

DEPARTMENT OF CITY CLERK

CITY HALL

APRIL 23, 1986

**CITY OF PROVIDENCE
RHODE ISLAND
PUBLIC HEARING
BEFORE THE COMMITTEE ON ORDINANCES**

Notice is hereby given that a Public Hearing is scheduled to be held **WEDNESDAY, APRIL 23, 1986 at 7:00 o'clock P.M. (E.S.T.)** in the Chamber of the City Council, City Hall, Providence, Rhode Island. The meeting will be concerned with the following Ordinance presented to the City Council which is on file in the Department of City Clerk, City Hall, together with maps, which are available for inspection:

AN ORDINANCE Amending Chapter 544 of the Ordinances of the City of Providence, Entitled "An Ordinance Zoning the City of Providence and Establishing Use, Height and Area Regulations" as Amended, by Adding Article IV-A, Entitled "Institutional Zone."

Public Information Workshops will be held at the following locations on dates specified:

April 10, 1986-7:00 P.M. Nathanael Greene Middle School
721 Chalkstone Avenue

April 14, 1986-7:00 P.M. Edmund W. Flynn School
220 Blackstone Street

April 15, 1986-7:00 P.M. Nathan Bishop Middle School
101 Sessions Street

All persons interested in the above are respectfully requested to be present at that time and place to be heard thereon.

PER ORDER COMMITTEE ON ORDINANCES
Councilman Thomas M. Glavin, Chairman
Councilwoman Evelyn V. Fagnoli, Vice-Chairwoman
Councilwoman Carolyn F. Brassil
Councilman Andrew J. Annaldo
Councilman Malcolm Farmer, III

Rose M. Mendonca
City Clerk

The Committee on Ordinances meets this evening at 7:00 o'clock P.M. in the Council Chamber, City Hall, at which time a Public Hearing is held in accordance with the accompanying advertisement.

PRESENT: Councilman Thomas M. Glavin, Chairman, Councilwomen Carolyn F. Brassil and Evelyn V. Fagnoli. Councilman Andrew J. Annaldo subsequently joins the meeting.

ABSENT: Councilman Malcolm Farmer, III.

(Rose M. Mendonca, Clerk, Michael R. Clement, Assistant Clerk, and Sandra P. Ginsberg, Assistant Clerk).

AN ORDINANCE AMENDING CHAPTER 544 OF THE ORDINANCES OF THE CITY OF PROVIDENCE, ENTITLED "AN ORDINANCE ZONING THE CITY OF PROVIDENCE AND ESTABLISHING USE, HEIGHT AND AREA REGULATIONS" AS AMENDED, BY ADDING ARTICLE IV-A, ENTITLED "INSTITUTIONAL ZONE."

Chairman Glavin addresses the audience, inviting them to sign up to be heard, and explaining the materials available for their perusal. In the interest of time, he requests that anyone who can, represent a group as their spokesperson, rather than many speakers making the same comments.

Chairman Glavin reminds the audience that previous to this hearing, three neighborhood public workshops were held in three parts of the City in order to

give people of this City an opportunity to review the proposed Ordinance and ask questions.

Chairman Glavin calls the first speaker.

RON CROSSON, 191 Dudley Street, Providence (Proponent)

Mr. Crosson states he wears two hats tonight, one as Chairman of the South Side Homeowners' Association, and second, as Co-Chairman of Edmund W. Flynn Parents' Association. On behalf of the Parents' Association, he commends the Mayor and the City Council for creating this proposed solution to the acquisition of properties by various tax-exempt institutions.

He points out one item regarding the placement of Flynn within the institutional boundaries, which is of concern to some of the parents. It is felt that by placing the school within these boundaries a situation could occur by which the school could become an attractive piece of real estate to another institution, as it would be exempt from any further variance requirements.

Mr. Crosson explains that the parents would like some assurances that Flynn will not be placed in a position whereby political pressure, or otherwise, could be used to jeopardize its existence, as they feel it is one of the best schools in Rhode Island.

Mr. Crosson states that on one of the proposed maps, there is another school that is not included in the boundaries, Nathanael Greene Middle School. He requests some light be shed on why one school is exempted, and one is not.

SUSAN MARK, 67 Stimson Avenue, Providence (Opponent)

Ms. Mark would like to repeat the remarks she made at the workshop at the Nathan Bishop Middle School last week.

She is a resident who lives close to an institutional building, and as such, fears that without some buffer between the residential property and the institutional property being created, the prospect of more intense development is real. She fears that because of her close proximity to Brown University, that Stimson Avenue (which is in the Historic District) has the prospect of 60-foot buildings ten feet away, and that would be very harmful for several reasons.

Because of the potential danger to the Historic District, she wonders whether it might make sense to push the boundary line 200 or 300 feet. She feels that if they wished to build closer than that boundary line, it would have to go through the Zoning Board, the neighbors would have an opportunity to be heard, and there would be a designated independent body who would examine their interests.

Ms. Mark suggests that this body look at the area of the map one more time and consider that.

Ms. Mark also refers to that area at the corner of Stimson Avenue and Hope Street and asks that the house which belongs to Brown University be taken out of the institutional zone, in order to control future development of that house and assure the neighborhood of some input.

Chairman Glavin assures Ms. Mark that this body has addressed that last concern, and there is going to be an adjustment.

LUIGI BIANCO, 117 Comstock Avenue, Providence (Proponent)

Mr. Bianco states that zoning is an opportunity to maintain the same or improve the quality of life in a neighborhood or community, and no institution, whether public or private, should be relieved of that social responsibility.

HERMAN BREWSTER, 146 - 4th Street, Providence (Opponent)

Mr. Brewster inquires as to what possible changes have been made since last week's workshops, to which Chairman Glavin responds by calling Kathy Fields of Planning and Development to outline the amendments proposed.

Mr. Frank Mastrati of the Solicitor's Office, and Mr. Merlin A. DeConti, Director of Inspection and Standards, are present, and both rise to the lectern to address the audience.

Mr. Mastrati speaks. He states that based on the three workshops, they took the following recommendations:

"Amendment to Page 3, Section IC-4 and IC-5

"Screening

Outdoor parking and loading areas shall be screened from the view of all adjoining residential uses by the method as stated in Section 24E of this Ordinance, or landscaped earthen berms.

"Landscaping

(a) Outdoor parking and loading areas shall be landscaped as follows:

- (1) Street frontage: Five (5) foot landscaping strip with one shade tree for every forty (40) feet of frontage.
- (2) Perimeters: Five (5) foot landscaping strip with one shade tree for every fifty (50) feet of perimeter. Compact evergreen screening shall be considered as meeting the landscaping strip requirement.
- (3) Interior: Landscaping areas totalling two percent of the lot area must be provided or one interior shade tree for every 200 square feet of required landscaping area. Parking areas with a capacity of twenty (20) cars or less and loading areas are exempt from interior landscaping requirements.

(b) Unbuilt and unpaved areas shall be landscaped as follows:

- (1) All sites shall be properly graded and drained.
- (2) All unbuilt areas of the site shall be provided, where needed, with suitable, properly designed and constructed walks and access drives.

(3) All unbuilt and unpaved areas of the site shall be suitably planted and permanently maintained with grass, shrubs and trees.

Amendment to Page 6, Section (VI) (a) through (d)

- (a) The proposed institutional use must meet the requirements of Section IC of Article IV-A.
- (b) The proposed height of the institutional use must meet the requirements of Section 1B of Article IV-A. A use may be erected up to seventy-five (75) feet in height with the approval of the board, provided a thirty (30) foot setback is maintained from all street lines and lot lines of other property owners and the one hundred (100) foot setback requirements of Section 1B cannot be maintained on the proposed site.

Section (b) becomes (c)
Section (c) becomes (d)
Section (d) becomes (e)."

Chairman Glavin then calls Merlin DeConti, Director of Department of Inspection and Standards, who states that the height requirements remain basically the same, twenty feet higher than abutting height requirements permitted in that zone or 75 feet, whichever is less. When more than 100 feet from an R Zone, the building height shall not exceed 75 feet.

(At this time, the testimony is unclear, and the Assistant Clerks are unable to record the statement because it is inaudible.)

The reference from which their remarks come follows:

No. **AN ORDINANCE** Amending Chapter 544 of the Ordinances of the City of Providence, Entitled "An Ordinance Zoning the City of Providence and Establishing Use, Height and Area Regulations" as Amended, by Adding Article IV-A, Entitled "Institutional Zone"

Approved

Be it ordained by the City of Providence:

Section 1 Chapter 544 of the Ordinance of the City of Providence, entitled "An Ordinance Zoning the City of Providence and Establishing Use, Height and Area Regulations" approved September 21, 1951, as amended, is hereby further amended as follows:

I. Article IV-A is hereby established following Article IV, Residential Zone Regulations, as follows: Article IV-A Institutional Zone

Section 1

The following regulations and the regulations contained in Article II General Provisions shall apply in the

I Institutional Zone:

A. Permitted Uses

- 1. Any use permitted in the R-4 Multiple Dwelling Zone; provided that all R-4 uses shall be subject to the same limitations and controls as to the use and area as specifically set forth in Sections 44A, Permitted Uses, and 44C, Area.

2. Health care facilities, including the following:

- (a) Hospital: Any hospital other than an animal hospital;

- (b) Clinic for medical, dental, surgical or psychiatric treatment of disease and disability, whether on an in-patient or out-patient basis;
- (c) Centers for occupational and physical therapy, physical fitness, and drug and alcohol rehabilitation facilities (provided such drug or alcohol rehabilitation facilities are owned by or operated in conjunction with a hospital).
- (d) Medical diagnostic or treatment facilities;
- (e) Medical or dental research, medical or dental laboratory and education facilities;
- (f) Medical or dental office building occupied primarily by physicians, surgeons, dentists or other medical, paramedical and parodontal personnel;
- (g) Day care, extended care, convalescent or congregate housing facility;
- (h) Health Maintenance Organization;
- (i) Any use accessory to any of the foregoing as defined in this ordinance.

3. Educational Institutions as defined in Section 21.

B. Height

- 1. Building height within 100 feet of the boundary of an R zone shall be no higher than 20 feet above the building height permitted in that zone, or 75 feet, whichever is less.
- 2. When more than 100 feet from an R Zone, the building height shall not exceed 75 feet.

C. Areas

- 1. Front Yard: Where the block frontage is located wholly in the I Zone and where the distance between the curb line of the street and the front property line is 12 feet or more in width no front yard is required. Where the block frontage is located partly in the I Zone and partly in an R Zone the front yard requirement of the R Zone shall apply in the I Zone. Where the distance between the curb line of the street and the front property line is less than 12 feet in width the ground floor setback of the institutional structure or use shall be sufficient to provide a 12 foot open space between said curb line and said institutional structure or use.
- 2. Side and Rear Yards: 30 feet for any yard which abuts a lot line of a lot in an R Zone.
- 3. Off-Street Loading: In place of the provisions of Section 24D, the following provisions shall prevail: There shall be provided and maintained on the same lot or contiguous lots with any institutional building or structure erected subsequent to the adoption of this Ordinance requiring routine receipt or distribution of materials by commercial vehicles in the ordinary course of business, adequate space for standing, loading and unloading in order to avoid undue interference with public use of the street. Such space, except to the extent provided

for within a building, shall include a 10 foot by 25 foot loading space with a 14 foot height clearance for the first 50,000 square feet of floor area or a fraction thereof in excess of 25,000 square feet and one additional space for every additional 100,000 square feet of floor area or fraction thereof in excess of 50,000 square feet with access provided not less than 50 feet from any intersection. The dimensions of off-street loading berths shall not include driveways or entrances to or exits from such off-street loading berths and shall not be counted as off-street parking space.

4. Screening: Outdoor parking and loading areas shall be screened from the view of all adjoining residential uses by the method as stated in Section 24E of this Ordinance, by a chain link fence with opaque slats, or by a comparable method.
5. Landscaping: All unbuilf and unpaved areas of the site shall be landscaped and maintained free of debris.

II. Section 22 of Article II entitled "Buildings and Uses Not Affected by Zoning" of the Zoning Ordinance of the City of Providence, Chapter 544, approved September 21, 1951, as amended, is hereby further amended by deleting the following:

..."hospitals (except hospitals, or sanitariums for contagious, mental, drug or liquor addict cases and animal hospitals)",

..."Educational institutions, as defined in Section 21, for their usual purposes and activities, are exempt from the use provisions of this Ordinance, provided that no such use shall be permitted which involves the erection of any new structure within thirty (30) feet of the boundary line of a lot owned by others in an R Zone."

III. Add at the end of subparagraph (b) of sub-section 1 of Section 23B entitled "Non-conforming Use of Buildings or Structures" the following:

Provided, however, that the non-conforming use of a building or structure which would be a permitted use in an I Zone under the provisions of subparagraph A(2) of Article IV-A I. may be changed only to a use permitted under that subparagraph or to a use permitted in the zone in which it is located; and provided further that a non-conforming use of a building or structure which would be a permitted use in an I Zone under the provisions of subparagraph A(3) of Article IV-A I. may be changed only to a use permitted under that subparagraph or to a use permitted in the zone in which it is located.

IV. Add the following paragraph following paragraph (f) of sub-section 2 of Section 24C of Article II entitled "Automobile Parking space".

- (g) Educational institutions shall provide parking spaces in accordance with the following requirements whenever any building is erected or added to subsequent to the adoption of this Ordinance:

- One parking space per 3 employees and staff (calculated according to the largest number in attendance for any work shift during an average day), plus
- One parking space per 8 non commuting students who are over the driving age, plus
- One parking space per 2 commuting students for colleges and universities (calculated according to the largest number in attendance for any work shift during an average day), plus
- One parking space per 4 students in high school and other secondary educational institutions over the driving age.
- One parking space for every ten (10) seats for all auditoriums, skating rinks, stadiums or other buildings with provision for exhibitions or athletic events. Parking spaces provided for other purposes which are available at the time of the exhibition or athletic event may be counted towards the parking required herein.

(h) Health care facilities shall provide parking spaces in accordance with the following requirement whenever any building is erected or added to subsequent to the adoption of this Ordinance:

- One parking space per four (4) patient beds, plus
- One parking space per each staff or visiting doctor (calculated according to the largest number in attendance at any hour during an average day), plus
- One parking space for each three (3) employees, including nurses, (calculated according to the largest number in attendance for any work shift during an average day), plus
- Adequate number of spaces for hospital ambulances and similar vehicles.

(i) Parking spaces required for an Educational Institution or Health Care Facility need not be on the same lot with the main building or structure, so long as they are within an I zone or any other zones permitting commercial parking. The number of insufficient parking spaces for educational institutions and health care facilities calculated in accordance with the requirements as stated herein at the time of the adoption of this ordinance shall be permitted under the terms of this ordinance but shall not be allowed to be increased.

V. Add the following sentence following Paragraph 4. of Section 26 of Article II entitled "Only One Main Building on a Lot". Institutional buildings in the Institutional Zone shall not be restricted by this regulation.

VI. Article II entitled "Special Exceptions" of the aforesaid Zoning Ordinance is hereby amended by adding the following new Section 28:

Section 28. Special Exceptions for Institutional Uses
 Institutions as outlined in subparagraph A(2) and A(3)
 of Article IV-A shall be permitted within any R Zone
 whenever such uses are deemed essential and desirable to
 the public convenience and welfare and are in harmony
 with the various elements and objectives of the
 Providence Master Plan, provided the following criteria
 has been met and their location is first approved by the
 Board as provided for in Sections 91 and 92.

- (a) The proposed institutional use must meet the
 criteria of Section 1B and 1C of Article IV-A, or
 may be erected to seventy-five (75) feet in
 height whenever a thirty (30) foot setback is
 maintained from all street lines and lot lines of
 other property owners.
- (b) The proposed institutional use cannot be
 reasonably located on any existing property of
 the institution within a zone in which the use is
 permitted.

- (c) That parking is provided for the proposed
 institutional use in accordance the parking
 requirements outlined in Section 24 of this
 Ordinance for institutional uses.

- (d) The proposed use is in substantial compliance
 with the Institutional Master Plan on file with
 the City Clerk's Office of the City of Providence.

VII. Add "I Institutional Zone" following the zone designation
 list in Section 31 of Article III entitled "Establishment
 of Zones" and add the words "as amended to date" following
 the last word of the last sentence of the last paragraph of
 said Section 31.

- Section 2 There is hereby created an Institutional Zone, the zoning
 boundaries of which are shown on the attached maps which is
 incorporated and made part of this Ordinance.
- Section 3 Any use permitted in the I Zone pursuant to Article IV-A Section
 1A2 and 1A3 shall be a permitted use in a R-5, C-1, C-2, C-3,
 C-4, M-1 and M-2 Zone provided, however, that all I uses shall
 be subject to the same limitations and controls as to use and
 area as specifically set forth in Section 1B and 1C of Article
 IV-A.
- Section 4 This Ordinance shall take effect upon its passage by the City
 Council and its approval by the Mayor.

Following Mr. DeConti's testimony, Chairman Glavin reminds the audience
 that several recommendations were addressed.

Mr. Brewster states his concern is the Ordinance was written without any
 participation from the community, and he feels the public should have been
 involved in the writing of the Ordinance. He states that what his group has
 done is write their own Ordinance, of which he distributes 15 copies.

City of Providence
State of Rhode Island and Providence Plantations

AN ORDINANCE Amending Chapter 544 of the Ordinances of the City of Providence, Entitled "An Ordinance Zoning the City of Providence and Establishing Use, Height, and Area Regulations" as Amended, by Adding Article III-A, Entitled "Institutional Zone"

Be it Ordained by the City of Providence:

Section 1

Chapter 544 of the Ordinance of the City of Providence, entitled "An Ordinance Zoning the City of Providence and Establishing Use, Height and Area Regulations" approved September 21, 1951, as amended, is hereby further amended as follows:

I. Article III-A is hereby established following Article III, Zones, as follows: Article III-A Institutional Zone Regulations

Section 40 I Institutional Zone

The following regulations and the regulations contained in Article II General Provisions shall apply in the I Institutional Zone:

A. Permitted Uses

1. Hospitals (except hospitals or sanitariums for contagious, mental, drug or liquor addict cases and animal hospitals) as defined in Section 21.
2. Homes for the Aged, operated on a non-profit basis.
3. Educational Institutions as defined in Section 21.
4. Exceptions-To use regulations are provided for in Section 71.

B. Height

1. Building height within 150 feet of the boundary of an R zone shall be no higher than building height permitted in that zone, or 75 feet, whichever is less.
2. When more than 150 feet from an R zone, the building height shall not exceed 75 feet.
3. Exceptions-To height regulations are provided for in Section 72.

C. Areas

1. Front Yard: Where the block frontage is located wholly in the I zone and where the distance between the curb line of the street and the front property line is 12 feet or more in width no front yard is required. Where the block frontage is located partly in the I zone and partly in an R zone the front yard requirements of the R zone shall apply in the I zone.

Where the distance between the curb line of the street and the front property line is less than 12 feet in width the ground floor setback of the institutional structure or use shall be sufficient to provide a 12 foot open space between said curb line and said institutional structure or use.

2. Side and Rear Yards: 30 feet for any yard which abuts a lot line of a lot in an R zone.
3. Screening: Outdoor parking and loading areas will be screened from the view of all adjoining residential uses by the method as stated in Section 24E of this Ordinance.
4. Site Improvements: The site shall be landscaped, graded, drained and maintained.

II. Section 22 of Article II entitled "Buildings and Uses Not Affected by Zoning" of the Zoning Ordinance of the City of Providence, Chapter 544, approved September 21, 1951, as amended, is hereby further amended by deleting the following:

..."hospitals (except hospitals, or sanitariums for contagious, mental, drug or liquor addict cases and animal hospitals)",
..."homes for the aged...homes for the aged",
..."Educational institutions, as defined in Section 21, for their usual purposes and activities, are exempt from the use provisions of this Ordinance, provided that no such use shall be permitted which involves the erection of any new structure within thirty (30) feet of the boundary line of a lot owned by others in an R zone."

III. Add at the end of paragraph (b) of sub-section 1 of Section 23B entitled "Non-conforming Use of Buildings or Structures" the following:

Provided, however, that the non-conforming use of a building or structure which would be a permitted use in an I zone under the provisions of sub-section 1 of Section 40A may be changed only to a use permitted under that sub-section or to a use permitted in the zone in which it is located; and provided further that a non-conforming use of a building or structure which would be a permitted use in an I zone under the provisions of sub-section 2 of Section 40A may be changed only to a use permitted under that sub-section or to a use permitted in the zone in which it is located; and provided further that a non-conforming use of a building or a structure which would be a permitted use in an I zone under the provisions of sub-section 3 of Section 40A may be changed only to a use permitted under that sub-section or to a use permitted in the zone in which it is located.

IV. Add the following paragraphs following paragraph (f) of sub-section 2 of Section 24C of Article II entitled "Automobile Parking Space".

- (g) Educational institutions shall provide parking spaces in accordance with the following requirements whenever any building is erected or added to subsequent to the adoption of this Ordinance:
- One parking space per two (2) employees and staff (calculated according to the largest number in attendance for any work shift during an average day), plus
 - One parking space per eight (8) non-commuting students who are over the driving age, plus
 - One parking space per two (2) commuting students for colleges and universities (calculated according to the largest number in attendance for any work shift during an average day), plus
 - One parking space per four (4) students in high school and other secondary educational institutions over the driving age.
 - One parking space for every ten (10) seats for all auditoriums, skating rinks, stadiums or other buildings with provision for exhibitions or athletic events. Parking spaces provided for other purposes which are available at the time of the exhibition or athletic event may be counted towards the parking required herein.
- (h) Hospitals and homes for the aged (non-profit) shall provide parking spaces in accordance with the following requirement whenever any building is erected or added to subsequent to the adoption of this Ordinance:
- One parking space per two (2) patient beds, plus
 - One parking space per each staff or visiting doctor (calculated according to the largest number in attendance at any hour during an average day), plus
 - One parking space for each two (2) employees, including nurses, (calculated according to the largest number in attendance for any work shift during an average day), plus
 - Adequate number of spaces for hospital ambulances and other vehicles.
- (i) Parking spaces required for an educational institution, hospital or home for the aged (non-profit) need not be on the same lot with the main building or structure, so long as they are within any zones permitting commercial parking. The

number of insufficient parking spaces for educational institutions, hospitals and homes for the aged (non-profit) calculated in accordance with the requirements as stated herein at the time of the adoption of this Ordinance shall be permitted under the terms of this Ordinance but shall not be allowed to be increased.

- V. Add the following sentence following sub-section 4 of Section 26A of Article II entitled "Only One Main Building on a Lot". Institutional buildings in the Institutional Zone shall not be restricted by this regulation.
- VI. Section 27 of Article II entitled "Special Exceptions" of the aforesaid Zoning Ordinance is hereby amended by deleting sub-section 6.
- VII. Add "I Institutional Zone" following the zone designation list in Section 31 of Article III entitled "Establishment of Zones" and add the words "as amended to date" following the last word of the last sentence of the last paragraph of said Section 31.
- VIII. Add "(z) Homes for the aged, operated on a non-profit basis" following the use designation list in sub-section 3 of Section 51A of Article V entitled "C-1 Limited Commercial Zone".
- IX. Add "(y) Educational institutions, as defined in Section 21" "(z) Hospitals (except hospitals or sanitariums for contagious, mental, drug or liquor addict cases and animal hospitals), as defined in Section 21" following the use designation list in sub-section 2 of Section 52A of Article V entitled "C-2 General Commercial Zone".

Section 2

There is hereby created an Institutional Zone, the zoning boundaries of which shall be strictly drawn around those substantially-contiguous, institutionally-owned buildings which were designed and constructed for institutional use.

Section 3

This Ordinance shall take effect upon its passage by the City Council and its approval by the Mayor.

E, JEROME BATTY, Hinckley, Allen, Salisbury & Parsons, 1500 Fleet Center,
 (Proponent) Providence, Attorney for Roger Williams General Hospital

He states he is here this evening representing Roger Williams General Hospital, and commends the Members of the Ordinance Committee and the City Council for their time and effort in the preparation of this Ordinance. He explains that although he is interested in the protection of the abutting properties, at the same time he would like to see the institution be allowed the ability to grow and develop.

One area of concern has to do with the proposed map of the old Women and Infants Hospital.

(Mr. Batty's comments become inaudible, and the Clerks are unable to decipher the testimony.)

DONALD SINGEWALD, 36 Langham Road, Providence (Opponent)

Mr. Singewald states this is a serious problem for the entire City. He sees the real issue as how institutional zoning will be preserved in the future.

Citing various properties, he is of the opinion that placing these properties in the institutional zoning is unfair to property owners and limits prospective buyers. He states that it discourages further development of residential zones.

Mr. Singewald is of the opinion that the Flynn School should be excluded from

the institutional zoning. He feels the standards of the Ordinance are not stringent enough and do not contain strong enough language.

He states his group is willing to sit down with the Administration to discuss their proposed Ordinance, and he asks the City Council give their Ordinance serious consideration.

JOHN WELSH, 56 Fourth Street, Providence (Opponent).

Mr. Welsh, a member of the Summit Avenue Neighborhood Group, states his group wished to have him repeat the remarks he had made at Nathan Bishop's workshop.

He wishes to say that during 1982 Miriam Hospital acquired many houses in the area, and he is of the opinion the Zoning Board and the City Council should re-think the zoning to determine if it adversely affects the many interests.

RICHARD WESSNER, 16 Brewster Street, Providence (Opponent)

Mr. Wessner thanks the Committee Members for including their suggestions of last week, and states it gives the institution something to shoot for. He states in the areas of Brown and Rhode Island School of Design, the problem is not so much with aesthetics as it is with the other people here.

Relative to the parking issue, he is of the opinion that the rule being used for the parking problem really does not address the situation. He states that as he understands the parking issue, the rule is 500 square feet of floor area for one parking space. He would like to think that the parking issue is being approached in a way that addresses the reality of the situation.

He would like to make some specific suggestions relative to the 500-foot rule. He agrees with the one parking space for four patient beds. He thinks one parking space for each two employees is more realistic than for each three employees. In the case of Ambulatory Care, or any of the other uses listed that would involve people coming and going, he thinks the language should be something closer to what is listed on page five of the amended Ordinance, ".... calculated according to the largest number in attendance expected during an average day."

He believes that if adequate parking cannot be developed in the institutional zone, or in the adjacent commercial zone, that facility (Ambulatory, or other) should not be built in that area.

Mr. Wessner states that he wishes it to be known that he signed up as an "opponent" to this Ordinance, but he is a proponent, because he thinks it is a great step forward. But, he thinks, there are adjustments to be made.

DOUG WOOD, 72 - 8th Street, Providence (Opponent)

Mr. Wood states that he is of the opinion that institutions should be subject to the same zoning regulations and principles as every other commercial and industrial entity in the City. He believes the proposed Ordinance is not the case. It does have a set of rules and regulations for the institution, and he does not think it adequately protects the neighborhoods and neighbors from further expansion. He believes that (as said previously) rather than an institutional zone, it should be required that any further expansion be considered in the category of "Special Exceptions." He is of the opinion that would ensure greater citizen participation in the development of institutions.

Mr. Wood cites his disagreements with the sections on Height and Special Exceptions, and states he would like to see this Ordinance worked out to the point where it actually does protect the neighborhoods.

JAMES O'CONNELL, 79 Pinehurst Avenue, Providence (Opponent)

Mr. O'Connell approves of the idea of institutional zoning, but has some problems with the Ordinance, especially the "Special Exceptions" portion.

(N O T A U D I B L E)

STEVE RABSON, 112 Fourth Street, Providence (Opponent)

Mr. Rabson is also a member of the Summit Avenue Neighborhood Association, and he has a concern about the parking lots and other open fields. He is of the opinion the Ordinance leaves loopholes. He states that a line should be drawn along existing buildings.

Mr. Rabson is hopeful that in the future, the Committee will bring their group into the process.

LAURA SINGEWALD, 36 Langham Road, Providence (Opponent)

Ms. Singewald is a fourth-grade student at the Flynn School, and states that if the Ordinance remains the same, the Flynn School could be bought up by the Rhode Island Hospital for further development.

Ms. Singewald states that she does not feel that the Flynn School should be within the institutional zone.

GRANT DULGARIAN, 20 Exeter Street, Providence (Opponent)

Mr. Dulgarian wishes to comment for the record some of his concerns.

He states that Providence is losing housing stock, and if the City wants to bring population back into the City, the Institutional Zone Ordinance will allow the hospitals to gobble up the land. He is of the opinion the boundary lines are atrocious.

Mr. Dulgarian criticizes the comments of the Roger Williams Hospital represen-

tative relative to R-2 zoning.

Mr. Dulgarian does not feel the Ordinance even comes close to making sense. He is critical of the Administration's manner of drawing up the Ordinance and thinks they should take the time to examine it.

(N O T A U D I B L E)

KATHRYN KARLSSON, 32 Boylston Avenue, Providence (Opponent)

Mrs. Karlsson is the parent of children attending the Flynn School and has a big concern about the school being included in the zoning merely to facilitate the inclusion of the OIC Building. She wants to see it left out of the Rhode Island Hospital zone, stating that many schools are being allowed to fold and this is a real concern of theirs. Their school does not afford much space for their students on the grounds, and if it does happen that the OIC is being considered for future development, it will not benefit the school or children in the area.

Chairman Glavin calls for anybody else who might like to address the Committee, and there is no response. He wishes to recess the meeting until Monday at 6:00 o'clock P.M. for the purpose of rectifying an unintentional mistake involving the arrangement of this meeting without the realization it was the first day of Passover. He wishes to allow those unable to be here tonight the opportunity to express their views on this issue. He thanks all present for coming down tonight, and assures them their interests and concerns will be taken up before the Committee.

On motion of Councilwoman Fagnoli, seconded by Councilman Annaldo, it is voted that this meeting be continued until Monday, April 28, 1986 at 6:00 o'clock P.M.

This portion of the public hearing ends at 8:20 o'clock P.M., recessing to Monday, April 28, 1986 at 6:00 o'clock P.M.

Sandra P. Gineberg
ASSISTANT CLERK

Rose M. Mendover
CLERK

Michael R. Clement
ASSISTANT CLERK

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Compared *ATC*