

RESOLUTION OF THE CITY COUNCIL

No. 620

EFFECTIVE ~~XXXXXXXXXX~~ *Approved* October 19, 1999

WHEREAS, Stanley Weiss Associates (hereinafter "Grantee") has filed a petition requesting permission to construct certain right of way improvements; and

WHEREAS, the Grantee has requested such permission so as to construct bump-outs on Mathewson Street;

WHEREAS, The Department of Public Works has determined that such construction would not unreasonably infringe on the public's right of way.

NOW, THEREFORE, BE IT RESOLVED, that the Petitioner is authorized to construct certain bump-outs along Mathewson Street at the entrance to Grace Square. Said grant is specifically conditioned upon the following:

1. Grantee shall undertake all construction in accordance with the plans submitted to the Director of the Department of Inspection and Standards; the Department of Public Works, and the Department of Traffic Engineering; as the same may have been amended or modified by those agencies.

2. The Grantee shall enter into an indemnification and hold harmless agreement with the City in a form satisfactory to the Office of the City Solicitor;

3. Easements, satisfactory to those entities who may have solicited or have need of the same are expressly reserved and, if necessary, Grantee shall execute the appropriate documents to convey the same. Grantee shall undertake any construction permitted herein so as to avoid interference with underground cable, conduit and the like.

4. The City shall retain a right of reverter in the premises. Should the Grantee fail to comply with or to abide by any of the above referenced conditions, or should said encroachment cease to be used for utility purposes, the premises shall automatically revert to the full fee and control the City of Providence; any agreement hereunder shall be null and void, and any right or fee created hereunder shall be forever extinguished without recourse by the Grantee or any successor in interest.

IN CITY COUNCIL
Sept 2, 1999
FIRST READING
REFERRED TO COMMITTEE ON
PUBLIC WORKS
John M. Casper CLERK

THE COMMITTEE ON
PUBLIC WORKS
Approves Passage of
The Within Resolution
Barbara A. Pacifici
Clerk
9/27/99

Barbara A. Pacifici (By request)

5. Further, the Grantee expressly agrees, which agreement shall be evidenced by the commencement of any construction provided hereunder that:

- a. All documents obtained in connection with Grantee's petition including any minutes, voice recording or transcription of the same shall comprise the official record of Grantee's petition and council action;
- b. The Grantee shall similarly assent to and comply with all recommendations, requests and the like-including but not limited to: modifications of Grantee's original plan, landscaping alteration, set-back adjustments, rights of access to utilities, federal, state and municipal departments or agencies - which are hereby made a part of the official record of the City Council Committee on Public Works

6. The Grantee does agree that by undertaking any construction pursuant to this Resolution, all statement(s) or representation(s) made to any municipal body or department are made a part of this Resolution and any authorization granted hereunder are specifically conditioned upon compliance with said statement(s) and representation(s)

7. The Grantee assumes all costs for the proposed construction.

8. The City shall maintain all right-of-way authority and ownership over these improvements and upon satisfactory construction of the same, expressly accept the same.

9. Such other amendments or modifications as His Honor, the Mayor, or the City Solicitor may deem necessary to effect the purpose of this Resolution and to promote the health and safety of the citizenry.

IN CITY COUNCIL
OCT 7 1999
READ AND PASSED
[Signature]
PRES.
[Signature]
CLERK

Effective without the Mayor's Signature:

[Signature: Michael R. Clement]
Michael R. Clement, City Clerk

PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

for permission to construct certain right-of-way improvements to Mathewson Street in support of a new mixed-use development for temporary lodging uses, to include bed and breakfast hotel type lodging, and other residential uses. This development will include 139 Mathewson Street (The Lederer Building), Bell Hall (formerly the Blackstone Hotel), and the retail buildings of Grace Square.

The proposed improvements have been carefully reviewed and amended by the Department of Traffic Engineering and the Department of Planning. In addition, this proposal has been reviewed approved or endorsed by the following public and private agencies:

- Providence Redevelopment Agency
- Downcity Review Commission
- Providence Preservation Society
- The Providence Foundation

Copies of these approvals are attached for your record.

Additionally the proposed improvements have been approved by the abutting property owners. Copies of these letters of support are attached as well.

The purpose of these improvements is to create a standard hotel vehicular drop-off entrance (porte' cochere) type entry to the Lederer Building which will serve as the main entrance to the proposed development. The proposed features of these improvements are as follows:

- The sidewalk will be widened (bump out) along Mathewson Street at the entrance to Grace Square narrowing the street at this point from 22-feet to 12-feet. This will provide pedestrians with a safer passage across Mathewson and into Grace Square.
- Pave the drop-off zone with a textured paving material to differentiate between the asphalt street paving.
- All curbing shall be granite, in accordance with Downcity standards.
- Switch the parking from the east side to the west side of Mathewson Street from Westminster to Washington Streets. This will greatly reduce the chronic vehicular congestion at the intersection of Westminster and Mathewson.
- The parking spaces south of the bump out on Mathewson Street back to Westminster will be reserved for delivery vehicles. This will further reduce congestion by providing trucks with a specific place to park rather than on the sidewalk when making deliveries.

The cost for these proposed improvements shall be borne by Stanley Weiss Associates. The City shall maintain all right-of-way authority and ownership over these improvements.

Thank you for your kind consideration.

Respectfully submitted,



Stanley Weiss
Stanley Weiss Associates

IN CITY COUNCIL
SEP 2 1999
FIRST READING
REFERRED TO COMMITTEE ON
PUBLIC WORKS

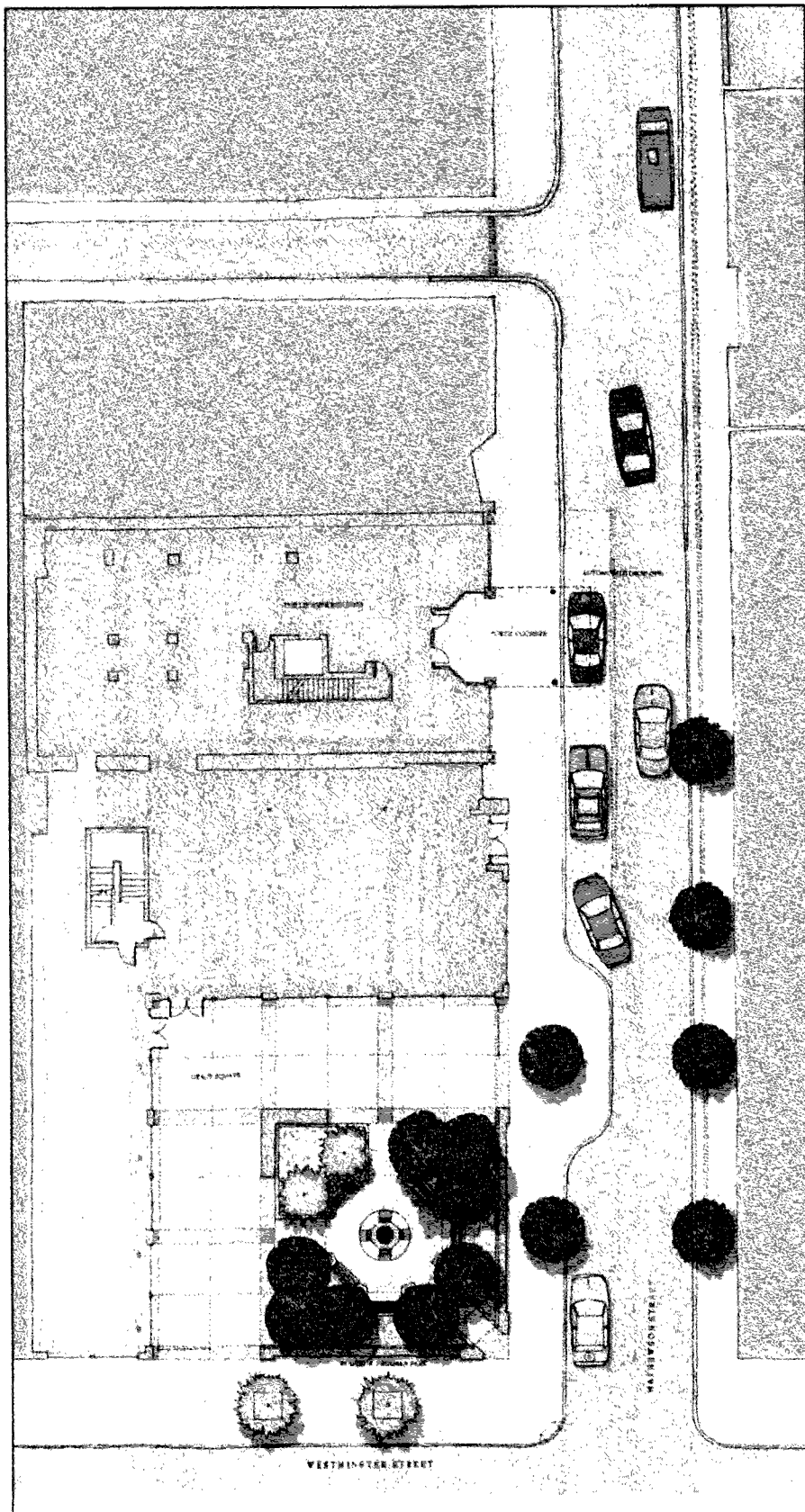
John M. Longone

THE COMMITTEE ON
PUBLIC WORKS
Approves Passage of
The Within Resolution

Barbara R. Riera
Clerk

9/27/99

Longardi By Request



PROPOSED PORTE COCHERE FOR THE GRACE SQUARE HOTEL

JOHN RAO, JR.
Chairman

LESLIE A. GARDNER
Vice Chairman

ROBERT A. PITASSI
ALBERT E. CARRINGTON
MICHAEL A. SOLOMON
Members

JOHN H. ROLLINS
RONALD W. ALLEN
Councilmen

JOHN F. PALMIERI
Executive Director

THOMAS E. DELLER, AICP
Secretary



MAYOR VINCENT A. CIANCI, JR.

PROVIDENCE REDEVELOPMENT AGENCY

"Building Pride In Providence"

November 18, 1998

Stanley Weiss
292 Westminster St.
Providence, Rhode Island 02903

RE: ROBERT E. FREEMAN PARK

Dear Mr. Weiss:

The Providence Redevelopment Agency at its meeting on November 12, 1998 approved your request to create bump-outs on Mathewson St. You will create a drop off lane at your own expense after receiving all the proper approvals. These approvals will include Traffic Engineering, City Council and the Department of Public Works. You must also obtain a waiver from the abutting property owners and the owners across the street.

Should you have any further questions please contact me.

Sincerely,

Thomas E. Deller, AICP
Secretary

TED:ajl
WGF

PROVIDENCE PRESERVATION SOCIETY

December 3, 1998

Mr. Stanley Weiss
Stanley Weiss Associates
Tilden - Thurber Company
292 Westminster Street
Providence, RI 02903

Dear Stan:

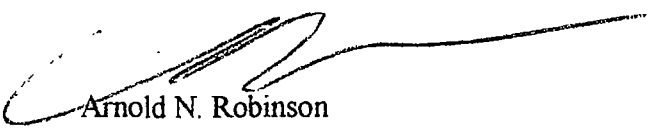
I want to thank you and Jay Litman for presenting your proposal to create an 80-room B&B by utilizing the Lederer building, Bell Hall and the liner buildings at Grace Park. PPS' Planning & Architectural Review Committee serves as our primary planning and design review body, and is comprised of professionals with expertise in architecture, urban planning, real estate development, historic preservation and related fields. Through our cooperative design review process, the Preservation Society seeks to promote a respect for the traditional scale, rhythm and patterns of urban development in Providence and a sensitivity to historic structures, neighborhoods and landscapes.

After being reviewed by staff, the plans for Starbucks were reviewed by the Planning & Architectural Review Committee at its November 5th meeting. The Committee's discussion centered on the following issues:

- Grace Park - The Committee was pleased that the integrity of the park was maintained and vehicular access removed. This revised scheme will allow the park to be used in a pedestrian oriented manner as originally planned. It will also allow tenants in the liner building to use this space for outdoor seating which will help energize the park.
- Porte cochere - Since only a site plan was available, the Committee would like to see an elevation which provides a clear understanding of the entrance canopy design. Also, the canopy should end at the curb and not project over the street. The Committee suggested that the porte cochere might become a more substantial architectural feature of the building.
- Bump outs - The bump outs along Mathewson Street should effectively segregate the drop-off for the hotel from on-street parking. The bump out closest to Westminster Street, however, should be more narrow and match the width of the other bump out.

Overall the Committee is pleased to support your proposal because it will attract pedestrian activity to this underutilized park. As your plans continue to evolve, we would appreciate getting copies of the floor plans and elevations; we would especially like to see more information on the porte cochere. In the meantime, we look forward to sitting outside in the park next spring with a hot cup of coffee while admiring the view of the Tilden-Thurber Building.

Sincerely,



Arnold N. Robinson
Executive Director

THE PROVIDENCE FOUNDATION

January 22, 1999

Stanley Weiss
292 Westminster Street
Providence, Rhode Island 02903

Dear Stan:

This letter will serve as confirmation that I support the creation of a bumpout on Mathewson Street as part of your hotel development. Clearly this developement will be a major positive force in DownCity and the hotel will require the proposed bumpout on Mathewson Street. I do not believe it will be an inconvenience to traffic on the street.

If you have any questions, please do not hesitate to call.

Sincerely,



Daniel A. Baudouin
Executive Director

WESTMINSTER SENIOR CENTER

COMMUNITY RESOURCE CENTER FOR THE ELDERLY, INC.

133 MATHEWSON ST. • PROVIDENCE, RHODE ISLAND 02903

TELEPHONE (401) 274-6900 • FAX (401) 453-1149

Sharon N. Fennell
Executive Director

December 24, 1998

Mr. Stanley Weiss
STANLEY WEISS ASSOCIATES
292 Westminster Street
Providence, Rhode Island 02903

Re: Westminster Senior Center
Approval of Proposed "Bump Outs" on Mathewson Street

Dear Mr. Weiss:

At the Board meeting of December 18, 1998, the Board of Directors of the Westminster Senior Center voted to approve the request of Stanley Weiss Associates for permission to construct "bump-outs" on Mathewson Street subject to and conditional upon your agreement to do the following:

1. Have all truck deliveries made to the rear of your buildings.
2. Initiate a policy at your bed and breakfast that your bellhop and or valet parking staff be made aware and sensitive to the business's proximity to the Senior Center and requiring civility and courtesy to the Senior Center patrons.
3. Have the grade of the bump-out flow away from the Westminster Senior Center to avoid pooling and flooding at the Center facility.
4. Allow the Westminster Senior Center to have input with respect to the design of the bump-outs placed directly in front of the Senior Center building.

Assuming you are willing to abide by these foregoing conditions, we provide this letter agreement, commemorating that in consideration for your commitment to meet these

Mr. Stanley Weiss
STANLEY WEISS ASSOCIATES
Re: Proposed Bump Out
December 24, 1998
Page Two

four conditions, the Senior Center hereby approves your request.

If the foregoing is agreeable to you, would you please sign the two duplicate original letter agreements where indicated and return one to me. Upon my receipt of same, you can inform the City that you have obtained approval from the Senior Center for the proposed bump-outs, and we will sign any documents that you require to commemorate that commitment.

Thank you for your courtesies and prompt attention to this matter.

Very truly yours,



Robert S. Parker, President
COMMUNITY RESOURCE CENTER
FOR THE ELDERLY, INC.
d/b/a Westminster Senior Center

RSP:pj

AGREED TO IN FORM AND SUBSTANCE:

STANLEY WEISS ASSOCIATES

By: _____

Stanley Weiss

DATED: _____

Jan 19, 98



Grace Church in Providence

175 Mathewson Street

Providence, Rhode Island 02903-3499

(401) 331-3225 Fax (401) 331-3247

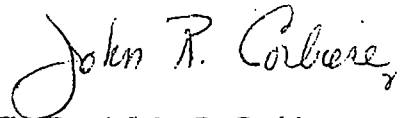
Mr. Stanley Weiss, President
Tilden-Thurber Co.
292 Westminster St
Providence, RI 02903

Dear Stanley,

Thank you for our meeting this past week. We were all very impressed with your plan for the new bump-out, elimination of on-street parking and attractive entrance on Mathewson Street for the proposed hotel. All of these additions will certainly make Grace Square a focal point for the city's arts and entertainment quarter.

The leadership of Grace Church join me in supporting your commitment to our neighborhood and the plans for Grace Square and Mathewson Street. If we can be of assistance to you in these endeavors please let us know.

God's peace,


(The Rev.) John R. Corbieri
Interim Rector

November 25, 1998



JOHNSON & WALES
UNIVERSITY

8 Abbott Park Place
Providence, Rhode Island 02903
(401) 598-1000

December 22, 1998

Mr. Stanley Weiss
Tilden-Thurber Company
292 Westminster Street
Providence, RI 02903

Re: Lederer Bldg. & Bell Hall

Dear Stan:

On behalf of Johnson & Wales University I want to express our support of your proposal to convert the Lederer Building and Bell Hall into a 100-unit Urban Bed and Breakfast Hotel. This will certainly add to the charm and character of the developing "Arts and Entertainment District" along Mathewson Street, and further enhance the neighborhood environment for our students.

I have reviewed your proposed right-of-way improvements to create a vehicular drop-off zone and a formal porte' cochere type entry to the Lederer Building on Mathewson Street. The University is in support of these improvements for the following reasons:

1. It is our understanding that the parking spaces south of the bump out on Mathewson Street to Westminster Street will be used as a loading zone and will be marked as such. The University presently has a need for a loading zone at this location to service patrons of the Compaq Computer Service Center, which is to be located on the first floor of the Burrill Building. Compaq is very concerned about locating downtown without a loading area nearby, so these improvements will help to demonstrate the City's support for their investment.
2. The elimination of parking and narrowing of the street at Grace Square will provide our students with a safer passage from the Burrill Building to Grace Square.
3. The proposal to switch parking from the east to the west side of Mathewson Street, from Westminster to Washington, reduces the vehicular congestion at the intersection of Westminster and Mathewson, also making a safer environment for our students.

We look forward to this exciting development and the added prospects it will bring to the downtown neighborhood.

Sincerely,

Merlin A. DeConti, Jr., PE
Vice President
Department of Facilities Management

MAD/nam

12.22.98 1:00pm 1000

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: September 7, 1999

TO: Ferdinand Ihenacho, Director of Public Works

SUBJECT: **SEE ATTACHED PETITION**

CONSIDERED BY: Councilman Robert M. Clarkin, Chairman, Committee on Public Works

DISPOSITION: The accompanying petition is referred to you for study, report and recommendation and report back in writing to the above-named committee as soon as practical.

Barbara A. Cairns
Deputy City Clerk

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: September 7, 1999

TO: Irene Testa, Traffic Engineer

SUBJECT: **SEE ATTACHED PETITION**

CONSIDERED BY: Councilman Robert M. Clarkin, Chairman, Committee on Public Works

DISPOSITION: The accompanying petition is referred to you for study, report and recommendation and report back in writing to the above-named committee as soon as practical.

Barbara A. Cairns
Deputy City Clerk

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: September 7, 1999

TO: Colonel Urbano Prignano, Chief of Police

SUBJECT: **SEE ATTACHED PETITION**

CONSIDERED BY: Councilman Robert M. Clarkin, Chairman, Committee on Public Works

DISPOSITION: The accompanying petition is referred to you for study, report and recommendation and report back in writing to the above-named committee as soon as practical.

Barbara A. Fairlee
Deputy City Clerk

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: September 7, 1999

TO: Chief James Rattigan, Chief of Fire

SUBJECT: **SEE ATTACHED PETITION**

CONSIDERED BY: Councilman Robert M. Clarkin, Chairman, Committee on Public Works

DISPOSITION: The accompanying petition is referred to you for study, report and recommendation and report back in writing to the above-named committee as soon as practical.

Burton A. Cairns
Deputy City Clerk