

## CHAPTER

No.                    **AN ORDINANCE** IN AMENDMENT OF AND IN ADDITION TO CHAPTER 1977-5 OF THE ORDINANCE OF THE CITY OF PROVIDENCE APPROVED FEBRUARY 14, 1977 AND ENTITLED, "AN ORDINANCE APPROVING AND ADOPTING THE OFFICIAL REDEVELOPMENT PLAN FOR DOWNTOWN PROVIDENCE RENEWAL".

*Approved*

### *Be it ordained by the City of Providence:*

1. That Chapter 1977-5 of the Ordinances of the City of Providence, approved February 14, 1977 and entitled, "An Ordinance Approving and Adopting the Official Redevelopment Plan for Downtown Providence Renewal" be and the same is hereby amended as follows:

A. Insert the following Paragraph 8 entitled "Empire Weybosset Project Objectives" after Paragraph 7 entitled "Planning" under Section B entitled "Statement of Development Objectives" as contained in and set forth in Page 14 of that certain booklet entitled "Downtown Providence Renewal, Official Redevelopment Plan, 1976" which is a part of the aforementioned ordinance.

8. Empire-Weybosset Project Objectives

a. To create a coordinated project whose total equals more than the sum of its parts--whose impact on the surrounding area and on all downtown would be truly significant.

To make a major effort towards removing present limitations to downtown growth--lack of parking, unattractive environment.

To use this development to anchor the Mall at the western end, to provide the link that finally connects Weybosset Hill, Westminster Center, the Civic Center/LaSalle Square area and the Financial District.

To replace a very modest level of activity on two central city blocks with the high-density development which belongs there. (see Map No. 3 "Proposed Acquisition").

b. To satisfy pressing demand for parking:

- 1.) low cost-parking for shoppers and visitors;
- 2.) long-term parking to retain Blue Cross in downtown, attract Gilbane, GSA, and others;
- 3.) low-cost, safe and secure night-time parking, particularly for the Ocean State Theater.

c. To provide the conditions (additional people, general expansion of economic activity, parking) for retailers to make improvements in their stores, merchandise and promotion.

d. To assure the retention and/or expansion of existing businesses and their employment base and also to increase the downtown population by providing additional job opportunities.  
To provide additional office space needed to accommodate this growth.

e. To increase residential opportunities downtown.

f. To leverage maximum private and federal funds with minimum City investment.

g. By intensively developing an important two-block area of a small downtown, substantially magnifying the total economic returns to the Downtown community.

- B. Insert following Paragraph 4 entitled "Empire-Weybosset Project Proposal" after Paragraph 3 entitled "Additional Renewal Plan Proposals" under Section E entitled "Renewal Plan Proposals" as contained in and set forth in Page 18 of that certain booklet entitled "Downtown Providence Renewal, Official Redevelopment Plan, 1976" which is a part of the aforementioned ordinance.

4. Empire-Weybosset Project Proposal

The proposal is for mixed use development of new office, retail and parking on two of the presently most underutilized blocks in downtown. More specifically the proposal is for an approximate 1,000 car parking garage to be built on the northerly portion of the disposition parcel which is bounded by Chapel, Mathewson, Weybosset and Empire Streets. The remainder of this parcel is proposed for an approximate 150,000 sq. ft. office building with commercial/retail development.

- C. Add the following paragraphs under Section F entitled "Standards and Controls for Land Development" as contained in and set forth in Page 18 of that certain booklet entitled "Downtown Providence Renewal, Official Redevelopment Plan, 1976" which is a part of the aforementioned ordinance.

F.1 C-3 Downtown Commercial Zone

a. Permitted Uses

C-3 Downtown Commercial Uses of the City of Providence Zoning Ordinance shall be permitted.

b. Development Controls for Permitted C-3 Uses

1. Maximum Density, Minimum Lot Size, Lot Coverage, Building Setbacks, Building Height, Off-Street Parking and Loading  
Shall be governed by the applicable provisions of the Zoning Ordinance as amended to date.

2. Building Construction

The construction of buildings shall conform to the regulations set forth in the Building Ordinance of the City of Providence as amended to date.

3. Sign Control

A maximum of two (2) signs shall be permitted, including any plaques and any sign which are a part of the building's architecture. This limitation shall not include directional signs permitted below. Signs shall pertain only to the identification of the business conducted within the building, to the products sold, and to the direction of visitors. No pictures or samples shall be permitted on a sign, except as part of a trademark. No flashing or animated signs shall be permitted. In multiple-unit buildings, the same number of signs will be allowed for each business, subject to the controls for multiple-unit buildings stated below. No signs shall extend above the roof or parapet, and no signs shall be attached to, sit upon or be painted on the roof, or canopy. No free-standing sign shall be permitted, except for visitor directional signs allowed below. Only the following types of signs shall be permitted, namely:

a. Horizontal or vertical wall signs, otherwise known as belt or face signs, excluding signs painted on the wall itself.

b. Plaques, attached to the face of the building in close proximity to the main entrance and bearing the name or trademark of the firm.

c. All necessary directional signs shall be located on the lot occupied by the building to which the signs pertain. All signs shall be integrated with the architectural design, style and facia of the building to the exclusive satisfaction of the Agency.

No sign shall exceed a maximum surface area of (3) square feet for each linear foot of that face of the building displaying such sign. No sign shall project more than (12) inches from the face of the building on which said sign is displayed. No plaque shall exceed (8) square feet in surface area. Any spot-light or similar illumination shall be so directed and shielded that the light source is not visible from any adjacent street or from any adjacent properties. In addition to all the sign controls, the following sign regulations shall pertain to multiple-unit buildings, namely: those signs pertaining to a given individual unit (within a multiple-unit building) shall not extend beyond that portion of the face of the building which directly encloses that given individual unit. The Agency in its sole and absolute discretion shall have the final right of approval.

#### 4. Off-Street Parking

Parking facilities shall be properly lighted, hard-surfaced, drained and posted or fenced or otherwise controlled to prevent vehicle overhang. Screening as required by the development controls or as requested by the Agency shall be maintained in an effective, as well as attractive manner. A uniform appearing, adequate, year-round screen shall be approved by the Agency.

#### 5. Off-Street Loading

Adequate loading space for standing, loading and unloading shall be provided on the same premises with every building structure or part thereof, in order to avoid undue interference with public use of the street, ally or public right-of-way. Screening as required by the development controls or as requested by the Agency shall be maintained in an effective, as well as attractive manner. A uniform appearing, adequate, year-round screen shall be approved by the Agency.

- D. Paragraph 7 entitled "Estimated Cost of Redevelopment and Proposed Method of Financing" as contained in and set forth in Page 23 of that certain booklet entitled, "Downtown Providence Renewal, Official Redevelopment Plan, 1976" which is a part of the aforementioned ordinance be and the same is hereby deleted and the following substituted therefor:

#### 7. Estimated Cost of Redevelopment and Proposed Method of Financing

Line 1	\$	500,000	- Acquisition and demolition of parking deck fronting Union Station
	\$	3,265,000	Acquisition, demolition, relocation and administration of two blocks bounded by Chapel, Mathewson, Weybosset and Empire Sts.

Line 2 \$ 4,906,000 - Kennedy Plaza Capital Improvements  
 Line 3 \$ 8,671,000 - Total Gross Project Cost  
 Line 4 \$ -400,000 - Land Proceeds  
 Line 5 \$ 8,271,000 - Total Net Project Cost  
 Line 6 \$ 3,925,000 - (80% of Line 2) UMTA (Urban Mass. Transit Administration) financing of Kennedy Plaza Improvements  
 Line 7 \$ 1,481,000 - (100% of Line 1 and 20% of Line 2) City Share  
           \$ 2,865,000 - ( \$ 3,265,000 of line 1 minus Line 4) City Share  
 Line 8 \$ 4,346,000 - Total City Share

The estimated City Share of \$ 4,346,000 will be provided from proceeds from the sale of long-term general obligation bonds issued by the City of Providence for redevelopment purposes.

E. The following maps of the aforementioned Official Redevelopment Plan which is a part of the aforementioned ordinance, hereinafter identified are deleted.

- (1) Map No. 2 "Proposed General Land Use" dated 9-76
- (2) Map No. 3 "Proposed Acquisition" dated 9-76
- (3) Map No. 6 "Right-of-Way Adjustments" dated June 1978

F. Insert the following maps in its stead:

- (1) Map No. 2 "Proposed General Land Use", dated August 1978
- (2) Map No. 3 "Proposed Acquisition" dated August 1978
- (3) Map No. 6 "Right-of-Way Adjustments" dated August 1978
- (4) Map No. 7 "Disposition" dated August 1978

2. That said Chapter 1977-5 of the Ordinance of the City of Providence as adopted and as heretofore amended, be and the same is hereby ratified and affirmed in all other respects.

3. That 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 thereof to the Providence Redevelopment Agency.

IN CITY COUNCIL

JUL 2 1981  
 READ and withdrawn

*Boze M. Mendonça*  
 CLERK

JUL 15 1981

RECORDED  
 JUL 15 1981

**FILED**  
SEP 13 11 PM '78  
DEPT. OF CITY CLERK  
PROVIDENCE, R.I.

SEP 13 1978

**THE COMMITTEE ON** *Feb 12, 1979*  
URBAN REDEVELOPMENT  
RENEWAL & PLANNING  
**Recommends**  
*Be Continued*

**THE COMMITTEE ON**  
URBAN REDEVELOPMENT  
RENEWAL & PLANNING  
**Recommends** *Withdrawance to  
Withdrawn*  
*Rose M. Mendonca*  
Clerk  
*June 25, 1981*

**IN CITY COUNCIL**  
SEP 7 1978  
FIRST READING  
REFERRED TO COMMITTEE ON  
*Rose M. Mendonca* CLERK

URBAN REDEVELOPMENT  
RENEWAL & PLANNING

**THE COMMITTEE ON**  
URBAN REDEVELOPMENT  
RENEWAL & PLANNING **OCT 12 1978**  
**Recommends**  
*Be Continued*  
Clerk

**THE COMMITTEE ON** *11-29-78*  
URBAN REDEVELOPMENT  
RENEWAL & PLANNING  
**Recommends**  
*Be Continued*  
Clerk

*Councilman Xavier (By Request)*

CITY OF PROVIDENCE  
RHODE ISLAND  
COMMITTEE ON URBAN REDEVELOPMENT, RENEWAL AND PLANNING  
DOWNTOWN RENEWAL PROJECT

Pursuant to the requirements of Sections 4 and 11 of Chapter 32, Title 45 of the General Laws of Rhode Island, 1956, as amended (1970 Reenactment) entitled the "Redevelopment Act of 1956", the Committee on Urban Redevelopment, Renewal and Planning of the City Council of the City of Providence will conduct a Public Hearing in the Chamber of the City Council, City Hall, Providence, Rhode Island on Thursday, October 12, 1978 at 7:00 P. M. This hearing will be concerned with the 2nd Amendment to the Official Redevelopment Plan for the Downtown Renewal Project.

The project area is that tract of land bounded by the East Side Renewal Project to the east and the Weybosset Hill Renewal Project to the west. The northern boundary runs along Smith Street, westerly to Gaspee Street, and southerly to the taking lines of the proposed I-95 Interchange, continuing to its intersection with the boundary of the Weybosset Hill Project. The southern boundary is the northerly line of Interstate 195 and continuing along the westerly side of the Providence River to its intersection with the East Side Renewal Project.

The purpose of this hearing is to consider a proposal for the undertaking of a project under state and local law to acquire, demolish and make available for disposition the two block area bounded by Chapel, Empire, Weybosset and Mathewson Streets.

All persons or agencies interested in the above-listed project area will have an opportunity to be heard and/or to submit communications in writing. Copies of the proposed Amendment and information thereon may be obtained prior to said hearing at the Providence Redevelopment Agency, 40 Fountain Street, Providence, Rhode Island between 8:30 A. M. and 4:30 P. M. on regular business days.

PER ORDER:

Committee on Urban Redevelopment, Renewal and Planning

Councilman Ralph Fagnoli, Chairman  
Councilwoman Carolyn F. Brassil, Vice Chairwoman  
Councilman Vincent J. Cirelli  
Councilman Timothy J. Ahern  
Councilman Thomas W. Pearlman  
Councilman Charles R. Mansolillo

STANLEY P. BLACHER  
Chairman  
JOHN RAO, JR.  
Vice Chairman  
ROBERT J. BEVILACQUA  
FREDRICK LIPPITT  
JOSEPH MOLLICONE  
EDWARD W. XAVIER  
LAURENCE K. FLYNN  
STANLEY BERNSTEIN  
Executive Director  
and Secretary



PROVIDENCE REDEVELOPMENT AGENCY

May 19, 1981

MAYOR VINCENT A. CIANCI, JR.  
Ex-Officio

Councilman Thomas F. O'Connor, Jr.  
Chairman, Committee on Urban Development  
Renewal and Planning  
c/o City Clerk  
City Hall  
Providence, R. I. 02903

Dear Councilman O'Connor:

At its meeting of May 12, 1981 the Providence Redevelopment Agency voted to request that the Plan Amendment for the Downtown Project providing for the acquisition of the blocks bounded by Weybosset, Mathewson, Chapel and Empire Streets, submitted to the City Council on September 7, 1978 and to a Public Hearing by your committee on October 12, 1978, be withdrawn.

This request is made in consideration of our inability at this time to justify a UDAG for a parking garage for the aforescribed area, because of the length of time since the public hearing, and because it is the Agency's desire to divert a portion of those funds to support the recently proposed amendment to the Downtown Providence Urban Renewal Plan to acquire the two parcels of land adjacent to the Biltmore Hotel for maximum commercial development.

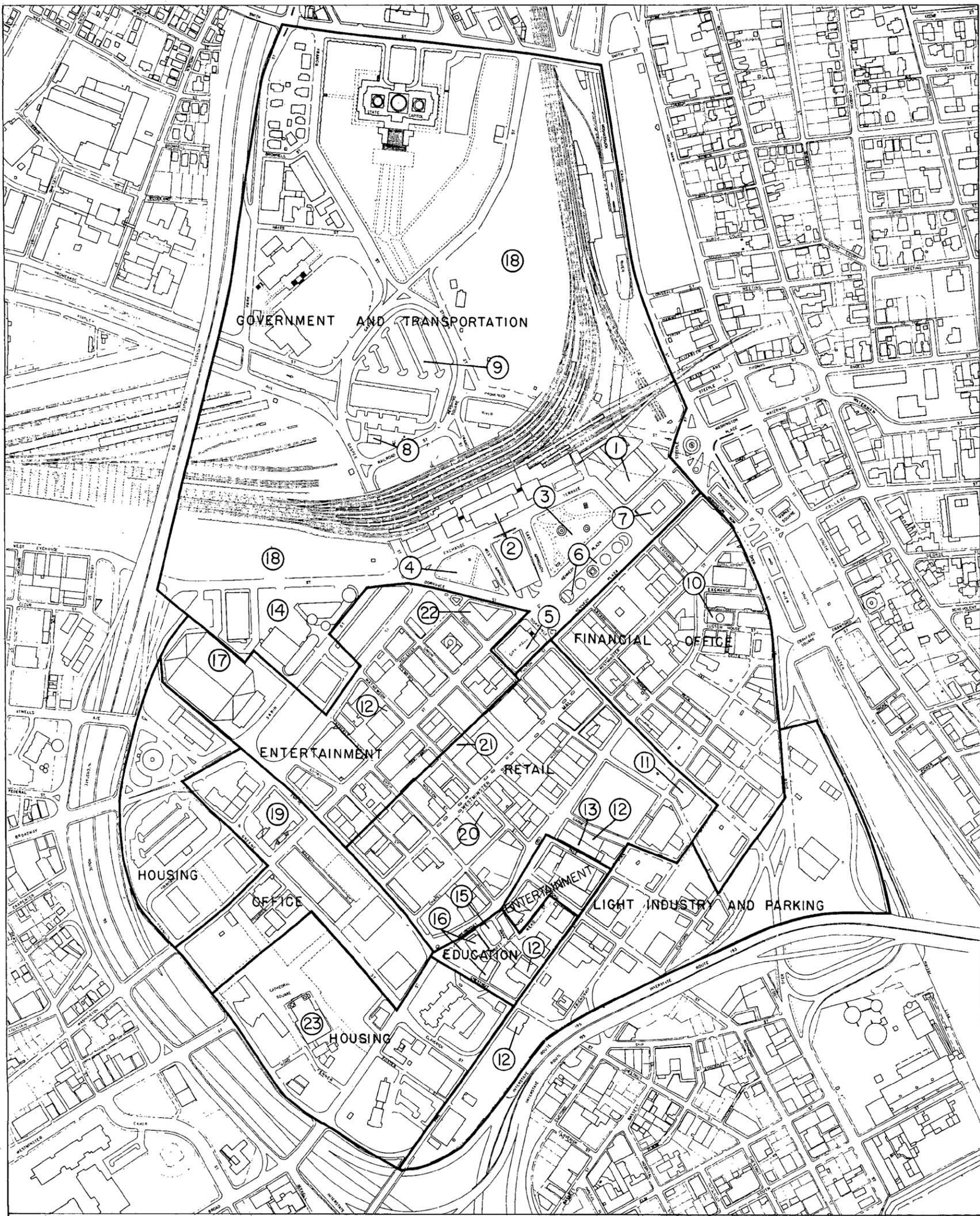
A copy of the ordinance is attached hereto to facilitate its withdrawal.

Sincerely yours,

  
Stanley Bernstein  
Executive Director

SB/gl

Enclosure



**LEGEND**

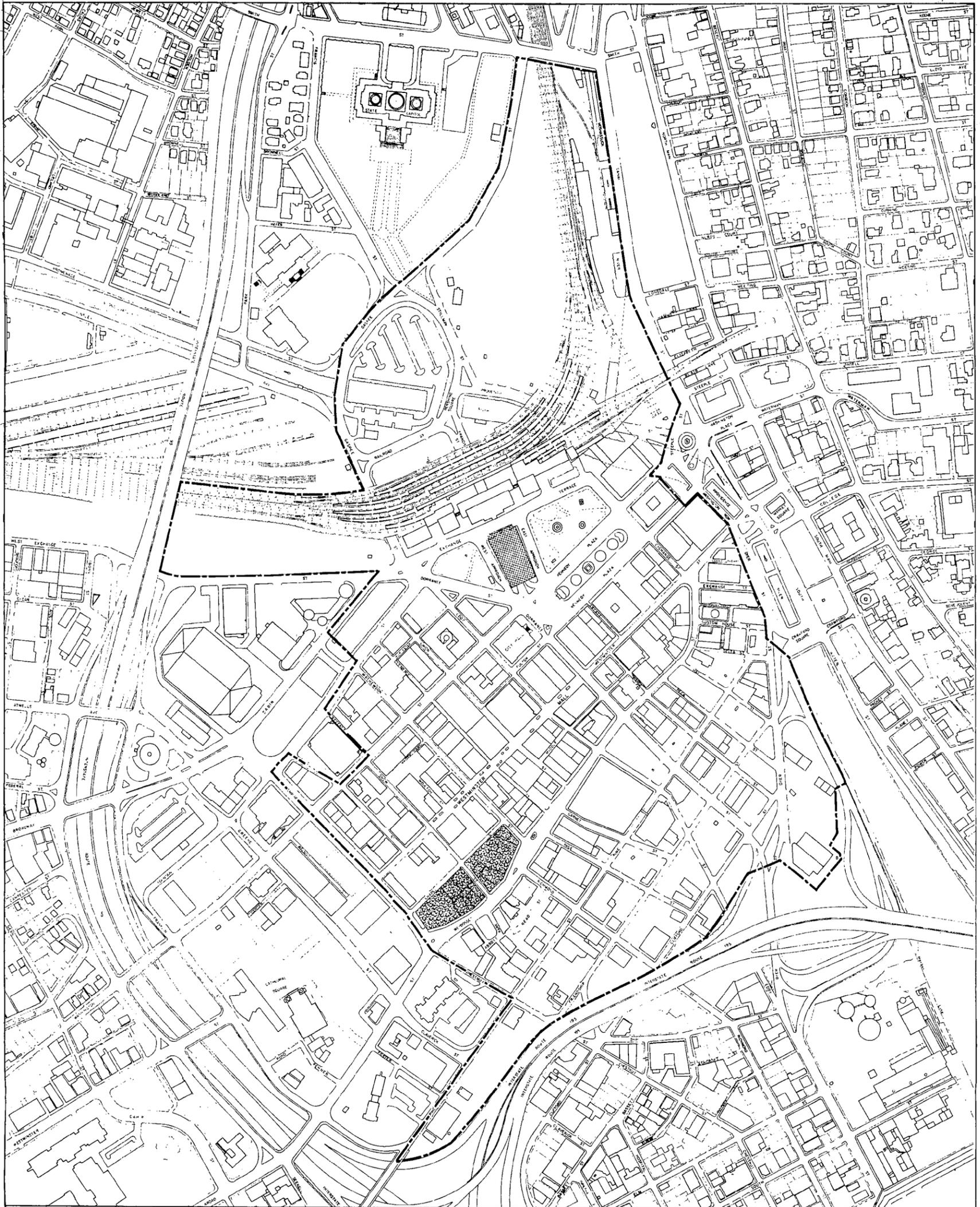
— PROPOSED GENERAL LAND USE BOUNDARY

□ AREA EXCLUDED FROM PROJECT

**KEY TO PUBLIC & INSTITUTIONAL USES**

- |  |                                       |
|--|---------------------------------------|
| 1 - UNITED STATES POST OFFICE                            | 13 - ST. FRANCIS CHAPEL               |
| 2 - UNION STATION  | 14 - BUS TERMINAL                     |
| 3 - BURNSIDE PARK  | 15 - ABBOTT PARK COMMON               |
| 4 - CITY HALL PARK                                       | 16 - BENEFICENT CONGREGATIONAL CHURCH |
| 5 - PROVIDENCE CITY HALL                                 | 17 - CIVIC CENTER                     |
| 6 - KENNEDY PLAZA STREET DIVIDER AND BUS WAITING STATION | 18 - MAJOR PARKING FACILITIES         |
| 7 - UNITED STATES FEDERAL BUILDING                       | 19 - PROVIDENCE PUBLIC LIBRARY        |
| 8 - PROVIDENCE FIRE ALARM BUILDING                       | 20 - GRACE CHURCH                     |
| 9 - MUNICIPAL PARKING                                    | 21 - MATHEWSON STREET CHURCH          |
| 10 - CUSTOM HOUSE BUILDING                               | 22 - BILTMORE HOTEL                   |
| 11 - SCOTTISH RITE CATHEDRAL                             | 23 - CATHEDRAL OF S.S. PETER & PAUL   |
| 12 - JOHNSON AND WALES COLLEGE                           |                                       |

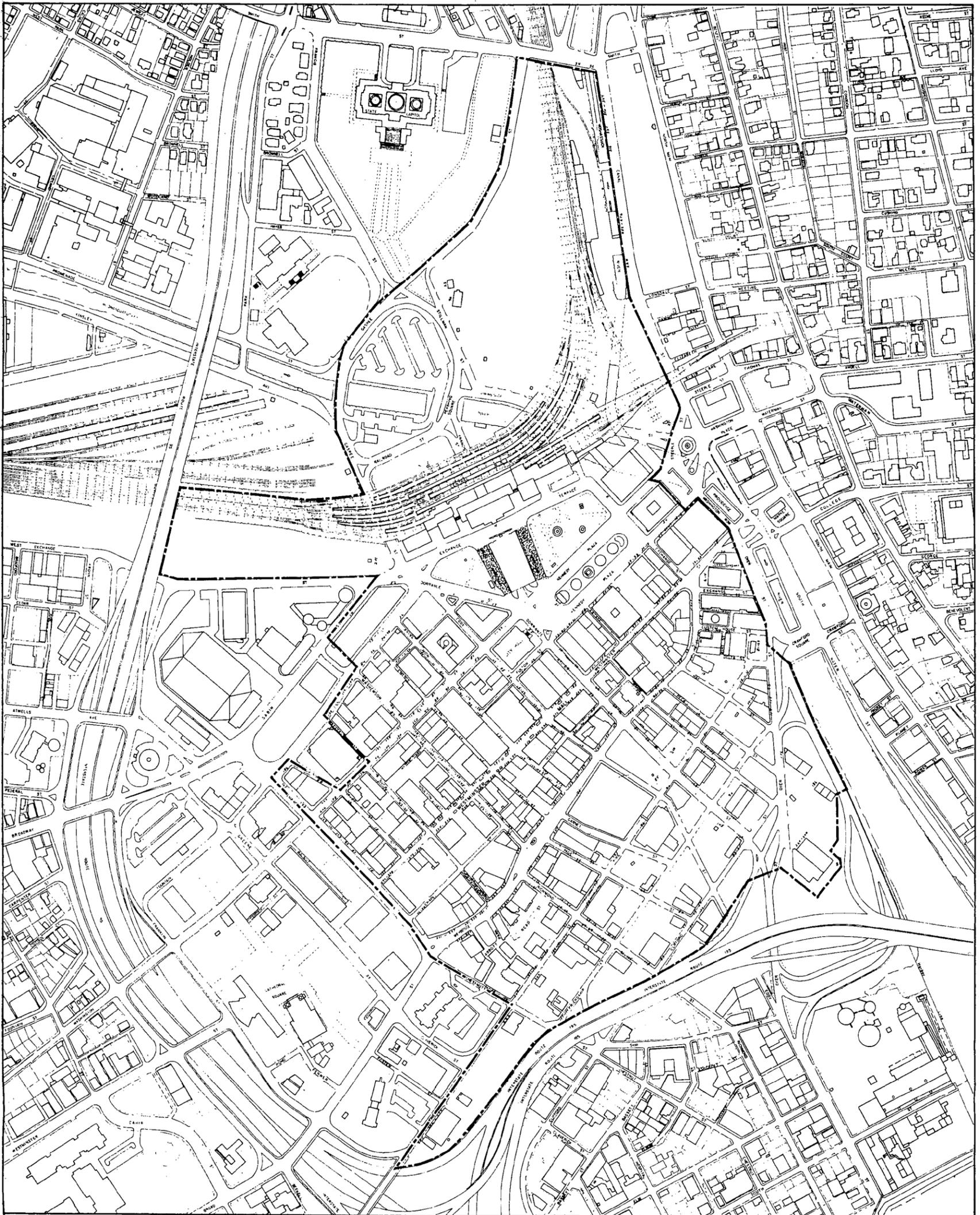
<b>PROPOSED GENERAL LAND USE</b>		
<b>DOWNTOWN PROVIDENCE RENEWAL</b>		
DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.		
DATE: 9-76	SCALE: 1" = 160'	FILE NO:
REVISIONS: 8-78	↑ N	MAP NO: 2 STATUS:



**LEGEND**

- PROJECT BOUNDARY
- ▨ PROPERTY TO BE ACQUIRED, STRUCTURE ONLY
- PROPERTY NOT TO BE ACQUIRED
- ▩ PROPERTY TO BE ACQUIRED

PROPOSED ACQUISITION			
DOWNTOWN PROVIDENCE RENEWAL			
DEPT OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.			
DATE: 9-75	SCALE: 1" = 160'	FILE NO:	
REVISIONS:		MAP NO:	STATUS:
8-78		↑ N	3

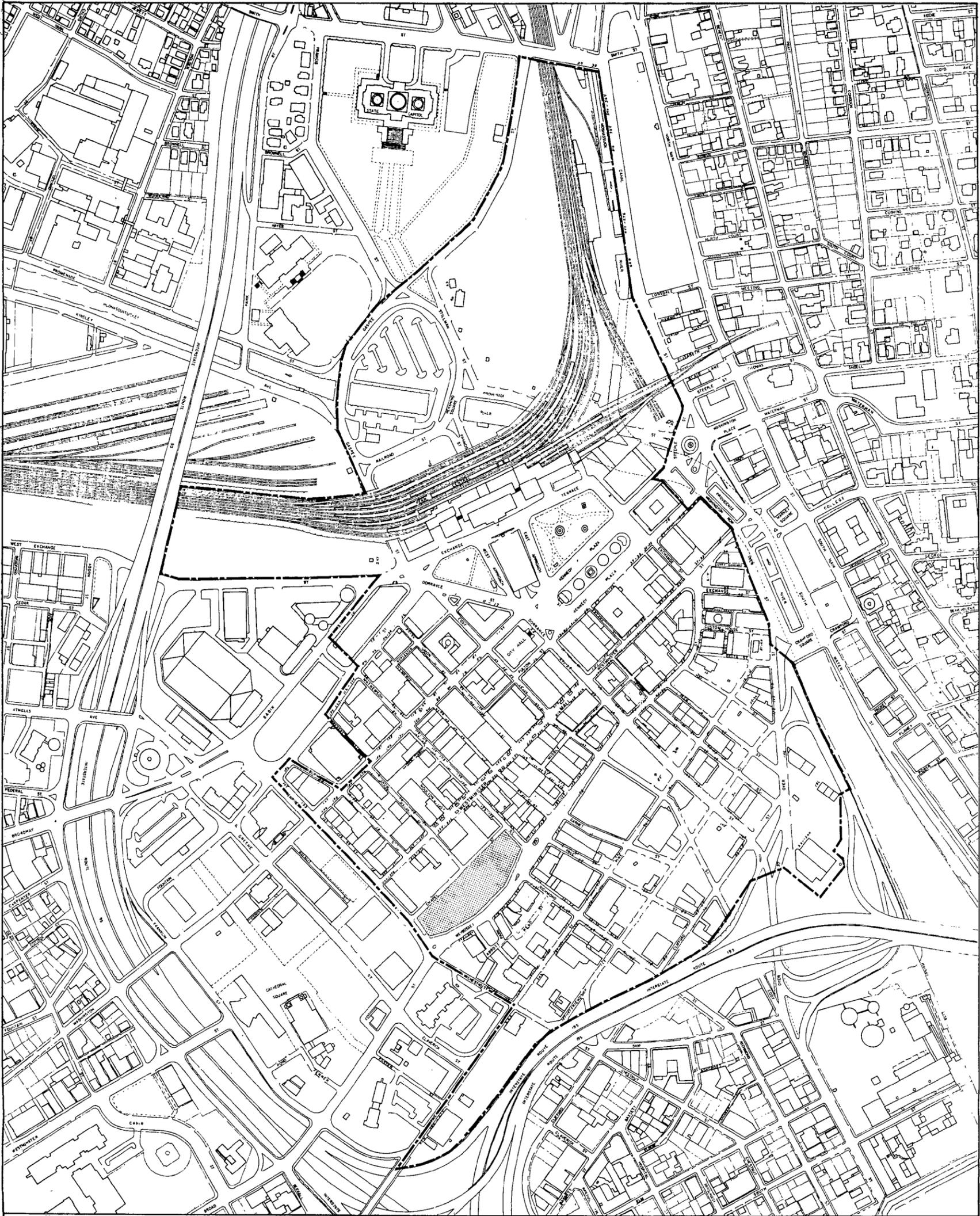


-LEGEND-

- PROJECT BOUNDARY
- EXISTING RIGHT-OF-WAY TO REMAIN
- EXISTING RIGHT-OF-WAY TO BE VACATED

RIGHT-OF-WAY ADJUSTMENTS			
DOWNTOWN PROVIDENCE RENEWAL			
DEPT OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R. I.			
DATE: 6-76	SCALE: 1" = 160'	FILE NO:	
REVISIONS:		MAP NO:	STATUS:
6-78		6	
8-78			





-LEGEND-

- PROJECT BOUNDARY
- ▨ DISPOSITION PARCEL

TOTAL DISPOSITION PARCEL 94,204±50 FT.

DISPOSITION MAP			
DOWNTOWN PROVIDENCE RENEWAL			
DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R. I.			
DATE: 8-78	SCALE: 1" = 160'	FILE NO:	
REVISIONS:		MAP NO:	7
		STATUS:	



STANLEY P. BLACHER  
Chairman

JOHN RAO, JR.  
Vice Chairman

ROBERT J. BEVILACQUA

RAYMOND E. GRIMES

MURRAY A. COHEN

EDWARD W. XAVIER

ANTHONY C. MEROLA

STANLEY BERNSTEIN  
Executive Director  
and Secretary



PROVIDENCE REDEVELOPMENT AGENCY

September 1, 1978

MAYOR VINCENT A. CIANCI, JR.  
Ex-Officio

Ms. Rose Mendonca  
City Clerk  
City Hall  
Providence, Rhode Island

Dear Ms. Mendonca:

The enclosed original and 30 copies of an ordinance amending the Downtown Providence Renewal Project Plan, is presented herewith for introduction to the city council.

This amendment will provide for the acquisition and clearance of those blocks bounded by Weybosset Street, Mathewson Street, Chapel Street, and Empire Street, at a total amended project cost of \$2,865,000.

This change, which was approved by the PRA on August 8, 1978, requires a public hearing. It is requested that this matter be referred to the Committee on Urban Redevelopment, Renewal and Planning for advertisements for public hearings; that said Committee approve the advertising of Notices of Public Hearings for four (4) successive weeks starting on September 15, 1978 and that the required public hearing be held on October 10, 1978.

12

Very truly yours,

A handwritten signature in cursive script that reads "Stanley Bernstein". The signature is written in dark ink and includes a small star-like mark at the end of the name.

Stanley Bernstein  
Executive Director

SB:BD

Enclosures