

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1980-26

No. 245

AN ORDINANCE AMENDING CHAPTER 1977-15 OF THE ORDINANCES OF THE CITY OF PROVIDENCE, APPROVED APRIL 28, 1977, ENTITLED, "AN ORDINANCE APPROVING AND ADOPTING THE OFFICIAL REDEVELOPMENT PLAN FOR THE FEDERAL HILL EAST PROJECT:, AS AMENDED BY CHAPTER 1977-48 OF THE CITY OF PROVIDENCE, APPROVED DECEMBER 9, 1977 AND AS AMENDED BY CHAPTER 1979-2 OF THE CITY OF PROVIDENCE, APPROVED JANUARY 22, 1979

Approved May 3, 1980.

Be it ordained by the City of Providence:

1. That Chapter 1977-15 of the Ordinances of the City of Providence, approved April 28, 1977, entitled, "An Ordinance Approving and Adopting the Official Redevelopment Plan for the Federal Hill East Project" as amended by Chapter 1977-48 of the Ordinances of the City of Providence, Approved December 9, 1977, and as also amended by Chapter 1979-2 of the City of Providence, approved January 22, 1979, be and the same is hereby amended as follows:

A. Insert paragraph 3. "Property Rehabilitation Standards" in Section D. Urban Renewal Techniques To Be Used To Achieve Plan Objectives as contained in and set forth in page 15 of that certain booklet entitled, "Federal Hill East" Official Redevelopment Plan which is part of the aforementioned Ordinances as amended to date:

3. Property Rehabilitation Standards

1) Residential Rehabilitation Standards

(a) Minimum Housing Standards

Minimum Housing Standards for acceptable dwelling rehabilitation within the renewal area (1) shall consist of legal requirements contained in an ordinance of the City of Providence entitled "An Ordinance Providing Minimum Standards for Housing", Chapter 1040, approved July 9, 1956 as amended to date, and a code of the State of Rhode Island entitled "Rhode Island Housing Maintenance and Occupancy Code", approved May 7, 1970, as amended to date.

(b) In addition, buildings and uses proposed for rehabilitation shall be subject to compliance with those controls for open space, off-street parking facilities and screening, landscaping, etc. which are set forth in Section F. "Land Disposition Supplement" and are applicable to residential properties. Provided, however, that a waiver or modification to the strict application of these controls may be granted by the Agency, and by the Zoning Board of Review, where necessary, due to location of the structure on the land, lack of available open space, adverse topography, etc. where the objectives of the Plan are not abrogated by such action, and where such action is not in violation of the Zoning Ordinance or the Building Ordinance.

2) Non-Residential Rehabilitation Standards

(a) Minimum Non-Residential Standards

The Building Ordinance and the Zoning Ordinance shall control all matters concerning the construction, alteration, repair,

No.

CHAPTER

AN ORDINANCE

removal, demolition, use, addition, location, occupancy, and maintenance of all buildings and other structures and their service equipment.

(b) Buildings and Uses Proposed for Rehabilitation shall be subject to compliance with those controls for open space, off-street parking and loading, screening, and buffering, etc. which are set forth in Section F, "Land Disposition Supplement", and are applicable to non-residential properties. Provided, however, that a waiver or modification to the strict application of these controls may be granted by the Agency, and by the Zoning Board of Review, where necessary, due to the location of the structure on the land, lack of available open space, adverse topography, etc. where the objectives of the Plan are not abrogated by such action, and where such action is not in violation of the Zoning Ordinance or the Building Ordinance.

(c) Non-Residential Area Standards
Owners of all non-residential properties shall be encouraged to undertake:

(1) The cleaning or repainting of all exterior and interior metal, masonry, glass and woodwork where required.

(2) The provision of off-street parking and loading spaces relative to the type of establishment.

(3) The screening, from the view of adjoining residential uses and right-of-way, of all out-of-door parking areas, loading areas and storage spaces, by use of a uniform appearing adequate year-round screen.

(4) The replacement of all broken, loose, or unsafe fenestration of all windows, doors, and store fronts.

(5) The grading or regrading of all lots in such a manner as to provide a satisfactory drainage of water runoff away from buildings and from the lot to a public street or drainage easement.

(6) The suitable surfacing or resurfacing of all driveways, parking areas, walks and plazas so as not to constitute a nuisance to the surrounding areas.

(7) The proper landscaping of all other open areas.

(8) Either the replacement of existing undesirable signs or the placement of new signs which in either case are to be:

(a) Neither flashing nor animated.

(b) Integrated with the overall appearance of the structure to which the signs are affixed.

(9) The placement and shielding of any spotlight or similar source of illumination so that the light source is not visible from any right-of-way or from adjacent properties.

(10) The repair, painting or replacement of fencing, walls and screening as required.

The implementation of rehabilitation standards as well as the execution of rehabilitation activities outlined above will involve essentially; (a) the enforcement by the City of its Minimum Standards Housing Ordinance; (b) the enforcement by the City of its Zoning Ordinance; (c) the enforcement by the City of its Building Ordinance; (d) the enforcement by the City and State of all other applicable ordinances; and (e) the exercise, from time to time and as necessary, by the Agency of its power of selective

clearance in order to secure the acquisition of single or scattered parcels of real property within the Area, through purchase, condemnation or otherwise; and the relocation and the demolition and/or removal of buildings or improvements thereon where necessary.

B. Insert Lot 656 on City Assessor's Plat 28 numbered 372-376 Atwells Avenue to the proposed acquisition list in Paragraph E-2 entitled, "Proposed Acquisition" as continued in and set forth on Page 15 of that certain booklet entitled "Federal Hill East" Official Redevelopment Plan, 1977 which is part of the aforementioned Ordinance.

C. Delete only topic heading in Paragraph F.1.b. entitled, "C-4 Heavy Commercial Zone" as set forth on Page 20.

D. Insert only topic heading in Paragraph F.1.c. entitled "C-4 Heavy Commercial Zone" as set forth on Page 20.

E. Insert the following paragraph F.1.b. entitled "b.C-2 General Commercial Zone" as set forth on Page 20.

b) C-2 General Commercial Zone

(1) Permitted Uses

(a) C-2 General Commercial Uses of the Zoning Ordinance shall be permitted.

(2) Development Controls for C-2 Uses

(a) Lot Coverage: Shall be governed by applicable provisions of the Zoning Ordinance, as amended.

(b) Building Setback: Shall be governed by applicable provisions of the Zoning Ordinance, as amended.

(c) Building Heights: Shall be governed by applicable provisions of the Zoning Ordinance, as amended.

(d) Building Construction: The construction of buildings shall conform to the regulations set forth in the Building Ordinance.

(e) Permitted Signs: A maximum of two (2) signs shall be permitted, including any plaques and any signs which are a part of the building's architecture. This limitation shall not include directional signs permitted below.

Signs shall pertain only to the identification of the business conducted within the building, to the products sold and to the direction of visitors. No pictures or samples shall be permitted on a sign except as part of a trademark. No flashing or animated signs shall be permitted. In multiple-unit buildings, the same number of signs will be allowed for each business subject to the controls for multiple-unit buildings stated below. No signs shall extend above the roof or parapet, and no sign shall be attached to, sit upon or be painted on the roof or canopy. No free-standing sign shall be permitted, except for visitor directional signs allowed below. Only the following types of signs shall be permitted, namely:

(1) Horizontal or vertical wall signs, otherwise known as belt or face signs, excluding signs painted on the wall, itself.

(2) Plaques, attached to the face of the building in close proximity to the main entrance and bearing the name or trademark of the firm.

(3) All necessary directional signs shall be located on the lot occupied by the building to which the signs pertain. All signs shall be integrated with the architectural design, style and facia of the building to the exclusive satisfaction of the Agency. No sign shall exceed a maximum surface area of (3) square feet for each linear foot of that face of the building displaying such sign. No sign shall project more than (12) inches from the face of the building on which said sign is displayed. No plaque shall exceed (8) square feet in surface area. Any spot-light or similar illumination shall be so directed and shielded that the light source is not visible from any adjacent street or from any adjacent properties. In addition to all the sign controls, the following sign regulations shall pertain to multiple-unit buildings, namely: those signs pertaining to a given individual unit (within a multiple-unit building) shall not extend beyond that portion of the face of the building which directly encloses that given individual unit. The Agency in its sole and absolute discretion shall have the final right of approval.

(f) Off-Street Parking: The redeveloper shall demonstrate that off-street parking is adequate in number, size, location, access and arrangement to meet the operational requirements of the land and building uses proposed. However, in lieu of such demonstration, for each one (1) square foot of gross floor area, there shall be provided at least one (1) square foot of off-street parking lot area; but in no event shall the number of parking spaces be less than the minimum required by the Zoning Ordinance. The Agency in its sole and absolute discretion shall have the final right of approval.

(g) Off-Street Loading: At least one (1) off-street loading space measuring (10) feet by (25) feet by (14) feet high, if covered (for access, maneuverability and operational use) shall be provided for each 20,000 square feet of floor area, or fraction thereof over 4,000 square feet of floor area, devoted to a use that involves the receipt or distribution by vehicles of material or merchandise. If this requirement is waived by the Zoning Board of Review there shall be reserved such additional off-street loading spaces as are required by this provision. The site plan, as submitted, 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 include 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 vehicular circulation pattern. No off-street loading shall be permitted between the street and the front of the building.

(h) Parking Space Construction: All off-street parking and loading areas, including drives and other accessways, 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 stated in paragraph (i). The parking area shall be landscaped such that for every 2,000 square feet of gross parking area there shall be at least one (1) live tree which shall be at least (15) feet high at the time of planting and which will attain a height of at least (20) feet, and there shall be an area of at least (200) square feet which shall be planted and permanently maintained in grass. Illumination shall be so arranged as to shield the light source from the view of all adjoining lots and from all abutting street. The Agency in its sole and absolute discretion shall have the final right of approval.

(i) 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 streets by means of uniform growth of evergreen plant materials at least (4) feet wide and at least

(4-1/2) feet high at the time of planting measured at the edge of the street right-of-way, in the case of parking areas located at or below the street grade; and measured at the edge of the parking area pavement, in the case of parking areas located above the street grade) and which is of a variety that will attain a height of at least (6) feet. With the approval of the Agency, the following types of screening may also be permitted, namely: (1) masonry wall, which shall not be greater in height than (4-1/2) feet nor less than (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 proposed buildings as well as with the architecture(s) 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 (4-1/2) feet nor less than (4) feet, measured as above for evergreens, and 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(s) of adjacent, existing buildings. A uniform appearing, adequate, year-around 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 distance 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.

(j) Landscaping and On-Site Improvements and Maintenance: The entire site shall be properly graded and drained. All unbuilt areas of the site shall be provided, where needed, with suitable walks 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 subject to review and approval by the Agency, 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 to all sites in the project area shall be maintained in good repair and in clean and sanitary conditions. 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.

(k) Other Applicable Controls are Listed Below Under the Headings:

- 1) "Other Conditions, Covenants, Restrictions and Provisions Controlling the Development and the Use of Acquired Land and Improvements".
- 2) "Miscellaneous Provisions". (See Page 31)

F. Delete paragraph G.4. entitled, "Miscellaneous Provisions" and sub-paragraphs a. and b. as set forth on Page 31 which is part of the aforementioned Ordinance.

G. Insert Paragraph G.4. entitled "Miscellaneous Provisions" and sub-paragraph G.4.(a) through G.4.(m).

4. Miscellaneous Provisions

(a) Whenever the controls in this Plan restricting the use and development of areas acquired for redevelopment conflict with provisions of the Zoning Ordinance, the higher standards of this

Plan or of the Zoning Ordinance shall govern. Provided, however, that with the written consent of the Department of Housing and Urban Development, the Agency may, at its discretion, when it deems it advisable and in the best interest of the successful accomplishment of the purposes of this Plan, and when it is demonstrated that urban renewal objectives will not be adversely affected, modify the controls or provisions of this Plan, as set forth in Section H "Procedure For Changes In Approved Plan" on Page 33.

(b) The Agency may, when it deems it advisable, file a petition with the Zoning Board of Review for variances or exceptions to the Zoning Ordinance.

(c) Only those signs or plaques approved by the Agency shall be permitted.

(d) Land sold to an adjoining owner shall first be utilized to satisfy requirements of this Plan with respect to his adjoining non-acquired property.

(e) The purchaser of land from the Agency obligates himself to provide the necessary rehabilitation of his adjoining non-acquired property, such rehabilitation to meet the standards established by this plan (See EXHIBIT B). After receipt of notice from the purchaser to the Agency that he has complied with the standards established by this Plan and after the Agency has made a finding of such fact, the Agency will tender to the purchaser a Certificate of Completion suitable for recording with the Recorder of Deeds.

(f) Required front yards of building sites shall be maintained in grass except for walks, drives, planting, and flag poles. Suitable planting shall be provided and maintained in front of the building or be related to the architecture of the structure. No driveway parallel to the street shall be permitted in the required minimum front yard.

(g) All areas subject to wheeled traffic shall be adequately paved with bituminous or cement concrete or other permanent paving material and shall have appropriate bumper or wheel guards where, in the opinion of the Agency, it is determined that they are needed.

(h) Any area not paved shall be suitably landscaped.

(i) All buildings and improvements in Renewal Area shall be maintained in good repair and in safe, clean, and sanitary condition.

(j) Sufficient and suitable refuse and garbage storage facilities, including structural enclosures where appropriate, shall be provided and properly maintained.

(k) Wherever screening of uses is provided, it shall be a uniform appearing, adequate year-round type, and subject to the approval of the Agency.

(l) All mechanical equipment, whether located on the roof of a structure or on the ground or at any other location on a site shall be totally and effectively screened from view within the limits of safety and good design with respect to any given mechanical system - and said screening shall be integrated with the architectural design, style and facia of the building(s). The Agency in its sole and absolute discretion shall have the final right of approval.

(m) The Agency in its sole and absolute discretion shall have the final right of approval and interpretation of all redevelopment proposals.

H. Insert "Exhibit B", entitled Exhibit B Minimum Property Standards For Rehabilitation as continued and set forth in Pages Exhibit B-1 through Exhibit B-5.

EXHIBIT B

MINIMUM PROPERTY STANDARDS FOR REHABILITATION

All properties in the Renewal Area, shall comply with the standards set forth in all applicable statutes, codes, and ordinances as amended from time to time, relating to the use, maintenance, facilities, and occupancy of property, including but not limited to, the building, plumbing, heating, electrical, and housing codes. These code standards are hereby incorporated by reference and made a part of these Property Rehabilitation Standards.

In addition to compliance with local statutes, codes, and ordinances, all properties in the Federal Hill East Project devoted in whole or in part to residential uses shall conform to the following standards:

OPEN SPACE

Every residential building shall have sufficient open space to permit convenient access for maintenance, fire protection, adequate light and ventilation of habitable rooms and reasonable indoor privacy.

SITE IMPROVEMENTS

The open space of each property shall provide (a) for the immediate diversion of water away from buildings and disposal from the lot, (b) prevent soil saturation detrimental to structures and lot use, and (c) where needed, appropriate paved walks, parking areas, driveways, exterior steps and landscaping.

Provide each living unit with space necessary for suitable living, sleeping, cooking and dining accommodations, storage, laundry and sanitary facilities, also, provide space for such size and dimensions so as to permit placement of furniture and essential equipment.

Room Sizes

The size of rooms shown in Table R4-1 shall be the minimum for the sub-dividing of existing spaces or for the construction of new rooms. Unremodeled existing rooms where considered of adequate size and arrangement for the intended function by the proper authority are acceptable.

TABLE R4-1

ROOM SIZES

Name of Space (1)	Minimum Area (Sq. Ft.) (2)			Least Dimension (2)
	O-BR LU	1 & 2 BR LU	3 or more BR LU	
LR	NA	140	150	10'-0"
DR	NA	80	100	7'-8"
K	NA	50	60	5'-4"
K'ette	20	25	40	3'-6"
BR (Double)	NA	110	110	8'-8"
BR (Single)	NA	70	70	7'-0"
LR-DA	NA	180	200	(3)
LR-DA-K	NA	220	250	(3)
LR-DA-SL	220	NA	NA	(3)
LR-SL	190	NA	NA	(3)
K-DA	80	80	110	(3)
K'ette-DA	60	60	90	(3)

NOTES

(1) Abbreviations:

LU - Living Unit	K'ette - Kitchenette
LR - Living Room	BR - Bedroom
DR - Dining Room	SL - Sleeping Area
DA - Dining Area	NA - Not Applicable
K - Kitchen	O-BR - No separate bedroom

(2) Variations to these areas and dimensions may be permitted when existing partitions preclude precise compliance, and the available area or dimensions do not hinder furniture placement and the normal use of the space.

(3) The least dimension of each room function applies, except for the overlap or double use of space and combination rooms.

EXHIBIT B-2

Privacy and Arrangement

A degree of privacy shall be provided commensurate with suitable living conditions by means of the proper location of exterior openings to exterior conditions, and by the interior arrangement of rooms.

Access of all parts of a living unit shall be possible without passing through a public hall.

A bathroom shall not be used as a passageway to a habitable room, hall, basement or to the exterior.

Bath Facilities

Arrangement of fixtures shall provide for the comfortable use of each fixture and permit at least a 90 degree door swing. Wall space shall be available for a mirror or medicine cabinet and for towel bars.

Space for Laundry Facilities

Adequate space shall be provided for laundry equipment within each living unit, off of a public corridor, or in a basement or other suitable public space for the use of all occupants of a building. Where nearby public commercial laundries are available, consideration may be given as to the extent residents of the project can be expected to use them in determining laundry space needs.

Closets and General Storage

Clothes closet space shall be provided within bedrooms or conveniently located nearby. In addition, each living unit shall have a suitable space within the unit or a locked space elsewhere within the building for general storage.

Doors and Access Openings

Provide openings adequate in size to admit furniture and equipment to all spaces and to permit inspection for repair and maintenance.

Interior Doors

Provide a door for each opening to a bedroom, bathroom or toilet compartment, with a locking device on bath and toilet compartment doors.

EXHIBIT B-3

INTERIOR FIRE PROTECTION

Firewall, Party or Lot Line Wall

Firewall, Party or Lot Line Walls shall be continuous from foundation to the underside of, or through, the roof, with openings in firewalls only in corridors and where properly protected with appropriate automatic fire doors. There shall be no openings in party or lot line walls. All such walls shall effectively prevent the passage of fire at every floor ceiling intersection with the wall.

INTERIOR FIRE PROTECTION-MATERIALS

Interior finish materials of walls, partitions (either fixed or moveable), ceilings, and other decorative treatment, and interior trim materials shall be appropriate to the location and conditions of service and not aid the surface flame spread, nor in burning give off excessive amounts of smoke or objectionable gases.

Exterior stairs and landings shall be of non-combustible materials except on buildings 3 stories or less in height.

New roof coverings on buildings of fire resistive, non-combustible and exterior protected construction having more than two living units shall provide a fire resistance equivalent to a Class A or Class B roof according to U.L. classification, except that where the roof area of property is less than 3000 sq. ft. and is well separated from adjacent properties the roof covering may be Class C.

FIRE PROTECTION EQUIPMENT

Fire Alarm System

Buildings more than 3 stories in height, except those with fire resistive and protected non-combustible construction, having twelve or more

living units per floor shall be equipped with either an automatic fire detection or manually operated fire alarm system.

Buildings of fire resistive construction seven or more stories in height having fifteen or more living units per floor shall be equipped with an automatic fire detection system.

Fire alarm system, where required, shall be installed in accordance with the appropriate National Fire Protection Association Standard Nos. 71, 72a, b or c.

EXHIBIT B-4

Sprinkler System

An automatic sprinkler system where used shall be of a standard approved type, and installed to provide coverage of all portions of the building designated for protection. The installation shall conform to NFPA No. 13 "Standards for the Installation of Sprinkler Systems".

PARTITIONS, COLUMNS AND POSTS

Partitions and other vertical supports which are to be continued in use shall be free of excessive splits, lean, buckling or other defects.

FLOOR CONSTRUCTION

General

All floor construction shall provide safe and adequate support for all existing or probable loads and shall be reasonably free of objectionable vibration. A suitable surface for finish flooring shall exist or be provided.

BASEMENT OR CELLAR FLOORS

The floor of all basement or cellar furnace rooms, or basements containing habitable space, shall be paved in an acceptable manner, except under the following condition. Where the basement or cellar has existing wood floor construction and it is in a structurally sound condition it may remain.

WINDOWS, DOORS AND OTHER-OPENINGS

Defective glass or locking mechanisms shall be replace or corrected.

GENERAL

All mechanical equipment shall be installed so that maintenance and replacement can be performed without the removal of other equipment.

Prohibited Locations

No gas or oil fired water heater shall be located in a bedroom, bathroom, clothes closet, under any stairway, or in a confined space with access only to the above locations.

EXHIBIT B-5

I. The following maps of the aforementioned Official Redevelopment Plan, which is a part of the aforementioned ordinance, hereinafter identified are deleted.

- (1) Map No. 3 "Proposed Acquisition" Sheet 1 of 2, Dated November, 1978;
- (2) Map No. 4 "Disposition" Sheet 1 of 2, Dated November, 1978;
- (3) Map No. 5 "Proposed Site Improvements" Sheet 1 of 2, dated March, 1977.

J. Insert the following maps in their place:

- (1) Map No. 3 "Proposed Acquisition" Sheet 1 of 2, Dated August, 1979;
- (2) Map No. 4 "Disposition" Sheet 1 of 2, Dated August, 1979;
- (3) Map No. 5 "Proposed Site Improvements" Sheet 1 of 2 Dated August, 1979

2. That said Chapter 1977-15 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 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

APR 17 1980

FIRST READING
READ AND PASSED

Rose M. Mendonca CLERK

APPROVED

MAYOR

Vincent A. Cianci
MAY 3 1980

A true copy:

IN CITY
COUNCIL

MAY 1 1980
FINAL READING
READ AND PASSED

Ralph Tamm PRESIDENT
Rose M. Mendonca CLERK

IN CITY COUNCIL
NOV 1 1979

FIRST READING
REFERRED TO COMMITTEE ON

Rose M. Mendonca CLERK

URBAN REDEVELOPMENT
RENEWAL & PLANNING

APPROVED

MAYOR

Juventus A. Ciampi
MAY 3 1980

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

OCT 26 3 03 PM '79

63714

Councilman Xavier and Councilman Flynn (By Request)

THE COMMITTEE ON
URBAN REDEVELOPMENT
RENEWAL & PLANNING

Recommends

Be Continued
Michael R. Clement Clerk

Jan. 9, 1980

THE COMMITTEE ON
URBAN REDEVELOPMENT
RENEWAL & PLANNING

Recommends

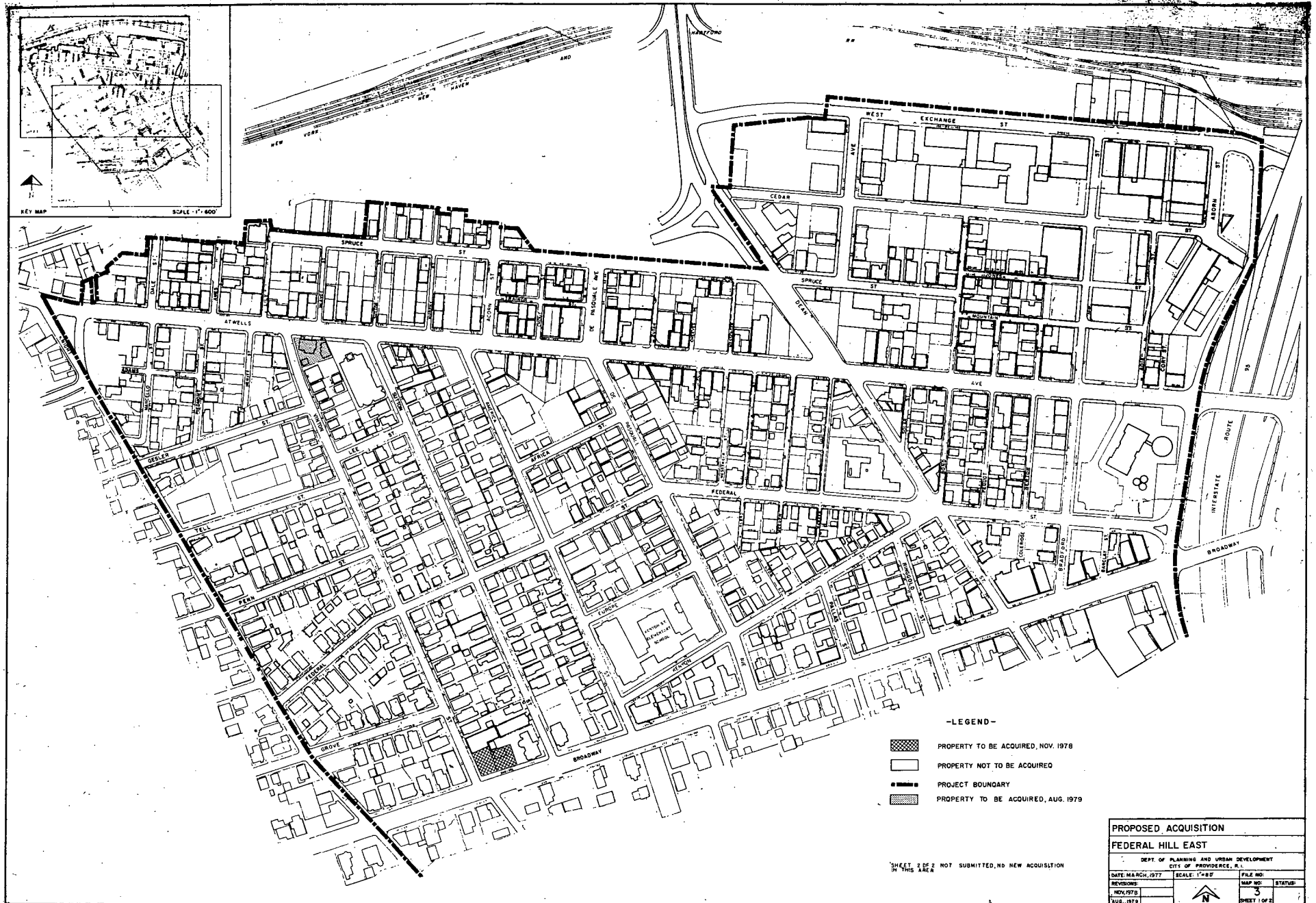
Be Continued
Michael R. Clement Clerk

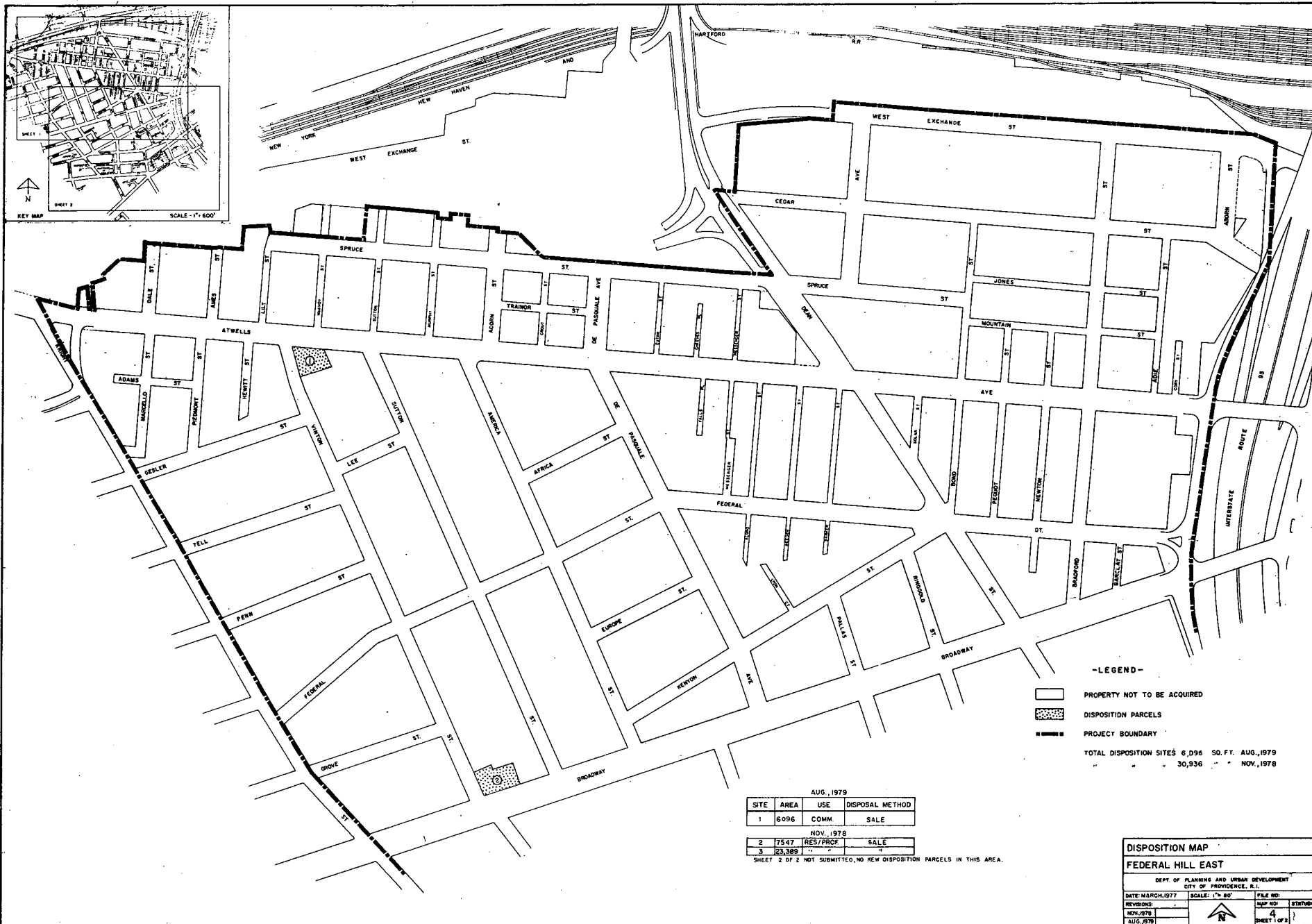
Mar. 26, 1980

THE COMMITTEE ON
URBAN REDEVELOPMENT
RENEWAL & PLANNING

Approves Passage of
The Within Ordinance

Rose M. Mendonca
Clerk
April 3, 1980





-LEGEND-

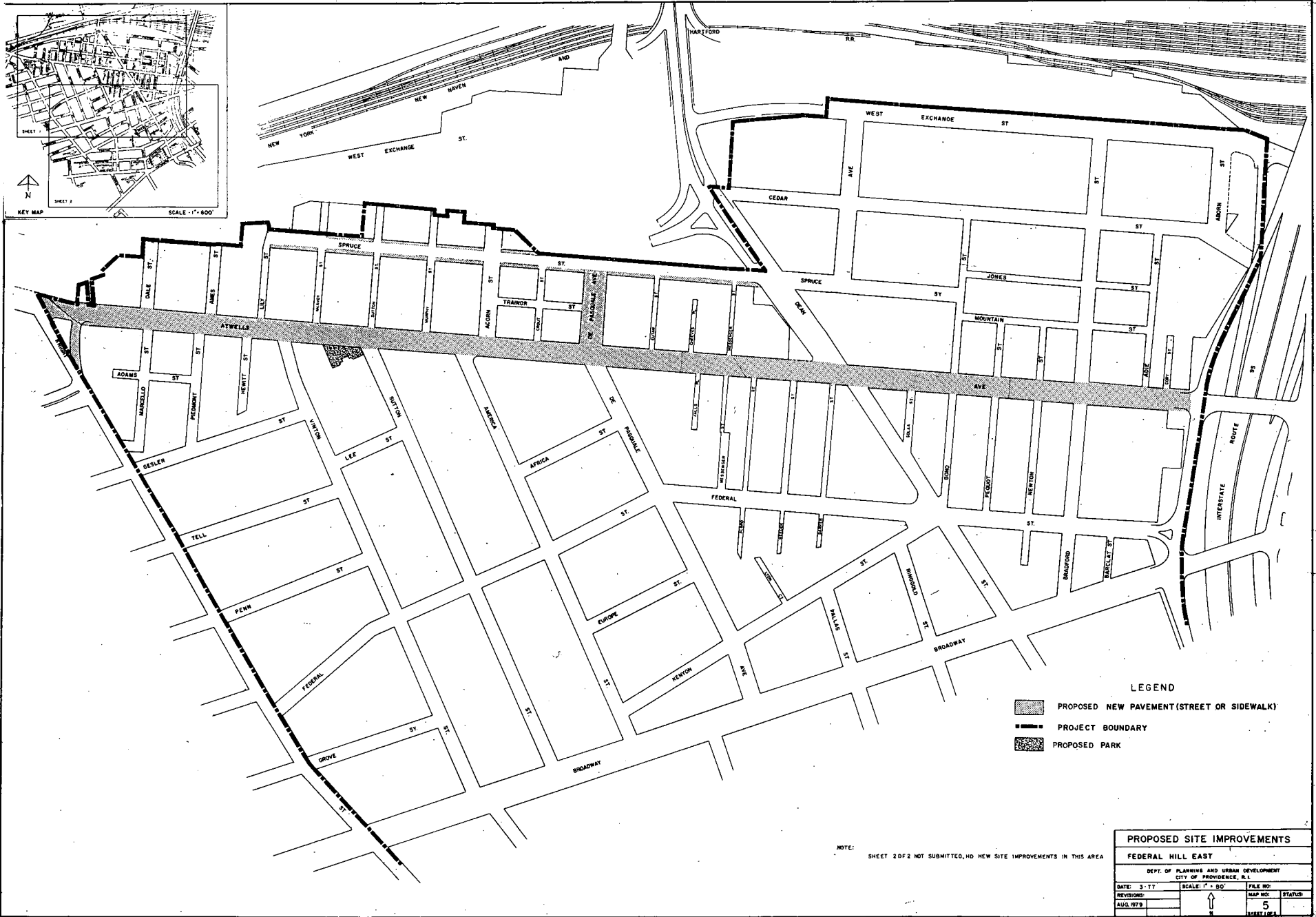
- PROPERTY NOT TO BE ACQUIRED
- DISPOSITION PARCELS
- PROJECT BOUNDARY

TOTAL DISPOSITION SITES 6,096 SQ. FT. AUG., 1979
 " " " 30,936 " " NOV., 1978

AUG., 1979			
SITE	AREA	USE	DISPOSAL METHOD
1	6096	COMM	SALE
NOV., 1978			
2	7547	RES/PROF	SALE
3	23,289	"	"

SHEET 2 OF 2 NOT SUBMITTED, NO NEW DISPOSITION PARCELS IN THIS AREA.

DISPOSITION MAP			
FEDERAL HILL EAST			
DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.			
DATE: MARCH, 1977	SCALE: 1" = 80'	FILE NO:	
REVISIONS:		MAP NO:	
NOV. 1978		4	
AUG. 1979			
		SHEET 1 OF 2	



NOTE: SHEET 2 OF 2 NOT SUBMITTED, NO NEW SITE IMPROVEMENTS IN THIS AREA

- LEGEND
- PROPOSED NEW PAVEMENT (STREET OR SIDEWALK)
 - PROJECT BOUNDARY
 - PROPOSED PARK

PROPOSED SITE IMPROVEMENTS

FEDERAL HILL EAST

DEPT. OF PLANNING AND URBAN DEVELOPMENT
CITY OF PROVIDENCE, R.I.

DATE: 3-77 SCALE: 1" = 60' FILE NO:

REVISIONS: MAP NO. 5 STATUS:

AUG. 1979 SHEET 1 OF 2

STANLEY P. BLACHER
Chairman

JOHN RAO, JR.
Vice Chairman

ROBERT J. BEVILACQUA

FREDRICK LIPPITT

JOSEPH MOLLICONE

EDWARD W. XAVIER

LAURENCE K. FLYNN

STANLEY BERNSTEIN
Executive Director
and Secretary



PROVIDENCE REDEVELOPMENT AGENCY

October 23, 1979

MAYOR VINCENT A. CIANCI, JR.
Ex-Officio

Rose Mendonca, City Clerk
City Hall
Providence, Rhode Island

Dear Mrs. Mendonca:

Enclosed is an original and thirty (30) copies of an Ordinance amending the Federal Hill East Project.

This Amendment provides for the acquisition by the Providence Redevelopment Agency of Lot 656 located on Assessor's Plat 28. This parcel of land contains a $3\frac{1}{2}$ story building with four commercial units located on the ground floor; a $1\frac{1}{2}$ story residential building; and a two-stall garage. The Amendment proposes that the PRA attempt to resell the $3\frac{1}{2}$ story building for rehabilitation, and make a portion of the land available for development of a public plaza contiguous with St. John's Church.

As a condition of the acquisition of Lot 656, St. John's Church has agreed to turnover its property fronting the Church to the City of Providence to be developed as a public park by the PRA with an agreement that St. John's Church will be responsible for its maintenance.

The Neighborhood Economic Revitalization Committee, which is the Official Project Area Committee, supports this Amendment. Funds to undertake this Amendment will come out of the existing Federal Hill East Project budget with no requirement of additional City or Redevelopment bond monies.

Since this Amendment entails the acquisition of property, the enabling legislation requires that a public hearing be held. It is suggested that this public hearing be scheduled concurrently with the public hearing for the West End Project Amendment, which we have proposed for November 28, 1979 at 7:00 P.M.

It is, therefore, respectfully requested that this item be placed on the Docket for the November 1, 1979 meeting of the Providence City Council.

Sincerely yours,

A handwritten signature in cursive script that reads "Stanley Bernstein" followed by the initials "(KRP)" in parentheses.

Stanley Bernstein
Executive Director

SB/gl
vfp

Enclosures

cc: Councilmen Xavier, Flynn, Pennine, Paolino
40 FOUNTAIN ST. • PROVIDENCE • RHODE ISLAND • 02903 • TELEPHONE 401-831-6550

CITY OF PROVIDENCE
COMMITTEE
ON
URBAN REDEVELOPMENT,
RENEWAL AND PLANNING

FEDERAL HILL EAST REDEVELOPMENT PROJECT

Pursuant to the requirements of Section 4 and 11 of Chapter 32, Title 45 of the General Laws of Rhode Island, 1956, as Amended (1970 Reenactment) entitled the "Redevelopment Act of 1956", the Committee on Urban Redevelopment, Renewal and Planning of the City Council of the City of Providence will conduct a Public Hearing in the Chamber of the City Council, City Hall, Providence, Rhode Island on Wednesday, November 28, 1979 at 7:00 P. M. This Hearing will be concerned with an Amendment to the Federal Hill East Redevelopment Project as proposed by the Providence Redevelopment Agency in a report titled Federal Hill East Official Redevelopment Plan, 1977.

The Federal Hill East Project area is located on the western side of downtown Providence and in general is bounded by Interstate 95 to the east, Westminster St. to the south, Knight St. to the west, and the southerly taking line of the proposed Route 6 Connector to the north.

The purpose of this Hearing is to consider an Amendment to acquire property for rehabilitation or demolition, to install or construct site improvements, and to make land available for redevelopment by private enterprise or public agencies as authorized by law.

All persons or agencies interested in the above listed project will have an opportunity to be heard and/or to submit communications in writing. Copies of the proposed Amendment and information thereon may be obtained prior to said Hearing at the Providence Redevelopment Agency, 40 Fountain Street, Providence, Rhode Island between 8:30 A.M. and 4:30 P.M. on regular business days.

PER ORDER:

Committee on Urban Redevelopment, Renewal and Planning

Councilman Thomas F. O'Connor, Jr., Chairman
Councilman Joseph R. Paolino, Jr., Vice-Chairman
Councilman Thomas C. Boyle
Councilman David G. Dillon
Councilman Nicholas W. Easton
Councilman William J. Moise
Councilman Anthony P. Pennine

Rose Mendonca, City Clerk



The City Plan Commission

40 Fountain Street

PROVIDENCE, RHODE ISLAND

July 15, 1980

Committee on Urban Redevelopment, Renewal and Planning
c/o City Clerk's Office
City Hall
Providence, Rhode Island 02903

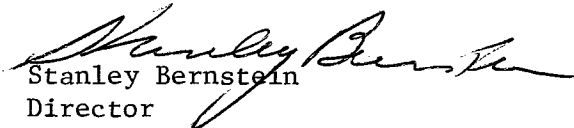
Subject: ✓ Plan Amendment of the Federal Hill East Project
Redevelopment Plan of the Charles Street Project
(Both Ordinances were approved by the City Council on May 1, 1980)

Gentlemen:

The City Plan Commission at its June 24, 1980 regular monthly meeting reviewed the above mentioned subject plans and found that the proposals contained therein are in conformity with the Master Plans for the City of Providence, and the projects as proposed constitute the necessary and desirable developments for that areas.

The foregoing was officially approved by the Commission and is incorporated in the minutes of the meeting of the above mentioned date.

Sincerely yours,


Stanley Bernstein
Director

SB/cd

cc: Councilman Joseph E. Paolino, Jr.
Councilman Anthony P. Pennine
Councilman James Petrosinelli
Councilman Robert V. Salvatore



CITY PLAN COMMISSION
PROVIDENCE, R. I. 02903

Committee on Urban Redevelopment, Renewal & Planning
c/o City Clerk's Office
City Hall
Providence, R.I.