

GEORGE CALCAGNI
Chair



VINCENT A. CIANCI, JR.
Mayor

PROVIDENCE CITY PLAN COMMISSION

"Building Pride In Providence"

March 13, 1996

Mr. Michael R. Clement, City Clerk
City Clerk's Office
City Hall
Providence, R.I.

Re: Master Plan for the Roger Williams Medical Center

Dear Mr. Clement:

At a Regular Meeting of the City Plan Commission, duly noticed and held on January 18, 1996, and pursuant to Section 503.4 B) of the City of Providence Zoning Ordinance, Chapter 1994-24, No. 365, as amended, the Commission voted unanimously that:

"The Master Plan for the Roger Williams Medical Center, dated January 12, 1996, together with the Findings of Fact, Review Issues and Conditions noted below, is in compliance with Providence 2000, The Comprehensive Plan."

The Zoning Ordinance establishes institutional floating zones for the purpose of permitting the expansion of educational and medical institutions in designated areas. Each such institution is required to file a master plan describing its proposed long term physical development. The Zoning Ordinance outlines the elements of a master plan and establishes the criteria for reviewing it to determine whether the plan is consistent with the City's Comprehensive Plan.

The Comprehensive Plan's goals relative to institutional expansion include:

- Promotion of efforts to permit institutional expansion while minimizing the impact of such expansion on residential areas.
- Protection and conservation of residential uses, pedestrian scale and historic character in the city's neighborhoods.
- The Citywide Preservation Plan, adopted as part of the Comprehensive Plan, also includes policies for institutional expansion.
- Balance between institutional expansion and neighborhood conservation.

- A program of regular maintenance for historic properties is encouraged in institutional master plans;
- Community input in the early stages of planning for institutional expansion is encouraged in all master plans.

Findings of Fact

In its review of the Roger Williams Medical Center Master Plan (dated January 12, 1996), the Commission makes the following findings of fact to support the recommendations which follow:

1. The master plan provides the information required by Section 503.4 of the Zoning Ordinance, and was certified by the CPC staff as complete for the purposes of review.
2. The hospital campus is surrounded by predominantly R1 and R2 (single family and two family) residential uses, augmented by some neighborhood commercial uses along Smith Street and open space zoning along Pleasant Valley Parkway. The hospital's Elmhurst Campus is zoned RG (general residence), intended for medium density development. The Hospital Campus is zoned R3 (three family residential), intended for low-to-medium density development.
3. All proposed hospital expansion will be located within the existing I-1 overlay zone, according to the master plan. The master plan makes no proposal to expand the boundaries of the existing I-1 zone or to develop projects outside the I-zone.
4. The former Women and Infants/Lying-In Hospital at 50 Maude Street, now the Extended Care Facility on the Elmhurst Campus, is individually listed on the National Register of Historic Places.
5. The hospital held a public informational meeting on January 16, 1996 to present its expansion plans and to take public comment from neighborhood residents. No objections to any proposed capital improvement project were made at that meeting.

Review Issues

On pages 8-12, the master plan discusses up to 10 capital improvement projects planned for the next 5 years that may entail new construction, either in the form of additions to existing buildings, or the construction of new buildings. However, only two of these projects are documented in site plans submitted with the master plan: the Village at Elmhurst assisted living complex, and the addition to the Surgical Department. The master plan notes that elevation drawings for these projects will be submitted to staff for review prior to seeking a building permit. As other projects (including the Phase III independent living element of the Village at Elmhurst)

come closer to implementation, the master plan will need to be amended with appropriate drawings for review by staff.

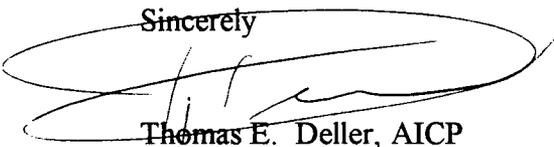
Conditions

The Commission finds the Roger Williams Medical Center Master Plan to be complete and consistent with the provisions of the Zoning ordinance, and consistent with the policies of the Comprehensive Plan and the Preservation Plan. The Master Plan is hereby approved, with the following conditions:

1. Full size, scaled elevation drawings for the Village at Elmhurst and the Surgical Department addition shall be submitted to staff prior to seeking a building permit. Staff shall review the drawings for compliance with the Master Plan and the Comprehensive Plan.
2. Scaled site plans and elevation drawings, including an assessment of traffic impacts and how parking needs will be resolved, for all other capital improvement projects shall be submitted to staff for review for compliance with the Master Plan and the Comprehensive Plan. Drawings shall be submitted prior to seeking building permits.
3. All maintenance work, including replacement of windows and roofing, on the former Lying-In Hospital shall follow the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings.
4. The hospital is encouraged to maintain open communication with the Elmhurst neighborhood, and to continue to inform the neighborhood of future capital improvement projects as they come forward.

Please maintain this letter and the attached plan in your file as a public record that may be viewed by any member of the public. No further City Council action is required.

Sincerely



Thomas E. Deller, AICP
Deputy Director and Secretary

cc: Ramzi Loqa, Department of Inspections and standards, w/ attachment
Councilwoman Evelyn Fagnoli, w/o attachment
Dominic DeCristafano, Roger Williams Medical Center, w/o attachment

Attachment: Approved Roger Williams Medical Center Master Plan

IN CITY COUNCIL
APR 4 1996

READ
WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.

Richard X. Clement CLERK