

MINUTES
CITY PLAN COMMISSION MEETING
FEBRUARY 25, 1965 2:10 P.M.

A meeting of the City Plan Commission was held in the City Plan Commission Conference Room on Thursday, February 25, 1965 at 2:10 P.M., Chairman Edward Winsor presiding. The following Commission and staff members were present:

Mr. Edward Winsor, Chairman
Mr. Raymond J. Nottage, Secretary
Honorable Joseph A. Doorley, Jr., Mayor
Mr. Robert J. Haxton
Mr. Louis A. Mascia
Mr. John F. Cicilline, Administrative Assistant
to Mayor Doorley

Mr. Dieter Hammerschlag, Deputy Director
Mr. Bryan A. Bailey, Principal Planner
Mr. Durward W. Caudill, Principal Planner
Mr. Richard H. Piscione, Assistant Planner
Mrs. Mary M. Hannan, Secretary

Mr. James F. Laffan, Journal Reporter

The minutes of the meeting held on Thursday, February 11, 1965 were approved as distributed.

REFERRALS

Referral No. 1424 - ABANDONMENT OF CERTAIN STREETS IN THE CENTRAL-CLASSICAL PROJECT

This referral, from the Committee on Public Works, is a request to abandon the following streets: Stewart Street from Westminster Street to Pond Street; Stewart Street from Pond Street to Broad Street; Lester Street from Dodge Street to Bridgham Street; Central Street from Dodge Street to Major Street; Livermore Street from Dodge Street to its westerly termination; Booth Street from Dodge Street to "D" Street; Tighlman Street from Dodge Street to its westerly termination; "D" Street from Lester Street to its southerly termination.

On an inspection and photographic survey it was determined that the streets in question are located in the Central-Classical Project.

Upon motion of Mr. Nottage seconded by Mayor Doorley

The Commission

VOTED: To offer no objection to the granting of this petition.

Referral No. 1426 - ABANDONMENT OF A PORTION OF NIANTIC AVENUE

This referral, from the Committee on Public Works, is a request to abandon a portion of Niantic Avenue which has ceased to be useful.

On an inspection and photographic survey it was determined that the

portion of the street is paved and is no longer used as a public street.

Upon motion of Mr. Nottage seconded by Mayor Doorley

The Commission

VOTED: To offer no objection to the granting of this petition.

Referral No. 1427 - ZONING CHANGE OF LOTS BOUNDED BY RIDGEWAY, HILL CREST AND RUBY AVENUES AND WOODSIDE ROAD

This referral, from the Committee on Ordinances, is to amend the zoning map which is part of the Zoning Ordinance by changing from an R-2, Two-Family Zone to an R-4, Multiple Dwelling Zone Lots 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506 as set out and delineated on City Assessor's Plat 95; said lots being bounded by Ridgeway, Hill Crest and Ruby Avenues and Woodside Road. The area in question contains approximately 87,929 square feet of land.

On an inspection and photographic survey it was determined that the property in question is undeveloped.

The surrounding area in which the petitioner is asking for the zoning change is also undeveloped and is designated as an R-2 Zone. Since the dwellings which have been built in the surrounding area are predominantly one-family structures, it is felt that, as part of the city-wide Zoning Study, this entire area might well be upgraded to an R-1 Zone. Therefore,

Upon motion of Mr. Nottage seconded by Mayor Doorley

The Commission

VOTED: To recommend that this petition be denied.

WEYBOSSET HILL LAND USE CHANGE - Visitor Building

After discussion and

Upon motion of Mr. Haxton seconded by Mr. Nottage

The Commission

VOTED: That further study be made regarding the Visitor Building.

It was also suggested that a representative of the Redevelopment Agency be invited to attend the next Commission so that this matter can be explained in detail. The Commission appointed Bryan Bailey to look into this matter further.

RAILROAD RELOCATION

Mr. Hammerschlag reported that there was a meeting in the Mayor's office yesterday which was attended by staff members of the Redevelopment Agency, the City Plan Commission and IMPACT R. I. Inc. The

Mayor asked some direct questions regarding the facts of the railroad project. Two of the questions that were agreed upon were (1) that there was need for an eighth movement for the freeway interchange and (2) that there is a need for a connecting road from the turbine interchange over to the Canal Street area in the vicinity of the tunnel and Waterman and Angell Streets. There was disagreement on the third question, "Where should this road be located?" The Mayor has asked that the two agencies get together and straighten this out before the deadline which is to be met by July 1st. The Agency's Consultants will be the ones to make the final determination on the location of the road.

In this connection, Mr. Hammerschlag said that the State Wide Transportation Study has just completed a computer run on traffic volume counts and suggested that the Mayor could write to the Director of the Study and request a copy of the computer run to help speed the final planning of the railroad relocation project.

LIPPITT HILL EXTENSION

Mr. Bailey reported that since meeting with the Commission last, he spent one day with the Urban Renewal Administration in New York in regard to the Lippitt Hill Extension. The regional office is against amending the Lippitt Hill Project to include this area. Basically, there are two feasible alternatives; (1) to amend the East Side Renewal Project or (2) to treat it as a separate project. If the Administration should decide to move forward with the proposed extension, then the Redevelopment Agency should be asked to decide which alternative is most acceptable since it would have to execute the project. He stated that he was unable to utilize data from the Youth Progress Board and the Division of Minimum Housing to determine the extent demolition and displacement might be involved if a project was undertaken in the proposed area. He suggested that before the City goes into this area that the Redevelopment Agency, the Relocation Division and the Division of Minimum Housing be asked to develop standards to be used to evaluate the extent demolition might be involved, and finally, that one of the three agencies be asked to go into the area and inspect it.

Upon motion of Mr. Mascia seconded by Mr. Haxton

The Commission

VOTED: To recommend that the Mayor request the Redevelopment Agency, the Relocation Division and the Division of Minimum Housing
(1) to collaborate in formulating evaluation procedures and
(2) to go into the area and inspect it.

URBAN DESIGN STUDY

At the last meeting of the Commission Mr. Hammerschlag presented a proposal for an Urban Design Study under a demonstration grant. At the suggestion of Mayor Doorley at that meeting, Dr. Bush-Brown and Mr. Hammerschlag met and went over the budget as well as the scope of the work to be included in the application. Mr. Hammerschlag

further explained the format today and after a short discussion,

Upon motion of Mr. Mascia seconded by Mr. Nottage

It was

VOTED: That the Providence City Plan Commission would welcome the assistance available under the demonstration grant program for an urban design study and approves an application for such funds.

A REQUEST FROM RHODE ISLAND SCHOOL OF DESIGN

Mr. Hammerschlag reported that Assistant Professor Marc S. Harrison of the Rhode Island School of Design has written a letter to Jagdish Sachdev of our staff in which he explains that he would like to cooperate with this Department on an actual demonstration on planning a playground. He then read the following paragraph from Professor Harrison's letter:

"The project would be the design and building of the recreation area clearly defined in the Master Plan which is found on the corner of Arnold and Brook Street in the Fox Point area of Providence. If completed the area would become a demonstration of the thinking of the Master Plan and City Planning people and could be built with the enthusiasm of our students and members of the immediate community in a reasonably short period of time. It would be good experience in research and construction for our students, and I have no doubt that the design solution will be unique."

Mr. Hammerschlag added that both Mr. John P. Cronin, Recreation Director and Mr. Stanley Bernstein, Director of the East Side Renewal Project for the Redevelopment Agency, have expressed interest in the offer. This project would require a city appropriation of \$3,000 for construction materials and the use of the Public Works Department earthmoving equipment.

However, it was felt by the Commission that since the revised Master Plan for Recreation has not been adopted by the Commission, and it is not known if this area is included in the revised plan, since the members wondered if this would in any way create trouble with the Union, and since the matter is premature in view of the fact that the Redevelopment Agency and the people in the East Side Renewal Project area are presently disagreeing on recreation facilities,

Upon motion of Mr. Mascia seconded by Mr. Haxton

The Commission

VOTED: To table this matter for further study.

WORLDS FAIR INVITATION

The Deputy Director announced that the staff has received an inquiry as to whether we would be willing to have our Downtown Model and our Pedestrian Mall Model at the United States pavillion of the Worlds

Fair for the entire length of the second year. We have sent slides and pictures of the models for the committee to review.

ACTING DIRECTOR

The Chairman reported that Mr. Malley had a serious automobile accident a week ago Monday and is in the hospital for perhaps seven to eight weeks.

Upon motion of Mr. Nottage seconded by Mr. Mascia

The Commission

VOTED: To wish Frank Malley a speedy recovery and express its sympathy upon learning that he is laid up.

The Chairman then said that this accident comes at an odd time, because the Commission had voted to let Mr. Hammerschlag go to Germany and he is expected to leave this coming Sunday. Dieter had discussed with the Chairman and the Mayor whether he should cancel this trip and the Mayor said that this was an opportunity of a life time and that Dieter shouldn't be asked to cancel the trip. This leaves us with a problem of having an acting head during the four weeks that Dieter will be away. The Chairman said that he expected to be around and planned to stay close by should any problems arise. He also intends to spend some time at the Commission office itself. However, in case he shouldn't be able to be reached he thought that one of the Principal Planners should be appointed as Acting Director for the duration of Dieter's absence.

Upon motion of Mr. Mascia seconded by Mr. Haxton

The Commission

VOTED: To appoint Bryan A. Bailey as Acting Director for the next four weeks in the absence of the Deputy Director.

The meeting adjourned at 4:00 P.M.

Raymond S. Nottage
SECRETARY (M.H.)

IN CITY
COUNCIL

MAR 3 - 1963

FIRST READING
REFERRED TO COMMITTEE ON URBAN REDEVELOPMENT
RENEWAL & PLANNING

.....
Vincent Vecchia, CLERK

MINUTES
CITY PLAN COMMISSION MEETING
APRIL 26, 1965 2:00 P.M.

A meeting of the City Plan Commission was held in the City Plan Commission Conference Room on Thursday, April 22, 1965 at 2:10 P.M., Chairman Edward Winsor presiding. The following Commission and staff members were present:

Mr. Edward Winsor, Chairman
Dr. Albert Bush-Brown
Mr. Robert J. Haxton
Mr. Louis A. Mascia
Mr. John F. Cicilline, Administrative Assistant
to Mayor Doorley

Mr. Dieter Hammerschlag, Deputy Director
Mr. Durward W. Caudill, Principal Planner
Zoning Study
Mr. Sidney Clifford, Associate Planner
Zoning Study
Mr. Richard H. Piscione, Assistant Planner
Mrs. Mary M. Hannan, Secretary

Mr. James F. Laffan, Journal Reporter

The minutes of the meeting held on April 8, 1965 were approved as distributed.

REFERRALS

Referral No. 1430 - ZONING CHANGE AT FLORA, METCALF AND SILVER
SPRING STREETS AND NORTHUP AVENUE.

This referral, from the Committee on Ordinances, is a request to change a portion of an R-3 General Residence Zone to C-4 -- Lots 485 and 486 on City Assessor's Plat 72, located in the vicinity of Flora, Metcalf, and Silver Spring Streets and Northup Avenue. The area in question contains 19,671 square feet.

Upon motion of Mr. Mascia seconded by Mr. Haxton

The Commission

VOTED: To offer no objection to the granting of this petition.

Referral No. 1432 - ZONING CHANGE AT PITMAN AND EAST GEORGE STREETS
AND BUTLER AVENUE

This referral, from the Committee on Ordinances, is a request to change the zoning of a portion of Lot 460 and all of Lot 33 on City Assessor's Plat 15 from Residential R-3 to Commercial C-2.

From time to time the petitioner has been either before Council or the Zoning Board of Review in several unsuccessful efforts to commit Lot 33 and other parcels of land in the area to commercial use. The latest referral in the matter was No. 1915 from the Zoning Board of Review, dated April 26, 1963. At that time and on all other occasions the staff has opposed any commercial use for the land. However, on Referral No. 1258, from the Committee on Ordinances, the Commission overrode by a split vote the staff's objection to a change to a commercial zone.

At this stage of development the new Red Bridge will terminate on Pitman Street in the vicinity of the subject property and substantially increase the traffic flow on the already heavily traveled street. An additional increase in the flow due to a commercial use of the property would further increase the traffic load on the street. The Master Plan for Providence proposes a limited access River Drive between the new Red Bridge and Cohan Boulevard. Certain ramps proposed here would cut through the parcel in question. If this parcel is zoned commercial, condemnation costs would thus be substantially raised. For these reasons, as it has done previously,

Upon motion of Dr. Bush-Brown seconded by Mr. Mascia

The Commission

VOTED: To recommend that the petition be denied.

Referral No. 1433 - ZONING CHANGE AT SARATOGA AND BROAD STREETS

This referral, from the Committee on Ordinances, is a request to change the zoning of Lot 1073 on Plat 48 in the office of the Tax Assessor from Commercial C-1 to Commercial C-3. The area in question consists of approximately 11,000 square feet of land, and is located in a C-1 Zone which has in it only two other parcels. The C-1 Zone is contiguous to a C-2 Zone on three sides.

Upon motion of Dr. Bush-Brown seconded by Mr. Mascia

The Commission

VOTED: To offer no objection to the granting of this petition, and also recommends that Council initiates appropriate action to change the zoning for the entire C-1 Zone in which petitioner's land is located to C-2; otherwise there will be two "spot zones" created on either side of petitioner's land

Referral No. 1435 - LEASE PORTION OF WAREHOUSE #1 AT FIELDS POINT

This referral, from the Committee on City Property, is to lease portion of Warehouse #1 at Fields Point. Since the proposed use by the lessee of the premises, industrial storage, is a permitted

use in this area, an M-2 Zone, and since such a use does not conflict with any of the Commission's plans for the area,

Upon motion of Dr. Bush-Brown seconded by Mr. Mascia

The Commission

VOTED: To offer no objection to the granting of the petition.

Referral No. 1436 - ZONING CHANGE AT EDWARD, SILVER SPRING, LEDGE STREETS AND NORTHUP AVENUE

This referral, from the Committee on Ordinances, is a request to change the zoning on the following lots from Residential R-3 to Commercial C-4: On City Assessor's Plat 77, Lots 1 and 2; on Plat 72, Lots 147, 148, 149, 150, 151, 152, 153, 163, 164, 165, 166, 167, and 168.

Upon motion of Mr. Haxton seconded by Mr. Mascia

The Commission

VOTED: To offer no objection to the granting of this petition, and also recommend that Lots 162, 161, 154, 407, and 155 on Assessor's Plat 72 be changed to C-4.

Referral No. 1437 - ZONING CHANGE ON TURNER STREET

This referral, from the Committee on Ordinances, is a request to change the zoning on Tax Assessor's Lot 80, 81 and 82 on Assessor's Plat 65 from Residence R-4 to Industrial M-1.

The City Plan Commission has considered this proposal on two other occasions. In a letter dated April 28, 1961, Referral No. 1204 the Commission recommended to Council that the zoning of several lots in the area, including those in question, be changed to M-1; Council tabled the recommendation of the Commission. Later, on July 15, 1964 in a letter to the Committee on Ordinances, the Commission offered no objection to changing the lots in question to M-1. Council denied the petition. The Master Plan for Providence has proposed industrial use for the area.

Upon motion of Mr. Mascia seconded by Dr. Bush-Brown

The Commission

VOTED: To offer no objection to the granting of this petition.

701 APPLICATION

Mr. Hammerschlag stated that generally when a 701 Application is submitted included in it is a resolution of the City Plan Commission. After a review of the resolution,

Upon motion of Dr. Bush-Brown seconded by Mr. Mascia

The Commission

VOTED: To authorize the City Plan Director to prepare an application to be approved by the City Council for the purpose of requesting the Housing and Home Finance Administration for an Urban Planning Grant under Section 701 of the Housing Act of 1954, as amended, for the carrying out of studies to (1) evaluate, establish criteria and draw up a proposal for the establishment of a data bank as a basic tool for future planning and resource allocation; (2) carry out a photogrammetric and mapping survey to generate up-to-date uniform base maps for all future general planning; and (3) develop master plan elements for schools, recreation, and circulation, and analyze and delineate the neighborhoods of the City.

GOALS FOR BENEFIT STREET AREA

Mr. Hammerschlag said that great changes had occurred on the East Side. Private individuals have renovated and restored some 75 houses into highly valuable property in line with recommendations made in the College Hill Study. Recently there has been some pressure for high-rise residential developments, and it was felt that this would be detrimental to the area. It now has been proposed by the Providence Preservation Society and the Historic District Commission that some goals be developed as a guide for the Benefit Street area.

Dr. Bush-Brown asked what was meant by the Benefit Street area, how far south does it go, how far north, and so forth.

Mr. Hammerschlag answered that he did not know exactly where the boundaries of the area were because no map had been prepared to go with the statement of goals.

Dr. Bush-Brown objected to all but one goal. His reason for objecting was that he felt that the School of Design is being hemmed in, and if high-rise buildings are not allowed in the area, the school cannot expand. He added that he was in accord with the development of Benefit Street as a historic trail but feels that the whole area should not be made into 18th century restoration.

Mr. Hammerschlag explained that this was never intended, but that old and new architecture could be mixed, as long as they were compatible and in scale with each other. Mr. Winsor felt that the Commission could not act on the proposed goals at the meeting today and suggested that the matter be further reviewed.

Mr. Hammerschlag suggested it might be worthwhile to invite Mrs. Downing to the next meeting so that she can define the area and explain the goals.

Dr. Bush-Brown requested that a staff member meet with Mrs. Downing and review the language of the goals and that the goals, and the area to which they apply be presented for review at the next meeting.

DISCUSSION OF PROPOSALS FOR NEW ZONING ORDINANCE

During the final half-hour of the meeting Durward Caudill, Principal Planner in charge of the Zoning Study reported on progress of the study and presented various objectives which have been formulated to date. To demonstrate the union of the zoning design in the city with the text of the ordinance in meeting the needs of the constantly rapidly changing city, he showed the Commission a selection of maps from thirty which comprise the whole city. The maps are basically land use maps on 1961 data with overlays showing all requests for special exceptions and variances, and zoning amendments since the existing ordinance was passed in 1953, and the location for all urban renewal and highway projects in planning and execution. The maps, he said, clearly show the dynamics of the city, and reflect the image of each area, and the sources of the pressures which brought the circumstances about.

Mr. Caudill reviewed the general format which he proposes with the Commission -- pointing out that great reliance should be put on tables for permitted uses and diagrams to illustrate dimensional regulations, and that the entire ordinance should be loose-leaf, to permit amending it easily.

Mr. Caudill mentioned that, in his opinion, no uses should be exempt from regulations, although special zones should be developed where special regulations would prevail for the regulation of institutions, and that institutional uses which would not be sufficiently large to warrant separate zones should be permitted only after a review under conditional use provisions. In this connection, Dr. Bush-Brown mentioned that there should be consideration given to allowing stores mixed with university classrooms and other facilities in certain areas for the tax advantage which it would afford the City.

The meeting adjourned at 4:00 P. M. after Mr. Caudill requested permission to continue his presentation at the next meeting.

Raymond C. Nottage
SECRETARY *R.C.N.*

**IN CITY
COUNCIL**

MAR 3 - 1965

FIRST READING
REFERRED TO COMMITTEE ON URBAN REDEVELOPMENT
RENEWAL & PLANNING

.....
Vincent Vespia, CLERK

MINU

CITY PLAN COMMISSION
 JULY 8, 1965 2:05 P.M.

A meeting of the City Plan Commission was held in the City Plan Commission Conference Room on Thursday, July 8, 1965 at 2:05 P.M., Chairman Edward Winsor presiding. The following Commission and staff members were present:

Mr. Edward Winsor, Chairman
 Mr. Harry Pinkerson, Vice Chairman
 Mr. Robert J. Haxton
 Mr. Louis A. Mascia
 Mr. John F. Cicilline, Administrative Assistant
 to Mayor Doorley

Mr. Frank H. Malley, Director
 Mr. Dieter Hammerschlag, Deputy Director
 Mr. Durward W. Caudill, Principal Planner
 Mr. Sidney Clifford, Associate Planner
 Mrs. Mary M. Hannan, Secretary

Mr. Gordon Brigham, Consultant

Mr. James F. Laffan, Journal Reporter

The minutes of the meeting held on June 24, 1965 and revised page 5 of the meeting held on June 15, 1965 were approved as distributed.

REFERRALS

Referral No. 11112 - ZONING CHANGE AT HUNTINGTON, HOMESTEAD AND CALHOUN AVENUES

This referral, from the Committee on Ordinances, is a request to amend the Zoning Map which is part of the Zoning Ordinance by changing from an R-3 General Residence Zone to an M-1 General Industrial Zone, Lots 290, 287, 288, and 289 as set out and delineated on City Assessor's Plat 43; said lots being situated at Huntington, Homestead and Calhoun Avenues.

Inspection and photographic survey revealed that the property in question contains a vacant gasoline station and parked cars. In the surrounding neighborhood are residences in poor condition and several general industrial uses.

The Master Plan recommends this area as medium density residential and the Community Renewal Program proposes rehabilitation of the existing residential structures. Therefore,

Upon motion of Mr. Haxton seconded by Mr. Pinkerson

the Commission

VOICED: To recommend that this petition be denied.

Referral No. 11118 - ABANDONMENT OF A PORTION OF TALLMAN STREET

This referral, from the Committee on Public Works, received further

consideration. After a general discussion,

Upon motion of Mr. Mascia seconded by Mr. Haxton

The Commission

VOTED: To further table this referral for more information and study.

Referral No. 1453 - REQUEST TO LEASE PORTION OF PROPERTY G. E. WILSON COMPANY HAS AN OPTION ON NOW AT FIELDS POINT

This referral, from the Committee on City Property, is a request to lease portion of property G. E. Wilson Company has an option on now at Fields Point. The area in question amounts to 13,867.5 square feet of land and is located in an M-2 Heavy Industrial Zone.

Upon motion of Mr. Mascia seconded by Mr. Pinkerson

The Commission

VOTED: To table this referral for further consideration and study.

Upon motion of Mr. Mascia seconded by Mr. Pinkerson

The Commission

VOTED: That the action of the Director be ratified in regard to the following referrals from the Committee on Urban Development, Renewal and Planning:

Referral No. CBD-197 - APPLICATION FOR PERMIT FOR INTERIOR ALTERATIONS, H. O. REALTY COMPANY, 274 WEYBOSSET STREET

No objection is offered to the execution of plans submitted by the H. O. Realty Company, 274 Weybosset Street, for a permit for interior alterations on 4th floor.

Referral No. CBD-198 - APPLICATION FOR PERMIT FOR EXTERIOR AND INTERIOR ALTERATIONS, THE WALMAC CO., INC., 149-153 WEYBOSSET STREET

No objection is offered to the execution of plans submitted by The Walmac Co., Inc., 149-153 Weybosset Street for a permit for exterior alterations which consists of remodeling the existing store front, and for interior alterations which consists of removing the existing stairs to the second floor and the erection of a new stairway to the basement, and to also erect non bearing partitions for a future hallway to the second floor.

Referral No. CBD-199 - APPLICATION FOR PERMIT FOR INTERIOR ALTERATIONS, PHOENIX BANK BUILDING, 17 EXCHANGE STREET

No objection is offered to the execution of plans submitted by the Phoenix Bank Building, 17 Exchange Street, for a permit for inter-

for alterations, which consists of replacing non bearing partitions on second floor.

Referral No. CBD-200 - APPLICATION FOR PERMIT FOR EXTERIOR ALTERATIONS, PROVIDENCE PUBLIC LIBRARY, 229 WASHINGTON STREET

No objection is offered to the execution of plans submitted by the Providence Public Library, 229 Washington Street, for a permit for exterior alterations which consists of removing the glass from skylight and installing metal deck and copper roofing.

ALLOCATION APPROVED FOR REPRINTING THE COLLEGE HILL REPORT

The Director reported that as of June 29th the Department received a telegram from Washington which reads as follows:

"Allocation of \$16,595 approved for demonstration project in Providence. Letter follows.

William L. Slayton, Housing and Home Finance Agency"

This allocation is for the reprinting of the College Hill Report.

DEVELOPMENT OF LAND LOCATED BETWEEN DUDLEY AND BLACKSTONE STREETS

The Director stated that this matter was tabled at the last meeting until information was received from the Mayor's office that the group in South Providence can use this piece of city-owned property.

Mr. Cicilline reported that the Mayor has given permission for the land to be developed.

Upon motion of Mr. Mascia seconded by Mr. Haxton

The Commission

VOTED: To recommend that the plans developed by this Department be delivered to the local group through the Human Relations Commission.

SPORTS ARENA CONVENTION CENTER

The Director read a letter to the Commission which he received from Robert Smith, Executive Director of the Redevelopment. It was suggested in the letter that it might be worth while to use the land designated for the Sports Arena Convention Center for another use since, at the moment, there are no funds available from the City or the State to build this facility.

During a discussion it was proposed that a feasibility study be made for an alternate use, in fact, it was then suggested that two studies be conducted simultaneously. The first study stating the reasons why there should be a sports arena convention center, and the second study containing reasons for an alternate use.

Upon motion of Mr. Haxton seconded by Mr. Pinkerson

The Commission

VOTED: That this matter be tabled until the Mayor has a chance to discuss this at the next meeting.

ZONING STUDY

Mr. Caudill discussed further the statement of objectives for the new Zoning Ordinance.

At today's meeting the duties of the Building Inspector were discussed plus a proposal to include a new position of Zoning Director. In this position the Zoning Director would advise the Building Inspector on legal issues, offer assistance to the City Solicitor, conduct pre-application conferences with potential applicants regarding issues and write reports to the Zoning Board of Review concerning the planning and legal aspects of the application, stating the official position of the Commission. He would also represent the Commission at the Zoning Board hearings. However, the Zoning Director would not have the power to grant or deny these applications as some Zoning Administrators do in other cities. Mr. Caudill then cited the duties of the Zoning Administrator in San Francisco.

Mr. Mascia suggested that Mr. Caudill draft two proposals for the inclusion of the Zoning Director; one draft giving the Zoning Director original jurisdiction over conditional uses and variances and the other draft withholding it. He also suggested that these drafts be submitted to the Ordinance Committee.

The meeting adjourned at 4:00 P.M.

Raymond J. Noftale
SECRETARY (MKT)

Revised page 3 of meeting held on July 8, 1965

ior alterations, which consists of replacing non bearing partitions on second floor.

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Upon motion of Mr. Mascia seconded by Mr. Haxton

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Upon motion of Mr. Haxton seconded by Mr. Pinkerson

**IN CITY
COUNCIL**

MAR 8 - 1968

**FIRST READING
REFERRED TO COMMITTEE ON URBAN REDEVELOPMENT
RENEWAL & PLANNING**

Vincent Vasquez, CLERK

MINUTES
CITY PLAN COMMISSION
SEPTEMBER 23, 1965 2:05 P.M.

A meeting of the City Plan Commission was held in the City Plan Commission Conference Room on Thursday, September 23, 1965 at 2:05 P.M., Chairman Edward Winsor presiding. The following Commission and staff members were present:

Mr. Edward Winsor, Chairman
Mr. Harry Pinkerson, Vice Chairman
Honorable Joseph A. Doorley, Jr., Mayor
Mr. Edward J. Costello
Mr. Robert J. Haxton
Mr. Louis A. Mascia
Mr. John F. Cicilline, Administrative Assistant
to Mayor Doorley

Mr. Frank H. Malley, Director
Mr. William E. Barbour, Principal Planner
Mr. Durward W. Caudill, Principal Planner
Mr. Richard H. Piscione, Assistant Planner
Mrs. Mary M. Hannan, Secretary

Mr. James F. Laffan, Journal Reporter

The minutes of the meeting held on September 9, 1965 were approved as distributed.

REFERRALS

Referral No. 1478 - ABANDONMENT OF DIPIPPA STREET

This referral, from the Committee on Public Works, is a request to abandon DiPippo Street, from Killingly Street, northeast to its terminus, including its entire length.

On an inspection and photographic survey it was determined that the street in question is unpaved and uncurbed.

Reference is made to Referral No. 1449, of the Committee on Public Works dated June 25, 1965. At that time a request was made to abandon DiPippo Street from Killingly Street northeast to its terminus, including its entire length. The City Plan Commission offered no objection and the petition was referred back to Committee.

The present request is the same as described above. The street in question is in the center of an area that has recently been zoned C-2. A First National Store is to be erected on this site. The abandonment of this street will not affect any property other than the site for the new structure. Therefore,

Upon motion of Mr. Pinkerson seconded by Mr. Haxton

The Commission

VOTED: To offer no objection to the granting of this petition.

Referral No. 1479 - ABANDONMENT OF STANHOPE STREET

This referral, from the Committee on Public Works, is a request to abandon Stanhope Street from the northerly side of MacGregor Street, northerly to the City Line.

On an inspection and photographic survey it was determined that the street in question is a paper street.

The area west of the street in question may be included within the proposals for Green Acres Funds in the very near future, and in fact the water area is now being studied by the State Fish and Game Department to determine how it might best be used.

If this petition were to be granted the lots on the easterly side of Stanhope Street would gain half of this street. If the park does become a reality then such development would have to be purchased by the City at considerable cost. Until studies and plans are completed and the careful and final decisions are made on whether or not to acquire and develop the potential park,

Upon motion of Mr. Haxton seconded by Mr. Mascia

The Commission

VOTED: To recommend that this petition be denied.

Referral No. 1480 - ZONING CHANGE AT 734 HARTFORD AVENUE

This referral, from the Committee on Ordinances, is a request to change the zone from R-1 to C-4 an area of Lot #2 on Assessor's Plat 115, being known as 734 Hartford Avenue, 100 feet in depth by its entire width of 90 feet, immediately adjacent to and south of the portion of said lot which is presently zoned C-4.

On an inspection and photographic survey it was determined that the property in question contained a one-story frame dwelling. The portion of the lot requested to be changed to C-4 is vacant.

The property to the south of the existing C-4 Zone is an excellent residential zone and does not consist of any commercial use. If this request to expand the existing C-4 Zone were to be granted, it would adversely affect the residential zone, and would start a precedent for further expansion of the commercial zone. Therefore,

Upon motion of Mr. Costello seconded by Mr. Haxton

The Commission

VOTED: To recommend that this petition be denied.

Referral No. 1481 - ZONING CHANGE AT PITMAN STREET, BUTLER AVENUE, EAST GEORGE STREET AND GANO STREET

This referral, from the Committee on Ordinances, is a request to change from an R-3 General Residence Zone to a C-2 General Commercial

Zone various lots on Assessor's Plat 14.

Upon motion of Mayor Doorley seconded by Mr. Costello

The Commission

VOTED: To table the referral for further consideration and study.

Referral No. 1482 - ZONING CHANGE ON THE NORTHERLY SIDE OF JOSEPH STREET AT DOUGLAS AVENUE

This referral, from the Committee on Ordinances, is a request to change from an R-3 General Residence Zone to a C-2 General Commercial Zone Lots 669 and 670 on City Assessor's Plat 79; said lots being situated along the northerly side of Joseph Street at Douglas Avenue.

On an inspection and photographic survey it was determined that the property in question is undeveloped.

The need for the expansion of the C-2 Zone is not necessary for the block frontage between Joseph and Lubec Street, which is zoned C-2, has not been developed. Joseph Street is a dividing line between the C-2 and R-3 Zone and the expansion of the C-2 Zone would adversely affect the existing dwellings as well as the new homes now being constructed on this side of Joseph Street. Therefore,

Upon motion of Mayor Doorley seconded by Mr. Mascia

The Commission

VOTED: To recommend that this petition be denied.

Referral No. 1483 - ORDINANCE RELATIVE TO CHANGES IN MAP #2 IN THE WEYBOSSET HILL PROJECT AREA

This referral, from the Committee on Urban Redevelopment, Renewal and Planning, is a request in amendment of and in addition to Chapter 1575 of the Ordinances of the City of Providence approved October 18, 1963, relative to changes in Map No. 2 entitled "Proposed Land Use and Zoning Weybosset Hill Project No. R.I. R-7" and the addition of controls for new Parcel 1A.

Since this area is the same area which the City Plan Commission has under consideration for change in the Downtown Master Plan in order to accommodate the expansion of the Bus Terminal,

Upon motion of Mr. Mascia seconded by Mayor Doorley

The Commission

VOTED: To offer no objection to the granting of this petition

Upon motion of Mr. Pinkerson seconded by Mr. Mascia

The Commission

VOTED: To approve the action of the Director on the following referrals from the Committee on Urban Redevelopment, Renewal and Planning:

Referral No. CBD-210 - APPLICATION FOR PERMIT FOR EXTERIOR ALTERATIONS, NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, 234 WASHINGTON STREET

No objection is offered to the execution of plans submitted by the New England Telephone and Telegraph Company, 234 Washington Street, for a permit for exterior alterations which consists of removing the existing doors at the front of the building and installing new aluminum framed door.

Referral No. CBD-211 - APPLICATION FOR PERMIT FOR INTERIOR ALTERATIONS, CRANSTON CREDIT CORP., 283 WEYBOSSET STREET

No objection is offered to the execution of plans submitted by the Cranston Credit Corp., 283 Weybosset Street, for a permit for interior alterations.

AMENDMENT OF DOWNTOWN MASTER PLAN

The Director read to the Commission the legal notice that was in the local newspapers regarding the amendment of the Downtown Master Plan which is as follows:

"PUBLIC NOTICE

In accordance with the provisions of Section 6 of Chapter 1155 of the Ordinances of the City of Providence (1957) the City Plan Commission gives notice of the proposed adoption by the Commission on September 23, 1965 of an amendment to the DOWNTOWN MASTER PLAN to provide for a change from Commercial to Industrial use in the area bounded by the Short Line Bus Terminal, Sabin Street, a relocated Beverly Street parallel to and 30 feet southwesterly of the present Beverly Street extending from Sabin Street to Mason Street and by Mason Street and West Exchange Street, in order to accommodate the bus terminal development; and to provide for the above mentioned relocation of Beverly Street in order to assure adequate traffic circulation in this area."

As there were no requests received for a public hearing,

Upon motion of Mayor Doorley seconded by Mr. Mascia

The Commission

VOTED: To approve the amendment to the Downtown Master Plan.

SIGN ORDINANCE

Mr. Caudill presented to the Commission today a new draft for an Ordinance prohibiting projecting signs on Westminster Pedestrian Mall.

After a general discussion of the Ordinance,

Upon motion of Mr. Pinkerson seconded by Mr. Costello

The Commission

VOTED: To approve the draft of the Ordinance prohibiting projecting signs on Westminster Pedestrian Mall for submission to City Council.

SCHOOL MASTER PLAN

Mr. Barbour presented to the Commission a draft of the proposed School Master Plan. He said that this Plan had been in production for more than a year and that the role of the staff of the City Plan Commission in this report was to recommend sites for school facilities for the future. The Master Plan proposed is intended to supercede the MASTER PLAN FOR PUBLIC SCHOOL SITES that was published in 1950. He then gave a report on an Analysis of the Public School System, Modernization, Consolidation, Grade Organization and Proposals. He pointed to a map which contained the proposed new schools and also gave a rundown on how many schools cover the City. Most of the Master Plan pertains to elementary schools as it is felt that at present there are enough junior and senior high schools. The new schools will be of a capacity of 350 to 800 students to contain a library, cafeteria and adjoining recreation facilities. He then stated that the time to complete the program would depend on the rate of capital expenditure for the new schools. The cost of the construction is estimated at \$23,117,000. However, the City might save as much as \$3,000,000 on site acquisition by scheduling the new schools to take full advantage of the federal urban renewal projects. Excluded from the figure are the Lippitt Hill School and the James Hanley Center for which funds have been committed.

The Director asked if the Commission wanted to establish a date for the adoption of the School Master Plan, the Recreation Master Plan and the Circulation Master Plan for a public hearing.

The Chairman felt that a date could be set after the next meeting of the Commission.

PARCEL 1 WEYBOSSET HILL PROJECT ALTERNATE REUSE

The Director read to the Commission a letter from Mr. Robert Smith, Executive Director of the Redevelopment Agency, regarding the reuse of Parcel 1 in the Weybosset Hill Project.

The Mayor requested that determination of this reuse be postponed until he has received an answer from the Governor regarding the Convention Center that would go on this parcel.

The Mayor then said that the staff of the Commission has been working very hard on studies that are needed for the G.N.R.P. He also said that he has written to Mr. Logue of Boston, Mayor Hall of Trenton and others to get information on Planning Agencies and Redevelopment Agencies. While he is gathering this information he feels that dur-

ing this period we should try not to lose anyone who has exceptional talents. He added that there is a man on this staff who is very capable and recommended that Bryan Bailey be appointed Acting Deputy Director until it is determined what is going to happen to the City Plan Commission and Redevelopment Agency.

After a general discussion,

Upon motion of Mr. Costello seconded by Mr. Haxton

The Commission

VOTED: To appoint Mr. Bailey as Acting Deputy Director at the Deputy Director's salary rank to become effective October 4th.

The meeting adjourned at 4:00 P.M.

Raymond S. Hartane
SECRETARY (M.H.)

IN CITY COUNCIL

MAR 2 - 1965

FIRST READING
REFERRED TO COMMITTEE ON URBAN REDEVELOPMENT
RENEWAL & PLANNING

Therese Vespia, CLERK