

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1984-21

No. 166 **AN ORDINANCE** IN AMENDMENT OF AND IN ADDITION TO CHAPTER 1983-4 THE ORDINANCE OF THE CITY OF PROVIDENCE APPROVED FEBRUARY 18, 1983 AND ENTITLED "AN ORDINANCE APPROVING AND ADOPTING THE OFFICIAL REDEVELOPMENT PLAN FOR THE SILVER LAKE REVITALIZATION PROJECT" FOR ADDITIONAL ACQUISITION AND SITE IMPROVEMENTS.

Approved March 23, 1984

Be it ordained by the City of Providence:

1. That Chapter 1983-4 of the Ordinances of the City of Providence, approved February 18, 1983 and entitled, "An Ordinance Approving and Adopting the Official Redevelopment Plan for the Silver Lake Revitalization Project" be and the same is hereby amended as follows:

A. To the list of designated properties for acquisition in Section 2, entitled, "Proposed Acquisition" under Chapter E entitled, "Plan Proposals" contained and set forth on Page 19 of that certain booklet entitled, "Silver Lake Revitalization Project, Official Redevelopment Plan, 1983", which is a part of the aforementioned Ordinance, the following list of properties shall be added.

<u>Assessor's Plat No.</u>	<u>Lot No.</u>	<u>Location</u>
109	526	339 Pocasset Avenue
109	40	335-7 Pocasset Avenue
109	41	331-3 Pocasset Avenue
109	42	327 Pocasset Avenue
109	106	323-5 Pocasset Avenue
109	44	319 Pocasset Avenue
109	45	317 Pocasset Avenue
109	Portion 423	308 Pocasset Avenue
109	268	170 Pocasset Avenue
108	26	148-52 Pocasset Avenue
108	309	234 Laurel Hill Ave.

B. To Section 1. entitled, "Standards and Controls for Land Development" under Chapter F. entitled, "Land Disposition Supplement" located on Page 20 of the booklet entitled, "Silver Lake Revitalization Project, Official Redevelopment Plan," the following Section entitled, "C-1 Limited Commercial Zone" shall be added:

C-1 Limited Commercial Zone

1) Permitted Uses

a) C-1 Limited Commercial Uses of the Zoning Ordinance shall be permitted except for: Crop or tree farming, Fraternity or Sorority House.

2) Development Controls for Permitted C-1 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 as amended to date.

No.

CHAPTER

AN ORDINANCE

b) Minimum Yard Requirement

For Parcel 2 as indicated on Map No. 5, Sheet 2 of 2 "Disposition Map" and in addition to the building setback requirements, the minimum yard area shall be governed by the yard requirements as indicated on the Map No. 5A "Minimum Yard Requirements". The required yard area as mentioned above shall be an integral element of the overall design theme of the open pedestrian plaza at the Laurel Hill-Pocasset intersection, in terms of construction materials, amenity and appearance. The required yard shall be accessible to the public at all times and shall be maintained in good repair and in safe, clean and sanitary condition. The required yard shall be landscaped in accordance with the applicable controls of this Plan. The Agency, in its sole and absolute discretion, shall have the final right of approval on the selection of construction materials and final design of the open space.

c) 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.

d) Permitted Signs:

1) Number of Signs Permitted: A maximum of (2) signs shall be permitted, including any plaques and signs which are integrated into the building's architecture. This limitation shall not include directional signs nor signs for multiple-unit buildings where the same number of signs will be allowed for each business.

2) Subject Matter: Signs shall pertain only to the identification of the business conducted within the building to the product sold, or to the direction of visitors. No pictures or samples shall be permitted on a sign except as a part of a trademark. No flashing or animated signs shall be permitted.

3) Type of Signs Permitted: Horizontal or vertical wall signs, otherwise known as belt or face signs. Signs painted on the wall shall not be allowed. Plaques, attached to the face of the building in close proximity to the main entrance and bearing the name and/or trademark of the firm will be permitted. All necessary directional signs on the lot occupied by the building to which the signs pertain will also be permitted.

4) Permitted Sign Location: 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 signs shall be permitted other than for visitor directional signs.

5) Sign Dimensions: No signs shall exceed a maximum surface area of (2) square feet for each linear foot of that face of the building displaying such signs. No sign shall project more than (12) inches from the face of the building on which such sign is displayed.

6) Sign Illumination: Any spotlight or similar illumination shall be so directed and shielded that the light source is not visible from any adjacent right-of-way or from any adjacent properties.

7) Additional Regulations: In addition to the above sign controls, signs of an individual unit (within a multiple-unit building) shall not extend beyond that portion of the face of the building which directly encloses that unit. The Agency in its sole and absolute discretion shall have the final right of approval.

e) Off-Street Parking: Shall be governed by the applicable provisions of the Zoning Ordinance.

f) Off-Street Loading: For every 20,000 square feet or fraction thereof floor area over 4,000 sq. ft., there shall be a minimum of one off-street loading space of at least 10'x25' with a 14 foot height clearance, if covered. This requirement may be waived or modified by the Agency and by the Zoning Board of Review. The site plan submitted to the Agency for approval shall show the full number of required off street loading spaces and shall designate the landscaped area as reserved for off street loading. In no case shall a site plan be acceptable which includes proposals providing for off-street loading spaces, either to be developed for current use or to be reserved for future use, which will adversely interfere with the area's circulation pattern.

g) Parking Space Construction: All off-street parking and loading areas, including drives and other access ways, shall be adequately paved with bituminous or cement concrete or other equivalent surfacing material and shall be provided with appropriate bumper and wheel guards where needed. The parking area shall be screened as set forth below in paragraph (h). Illumination shall be so arranged as to shield the light source from the view of adjoining lots and abutting rights-of-way.

h) Screening: Except for that portion of a driveway or accessway which opens directly into a public right-of-way, outdoor parking and loading areas shall be screened from the view of all adjoining residential uses and from all adjacent rights-of-way by means of a uniform growth of evergreen plant materials at least four (4) feet wide and at least four and one-half (4-1/2) feet high at the time of planting (measured at the edge of street right-of-way, in the case of parking areas located at or below the street grade; and measured at the edge of parking areas located above the street grade) and which is of a variety that will attain a height of at least six (6) feet. With the approval of the Agency, the following types of screening may also be permitted. (1) masonry wall, which shall not be greater in height than four and one half (4-1/2) feet nor less than four (4) feet, measured as above for evergreens, which shall be integrated with the architectural design, style and facia of adjacent existing buildings. However, neither rough, unfinished cinder block nor rough, unfinished concrete shall be permitted. (2) continuous wooden fence, which shall not be greater in height than four and one half (4-1/2) feet nor less than four (4) feet, measured as above for evergreens, which shall be of uniform appearance and which shall be integrated with the architectural design, style and facia of the building as well as with the architecture of adjacent, existing buildings. A uniform appearing adequate year round screen shall be approved by the Agency. On that portion of a lot in the triangle formed by the lines of streets intersecting at an angle of less than (135) degrees and a line joining points on such lines (15) feet distant from their point of intersection, screening shall be provided at a height of (3-1/2) feet. The Agency in its sole and absolute discretion shall have the final right of approval.

i) The entire site shall be properly graded and drained. All unbuilt areas of the site shall be provided, where needed, with suitable walk and access drives which are properly designed and constructed. All unbuilt and unpaved areas of the site shall be planted and permanently maintained with grass, shrubs, and trees. Except that, where the Agency approves, an area not in excess of 10% of the unbuilt and unpaved portion of the site may be maintained in a landscaping material other than grass, shrubs, and trees. After fully developed, the land, buildings and other improvements within the Area shall be maintained in good repair and in clean and sanitary condition. Sufficient and suitable refuse and garbage storage and disposal facilities, including structural enclosures where appropriate, shall be provided and properly maintained. The Agency in its sole and absolute discretion shall have the final right of approval.

j) Additional Applicable Controls are Listed Below Under the Headings:

1) "Other Conditions, Covenants, Restrictions, and Provisions Controlling the Development and Use of Acquired Land and Improvements." (See Page 26).

2) "Miscellaneous Provisions." (See Page 28)

C. Section 7 entitled, "Estimated Cost of Redevelopment and Proposed Method of Financing" under Chapter G entitled, "Other Provisions Necessary to Meet Local Objectives" located on Page 30 of the Official Redevelopment Plan entitled, "Silver Lake Revitalization Project" is deleted and the following paragraph inserted in its stead.

7. ESTIMATED COST OF REDEVELOPMENT AND PROPOSED METHOD OF FINANCING

The estimated Project cost of \$1,867,750 will be provided from the proceeds from the sale of long-term general obligation bonds issued by the City of Providence for Redevelopment purposes.

D. Certain maps of the aforementioned Official Redevelopment Plan hereinafter identified are deleted.

1. Map No. 2 "Proposed Land Use and Zoning", Sheet 2 of 2, dated 6/82.
22. Map No. 3. "Proposed Zoning Changes", Sheet 2 of 2, dated 6/82.
3. Map No. 4. "Proposed Acquisition", Sheet 2 of 2, dated 6/82.
4. Map No. 5. "Disposition Map", Sheet 2 of 2 dated 6/82.
5. Map No. 6. "Proposed Site Improvements", Sheet 2 of 2, dated 6/82.

E. Insert the following maps in its stead:

1. Map No. 2 "Proposed General Land Use and Zoning, Sheet 1 of 2, dated 11/83.
2. Map No. 2 "Proposed General Land Use and Zoning", Sheet 2 of 2, dated 11/83.
3. Map No. 3 "Proposed Zoning Changes", Sheet 1 of 2, dated 11/83.
4. Map No. 3 "Proposed Zoning Changes". Sheet 2 of 2, dated 11/83.
5. Map No. 4 "Proposed Acquisition" Sheet 1 of 2, dated 11/83.
6. Map No. 4 "Proposed Acquisition" Sheet 2 of 2, dated 11/83.
7. Map No. 5 "Disposition Map" Sheet 1 of 2, dated 11/83.
8. Map No. 5 "Disposition Map" Sheet 2 of 2, dated 11/83.
9. Map No. 5A "Minimum Yard Requirements" dated 11/83.
10. Map No. 6 "Proposed Site Improvements" Sheet 1 of 2, dated 11/83.
11. Map No. 6 "Proposed Site Improvements" Sheet 2 of 2, dated 11/83.
12. Map No. 7 "Right-of-Way Adjustments" Sheet 1 of 2, dated 11/83.
13. Map No. 7 "Right-of-Way Adjustments" Sheet 2 of 2, dated 11/83.

F. Section J. "List of Attached Maps" under "Table of Contents" located on Page iii of the Official Redevelopment Plan are deleted and substituted by the following list.

J. List of Attached Maps

1. Existing Land Use and Zoning (sheet 1 of 2)
1. Existing Land Use and Zoning (sheet 2 of 2)
2. Proposed Land Use and Zoning (sheet 1 of 2)
2. Proposed Land Use and Zoning (sheet 2 of 2)

3. Proposed Zoning Changes (sheet 1 of 2)
3. Proposed Zoning Changes (sheet 2 of 2)
4. Proposed Acquisition (sheet 1 of 2)
4. Proposed Acquisition (sheet 2 of 2)
5. Land Disposition (sheet 1 of 2)
5. Land Disposition (sheet 2 of 2)
- 5A. Minimum Yard Requirements
6. Proposed Site Improvements (sheet 1 of 2)
6. Proposed Site Improvements (sheet 2 of 2)
7. Right-of-Way Adjustments (sheet 1 of 2)
7. Right-of-Way Adjustments (sheet 2 of 2)

2. That said Chapter 1983-4 of the Ordinances of the City of Providence as adopted and as heretofore amended, be and the same is hereby ratified and affirmed in all other reports.

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
FEB 16 1984

First Reading Read and Passed
Referred to Committee on
URBAN REDEVELOPMENT
RENEWAL & PLANNING

Rose M. Menander CLERK

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

CONCIT
IN CITY

RECEIVED

RECEIVED

RECEIVED

RECEIVED

MAR 5 3 1984

RECEIVED

APPROVED
MAR 23 1984
James A. Ciesny
MAYOR

IN CITY COUNCIL
MAR 15 1984

**FINAL READING
READ AND PASSED**

Joseph M. Mendonca
PRESIDENT
CLERK

**THE COMMITTEE ON
URBAN REDEVELOPMENT
RENEWAL & PLANNING**

**Approves Passage of
The Within Ordinance, a second time**

Joseph M. Mendonca
Chairman
March 7, 1984

**THE COMMITTEE ON
URBAN REDEVELOPMENT
RENEWAL & PLANNING**

Recommends Be Continued

Michael R. Chant
Clerk

**THE COMMITTEE ON
URBAN REDEVELOPMENT
RENEWAL & PLANNING**

**Approves Passage of
The Within Ordinance**

Joseph M. Mendonca
Chairman
February 10, 1984

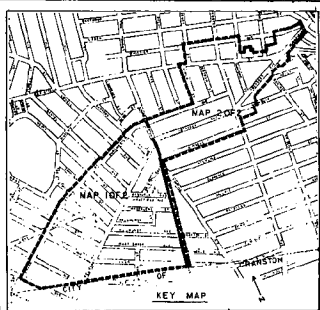
**IN CITY COUNCIL -
JAN 5 1984**

**FIRST READING
REFERRED TO COMMITTEE ON**

Joseph M. Mendonca
CLERK

**URBAN REDEVELOPMENT
RENEWAL & PLANNING**

Councilman Harris and Councilman Villa (By Request)

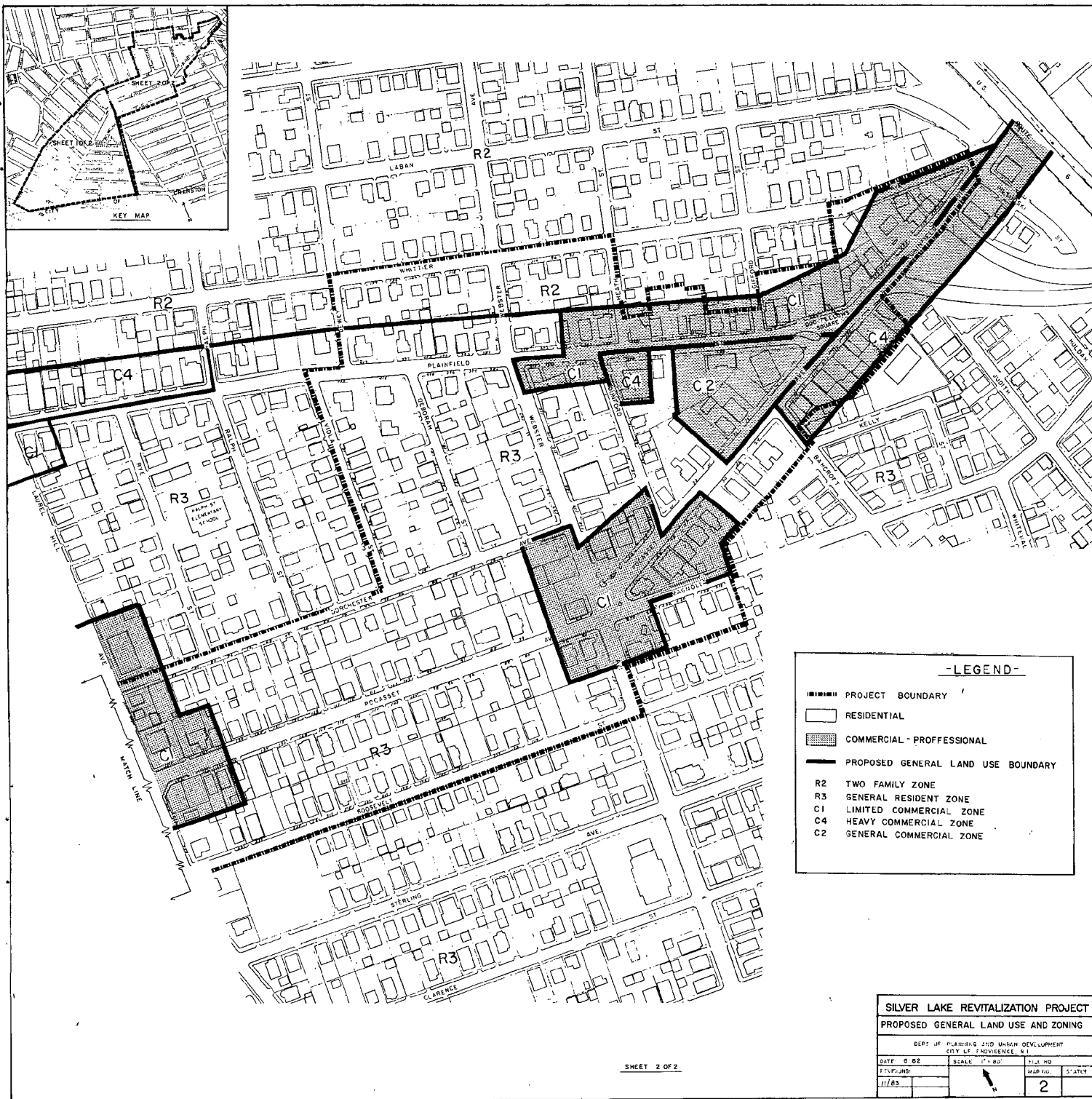


- - - - - PROJECT BOUNDARY
 □ RESIDENTIAL
 ▨ COMMERCIAL-PROFESSIONAL
 ——— EXISTING ZONING LINE

- R3 GENERAL RESIDENT ZONE
 C1 LIMITED COMMERCIAL ZONE
 C2 GENERAL COMMERCIAL ZONE
 C4 HEAVY COMMERCIAL ZONE



SILVER LAKE REVITALIZATION PROJECT			
PROPOSED GENERAL LAND USE & ZONING			
DEPT OF PLANNING AND URBAN-DEVELOPMENT			
CITY OF PROVIDENCE, R.I.			
DATE 11/83	SCALE: 1" = 80'	FILE NO.	
REVISIONS:		MAP NO.	2
		STATUS:	

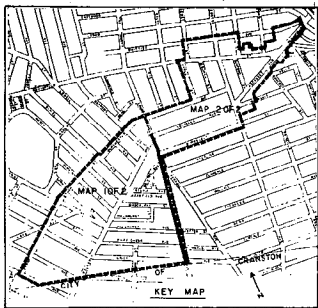


-LEGEND-

PROJECT BOUNDARY
 RESIDENTIAL
 COMMERCIAL - PROFESSIONAL
 PROPOSED GENERAL LAND USE BOUNDARY

R2 TWO FAMILY ZONE
 R3 GENERAL RESIDENT ZONE
 C1 LIMITED COMMERCIAL ZONE
 C4 HEAVY COMMERCIAL ZONE
 C2 GENERAL COMMERCIAL ZONE

SILVER LAKE REVITALIZATION PROJECT			
PROPOSED GENERAL LAND USE AND ZONING			
DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.			
DATE: 6/02	SCALE: 1" = 80'	FILE NO.	
PREPARED BY: 11/83		MAP NO.	2
		STATUS	



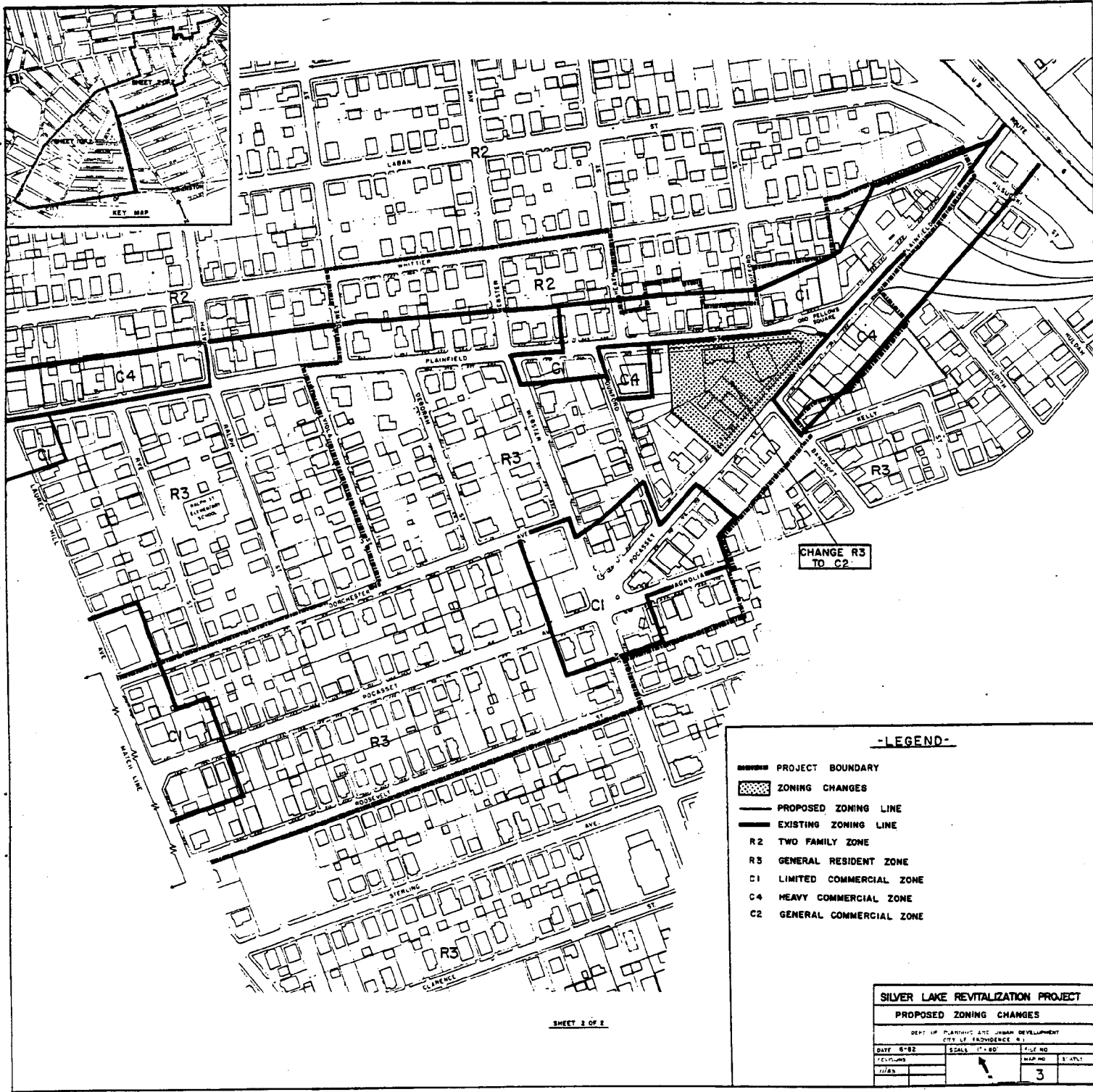
PROJECT BOUNDARY
 EXISTING ZONING LINE

R3 GENERAL RESIDENT ZONE
 C1 LIMITED COMMERCIAL ZONE
 C2 GENERAL COMMERCIAL ZONE
 C4 HEAVY COMMERCIAL ZONE

NO PROPOSED ZONING ACTIVITY AT THIS TIME



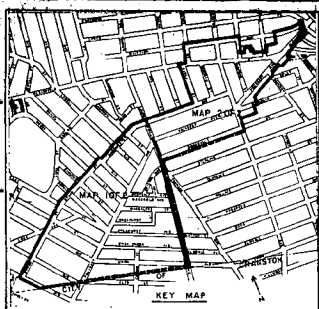
SILVER LAKE REVITALIZATION PROJECT			
PROPOSED ZONING CHANGES			
DEPT. OF PLANNING AND URBAN-DEVELOPMENT			
CITY OF PROVIDENCE, R.I.			
DATE 11/83	SCALE 1" = 60'	FILE NO.	
REVISIONS:		MAP NO.	3
		STATUS:	



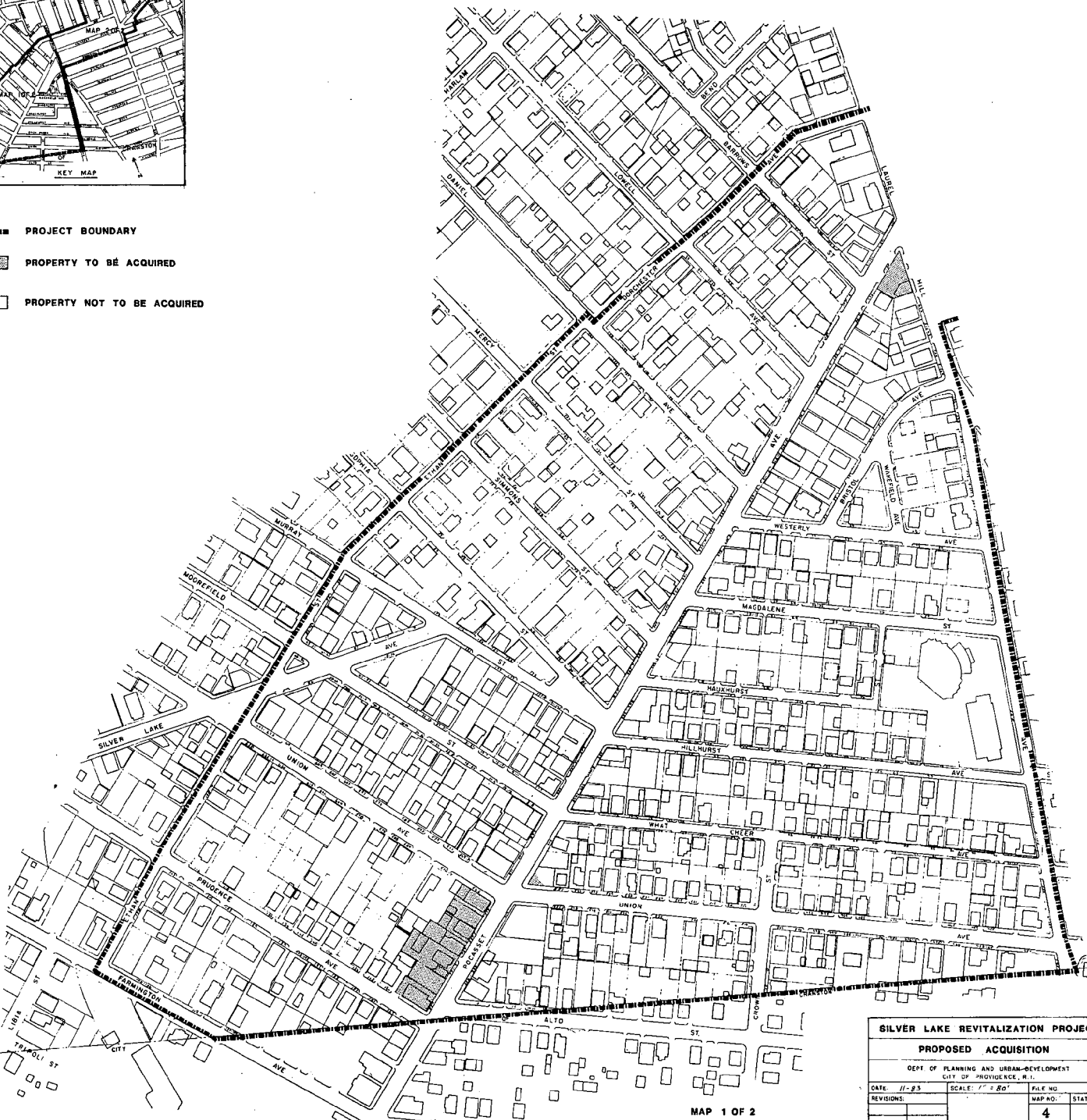
-LEGEND-

- PROJECT BOUNDARY
- ZONING CHANGES
- PROPOSED ZONING LINE
- EXISTING ZONING LINE
- R2 TWO FAMILY ZONE
- R3 GENERAL RESIDENT ZONE
- C1 LIMITED COMMERCIAL ZONE
- C4 HEAVY COMMERCIAL ZONE
- C2 GENERAL COMMERCIAL ZONE

SILVER LAKE REVITALIZATION PROJECT				
PROPOSED ZONING CHANGES				
DEPT. OF PLANNING AND URBAN DEVELOPMENT				
CITY OF FAIRFAX, VA				
DATE: 8/82	SCALE: 1" = 80'	SHEET NO.	3	
DESIGNED BY:		MAP NO.		
DRAWN BY:				



- PROJECT BOUNDARY
 PROPERTY TO BE ACQUIRED
 PROPERTY NOT TO BE ACQUIRED



SILVER LAKE REVITALIZATION PROJECT			
PROPOSED ACQUISITION			
DEPT OF PLANNING AND URBAN-DEVELOPMENT			
CITY OF PROVIDENCE, R.I.			
DATE: 11-83	SCALE: 1" = 80'	FILE NO.	
REVISIONS:		MAP NO.	4
		STATUS:	

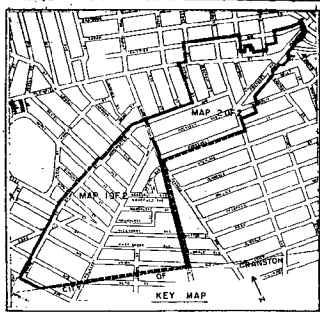


SHEET 2 OF 2

-LEGEND-

- PROJECT BOUNDARY
- PROPERTY TO BE ACQUIRED 6/82
- PROPERTY NOT TO BE ACQUIRED
- PROPERTY TO BE ACQUIRED 11/83

SILVER LAKE REVITALIZATION PROJECT			
PROPOSED ACQUISITION			
DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.			
DATE: 6-82	SCALE: 1" = 80'	FILE NO.	
REVISION:		MAP NO.	4
11/83		STATUS:	



PROJECT BOUNDARY

DISPOSITION PARCELS

PROPERTY NOT FOR DISPOSITION

NOTE: NEW SIDEWALKS ON ALL DISPOSITION PARCELS

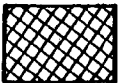
SITE	AREA SQ. FT.	USE	DISPOSITION METHOD
3	27,403 ±	COMM	SALE
4	3,383 ±	COMM	SALE
5	1,260 ±	STREET	DEDICATION
6	540 ±	STREET	DEDICATION



SILVER LAKE REVITALIZATION PROJECT			
DISPOSITION			
DEPT. OF PLANNING AND URBAN-DEVELOPMENT CITY OF PROVIDENCE, R.I.			
DATE:	SCALE: 1" = 80'	FILE NO.	
REVISIONS:		MAP NO.	5
		STATUS:	

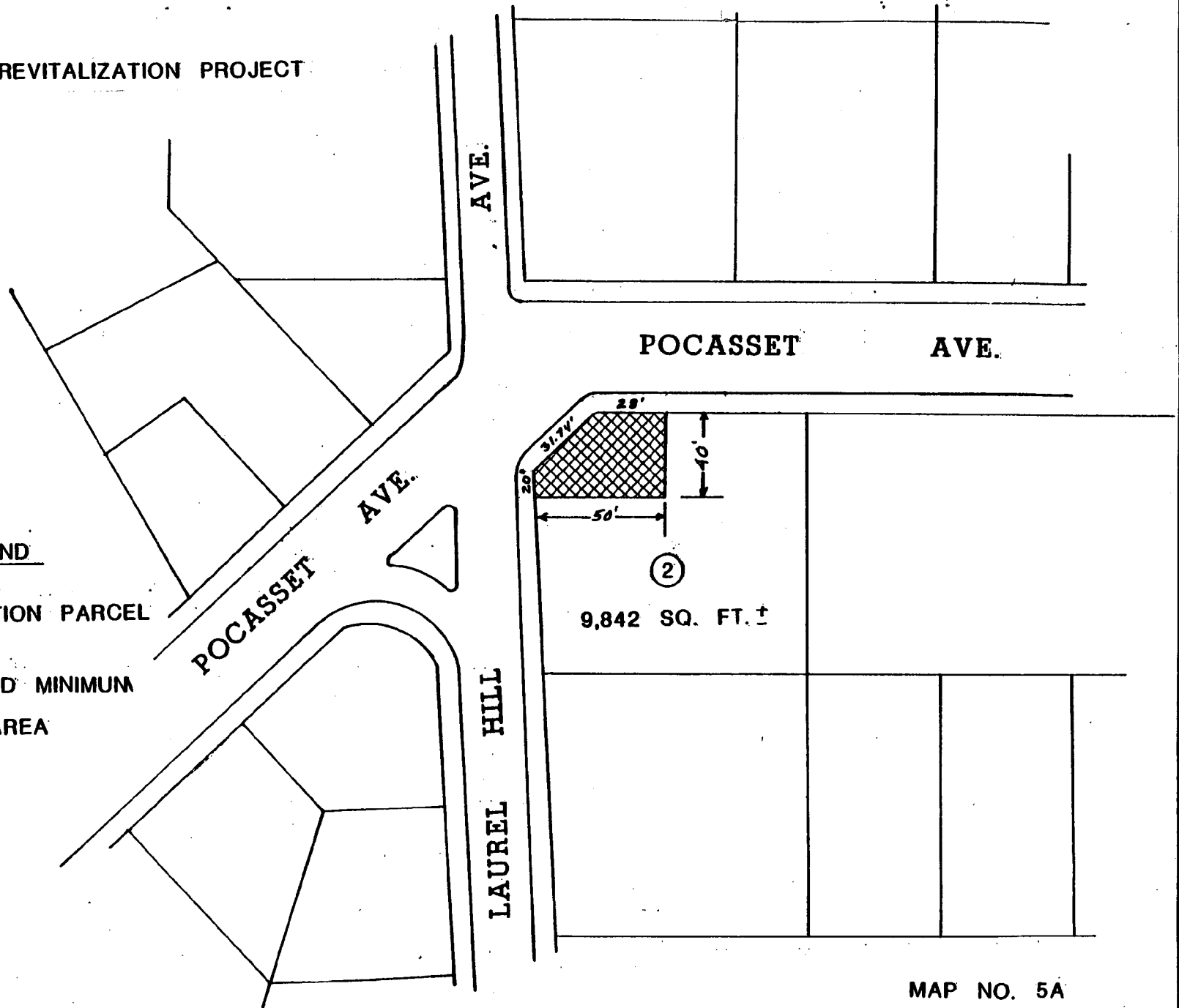


SILVER LAKE REVITALIZATION PROJECT

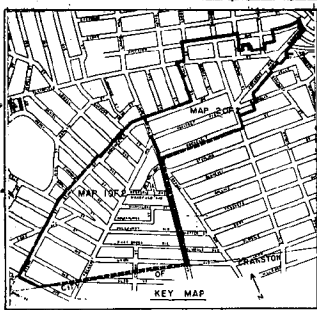
- LEGEND
- ① DISPOSITION PARCEL
-  REQUIRED MINIMUM YARD AREA



SCALE: 1" = 40'-0"



MAP NO. 5A
MINIMUM YARD REQUIREMENTS

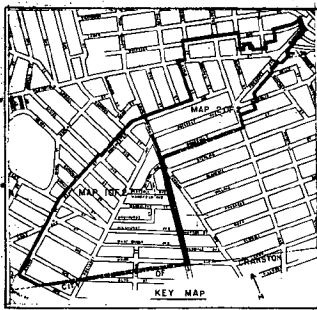




PROJECT BOUNDARY
SITE IMPROVEMENTS, WHERE NEEDED

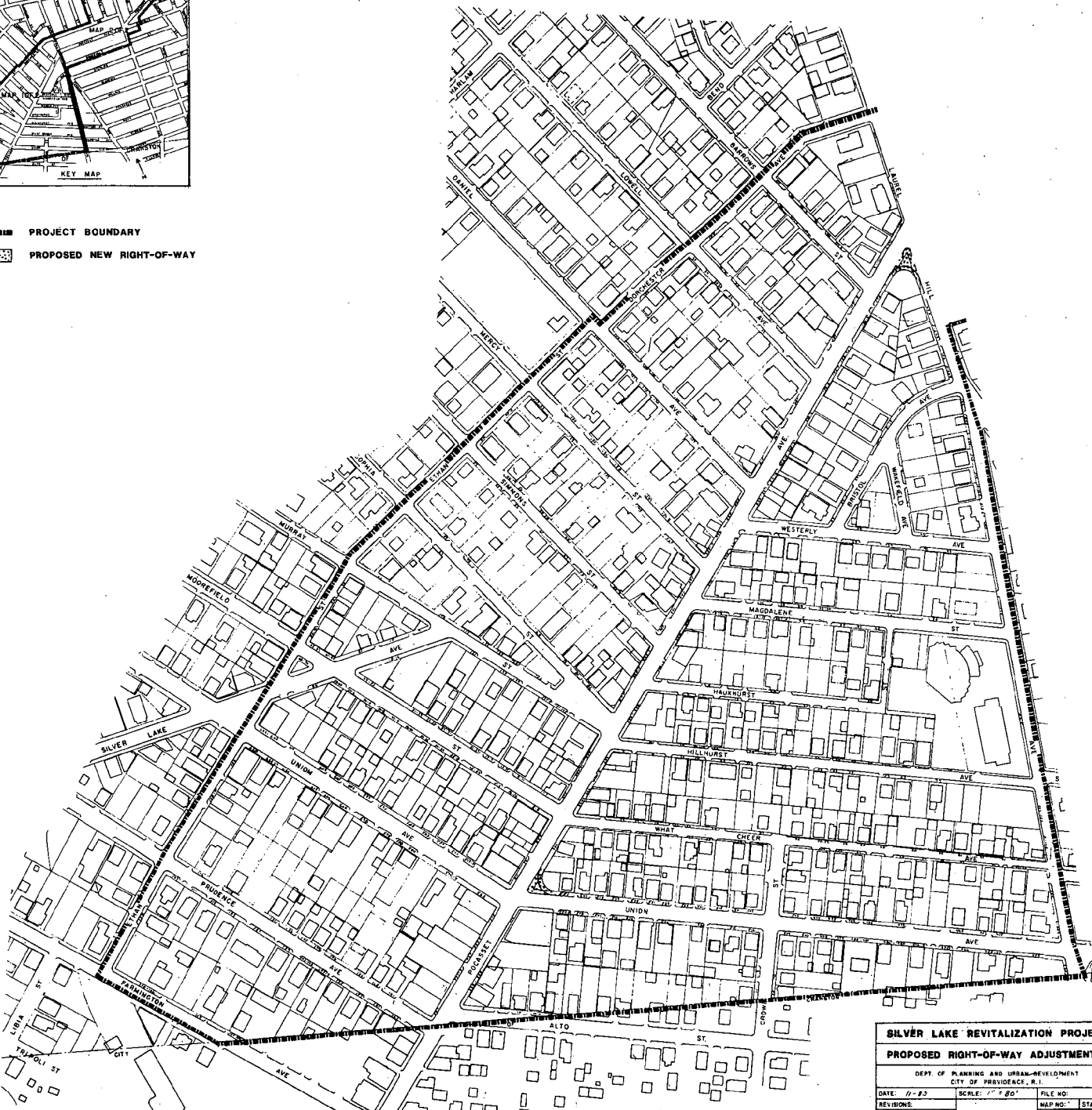


SILVER LAKE REVITALIZATION PROJECT			
PROPOSED SITE IMPROVEMENTS			
DEPT. OF PLANNING AND URBAN-DEVELOPMENT			
CITY OF PROVIDENCE, R.I.			
DATE: 11-83	SCALE: 1" = 80'	FILE NO.	
REVISIONS:		MAP NO.	6
		STATUS:	



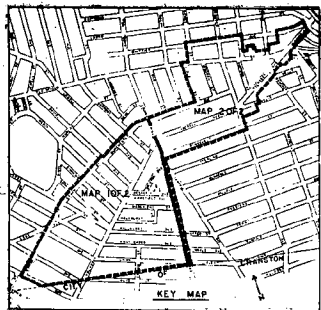


 PROJECT BOUNDARY
 PROPOSED NEW RIGHT-OF-WAY



MAP 1 OF 2

SILVER LAKE REVITALIZATION PROJECT			
PROPOSED RIGHT-OF-WAY ADJUSTMENTS			
DEPT. OF PLANNING AND URBAN-REVELOPMENT			
CITY OF PROVIDENCE, R.I.			
DATE: 11-83	SCALE: 1" = 60'	FILE NO:	
REVISIONS:		MAP NO:	7
		STATUS:	



MAP 2 OF 2

SILVER LAKE REVITALIZATION PROJECT			
PROPOSED RIGHT-OF-WAY ADJUSTMENTS			
DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.			
DATE: 11/83	SCALE: 1" = 80'	FILE NO.	
REVISIONS:		MAP NO.	7
		STATUS:	