

# The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## CHAPTER 1973-1

### No. 1 AN ORDINANCE

An Ordinance in Amendment of and in addition to Chapter 1575 of the Ordinance of the City of Providence entitled "An Ordinance approving and adopting the Official Redevelopment Plan for the Weybosset Hill Project No. R.I. R-7".

Approved January 8, 1973

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

1. That Chapter 1575 of the Ordinance of the City of Providence, 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 is hereby further amended as follows:
  - A. Delete Requirements for Parcel No. 4 in Section C.a.b. (2) of the Official Redevelopment Plan and substitute the following in place thereof:

#### Parcel No. 4

##### Permitted Uses

- (a) Principal Use: Motel, Motor-In or Motor Hotel
- (b) Accessory Uses: Including,
  - (1) Retail and service establishments, normally accessory to principal use.
  - (2) Recreational facilities
  - (3) Exhibition facilities
  - (4) Tourist information facilities
  - (5) Parking facility
  - (6) Landscaped open areas
  - (7) Accessory uses customarily incidental to the above principal use, provided such uses do not include the open-air storage of materials, equipment or merchandise.

##### Building Controls

- (a) Lot Coverage, and Building Setbacks shall be governed by applicable provisions of the Zoning Ordinance, as amended to date.
- (b) Building Height: Not to be less than 12 stories above the mean elevation of Sabin Street at Parcel No. 4.
- (c) On-Site Parking: Structure must provide 3 spaces for every 4 guest rooms.
- (d) Capacity: Must provide not less than 198 guest rooms.

No.

<p><b>CHAPTER</b></p> <p><b>AN ORDINANCE</b></p>
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The City of Providence  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

- (e) Off-Street Loading: Off-Street Loading shall be governed by applicable provisions of the Zoning Ordinance, as amended to date.
  - (f) Vehicle Access: For loading and parking, entrances and exits must be from Sabin or Fountain Streets.
  - (g) Planning and Design Objectives: The creation of a large open space on the southwesterly end of the parcel and a highly visible landmark from the Route I-95 Expressway and to emphasize a sense of balance and harmony with the Civic Center Building, John E. Fogarty Memorial Building and LaSalle Square.
- B. Delete Map No. 2 Proposed Land Use and Zoning, Page 45, dated 7/14/72. Insert Map No. 2 Proposed Land Use and Zoning, Page 45, revised 9/19/72.
- C. Delete Map No. 4 Right-of-Way Adjustments, Page 47, dated 12/4/70. Insert Map No. 4 Right-of-Way Adjustments, Page 47, revised 9/19/72.
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 the 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  
DEC 21 1972  
FIRST READING  
READ AND PASSED  
*Winnant Cooper*  
CLERK

APPROVED

JAN 8 1973  
*Joseph A. Coarley*  
MAYOR

IN CITY  
COUNCIL  
JAN 2 - 1973  
FINAL READING  
READ AND PASSED  
*Robert J. Skilton*  
PRESIDENT  
*Winnant Cooper*  
CLERK

No.

CHAPTER  
AN ORDINANCE

IN CITY  
COUNCIL

OCT 19 1972

FIRST READING  
REFERRED TO COMMITTEE ON

DEVELOPMENT  
RENEWAL & PLANNING

*Vanessa Vespa*  
CLERK

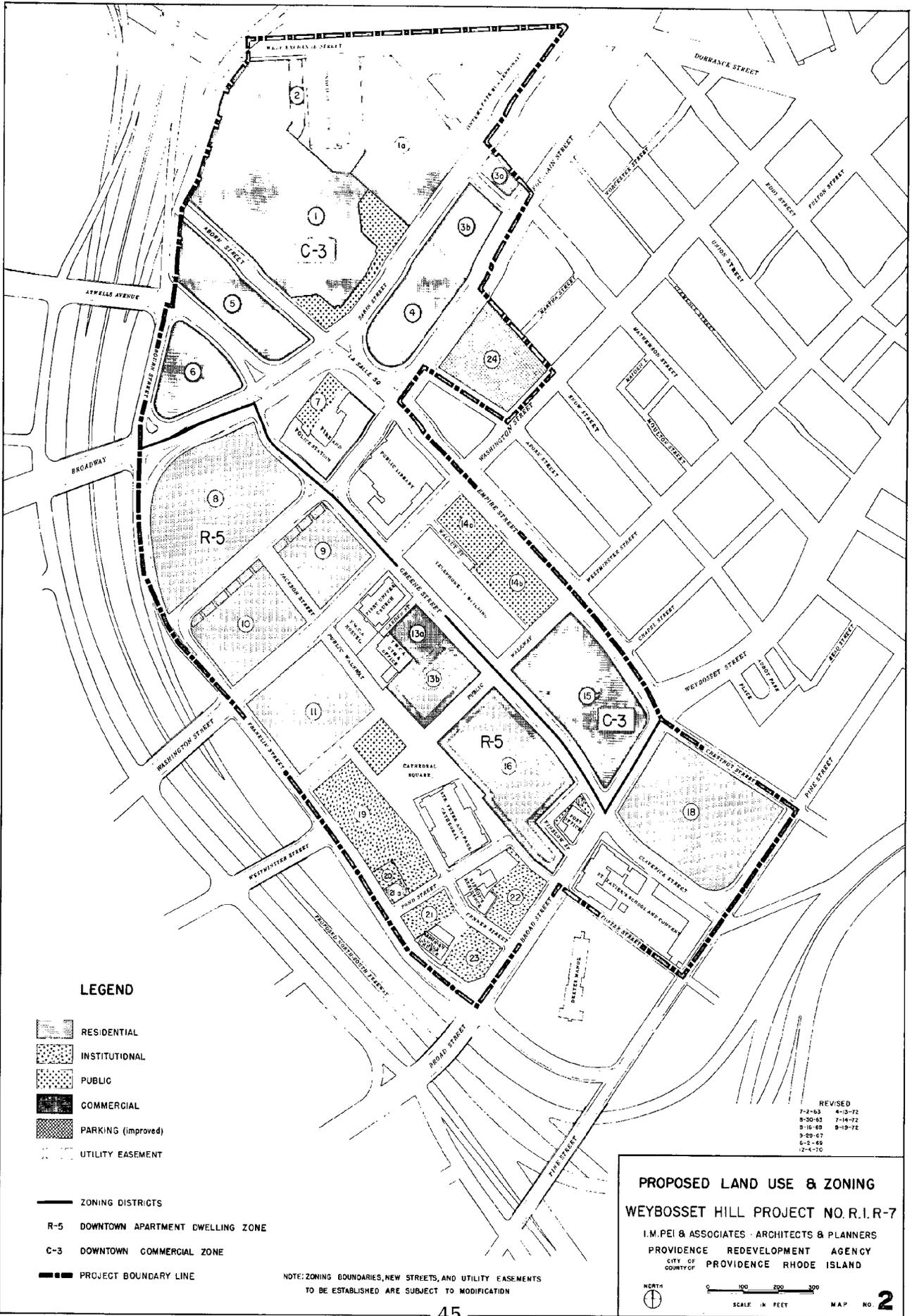
THE COMMITTEE ON  
URBAN DEVELOPMENT  
RENEWAL & PLANNING

THE Within Ordinance

*Vanessa Vespa*  
DEC 18 1972  
Clerk

*Carroll Ann Scavella*  
*and Councilman Lynch, by request*

5129  
OCT 16 10 13 AM '72  
DEPT. OF CITY CLERK  
PROVIDENCE, R.I.



**LEGEND**

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

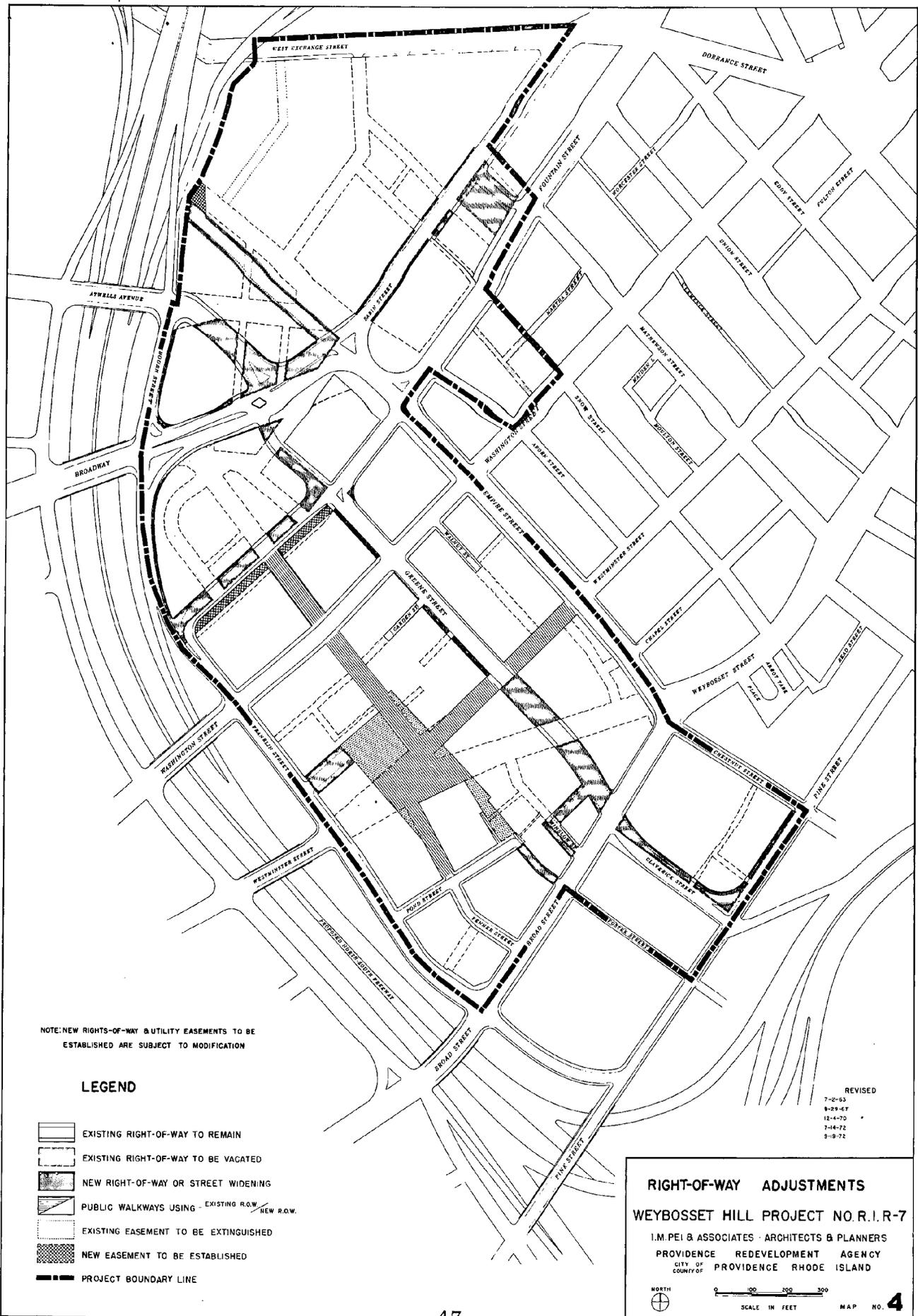
- ZONING DISTRICTS
- R-5 DOWNTOWN APARTMENT DWELLING ZONE
- C-3 DOWNTOWN COMMERCIAL ZONE
- PROJECT BOUNDARY LINE

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

REVISED  
 7-2-63 4-13-72  
 9-30-65 7-14-72  
 3-16-69 8-19-72  
 3-29-67  
 6-2-69  
 12-4-70

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

NORTH 0 100 200 300  
 SCALE IN FEET MAP NO. **2**



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  
 7-2-63  
 8-29-67  
 12-4-70  
 7-14-72  
 8-19-72

**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

NORTH  0 100 200 300  
 SCALE IN FEET MAP NO. **4**

STANLEY P. BLACHER  
Chairman

JOHN RAO, JR.  
Vice Chairman

ROBERT H. DIAMOND

RAYMOND J. DEVITT, JR.

SHELDON L. GERBER

CHARLES A. PISATURO

EDWARD W. XAVIER

STANLEY BERNSTEIN  
Secretary

VINCENT PALLOZZI  
Executive Director



PROVIDENCE REDEVELOPMENT AGENCY

October 16, 1972

MAYOR JOSEPH A. DOORLEY, JR.  
Ex-Officio

Mr. Vincent Vespia  
City Clerk  
City Hall  
Providence, Rhode Island

Re: Proposed Ordinance amending the Official Redevelopment Plan  
for the Weybosset Hill Project R. I. R-7

Dear Mr. Vespia:

Transmitted herewith is a copy of a proposed ordinance providing for an amendment to the Official Redevelopment Plan for the Weybosset Hill Project.

The proposed ordinance deletes the controls as set forth in the plan for Parcel 4, better known as LaSalle Park and substitute in its place, the controls for a downtown commercial site. This amendment will allow the construction of a 12-story, 200-room hotel with 150 off-street parking spaces as proposed by the prospective redeveloper.

It is respectfully requested that this matter be placed on the Docket for the City Council Meeting of October 19, 1972.

Very truly yours,

A handwritten signature in black ink, appearing to read "Vincent Pallozzi", written over a horizontal line.

Vincent Pallozzi  
Executive Director

VP/gl  
rhy

Enclosure

**DOROTHY PETRARCA**  
*SHORTHAND REPORTER*

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

PUBLIC HEARING

DECEMBER 18, 1972

PRESENT:

COUNCILMAN JOSEPH F. PRETE, CHAIRMAN

COUNCILMAN ROBERT F. LYNCH

COUNCILMAN EDWARD XAVIER

MRS. SANDRA SHAPIRA, ASSISTANT CLERK

VINCENT PALLOZZI, DIRECTOR OF DEPT. OF PLANNING & URBAN DEVELOPMENT

THOMAS PUCCI, ESQ.

Dorothy E. Petrarca  
Reporter

MR. PRETE: Would you make your presentation, Mr. Pallozzi?

MR. PALLOZZI: Mr. Chairman, members of the committee, my name is Vincent Pallozzi, I am the Director of the Department of Planning and Urban Development. The hearing this morning is on an ordinance in amendment of Chapter 1575 of the ordinance of the City of Providence, Entitled, "An Ordinance Approving and Adopting the Official Redevelopment Plan for the Weybosset Hill Project No. R. I. R-7". This specific purpose of the ordinance is to amend the Redevelopment Plan for Weybosset Hill to delete from parcel 4 which is bounded by LaSalle Square, Sabin Street, Fountain Street, which was formerly designated within the Weybosset Hill plan as LaSalle Park to amend said restrictions to include therein a new hotel. The new controls will allow the construction of a motel, motor inn or motor hotel with a height not to exceed twelve stories above the elevation of Sabin Street. The new building will contain a minimum of 198 guest rooms and will provide three parking spaces for every four guest rooms. Additionally, all other applicable provisions of the Zoning Ordinance

will govern the construction. Estimated cost of the entire facility will be approximately six million dollars which would be fully taxable. The Department of Planning and Urban Development and the Providence Redevelopment Agency feel a facility such as this type in the proposed location will be a valuable asset to the successful operation of the Civic Center and a valuable asset to the City of Providence. I would recommend this committee's passage of the ordinance.

Thank you very much.

MR. PRETE: Thank you very much,  
Mr. Pallozzi. Judge----

MR. PUCCI: Mr. Chairman, may---  
my name is Thomas D. Pucci, City of Providence, and one of the designated developers for Parcel 4. We have appeared at several occasions before the Redevelopment Agency and the ordinance which is before this committee this morning sets up the controls as outlined by Mr. Pallozzi, and as further set forth in the ordinance itself.

We have been working on this project for approximately a year and a half and we feel that definitely it will be an improvement to the entire downtown structure.

We have been confident right along that there would be no parking problems. This is, in fact, has been borne out by the opening of the Civic Center. We also look forward to working with the Redevelopment Agency regarding the proposed hotel and as Mr. Pallozzi indicated this would be approximately two hundred rooms and hopefully would be sufficient in number so that the Civic Center then would be able to attract other conventions and groups which presently cannot because of the limited number of rooms. So, we concur with the Redevelopment Agency and also recommend passage of this ordinance. Thank you.

MR. PRETE: Thank you, judge.

Judge, what is the name going to be of this hotel?

MR. PUCCI: We have no name yet, for it will be located at the Civic Center. We are open for any suggestions.

MR. PRETE: Well, I was thinking because Vinny Pallozzi and I might get thrown out by our wives and we know where we can get a bed---it's on the record. Any otherpersons that would like to speak in favor? Any remonstrants? Any remonstrants? Going, going----gone. Thank you, and thank you Mr. Pallozzi, Mrs. Petrarca.

(Meeting adjourned)

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS  
PROVIDENCE, Sc.

I hereby certify that the foregoing is a true and  
correct transcript of my stenographic notes taken in the  
foregoing matter.

Anthony C. Letrasca  
Reporter

# AFFIDAVIT OF PUBLICATION

THE PROVIDENCE DAILY JOURNAL      THE EVENING BULLETIN  
THE PROVIDENCE SUNDAY JOURNAL  
Published by THE PROVIDENCE JOURNAL COMPANY  
Providence, Rhode Island

State of Rhode Island  
City and County of Providence

On this 6th day of February 1973,  
before me, a Notary Public, duly qualified for said  
County and State, personally appeared  
ALFRED H. KENYON

Asst. Cr. Manager in the office of The Providence  
Journal Company, publishers of  
The Providence Journal  
The Evening Bulletin  
& newspapers published in the City of Providence by  
The Providence Journal Company, who, on being  
duly sworn, states on oath that the advertisement of

CITY OF PROVIDENCE  
URBAN REDEVELOPMENT  
a true copy of which is hereunto annexed, was duly  
inserted in The Providence Journal and  
The Evening Bulletin of Nov. 27,  
in its issue of December 1, 8 and 15.

*Alfred H. Kenyon* 19 72

Subscribed and sworn to before me this  
Sixth day of February 19 73

*Elizabeth L. White*  
Notary Public.

**CITY OF PROVIDENCE  
RHODE ISLAND**  
COMMITTEE ON  
URBAN REDEVELOPMENT, RENEWAL AND PLANNING  
**PUBLIC HEARING**

AN ORDINANCE IN AMENDMENT OF CHAPTER 1575 OF THE ORDINANCE OF THE CITY OF PROVIDENCE, ENTITLED, "AN ORDINANCE APPROVING AND ADOPTING THE OFFICIAL REDEVELOPMENT PLAN FOR THE WEYBOSSET HILL PROJECT NO. R.I. R-7" AS HERETOFORE AMENDED, BY DELETING CONTROLS FOR PARCEL NO. 4 PROVIDING FOR DOWNTOWN COMMERCIAL USE.

The Committee on Urban Redevelopment, Renewal and Planning of the City Council will conduct a Public Hearing in the City Council Chamber, City Hall, on MONDAY, DECEMBER 18, 1972 at 11:00 o'clock A.M. (EDT) on the above noted Ordinance.

The Proposed Ordinance may be seen and information on file obtained relative to the above, during regular business hours prior to said hearing at the Department of City Clerk, City Hall.

By Order of the Committee on Urban Redevelopment, Renewal and Planning.

Councilman Joseph F. Prete, Chairman  
Councilman Robert F. Lynch  
Councilman Edward Xavier  
Councilman Lawrence E. Brown  
Councilman Thomas W. Pearlman  
Vincent Vespa, City Clerk.