

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1989 - 25

No. 576 **AN ORDINANCE** IN AMENDMENT OF AND IN ADDITION TO CHAPTER 1575 OF THE ORDINANCE OF THE CITY OF PROVIDENCE, APPROVED OCTOBER 18, 1963, AND ENTITLED, "AN ORDINANCE APPROVING THE OFFICIAL REDEVELOPMENT PLAN FOR THE WEYBOSSET HILL PROJECT NO. R.I. R-7" ON THE EXPANSION OF THE PROJECT AREA.

Approved December 11, 1989

Be it ordained by the City of Providence:

1. That Chapter 1575 of the Ordinance of the City of Providence approved October 18, 1963, and entitled, "An Ordinance approving and adopting the Official Redevelopment Plan for the Weybosset Hill Project No. R.I. R-7" as heretofore amended, be and the same is hereby further amended as follows:
 - A. Exhibit A, entitled "Description of the Perimeter Boundary of Project Area" in pages 42 to 43 of that certain booklet entitled, "Weybosset Hill, Official Redevelopment Plan" which is a part of the aforementioned Ordinance be deleted and substitute the following Exhibit A as an attachment to this Ordinance in its stead.
 - B. The following maps of the aforementioned Official Redevelopment Plan which is a part of the aforementioned ordinance, hereinafter identified are deleted.
 - (1) Map No. 1 - Existing Land Use and Zoning Plan.
 - (2) Map No. 2 - Proposed Land Use and Zoning, dated 2/4/73.
 - (3) Map No. 3 - Land Acquisition Plan, dated 6/2/69.
 - (4) Map No. 4 - Right-of-Way Adjustments, dated 2/4/73.
 - (5) Map No. 5 - Public Utilities - Sanitary Sewer and Storm Drainage, dated 12/4/70.
 - (6) Map No. 6 - Public Utilities - Water Service, dated 12/4/70.
 - (7) Map No. 7 - Public Utilities - Communication, dated 12/4/70.
 - C. Insert the following maps in their stead:
 - (1) Map No. 1 - Existing Land Use and Zoning Plan, Revision date January 1989.
 - (2) Map No. 2 - Proposed Land Use and Zoning, Revision date January 1989.
 - (3) Map No. 3 - Land Acquisition Plan, Revision date January 1989.
 - (4) Map No. 4 - Right-of-Way Adjustments, Revision date January 1989.
 - (5) Map No. 5 - Public Utilities - Sanitary Sewer and Storm Drainage, Revision date January 1989.
 - (6) Map No. 6 - Public Utilities - Water Service, Revision date January 1989.
 - (7) Map No. 7 - Public Utilities - Communication, Revision date January 1989.

No.

CHAPTER

AN ORDINANCE

- D. The following maps shall be added to the Official Redevelopment Plan for the expanded project area as part of this plan amendment:
- (1) Map No. 1 A - Existing Land Use and Zoning, dated January 1989.
 - (2) Map No. 2 A - Proposed Land Use and Zoning, dated January 1989.
 - (3) Map No. 3 A - Proposed Acquisition and Disposition, dated January 1989.
- E. Add the following Paragraph (12) under Section C, entitled "Statement on the Effective Date and Duration of the Land Use Provisions and Building Requirements" of the aforementioned official redevelopment plan which is a part of the aforementioned ordinance
- (12) Any plan amendment of this official redevelopment plan including all conditions, restrictions, regulations, parcel controls and covenants running with the land shall be in full force and effect for a period of forty (40) years commencing on the date of its adoption of that plan amendment by the City Council.
- F. Add the following parcel controls for Parcel 27 in Section C, 2 b (2) entitled, "Requirement for Specific Parcels" as contained in and set forth in that certain booklet entitled, "Weybosset Hill Project, Official Redevelopment Plan" which is a part of the aforementioned ordinance as amended to date.

PARCEL NO. 27

PERMITTED USES

- (a) Principal Use: Public Facility
- (b) Uses permitted in the Zoning Ordinance of the City of Providence shall be permitted.
- (c) Accessory uses customarily incidental to the above principal use.

BUILDING CONTROLS

- (a) Maximum Density, Lot Coverage, Building Setbacks, Building Height, On-Site Parking and Loading shall be governed by the applicable provisions of the Zoning Ordinance as amended to date.
- 2. That said Chapter 1575 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

NOV 16 1989
FIRST READING
READ AND PASSED

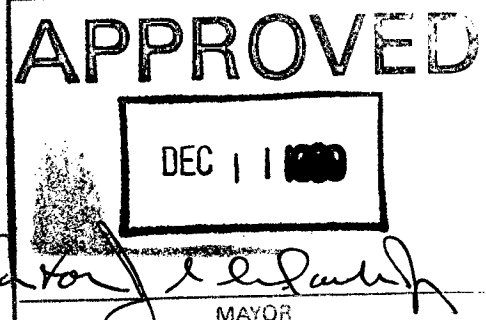
Rose M. Membrane CLERK

IN CITY
COUNCIL

DEC 7 1989

FINAL READING
READ AND PASSED

Richard W. Eaton PRESIDENT
Rose M. Membrane CLERK



FILED

APR 19 3 04 PM '89

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

COUNCIL
IN CHAMBER

IN CITY COUNCIL

MAY 4 1989

FIRST READING
REFERRED TO COMMITTEE ON

URBAN REDEVELOPMENT
RENEWAL & PLANNING

Rose M. Mendon CLERK

THE COMMITTEE ON
URBAN REDEVELOPMENT
RENEWAL & PLANNING

Recommends

Be Continued

Michael R. Clement
Clerk

Sept. 18, 1989

THE COMMITTEE ON
URBAN REDEVELOPMENT
RENEWAL & PLANNING
Approves Passage of
The Within Ordinance

Rose M. Mendon
Clerk Chairman
November 6, 1989

Councilman Dittler and Councilman Sullivan (By Request)

EXHIBIT A

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

thence running northerly along said easterly line of Route 95 to its intersection with the northeasterly lot line of Lot 347 on Assessor's Plat 26;

thence turning and running northwesterly along the projection line of the northeasterly lot line of Lot 347 on Assessor's Plat 26 to its intersection with the center line of Route 95;

thence turning and running northerly along the center line of Route 95 to its intersection with the projection line of the southwesterly line of Cedar Street;

thence turning and running northwesterly along the projection line of the southwesterly line of Cedar Street to its intersection with the easterly side of the westerly service road of Interstate Route 95;

thence turning and running northerly along the easterly side of the westerly service road of Route 95 to its intersection with the northerly side of West Exchange Street;

thence turning and running westerly along the northerly side of West Exchange Street to its intersection with the easterly taking line of the Route 6 Connector;

thence turning and running southerly along the easterly taking line of the Route 6 Connector to its intersection with the southerly side of West Exchange Street;

thence turning and running westerly along the southerly taking line of the Route 6 Connector to its intersection with the easterly side of the Dean Street Connector;

thence turning and running northerly along the easterly side of the Dean Street Connector to its intersection with the northerly side of the Amtrak Railroad tracks;

thence turning and running easterly along said railroad tracks to its intersection with the Westerly State taking line for Route 95 on ramp;

thence turning and running northerly along said State taking line to its intersection with the northerly side of Kinsley Avenue;

thence turning and running easterly along the northerly side of Kinsley Avenue to its intersection with the easterly line of Route 95;

thence turning and running southerly along the easterly line of Route 95 to its intersection with the northerly side of West Exchange Street;

thence turning and running easterly along the northerly side of West Exchange Street to its intersection with the center line of Sabin Street, said point also being the point and place of beginning.

EDMUND M. MAURO, JR.
Chairman
JOSEPH R. ESPOSITO, JR.
Vice Chairman
LESLIE A. GARDNER
STEPHEN R. LEWINSTEIN
ALBERT E. CARRINGTON
JOHN H. ROLLINS
DAVID G. DILLON
THOMAS V. MOSES, ESQ.
Executive Director
JOHN F. PALMIERI
Secretary
MAYOR JOSEPH R. PAOLINO, JR.
Ex-Officio



PROVIDENCE REDEVELOPMENT AGENCY

April 19, 1989

Mrs. Rose M. Mendonca, City Clerk
City Hall
Providence, Rhode Island 02903

Re: City Council Ordinance
Weybosset Hill Project

Dear Mrs. Mendonca:

Enclosed is an original and fifteen (15) copies of an Ordinance in Amendment of the Official Redevelopment Plan for the Weybosset Hill Project.

This Amendment proposes a change in the boundary of the project along West Exchange Street to allow the Providence Redevelopment Agency to acquire that parcel of land between West Exchange Street and the interchange north of said street (as depicted on Map #3A).

Said parcel of land which contains approximately 90,484 sq.ft. is currently owned by the State of Rhode Island, and is residual land as a result of the freeway taking.

The approval of this Amendment will allow the Providence Redevelopment Agency to condemn this parcel for use by the City of Providence for a new Police and Fire Headquarters which will be located next to the new Communications Building.

It is respectfully requested that this matter be placed on the Docket for the City Council meeting scheduled for May 1989. Your cooperation is greatly appreciated.

Sincerely,

A handwritten signature in cursive script, reading "Thomas V. Moses".

THOMAS V. MOSES, ESQ.
Executive Director

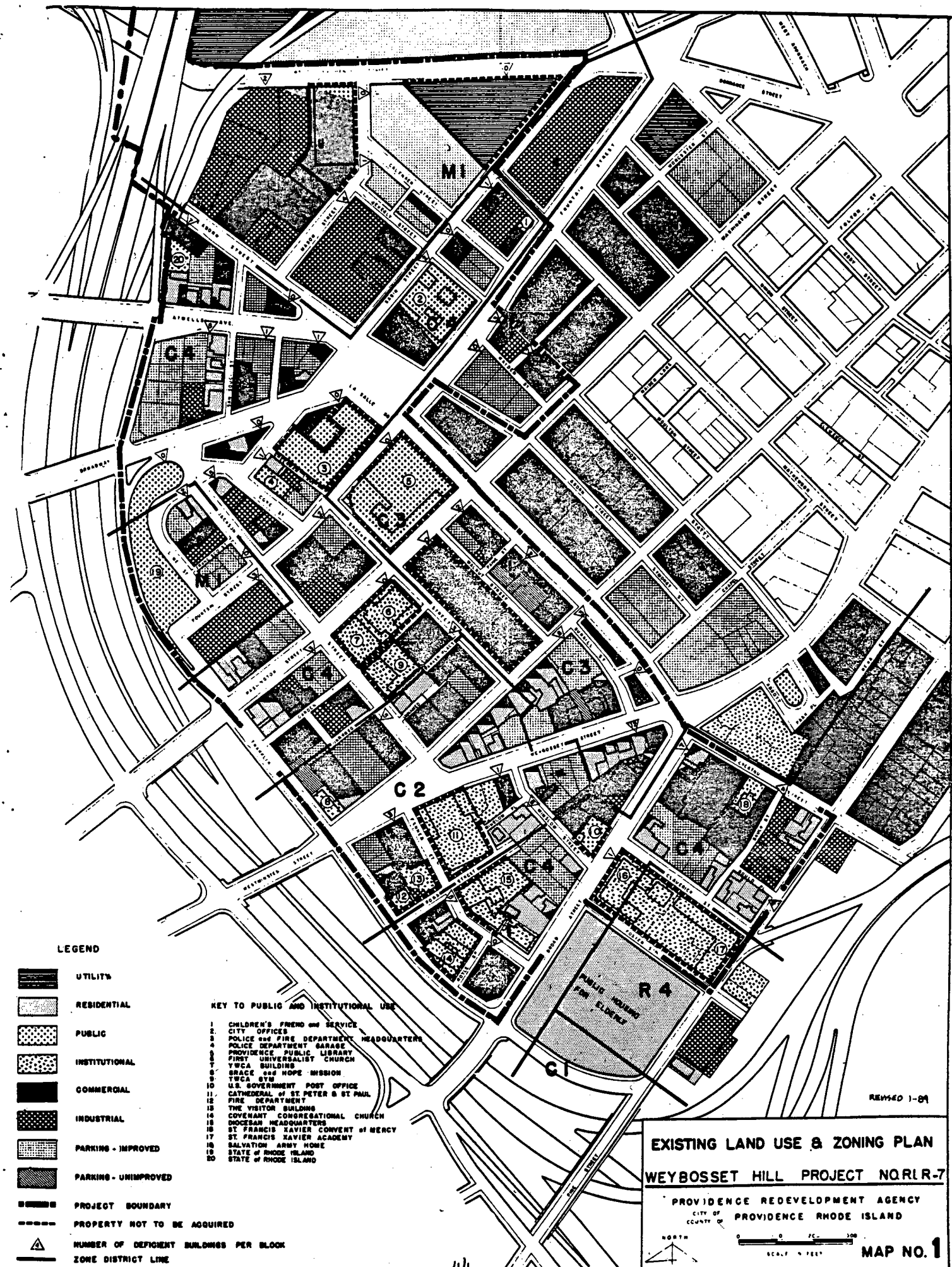
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Enclosures













FILED

APR 19 3 04 PM '89

DEPT. OF CITY CLERK
PROVIDENCE, R.I.



LEGEND

-  UTILITIES
-  RESIDENTIAL
-  PUBLIC
-  INSTITUTIONAL
-  COMMERCIAL
-  INDUSTRIAL
-  PARKING - IMPROVED
-  PARKING - UNIMPROVED
-  PROJECT BOUNDARY
-  PROPERTY NOT TO BE ACQUIRED
-  NUMBER OF DEFICIENT BUILDINGS PER BLOCK
-  ZONE DISTRICT LINE

KEY TO PUBLIC AND INSTITUTIONAL USE

- 1 CHILDREN'S FRIEND and SERVICE
- 2 CITY OFFICES
- 3 POLICE and FIRE DEPARTMENT HEADQUARTERS
- 4 POLICE DEPARTMENT GARAGE
- 5 PROVIDENCE PUBLIC LIBRARY
- 6 FIRST UNIVERSALIST CHURCH
- 7 YMCA BUILDING
- 8 GRACE and HOPE MISSION
- 9 YWCA
- 10 U.S. GOVERNMENT POST OFFICE
- 11 CATHEDRAL of ST. PETER & ST. PAUL
- 12 FIRE DEPARTMENT
- 13 THE VISITOR BUILDING
- 14 COVENANT CONGREGATIONAL CHURCH
- 15 DIOCESAN HEADQUARTERS
- 16 ST. FRANCIS XAVIER CONVENT of MERCY
- 17 ST. FRANCIS XAVIER ACADEMY
- 18 SALVATION ARMY HOME
- 19 STATE of RHODE ISLAND
- 20 STATE of RHODE ISLAND

EXISTING LAND USE & ZONING PLAN

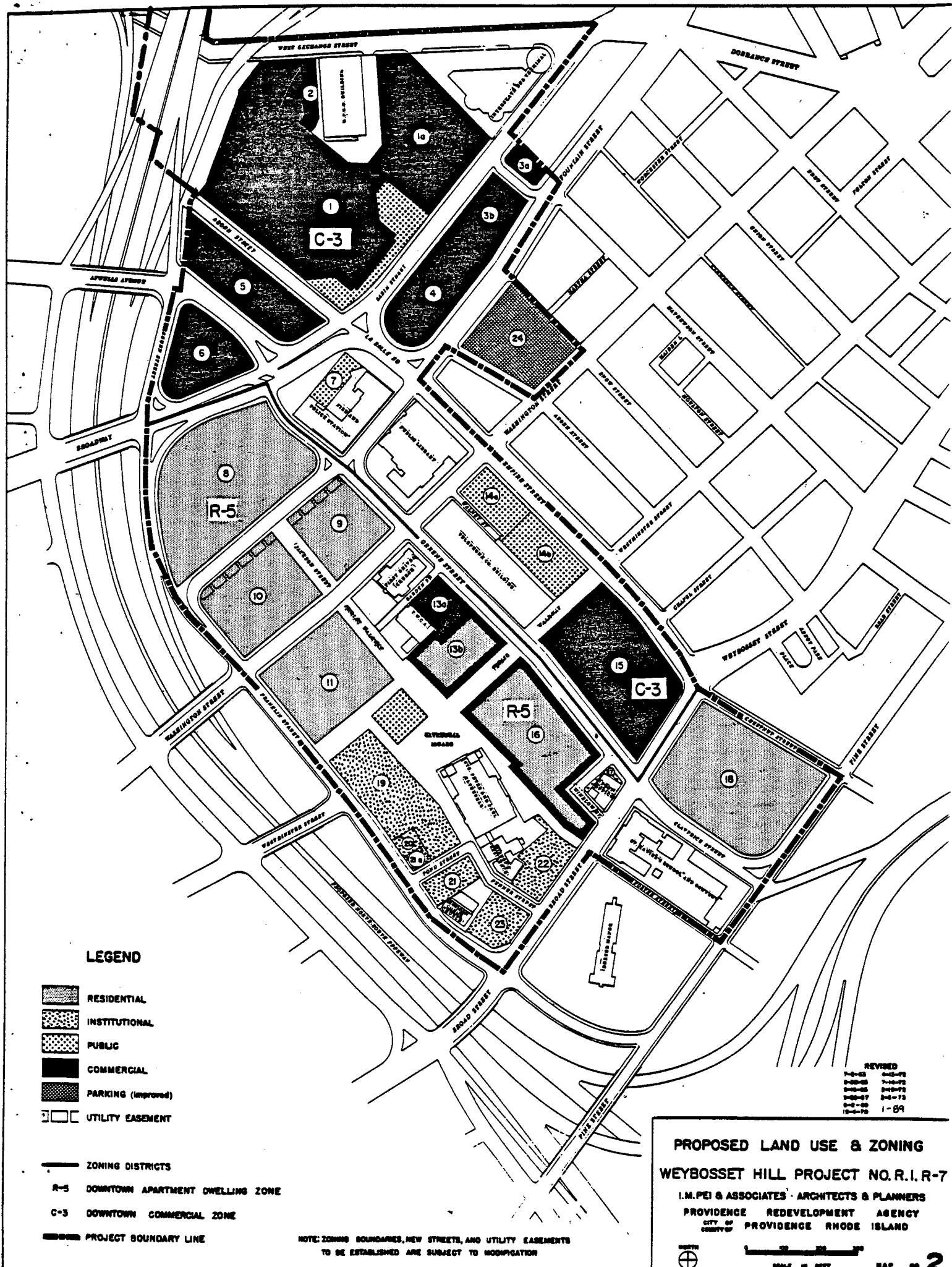
WEYBOSSET HILL PROJECT NO. RLR-7

PROVIDENCE REDEVELOPMENT AGENCY
CITY OF PROVIDENCE RHODE ISLAND



0 25 50
SCALE: 1" = 25'

MAP NO. 1



LEGEND

- RESIDENTIAL
- INSTITUTIONAL
- PUBLIC
- COMMERCIAL
- PARKING (Improved)
- UTILITY EASEMENT

- ZONING DISTRICTS
- R-5 DOWNTOWN APARTMENT DWELLING ZONE
- C-3 DOWNTOWN COMMERCIAL ZONE
- PROJECT BOUNDARY LINE

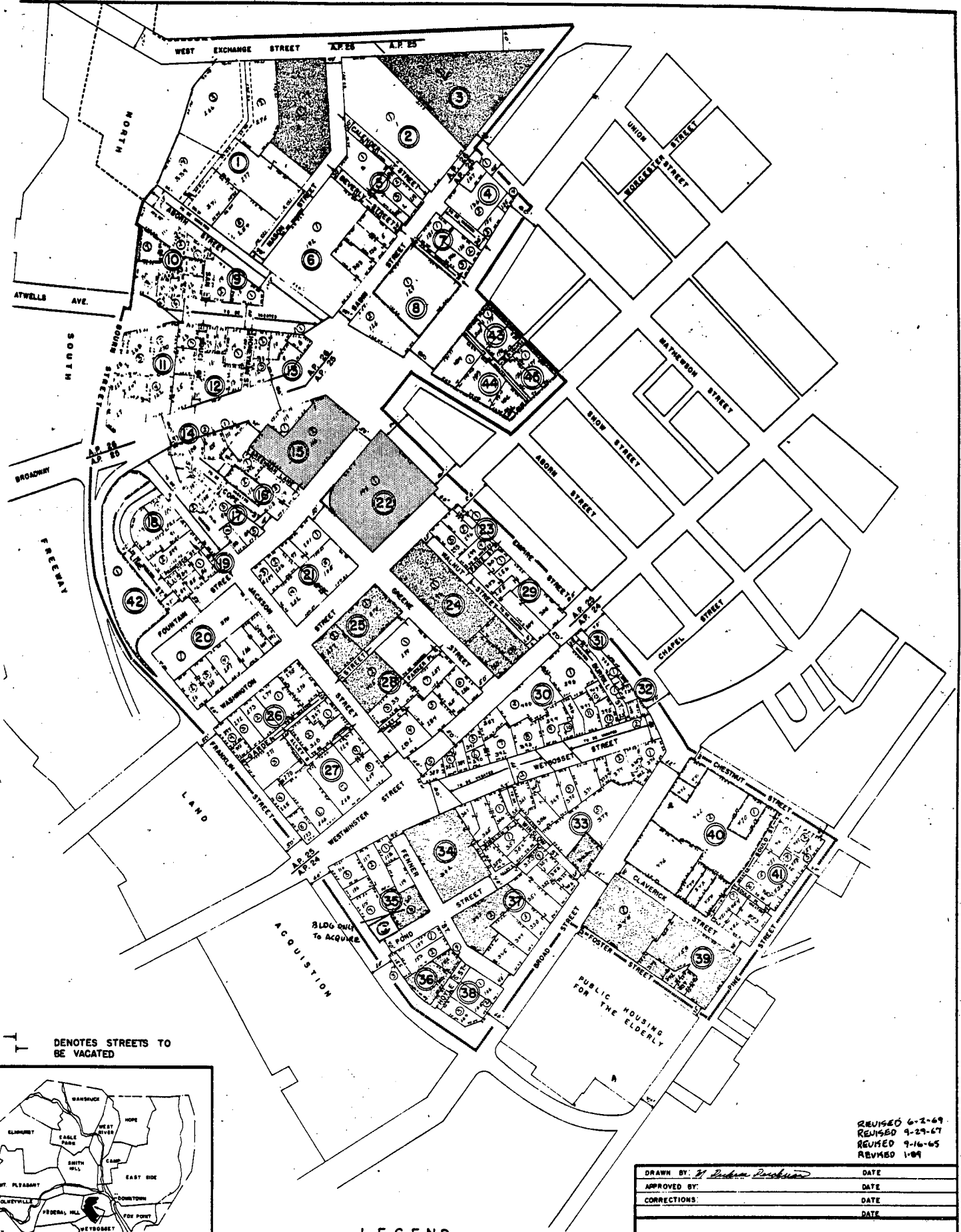
NOTE: ZONING BOUNDARIES, NEW STREETS, AND UTILITY EASEMENTS TO BE ESTABLISHED ARE SUBJECT TO MODIFICATION

PROPOSED LAND USE & ZONING
WEYBOSSET HILL PROJECT NO. R.I. R-7
 I.M. PEI & ASSOCIATES · ARCHITECTS & PLANNERS
 PROVIDENCE REDEVELOPMENT AGENCY
 CITY OF PROVIDENCE
 PROVIDENCE RHODE ISLAND

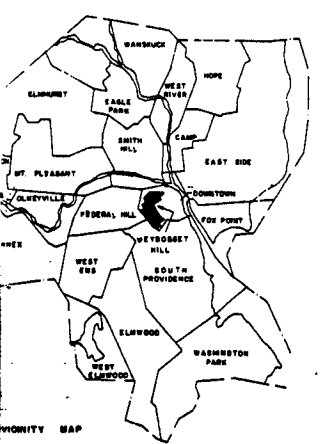


SCALE 1" = 100 FEET

MAP NO. 2



T DENOTES STREETS TO BE VACATED

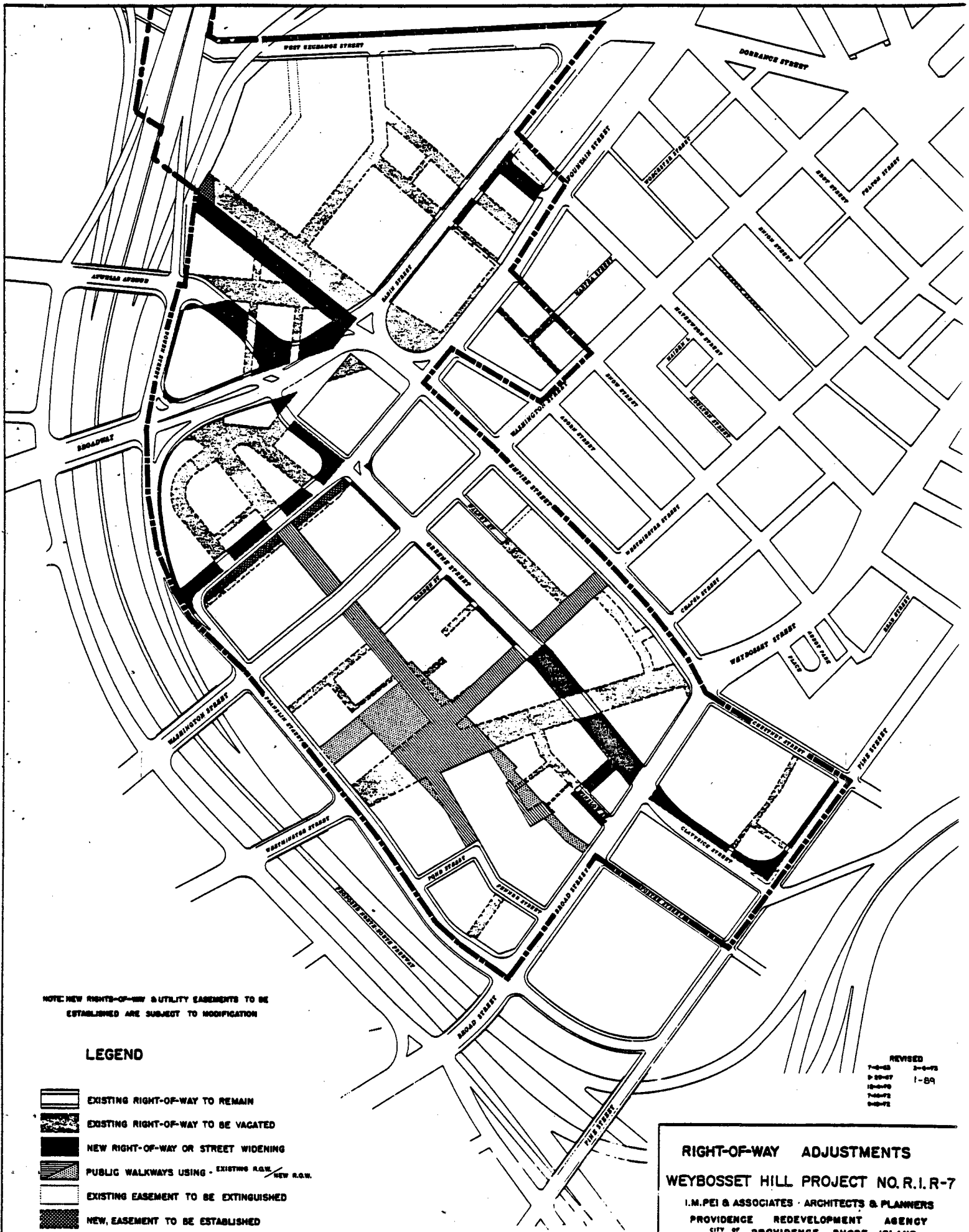


REVISED 6-2-69
REVISED 9-29-67
REVISED 9-16-65
REVISED 1-69

LEGEND








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

DRAWN BY: <i>H. P. P.</i>		DATE
APPROVED BY:		DATE
CORRECTIONS:		DATE
		DATE
LAND ACQUISITION PLAN		
WEYBOSSET HILL PROJECT NO. R.I. R-7		
PROVIDENCE REDEVELOPMENT AGENCY		
CITY OF PROVIDENCE RHODE ISLAND		
MAP NO. 3		



NOTE: NEW RIGHTS-OF-WAY & UTILITY EASEMENTS TO BE ESTABLISHED ARE SUBJECT TO MODIFICATION

LEGEND

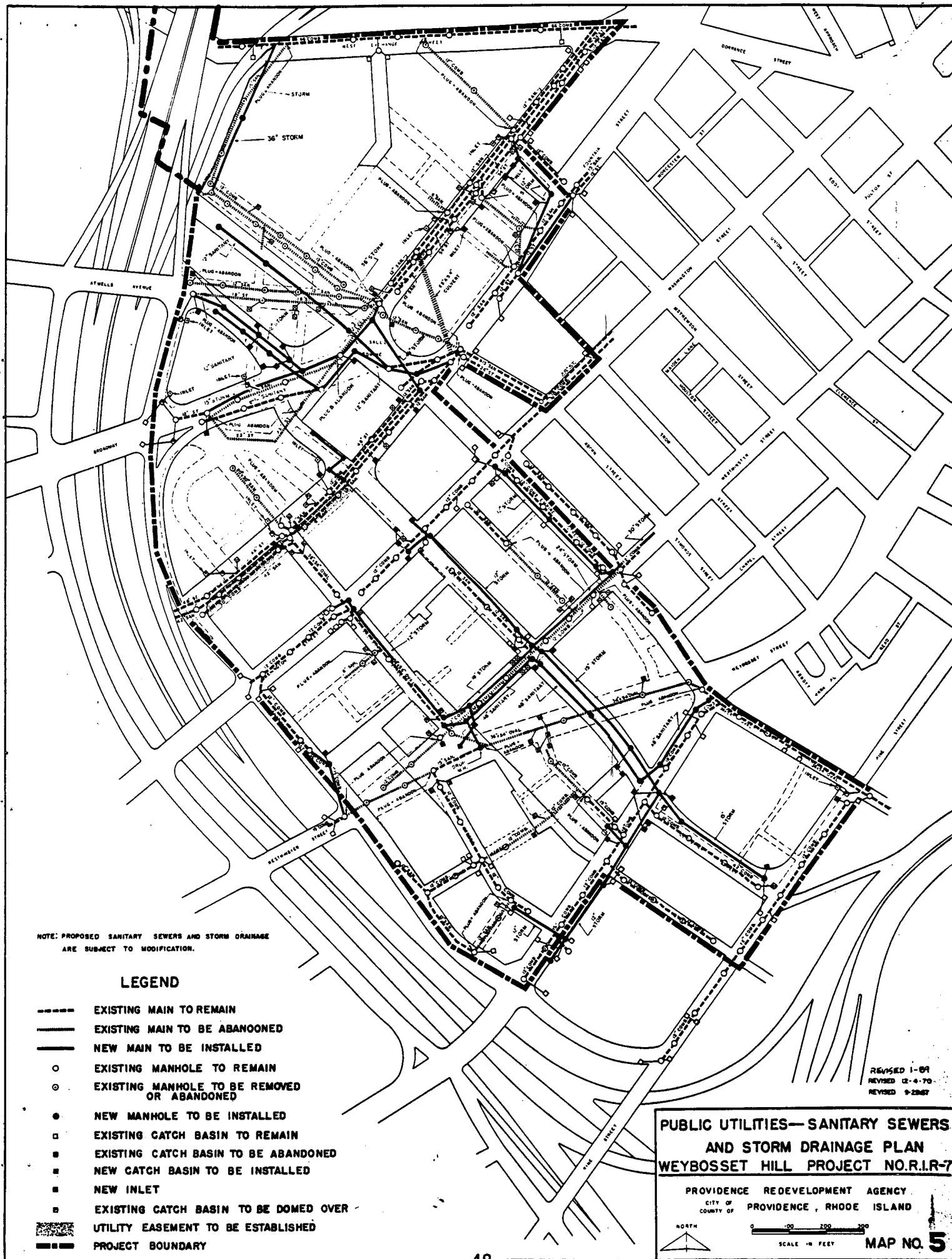
-  EXISTING RIGHT-OF-WAY TO REMAIN
-  EXISTING RIGHT-OF-WAY TO BE VACATED
-  NEW RIGHT-OF-WAY OR STREET WIDENING
-  PUBLIC WALKWAYS USING - EXISTING R.O.W. / NEW R.O.W.
-  EXISTING EASEMENT TO BE EXTINGUISHED
-  NEW EASEMENT TO BE ESTABLISHED
-  PROJECT BOUNDARY LINE

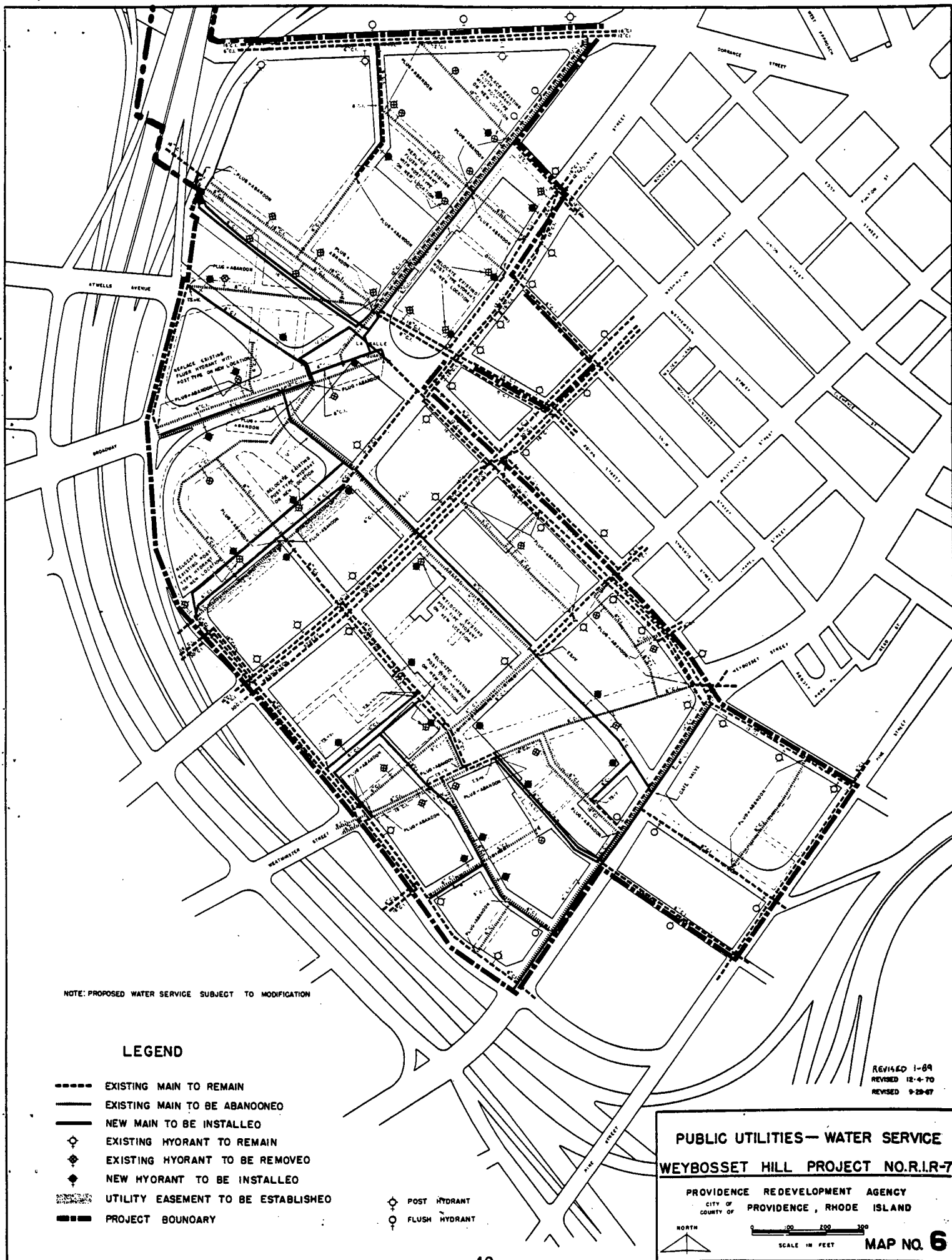
REVISED
 7-8-65 2-6-72
 9-22-67 1-89
 12-2-70
 7-22-72
 9-22-72

**RIGHT-OF-WAY ADJUSTMENTS
 WEYBOSSET HILL PROJECT NO. R.I.R-7**

I.M. PEI & ASSOCIATES - ARCHITECTS & PLANNERS
 PROVIDENCE REDEVELOPMENT AGENCY
 CITY OF PROVIDENCE RHODE ISLAND

  MAP NO. **4**





NOTE: PROPOSED WATER SERVICE SUBJECT TO MODIFICATION

LEGEND

- EXISTING MAIN TO REMAIN
- EXISTING MAIN TO BE ABANDONED
- NEW MAIN TO BE INSTALLED
- ⊗ EXISTING HYDRANT TO REMAIN
- ⊙ EXISTING HYDRANT TO BE REMOVED
- NEW HYDRANT TO BE INSTALLED
- ▨ UTILITY EASEMENT TO BE ESTABLISHED
- PROJECT BOUNDARY

- ⊙ POST HYDRANT
- ⊙ FLUSH HYDRANT

REVISED 1-69
 REVISED 12-4-70
 REVISED 9-28-67

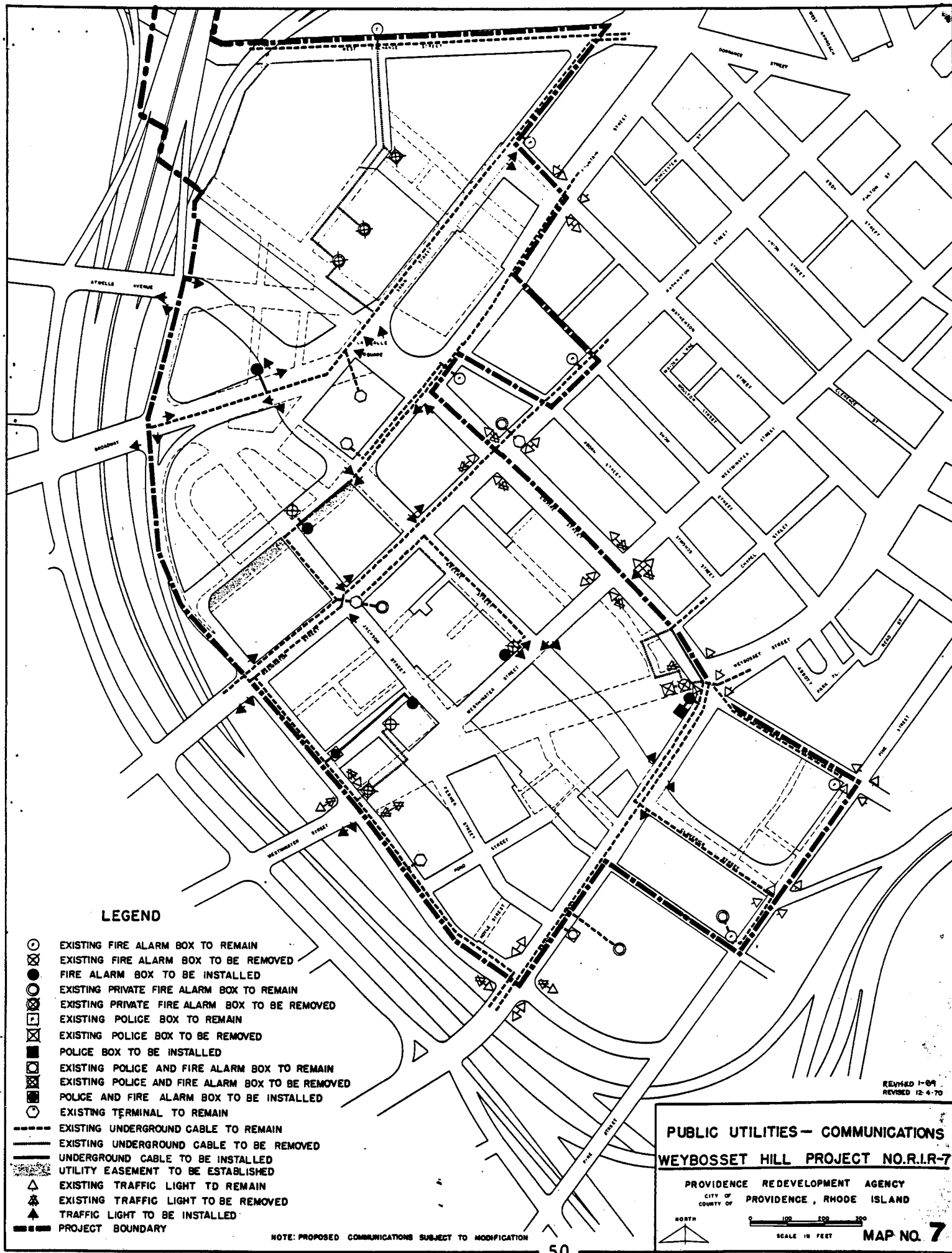
PUBLIC UTILITIES—WATER SERVICE WEYBOSSET HILL PROJECT NO.R.I.R-7

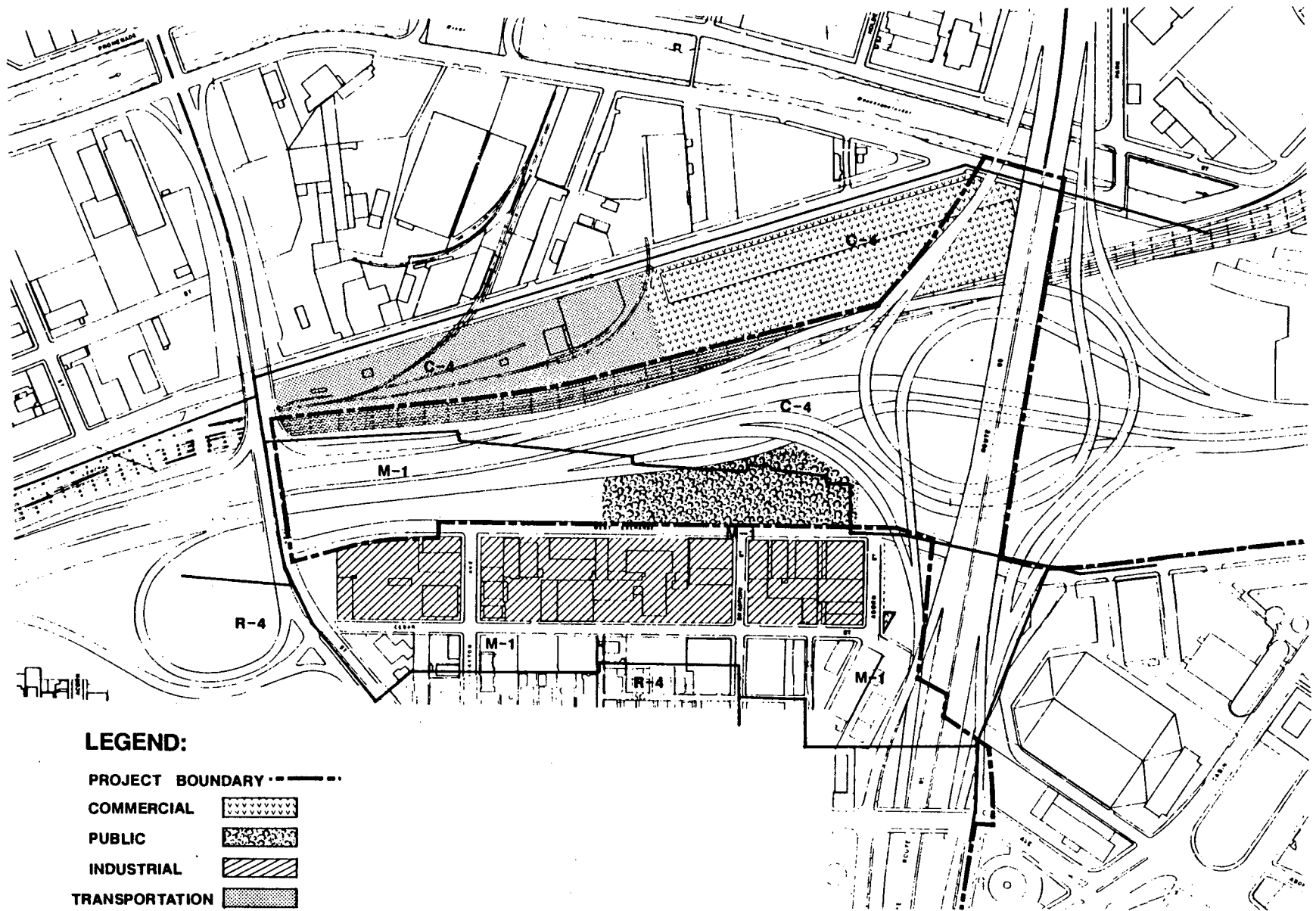
PROVIDENCE REDEVELOPMENT AGENCY
 CITY OF PROVIDENCE, RHODE ISLAND



SCALE IN FEET
 0 100 200 300

MAP NO. 6





LEGEND:

PROJECT BOUNDARY - - - -

COMMERCIAL [Pattern]

PUBLIC [Pattern]

INDUSTRIAL [Pattern]

TRANSPORTATION [Pattern]

R-4 MULTIPLE DWELLING ZONE

C-4 HEAVY COMMERCIAL ZONE

M-1 GENERAL INDUSTRIAL ZONE

EXISTING LAND USE & ZONING

WEYBOSSET HILL PROJECT

DEPT. OF PLANNING AND DEVELOPMENT
CITY OF PROVIDENCE, R.I.

DATE: JAN. 1989

SCALE 1" = 160'

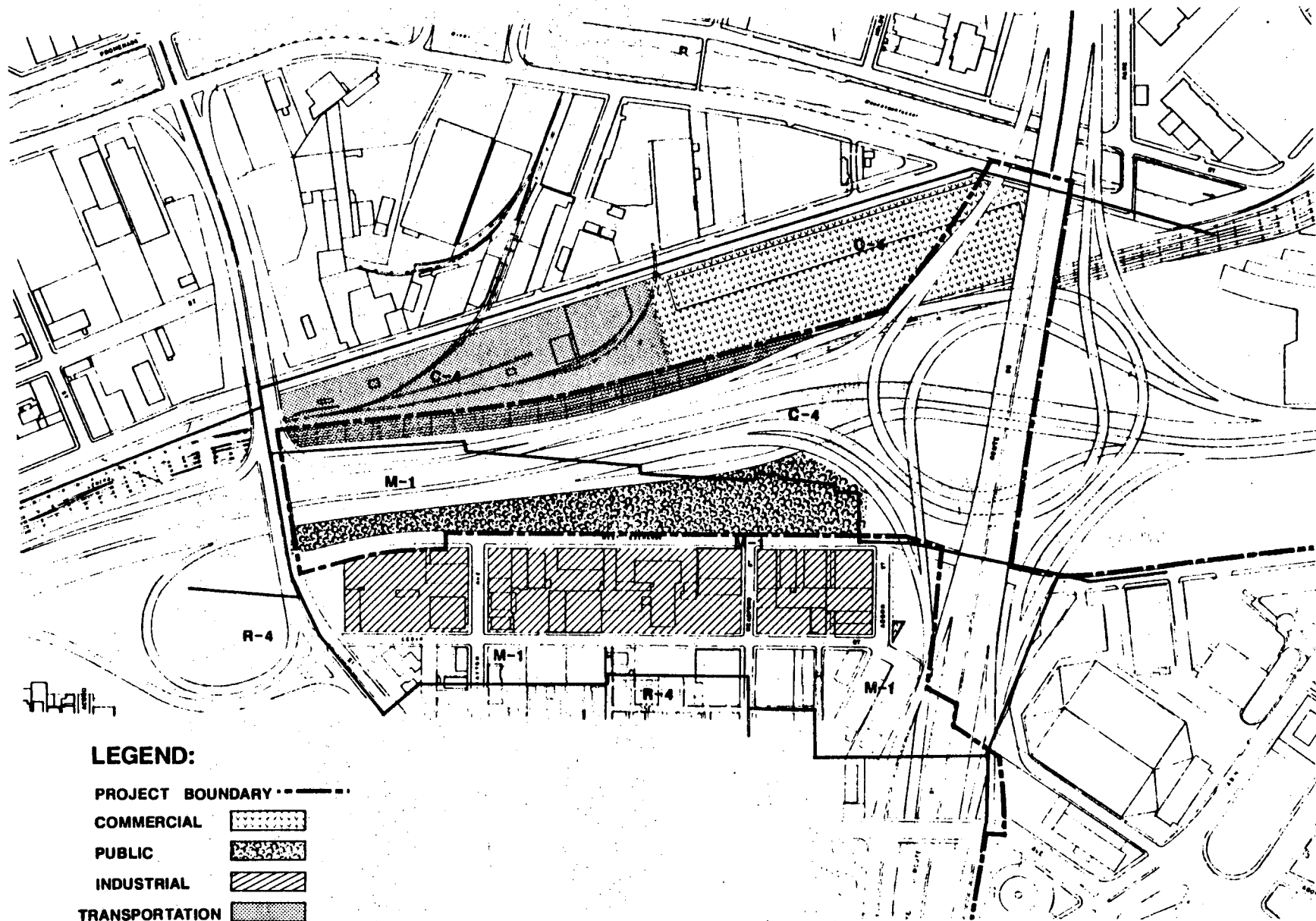
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REVISIONS

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MAP NO.

1A



LEGEND:

PROJECT BOUNDARY - - - - -

COMMERCIAL [Pattern]

PUBLIC [Pattern]

INDUSTRIAL [Pattern]

TRANSPORTATION [Pattern]

R-4 MULTIPLE DWELLING ZONE

C-4 HEAVY COMMERCIAL ZONE

M-1 GENERAL INDUSTRIAL ZONE

PROPOSED LAND USE & ZONING

WEYBOSSET HILL PROJECT

DEPT. OF PLANNING AND DEVELOPMENT
CITY OF PROVIDENCE, R.I.

DATE: JAN. 1988

SCALE: 1" = 100'

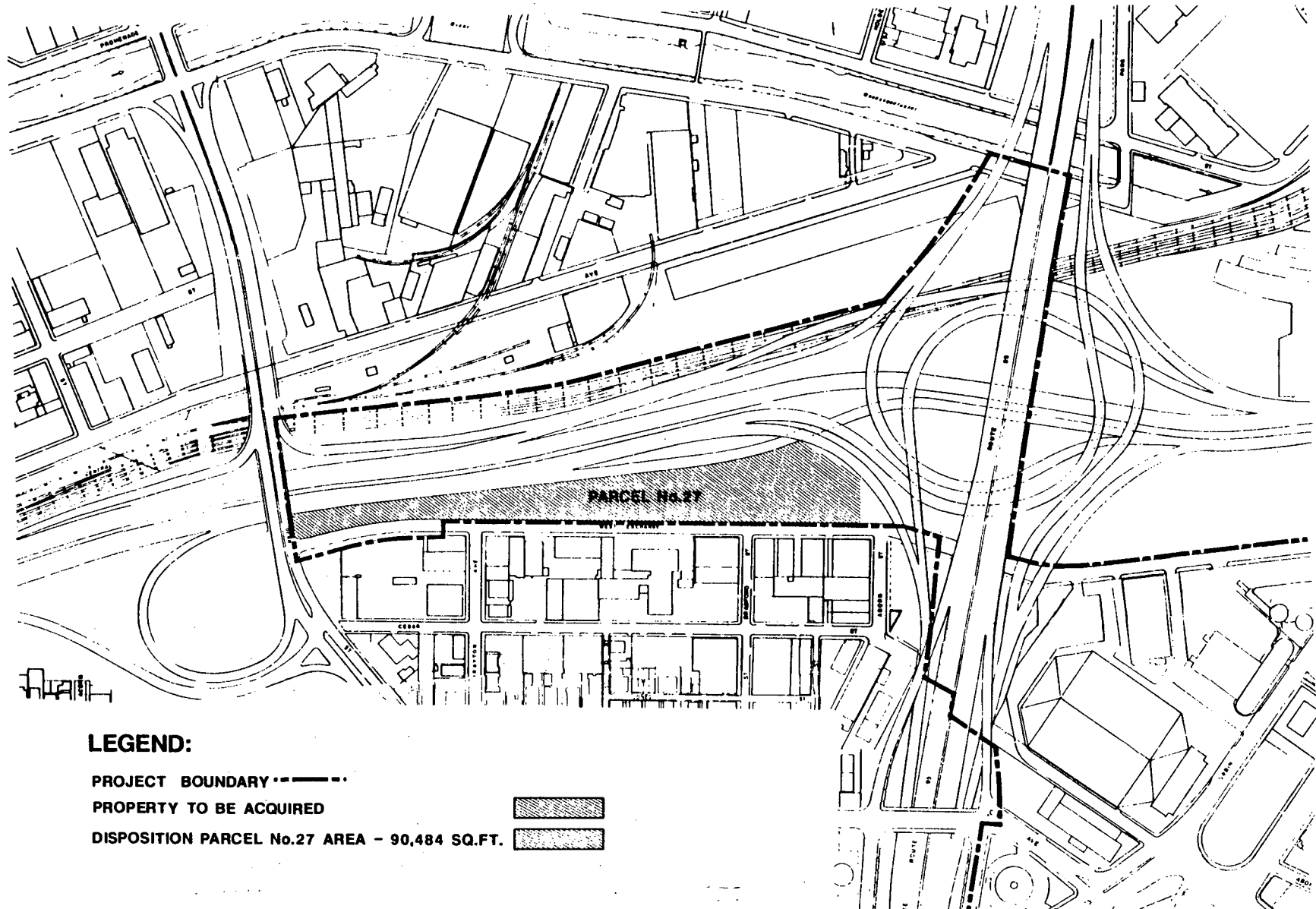
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MAP NO.



2A

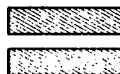


LEGEND:

PROJECT BOUNDARY - - - - -

PROPERTY TO BE ACQUIRED

DISPOSITION PARCEL No. 27 AREA - 90,484 SQ. FT.



PROPOSED ACQUISITION & DISPOSITION

WEYBOSSET HILL PROJECT

DEPT OF PLANNING AND DEVELOPMENT
CITY OF PROVIDENCE, R.I.

DATE: JAN. 1989

SCALE 1" = 100'

FILE NO.

REVISIONS

MAP NO.



3A