WBNA Neighborhood Development Guidelines

WBNA is a neighborhood-based organization that promotes responsible neighborhood development and works with local property owners, business owners and developers to assist in the neighborhood development process.

**Goals of Responsible Neighborhood Development**

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<td><strong>Physical</strong></td>
<td>Respect and enrich the architectural heritage, physical character and environmental health of the urban neighborhood and streetscapes.</td>
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<tr>
<td><strong>Social</strong></td>
<td>Respect and enrich the diverse social fabric of the neighborhood encouraging physical and social integration and enjoyment of different lifestyles, incomes, cultures, ages, races and ethnicities.</td>
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<td><strong>Economic</strong></td>
<td>Promote convenient and safe access to a variety of goods, services and employment opportunities to encourage an urban vitality that serves the daily needs and enriches the daily experience of all residents.</td>
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(Refer to the WBNA Blueprint for Responsible Development in Providence’s Historic Neighborhoods.)

**Information Requested for Development Proposals**

Please provide the information requested below when bringing your project for neighborhood review. WBNA will use the information you provide to assist you with the development and approval process. Some of the comments or questions may not pertain to your project. Please provide as much information as appropriate.

**Development Summary**

Describe the goals of the development, how the development will benefit the neighborhood and how it might further the above goals. Describe: Property characteristics, neighborhood impact (e.g. architectural consistency, density, services, etc.), unique or special design features, type of construction, number and type of new or rehabilitated units, etc.

**Physical Characteristics**

**Site Information**

1. **Vicinity Map**: Provide a map showing location of project within neighborhood. (Base map is attached for your use or reference.)
2. **Site Plan**: Provide a site plan showing site dimensions, adjacent properties, and location(s) of new and existing building(s) on the site.
   a. Identify the immediately adjacent land uses (North, South, East, West)
   b. Environmental Considerations: Are there any substance(s) that might be located either on site or in close proximity to the site that might be an
environmental hazard? (Lead, asbestos, petroleum, manufacturing chemical waste, etc.) Have you had an environmental review of the property?

c. Historic Considerations: is the site located within the boundaries of an established local or national Historic District? Does the structure(s) have any historic significance? If so, please describe. Are you using financial incentives available for historic restoration?

d. Demolition: Is the demolition of any buildings planned? Please describe.

3. **Building(s) design:** Please provide plans, elevations and sections of your proposed development as appropriate.

4. **Landscaping:** Describe the ground treatment, planting, parking, exterior lighting.

**USE CONSIDERATIONS**

1. **Building use:** Please describe how the buildings will be used: Services, populations served, hours of operation, traffic, market area, etc.

2. **Special licenses:** Are any licenses required (eg. liquor, auto service, etc.)? If so, please describe.

3. **Relocation:** Does the development involve relocation of tenants or businesses? If so, please describe.

4. **Site control:** Do you have site control? (Ownership, purchase agreement, option, lease agreement)

**TECHNICAL AND CODE COMPLIANCE CONSIDERATIONS**

1. **Zoning:** What is the zoning classification? Describe the permitted uses within the zoning designation. (Refer to last page for general information on the Westminster Street zoning district.)

2. **Site survey:** Do you have a survey that locates property lines, site features, utilities, etc?

3. **Parking:** What is required and provided?

4. **Code review:** Have you reviewed all building code requirements? (Dept of Inspections)

5. **Fire safety review:** Have you reviewed all fire code requirements? (State Fire Board)

6. **Handicapped accessibility:** Describe provisions for accessibility.

**DEVELOPER INFORMATION**

1. **Development Team:** Do you have an Architect, Contractor(s), Attorney, Other? (Specify) Briefly describe the previous development experience of the team.

2. **City council support:** Have you reviewed your plans with and gained support of the Councilperson?

3. **Other supporting agencies** that can provide development assistance, financial support and advice: Economic Development Corp, Providence Preservation Society Revolving Fund, LISC, Providence Planning and Development, Office of Neighborhood Assistance.

**DEVELOPMENT BUDGET**

1. **Optional information ~ Development budget:** If desired, please give a brief description of your construction cost estimate (cost per square foot); Capital budget and operating budget (if applicable). Describe your sources of development funds. Are there any unusual costs?
BRIEF SUMMARY OF WEST SIDE OVERLAY DISTRICT REQUIREMENTS
(Refer to City of Providence Ordinance No. 538 for details.)

The West Side Overlay District has been created to protect and reinforce the unique urban character of Westminster Street.

GENERAL GOALS
The development shall consider and promote:
- Architectural integrity and compatibility
- Historic preservation
- Neighborhood-oriented commercial services
- Pedestrian and bicycle friendly development
- Daytime and nighttime street activity
- Sustainable investment with high quality development and construction
- Improved urban green spaces

SOME SPECIFIC RESTRICTIONS

1. Commercial properties (Office, retail, …)
Buildings shall be built to the property line or sidewalk. (Zero set-back from front lot line.)
Frontage must extend minimum 60% of lot frontage.

2. Residential properties
Front setback may range from zero to 6 feet to allow for porch and or small yard.

3. Lots
Lot frontages shall have a fence as permitted by the ordinance.
Lot frontages shall have minimum 4' wide planting strip per ordinance.

4. Corner lots
Buildings must be set to front and side property lines. Corner lots must not be used as parking lots.

5. Parking areas
Required number of parking spaces may be reduced from zoning ordinance requirements.

6. Demolition
Demolition is allowed only by application and approval.

7. Building design
Buildings must be a minimum of 2 stories high with a 10-foot floor-to-ceiling dimension on the first floor. Doors and windows shall be of appropriate sizes and frequency.
Exterior materials must be wood, brick, stone, concrete or smooth stucco. Vinyl and aluminum siding are not permitted. Ground floor elevations on commercial streets must have 70% transparency on the ground level between 2’ and 9’ from grade. Upper floors must be 15-40% transparent.