45% |

As indicated above, 110 of the 187 buildings or 58% were determined to be either deficient or substandard.

Deficiencies that have been found to exist in residential buildings include, serious deterioration, lack of dual egress, lack of sanitary facilities

and serious inadequacies in lighting and ventilation. A substandard residential building indicates the existence of conditions which represent such a serious violation of minimum standards for continued dwelling occupancy and building safety that ordinarily they would justify the removal of occupants from the dwelling until such condition had been corrected.

Basic physical defects such as lack of available bath, lack of dual egress and serious deterioration generally cannot be cured except by structural changes so basic and costly as to be out of keeping with the worth of the structures. However, while the shared toilets, the lack of repair and the room crowding which have been of chief concern in the past are basic and necessary indices, other deficiencies are also measures of substandard housing. In many cases, there are such secondary conditions as small room size and obstruction of light by adjacent structures which are difficult or impossible to remedy without rebuilding.

Deficiencies that have been found to exist in non-residential buildings include serious deterioration of (1) roof and chimney (2) exterior walls (3) foundation (4) beams and columns and (5) interior. Other deficiencies include (1) inadequate wiring (2) no dual egress (3) inadequate fire escapes and (4) no stand pipe or sprinkler system; frame buildings located within the First Fire District were also determined substandard based on the Providence Building Code which prohibits frame construction within this district.

In the final analysis, it is the combination of substandard conditions rather than individual deficiencies alone that determine whether a building is or is not substandard. All non-residential structures found to be substandard were determined inadequate with respect to essential conditions for the protection of health and safety. In addition, any violation of Building Code Standards constitutes a substandard condition which must be remedied. A combination of these violations often means repairing the building to such a degree that it is neither in keeping with the worth of the building or that it induces economic hardship. Environmental deficiencies within the Project Area that were found to exist included:

Inadequate Streets Layout: causing increased traffic congestion which not only inhibits free traffic circulation but also hampers the servicing of commercial establishments located here.

Incompatible or Shifting Uses: This area contains such a mixture of incompatible uses that their mere existence are conducive to further deterioration and decline of the area.

Overcrowding of Buildings on Land: There are 19 or ^{9/10} 36 of the 53 residential lots overcrowded with structures. Due to total coverage of the non-residential buildings on existing lots, a serious condition exists in that off-street loading and parking cannot be accommodated.

Obsolete or Aged Buildings, Not Suitable for Improvement or Conversion: An index of obsolescence is the combination of advanced age and lack of maintenance. Out of 37 non-residential buildings that are determined substandard, 31 or 83% are over 40 years of age. Of the total 52 residential buildings determined substandard, 47 or 90% are 40 years of age or older.

Inadequate Provision for Open Space and Recreation: The project area does not contain any open space or recreation facilities.

Other Identified Hazards to Health and Safety and the General Well Being of the Community: The project area lies within Redevelopment Area D-9 and is one of 18 Redevelopment Areas which are designated by Chapter 103 Ordinances of the City of Providence, approved July 6, 1948, as amended by Chapter 1387 Ordinances of the City of Providence, approved December 16, 1960, as areas containing blight in need of redevelopment. Also, it is a deteriorated blighted area as defined by the Redevelopment Act of 1956 as amended. As a result of these factors, its present deterioration constitutes a serious and growing menace to the public health, safety, morals and welfare of the people in and around the community. Such areas present difficulties and handicaps which are beyond remedy and control solely by regulatory process in the exercise of public power. This project area in effect also 1) prevents critically needed standard living and working accommodations 2) retards housing improvement and other essential community development 3) fosters the spread of blight to other areas surrounding it.

Social Indices: The impact which blighted and substandard conditions in the area may have on the public health, safety, morals and welfare is indicated by the following evidence of social breakdown assembled for recent periods from the records of public health and welfare agencies. The findings for the area bounded by West Exchange, Sabin, Fountain, Beverly, Washington, Aborn, Empire, Chestnut, Pine, Broad Streets and Route 95 are compared to the incidences of the same items for the City as a whole.

Ill Health - January 1956 - December 1960 - 7.9 times the incidence of tuberculosis.

Transmission of Disease - January 1956 - December 1960 - 6.1 times the incidence of venereal disease.

Public Assistance - January 1956 - December 1960 - 6 times the incidence of public assistance

C. Land Use Plan

1. Land Use Map: See Map No. 2, Proposed Land Use and Zoning Plan.
2. Land Use Provisions and Building Requirements
 - a. Statement of Uses to be Permitted:

In order to achieve the objectives of this Redevelopment Plan,

the redevelopment and use of the land constituting the Project Area will be made subject to the regulations and controls specified in this section.

The various permitted land use categories are shown in the Proposed Land Use And Zoning Plan, Map No. 2. No public housing use is contemplated within the project area.

b. Additional Regulations, Controls or Restrictions To Be Imposed By The Plan On All Real Property To Be Acquired

(1) General Requirements

(a) Applicability - The provisions of this section shall apply to all land to be made available for redevelopment within the Project Area.

(b) Implementation in Disposition Instruments - The provisions of the Plan with respect to all property in the Project Area shall be effectuated by appropriate covenants in disposition instruments.

(c) Interpretation - Redevelopers will be required to agree that, in the event of any questions regarding the meaning of the standards and controls or other provisions of this Plan, the interpretation placed thereon by the Providence Redevelopment Agency shall be final and binding.

(d) Approval of Redeveloper's Plans - Architectural and landscaping plans and specifications, as well as any other information, as required by the Providence Redevelopment Agency shall be submitted by all redevelopers to the Providence Redevelopment Agency for its approval prior to the time of transfer of title to the redeveloper to insure their conformance with the provisions of this Redevelopment Plan.

(e) Notice of Proposed Sale of Project Land - A report concerning the proposed sale or lease of any land within the Project Area shall be submitted to the City Council at a regular or special meeting at least ten (10) days prior to the execution of said sale or lease agreement.

(f) Definitions Applicable to the Interpretation of Building Requirements and Controls:

Floor Area Ratio - Shall be computed as the ratio of the gross floor area of the structure to the area of the lot. Gross floor area shall include basement and cellar areas except those areas devoted exclusively to

heating and air-conditioning equipment. Floor area in the main building or structure or in accessory buildings intended and designed for the parking of motor vehicles or for off-street loading purposes shall also be excluded from gross floor area.

Building Coverage - The percentage of the entire parcel covered by the ground floor of all structures.

Density - The number of residential dwelling units to occupy the parcel area.

Height - The height of a building shall be measured from the mean grade of the sidewalk or a given grade elevation to the top of the parapet or cornice line of the building facade.

Setback - The distance between the property line and the proposed building line.

Building Envelope - A building envelope is the three dimensional geometric figure presented by the intersecting planes defined by the application of standards and controls for each parcel.

Arcade - An area on the ground floor of a building which is open to public access for its entire length.

(g) Open Areas - All open areas must be suitably paved and/or landscaped so as to provide a visually attractive environment and screening as required herein.

(h) Sign Control - Signs within the Project Area shall be restricted to the non-flashing type, identifying only the establishment and nature of its product. All signs must be suitably integrated with the architectural design of the structure which they identify. No sign shall project beyond the face of the building more than 12". One such sign shall not exceed three (3) square feet in area for every linear foot of that part of the building displaying such sign. For establishments occupying a portion of a building, one sign identifying the establishment and nature of its product in the ratio of three (3) square feet in area for every linear foot of the establishment displaying such sign shall be allowed. The size, design, placement and number of signs must be specified in all Redevelopment proposals. All proposed signs based on the above controls, the placement or replacement of any sign during the duration of the plan must be approved by the Redevelopment Agency.

(i) Exterior Lighting - Exterior lighting may be used to light doors, entrances, show windows, plazas, parking lots and open spaces. Lighting shall be located and shielded so as to prevent glare on adjacent properties. No floodlighting of building or streets shall be permitted except by special approval of the Providence Redevelopment Agency.

(j) Off-Street Parking - All surface parking lots shall be properly lighted, hard-surfaced, drained and posted or fenced or otherwise controlled to prevent vehicle overhang. Screening as required by the controls shall be maintained in an effective, as well as attractive manner. No open air motor vehicle repair or service work shall be permitted in conjunction with surface parking facilities.

(k) Off-Street Loading - For all those uses requiring receipt or distribution by vehicle of materials or merchandise as part of their normal function, office and institutional uses, one loading bay for each 50,000 square feet or fraction thereof in excess of 4,000 square feet of floor area of such uses shall be provided, on the same premises with every building, structure or part thereof, adequate space for standing loading and unloading in order to avoid undue interference with public use of the street or alley. The dimensions of off-street berths shall not include driveways or entrances to or exits from such off-street berths and shall not be counted as off-street parking space. Such spaces or bay shall be not less than 12 feet in width, 35 feet in length and 14 feet in height, with access provided not less than 50 feet from any street intersection.

(2) Requirements for Specific Reuse Parcels

Parcel No. 1

Permitted Uses

- (a) Principal Use: Arena
- (b) Accessory Uses: Including,
 - ((1)) Auditorium or exhibition hall
 - ((2)) Parking, surface and structure
 - ((3)) Landscaped open areas
 - ((4)) Pedestrian tunnels and arcades
 - ((5)) Access roads

((6)) Accessory uses customarily incidental to the above principal use, provided such uses do not include the open-air storage of materials, equipment or merchandise.

Building Controls

- (a) Floor Area Ratio: Maximum 3
- (b) Building Coverage: No restrictions
- (c) Height: No structure to be more than 150 ft.
- (d) Setback: No restrictions
- (e) Building Envelope: No additional requirements
- (f) On-Site Parking: One parking space for every 10 permanent seats
- (g) Off-Street Loading: Required as set forth in Section C2 b (1)(k)
- (h) Vehicle Access: Except for the temporary loading or discharging of passengers, no vehicular access way may be permitted for off-street parking or loading purposes directly from Sabin Street.

(i) Planning and Design Objectives:

((1)) The creation of an enclosed urban civic space centered on LaSalle Park with the Arena the dominant building facing upon it. To achieve this enclosure, the principal structure on this parcel should, except for that area taken up by access roads, extend fully across the parcel opposite LaSalle Park, and its height should be greater than those buildings on other parcels facing the park. To further emphasize this building, it is desirable that its building line on Sabin Street be set back far enough to create a suitable entrance plaza to the building, related in scale to LaSalle Park.

((2)) To further achieve this enclosure, any accessory structure fronting on Sabin Street on this parcel should visually restrict the width of Sabin Street by being sited near the Sabin Street frontage and its height should be held below that of the Arena.

((3)) A secondary objective is the creation of pedestrian access from the Bus Terminal to the Arena. To achieve this, any accessory structure sited between these two structures may be arcaded along Sabin Street.

Parcel No. 2

Permitted Uses

(a) Principal Use: Off-Street Loading & Parking Area

(b) Accessory Uses, including:

((1)) Landscaped Open area

((2)) Accessory uses customarily incidental to the above principal use, provided such uses do not include the open-air storage of materials, equipment or merchandise.

Building Controls

(a) Floor Area Ratio: Not applicable

(b) Building Coverage: Not applicable

(c) Height: Not applicable

(d) Setback: Not applicable

(e) Building Envelope: Not applicable

(f) On-Site Parking and Loading: All sides of this parcel fronting on public streets shall be screened by a wall of solid and uniform appearing compact evergreen screen, fence, or wall of not less than six feet.

(g) Vehicle Access: No direct access shall be permitted from West Exchange Street.

Parcel No. 3

Permitted Uses

(a) Principal Use: Downtown General Commercial Office Use (private, public or institutional)

(b) Accessory Uses: Including:

((1)) Parking, surface or structure

((2)) The following accessory uses are also permitted provided that all such activity is conducted on the ground floor only.

Art Shop
Bakery (Retail only)
Florist
Furniture or Radio Store
Gift Shop

Interior Decorating
Jewelry Store
Notion Store
Package Store or Liquor Store

Beauty Parlor
Book Store
Card Shop
Clothing Store
Clothes Cleaning Agency
Confectionery Store
Custom Dressmaking
Drug Store

Photographer
Restaurant
Shoe Store
Stationery Store
Tailor Shop
Tobacco Shop
Tea Room
Film Exchange

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

((3)) Exhibition facilities

((4)) Landscaped open areas

((5)) Arcaded pedestrian ways

((6)) Accessory uses customarily incidental to the above principal use, provided such uses do not include the open-air storage of materials, equipment or merchandise.

Building Controls

(a) Floor Area Ratio: Maximum 5

(b) Building Coverage: No restrictions

(c) Height: Maximum 55 feet

(d) Setback: Not to be more than five feet (5') along the full parcel frontage of Sabin Street and Fountain Street.

(e) Building Envelope: No additional requirements

(f) On-Site Parking: None required; if provided, not more than 10 surface parking spaces may be permitted and must be screened from any public rights-of-way by a wall of solid and uniform appearing compact evergreen screen, fence, or wall of not less than six feet in height.

(g) Vehicle Access: For loading and parking from fountain or Sabin Streets only.

(h) Off-Street Loading: Required as set forth in Section C2 b (1) (k)

(i) Planning and Design Objectives: The creation of an enclosed urban civic space centered on LaSalle Park with the Arena the dominant building facing upon it, and, the complementing of existing monumental public buildings at the other end of the Park (Police and Fire Department Building

and the Public Library). To achieve these objectives, the structure on this parcel should be built to its maximum allowable height and its required width on LaSalle Park with consideration given to the importance of this building, its design and its materials in the creation of this civic space.

Parcel No. 4

Permitted Uses

(a) Principal Use: Public Open space

(b) Accessory Uses, including:

((1)) Parking (underground only)

((2)) Public fall-out shelter

((3)) Pedestrian walkways or tunnels

((4)) Accessory uses customarily incidental to the above principal use, provided such uses do not include the open-air storage of materials, equipment or merchandise.

Buildings Controls

(a) Floor Area Ratio: Not applicable

(b) Building Coverage: Not applicable

(c) Heights: Existing surface elevations may be raised not more than five ft. (5') on the lowest point of the park site.

(d) Setback: Not applicable

(e) Building Envelope: Not applicable

(f) Parking: None required; if provided, must be underground.

(g) Vehicle Access: Loading and parking entrances must be from Sabin Street and exits must be from Fountain Street.

Parcel No. 5

Permitted Uses

(a) Principal Use: Motel, motor-inn or motor hotel

(b) Accessory Uses, including

((1)) Retail and service establishments, normally accessory to principal use.

((2)) Recreational facilities

((3)) Exhibition facilities

((4)) Tourist information facilities

((5)) Parking (structure only)

((6)) Landscaped open areas

((7)) Accessory uses customarily incidental to the above principal use, provided such uses do not include the open-air storage of materials, equipment or merchandise.

Building Controls

(a) Floor Area Ratio: Maximum 6 (ground level to be measured at elevation 25')

(b) Building Coverage: No restrictions

(c) Height: Not to be less than 4 stories above the elevation at the east end of the Atwells Avenue Bridge over Route I-95 (approximate elevation: 50 ft.)

(d) Setback: No restrictions

(e) Building Envelope: No additional requirements

(f) Capacity: Must provide not less than 150 guest rooms.

(g) On-Site Parking: Structure must provide 3 spaces for every 4 guest rooms.

(h) Off-Street Loading - Required as set forth in Section C2 b (1)(k).

(i) Vehicle Access: No direct access to off-street parking or loading facilities shall be permitted from Broadway.

(j) Planning and Design Objectives: The creation of a large space centering on the Regional Travel Information Center (Parcel No. 6) and a highly visible landmark from the Route I-95 Expressway and surrounding environs. To achieve this the structure should be an elevator building facing onto and related to the Regional Travel Information Center. To take advantage of the proximity to the Arena and LaSalle Park, the structure on this parcel

should be related in design and facilities to that building and open space.

Parcel No. 6

Permitted Uses

(a) Principal Use: Regional Travel Information Center, Auto Service Station and Restaurant.

(b) Accessory Uses, including:

((1)) Exhibition facilities

((2)) Parking - structure and surface

((3)) Landscaped open areas

((4)) Accessory uses customarily incidental to the above principal use.

Building Controls

(a) Floor Area Ratio: Maximum 2

(b) Building Coverage: No restrictions

(c) Height: Not to be more than 30 ft. above the elevation at the east end of the Atwells Avenue Bridge over Route I-95 (approximate elevation: 50 ft.) for that portion of the major structure occupied by the principal use. This restriction is not applicable to any non-functional superstructure attached to the principal structure.

(d) Setback: No restrictions

(e) Building Envelope: No additional requirements

(f) On-Site Parking: Minimum parking requirements for restaurants - five (5) square feet of parking area for every one square foot of floor area of the use. No maximum limit if structure parking is provided. MINIMUM PARKING TO BE PROVIDED - TWENTY-FIVE (25) SPACES.

(g) Vehicle Access: No entrance or exits points permitted within 100 ft. of each of the three corners of this parcel.

(h) Off-Street Loading: Required as set forth in Section C2 b (1)(k).

(i) Planning and design Objectives: The creation of a facility to promote and orient motorists to the attractions of the City of Providence and the State of Rhode Island and to offer food and auto servicing facilities and parking. Further to create a focus and center point of the

large open space bounded by Atwells Avenue and Parcel No. 5, Broadway and Parcel No. 8 and Route I-95 Expressway. To achieve this, it is desirable that the structure or developed area be circular in form. The height restriction, not being applicable to any "non-functional superstructure", is included in the controls to permit and encourage a tall superstructure that will create a highly visible landmark noting that this area is, in effect, the gateway to downtown Providence from the Route I-95 Expressway.

Parcel No. 7

Permitted Uses

(a) Principal Use: Public

(b) Accessory Uses, including:

((1)) Parking, ^{SURFACE AND STRUCTURE} ~~within building only~~

((2)) Landscaped open areas

((3)) Accessory uses customarily incidental to the above principal use, provided such uses do not include the open-air storage of materials, equipment or merchandise.

Building Controls

(a) Floor Area Ratio: Maximum 4

(b) Building Coverage: No restrictions

(c) Height: Not to be higher than the existing Fire and Police Headquarters Building to which this addition is being attached (4 stories).

(d) Setback: No setback permitted along either the Empire or Broadway Street frontage in order that this addition will in effect "square off" the existing "L" - shaped structure.

(e) Building Envelope: This addition shall be built to regulated height along full frontage on Empire Street and Broadway.

(f) On-Site Parking: No ~~surface parking permitted~~ ^{REQUIRED}.

(g) Off-Street Loading: Required as set forth in Section

c2 b (1)(k).

(h) Vehicle Access: No restriction.

Parcel No. 8

Permitted Uses

(a) Principal Use: Residential

(b) Accessory Uses, including:

((1)) Parking, structure and surface

((2)) Landscaped open areas

((3)) Accessory uses customarily incidental to the above principal use, provided such uses do not include the open-air storage of materials, equipment or merchandise.

Building Controls

(a) Floor Area Ratio: Maximum 2

(b) Building Coverage: Maximum 15%

(c) Density: Maximum 80 D.U./~~acre~~ acre

(d) Height: Minimum 80 ft. above average surface grade

(e) Setback: Not less than 90' from Broadway and Franklin

Streets

(f) Building Envelope: No additional requirements

(g) On-Site Parking: Must provide at least 7 parking spaces for every 10 dwelling units, of these at least 1/3 should be integrated within principal structure.

(h) Vehicle Access: No direct access for parking or loading to be permitted from Franklin Street. Right-turn access from Broadway permitted only within 50 feet of the west right-of-way line of Greenman Lane.

(i) Design Objectives: Firstly, the delimitation of the large open space centered on the Regional Travel Information Center, and secondly, the visual termination of the Jackson Street Public Walkway, marking the limit of the residential area. To achieve these, the single structure on this parcel should be an elevator building sited so that its long axis is generally at right angles to the Jackson Street Public Walkway, facing onto the Regional Travel Information Center. To emphasize a change of appearance and functions of this section of the project, it is recommended that the parcel be fully landscaped in a park-like setting with as much of the parking below grade as is possible.

Parcel No. 9

Permitted Uses

(a) Principal Use: Residential

(b) Accessory Uses, including:

((1)) Parking - surface or structure

((2)) Landscaped open areas

((3)) Accessory uses customarily incidental to the above principal use, provided such uses do not include the open-air storage of materials, equipment or merchandise.

Building Controls

(a) Floor Area Ratio: Maximum - 1

(b) Building Coverage: Maximum 35%

(c) Density: Maximum - 35 D.U./acre

(d) Height: Maximum - 30 feet

(e) Setback: No setback will be permitted on the Jackson Street public walkway. A 20' setback will be required along the full frontage of Fountain Street to respect a utility easement. Setback not to be less than 5 feet along the full frontage of Washington Street.

(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: Access for parking or loading shall be permitted only from Fountain Street and Washington Street.

(i) Planning and Design Objectives: The creation and the delimitation of the open space in which is sited the elevator apartment building (Parcel No. 8), and the channeling of this space down the Jackson Street Public Walkway toward Cathedral Square. To achieve this, not only must the setback controls be observed, but also it is desirable that a structure be built along a major portion of the length of the Fountain Street frontage.

Parcel No. 10

Permitted Uses

(a) Principal Use: Residential

(b) Accessory Uses, including:

((1)) Parking - surface or structure

((2)) Landscaped open areas

((3)) Accessory uses customarily incidental to the above principal use, provided such uses do not include the open-air storage of materials, equipment or merchandise.

Building Controls

- (a) Floor Area Ratio: Maximum - 1
- (b) Building Coverage: Maximum 35%
- (c) Density: Maximum - 35 D.U./acre
- (d) Height: Maximum - 30 feet
- (e) Setback: No setback will be permitted on the Jackson Street public walkway. A 20' setback will be required along the full frontage of Fountain Street to respect a utility easement. Setback not to be less than 5 feet along the full frontage of Washington Street.
- (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: Access for parking or loading shall be permitted only from Fountain Street and Washington Street.
- (i) Planning and Design Objectives: The creation and the delimitation of the open space in which is sited the elevator apartment building (Parcel No. 8), and the channeling of this space down the Jackson Street Public Walkway toward Cathedral Square. To achieve this, not only must the setback controls be observed, but also it is desirable that a structure be built along a major portion of the length of the Fountain Street frontage.

Parcel No. 11

Permitted Uses

- (a) Principal Use: Residential
- (b) Accessory Uses, including:
 - ((1)) Parking - surface or structure
 - ((2)) Landscaped open areas
 - ((3)) Accessory uses customarily incidental to the above principal use, provided such uses do not include the open-air storage of materials, equipment or merchandise.

Building Controls

- (a) Floor Area Ratio: Maximum - 1
- (b) Building Coverage: Maximum - 35%

(c) Density: Maximum - 35 D. U./acre

(d) Height: Maximum 30 feet

(e) Setback: No setback permitted on the Jackson Street public walkway. Setback not to be less than 5 feet along the full frontage of Washington Street.

(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~~ the Jackson Street public walkway.

(i) Planning and Design Objectives: The creation of the enclosed pedestrian civic space of Cathedral Square and the channeling of this space down the Jackson Street Public Walkway to the open space in which is sited the elevated apartment building (Parcel No. 8). To achieve this, not only must the setback controls above be observed, but also it is desirable that a structure be built along a major portion of the length of the frontage along the new street and public walkway connecting Franklin Street and the Jackson Street Public Walkway.

Parcel No. 12

Permitted Uses

(a) Principal Use: Public Open Space

(b) Accessory Uses, including:

((1)) Exhibition facilities

((2)) Pedestrian arcades

((3)) Landscaped open areas

((4)) Accessory uses customarily incidental to the above permitted uses, provided such uses do not include the open-air storage of materials, equipment or merchandise.

(c) Alternate Use

((1)) Principal Use: Professional & Institutional Office Building

((2)) Accessory Uses: including:

((a)) Landscaped open areas

((b)) Arcaded pedestrian ways

((c)) Parking

((d)) Accessory uses customarily incidental to the above principal use, provided such uses do not include the open-air storage of materials, equipment or merchandise.

Building Controls

Alternate Use:

((1)) Floor Area Ratio: Maximum - 3

((2)) Building Coverage: No restriction

((3)) Density: Not applicable

((4)) Height: Maximum 50 feet

((5)) Setback: No setback permitted along the full frontage of the Jackson Street Public Walkway.

((6)) Building Envelope: No additional requirements

((7)) On Site Parking: One parking space for every 500 square feet of gross floor area provided that all parking must be entirely enclosed within the building.

((8)) Off Street Loading - Required as set forth in section C2b (1)(k).

((9)) Vehicle Access: Access for loading and parking shall be permitted only from the new street from Franklin Street and entering the building only along the northwest side of this parcel.

((10)) 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 Public Walkway (of first priority) and out Fenner Street (of second priority). To achieve these objectives, it is desirable that the structure be sited near or exactly on all of the parcel lines. Secondly, to complement the existing Cathedral by the structure's use, height and building envelope. Its design must clearly establish that this is a building of importance in the Square, second only to the Cathedral itself. It is most desirable that the design, details and materials of this structure be of the highest order.

Parcel No. 13

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
Card Shop
Camera Store
Book and Stationery
Tobacco Shop
Drug Store
Hardware Store
Barber Shop
Beauty Shop
Laundry & Dry Cleaning Agency
(No pressing or cleaning on premises)
Photographer
Religious Articles

Art Shop
Notions Store
Gift Shop
Florist
Jewelry Store
Newspaper Sales
Film Exchange

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.

Parcel No. 14a and 14b

Permitted Uses

- (a) Principal Use: Public open space

(b) Accessory Uses, including:

- ((1)) Pedestrian walkways
- ((2)) Exhibition facilities

any of the above.

((3)) Accessory uses customarily incidental to

(c) Alternate Use for 14a Only

((1)) Principal Use: Public Building

((2)) Accessory Uses, including:

- ((a)) Landscaped open areas
- ((b)) Arcaded pedestrian ways

((c)) Accessory uses customarily incidental to the above principal use, provided such uses do not include open-air storage of materials, equipment or merchandise.

Building Controls

(a) Alternate Use

((1)) Floor Area Ratio: 4.5

((2)) Building Coverage: No restrictions

((3)) Height: Not to exceed 65 feet above average Empire Street elevation fronting on the Parcel.

((4)) Setback: The building line on Empire Street must align with the existing Public Library building line fronting on Empire Street and the Building line on Washington Street must align with the existing Telephone building line fronting on Washington Street. A minimum setback of 6' is required on Walnut Street.

((5)) Building Envelope: No additional requirements.

((6)) On-Site Parking: No parking permitted.

((7)) Off-Street Loading - Required as set forth in Section C2b (1) (k); off-street loading from Walnut Street only. No loading will take place less than 50 feet from the intersecting line of Washington and Walnut Streets.

((8)) Vehicle Access: Off-street loading permitted only from Walnut Street. Where the principal building does not effectively screen off-street loading activities from Empire Street and Parcel 14b, a masonry wall of not less than 8 feet in height will be required to insure proper screening.

(b) Planning and Design Objectives: The creation of a park along the Westminster Street Public Walkway to act as a transitional area between the downtown shopping core and the Weybosset Hill area, which would provide an attractive setting for the Providence Public Library and an open space for the pedestrians in this area.

The placement and volume of the proposed library addition should attempt to accomplish the following objectives:

((1)) To make the park appear larger.

((2)) To serve as a positive element, with the existing Telephone Company Building in containing the park.

((3)) To maintain a visual alignment with the existing Library and Telephone Buildings.

((4)) To provide direct service connection with the existing Library Building on a bridge over Washington Street.

A wall between Empire Park and Walnut Street is proposed, to visually unify the park in view of the two unrelated architectural masses of the Telephone Building behind it and the proposed addition to the library. In addition, the wall will also function in screening the vehicular service to the Telephone Building and the proposed library addition.

Parcel No. 15

Permitted Uses

(a) Principal Use: Downtown General Commercial Office Use
(private, public or institutional)

(b) Accessory Uses, including:

((1)) Parking, structure and surface

((2)) Parking structure to accommodate 200 or 300 parking spaces.

((3)) The following accessory uses are also permitted provided that all such activity is conducted on the ground floor only:

Art Shop

Bakery

Beauty Parlor

Beauty Store

Florist

Furniture or Radio Store

Interior Decorating

Jewelry Store

Notion Store

Package or Liquor Store

Restaurant

Clothing Store
Clothes Cleaning Agency
Confectionery Store
Custom Dressmaking
Drug Store

Shoe Store
Stationery Store
Tailor Shop
Tea Room
Film Exchange

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

((4)) Landscaped open areas

((5)) Arcaded Pedestrian ways

((6)) Exhibition facilities

((7)) Accessory uses customarily incidental to the above principal use, provided such uses do not include the open-air storage of materials, equipment or merchandise.

Building Controls

(a) Floor Area Ratio: Maximum - 2 (Ground Level to be measured at elevation 30')

(b) Building Coverage: Maximum 60%

(c) Height: Not to exceed 65 ft. above average Empire Street elevation fronting on the parcel.

(d) Setback: No restrictions

(e) Building Envelope: No additional requirements

(f) On-Site Parking: One off-street parking space shall be provided for every 1,000 sq. ft. of net floor space. No more than 35 surface parking spaces may be provided and must be suitably screened whenever such surface parking abuts onto public rights-of-way so as to give an attractive visual appearance. No surface parking shall be permitted within 100' of the Empire Street frontage nor within 50' of the Broad Street frontage.

(g) Off-Street Loading: Required as set forth in Section C 2b (1) (k).

(h) Vehicle Access: No access for parking and loading may be permitted from the Westminster Street Public Walkway or Broad Street.

(i) Planning and Design Objectives: The enclosure of the proposed Empire Park, the channeling of this space into the Westminster Street Public Walkway and Empire Street, and the delimitation of the open

space at the intersection of Weybosset and Empire Streets. To achieve these objectives, it is desirable that the major structure or structures accessory to it be sited along Westminster Street Public Walkway opposite the proposed park and the existing Telephone Building. The major structure may be set back from the walkway creating a smaller open space opposite Empire Park, but this structure should extend to Empire Street so as to enclose the Park. Finally, it is most desirable that a structure be sited on or closely to the prominent natural rise at the southeast corner of this parcel and attain a height of at least 3 stories.

Parcel No. 16

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
Card Shop
Camera Store
Book and Stationery
Tobacco Shop
Drug Store
Hardware Store
Barber Shop
Beauty Shop
Laundry & Dry Cleaning Agency
(No pressing or cleaning on premises)
Photographer
Religious Articles

Art Shop
Notions Store
Gift Shop
Florist
Jewelry Store
Newspaper Sales
Film Exchange

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

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

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

(b) Accessory Uses, including:

- ((1)) Parking, surface or structure
- ((2)) Residential only in a separate structure
- ((3)) Landscaped open areas
- ((4)) Arcaded pedestrian ways

((5)) Accessory uses customarily incidental to the above principal use, provided such uses do not include the open-air storage of refuse, materials, equipment or merchandise, and the display of materials.

((6)) Access roads

Building Controls

(a) Floor Area Ratio: Maximum 2

(b) Building Coverage: Maximum 70%

(c) Density: Maximum 40 D.U /acre

(d) Height: Not to exceed 35 ft. above the Jackson Street public Walkway elevation (approximate elevation: 40').

(e) Setback: No setback permitted along the frontage of the Westminster Street public walkway and along the Cathedral Square frontage.

(f) Building Envelope: Ground floor along entire frontage of the Westminster Street public walkway must be uniformly arcaded for pedestrian traffic. To the extent that ground floor retail stores are continued along the Cathedral Square frontage, they must also 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 C 2b (1) (k).

(i) Vehicle Access: Access for parking or loading shall not be permitted along either the Cathedral Square or Westminster Street public walkway frontage.

(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. 13 should be uniformly designed and built.

Parcel No. 17

Permitted Uses

(a) Principal Use: Public

(b) Accessory Uses, including:

((1)) Parking

((2)) Landscaped open areas

((3)) Accessory uses customarily incidental to the above principal use, provided such uses do not include the open-air storage of materials, equipment or merchandise.

Building Controls

(a) Floor Area Ratio: Maximum 1

(b) Building Coverage: No restrictions

(c) Density: Not applicable

(d) Height: Not to be higher than the existing post office building to which an addition may be constructed. (One story)

(e) Building Envelope: No additional requirements

(f) On-Site Parking: None required; if provided must be screened by a solid and uniform appearing compact evergreen screen, fence or wall of not less than six ft. in height along the Broad, Greene and Winslow Street frontages.

(g) Off-Street Loading: Required as set forth in Section C 2b (1)(k).

(h) Vehicle Access: No direct access for parking or loading shall be permitted from Greene or Broad Streets.

Parcel No. 18

Permitted Uses

(a) Principal Use: Residential

(b) Accessory Uses, including:

((1)) Parking, structure and surface

((2)) Landscaped open areas

((3)) Arcaded pedestrian ways

((4)) The following accessory uses are also permitted provided that all such activity is conducted on the ground floor only:

Art Shop
Bakery
Branch Bank
Barber Shop
Beauty Parlor
Book Store
Card Shop
Clothing Store
Clothes Cleaning Agency
Community Center
Confectionery Store
Custom Dressmaking
Drug Store
Florist
Furniture or Radio Store

Gift Shop
Interior Decorating
Jewelry Store
Notion Store
Package or Liquor Store
Photographer
Restaurant
Shoe Store
Stationery Store
Tobacco Shop
Tailor Shop
Tea Room
Film Exchange
Professional & Institutional
Offices

Other retail uses as approved by the Providence Redevelopment 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.

((5)) Accessory uses customarily incidental to the above principal use provided such uses do not include the open-air storage of refuse, materials, equipment or merchandise.

Building Controls

(a) Floor Area Ratio: Maximum 1.5

(b) Building Coverage: Maximum 25%

(c) Density: Maximum 80 D.U./acre

(d) Height: No restriction

(e) Setback: Minimum setback of 30' along the full frontage of Chestnut Street. Minimum setback of 50' along the full frontage of Broad Street.

(f) Building Envelope: No additional requirements

(g) On-Site Parking: Must provide at least seven (7) parking spaces for every ten (10) dwelling units. In addition, for accessory non-residential use, one (1) parking space for every 500 sq. ft. of non-residential use must be provided. All or part of these may be structure parking. All surface parking must be screened by a wall of solid and uniform appearing compact evergreen screen, fence or wall, of not less than six feet in height, wherever such surface parking lies within 20' of any public rights-of-way.

(h) Off-Street Loading: Required as set forth in Section C2 b (1)(k).

(i) Vehicle Access: No direct access for parking or loading may be permitted from Broad or Pine Streets.

(j) Design Objectives: The visual termination of Empire Street and the enclosure and delimitation of the space at its intersection with Weybosset and Broad Streets. To achieve this, the structure or structures on this parcel should be sited so as to be as close as possible to the setback lines at Broad and Chestnut Streets, fronting on Broad Street.

Parcel No. 19

Permitted Uses

Auditorium

(a) Principal Use: Institutional Office and Institutional

(b) Accessory Uses, including:

((1)) Parking, structure or surface

((2)) Landscaped open areas

((3)) Accessory uses customarily incidental to the above principal use, provided such uses do not include the open-air storage of materials, equipment or merchandise.

Building Controls

(a) Floor Area Ratio: Maximum 2

(b) Building Coverage: No restriction

(c) Height: Maximum 35 feet above the Cathedral Square frontage elevation. (approximate elevation: 55')

Square frontage.

(d) Setback: No setback permitted along the Cathedral

(e) Building Envelope: No additional requirements

(f) Off-Street Parking: One (1) off-street parking space for every five hundred (500) square feet of institutional office space. One (1) off-street parking space for every ten (10) seats for auditorium use shall be provided. Parking for the permitted use(s) must be provided on the same parcel or on land within 400 feet of this parcel provided that the land within said distance is in the same ownership.

C2 b(1)(k)

(g) Off-Street Loading: Required as set forth in Section

(h) Vehicle Access: Access for parking or loading shall be permitted only from Franklin Street.

(i) Design Objectives: The creation of an enclosed pedestrian and urban civic space - Cathedral Square - and the channeling of that space down Fenner Street in each direction. To achieve this the setback controls above must be observed.

Parcel No. 20

Permitted Uses

institutional use.

(a) Principal Use: Off-street loading area for private

(b) Accessory Uses, including:

((1)) Landscaped open areas

((2)) Surface parking

((3)) Accessory uses customarily incidental to the above principal use, provided that such uses do not include the open-air storage of materials, equipment or merchandise.

(c) Alternate Use

((1)) Principal Use - Institutional office

((2)) Accessory Uses, including:

((a)) Landscaped open areas .

((b)) Arcaded pedestrian ways

((c)) Parking

((d)) Accessory uses customarily incidental to the above principal use, provided such uses do not include the open-air storage of materials, equipment of materials, equipment or merchandise.

Building Controls

(a) Principal Use:

((1)) On Site Parking: The parcel line adjacent to Parcel 19 shall be screened at the said property line by a wall of solid and uniform appearing compact evergreen screen, fence or wall, of not less than six ft. in height.

((2)) Vehicle Access: Access for loading and parking from Franklin Street only.

((3)) Off-Street Loading: Required as set forth in Section C2 b (1)(k).

(b) Alternate Use:

((1)) Floor Area Ratio: Maximum 2

((2)) Building Coverage: No restriction

((3)) Height: Maximum 2 stories or 25 ft.

((4)) Setback: No restriction

((5)) Building Envelope: No additional requirements

((6)) On-Site Parking: One off-street parking space for every 500 gross sq. ft. of building area.

((7)) Off-Street Loading: Required as set forth in Section C2 b (1)(k).

((8)) Vehicle Access: Access for loading and parking from Franklin Street only.

Parcel No. 21

Permitted Uses

(a) Principal Use: Off-street parking for private institutional use.

(b) Accessory Uses, including:

((1)) Landscaped open areas

((2)) Accessory uses customarily incidental to the above principal use, provided such uses do not include the open-air storage of materials, equipment or merchandise.

Building Controls

(a) On-Site Parking & Off-Street Loading: All surface parking must be screened by a wall of solid and uniform appearing compact evergreen screen, fence or wall, of not less than six feet in height along the entire southeast side of this parcel and wherever such surface parking lies within 20' of any public rights-of-way.

(b) Vehicle Access: No restrictions.

Parcel No. 22

Permitted Uses:

(a) Principal Use: Off-Street parking for private institutional use.

(b) Accessory Uses, including:

((1)) Landscaped open areas

((2)) Accessory uses customarily incidental to the above principal use, provided such uses do not include the open-air storage of materials, equipment or merchandise.

Building Controls

(a) On-Site Parking: All surface parking must be screened by a wall of solid and uniform appearing compact evergreen screen, fence or wall, of not less than six feet in height wherever such surface parking lies within 20' of any public right-of-way.

(b) Vehicle Access: No access permitted from Broad Street.

Parcel No. 23

Permitted Uses

(a) Principal Use: Off-street parking for private institutional use.

(b) Accessory Uses, including:

((1)) Landscaped open areas

((2)) Accessory uses customarily incidental to the above principal use, provided such uses do not include the open-air storage of materials, equipment or merchandise.

(c) Alternate Use:

((1)) Principal Use: Professional office building.

((2)) Accessory uses, including:

((a)) Landscaped open areas

((b)) Arcaded pedestrian ways

((c)) Parking

((d)) Accessory uses customarily incidental to the above principal use, provided such uses do not include the open-air storage of materials, equipment or merchandise.

Building Controls

(a) Principal Use:

((1)) On-Site Parking: All surface parking must be screened by a wall of solid and uniform appearing compact evergreen screen, fence or wall, of not less than six ft. in height wherever such surface parking lies within 20' of any public right-of-way.

((2)) Vehicle Access: No access for parking may be permitted from Broad Street.

(b) Alternate Use:

((1)) Floor Area Ratio: Maximum 2

((2)) Building Coverage: Maximum 50%

((3)) Height: Not to exceed 2 stories or 25 ft.

((4)) Setback: No restrictions

((5)) Building Envelope: No additional requirements

((6)) On-Site Parking: One off-street parking space for every 500 gross sq. ft. of building area.

Section C2 b (1)(k) ((7)) Off-Street Loading: Required as set forth in

((8)) Vehicle Access: No access for parking or loading may be permitted from Broad Street.

Parcel No. 24

Permitted Uses:

(a) Principal Use: Multi-story parking garage

(b) Accessory Uses, including

((1)) Landscaped open areas

((2)) Accessory uses customarily incidental to the above principal use, provided such uses do not include the open-air storage of materials, equipment or merchandise.

Building Controls

(a) Floor area ratio: Maximum 6

(b) Building Coverage: No restrictions

(c) Height: Maximum 60 feet

(d) Setback: No restrictions

(e) Capacity: Must provide not less than 300 car spaces

(f) Vehicle Access: No direct vehicle access to or exit from the structure shall be provided from either Aborn or Beverly Streets.

(g) Sign Control: The sign control requirement for the project as set forth in Section C2 b (1)(h) shall not be applicable to this parcel. The following requirements shall apply to this parcel: Signs for this parcel shall be restricted to the non-flashing type, identifying only the establishment and nature of its product. All signs must be suitably integrated with the architectural design of the structure which they identify. No sign shall project beyond the face of the building more than 24". The size, design, placement and number of signs must be specified in all redevelopment proposals. All proposed signs as well as exceptions to the above controls, or the placement or replacement of any sign during the duration of the plan, must be approved by the Redevelopment Agency.

(h) Design Objective: Since the structure will overlook a civic open space of great importance, its facade facing on Fountain Street should be compatible with the other important proposed structures surrounding the square. This can be accomplished by suitable screening and/or exterior architectural treatment. In no case shall the structure be left simply as an open deck garage.

A similar treatment is recommended for the Washington Street facade.

c. Statement on the Effective Date and Duration of the Land Use Provisions and Building Requirements

The Providence Redevelopment Agency shall obligate redevelopers and their successors and assigns by deed or contract containing restrictive covenants running with the land which shall commence on the date of adoption of the redevelopment plan by the City Council and shall run for a period of forty (40) years thereafter, except that the restriction mentioned in sub-paragraph c (3) below shall run for a perpetual length or period of time, to:

(1) Use and devote such real property only for the purposes and in the manner stated in the Redevelopment Plan.

(2) Comply with such terms and conditions relating to the use and maintenance of the real property as in the opinion of the Providence Redevelopment Agency are necessary to carry out the provisions of the Redevelopment Plan in accordance with Section c above.

(3) To provide that at no time shall the acquisition, use, disposal or conveyance of land or improvements within the project area to or by any persons be denied, restricted or abridged, nor his occupancy or possession thereof preferred, segregated or refused because of his race or color, creed or nationality of ancestry. The redeveloper will comply with all State and local laws, in effect from time to time, prohibiting discrimination or segregation by reason of race, religion, color, or national origin in the sale, lease, or occupancy of the property.

(4) Comply with such terms and conditions as are specified by the Providence Redevelopment Agency which will prevent holding of land for speculative purposes.

(5) Begin and complete the building improvements within a period of time deemed by the Providence Redevelopment Agency to be reasonable, subject to any provision which may be made for the extension of the time limit with the approval of the Agency.

(6) The original construction and appearance of buildings, land and improvements and additions thereto on all sites of the project area shall be maintained in good repair and in safe, clear and sanitary conditions.

(7) No building or land within the project area shall be used for any other purpose than is permitted herein.

(8) That sale or other disposition of the land at a profit shall be prohibited until such time as the initial purchaser thereof has completed the construction of such initial improvements; provided, however, that the Providence Redevelopment Agency, when these improvements have been completed, shall forward to said purchaser a certificate to that effect.

(9) That the land and all improvements thereon shall be used and devoted only for the purposes and in the manner stated in the Redevelopment Plan for the Weybosset Hill Project.

(10) That said land and any improvements thereon shall be maintained in such a manner as not to cause surrounding properties to be depreciated or impaired in value.

(11) That the redeveloper will be required to submit a progress schedule satisfactory to the Providence Redevelopment Agency.

d. Applicability of Provision and Requirements Under C-2a and C-2b To Real Property Not to be Acquired

OF THE ZONING ORDINANCE (CHAP. 544 OF 1951 AS AMENDED)
As a minimum, the provisions for off-street parking and off-street loading shall be applicable to property in a clearance area which is not to be acquired when the owner thereof acquires project land. (ED)

e. Zoning

(1) Proposed Zoning (See Map No. 2 Proposed Land Use and Zoning Plan) which shows the zone districts proposed to be established within the project area.

(2) Identification of All Changes in Existing Zoning (See Map No. 1 Existing Land Use and Zoning Plan) which shows the zone districts existing within the project area, and Map No. 2 Proposed Land Use and Zoning Plan which shows the zone districts proposed within the project area.

(3) The provisions of the Providence "Zoning Ordinance of the City of Providence" as approved September 21, 1951, and as amended to the date of approval of this Redevelopment Plan by the City Council shall apply to the project area in addition to the provisions of this Redevelopment Plan.

D. Project Proposals

1. Land Acquisition

a. Identification of Real Property To Be Acquired

(1) All real property in the project area proposed to be acquired as shown on Map No. 3 Proposed Acquisition shall be acquired by direct negotiation and/or by the exercise of the power of eminent domain granted by law to the Agency. The method by which the Agency shall acquire and make payment for this property will be in accordance with the provisions of the "Redevelopment act of 1956" as amended to date. Funds for such payment shall be made available by the Federal Government under a Loan and Grant Contract and the City of Providence through a redevelopment bond issue. All buildings and structures on said land to be acquired shall be demolished and removed.

(2) Public facilities to be provided within the project area are: Empire Park (Parcel No. 14b Proposed Land Use and Zoning Plan Map No. 2). The provision of a public park on Empire Street between Washington and Westminster Streets to be and serve as a major design element of the Westminster Street Public Walkway.

LaSalle Park (Parcel No. 4 Proposed Land Use and Zoning Plan Map No. 2). The construction of a multi-purpose public open space fronting upon the proposed new sports arena site which may function additionally as an underground parking facility and community fall-out shelter.

Other public facilities proposed include the Jackson and Westminster Public Walkway and Cathedral Mall.

2. Rehabilitation and Conservation

No real property in the project area is proposed to be acquired for rehabilitation of existing structures.

Every reasonable effort will be made to persuade owners of real property not to be acquired by the Providence Redevelopment Agency to bring their property to a high degree of conformity with the esthetic and functional objectives of the Plan. As a minimum, the provision for off-street parking and off-street loading, as required, shall be applicable to property in a clearance area which is not to be acquired when the owner thereof acquires project land.

3. Redeveloper's Obligations

The redevelopers, their successors in interest, lessees or assigns, will be required, as an effective part of all agreements and conveyances for the disposition of any part or parcel of land in the project area, to observe all provisions of this Redevelopment Plan. It will be provided that the Providence Redevelopment Agency may extend these time limits if necessary to accomplish the project objectives.

E. Other Provisions Necessary To Meet State Requirements

1. Conformity to General Plan and Community Improvement Program (Workable Program)

This Redevelopment Plan is in conformity with all elements of the Master Plan of the City of Providence which includes Land Use Plan, Major Thoroughfare Plan, Population and Density Plan and Zoning Plan and with the City's Workable Program for Urban Renewal.

Proposed redevelopment activity in the project area is intended to implement (1) definite local objectives for planning action and (2) definite local objectives for community rebuilding as set forth in the Workable Program.

The Redevelopment Plan is consistent with objectives for appropriate land use; improved traffic, recreational and community facilities and other public improvements. Also the plan adheres to the objectives of the Workable Program which are (1) to prevent new slums and deterioration; (2) to eradicate the wreckage of the past; (3) to conserve what is strong, and rehabilitate what is weakened; (4) to renew the city's housing; (5) to expand its industrial base and (6) to provide a decent, safe and sanitary home for every citizen of Providence.

2. Method of Relocation

Families, individuals and businesses within the Project area will have the services of the Family and Business Relocation Service of the City of Providence made available to them when the Redevelopment Agency acquires the property they occupy. Suitable accommodations of adequate size in the private housing market, at a rental a family can afford and certified as decent, safe and sanitary by a trained housing inspector will be offered to any family requesting assistance. This Relocation Service will continue functioning until all families and individual householders living in the Project Area on the date of condemnation have been satisfactorily relocated into acceptable housing. Families eligible for public housing will receive first consideration in the low rent development of the Providence Housing Authority.

Financial assistance for relocation purposes shall be made by the Providence Redevelopment Agency to families and businesses displaced from the project area, under the terms of Federal participation in the project undertaking and Section 106(f) of Title I of the Housing Act of 1949 as amended, as well as rules and regulations of the U. S. Housing & Home Finance Agency. Such payments shall not exceed the maximum amount authorized by law.

3. Method of Financing

The estimated costs of carrying out this Redevelopment Plan are as follows:

ELIGIBLE PROJECT COSTS FOR COMPUTING FEDERAL AID

| | |
|--------------------|--------------|
| GROSS PROJECT COST | \$16,782,893 |
| LAND PROCEEDS | 3,511,500 |
| NET PROJECT COST | 13,271,393 |
| FEDERAL GRANT | 8,847,596 |
| LOCAL GRANT | 4,423,797 |

ADDITIONAL CITY COSTS

| | |
|--|----------------|
| Modification of streets and utilities | \$ 34,178 |
| Purchase of land for parking garage | 85,157 |
| Real Estate Taxes | <u>192,000</u> |
| Total Additional City Cost | \$311,335 |

OTHER COSTS

An additional \$310,000 will be provided by a non-profit corporation for its share of the construction costs of a parking garage.

PROVISIONS OF FEDERAL GRANT

The estimated Federal Grant of \$8,847,596 will be provided under the terms and conditions of a Loan and Grant Contract between the Providence Redevelopment Agency and the U. S. Housing and Home Finance Agency which will provide either for direct borrowing from the Federal Government or the issuance of preliminary loan notes secured by the Federal Government in an amount necessary to pay project expenditures.

PROVISIONS OF LOCAL GRANT

The local grant of \$4,423,797 will be met by (1) donation of City owned land presently estimated to be valued at \$1,490,500; (2) dedication by the City of a portion of the land cost for the proposed Parking Garage and two public facilities, e.g. LaSalle and Empire Parks at a cost of \$672,663; (3) dedication by a non-profit corporation of a public facility (Parking Garage) at a cost of \$690,000; (4) credit received for the demolition and administration costs of \$125,957 in conjunction with Early Land Acquisition Activities of the Metropolitan Theater site, the proposed Majestic Parking Facility site and a business relocation survey; and (5) cash in the amount of \$1,444,677 from the proceeds of the sale of long term general obligation bonds issued by the City of Providence for redevelopment purposes.

PROVISIONS OF ADDITIONAL CITY COSTS

Additional city costs of \$311,335 for modification of streets and utilities, planting of street trees, real estate tax payments and a portion of the land cost for the proposed parking garage will be provided from funds set aside for these purposes.

F. Procedure for Changes in Approved Plan

The City Council at its own discretion or upon recommendation of the Providence

Redevelopment Agency may modify this plan at any time subject to HHFA concurrence. The City Council may at its discretion hold a public hearing on such proposed modification provided that, if the plan is modified after lease or sale by the Providence Redevelopment Agency of real property in the project area, such modifications shall be subject to such rights of law and in equity as the lessee or purchaser or his successor or successors or assigns in interest may be entitled to assert.

Exhibit A

DESCRIPTION OF THE PERIMETER BOUNDARY OF PROJECT AREA

Beginning at a point, said point being the intersection of the northerly line of West Exchange and the centerline of Sabin Street;

thence running southwesterly along the centerline of Sabin Street to its intersection with the centerline of Mathewson Street;

thence turning and running southeasterly along the centerline of Mathewson Street to its intersection with the centerline of Fountain Street;

thence turning and running southeasterly along the centerline of Beverly Street to its intersection with the centerline of Washington Street;

thence turning and running southwesterly along the centerline of Washington Street to its intersection with the centerline of Aborn Street;

thence turning and running northwesterly along the centerline of Aborn Street to its intersection with the centerline of Fountain Street;

thence turning and running southwesterly along the centerline of Fountain Street to its intersection with the centerline of Empire Street;

thence turning and running southeasterly along the centerline of Empire Street to its intersection with the centerline of Chestnut Street;

thence turning and running southeasterly along the centerline of Chestnut Street to its intersection with the centerline of Pine Street;

thence turning and running southwesterly along the centerline of Pine Street to its intersection with the centerline of Foster Street;

thence turning and running northwesterly along the centerline of Foster Street to its intersection with the centerline of Broad Street;

thence turning and running southwesterly along the centerline of Broad Street to its intersection with the centerline of Franklin Street;

thence turning and running northwesterly along the centerline of Franklin Street to its intersection with the centerline of Washington Street;

thence curving and running northerly along the centerline of the proposed service road of Route 95 commonly known as the North-South Freeway to its intersection with the centerline of Atwells Avenue;

thence turning and running easterly along the centerline of Atwells Avenue to its intersection with the prolongation of the easterly line of said Route 95;

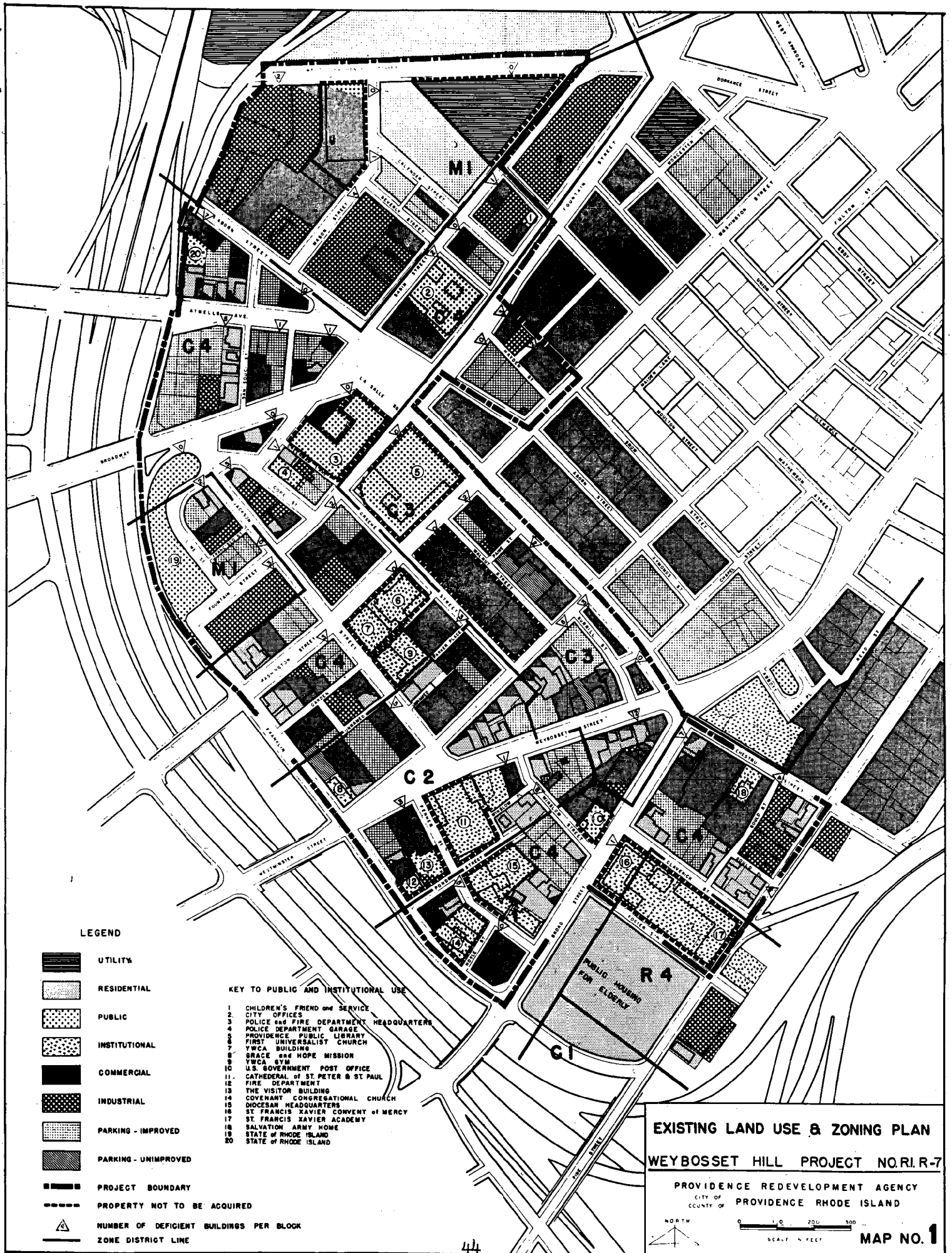
thence turning and running northerly along said prolongation of the easterly line of Route 95 to its intersection with the northerly line of Atwells Avenue;

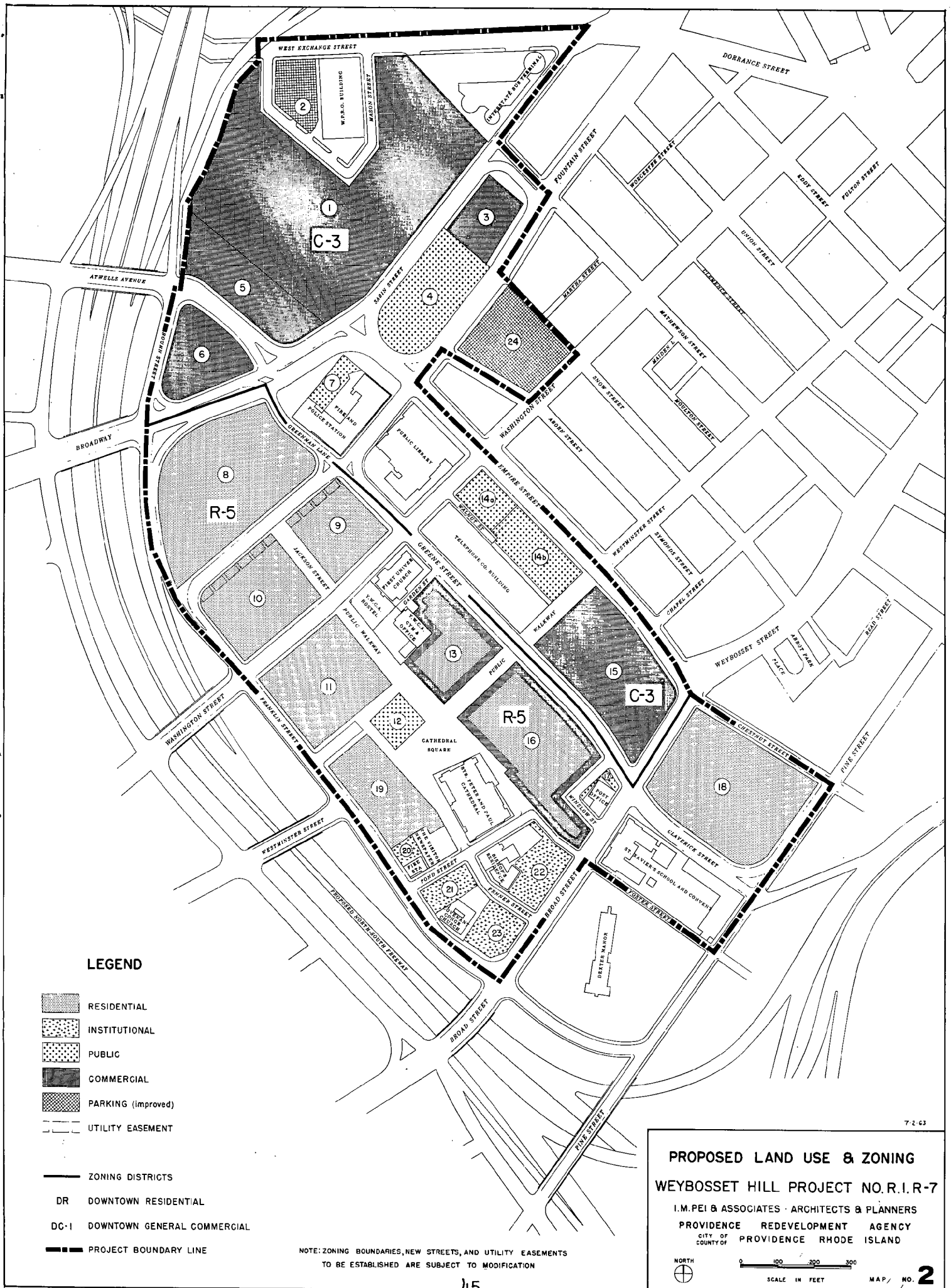
thence running northerly along said easterly line of Route 95 a distance of eighty two and 23/100 (82.23) feet to a point;

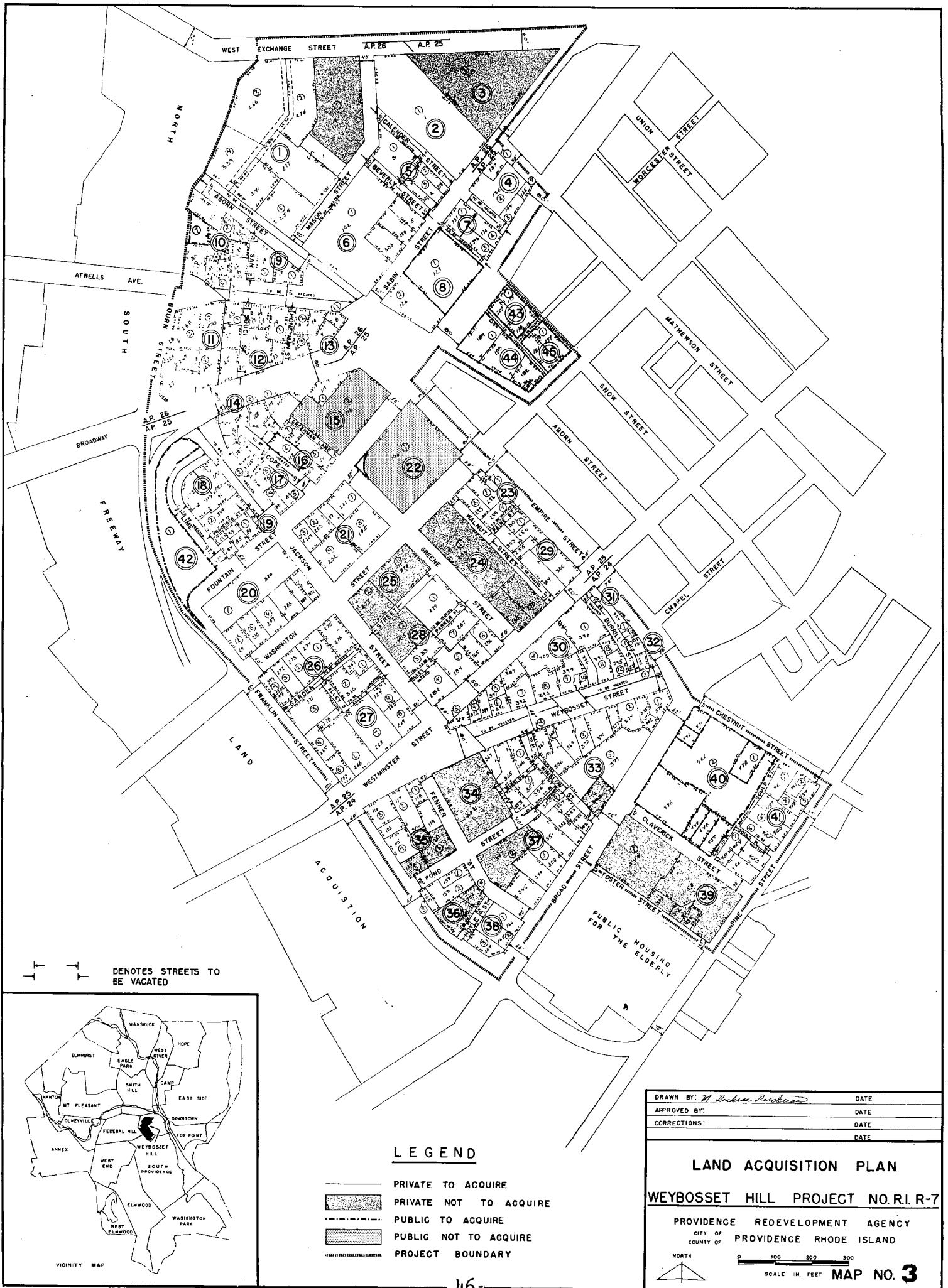
thence turning an interior angle of one hundred eighty degrees, no minutes and no seconds ($180^{\circ} 00' 00''$) and running northerly to its intersection with the said easterly line of Route 95 to its intersection with the southerly line of West Exchange Street;

thence turning an interior angle of one hundred thirty five degrees, forty seven minutes and ten seconds ($135^{\circ} 47' 10''$) and running northerly to the northerly line of West Exchange Street;

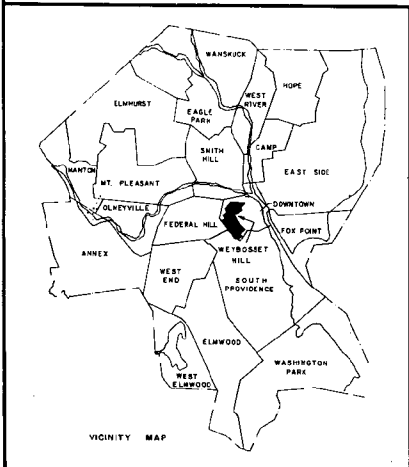
thence turning and running northeasterly along the northerly line of West Exchange Street to the point and place of beginning.







T T
DENOTES STREETS TO
BE VACATED



LEGEND

- PRIVATE TO ACQUIRE
- PRIVATE NOT TO ACQUIRE
- PUBLIC TO ACQUIRE
- PUBLIC NOT TO ACQUIRE
- PROJECT BOUNDARY

| | |
|-------------------------------------|------|
| DRAWN BY: <i>W. Andrew Robinson</i> | DATE |
| APPROVED BY: | DATE |
| CORRECTIONS: | DATE |
| | DATE |

LAND ACQUISITION PLAN

WEYBOSSET HILL PROJECT NO. R.I. R-7

PROVIDENCE REDEVELOPMENT AGENCY
CITY OF PROVIDENCE RHODE ISLAND

NORTH

0 100 200 300
SCALE IN FEET

MAP NO. **3**

