

CHAPTER 2016-50

No. 439 AN ORDINANCE IN AMENDMENT OF AND IN ADDITION TO CHAPTER 1984-17 OF THE ORDINANCES OF THE CITY OF PROVIDENCE, APPROVED MARCH 9, 1984 AND ENTITLED: "AN ORDINANCE APPROVING AND ADOPTING THE OFFICIAL REDEVELOPMENT PLAN FOR UPPER SOUTH PROVIDENCE REDEVELOPMENT PROJECT," FOR ADDITIONAL ACQUISITION

Approved November 28, 2016

Be it ordained by the City of Providence:

1. That Chapter 1984-17 of the Ordinances of the City of Providence, Approved March 9, 1984 and Entitled: "An Ordinance Approving and Adopting the Official Redevelopment Plan for Upper South Providence Redevelopment Project" as amended, is hereby further amended as follows:

- A. Section E (2) "Proposed acquisition" shall be amended as follows to include the following property:

Assessor's Plat	Lot No.	Location
45	85	220 Blackstone Street
45	797	220 Blackstone Street Rear
45	833	23 Staniford Street

- B. Section (F) LAND DISPOSITION shall be further amended by adding the following text: M-MU 75 Mixed Use Industrial District.

1) Permitted Uses

- a) M-MU 75 Mixed Industrial uses shall be permitted

2) Development Controls for Permitted M-MU 75 uses


- a) Maximum Density, Minimum Lot Size, Lot Coverage, Building Setbacks and Building Height: Shall be governed by the applicable provisions of the Zoning Ordinance.
- b) Building Construction: The construction of buildings shall conform to the regulations set forth in the State Building Code.
- c) Planning and Design Objectives: Shall be governed by the applicable provisions of the Zoning Ordinance.
- d) Permitted signs: Shall be governed by the applicable provisions of the Zoning Ordinance.
- e) Off-Street Parking: Shall be governed by the applicable provisions of the Zoning Ordinance.
- f) Off-Street Loading: Shall be governed by the applicable provisions of the Zoning Ordinance.
- g) Parking Space Construction: Shall be governed by the applicable provisions of the Zoning Ordinance and Building Code.

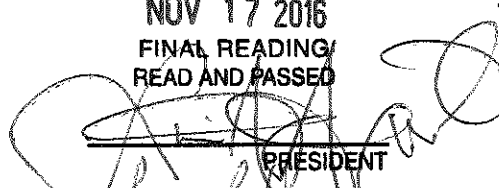

- h) Screening: Shall be governed by the applicable provisions of the Zoning Ordinance.
- i) Landscaping and on-site improvements and Maintenance: Shall be governed by the applicable provisions of the Zoning Ordinance.


C. Section (G) 1 Conformity to General Plan shall be further amended by changing the text as follows:

This Plan is in conformity with all elements of The Comprehensive Plan for the City of Providence. Proposed redevelopment activity in the Project Area is intended to implement local planning and development objectives in conformance with the plan.

- 2. That said Chapter 1984-17 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 aspects.
- 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 03 2016
FIRST READING
READ AND PASSED
 CLERK

IN CITY
COUNCIL
NOV 17 2016
FINAL READING/
READ AND PASSED
 PRESIDENT
 CLERK

I HEREBY APPROVE.

Mayor
Date: 11/28/16

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER

No. AN ORDINANCE IN AMENDMENT OF AND IN ADDITION TO CHAPTER 1984-17 OF THE ORDINANCES OF THE CITY OF PROVIDENCE APPROVED MARCH 9, 1984 AND ENTITLED, “AN ORDINANCE APPROVING AND ADOPTING THE OFFICIAL REDEVELOPMENT PLAN FOR UPPER SOUTH PROVIDENCE REDEVELOPMENT PROJECT,” FOR ADDITIONAL ACQUISITION

Approved

Be it Ordained by the City of Providence:

1. That Chapter 1984-17 of the Ordinances of the City of Providence, approved March 9 1984 and entitled, “An Ordinance Approving and Adopting the Official Redevelopment Plan for Upper South Providence Redevelopment Project” as amended, is hereby further amended as follows:

A. Section E (2) “Proposed acquisition” shall be amended as follows to include the following property:

Assessor’s Plat	Lot No.	Location
45	85	220 Blackstone Street
45	797	220 Blackstone Street Rear
45	833	23 Staniford Street

B. Section (F) LAND DISPOSITION shall be further amended by adding the following text: M-MU 75 Mixed Use Industrial District

- 1) Permitted Uses
 - a) M-MU 75 Mixed Industrial uses shall be permitted
- 2) Development Controls for Permitted M-MU 75 uses
 - a) Maximum Density, Minimum Lot Size, Lot Coverage, Building Setbacks and Building Height: Shall be governed by the applicable provisions of the Zoning Ordinance
 - b) Building Construction: The construction of buildings shall conform to the regulations set forth in the State Building Code.
 - c) Planning and Design Objectives: Shall be governed by the applicable provisions of the Zoning Ordinance
 - d) Permitted signs: Shall be governed by the applicable provisions of the Zoning Ordinance
 - e) Off-Street Parking: Shall be governed by the applicable provisions of the Zoning Ordinance
 - f) Off-Street Loading: Shall be governed by the applicable provisions of the Zoning Ordinance

- g) Parking Space Construction: Shall be governed by the applicable provisions of the Zoning Ordinance and Building Code
- h) Screening: Shall be governed by the applicable provisions of the Zoning Ordinance
- i) Landscaping and on-site improvements and Maintenance: Shall be governed by the applicable provisions of the Zoning Ordinance

C. Section (G) 1 Conformity to General Plan shall be further amended by changing the text as follows:

This Plan is in conformity with all elements of The Comprehensive Plan ~~the Master Plan~~ for the City of Providence. Proposed redevelopment activity in the Project Area is intended to implement local planning and development objectives in conformance with the plan.

2. That said Chapter 1984-17 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 aspects.

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.



City Plan Commission
Jorge O. Elorza, Mayor

March 18, 2016

Lori Hagen, City Clerk
Office of the City Clerk
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Attn: Councilman Terrence Hassett, Chair, Ordinance Committee

Re: An ordinance to amend the Upper South Providence Redevelopment Project Plan
Proponent: Providence Redevelopment Agency

Dear Ms. Hagen:

At a regular meeting of the City Plan Commission (CPC) on March 15, 2016 the CPC reviewed the above-referenced amendment to the Upper South Providence Redevelopment Project Plan for a recommendation to the City Council as referred by the City Clerk's Office.

The proposal under consideration would expand the boundary of the Upper South Providence Redevelopment Project area to include certain lots for acquisition. These lots, AP 45 Lots 85, 797 and 833 are on the site of the former Flynn School which has been demolished. The plan will provide the Providence Redevelopment Agency (PRA) with the tools and authority to eliminate conditions of blight by providing for redevelopment on the lots.

The plan will be further updated to include regulations of the revised zoning ordinance that will govern development within the redevelopment project area. The section on land disposition shall include regulations of the M-MU 75 zone for development controls to be used within the redevelopment area. Section G—Conformity to the General Plan shall be amended to reference conformance with the Comprehensive Plan as the general plan to which redevelopment efforts shall conform.

Findings

The CPC reviewed the proposed amendment for consistency with the Comprehensive Plan and took comments from the public. The CPC found the plan to be consistent with the City's Comprehensive Plan and recommended that the City Council approve the plan subject to certain conditions. The CPC found that the plan conformed to the following objectives of the comprehensive plan:

The redevelopment project area is located in an area the future land use map of the Comprehensive Plan identifies as intended for Business/Mixed Use development. This land use designation is intended to foster business, industrial, commercial, office and medium-to-high density residential uses into former

DEPARTMENT OF PLANNING AND DEVELOPMENT
444 Westminster Street, Providence, Rhode Island 02903
401 680 8400 ph | 401 680 8492 fax
www.providenceri.com

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PROVIDENCE, R.I.

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manufacturing areas and historic mill buildings. The CPC found that Inclusion of the acquired lots for new development would be in conformance with what is intended for this land use designation.

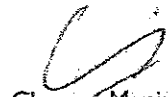
Objective BE-2 calls for new development to complement traditional neighborhood character. Although specific plans are unknown, the acquired lots could be used for business or commercial uses, which would conform to surrounding development. The CPC found that the development possibilities would conform to the development prescribed by the Comprehensive Plan.

It is the DPDs opinion that redevelopment of these lots would have a positive effect on the immediate surroundings. Strategy six of objective LU-1 of the plan lists the acquisition and redevelopment of vacant and blighted properties as a means to protect and enhance neighborhoods. The CPC found that inclusion of language to specify that development shall conform to the comprehensive plan would be in conformance with Strategy B of Objective IMP-3 of the comprehensive plan, which requires that development proposals be in conformance with the Comprehensive Plan.

CPC ACTION

Based on a review of the amendment, the CPC found the amendment to the Upper South Providence Redevelopment Project Area would conform to the objectives of the comprehensive plan and voted to recommend that it be approved by the City Council.

Sincerely,



Choyon Manjrekar
Administrative Officer

Cc: Don Gralnek, E.D., PRA

Encl: Upper South Providence Redevelopment Project Plan Amendment



City Plan Commission
Jorge O. Elorza, Mayor

March 18, 2016

Lori Hagen, City Clerk
Office of the City Clerk
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Attn: Councilman Terrence Hassett, Chair, Ordinance Committee

Re: An ordinance to adopt the Westfield Street Redevelopment Plan
Proponent: Providence Redevelopment Agency

Dear Ms. Hagen:

At a regular meeting of the City Plan Commission (CPC) on March 15, 2016 the CPC reviewed the above-referenced Redevelopment Plan for a recommendation to the City Council as referred by the City Clerk's Office.

The proposal under consideration would designate a redevelopment project area for the Westfield Street area and establish objectives and procedures for its redevelopment. The redevelopment area is bounded by Westfield, Harrison and Wilson Streets and Elmwood Avenue. The Plan will provide the Providence Redevelopment Agency (PRA) with the tools and authority to eliminate conditions of blight by providing needed public improvements, encouraging rehabilitation and repair of deteriorated structures, facilitating land assembly and redevelopment, and providing financing for certain public improvements.

The building located at 49 Westfield Street is the focal point of the redevelopment and is a large mill site that has remained vacant for a number of years. Commercial and residential space are some of the uses that may be considered for the building. The plan intends to redevelop this building complex in addition to other lots within the redevelopment area. The redevelopment efforts are intended to stimulate economic activity and revitalize this area.

Other lots within the redevelopment area are proposed to provide greenspace, infill housing and supplement parking for the Westfield Street mill building.

Findings

The CPC reviewed the redevelopment plan and proposed amendment for consistency with the Comprehensive Plan and took comments from the public. The CPC found the plan to be consistent with the City's Comprehensive Plan and recommended that the City Council approve the plan subject to certain conditions. The CPC found that the plan conformed to the following objectives of the comprehensive plan.

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The redevelopment project area is located in an area the future land use map of the Comprehensive Plan identifies as intended for Business/Mixed Use development. This land use designation is intended to foster business, industrial, commercial, office and medium-to-high density residential uses into former manufacturing areas and historic mill buildings. The CPC found that establishing the redevelopment project area to foster new development would be in conformance with what is intended for this land use designation.

Map 11.1 of the Comprehensive Plan designates areas of change and stability within the City. The plan intends to funnel growth into areas of change, while leaving others more stable. The eastern edge of the project area fronts on Elmwood Ave, which is an area of change. The CPC found that redeveloping the Westfield Street area could serve to make development along Elmwood Ave more attractive and would fit into the pattern of development prescribed by the Comprehensive Plan.

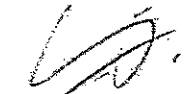
The CPC found that housing and commercial development are some options for the Westfield Street site that would conform to the Comprehensive Plan. Objective BE-2 calls for new development to complement traditional neighborhood character. If the site were to be used for housing, commercial or mixed use development, it would conform to this objective as it would return the site to its intended use of commercial/mixed use.

The CPC found that establishing a redevelopment area would have a positive effect on the immediate surroundings. Strategy six of objective LU-1 of the plan lists the acquisition and redevelopment of vacant and blighted properties as a means to protect and enhance neighborhoods.

CPC ACTION

Based on a review of the plan, the CPC found that the Westfield Street Redevelopment Plan would conform to the objectives of the comprehensive plan and voted to recommend that it be approved by the City Council.

Sincerely,



Choyon Manjrekar
Administrative Officer

Cc: Don Gralnek, E.D., PRA

Encl: Westfield Street Redevelopment Plan

Hagen, Lori

From: Manjrekar, Choyon
Sent: Monday, March 21, 2016 3:50 PM
To: Hagen, Lori
Subject: Emailing: Referral 3403 - Amendment of Upper South Providence Redevelopment Plan, Referral 3402 - Adoption of Westfield Street Redevelopment Plan, Providence College 2016 IMP amendment approval, 16-011MA - Master Plan Approval
Attachments: Westfield Street redevelopment plan.pdf; Adoption of the Westfield Street Redevelopment Plan ordinance.pdf; Amendment to Upper South Providence Redevelopment Plan.pdf; Referral 3403 - Amendment of Upper South Providence Redevelopment Plan.pdf; Referral 3402 - Adoption of Westfield Street Redevelopment Plan.pdf; Providence College 2016 IMP amendment approval.pdf; 16-011MA - Master Plan Approval.pdf

Hi Lori, please post the Master Plan and IMP approval letters. Also, find attached the CPC recommendations to the council for the Westfield Street redevelopment plans, Upper South Providence redevelopment plan amendment and the ordinances. Thank you.

Your message is ready to be sent with the following file or link attachments:

Referral 3403 - Amendment of Upper South Providence Redevelopment Plan Referral 3402 - Adoption of Westfield Street Redevelopment Plan Providence College 2016 IMP amendment approval 16-011MA - Master Plan Approval

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.