

# City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## CHAPTER 2007-53

### No. 534 AN ORDINANCE ADOPTING *PROVIDENCE TOMORROW: THE INTERIM COMPREHENSIVE PLAN* AS THE CITY'S OFFICIAL COMPREHENSIVE PLAN

*Approved* DECEMBER 17, 2007

*Be it ordained by the City of Providence:*

WHEREAS, Section 1014 of the Home Rule Charter of the City of Providence and Chapter 45-22.2 of the Rhode Island General Laws require that the City of Providence prepare and adopt a comprehensive plan to guide decision-making regarding the long-term growth and development of the City, and

WHEREAS, the Providence City Plan Commission, pursuant to Section 1013(a) of the Providence Home Rule Charter, has prepared *Providence Tomorrow: The Interim Comprehensive Plan*, containing all of the elements required by the Charter and State law, and

WHEREAS, the Providence City Plan Commission, pursuant to Section 1014(b) of the Providence Home Rule Charter, held two public hearings, on April 12 and May 16, 2007, to consider *Providence Tomorrow: The Interim Comprehensive Plan*, and subsequently approved the document on August 23, 2007,

NOW, THEREFORE, BE IT ORDAINED:

1. *Providence Tomorrow: The Interim Comprehensive Plan*, the attached document consisting of text, figures, charts, tables, and maps, supplements, and amendments thereto, is hereby approved, adopted, and designated as the official comprehensive plan for the City of Providence with the following amendments (additional language is shown as underlined text; deleted language is shown as ~~struckthrough text~~):

- a. *Introduction*

- i. Amend page iii, second paragraph as follows:

Providence Tomorrow is a work in progress. It will serve as the City's guiding document while the next step, the neighborhood charrette process is underway. Over the next two years this plan will be fine-tuned through the neighborhood charrettes that will involve residents and stakeholders in extensive discussions about the vision for their communities.

Amendments will be made, as needed, through the neighborhood planning process. At the end of the two years, this Comprehensive Plan will be reworked again to update its objectives and strategies to reflect the new ideas from the neighborhood charrettes. In addition, revisions to the Zoning Ordinance will be proposed based on the results of neighborhood and specific plans and the resulting amendments to this Plan, as a means of implementing the objectives of the Plan.

- ii. Amend page vi (Plan Organization/Section 5: Supplemental Plans) by changing the last sentence of Footnote 3 as follows:

IN CITY COUNCIL  
SEP 6 2007  
FIRST READING  
REFERRED TO COMMITTEE ON  
ORDINANCES  
Ann M. Stute CLERK

THE COMMITTEE ON  
Ordinances  
Recommends  
Ann M. Stute  
CLERK  
44 7-25-07 Com'd  
44 9-24-07 "  
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10-15-07 Com b

THE COMMITTEE ON  
ORDINANCES  
Approves Passage of  
The Within Resolution *as amended*  
Ann M. Stute  
Clerk  
10-22-07

Supplemental plans will only be adopted as determined necessary by the City Plan Commission and the City Council to address issues in more depth.

- iii. Amend page vii (Plan Organization/Section 5: Supplemental Plans) as follows:

~~e-o Hazard Mitigation Plan~~ Strategy for Reducing Risks from Natural Hazards in Providence, Rhode Island (2004)  
~~f-o Adult Entertainment Plan (1997)~~

b. *Chapter 1: A Rich History*

- i. Amend the second paragraph of Section 1.3: Planning in Providence as follows:

In 1944, there was a significant reorganization of the City Plan Commission. In 1945, the new Commission issued the first of many publications over the next two decades, the "Future Population of Providence." The plan foresaw the challenges that Providence would face in the coming years. The Commission wrote that "urban areas are changing in character from one thickly populated central city, to a group of satellite cities around a central city." The physical saturation of older cities with the slow decline of age, coupled with the proliferation of the automobile, made the exodus to suburbia a national phenomenon. ~~From the 1940's through~~

c. *Chapter 3: Sustainability and the Environment*

- i. Amend Objective SE 2 to delete the note that Strategy G was moved to Objective SE 6.
- ii. Amend Objective SE 6 to delete the note that Strategy A was moved from Objective SE 2(G) and edited.

d. *Chapter 4: The Built Environment*

- i. Amend Objective BE 1 to delete the note that Strategy B was moved to Objective BE 6.
- ii. Amend Objective BE 3, Strategy B as follows:

Develop regulations and incentives that encourage high-quality, mixed-use development at heights and densities that support the city's diverse housing needs and transit alternatives.

- iii. Amend Objective BE 4 to add new Strategy F as follows:

Identify key neighborhood connections through the neighborhood planning process and prioritize those streets for street trees and other streetscape improvements.

- iv. Amend Objective BE 5 to add new strategy I as follows:

Update A Plan for Preservation (1994) to identify more detailed strategies for preserving historic resources.

e. *Chapter 6: Housing*

- i. Amend Objective H 1 to add new Strategy F as follows:

Enhance and expand potential for housing improvement funds available to owner occupants.

- ii. Amend Objective H 4, Strategy B as follows:

Establish programs that will allow elderly homeowners who wish to age in place to retain their homes or remain in their neighborhoods.

f. *Chapter 7: Mobility*

- i. Amend Objective M 2, Strategy L: to read as follows:

Explore ferry, water ~~taxi~~ taxi, and other waterborne transit options.

g. *Chapter 8: Arts and Cultural Resources*

- i. Amend Section 8.1, Changes: A Diverse and Growing Arts Community, Paragraph 2 as follows:

The city has created an atmosphere which encourages the growth and expansion of existing arts organizations and programs. Trinity Repertory Company, Festival Ballet and the RI Philharmonic are all on upward trajectories, facts recognized by national publications and foundations. The Providence Performing Arts Center has been restored beyond its original beauty and is programmed with nationally touring shows and serves as a cultural center for the city. The Veterans Memorial Auditorium Arts & Cultural Center has reinvented itself and is contributing to the revitalization of a long ignored corner of downtown. Waterfire has captivated millions and reawakened the city's spirit. The \$30 million RISD Museum expansion project will enhance the school's impressive collection, which ranks third in New England and 20th in the nation, in size. AS220 led the revitalization of Empire Street and is now poised to do the same on Washington Street. Providence Black Repertory Company is a symbol of our city's ability to embrace transculturalism. Community MusicWorks, New Urban Arts, and the Carriage House give young people opportunities for inspiration and hope. The Steel Yard and Monahasset Mill have transformed a neighborhood. Our culturally based organizations such as the Latin American Film Festival, ECAS Theatre and RI Black Storytellers have grown strong. Additionally, many new arts and cultural organizations, events and festivals have been created – such as Sound Session, the Providence-based Rhode Island International Film Festival and the award-winning *Celebrate Providence* Neighborhood Performing Arts Initiative.

- ii. Amend Objective AC 1 to restore Strategy B as follows:

Develop a cultural plan that:

1. Builds on the 2003 report prepared by the Mayor's Cultural Task Force.
2. Includes an assessment and inventory of existing arts and cultural facilities.
3. Identifies current and long-term needs.

- iii. Amend Objective AC 2, Strategy A as follows:

Support further development of small and mid-sized venues for galleries, music, performance and visual arts exhibitions, both in downtown and nearby areas, and where appropriate, in neighborhood commercial corridors.

- iv. Amend Objective AC 4 to add new Strategy H as follows:

Expand, promote and support internationally prominent arts activities that broaden the city's positive reputation and provide tourism income to the city.

- v. Amend Objective AC 5 to read as follows:

Continue to build and promote Providence as the state and regional center for culture and the arts, and a national and international venue for arts events.

h. *Chapter 11: Land Use*

- i. Amend the first paragraph of Section 11.1 to read as follows:

Map 11.1 'Areas of Stability and Change Map' is the graphic representation of the themes expressed during the charrette. The map identifies four distinct areas, which are described in detail below: Areas of Stability, Growth Districts, Growth Corridors, and Transitional Areas. This map is illustrative only, describing a general policy approach that will be refined through neighborhood and specific plans, and amendments to Map 11.2 'Future Land Use' and the Zoning Map.

- ii. Amend Map 11.1, Areas of Stability and Change, to designate Prairie Avenue between Rhode Island Hospital and Thurbers Avenue as a growth corridor and to designate Rhode Island Hospital as a transitional area.
- iii. Amend Objective LU 1 Title to read: Protect and enhance stable neighborhoods.
- iv. Amend Objective LU 1 Strategy A as follows:

Use the neighborhood planning process to identify the following in Areas of Stability designated on Map 11.1 'Areas of Stability and Change.'

- v. Amend Objective LU 1 by deleting Strategy C:

~~Evaluate the following during the review of proposed land development projects and zoning changes:~~

- ~~1. Compatibility with surrounding area in terms of mass, scale, design, use and density.~~
- ~~2. Creation of jobs and affordable housing.~~
- ~~3. Visual and functional impacts on neighboring uses.~~
- ~~4. Impact on the provision of human services.~~
- ~~5. Impact on pedestrian, bicycle, transit and vehicular movement.~~
- ~~6. Effect on view corridors.~~
- ~~7. Impact on existing parks and greenways.~~
- ~~8. Displacement of jobs and affordable housing units.~~

- vi. Amend Objective LU 2, Strategy A to read as follows:

Use the neighborhood planning process to:

1. Develop a unified design vision for Growth Districts, Growth Corridors and Transitional Areas identified on Map 11.1 'Areas of Stability and Change' that identifies the preferred pattern and character of development including mass, scale, building height, design, use and density and considers topography, streets, sidewalks and open spaces.
2. Identify nodes of increased density to support transit options.
3. Identify significant buildings and view corridors to be protected.
4. Identify environmentally important features to be preserved or enhanced such as views, river and harborfront areas and potential pedestrian access points.



5. Confirm and/or refine proposed locations and boundaries for Jobs Districts, land use designations, proposed greenways and proposed open space/public space.

- vii. Amend Objective LU 2, Strategy C as follows:

~~Evaluate the following during the review of proposed land development projects and zoning changes:~~

- ~~1. Consistency with design vision adopted as part of neighborhood plans.~~
- ~~2. Creation of jobs and affordable housing.~~
- ~~3. Visual and functional impacts on neighboring uses.~~
- ~~4. Impact on the provision of human services.~~
- ~~5. Impact on pedestrian, bicycle, transit and vehicular movement.~~
- ~~6. Effect on view corridors.~~
- ~~7. Impact on existing parks and greenways.~~
- ~~8. Displacement of jobs and affordable housing units.~~

- viii. Amend first paragraph of Section 11.2 as follows:

In contrast to the previous section, which addressed where future growth should be directed, this section focuses on more specific details as to how the city should be developed. Map 11.2 depicts specific land use designations for each area of the city—and is the Official Land Use Map. The purpose of the land use plan is to establish the future amount and distribution of land uses and allocate scarce resources among competing activities.

- ix. Rename title of Map 11.2 ‘Proposed Land Use Map as ‘Future Land Use.’
- x. Amend Table 11.1, description of Waterfront Mixed Use/Neighborhood as follows:

These areas are intended for a mixture of residential and neighborhood-serving commercial, recreational and open space/public space uses.

- xi. Amend Table 11.1, description of Greenway as follows:

These areas are intended to provide active and passive recreation and open space along the waterfront and to provide continuous connections between open spaces. They may vary in width depending on the potential for adjacent public/open space or other amenities. They may be publicly or privately owned.

i. *Chapter 12: The Waterfront*

- i. Amend Section 12.1.1, Fox Point, second paragraph to read as follows:

The construction of the I-95 fifty years ago isolated much of the neighborhood from the waterfront. The highway relocation offers an opportunity to reconnect neighborhood streets to the waters edge along the Providence River and at the northernmost edge of the Bay. In addition, there are several privately owned parcels that could be redeveloped to activate the waterfront with residences and neighborhood-serving commercial, open space and/or recreational uses, while providing a continuous publicly-accessible greenway along the waterfront. It is envisioned that a continuous greenway would connect India Point Park to downtown through the river walks along the Providence River and Waterplace Park. Given these opportunities for redevelopment, more detailed study of this area is needed, which may result in changes to the Zoning Ordinance.

- ii. Amend the second paragraph of Section 12.1.1, Allens Avenue Corridor as follows:

The primary objective in this area is to carefully balance future development with the need for water dependent and maritime related uses and to mitigate potential conflicts among the various uses. It will be critically important in this area to ensure that water dependent and industrial businesses are able to expand and flourish, while additional uses are introduced into this area. Particular strategies are needed to ensure that any potential residents understand that the common by-products of industrial uses such as noise, odor and vibration, shall not be deemed a nuisance in this area.

iii. Amend Objective W1, Strategy A as follows:

Develop a unified waterfront plan for Narragansett Bay, based on the analysis and refinement of the principles established-proposed in the Providence 2020 study, that includes:

1. Review of past planning studies for the City of Providence such as the Old Harbor Plan and the Industrial Waterfront Plan and other port areas for best practices.
12. Realistic assessment of maritime needs to ensure continued growth and development of the Port. Assessment of the role the waterfront areas play in the overall economic development of the city including:
  - Economic viability of port use and development
  - Means of maximizing the use of land, including an assessment of both existing and potential land uses, including industrial, commercial, cultural, hotel and residential.
23. Land Use percentage targets to ensure a balanced mix of uses while prioritizing maritime activities that are vital to the continued growth of the city's economy.
34. Types and locations of encouraged water-dependent/water-enhanced uses.
45. Types and locations of uses that should be prohibited.
56. Appropriate locations for non water-dependent uses.
67. Areas best suited for wind/hydro power generation.
78. Design objectives for mass, scale, building height, density, setbacks, public access to and along the waterfront (both physical and visual), open spaces, streetscape, preservation of significant historic and cultural resources, and specific strategies to minimize damage from flood hazards and events.
89. Nodes of intensity to support mass transit access.
910. Buffer strategies for industrial properties to ensure compatibility with less intense uses.
11. Short, medium and long-term strategies to minimize impacts of new uses on existing uses.

iv. Amend Objective 4, Strategy C as follows:

Ensure that residential development does not impede development and expansion of maritime uses through the development of strategies such as location, buffering and deed restrictions that acknowledge the rights of commercial and industrial maritime businesses to continue to develop and expand. Residents in this area shall understand that noise, odors, vibrations, etc. generated by businesses shall not be deemed a nuisance.

v. Amend Objective W5, Strategy A(1) as follows:

Developing a continuous greenway along the waterfront for use of pedestrians and bicyclists consistent with the access needs of water-dependent uses.



Amend Objective W5, Strategy D as follows:

Facilitate the movement of goods into and out of the port through improved rail service and other means, while mitigating impacts of truck traffic on pedestrian and bicycle facilities.

vi. Amend Objective W7, Strategy A as follows:

Provide a continuous system of parks, urban plazas, water-related public recreation, shoreline pedestrian promenades, pedestrian walkways, greenways and green streets along the entire Narragansett Bay waterfront while avoiding conflict with water-dependent industrial or commercial uses.

vii. Amend Objective W8, Strategy A as follows:

~~Encourage~~ Examine strategies for the continued revitalization of the area designated as Waterfront Mixed Use/Neighborhood on Map 11.2 'Proposed Future Land Use' with a mixture of residential ~~and~~, neighborhood-serving commercial and open space/recreation uses in a way that connects adjacent neighborhoods to the waterfront by:

1. Providing continuous public access along the shoreline south of the Hurricane Barrier to India Point Park, with connections to the riverwalk system on the northern side of the Hurricane Barrier.
2. Encouraging development of active uses such as shops and restaurants on private properties abutting parks and public open space to enhance the visitor experience.

viii. Amend Objective W8, Strategy B as follows:

~~Encourage~~ Examine strategies for the redevelopment of the area designated as Waterfront Mixed Use/General on Map 11.2 'Proposed Future Land Use' with a balanced mix of industrial, commercial and residential uses to serve as a transition between heavier industrial port uses to the south and Downtown Providence to the north by:

1. Supporting the development of commercially-oriented water dependent uses such as cruise ship/ferry passenger terminals that require deep water access and support facilities.
2. Establishing nodes of ~~intense commercial and residential development~~ higher intensity along the Allens Avenue corridor to support enhanced mass transit accessibility for residents, businesses and visitors.
3. Protecting the ability of water dependent industrial businesses along the corridor to grow by establishing regulations to ensure that residents understand that such businesses are encouraged in this area and any noise, odors, vibrations etc. generated by the businesses shall not be deemed a nuisance to any resident.

ix. Amend Objective W8, Strategy C as follows:

~~Encourage~~ Examine strategies for the renewal and strengthening of the Port as a regional economic engine in the area designated as Waterfront/Port on Map 11.2 'Proposed Future Land Use' by:

1. Limiting the area to water dependent or other related uses.
2. Working with the Port of Providence to maximize the use of available land for water-dependent and related uses.
3. Maintaining adequate transportation access ~~to, the~~ for the efficient movement of goods between the Port and the local and regional transportation system.

x. Amend Objective W9 by adding new Strategy F as follows:

Work with the State to establish criteria and conditions for the disposition of properties currently held for the I-195 relocation project.

j. *Chapter 13: Implementing the Plan*

i. Amend the second paragraph of the introduction as follows:

Providence Tomorrow is intended to be an interim plan, to be revised as neighborhood and specific plans are completed citywide and as circumstances change. At that time, it is anticipated that there will be significant updates to this Plan to reflect the information and ideas generated during the neighborhood planning process. That being said, the use of the word “interim” does not imply that the goals, objectives and strategies identified in this Plan are invalid or reduced in relevance.

ii. Amend Objective IMP 2, Strategy C as follows:

Amend Providence Tomorrow to incorporate changes recommended in adopted neighborhood and specific plans.

iii. Amend Objective IMP 3 as follows:

A. Ensure that all land use decisions are in conformance with Providence Tomorrow.

B. Ensure that the following actions are in conformance with Providence Tomorrow:

1. Amendments to the Zoning Ordinance
2. Funding of Capital Improvements
3. Approval of development proposals, whether public or private

~~C. Use neighborhood plans adopted by the City Plan Commission as guidance during the review of land development projects, subdivisions, street abandonments, institutional master plans, certificates of appropriateness, certificates of design approval, zoning variances, special use permits, licenses and amendments to the Zoning Ordinance.~~

C. Maintain existing uses, density and character in Areas of Change designated on Map 11.1 ‘Areas of Stability and Change’ until the relevant neighborhood or specific plans and corresponding amendments to the Comprehensive Plan and Zoning Ordinance have been adopted.

D. Evaluate the following during the review of land development projects, subdivisions, street abandonments, easements, institutional master plans, certificates of appropriateness, certificates of design approval, zoning variances, special use permits, licenses and amendments to the Zoning Ordinance:

1. Consistency with principles and design vision of adopted specific plans in Areas of Change as designated on Map 11.1 ‘Areas of Stability and Change.’
2. Compatibility with surrounding area in terms of mass, scale, design, use and density in Areas of Stability as designated on Map 11.1 ‘Areas of Stability and Change.’
3. Consistency with the Zoning Ordinance.
4. Creation of jobs and affordable housing.
5. Visual and functional impacts on neighboring uses.
6. Impact on the provision of human services.
7. Impact on pedestrian, bicycle, transit and vehicular movement.
8. Effect on view corridors.
9. Impact on existing parks and greenways.
10. Displacement of jobs and affordable housing units.

~~DE~~. Educate city departments and staff as needed on the goals and objectives of Providence Tomorrow.

~~EF~~. Evaluate existing enforcement mechanisms and develop new tools to improve efficiency and effectiveness.

iv. Amend Objective IMP 4 as follows:

Engage ~~neighborhood~~ residents, organizations and businesses in collaborative efforts to share information, solve problems and plan for the future of their city and neighborhood.

Strategies:

- A. Recognize ~~neighborhood planning~~ the creation and implementation of neighborhood and specific plans as critical tools for refining and turning the vision for Providence Tomorrow into reality.
- B. Define the role that adopted ~~neighborhood~~ plans play in the City's decision-making and resource allocation processes.
- C. Develop plans for all areas of the city that address neighborhood character, needs, values, visions and goals.
- D. For each ~~neighborhood~~ planning process, develop and implement a comprehensive outreach and communications plan to encourage participation in the process by residents and business owners.
- E. Continue neighborhood communication and engagement after neighborhood plans have been adopted to ensure the successful implementation of plans.
- F. Develop and implement a comprehensive communications plan that outlines the role and responsibilities of city departments, neighborhood organizations, residents, community institutions and businesses potentially affected by proposed actions. The plan should:
  - Require timely communications among City agencies and between the City and other parties;
  - Provide guidelines for discussions and interactions among interested parties;
  - Require communications processes to be inclusive;
  - Identify City resources (services, programs and funding) for the project; and
  - Evaluate the qualitative and quantitative outcomes of the process.

v. Amend Section 13.4 as follows:

The Zoning Ordinance is one of the primary implementation tools for any Comprehensive Plan. The regulations contained within the Ordinance reflect the goals and objectives of the Plan, and are the principal regulatory means of achieving the land use pattern, densities, urban character and other features envisioned in this Plan. As identified in Table 13.1 'Five-Year Action Plan: 2007-2012', there will be amendments to the Zoning Ordinance following the adoption of this plan to ensure consistency. Additionally, amendments may be made to the Zoning Ordinance based on the recommendations of neighborhood and specific plans, the annual report on implementation of Providence Tomorrow, or at the recommendation of the Mayor, City Plan Commission or City Council. A more thorough update of the Zoning Ordinance is scheduled to be prepared following the completion of neighborhood plans and the subsequent update to this plan.

The completion and adoption of a new Zoning Ordinance over the next few years does not mean that our work is done. This plan, and all regulations that grow from it, like zoning, are living documents. We need

to continually monitor the zoning regulations for their effectiveness in achieving the vision of the Plan; those that are not having the desired impact must be changed.

Furthermore, the successful implementation of Providence Tomorrow relies as much upon enforcement as it does the actual regulations ~~as it does enforcement~~. The day to day enforcement of the city's regulations is a monumental task, but is critical to ensuring that the vision is fulfilled. City enforcement staff will be included in the process of crafting the new regulations to ensure their awareness of the importance of the new zoning and its connection to the comprehensive plan.

vi. Amend the first paragraph of Section 13.5 as follows:

This Plan establishes a vision for the future of Providence by identifying a series of citywide values and goals, thereby providing the foundation for more detailed neighborhood and specific plans, which will guide future growth and development at the neighborhood level. The Plan will be updated as neighborhood plans are completed throughout the city. Furthermore, it is expected that following the completion of the neighborhood plans, there will be significant changes to this Plan to reflect the new information and ideas generated through that process.

vii. Amend Table 13.1, Five Year Action Plan: 2007-2012, as follows:

- Replace references to "Neighborhood Plans" with "Specific Plans"
- Amend implementation action 2(b) by adding the City Council as a responsible party and amending the action statement as follows:

~~Submit~~ Prepare and adopt amendments to update Providence Tomorrow based on neighborhood and specific plans.

- Amend the introductory paragraph of implementation action 3(a) as follows:

Prepare and adopt Zoning Ordinance amendments to ensure conformance with this Plan such as those described below prior to completion of neighborhood and specific plans. Additional zoning amendments will be phased in as such plans are adopted and the Comprehensive Plan is updated. The amendment packages will be developed through collaboration with the Mayor and City Council:

- Amend the Completion Date for implementation action 3(a) as follows:

~~12-2007~~ 1-2008 through 6-2009

- Amend implementation action 3(C) by adding the City Council as a responsible party and amending the action statement as follows:

~~Develop~~ Prepare and adopt new Zoning Ordinance subsequent to neighborhood and specific plans and subsequent updates to Providence Tomorrow.

k. *Appendix B: Compliance with City and State Regulations*

- i. Amend Section B.3.2, Public Hearings, to add summary of City Plan Commission and City Council Public Hearing process prior to submitting the Plan to the State of Rhode Island.

l. *Appendix E: Glossary*

- i. Add new definitions as follows:

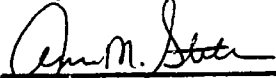
**Neighborhood Plan** – Plan for one or more of the city's 25 official neighborhoods.

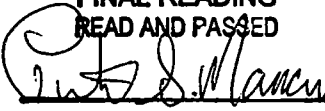
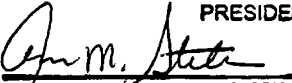
**Plan** – When capitalized, the word Plan refers to *Providence Tomorrow: The Interim Comprehensive Plan*. When the word plan is used in all lowercase letters, it refers to neighborhood or specific plans.

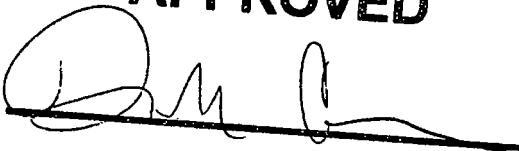
**Specific Plan – Plans based on geographies other than official neighborhood boundaries such as the waterfront and topic-based plans such as economic development.**

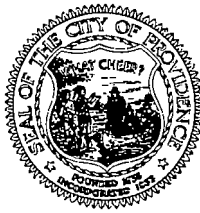
m. *Overall Plan*

- i. Prior to submitting the adopted Plan to the State of Rhode Island, the Department of Planning and Development shall make the following corrections, as needed:
  - Change title of Plan from *Providence Tomorrow: The Comprehensive Plan* to *Providence Tomorrow: The Interim Comprehensive Plan* wherever it occurs in the document.
  - Corrections to formatting, typographical errors, spelling, punctuation, etc.
  - Corrections to the numbering of Objectives and Strategies.
  - Corrections to map/figure/table references.
  - Addition/consolidation of references to applicable State Guide Plan Elements
  - Addition of cross-references between Objectives and Strategies
  - Addition of images/photographs to chapter title pages/cover
  - Addition of references to neighborhood and specific plans where necessary
  - Clarification of references to the Comprehensive Plan where necessary
2. All city officials, departments, boards, commissions, authorities, and agencies are hereby directed to carry out the provisions of this plan.
3. This Ordinance shall take effect and become enforceable upon adoption by the City Council and approval by the Mayor. This Ordinance shall not become effective for the purposes of guiding state agency actions until it is approved by the State of Rhode Island pursuant to the methods stated in Chapter 45-22.2 of the Rhode Island General Laws, or pursuant to any rules and regulations adopted pursuant to such chapter.

IN CITY COUNCIL  
NOV 1 2007  
FIRST READING  
READ AND PASSED  
 CLERK

IN CITY  
COUNCIL  
DEC 6 2007  
FINAL READING  
READ AND PASSED  
 PRESIDENT  
 CLERK

APPROVED  
  
MAYOR 12/17/07



## City Plan Commission

DAVID N. CICILLINE  
Mayor

December 3, 2007

Honorable Peter S. Mancini, President  
Providence City Council  
City Hall  
Providence, RI 02903  
Attn: Anna Stetson, City Clerk

Dear Council President Mancini:

In accordance with Section 1014 of the Providence Home Rule Charter, the City Plan Commission, at its regular meeting on November 20, 2007, reviewed the ordinance adopting *Providence Tomorrow: The Interim Comprehensive Plan* that was granted first passage by the City Council on November 1, 2007.

The Commission unanimously voted to recommend that the Council grant second passage to the ordinance, with one change: in Chapter 6, Objective H3, new Strategy K, delete the words "in economically distressed areas." These words are found on page three, on the first line of the adoption ordinance. The Commission further voted to urge that the Council move to adopt the changes to the Zoning Ordinance that are called for in Section 13.7 of the plan.

Thank you for your assistance in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert E. Azar".

Robert E. Azar, AICP  
Administrative Officer

Amendment

Delete Section 1. e. (*Chapter 6: Housing*) ii. which currently reads:

**ii. Amend Objective H3 to add new Strategy K as follows:**

**Promote mixed income development in economically distressed areas.**

Renumber Section 1. e (*Chapter 6:Housing*) **iii** to **ii** to properly reflect deletion of Section 1. e. ii. above.

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0731





Anna M. Stetson  
City Clerk

\_\_\_\_\_  
Clerk of Council

DEPARTMENT OF CITY CLERK  
CITY HALL

Deborah L. Santos- Hudson  
First Deputy

\_\_\_\_\_  
Lori L. Hagen  
Second Deputy

DATE: November 2, 2007

TO: Stephen Durkee, Chairman  
City Plan Commission

SUBJECT: AN ORDINANCE ADOPTING *PROVIDENCE TOMORROW: THE INTERIM  
COMPREHENSIVE PLAN* AS THE CITY'S OFFICIAL COMPREHENSIVE  
PLAN

CONSIDERED BY: Anna M. Stetson, City Clerk

A handwritten signature in cursive script, likely belonging to Anna M. Stetson.

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Enclosed please find a copy of The Ordinance Adopting *Providence Tomorrow: The interim Comprehensive Plan* as the City's Official Comprehensive Plan, as amended by the Ordinance Committee at its meeting held on October 22, 2007. At the regular meeting of the City Council held November 1, 2007, said ordinance was Read and Passed the First Time by the full city council and, in accordance with Section 1014(b) of the Providence Home Rule Charter, has been layed on the Clerk's Desk for a period of 30 days and is hereby submitted to the City Plan Commission for its review. The city council will place this matter on its council meeting for Second and Final passage upon receipt of any comment of the City Plan Commission, or at its regular meeting to be held on December 6, 2007, or whichever is sooner.

Cc: Council President Peter S. Mancini  
Majority Leader Terrence M. Hassett  
Councilman Michael A. Solomon  
Christopher Ise, City Plan Commission  
Thomas E. Deller, Director, Department of Planning



## Memorandum

To: City of Providence City Council  
From: Ernie Hutton, Planning Advisor  
Subject: Interim Comprehensive Plan- CPC Comments  
Date: December 6 2007

1. Council has received the attached letter from the City Plan Commission regarding their review of the Comprehensive Plan as amended and passed by Council in early November. The CPC recommended one minor language change.

In Chapter 6, Objective H3, new Strategy K, Council on 11/ 4/ 07 (page three of its action) amended the plan to add, 'Promote mixed income development in economically distressed areas.' The intent was to provide the potential for leveraging market rate development into support for affordable housing. The language, however, appears to be ripe for misinterpretation and this provision has engendered much opposition.

The CPC recommends dropping the final phrase 'in economically distressed areas,' but as this makes the statement so broad as to be almost meaningless, it is my recommendation that City Council should accept the CPC recommendation to amend this passage-- but to do so by dropping the entire statement.

2. As a further recommendation, the CPC voted to urge that the Council move to adopt the changes to the Zoning Ordinance that are called for in Section 13.7 of the plan.

Council should assure the CPC that as called for in the Comprehensive Plan that Council, after consultation as to the exact changes requested, will give every consideration to any specific proposed amendments to the Zoning Ordinance as defined in section 13.7



## City Plan Commission

DAVID N. CICILLINE  
Mayor

December 3, 2007

Honorable Peter S. Mancini, President  
Providence City Council  
City Hall  
Providence, RI 02903  
Attn: Anna Stetson, City Clerk

Dear Council President Mancini:

In accordance with Section 1014 of the Providence Home Rule Charter, the City Plan Commission, at its regular meeting on November 20, 2007, reviewed the ordinance adopting *Providence Tomorrow: The Interim Comprehensive Plan* that was granted first passage by the City Council on November 1, 2007.

The Commission unanimously voted to recommend that the Council grant second passage to the ordinance, with one change: in Chapter 6, Objective H3, new Strategy K, delete the words "in economically distressed areas." These words are found on page three, on the first line of the adoption ordinance. The Commission further voted to urge that the Council move to adopt the changes to the Zoning Ordinance that are called for in Section 13.7 of the plan.

Thank you for your assistance in this matter.

Sincerely,

Robert E. Azar, AICP  
Administrative Officer