

RESOLUTION OF THE CITY COUNCIL

No. 156

Approved March 24, 2003

RECEIVED
CITY CLERK
MAR 24 2003

WHEREAS, the prospective reconstruction of the I-195 requires the relocation of portions of the existing structure;

WHEREAS, said relocation requires the cooperation of the City in transferring certain property interests and maintaining certain rights of way and the like;

WHEREAS, the City wishes to cooperate with these endeavors.

NOW THEREFORE BE IT RESOLVED, that His Honor the mayor is authorized to enter into an Agreement waiving compensation for realty condemned by the State of Rhode Island for sewer purposes. The realty in question is described in the documents annexed hereto as Exhibit "A" provided however that:

- a.) the State of Rhode Island and the Department of Transportation adhere to the language contained in the Record Decision and the Environmental Impact Study (copies attached hereto as Exhibits "B" and "C" respectively);
- b.) the State of Rhode Island and the Department of Transportation will use all reasonable efforts to identify those parcels earlier acquired from the City of Providence for the construction of I-195 in order that the City may make an informed decision with respect to reacquiring the same.
- c.) that said land is utilized for sewer purposes only.
- d.) the final form of the Agreement shall be reviewed and assented to by the City Solicitor;
- e.) by undertaking any act arising from this Resolution and any subsequent agreement, the Department of Transportation and the State of Rhode Island agree that all documents submitted and comments made to various municipal boards, agencies and committees are by reference hereto binding upon the parties as if the same were set out in

full
IN CITY COUNCIL
JAN 16 2003
READ AND PASSED

IN CITY COUNCIL
MAR 12 2003
READ AND PASSED AS AMENDED

APPROVED

[Signature] PRES. *[Signature]* PRES.

[Signature] CLERK *[Signature]* CLERK

3/29/03
MAYOR

IN CITY COUNCIL
FEB 6 2003

And Referred Back
To The Committee on *Public Works & City Property - jointly*

Michael R. Clement CLERK

THE COMMITTEE ON
PUBLIC WORKS & *City Property, jointly*
Approves Passage of
The Within Resolution *as Amended*
Anna M. Stets
2-24-03 Clerk

IN CITY COUNCIL
SEP 6 2001
FIRST READING
REFERRED TO COMMITTEE ON
PUBLIC WORKS & *City Property jointly*
Michael R. Clement CLERK
ans

THE COMMITTEE ON
Public Works & City Property jointly
Recommends *Continue jointly*
Anna M. Stets
12-17-02 CLERK
2-12-03

THE COMMITTEE ON
PUBLIC WORKS & *City Property, jointly*
Approves Passage of
The Within Resolution
Anna M. Stets
12-30-02 Clerk

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
DEPARTMENT OF TRANSPORTATION - DIVISION OF PUBLIC WORKS

PERMANENT SEWER EASEMENT

PLAT NO. 2583

CITY: PROVIDENCE
FROM: INDIA STREET

ROAD: INDIA STREET/RELOCATED INDIA STREET
TO: RELOCATED INDIA STREET

DESCRIPTION AND STATEMENT OF LAND, AND OTHER REAL PROPERTY, SITUATED IN THE CITY OF PROVIDENCE, COUNTY OF PROVIDENCE, STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS, AS SHOWN ON THE ACCOMPANYING PLAT NO. 2583 TAKEN FOR UTILITY PURPOSES ON BEHALF OF THE STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS BY THE DIRECTOR OF TRANSPORTATION, PURSUANT TO THE PROVISIONS OF TITLE 37, CHAPTER 6 OF THE GENERAL LAWS OF RHODE ISLAND, 1956, AS AMENDED, AND PURSUANT TO THE PROVISIONS OF CHAPTER 111 OF THE PUBLIC LAWS OF RHODE ISLAND, 1970, ACQUISITION BY CONDEMNATION AUTHORIZED BY THE STATE PROPERTIES COMMITTEE ON THE _____ DAY OF _____, A.D. 20__.

WHEREAS, under the provision of Title 37, Chapter 6 of the General Laws of Rhode Island, 1956, as amended, and pursuant to the Provisions of Chapter 111 of the Public Laws of Rhode Island, 1970, provides that within six months after the State Properties Committee has authorized condemnation proceedings, the acquiring authority shall file in the office of the recorder of deeds or town clerk in the city or town where the land or other real property to be acquired is situated, a description of such land or other real property and also a plat thereof and statement that such land or other real property is taken pursuant to the provisions of said Title 37, Chapter 6, of the General Laws of Rhode Island, 1956, as amended, and pursuant to the provisions of Chapter 111 of the Public Laws of Rhode Island, 1970, and the nature of the Title to be acquired, which description, plat and statement shall be signed by the head of the acquiring authority, and upon the filing of such description, plat and statement the title of such land or other real property as set forth in such statement shall vest in the State of Rhode Island.

Now, THEREFORE, I, William D. Ankner, Director of Transportation as head of the acquiring authority, pursuant to and in conformity with the provisions of Title 37, Chapter 6 of the General Laws of Rhode Island, 1956, as amended, and Chapter 111 of the Public Laws of Rhode Island, 1970, do hereby within six months after the acquisition by condemnation proceedings of the hereinafter described land situated in the City of Providence in the County of Providence, as authorized by the State Properties Committee, file this description of said land and also a plat thereof and this statement, which description, plat and statement are signed by me, that the title to said land and other real property is on this _____ day of _____ 20__, taken pursuant to the provisions of Title 37, Chapter 6 of the General Laws of Rhode Island, 1956, as amended, and pursuant to the provisions of Chapter 111 of the Public Laws of Rhode Island, 1970.

William D. Ankner, Ph.D.
Director of Transportation

PERMANENT SEWER EASEMENT

A perpetual right and easement to construct, reconstruct, and maintain sewer lines and/or sewer structures together with the necessary equipment and appurtenances over, across, and upon land described as follows; and

Also, the right and easement to pass over and across land described as follows to and from said sewer structures and appurtenances as reasonable as possible and necessary to maintain and clear the aforementioned sewer lines and sewer structures of debris; and

Reserving to said landowner all rights of access for ingress and egress to and from said real estate provided that no change relating to access shall be made in rights, regarding freeway lines; and

Said sewer lines, sewer structures, and appurtenances shall remain the property of the Rhode Island Department of Transportation Division of Public Works, said easement is more particularly bounded and described as follows:

Parcel 3S

That certain lot or parcel of land, with all the buildings or improvements thereon, situated on the southerly side of India Street in the City of Providence and County of Providence and State of Rhode Island, and more particularly described as follows:

Beginning at a point on the southerly side of India Street N 54 degrees 11 minutes 25 seconds E a distance of one hundred sixty and ninety-eight hundredths (160.98) feet from the intersection of the extension of the northeasterly line of Brook Street with the southerly line of India Street at the southwesterly corner of the herein-described parcel; thence

N 54 degrees 11 minutes 25 seconds E along the southerly line of India Street a distance of thirty-three and forty-four hundredths (33.44) feet to a corner; thence

proceeding northerly bearing easterly along the southerly line of the New State Highway Line as shown on Rhode Island State Highway Plat No. 2583 on a curve with a radius of nine hundred fifty-eight and zero hundredths (958.00) feet, a central angle of 05 degrees 32 minutes 43 seconds, with a chord distance of ninety-two and sixty-eight hundredths (92.68) feet and bearing of N 66 degrees 17 minutes 49 seconds E, an arc distance of ninety-two and seventy-two hundredths (92.72) feet to a point of tangency; thence

N 69 degrees 04 minutes 11 seconds E along said Highway Line a distance of seventy-nine and seventy-one hundredths (79.71) feet to a point of curvature; thence

proceeding northeasterly bearing easterly along said Highway Line along a curve with a radius of one thousand two hundred eighty and zero hundredths (1,280.00) feet, a central angle of 07 degrees 04 minutes 26 seconds with a chord distance of one hundred fifty-seven and ninety-three hundredths (157.93) feet and bearing of N 72 degrees 36 minutes 24 seconds E an arc distance of one hundred fifty-eight and three hundredths (158.03) feet to a corner; thence

N 86 degrees 21 minutes 40 seconds E bounded northwesterly by land now or formerly of the City of Providence a distance of one hundred fourteen and sixteen hundredths (114.16) feet to a corner; thence

S 76 degrees 36 minutes 01 seconds W bounded in part by other City land and in part by land now or formerly of the State of Rhode Island a distance of one hundred eighteen and two hundredths (118.02) feet to a corner; thence

S 01 degrees 28 minutes 00 seconds W bounded easterly by said State of Rhode Island land a distance of ten and seventy-six hundredths (10.76) feet to a corner; thence

S 73 degrees 10 minutes 00 seconds W bounded southeasterly by other City land a distance of three hundred fifty-one and four hundredths (351.04) feet to the point or place of beginning.

Said parcel contains 9,464 square feet of land, more or less, and is designated as Parcel 3S on Rhode Island State Highway Plat No. 2583.

Parcel 5S

That certain lot or parcel of land, with all the buildings and improvements thereon, situated on the southerly side of Relocated India Street in the City of Providence, County of Providence, and State of Rhode Island and more particularly described as follows:

Beginning at a point on the southerly side of Relocated India Street a distance of twelve hundred fifty-four and seventy-seven hundredths (1,254.77) feet, as measured along the southerly line of India Street and Relocated India Street easterly of the intersection of the extension of the northeasterly line of Brook Street with the southerly line of India Street at the southeasterly corner of the herein-described parcel; thence

S 81 degrees 05 minutes 38 seconds W bounded southeasterly by land now or formerly of the City of Providence a distance of eighty-eight and fifty-five hundredths (88.55) feet to a corner; thence

proceeding northwesterly bearing westerly bounded southwesterly by land now or formerly of the State of Rhode Island along a curve with a radius of seven hundred thirty-four and zero hundredths (734.00) feet, a central angle of 06 degrees 04 minutes 17 seconds, with a chord distance of seventy-seven and seventy-four hundredths (77.74) feet and bearing of N 75 degrees 47 minutes 53 seconds W, an arc distance of seventy-seven and seventy-eight hundredths (77.78) feet to a corner; thence

N 86 degrees 21 minutes 37 seconds E bounded northwesterly by said City land a distance of five and fifty-seven hundredths (5.57) feet to an angle; thence

N 81 degrees 05 minutes 38 seconds E bounded northwesterly by said City land a distance of eighty-nine and nine hundredths (89.09) feet to a corner on the southerly line of the New State Highway Line as shown on Rhode Island State Highway Plat No. 2583; thence

S 74 degrees 16 minutes 17 seconds E along the southerly line of said New Highway Line a distance of seventy-one and ninety-seven hundredths (71.97) feet to the point or place of beginning.

Said parcel contains 2,678 square feet of land, more or less, and is designated as Parcel 5S on Rhode Island State Highway Plat No. 2583.

Parcel 8S

That certain lot or parcel of land, with all the buildings and improvements thereon, situated southerly of India Street/Relocated India Street in the City of Providence, County of Providence, and State of Rhode Island and more particularly described as follows:

Beginning at a point N 86 degrees 21 minutes 40 seconds E a distance of one hundred fourteen and sixteen hundredths (114.16) feet from a point on the southerly New State Highway Line of Plat 2583, said point being five hundred twenty-four and eighty-eight hundredths (524.88) feet easterly as measured along the southerly line of India Street and the New State Highway Line of Plat 2583 from the intersection of the extension of the northeasterly line of Brook Street with the southerly line of India Street, said point of beginning also being the northeasterly corner of Parcel 3S and the northwesterly corner of the herein-described parcel; thence

N 86 degrees 21 minutes 40 seconds E bounded northwesterly by land now or formerly of the City of Providence a distance of three hundred thirty-seven and twenty-six hundredths (337.26) feet to a corner; thence

S 01 degrees 27 minutes 40 seconds W bounded easterly by land now or formerly of the State of Rhode Island a distance of thirty and twelve hundredths (30.12) feet to a corner; thence

S 86 degrees 21 minutes 40 seconds W bounded southerly by said City land a distance of four hundred one and fifty-nine hundredths (401.59) feet to a corner;

N 01 degrees 27 minutes 40 seconds E bounded westerly by other said State of Rhode Island land a distance of eighteen and eight-four hundredths (18.84) feet to a corner; thence

N 76 degrees 36 minutes 01 seconds E bounded northwesterly by said City land a distance of sixty-six and twenty-nine hundredths (66.29) feet to the point or place of beginning.

Said parcel contains 11,686 square feet of land, more or less, and is designated as Parcel 8S on Rhode Island State Highway Plat No. 2583.

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

DEPARTMENT OF TRANSPORTATION

HIGHWAY

TEMPORARY EASEMENT

PLAT NO. 2583

CITY: PROVIDENCE
FROM: INDIA STREET

ROAD: INDIA STREET/RELOCATED INDIA STREET
TO: RELOCATED INDIA STREET

DESCRIPTION AND STATEMENT OF LAND, AND OTHER REAL PROPERTY, SITUATED IN THE CITY OF PROVIDENCE, COUNTY OF PROVIDENCE, STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS, AS SHOWN ON THE ACCOMPANYING PLAT NO. 2583 TAKEN FOR A _____ PERIOD FOR STATE HIGHWAY PURPOSES ON BEHALF OF THE STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS BY THE DIRECTOR OF TRANSPORTATION, PURSUANT TO THE PROVISIONS OF TITLE 37, CHAPTER 6 OF THE GENERAL LAWS OF RHODE ISLAND, 1956, AS AMENDED, AND PURSUANT TO THE PROVISIONS OF CHAPTER 111 OF THE PUBLIC LAWS OF RHODE ISLAND, 1970, ACQUISITION BY CONDEMNATION AUTHORIZED BY THE STATE PROPERTIES COMMITTEE ON THE ____ DAY OF _____, A.D. 20__.

WHEREAS, under the provision of Title 37, Chapter 6 of the General Laws of Rhode Island, 1956, as amended, and pursuant to the Provisions of Chapter 111 of the Public Laws of Rhode Island, 1970, provides that within six months after the State Properties Committee has authorized condemnation proceedings, the acquiring authority shall file in the office of the recorder of deeds or town clerk in the city or town where the land or other real property to be acquired is situated, a description of such land or other real property and also a plat thereof and statement that such land or other real property is taken pursuant to the provisions of said Title 37, Chapter 6, of the General Laws of Rhode Island, 1956, as amended, and pursuant to the provisions of Chapter 111 of the Public Laws of Rhode Island, 1970, and the nature of the Title to be acquired, which description, plat and statement shall be signed by the head of the acquiring authority, and upon the filing of such description, plat and statement the title of such land or other real property as set forth in such statement shall vest in the State of Rhode Island.

Now, THEREFORE, I, William D. Ankner, Director of Transportation as head of the acquiring authority, pursuant to and in conformity with the provisions of Title 37, Chapter 6 of the General Laws of Rhode Island, 1956, as amended, and Chapter 111 of the Public Laws of Rhode Island, 1970, do hereby within six months after the acquisition by condemnation proceedings of the hereinafter described land situated in the City of Providence in the County of Providence, as authorized by the State Properties Committee, file this description of said land and also a plat thereof and this statement, which description, plat and statement are signed by me, that limited the title to said land for a _____ period and other real property is on this ____ day of _____, 20__, taken pursuant to the provisions of Title 37, Chapter 6 of the General Laws of Rhode Island, 1956, as amended, and pursuant to the provisions of Chapter 111 of the Public Laws of Rhode Island, 1970.

Meaning and intending by this description of taking to acquire the right to enter the real estate hereinafter described for the purpose of using said real estate in conjunction with adjacent construction reserving to said landowner all rights of access for ingress and egress to and from said real estate provided that no change relating to access shall be made in rights regarding freeway lines.

Also, upon expiration of the _____ period from the date of condemnation hereof, all land, real estate, interest and title shall thereupon revert to the Owner at the time of condemnation without the necessity of a document transferring same, or to his successor in title or assigns.

William D. Ankner, Ph.D.
Director of Transportation

Description of land taken for temporary construction purposes for a _____ period situated in the City of Providence.

That certain land, together with all buildings and improvements thereon, situated in the City of Providence, County of Providence, State of Rhode Island and Providence Plantations, and delineated on Plat No. 2583 by the Rhode Island Department of Transportation, together with all rights appurtenant to said land, in and to the highways upon which said land abuts, said land being further described as follows:

TEMPORARY EASEMENT
Plat No. 2583

All that land lying within the following Temporary Easement Boundaries and Highway Lines:

Parcel 3B-1

That certain lot or parcel of land, with all the buildings or improvements thereon, situated on the southerly side of India Street in the City of Providence and County of Providence and State of Rhode Island, and more particularly described as follows:

Beginning at a point on the southerly side of India Street N 54 degrees 11 minutes 25 seconds E a distance of one hundred sixty and ninety-eight hundredths (160.98) feet from the intersection of the extension of the northeasterly line of Brook Street with the southerly line of India Street at the northwesterly corner of the herein-described parcel; thence

N 73 degrees 10 minutes 00 seconds E bounded northwesterly by land now or formerly of the City of Providence a distance of three hundred fifty-one and four hundredths (351.04) feet to a corner; thence

S 01 degrees 28 minutes 00 seconds W easterly by land now or formerly of the State of Rhode Island a distance of twenty-six and thirty-three hundredths (26.33) feet to a corner; thence

S 73 degrees 10 minutes 00 seconds W bounded southeasterly by said City land a distance of three hundred ninety-eight and seven hundredths (398.07) feet to a corner; thence

N 34 degrees 45 minutes 46 seconds W bounded in part by other City land a distance of five and sixty-six hundredths (5.66) feet to a corner; thence

N 54 degrees 11 minutes 25 seconds E along the southerly line of India Street a distance of sixty and thirty-two hundredths (60.32) feet to the point or place of beginning.

Said parcel contains 9,534 square feet of land, more or less, and is designated as Parcel 3B-1 on Rhode Island State Highway Plat No. 2583.

Parcel 3B-2

That certain lot or parcel of land, with all the buildings and improvements thereon, situated southerly of Relocated India Street in the City of Providence, County of Providence, and State of Rhode Island and more particularly described as follows:

Beginning at a point on the southerly side of the New State Highway Line as shown on Rhode Island State Highway Plat No. 2583 a distance of five hundred fifty-four and forty-three hundredths (554.43) feet, as measured along the southerly line of India Street and the New State Highway Line as shown on Rhode Island State Highway Plat No. 2583 easterly of the intersection of the extension of the northeasterly line of Brook Street with the southerly line of India Street at the northwesterly corner of the herein-described parcel; thence

N 86 degrees 21 minutes 40 seconds E bounded northwesterly by land now or formerly of the City of Providence a distance of one hundred fourteen and nine hundredths (114.09) feet to a corner; thence

S 76 degrees 36 minutes 01 seconds W bounded southeasterly by said City land a distance of twenty-nine and forty-nine hundredths (29.49) feet to a corner; thence

S 86 degrees 21 minutes 40 seconds W bounded southeasterly by said City land a distance of one hundred fourteen and six hundredths (114.06) feet to a corner on the southerly line of the New State Highway Line as shown on Rhode Island State Highway Plat No. 2583; thence

proceeding northeasterly bearing easterly along the said New State Highway Line along a curve with a radius of one thousand two hundred eighty and zero hundredths (1,280.00) feet, a central angle of 00 degrees 37 minutes 21 seconds, with a chord distance of thirteen and ninety-one hundredths (13.91) feet and bearing of N 76 degrees 27 minutes 18 seconds E an arc distance of thirteen and ninety-one hundredths (13.91) feet to a point of tangency; thence

N 76 degrees 45 minutes 58 seconds E along the southerly line of said New State Highway Line a distance fifteen and sixty-four hundredths (15.64) feet to the point or place of beginning.

Said parcel contains 521 square feet of land, more or less, and is designated as Parcel 3B-2 on Rhode Island State Highway Plat No. 2583.

Parcel 5B-1

That certain lot or parcel of land, with all the buildings and improvements thereon, situated southerly of Relocated India Street in the City of Providence, County of Providence, and State of Rhode Island and more particularly described as follows:

Beginning at a point on the southerly side of the New State Highway Line as shown on Rhode Island State Highway Plat No. 2583 a distance of eleven hundred sixty-three and eleven hundredths (1,163.11) feet, as measured along the southerly line of India Street and said New State Highway Line easterly of the intersection of the extension of the northeasterly line of Brook Street with the southerly line of India Street at the southeasterly corner of the herein-described parcel; thence

S 81 degrees 05 minutes 38 seconds W bounded southeasterly by land now or formerly of the City of Providence a distance of eighty-nine and nine hundredths (89.09) feet to an angle; thence

S 86 degrees 21 minutes 37 seconds W bounded southeasterly by said City land a distance of five and fifty-seven hundredths (5.57) feet to a corner; thence

proceeding northwesterly bearing westerly bounded southwestly by land now or formerly of the State of Rhode Island along a curve with a radius of seven hundred thirty-four and zero hundredths (734.00) feet, a central angle of 01 degrees 36 minutes 49 seconds, with a chord distance of twenty and sixty-seven hundredths (20.67) feet and bearing of N 79 degrees 38

minutes 26 seconds W, an arc distance of twenty and sixty-seven hundredths (20.67) feet to a corner; thence

N 86 degrees 21 minutes 40 seconds E bounded northwesterly by said City land a distance of twenty-five and forty hundredths (25.40) feet to an angle; thence

N 81 degrees 05 minutes 38 seconds E bounded northwesterly by said City land a distance of seventy-seven and ninety-six hundredths (77.96) feet to a corner on the southerly line of the New State Highway Line as shown on Rhode Island State Highway Plat No. 2583; thence

S 74 degrees 16 minutes 17 seconds E along the southerly line of said New State Highway Line a distance of twelve and zero hundredths (12.00) feet to the point or place of beginning.

Said parcel contains 494 square feet of land, more or less, and is designated as Parcel 5B-1 on Rhode Island State Highway Plat No. 2583.

Parcel 5B-2

That certain lot or parcel of land, with all the buildings and improvements thereon, situated on the southerly side of Relocated India Street in the City of Providence, County of Providence, and State of Rhode Island and more particularly described as follows:

Beginning at a point on the southerly side of Relocated India Street a distance of twelve hundred fifty-four and seventy-seven hundredths (1,254.77) feet, as measured along the southerly line of India Street and Relocated India Street easterly of the intersection of the extension of the northeasterly line of Brook Street with the southerly line of India Street at the northerly corner of the herein-described parcel; thence

proceeding southeasterly bearing southerly along the southerly line of Relocated India Street along a curve with a radius of seven hundred seventy-seven and zero hundredths (777.00) feet, a central angle of 03 degrees 20 minutes 11 seconds, with a chord distance of forty-five and twenty-four hundredths (45.24) feet and bearing of S 65 degrees 21 minutes 39 seconds E, an arc distance of forty-five and twenty-five hundredths (45.25) feet to a corner; thence

S 81 degrees 05 minutes 38 seconds W bounded southeasterly by land now or formerly of the City of Providence a distance of ninety-two and thirteen hundredths (92.13) feet to an angle; thence

N 01 degrees 27 minutes 40 seconds E bounded northwesterly by land now or formerly of the State of Rhode Island a distance of five and seventy hundredths (5.70) feet to a corner; thence

N 69 degrees 51 minutes 09 seconds W bounded southwesterly by said State land a distance of thirty-seven and eighty-one hundredths (37.81) feet to a corner; thence

N 81 degrees 05 minutes 42 seconds E bounded northwesterly by said City land a distance of eighty-eight and fifty-five hundredths (88.55) feet to the point or place of beginning.

Said parcel contains 2,160 square feet of land, more or less, and is designated as Parcel 5B-2 on Rhode Island State Highway Plat No. 2583.

Parcel 8B-1

That certain lot or parcel of land, with all the buildings and improvements thereon, situated southerly of India Street/Relocated India Street in the City of Providence, County of Providence, and State of Rhode Island and more particularly described as follows:

Beginning at a point N 86 degrees 21 minutes 40 seconds E a distance of one hundred fourteen and sixteen hundredths (114.16) feet from a point on the southerly New State Highway Line of Plat 2583, said point being five hundred twenty-four and eighty-eight hundredths (524.88) feet

easterly as measured along the southerly line of India Street and the New State Highway Line of Plat 2583 from the intersection of the extension of the northeasterly line of Brook Street with the southerly line of India Street, said point of beginning also being the northwesterly corner of Parcel 8S and the southwesterly corner of the herein-described parcel; thence

N 76 degrees 36 minutes 01 seconds E bounded northwesterly by land now or formerly of the City of Providence a distance of twenty-nine and forty-nine hundredths (29.49) feet to a corner; thence

N 86 degrees 21 minutes 40 seconds E bounded northwesterly by said City land a distance of three hundred eight and sixty-four hundredths (308.64) feet to a corner; thence

S 01 degrees 27minutes 40 seconds W bounded easterly by land now or formerly of the State of Rhode Island a distance of five and two hundredths (5.02) feet to a corner; thence

S 86 degrees 21 minutes 40 seconds W bounded southerly by said City land a distance of three hundred thirty-seven and twenty-six hundredths (337.26) feet to the point or place of beginning.

Said parcel contains 1,615 square feet of land, more or less, and is designated as Parcel 8B-1 on Rhode Island State Highway Plat No. 2583.

Parcel 8B-2

That certain lot or parcel of land, with all the buildings and improvements thereon, situated southerly of India Street/Relocated India Street in the City of Providence, County of Providence, and State of Rhode Island and more particularly described as follows:

Beginning at a point at the southwesterly corner of Parcel 8S as shown on Rhode Island State Highway Plat No. 2583 at the northwesterly corner of the herein-described parcel; thence

N 86 degrees 21 minutes 40 seconds E bounded northwesterly by land now or formerly of the City of Providence a distance of four hundred one and fifty-nine hundredths (401.59) feet to a corner; thence

S 01 degrees 27minutes 40 seconds W bounded easterly by land now or formerly of the State of Rhode Island a distance of twenty-five and ten hundredths (25.10) feet to a corner; thence

S 86 degrees 21 minutes 40 seconds W bounded southerly by said City land a distance of four hundred one and fifty-nine hundredths (401.59) feet to a corner;

N 01 degrees 27 minutes 40 seconds E bounded westerly by other said State of Rhode Island land a distance of twenty-five and ten hundredths (25.10) feet to the point or place of beginning.

Said parcel contains 10,040 square feet of land, more or less, and is designated as Parcel 8B-2 on Rhode Island State Highway Plat No. 2583.

GRANT OF EASEMENT

THE CITY OF PROVIDENCE, with an address of Providence City Hall, 25 Dorrance Street, Providence, Rhode Island 02903 (the "Grantor"), for consideration paid, grants to THE STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS acting by and through THE DEPARTMENT OF TRANSPORTATION, with an address of Two Capitol Hill, Providence, Rhode Island 02908, its successors and assigns (the "Grantee"), with Quitclaim Covenants, a perpetual right and easement as described in Section 1 below (the "Easement") in, under, through, over, across, and upon a certain portion of the land (the "Easement Area").

1. Description of Easement. The "Easement" granted by the Grantor to the Grantees consists of the perpetual right and easement:

(a) to install, construct, reconstruct, use, operate, repair, replace, inspect, and maintain, existing sewer facilities and appurtenances including future enhancements and improvements to said sewer facilities (hereinafter collectively referred to as the "Facilities"), in, under, through, over, across and upon the Easement Area;

(b) subject to Grantor's reservation of rights for itself and its successors and assigns to use any and all portions of the Easement Area for any purpose, including without limitation, for parking and landscaping, which does not materially interfere with Grantee's use and enjoyment of the Easement Area and the safe and efficient operation of its Facilities; provided, however that the Grantor, its successors and assigns, covenant and agree that they shall not perform any construction, make or install any permanent improvements (other than paving) or other utilities, build or erect a wall, or structure of any kind, or plant trees or shrubs or store any heavy equipment or material or fill, excavate or remove any soil, in, over, above, or on the premises, nor shall it store or allow to accumulate any material on the Easement Area; and

(c) together with the permanent right, and privilege and easement at such times as Grantee in its sole discretion and without notice deems necessary for said Grantee, its successors, assigns, agents, servants and employees, to enter upon, over, along, under, and above said premises with vehicles, apparatus, personnel, equipment and appliances to dig and excavate the pavement, if any, and soil about said pipes, mains, services, and the like as may be necessary therefore, but in the event of such entry to refill and repair any such excavation, carry away any surplus material and leave said premises in as good condition as it was prior to making any such excavation, at Grantee's sole expense, but not for the replacement of any improvement or of any items placed thereon in violation of the terms hereof.

2. Description of Easement Area. The "Easement Area" shall be the parcel of land as depicted on the plan attached hereto and made a part hereof as Exhibit A-1 and as further described on Exhibit A-2 attached hereto and made a part hereof.

3. Covenants Running With the Land. Each of the foregoing provisions, terms and obligations shall constitute covenants running with the land, and each such provision, term or obligation shall run in perpetuity in favor of the Grantee, and there are hereby created equitable servitudes in favor of Grantee and against the Grantor's parcel; and any violation or breach of any such provisions, terms, obligations or covenants may be enjoined, abated or remedied by appropriate proceedings at the instance of the Grantee or its successors or assigns and the costs of such proceedings at the instance of the Grantee or its successors or assigns and the costs of such proceedings, together with damages and attorney's fees, all as fixed by the court, shall be borne and paid by the party or parties causing or permitting the continuance of any such breach or violation.

4. Maintenance of Surface. The Grantor further agrees for itself, its successors and assigns, that it will maintain and be responsible for the repair and maintenance of the surface of the premises.

5. Other Utilities. Notwithstanding anything else herein to the contrary, the Grantor, its successors and assigns may install, construct, reconstruct, maintain, operate, use, inspect, repair, replace, or renew gas and/or water service line including any and all equipment and appurtenances thereto, necessary for or used in connection therewith, provided, however that the Grantor shall not interfere, damage or disturb Grantee's sewer pipes and/or appurtenant structures or devices and provided further that Grantor shall not place any additional utilities and/or appurtenant structures or devices any closer than eight (8') feet away from Grantees Sewer Pipes and upon excavation, repair, replacement and/or relocation of any existing utilities, Grantor shall not allow said utilities and/or appurtenant structures any closer than they presently are to Grantee's sewer pipes. In the event of the installation of new utilities or upon excavation, repair, replacement and/or relocation of any existing utilities, Grantor shall also comply with the following: 1) bury a caution tape approximately two (2') feet above the utility service lines, 2) provide Grantee, within 60 days of excavation, an "As-Built Drawing" regarding the location of the utility lines and their proximity to the Grantee's sewer pipes. Grantor shall in each instance, refill and repair any such excavation, carry away any surplus material and leave said premises in as good condition as it was prior to the making of any such excavation, at its sole expense.

6. Waiver. No waiver of the rights or obligations created by the terms of the grant hereunder shall be construed to be a waiver of any other rights or obligations under this Agreement, nor shall failure to enforce any right be construed as a waiver of said right or any other right or obligation hereunder. A waiver shall only be effective if embodied in a written instrument signed by an authorized agent of the party waiving said right.

7. Modification. No modification, alteration or amendment of this Easement Agreement shall be binding on either party unless mutually agreed to by the parties and executed by their authorized officers or agents in writing.

8. Binding Effect. The terms, covenants and conditions contained in this Easement Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns and any person or persons, natural or corporate, claiming through or under them, or any of them.

9. Entire Agreement. This instrument embodies the entire agreement between the parties and may be amended or modified only by a written instrument signed by both parties.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed for that purpose by its duly authorized representative this ____ day of _____, 2001.

GRANTOR: THE CITY OF PROVIDENCE

By: _____
Its: _____

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In _____ on the ____ day of _____, 2001, before me appeared _____ the _____ of _____, to me known and known by me to be the party executing the foregoing instrument and he acknowledged said instrument by him so executed to be his free act and deed in said capacity and the free act and deed of said company.

Notary Public:
My Commission Expires: _____

EXHIBIT A-1

Plat showing land in Providence, Rhode Island taken for state highway purposes on behalf of the State of Rhode Island, Providence Plantations designed as Plat No. 2583 filed in the office of the Recorder of Deeds, City of Providence on the ____ day of _____, 20__.

EXHIBIT A-2

Parcel 8S

That certain lot or parcel of land, with all the buildings and improvements thereon, situated southerly of India Street/Relocated India Street in the City of Providence, County of Providence, and State of Rhode Island and more particularly described as follows:

Beginning at a point N 86 degrees 21 minutes 40 seconds E a distance of one hundred fourteen and sixteen hundredths (114.16) feet from a point on the southerly New State Highway Line of Plat 2583, said point being five hundred twenty-four and eighty-eight hundredths (524.88) feet easterly as measured along the southerly line of India Street and the New State Highway Line of Plat 2583 from the intersection of the extension of the northeasterly line of Brook Street with the southerly line of India Street, said point of beginning also being the northeasterly corner of Parcel 3S and the northwesterly corner of the herein-described parcel; thence

N 86 degrees 21 minutes 40 seconds E bounded northwesterly by land now or formerly of the City of Providence a distance of three hundred thirty-seven and twenty-six hundredths (337.26) feet to a corner; thence

S 01 degrees 27 minutes 40 seconds W bounded easterly by land now or formerly of the State of Rhode Island a distance of thirty and twelve hundredths (30.12) feet to a corner; thence

S 86 degrees 21 minutes 40 seconds W bounded southerly by said City land a distance of four hundred one and fifty-nine hundredths (401.59) feet to a corner;

N 01 degrees 27 minutes 40 seconds E bounded westerly by other said State of Rhode Island land a distance of eighteen and eight-four hundredths (18.84) feet to a corner; thence

N 76 degrees 36 minutes 01 seconds E bounded northwesterly by said City land a distance of sixty-six and twenty-nine hundredths (66.29) feet to the point or place of beginning.

Said parcel contains 11,686 square feet of land, more or less, and is designated as Parcel 8S on Rhode Island State Highway Plat No. 2583.

GRANT OF TEMPORARY EASEMENT

THE CITY OF PROVIDENCE, with an address of City Hall, 25 Dorrance Street, Providence, Rhode Island 02903 (the "Grantor"), for nominal consideration paid, grants to THE STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS acting by and through THE DEPARTMENT OF TRANSPORTATION, with an address of Two Capitol Hill, Providence, Rhode Island 02908, its successors and assigns (the "Grantee"), with Quitclaim Covenants, a temporary right and easement as described in Section 1 below (the "Easement") in, under, through, over, across, and upon a certain portion of the land (the "Easement Area").

1. Description of Easement. The "Easement" granted by the Grantor to the Grantees consists of the temporary right and easement:

(a) to install, construct, reconstruct, use, operate, repair, replace, inspect, and maintain, existing sewer facilities and appurtenances including future enhancements and improvements to said sewer facilities (hereinafter collectively referred to as the "Facilities"), in, under, through, over, across and upon the Easement Area;

(b) subject to Grantor's reservation of rights for itself and its successors and assigns to use any and all portions of the Easement Area for any purpose, including without limitation, for parking and landscaping, which does not materially interfere with Grantee's use and enjoyment of the Easement Area and the safe and efficient operation of its Facilities; provided, however that the Grantor, its successors and assigns, covenant and agree that they shall not perform any construction, make or install any permanent improvements (other than paving) or other utilities, build or erect a wall, or structure of any kind, or plant trees or shrubs or store any heavy equipment or material or fill, excavate or remove any soil, in, over, above, or on the premises, nor shall it store or allow to accumulate any material on the Easement Area; and

(c) together with the temporary right, and privilege and easement at such times as Grantee in its sole discretion and without notice deems necessary for said Grantee, its successors, assigns, agents, servants and employees, to enter upon, over, along, under, and above said premises with vehicles, apparatus, personnel, equipment and appliances to dig and excavate the pavement, if any, and soil about said pipes, mains, services, and the like as may be necessary therefore, but in the event of such entry to refill and repair any such excavation, carry away any surplus material and leave said premises in as good condition as it was prior to making any such excavation, at Grantee's sole expense, but not for the replacement of any improvement or of any items placed thereon in violation of the terms hereof.

2. Description of Easement Area. The "Easement Area" shall be the parcel of land as depicted on the plan attached hereto and made a part hereof as Exhibit A-1 and as further described on Exhibit A-2 attached hereto and made a part hereof.

3. Covenants Running With the Land. Each of the foregoing provisions, terms and obligations shall constitute covenants running with the land, and each such provision, term or obligation shall run in favor of the Grantee, and there are hereby created equitable servitudes in favor of Grantee and against the Grantor's parcel; and any violation or breach of any such provisions, terms, obligations or covenants may be enjoined, abated or remedied by appropriate proceedings at the instance of the Grantee or its successors or assigns and the costs of such proceedings at the instance of the Grantee or its successors or assigns and the costs of such proceedings, together with damages and attorney's fees, all as fixed by the court, shall be borne and paid by the party or parties causing or permitting the continuance of any such breach or violation.

4. Maintenance of Surface. The Grantor further agrees for itself, its successors and assigns, that it will maintain and be responsible for the repair and maintenance of the surface of the premises.

5. Other Utilities. Notwithstanding anything else herein to the contrary, the Grantor, its successors and assigns may install, construct, reconstruct, maintain, operate, use, inspect, repair, replace, or renew gas and/or water service line including any and all equipment and appurtenances thereto, necessary for or used in connection therewith, provided, however that the Grantor shall not interfere, damage or disturb Grantee's sewer pipes and/or appurtenant structures or devices and provided further that Grantor shall not place any additional utilities and/or appurtenant structures or devices any closer than eight (8') feet away from Grantees Sewer Pipes and upon excavation, repair, replacement and/or relocation of any existing utilities, Grantor shall not allow said utilities and/or appurtenant structures any closer than they presently are to Grantee's sewer pipes. In the event of the installation of new utilities or upon excavation, repair, replacement and/or relocation of any existing utilities, Grantor shall also comply with the following: 1) bury a caution tape approximately two (2') feet above the utility service lines, 2) provide Grantee, within 60 days of excavation, an "As-Built Drawing" regarding the location of the utility lines and their proximity to the Grantee's sewer pipes. Grantor shall in each instance, refill and repair any such excavation, carry away any surplus material and leave said premises in as good condition as it was prior to the making of any such excavation, at its sole expense.

6. Waiver. No waiver of the rights or obligations created by the terms of the grant hereunder shall be construed to be a waiver of any other rights or obligations under this Agreement, nor shall failure to enforce any right be construed as a waiver of said right or any other right or obligation hereunder. A waiver shall only be effective if embodied in a written instrument signed by an authorized agent of the party waiving said right.

7. Modification. No modification, alteration or amendment of this Easement Agreement shall be binding on either party unless mutually agreed to by the parties and executed by their authorized officers or agents in writing.

8. Binding Effect. The terms, covenants and conditions contained in this Easement Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns and any person or persons, natural or corporate, claiming through or under them, or any of them.

9. Entire Agreement. This instrument embodies the entire agreement between the parties and may be amended or modified only by a written instrument signed by both parties.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed for that purpose by its duly authorized representative this ____ day of _____, 2001.

GRANTOR: THE CITY OF PROVIDENCE

By: _____
Its: _____

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In _____ on the ___ day of _____, 2001, before me appeared _____ the _____ of _____, to me known and known by me to be the party executing the foregoing instrument and he acknowledged said instrument by him so executed to be his free act and deed in said capacity and the free act and deed of said company.

Notary Public:
My Commission Expires: _____

EXHIBIT A-1

Plat showing land in Providence, Rhode Island taken for state highway purposes on behalf of the State of Rhode Island, Providence Plantations designed as Plat No. 2583 filed in the office of the Recorder of Deeds, City of Providence on the ____ day of _____, 20__.

EXHIBIT A-2

Parcel 8B-1

That certain lot or parcel of land, with all the buildings and improvements thereon, situated southerly of India Street/Relocated India Street in the City of Providence, County of Providence, and State of Rhode Island and more particularly described as follows:

Beginning at a point N 86 degrees 21 minutes 40 seconds E a distance of one hundred fourteen and sixteen hundredths (114.16) feet from a point on the southerly New State Highway Line of Plat 2583, said point being five hundred twenty-four and eighty-eight hundredths (524.88) feet

easterly as measured along the southerly line of India Street and the New State Highway Line of Plat 2583 from the intersection of the extension of the northeasterly line of Brook Street with the southerly line of India Street, said point of beginning also being the northwesterly corner of Parcel 8S and the southwesterly corner of the herein-described parcel; thence

N 76 degrees 36 minutes 01 seconds E bounded northwesterly by land now or formerly of the City of Providence a distance of twenty-nine and forty-nine hundredths (29.49) feet to a corner; thence

N 86 degrees 21 minutes 40 seconds E bounded northwesterly by said City land a distance of three hundred eight and sixty-four hundredths (308.64) feet to a corner; thence

S 01 degrees 27 minutes 40 seconds W bounded easterly by land now or formerly of the State of Rhode Island a distance of five and two hundredths (5.02) feet to a corner; thence

S 86 degrees 21 minutes 40 seconds W bounded southerly by said City land a distance of three hundred thirty-seven and twenty-six hundredths (337.26) feet to the point or place of beginning.

Said parcel contains 1,615 square feet of land, more or less, and is designated as Parcel 8B-1 on Rhode Island State Highway Plat No. 2583.

Parcel 8B-2

That certain lot or parcel of land, with all the buildings and improvements thereon, situated southerly of India Street/Relocated India Street in the City of Providence, County of Providence, and State of Rhode Island and more particularly described as follows:

Beginning at a point at the southwesterly corner of Parcel 8S as shown on Rhode Island State Highway Plat No. 2583 at the northwesterly corner of the herein-described parcel; thence

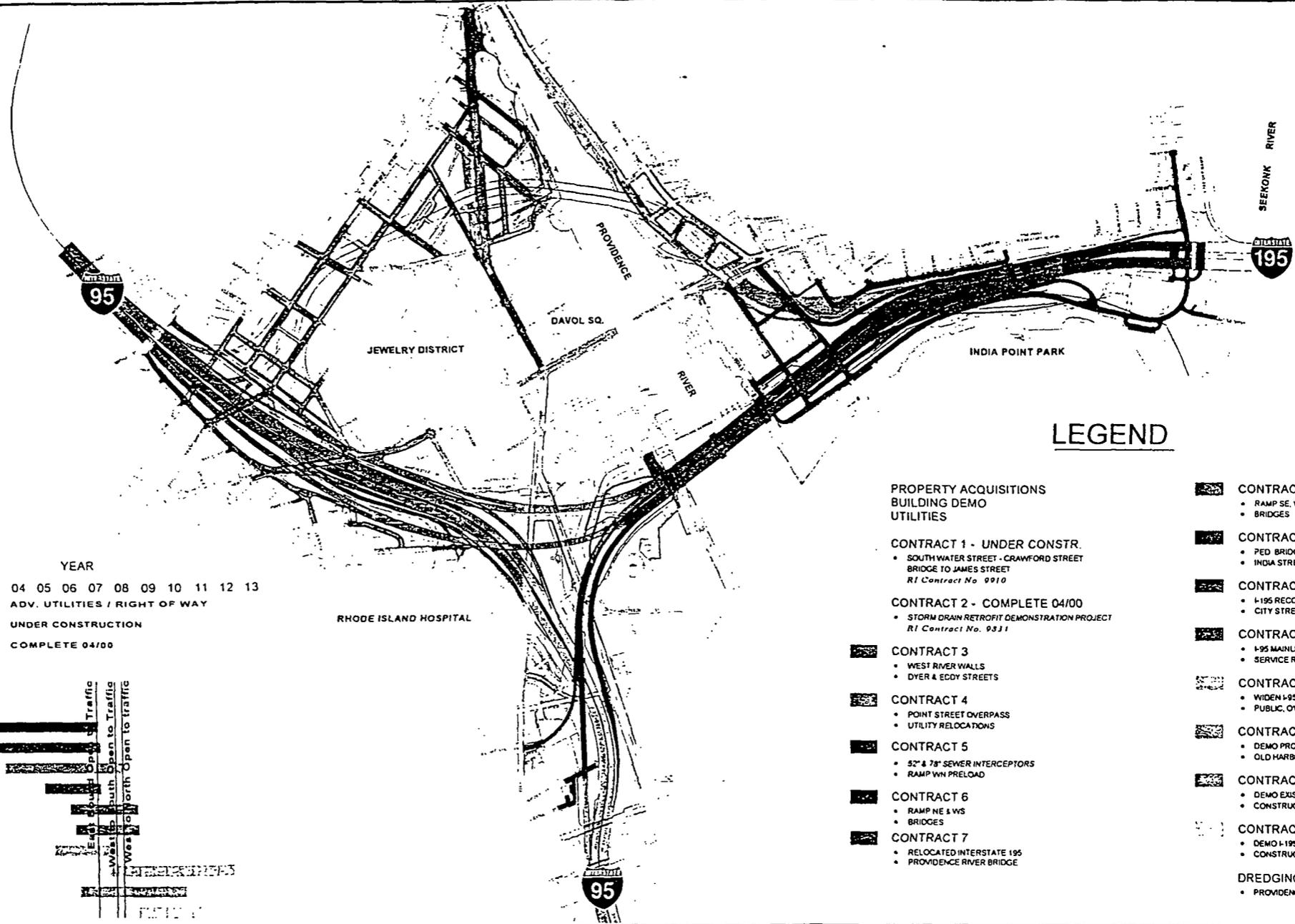
N 86 degrees 21 minutes 40 seconds E bounded northwesterly by land now or formerly of the City of Providence a distance of four hundred one and fifty-nine hundredths (401.59) feet to a corner; thence

S 01 degrees 27minutes 40 seconds W bounded easterly by land now or formerly of the State of Rhode Island a distance of twenty-five and ten hundredths (25.10) feet to a corner; thence

S 86 degrees 21 minutes 40 seconds W bounded southerly by said City land a distance of four hundred one and fifty-nine hundredths (401.59) feet to a corner;

N 01 degrees 27 minutes 40 seconds E bounded westerly by other said State of Rhode Island land a distance of twenty-five and ten hundredths (25.10) feet to the point or place of beginning.

Said parcel contains 10,040 square feet of land, more or less, and is designated as Parcel 8B-2 on Rhode Island State Highway Plat No. 2583.



LEGEND

PROPERTY ACQUISITIONS
BUILDING DEMO
UTILITIES

CONTRACT 1 - UNDER CONSTR.

- SOUTH WATER STREET - CRAWFORD STREET BRIDGE TO JAMES STREET
RI Contract No. 9910

CONTRACT 2 - COMPLETE 04/00

- STORM DRAIN RETROFIT DEMONSTRATION PROJECT
RI Contract No. 9931

- CONTRACT 3
• WEST RIVER WALLS
• DYER & EDDY STREETS

- CONTRACT 4
• POINT STREET OVERPASS
• UTILITY RELOCATIONS

- CONTRACT 5
• 52" & 78" SEWER INTERCEPTORS
• RAMP W/ PRELOAD

- CONTRACT 6
• RAMP NE & WS
• BRIDGES

- CONTRACT 7
• RELOCATED INTERSTATE 195
• PROVIDENCE RIVER BRIDGE

- CONTRACT 8
• RAMP SE, WN WP & NP
• BRIDGES

- CONTRACT 9
• PED BRIDGE / EASTBOUND ON & OFF RAMPS
• INDIA STREET & GANO STREET

- CONTRACT 10
• I-195 RECONSTRUCTION
• CITY STREETS

- CONTRACT 11
• I-95 MAINLINE & ON / OFF RAMPS
• SERVICE ROADS & RAMP PS BRIDGE

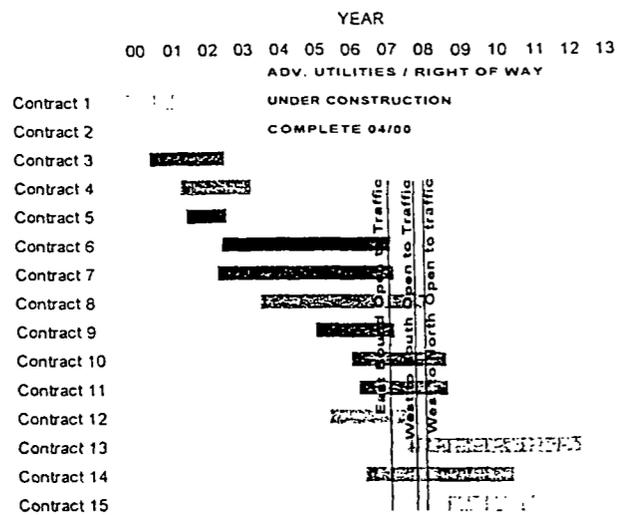
- CONTRACT 12
• WIDEN I-95 SOUTH / REPAVE I-95
• PUBLIC, O'CONNELL, OXFORD ST BRIDGES

- CONTRACT 13
• DEMO PROVIDENCE RIVER BRIDGE
• OLD HARBOR CITY STREETS

- CONTRACT 14
• DEMO EXISTING INTERCHANGE
• CONSTRUCT CITY STREETS

- CONTRACT 15
• DEMO I-195
• CONSTRUCT CITY STREETS

- DREDGING
• PROVIDENCE RIVER



MAGUIRE GROUP
Maguire Group Inc.
Architects/Engineers/Planners
225 Chapman Street
Providence, Rhode Island 02905



RHODE ISLAND
DEPARTMENT OF TRANSPORTATION

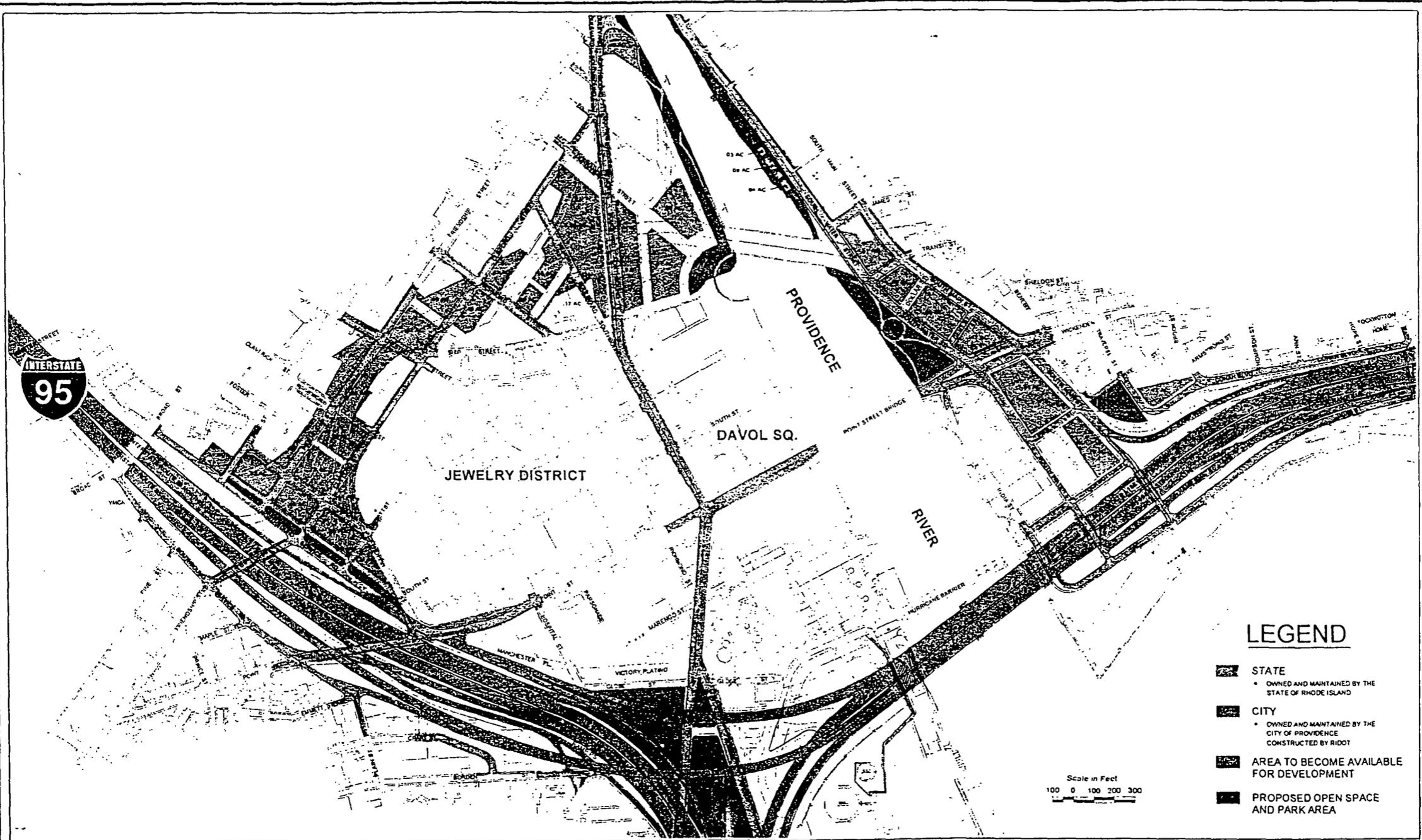


JUNE 7, 2001

200 0 200 400
Scale in Feet

UPDATE 07

PROVIDENCE RHODE ISLAND
IMPROVEMENTS TO
INTERSTATE ROUTE 195
CONSTRUCTION SEQUENCE
CONTRACTS 1-15



LEGEND

-  STATE
 - OWNED AND MAINTAINED BY THE STATE OF RHODE ISLAND
-  CITY
 - OWNED AND MAINTAINED BY THE CITY OF PROVIDENCE
 - CONSTRUCTED BY RIDOT
-  AREA TO BECOME AVAILABLE FOR DEVELOPMENT
-  PROPOSED OPEN SPACE AND PARK AREA

Scale in Feet
100 0 100 200 300

Maguire Group Inc.
Architects/Engineers/Planners
225 Chapman Street
Providence, Rhode Island 02905

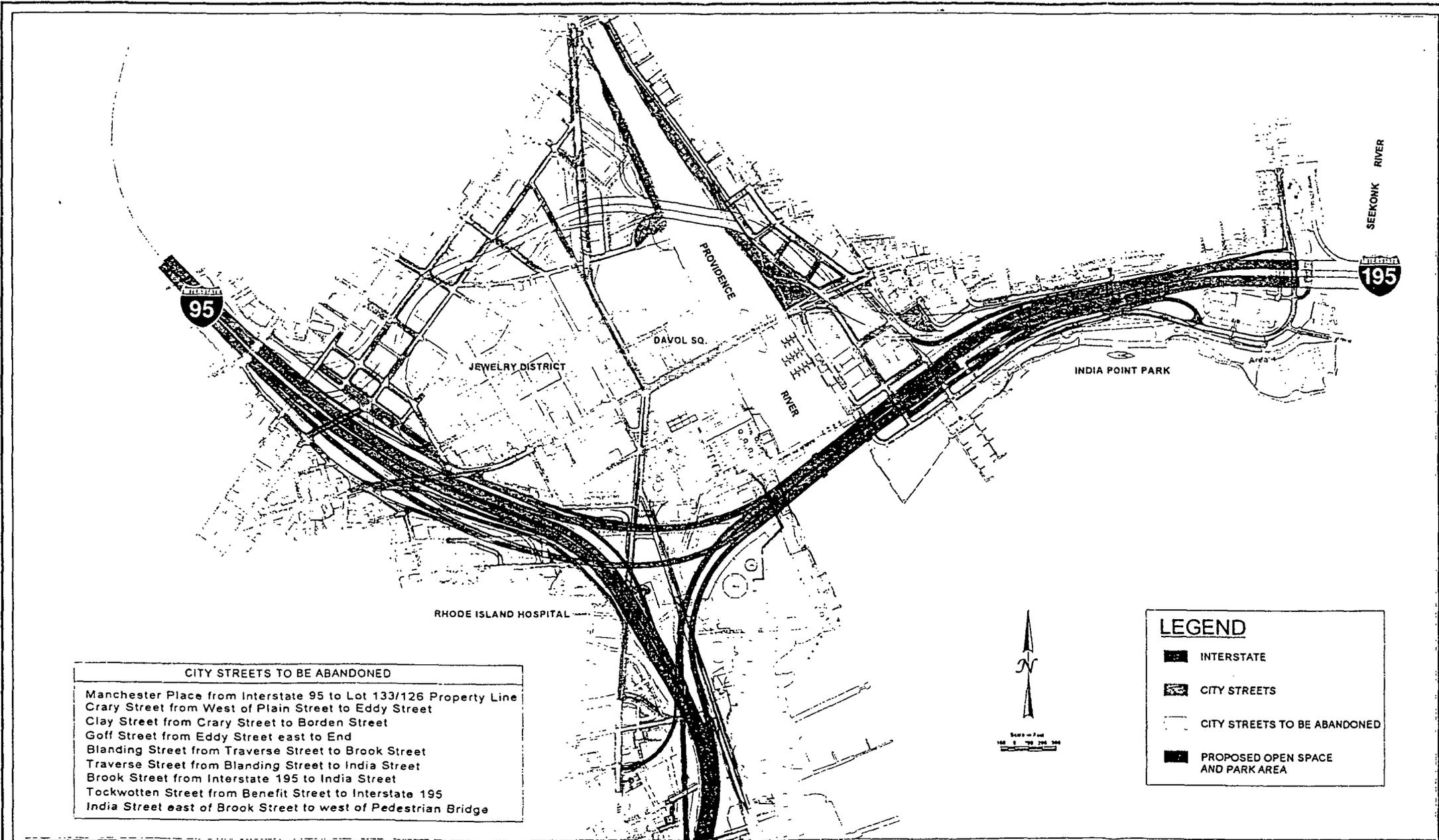


RHODE ISLAND
DEPARTMENT OF TRANSPORTATION



NOVEMBER 19, 2001

IMPROVEMENTS TO
INTERSTATE ROUTE 195
PROVIDENCE RHODE ISLAND
PROPOSED DEVELOPMENT PARCELS



CITY STREETS TO BE ABANDONED

Manchester Place from Interstate 95 to Lot 133/126 Property Line
 Cray Street from West of Plain Street to Eddy Street
 Clay Street from Cray Street to Borden Street
 Goff Street from Eddy Street east to End
 Blanding Street from Traverse Street to Brook Street
 Traverse Street from Blanding Street to India Street
 Brook Street from Interstate 195 to India Street
 Tockwotten Street from Benefit Street to Interstate 195
 India Street east of Brook Street to west of Pedestrian Bridge

LEGEND

- INTERSTATE
- CITY STREETS
- CITY STREETS TO BE ABANDONED
- PROPOSED OPEN SPACE AND PARK AREA



Maguire Group Inc.
 Architects/Engineers/Planners
 225 Chapman Street
 Providence, Rhode Island 02905

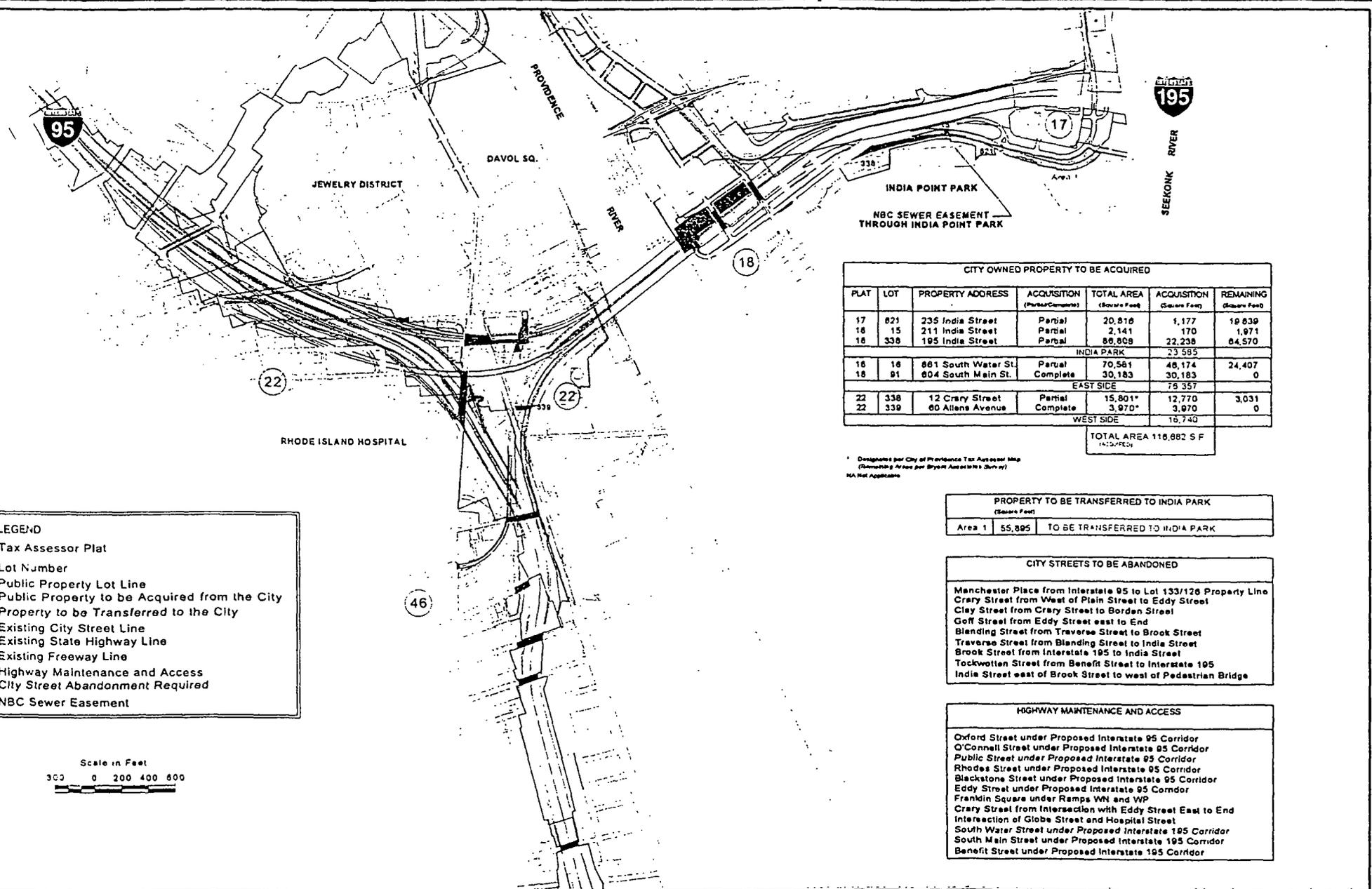


RHODE ISLAND
 DEPARTMENT OF TRANSPORTATION



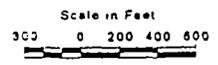
DECEMBER 10, 2002

IMPROVEMENTS TO
 INTERSTATE ROUTE 195
 PROVIDENCE RHODE ISLAND
 CITY STREET ABANDONMENTS



LEGEND

- 18 Tax Assessor Plat
- XXX Lot Number
- Public Property Lot Line
- Public Property to be Acquired from the City
- Property to be Transferred to the City
- Existing City Street Line
- Existing State Highway Line
- Existing Freeway Line
- Highway Maintenance and Access
- City Street Abandonment Required
- NBC Sewer Easement



CITY OWNED PROPERTY TO BE ACQUIRED

PLAT	LOT	PROPERTY ADDRESS	ACQUISITION (Partial/Complete)	TOTAL AREA (Square Feet)	ACQUISITION (Square Feet)	REMAINING (Square Feet)
17	821	235 India Street	Partial	20,816	1,177	19,639
18	15	211 India Street	Partial	2,141	170	1,971
18	338	195 India Street	Partial	86,809	22,238	64,570
INDIA PARK				23,585		
18	18	861 South Water St.	Partial	70,581	48,174	24,407
18	91	804 South Main St.	Complete	30,183	30,183	0
EAST SIDE				78,357		
22	338	12 Crary Street	Partial	15,801*	12,770	3,031
22	339	60 Allene Avenue	Complete	3,970*	3,970	0
WEST SIDE				16,740		
TOTAL AREA				118,882 S F		

* Designated per City of Providence Tax Assessor Map (Remaining Acres per System Associates Survey) NA Not Applicable

PROPERTY TO BE TRANSFERRED TO INDIA PARK
(Square Feet)

Area 1	55,395	TO BE TRANSFERRED TO INDIA PARK
--------	--------	---------------------------------

CITY STREETS TO BE ABANDONED

Manchester Place from Interstate 95 to Lot 133/128 Property Line
 Crary Street from West of Plain Street to Eddy Street
 Clay Street from Crary Street to Borden Street
 Goff Street from Eddy Street east to End
 Blanding Street from Traverse Street to Brook Street
 Traverse Street from Blanding Street to India Street
 Brook Street from Interstate 195 to India Street
 Tockwotten Street from Benefit Street to Interstate 105
 India Street east of Brook Street to west of Pedestrian Bridge

HIGHWAY MAINTENANCE AND ACCESS

Oxford Street under Proposed Interstate 95 Corridor
 O'Connell Street under Proposed Interstate 95 Corridor
 Public Street under Proposed Interstate 95 Corridor
 Rhodes Street under Proposed Interstate 95 Corridor
 Blackstone Street under Proposed Interstate 95 Corridor
 Eddy Street under Proposed Interstate 95 Corridor
 Franklin Square under Ramps WN and WP
 Crary Street from Intersection with Eddy Street East to End
 Intersection of Globe Street and Hospital Street
 South Water Street under Proposed Interstate 195 Corridor
 South Main Street under Proposed Interstate 195 Corridor
 Benefit Street under Proposed Interstate 195 Corridor

MAGUIRE GROUP
 Maguire Group Inc.
 Architects/Engineers/Planners
 225 Chapman Street
 Providence, Rhode Island 02905



RHODE ISLAND
 DEPARTMENT OF TRANSPORTATION

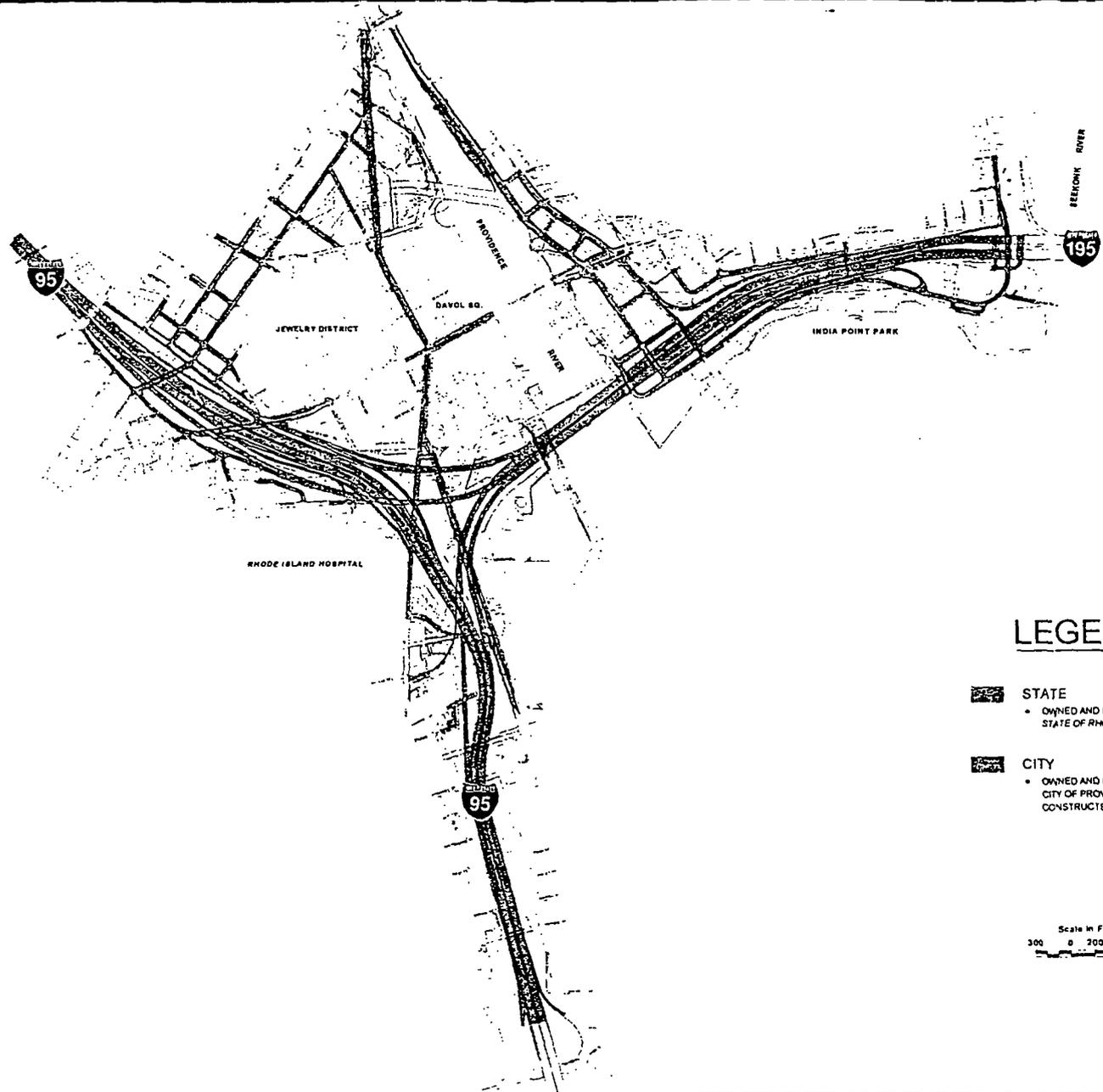


DECEMBER 10, 2002

IMPROVEMENTS TO INTERSTATE ROUTE 195

PROVIDENCE RHODE ISLAND

RIGHT-OF-WAY ACTIONS
 CITY OF PROVIDENCE



LEGEND

- 
STATE
 • OWNED AND MAINTAINED BY THE STATE OF RHODE ISLAND
- 
CITY
 • OWNED AND MAINTAINED BY THE CITY OF PROVIDENCE
 CONSTRUCTED BY RIDOT

Scale in Feet
 300 0 300 400 600

MAGUIRE GROUP
 Maguire Group Inc.
 Architects/Engineers/Planners
 225 Chapman Street
 Providence, Rhode Island 02905



RHODE ISLAND
 DEPARTMENT OF TRANSPORTATION



NOVEMBER 6, 2001

IMPROVEMENTS TO
 INTERSTATE ROUTE 195
 PROVIDENCE RHODE ISLAND
 STREET OWNERSHIP
 STATE / CITY

FEDERAL HIGHWAY ADMINISTRATION

RECORD OF DECISION

IMPROVEMENTS TO INTERSTATE ROUTE 195
PROVIDENCE, RHODE ISLAND



FHWA-RI-EIS-93-01-F

JANUARY 14, 1997

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RECORD OF DECISION**IMPROVEMENTS TO INTERSTATE ROUTE 195
WASHINGTON BRIDGE TO INTERSTATE ROUTE 95
PROVIDENCE (PROVIDENCE COUNTY), RHODE ISLAND
FHWA-RI-EIS-93-01-F****PROJECT OVERVIEW**

This Record of Decision contains the rationale employed to reach a decision on implementation of a highway project alternative for the Improvements to Interstate Route 195 between the west end of the Washington Bridge and Interstate Route 95 in Providence, Rhode Island. It is issued under the requirements of 40 CFR 1502.2 and 23 CFR 771.127.

Periodic repairs and safety improvements have made it possible for I-195 to serve traffic needs for over 30 years. Despite recent repairs to the bridges, the existing I-195 through Providence is essentially beyond the end of its service life. It does not meet current design criteria, has poor operational and safety characteristics, and the bridge structures will continue to deteriorate.

The Rhode Island Department of Transportation (RIDOT), along with the Federal Highway Administration (FHWA), published a Notice of Intent to conduct an Environmental Impact Statement (EIS) for the proposed project in the October 31, 1991, Federal Register. Early coordination and identification of issues actually began two years earlier with the initiation of work on an Environmental Assessment (EA) in December 1989. The original focus of the EA was to evaluate alternatives to rehabilitate or improve the existing alignment. It was through the early EA coordination process that the concept of a Hurricane Barrier Alignment (HBA), one-half mile to the south of the existing viaduct, was forwarded by the Providence Foundation. Given the size and scope of the HBA, it was decided that a full EIS was warranted to rigorously explore and objectively evaluate the alternatives.

Key issues and areas of concern were identified through a formal scoping process. The scoping process included brochures and surveys mailed to Federal, State, and local agencies, interest groups, and property owners, as well as day and night public scoping sessions held on December 9, 1991. Section 7 of the Final Environmental Impact Statement (FEIS) documents the scoping and coordination process undertaken in the development and analysis of alternatives throughout the EIS process.

Three candidate alternatives were retained and evaluated through the EIS process. They are (1) the Reconstruction of Existing Alignment, (2) the North Alignment, and (3) the Hurricane Barrier Alignment. The Reconstruction of Existing Alignment was developed to represent the least cost alternative and to serve as the No-Build alternative. It includes the minimum level of reconstruction and rehabilitation of the existing six-lane facility needed to ensure the highway continues to function, but provides for no operational improvements. The North Alignment is an eight-lane alternative parallel and offset immediately to the north of the existing facility on new

alignment at the Providence River. It eliminates the Dyer Street ramps and makes other minor operational improvements at the I-95 interchange. It provides sufficient operational characteristics through the design year, though it retains the existing I-95 interchange with most of its poor operating characteristics. The Hurricane Barrier Alignment includes an all new eight-lane facility and interchange with I-95 located immediately south of the Providence Hurricane Barrier.

The Draft Environmental Impact Statement (DEIS) was published and approved in May 1993. The DEIS presented a detailed analysis for three candidate alternatives. A public hearing on the DEIS was held on June 30, 1993. FHWA and RIDOT received public comments at the hearing and by written correspondence throughout the public comment period. Substantive comments received on the DEIS and at the public hearing, together with appropriate responses, are included in Section 7 of the FEIS. Comments received on the FEIS are analyzed and addressed in this Record of Decision (see "Response to Comments on Final EIS").

The input received through coordination efforts was fully evaluated in reaching a decision on the preferred alternative. The input was integral to the consideration and implementation of design modifications to reduce traffic and environmental impacts. These design revisions are described in Sections 4.1.1 and 4.5.2 of the FEIS.

DECISION AND SUMMARY OF FINDINGS

The Hurricane Barrier Alignment (HBA) alternative was identified as the preferred alternative in the FEIS and has been selected for further project development and subsequent construction. FHWA has carefully reviewed all concerns in the course of approving the selected alternative. We have concluded that the selected alternative, based on a rigorous exploration and objective evaluation, reasonably maximizes transportation benefits and minimizes environmental harm, including harm to Section 4(f) resources.

Based upon the analysis contained in the EIS, the selected alternative clearly provides the best alternative to satisfy the project's purpose and need. The stated project purpose and need is "*. . . to provide a transportation improvement alternative to relieve present and future traffic demands on Interstate 95 between the west end of the Washington Bridge and Interstate 95 in Providence, RI. Additionally, the project shall provide for the implementation of the City of Providence's Old Harbor Plan between Crawford Street and Fox Point.*" The HBA received strong support from the general public and local business community, as well as local, State, and Federal agencies in the oral and written comments received on the DEIS. ←

MAJOR FACTORS INFLUENCING THE SELECTION OF ALTERNATIVES

The reasons for selecting the HBA include the following: it improves highway safety, reduces impacts on historic districts, allows for the fullest implementation of the city's Old Harbor Plan, has a net positive impact on India Point Park, provides improved access to Rhode Island Hospital, and incurs the least impact to traffic during construction. The HBA includes improvements to the alignment and operational characteristics of over one-half mile of I-95 and includes an all new interchange with I-95 that is a substantial improvement over the existing condition. The other two

alternatives considered, the Reconstruction of Existing Alignment (No-Build) and North Alignment, were generally less effective and desirable than the HBA. A thorough description of each of the considered alternatives is included in Section 2 of the FEIS. The following provides additional detail regarding the principal reasons for selecting the HBA:

Capacity and Safety

The HBA provides the best transportation improvements to relieve present and future traffic demands on Interstate 195. The proposed alignment provides the best configuration from a safety and capacity standpoint. The safety improvements afforded by the HBA include the following: all seven existing substandard weaves are eliminated, access to and from the Rhode Island Hospital and the Women and Infants Hospital is greatly improved, and the existing substandard interchange between I-95 and I-195 is replaced. The North Alignment eliminates all but two substandard weaves in the I-95 interchange, but does not improve access to the hospital.

As a result of the improved safety characteristics, the projected number of accidents over a 5-year period for the HBA is 655, substantially less than either of the other alternatives considered—half that of the Reconstruction of Existing Alignment alternative (1,156 accidents) and two-thirds that of the North Alignment (963 accidents). The new interchange and associated extended transportation benefits are a major reason for the cost differential between the HBA and the North Alignment alternative.

Constructability

The alignment of the HBA is largely independent of the existing alignment; therefore, the HBA is the easiest alternative to construct without affecting traffic flow on the existing interstate. Three lanes in each direction can be maintained throughout the construction period. The other alternatives considered would require extensive detours and lane closures and would result in substantial congestion and delays during the estimated 5-year construction period.

Implementation of the Old Harbor Plan

Of the alternatives considered, the HBA is the most compatible with the city of Providence's Old Harbor Plan. The Old Harbor Plan, adopted by City Ordinance in 1994, is an element in their Comprehensive Plan. In fact, the plan envisions the relocation of I-195 as a key element. The HBA allows for the most complete implementation of the Old Harbor Plan among the three alternatives. The Old Harbor Plan itself will have a number of positive benefits including: improved waterfront access in the form of pedestrian walkways along the shore of the Providence River from Crawford Street south to the Hurricane Barrier; improved water transportation; increased public park land; and economic development opportunities. Along with the redevelopment of the surplus right-of-way, the Old Harbor Plan allows for the reuniting of the Downtown Central Business District with the Jewelry District.

Historic Resources

Implementation of the HBA and the Old Harbor Plan results in a net positive benefit to historic resources in the city. Removal of the existing I-195 on the west side of the Providence River substantially reduces the noise and visual impact on both the Downtown and Jewelry Manufacturing National Register Historic Districts. Although implementation of the HBA requires the acquisition and demolition of three buildings on or eligible for the National Register of Historic Places, it reduces the overall length of Interstate 195 through the College Hill National Register Historic District from 3,200 feet to 2,000 feet and moves the highway from between 500 and 1000 feet from the highest concentration of historic structures in the district. Coordination efforts indicate that the Rhode Island State Historic Preservation Officer (RISHPO) and Blackstone River Valley National Heritage Corridor Commission (BRVNHCC) support the implementation of the HBA and the Old Harbor Plan. A copy of the executed Section 106 Memorandum of Agreement is included in the Section 5 of the FEIS.

India Point Park

The HBA has a net positive effect on India Point Park. Construction will require the acquisition of a narrow strip (21,382 square feet) along the northwest edge of the park. As mitigation, the elimination of the existing Gano Street on-ramp allows for 51,908 square feet of additional park land—a net increase of over 30,000 square feet. The existing narrow pedestrian overpass will be replaced with a 50-foot wide landscaped pedestrian bridge. This connection will greatly improve the connection between India Point Park and the Fox Point Neighborhood. Although not considered a mitigation, removal of the ramps also makes possible the creation of a landscaped parking area on the five acres immediately northeast of the park, under the I-195 viaduct at Gano Street. The ramp modifications in the vicinity of India Point Park will change India Street from a little used street to a relatively busy street. The increased traffic will occur on India Street primarily during the morning and evening rush hours, which are not peak usage times for the park.

SECTION 4(F)/6(F)

Where historic and/or park resources are affected by a proposed project, a determination is necessary, pursuant to Section 4(f) of the U.S. Department of Transportation Act of 1966, that there is no feasible and prudent alternative to the use of the historic and park resources and that all possible planning to minimize harm to the affected resources is employed. Also, the acquisition of park land for which Land and Water Conservation Fund Act (LCWF) funds have been used, called "Section 6(f) lands," requires replacement lands be provided in consultation with the National Park Service.

Based upon the information in the Section 4(f) Evaluation contained in the FEIS, and for the reasons discussed below, FHWA has determined that there are no feasible or prudent alternatives to the use of land from public parks and historic districts or structures for the Hurricane Barrier Alternative and that the selected alternate includes all possible planning to minimize harm to these resources.

While the Reconstruction of Existing Alignment alternative would have no new 4(f) impact, it does not satisfy the basic transportation objective of the project and is therefore not considered a feasible or prudent alternative. In addition, the Reconstruction alternative does not allow for the net positive benefits attributable to the HBA; specifically, the relocation of the existing highway away from high concentration of historic buildings in the College Hill National Register Historic District, and the reunification of the Downtown and Jewelry Manufacturing National Register Historic Districts.

The HBA involves unavoidable impacts to 4(f) and 6(f) resources. The impacts and mitigation measures are discussed in Section 5 of the FEIS. It has been determined that after mitigation, of the practicable alternatives, the HBA incurs the least harm to 4(f) and 6(f) resources. Central to this conclusion is the concurrence of the RISHPO that the HBA has a net positive benefit on historic resources in the project area. This net positive benefit is obtained through the relocation of the highway away from the most sensitive concentrations of historic buildings in three National Register Historic Districts. The other alternatives considered have comparable impacts upon the same historic districts as the HBA, without any of the associated positive benefits.

With respect to the Section 6(f) resource, India Point Park, the State Liaison Officer and the National Parks Service have agreed to the designated conversion of replacement land.

MEASURES TO MINIMIZE HARM OF THE SELECTED ALTERNATIVE

FHWA will ensure that all practical measures to avoid or minimize adverse environmental impact, which are related to the selected alternative, will be implemented. The following measures, described in more detail in the referenced sections of the FEIS, have been identified. At the time implementation of any of these measures becomes appropriate, responsibility for funding will be assigned by agreement among the concerned parties in accordance with normal FHWA procedures. The first section below describes the mitigation program for the HBA (Section 4.9, page 4-314) of the FEIS, which has been developed to address the impacts of the selected alternative in conjunction with Federal and State regulatory agencies and the Providence Parks Department.

FHWA has determined that the measures described below in the Interstate Route 195 Mitigation Program are adequate to mitigate the impacts for the selected alternative and to meet the legal requirements of other statutes mandating the consideration of or provision for mitigation of environmental impacts, such as Section 4(f) of the Department of Transportation Act. Therefore, the measures constitute those which must be implemented and those which will be encompassed by FHWA approvals. (See 23 CFR Part 630, Subpart C, Appendix A.)

INTERSTATE ROUTE 195 MITIGATION PROGRAM**• Traffic and Transportation**

Local Street Pattern: An urban street pattern will be established across the vacated right-of-way to provide for adequate traffic circulation, access, and complement the proposed land uses. New and reconstructed streets will include amenities, such as 8-foot wide pedestrian sidewalks, standard city street lighting, and street trees (generally 100 feet apart). ←

Landscaping: Landscaping and architectural treatment of retaining walls will be employed to provide a buffer to adjacent land uses.

Bridge Piers: The pier spacing for the Providence River Bridge in the HBA includes mitigation and avoidance considerations for navigation impacts. The new bridge will be designed to maintain the existing navigation clearances.

Aesthetics: Special architectural treatment to soften the visual impacts and increase compatibility with the surrounding urban and historical districts have been considered for the proposed bridge over the Providence River. A Bridge Technical Committee (BTC) and a Public Advisory Committee (PAC) were formed to develop and review alternatives for the bridge. The PAC reviewed alternatives for the bridge over the Providence River (see Appendix A of the FEIS) developed by the BTC.

These alternatives were all considered to be visually compatible. The Arch style structure was shown in the FEIS because the PAC favored an Arch style structure and recommended it to RIDOT.

RIDOT is completing alternate bridge designs of concrete and steel, which constitutes the first step in the final design of a major structure. This effort will better define the technical issues, constructability, and estimated cost of the concept presented in the FEIS. In the course of final design and development of the preferred alternative, RIDOT may consider a range of other types of long span bridges that are visually compatible. In the event that the Arch style is not selected, RIDOT and FHWA will coordinate the decision with the PAC.

Pedestrian: The existing 8-foot wide pedestrian overpass between George Cohan Boulevard and India Point Park will be replaced with a 50-foot wide overpass.

• Land Use

Vacated Right-of-Way: The vacated parcels shall be seeded as an interim measure to mitigate the visual impact of demolishing the highway and abandoning the existing right-of-way.

Parking: (1) Impacted *private* parking stalls will be replaced either by reconfiguration of the impacted lot or by replacement on adjacent excess right-of-way, or (2) owners of the private parking spaces which are not replaced will be compensated for their loss.

Parks: In kind replacement will be provided for acquired land at India Point Park. Disturbed areas will be fully restored. The existing pedestrian overpass will be demolished and replaced by a landscaped, 50-foot wide park bridge.

Memorials: All impacted memorials will be relocated in an equivalent or more prominent setting in areas adjacent to their present location.

- **Cultural Resources**

Historic Districts and Buildings: The Hurricane Barrier Alternative will require acquisition of three buildings on or eligible for the National Register of Historic Places. Mitigation measures per Section 106 of the National Historic Preservation Act of 1966, as amended, will include data recovery and documentation in accordance with the Historic American Building Survey (HABS) prior to building demolition. Additionally, the RISHPO and BRVNHCC shall be given an opportunity to review and approve the final design plans and specifications prior to their implementation. In accordance with the Section 106 Memorandum of Agreement (MOA), FHWA has agreed to ensure that the redevelopment of the excess or surplus right-of-way parcels shall be carried out under the review and approval of the RISHPO. In the MOA, the RISHPO has agreed to allow the city of Providence to fulfill the role of developing and administering the design review of the surplus right-of-way through the Old Harbor Plan. The RISHPO reserves the right to terminate the city's review and revert back to RISHPO review and approval.

Archaeological Resources: Mitigation for the Central Wharf archaeological site shall consist of the development of an appropriate Phase 3 data recovery strategy (in accordance with the Secretary of the Interior's Standards and Guidelines for Archaeological Documentation, 48 FR 44734-37) in cooperation with the RISHPO and the ACHP to be executed prior to construction or disturbance.

- **Environmental and Coastal Resources**

Water Quality: No stormwater management controls are in place for the existing I-195 facility. Best Management Practices (BMP) will be used to minimize water quality impacts of the proposed project. Sedimentation basins, or equivalent treatment, will be used in conjunction with the selected alternative. Appropriate interim measures will be taken during construction in accordance with the guidance contained in the Rhode Island Department of Environmental Management's (RIDEM) Soil Erosion and Sediment Control Handbook. All reasonable and feasible measures were examined to obtain the Rhode Island Coastal Resource Management Council (CRMC) standard of 80 percent total suspended solid (TSS) removal rates projectwide. The water quality section of the FEIS demonstrates that a TSS removal rate of approximately 63 percent is reasonably obtainable. A waiver from the CRMC standard, which is allowed for under CRMC policy, will be sought as part of the CRMC application process.

Wildlife Impacts: After consultation with the Army Corps of Engineers and the National Marine Fisheries Service, it has been agreed that impacts to shallow water aquatic habitat as

a result of modifications to riverwalls and riverbottom are to be mitigated by providing a 700-foot shallow water terraced area along the east shore of the Providence River.

Soils and Hazardous Materials: Measures shall be taken during construction to minimize exposure to contaminated materials, including soil, fugitive dust, and fumes. A contingency plan shall be designed and implemented as part of the final design to address actions to be taken in the event that contaminated material is discovered during construction.

Contaminated soils located in the Old Harbor portion of the project will require special handling, off-site disposal, and/or treatment. All other slightly contaminated soils are to be excavated prior to completion of the new highway embankments and will therefore be available for disposal in embankments or off-site disposal and treatment. All handling and disposal of this material is subject to review and approval by RIDEM in accordance with Rhode Island Solid Waste Regulations, and State and Federal Resource Conservation and Recovery Act (RCRA) regulations.

Prior to construction, and in order to facilitate clean-up plans, the nine contaminated and two hazardous sample locations shall be further characterized by a detailed remedial site investigation. The detailed remedial site investigation will include a Health Risk Assessment for each of these locations to ensure worker safety in accordance with Occupational Safety and Health Administration standards. The investigation will provide information necessary to determine clean-up costs, assist in determining the potentially responsible person(s), and will provide the information needed to design a clean-up strategy for review and approval by RIDEM.

A Risk Assessment will be conducted for all locations where sample concentrations exceed RIDEM's soil and groundwater contamination criteria (DEM Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases DEM-DSR-01-93). The Health Risk Assessment should specify measures to be taken, if necessary, to minimize worker exposure to contaminated materials. The health risk assessment will include recommendations for the monitoring of soils during construction. The risk assessment will include consideration of not only worker exposure, but also potential exposure to site visitors and adjacent communities.

Demolition and removal of the existing bridge structures for the HBA will involve cutting and removal of steel painted with lead-based paint. Precautions to avoid the generation of lead fumes include the proper removal of paint prior to cutting, in accordance with applicable State regulations.

- **Social and Economic Factors**

Right-of-Way Acquisition: Acquisition of property and relocation assistance will be provided in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. Relocation resources will be available to all residential and business relocatees without discrimination.

Public Facilities and Utilities: RIDOT will continue to coordinate on the relocation of the existing helicopter pad on South Main Street. Utilities will be relocated in kind as required without interruption of service.

● **Construction Impacts**

Traffic: Measures will be included to maintain traffic flow as efficiently as possible during construction. These include staged construction, traffic control devices, enforcement of reduced speeds, and incident management.

Water Quality: Measures will be taken to protect water quality during construction, in accordance with the guidance in the RIDEM Soil Erosion and Sediment Control Handbook. These measures include the use of hay bales or filter fabric along earth embankments and temporary vegetative cover on bare ground if it is to be exposed for long periods. New detention ponds to be built for final water quality will be constructed early on to act as temporary retention ponds for eroded materials. Special actions for construction over the water will include the use of nets with fabric to contain fine material during demolition. Construction in the water will include using cofferdams at pier excavation sites, containing excavated materials, and placing clean material as backfill if it is required.

Dredging materials will be handled and disposed of appropriately. Adverse impacts of dredging will be minimized through the implementation of the following procedures as determined and further refined in consultation with the Army Corps of Engineers, National Marine Fisheries Service, CRMC, and RIDEM as part of the Section 404 permit process, CRMC assent, and Water Quality Certification process.

- Selection of proper dredge equipment
- Employment of silt curtains to contain suspended solid transport
- On-site inspection and water monitoring by RIDOT during dredging
- Observance of seasonal restrictions (October 1 through January 1) on dredging.

Noise: Construction noise will be attenuated through proper use of mufflers and limitation of excessive noise producing activities to normal working hours.

Other: Rodent control measures will be designed as part of the project final design.

MONITORING AND ENFORCEMENT PROGRAM

The FHWA's Rhode Island Division Office will monitor further project development of the HBA through its day-to-day administration of the Federal-aid program. This monitoring will ensure that all practicable mitigation measures, as summarized above and as described in Section 4.9 of the FEIS, will be included in the final project design. The staff will also perform periodic inspections during the construction phase to ensure that these measures are constructed in accordance with plans and specifications.

To facilitate effective monitoring, a system will be developed to enable FHWA to comprehensively track the fulfillment of project-related mitigation and enhancement commitments. A detailed list of all commitments made in the FEIS will be prepared. Each commitment shall be keyed to the appropriate design contract, as applicable, to ensure its implementation. The Department will report on the status of each commitment when the preliminary design and Plans, Specifications, and Estimates (PS&E) documents are submitted to FHWA. A commitment database will be developed for use by RIDOT and FHWA to track the assignment and status of each commitment. The commitment database shall indicate responsibility for each of the implementation commitments, such as the project engineer, for each of these design sections.

RESPONSE TO COMMENTS ON FINAL EIS

Comments on the FEIS were received from Federal and State Agencies, local governments, affected landowners, and a variety of neighborhood, transportation, and other citizen organizations as well as some individuals. To a great extent, these comments reflect issues previously raised by many of the same organizations in comments on the draft. The majority of comments (76 of 88 letters received) indicate general support for the selected alternative, satisfaction with the resolution of relevant environmental issues presented in the FEIS, particularly the mitigation program for the HBA, and a desire to move forward with the project.

FHWA has carefully reviewed all comments received on the FEIS and is generally satisfied that the substantive issues raised have been fully responded to. FHWA has considered all FEIS comments in reaching the decisions documented in this Record of Decision.

The following discussions highlight the various comments regarding issues which generated a high level of interest.

● Cost and Finance

Several comments were made regarding the impacts of financing such a large project on the statewide transportation program. Concern was expressed that other projects may be eliminated or reduced in scope in order to fund the I-195 project. One commentator noted that the HBA may require a toll road which would require the issuance of revenue bonds possibly by the Rhode Island Turnpike Authority instead of financing the project with general obligation bonds.

The cost of the project is a consideration in the evaluation and selection of the preferred alternative. The EIS documents many benefits of the HBA that tend to compensate for the cost differential. Among these benefits are increased tax revenue from the sale of excess right-of-way, improved safety, longer sections of I-95 are repaired/replaced, and the replacement of the I-95/I-195 Interchange. In addition, there are several intangible benefits, such as the reduced impact to historic districts, improved opportunities for tourism and access to the waterfront, and the economic redevelopment of the excess right-of-way.

Construction spending for the preferred alternative will have an influence upon the funding of other transportation projects throughout the State. The State's transportation priorities are

delineated in the Transportation Improvement Program (TIP), which is prepared by the Rhode Island Department of Administration, Division of Planning in conjunction with RIDOT, and a Transportation Advisory Committee through a public discussion of the priorities. In developing priorities for transportation projects in the TIP, planners strive to balance and spread out the spending to maximize benefits and minimize negative impacts. RIDOT, in cooperation with FHWA, is investigating additional funding sources that may help alleviate the cost burden that the project will have upon the State's transportation program. Regardless of additional sources of funding, RIDOT believes that the project can be adequately funded within existing resources by the careful scheduling of construction phases over a number of years.

FHWA notes that the FEIS does not specifically indicate that tolls will be used to finance the construction of this project. If the State of Rhode Island concludes that tolls are the primary tool with which to finance this project, then a supplemental EIS might be required to evaluate the impacts of tolls.

RIDOT has agreed to submit a funding plan for the project for FHWA review and approval prior to proceeding with the construction of elements of the project that do not have independent utility.

- **Navigation**

The U.S. Coast Guard asked how the city's proposal to "fix" the Point Street Bridge is compatible with the Old Harbor Plan. Reconstructing the Point Street Bridge so that it is no longer able to open will have relatively little impact on the desire and need to facilitate navigation in the river north of the bridge. There are initiatives underway to establish water taxi and commuter/tour boat services on the Providence River with the existing navigation constraints (including the Point Street bridge which currently cannot be opened). Also, it is expected that Old Harbor will become a destination for smaller recreational boats. RIDOT is constantly coordinating with the city of Providence as they are a proponent of the Old Harbor Plan.

- **Historic Resources**

The SHPO has noted that the HBA has the least severe effects on historic resources and districts. It removes the physical and visual intrusion on existing districts and reunites them. FHWA has determined that there is no feasible and prudent alternative to the use of land from public parks and historic structures for the Hurricane Barrier Alternative, based upon the information in the Section 4(f) Evaluation in the FEIS. The preferred alternative includes all possible planning to minimize harm to these resources as described in the Section 106 MOA.

- **Impacts on Traffic Operations--Gano Street/Gano Street On-Ramp**

Several comments expressed concern with the existing high traffic volumes and operations on Gano Street and concern with how the project would impact Gano Street in the future. They identified an increase in traffic of up to 75 percent.

Gano Street currently serves as the primary access route in Providence to and from I-195 for a considerable portion of the east side of Providence including Fox Point, Wayland Square, Blackstone Boulevard, Brown University, Rochambeau Avenue, Waterman and Angell Streets. These neighborhoods include dense residential, professional office, and commercial zones, as well as large institutions such as Brown University, Butler Hospital, and several public and private schools. Because there are no other through streets which access the interstate, Gano Street serves as a collector-distributor street for this area.

A comparison of projected traffic volumes for Gano Street, for both the Reconstruction and Hurricane Barrier Alternatives as shown on Attachments 1 and 3 (the maps in the pocket at the back of the FEIS), indicate the traffic impacts of the HBA on Gano Street are predicted to be negligible when compared to the Reconstruction Alternative, with a small decrease in AM volumes and no change for the PM volumes.

The increases in traffic discussed in the comments are on the Gano Street on-ramp to I-195 Westbound, as shown in FEIS Tables 4-2 and 4-3. The traffic on this ramp is predicted to increase from 380 vehicles per hour (VPH) in the Reconstruction Alternative to 665 VPH or 75 percent in the AM peak hour and from 489 VPH to 991 VPH or 103 percent in the PM peak hour. These increases are just on the on-ramp, and they result from the fact that the Gano Street on-ramp will be the only direct access point to I-195 westbound from the East Side. The reasons why traffic volumes on Gano Street are predicted to remain relatively stable are related to the changes in the eastbound access. The direct access to Gano Street from I-195 eastbound is relocated to India Street, allowing traffic to access the East Side via Gano or South Main Streets. The on-ramp to I-195 eastbound from Gano Street has been eliminated, thereby making it less attractive for most of the traffic on Gano Street destined for I-195 east; although, Gano Street can still be used to access I-195 east via India Street.

Although it is not considered a mitigation for effects of this project, RIDOT has indicated it will work with the city of Providence to investigate ways to both improve existing operations and reduce the impacts of *existing* traffic on the quality of life in the neighborhood. However, because there are no readily identifiable or feasible alternative routes for Gano Street, it will continue to provide access to I-195 and function much as it does today.

- **Interstate Access to and from the East Side of Providence**

According to several commentors, access to the interstate from the east side of Providence will be reduced by the HBA. In the westbound direction, two off-ramps will remain, but the number of on-ramps will drop from two to one. Eastbound, the number of off-ramps will drop from two to one, and on-ramps from three to one. The commentors expressed concern over the impacts of reduced access.

Access to the east side will be reduced; however, the need for access will be reduced as well. The studies for EIS revealed that almost all of the traffic entering westbound I-195 is destined for I-95. Presently, there is no convenient access directly to I-95 from the east side. Under the HBA, convenient, direct access to I-95 north and south will be provided via Point Street.

Conversely, eastbound traffic exiting at Wickenden Street and Gano Street is originating from I-95. Traffic from I-95 northbound can access Wickenden Street by exiting directly to Point Street under the HBA, and southbound I-95 traffic can use the newly completed Memorial Boulevard to get to College Hill and South Main Street, which was previously all but impossible to do. The proposed India Street exit from I-195 eastbound will still provide access to Gano Street and Wickenden Street via South Main Street.

Much of the traffic entering I-195 eastbound at Point Street is coming from the hospital via the Point Street Bridge. That traffic will be served via a proposed on-ramp to I-195 east from Plain Street, which will obviate the need for it to use Point Street. Traffic from Downtown and Gano Street will still use the proposed on-ramp from South Water Street and India Street, which will not need to merge with the mainline traffic, but will have its own lane across the Washington Bridge. In addition, traffic from Downtown can use the on-ramp from Plain Street or the Civic Center Interchange.

These changes in access will not result in increased traffic in Fox Point. They will not "induce" new traffic to travel through Fox Point, but they may change travel patterns through the east side. For instance, trips originating on Hope Street may choose to access I-195 east via Wickenden and South Water Streets instead to Gano Street. Traffic headed for I-95 may use Angell Street and Memorial Boulevard instead of Wickenden Street. Trips to Hope Street from I-95 north may use Point Street instead of the Wickenden Street exit. Traffic originating from areas such as Wayland Square will experience an increased travel time to access I-195 eastbound of about 1½ minutes.

- **Wickenden Street at South Water and South Main Streets--Fox Point**

The Fox Point Citizens Association expressed concern that the proposed intersections at Wickenden Street and South Water and South Main Streets will become congested during the peak hours resulting in traffic diverting to local streets. They asked that construction of a ramp be considered over Wickenden Street.

Providing the at-grade intersections is in keeping with the goal of removing the barrier between different parts of the city that the existing I-195 now creates. Removing the highway will link Wickenden Street with the waterfront, improve the aesthetics of the area, and is more sensitive to the historic nature of the neighborhood. The design notwithstanding, FHWA and RIDOT are sensitive to the changes the immediate neighborhood might experience and are willing to work with the residents and the city to evaluate alternatives and/or provide additional mitigation if warranted.

The proposed intersections are designed to handle the projected traffic and reduce congestion. This dictates the size of the intersections. The intersection at Wickenden and South Main/Benefit Streets is especially critical because traffic backups out to the interstate are unacceptable. This intersection is predicted to have a level of service (LOS) D during the peak hours with a 39-second average delay in the AM peak and a 31-second average delay in the PM peak. At Wickenden and South Water Streets, the LOS is predicted at B in the AM peak and predicted LOS at the PM peak is E with an average delay of 44 seconds. LOS D is acceptable in an urban area

where there are relatively high volumes of traffic. The fact that South Main and Water Streets are one-way should make these intersections work efficiently. Coordinating the signals between the two intersections will reduce delay as well.

● **Environmental Issues and Review Process--Water Quality**

The U.S. Environmental Protection Agency (USEPA), RIDEM, and CRMC all commented on the stormwater quality mitigation in that it does not meet the standard set by CRMC's Coastal Management Program Section 300.6.B.6 to reduce total suspended solids (TSS) from stormwater by 80 percent. They (USEPA) indicate that there are other technologies available or there should be some documentation as to why full compliance cannot be achieved. CRMC acknowledged the efforts RIDOT expended to use "best management practices" on the complex urban site.

There were also specific comments from RIDEM and USEPA regarding the concentrations of various metals and exceedance of criteria and the need for RIDOT to commit to a maintenance program.

RIDOT is aware that this project does not meet the 80 percent removal standard; however, there are several issues which make the treatment of stormwater challenging on this project. Constraints imposed by existing land use, proposed land use, the densely developed downtown core, topography, the Providence River, and underground utilities all had to be considered. The Department has met and coordinated with the two State agencies, RIDEM and CRMC, responsible for regulating stormwater quality several times, the latest being in October and July of 1995.

The proposed "best management practices" developed to date for the project will remove an estimated equivalent of 63 percent of the TSS from stormwater from the project. This was accomplished through a series of twelve proposed wet sedimentation basins. Wet sedimentation basins are an effective method for treating stormwater. Other methods were considered but deemed unworkable. Roadside swales were used on a very limited basis, but were not possible in most cases because the expanded cross section needed to accommodate swales would have imposed additional impacts on existing land uses along the right-of-way. It should be noted that currently there are no stormwater management practices in place for the I-195 and I-95 drainage in the project area.

The Department has taken steps to mitigate the lack of treatment in the project area by treating runoff from beyond the project limits in other areas. Approximately 25 acres of watershed beyond the project limits will be included in the drainage systems for treatment. This contributes to the 63 percent TSS removal achieved with the project mitigations. In addition, a total of 67 acres of watershed was removed from the combined sanitary and storm sewer system. This was accomplished by capturing runoff that was already routed through the State highway drainage systems or that crossed the interstate to get to the river. Removal from the runoff from the combined systems was accomplished where systems were parallel or where new drainage had to be constructed to serve reconnected city streets. This will reduce the frequency and amount of overflows into the Providence River after large storms.

Infiltration basins were not used because the inverts of the drainage systems are typically at or below mean high water and below the water table. In addition, the industrial, commercial, impervious nature of the urban district would generate higher sediment and pollutant loads. In any case, sedimentation basins were employed wherever infiltration basins could have been used. Porous pavement designs for interstate highways are generally not applicable because they will not provide the required integrity under the weather and load conditions they are designed for. The project was divided into three areas for water quality purposes: the area east of the Providence River and south of James Street, the area west of the Providence River and along the I-95 corridor, and the Old Harbor/Downtown area which includes the land adjacent to the river and the existing I-195 corridor. The first two areas are each served with six proposed wet basins. The third area, the Old Harbor/Downtown has no proposed treatment. All six inverts, on the west side of the river, of the drainage systems are below mean high water, ranging from -7.4 feet to -3.8 with one at -1.3 feet. With the ground at elevation +5 or 6 feet, the sedimentation basins for these systems would be up to 14 feet deep and below the water table. The reason why the drainage systems are so low is that there is a large existing utility corridor in Dyer Street under which the drainage systems must cross. In addition, the city objected to sedimentation ponds of this magnitude in an area that holds so much potential for positive redevelopment.

As stated in the comments from RIDEM and CRMC, the details of the best management practices will need to be worked out to the satisfaction of these agencies before they issue permits. The Department will ask for a waiver from the standard, as provided for under Coastal Resource Management Program Section 120; however as CRMC noted, a considerable good faith effort has been made to meet the removal requirement. As part of the permit process, the Department will determine the maintenance requirements with the agencies and will make the commitment to maintain these facilities. The project will conform to the RIDEM Stormwater Design Standards Manual, and additional steps will be taken, where feasible, to minimize the impacts of stormwater. In addition, as a requirement for receiving Federal-aid highway funds, RIDOT must maintain the facilities, including stormwater quality management facilities, as part of the standard Construction and Maintenance Agreement.

USEPA and RIDEM commented on the exceedance of copper and zinc dissolved concentration criteria in the treated stormwater and also indicated that the criteria were incorrectly stated. Errata has been included in this Record of Decision to correct the concentrations of metals. As suggested by RIDEM, the level of dissolved metals will be calculated per the new RIDEM regulations during the Storm Water Quality Certification process, which may result in fewer violations. RIDOT will work closely with RIDEM during the Water Quality Certification process to explore alternate measures to refine stormwater treatment.

RIDEM expressed concern about the lack of discussion on contingencies if it is determined that containment booms are not effective during dredging. If this situation arises, RIDOT will determine the reasons for increased turbidity and take the appropriate measures to remedy the problems.

- **Hazardous and Contaminated Material**

The USEPA commented on the status of hazardous material contingency plans. All hazardous and contaminated material will be handled in accordance with the appropriate State and Federal regulations, including the Resource and Conservation and Recovery Act (RCRA) regulations. Specific contingency plans will be drafted upon completion of a more detailed remedial site investigation at the sites identified in Section 4.5.3, Soils and Hazardous Materials, of the FEIS.

- **Alternative Transportation Mode**

Several comments were made indicating that the resources dedicated to this project would be used more productively on mass transit improvements.

Decisions on long range funding for highway improvements versus mass transit improvements are made during the statewide planning process as opposed to the project level planning process. At the project level however, mass transit improvements for the corridor *were* analyzed to comply with Clean Air Act requirements and FHWA policy, because the project increased single occupancy vehicle (SOV) capacity in a carbon monoxide or ozone nonattainment area.

The alignment deficiencies and condition of the bridges for this section of I-195 must to be addressed in order to at least maintain even the lowest level of highway service for the future. Making improvements to mass transit systems will not address these issues. Concepts for transit improvements have been evaluated by the Department on a regional basis. More specifically, the Department is currently embarking on a separate project to evaluate improved commuter rail service on the Amtrak mainline between Providence and Westerly.

The Metropolitan Providence Transportation Improvement Project evaluated various mass transit alternatives for the east-west corridor that I-195 serves. That study provided part of the analysis to satisfy the Clean Air Act requirements for SOV increases noted above. It concluded that none of the alternatives, including rail through the east side tunnel, High Occupancy Vehicle (HOV) lanes on the existing highway system, or a combination thereof, reduced single occupancy vehicle trips sufficiently to warrant the costs. Only a two percent reduction in the number of vehicles was predicted. Even if these alternatives are implemented, alignment improvements and bridge replacement would still be required on I-195. The safety issues and number of accidents would not be affected by a two percent volume reduction. The HBA does, however, make strategies, such as HOV lanes, more feasible in the future by providing full ten-foot wide shoulders through this area. HOV lanes on the existing facility are not feasible due to width and alignment restrictions.

The project also advances the possibilities for water transportation by dredging the Providence River and providing places for boats to access the banks of the river south of Crawford Street.

Bus service for East Providence and the east bay communities will be enhanced by providing a safer, more efficient highway and additional opportunities for servicing Fox Point and lower South

Water Street by making stops in those neighborhoods instead of passing over or by them as the existing facility does.

- **Public Participation**

One comment was made indicating that the scoping process was not accessible and the public process was not sufficient. Two scoping meetings were held on December 9, 1991. One at 10 AM and one at 6 PM. Approximately 150 notices were sent to representatives of local, State, and Federal agencies, community groups, businesses, institutions, and owners of properties which could be potentially affected. The sessions were advertised in the Federal Register.

During the preparation of the DEIS and development of the alternatives, two public workshops were held at the Fox Point School, one each in May and November of 1992. A public hearing was held to receive comments on the DEIS on June 30, 1993. All of these meetings were advertised in the Providence Journal and were well attended. In addition, there have been several feature articles in the Providence Journal and on television news broadcasts which indicated the scope and estimated cost of the HBA; the most recent was September 5, 1996.

- **Major Investment Study**

One commentator objected to the waiver of the formal Major Investment Study (MIS) requirements under 23 CFR Part 450.318. It was the conclusion of the Federal Transit Administration; the Federal Highway Administration; the Rhode Island Department of Administration, Planning Division; the Rhode Island Public Transit Authority; and the Rhode Island Department of Transportation that the studies documented in the DEIS, the public participation on the EIS, and the strong public support for the preferred alternative fulfilled the requirements for a MIS and signed a Memorandum of Understanding on December 14, 1994. A copy of the Memorandum can be found in Section 7 of the FEIS immediately after page 7-23.

- **Executive Order 12898--Environmental Justice**

One commentator referred to the HBA as a "Racist Transportation Policy" since she believes it "clearly discriminates against the economically disadvantaged, often composed of minorities." This comment falls under the purview of Executive Order 12898 as it relates to environmental justice in minority and low income populations. This recent executive order directed every Federal agency, to the greatest extent practicable, to make achieving environmental justice part of its mission by identifying and addressing as appropriate "disproportionately high and adverse human health or environmental effects of its programs, policies, and activities" on those populations. While the Executive Order itself does not purport to create any new substantive right, we will clarify our position given the fact that it is a relatively recent issuance.

As noted earlier, decisions regarding integrating Mass Transit elements into the TIP and STIP to address the transportation concerns of all the traveling public, including the economically disadvantaged, are appropriately addressed on a Statewide Planning level, rather than at the level of a specific project. However, we have analyzed such strategies for the corridor to comply with

the requirements of the Clean Air Act. None of the congestion management strategies, including mass transit, were found to satisfy the purpose and need of the project or substantially reduce SOV trips. Commitments were made to further study of incident management and ramp metering, and to implement incident management in the corridor.

After careful analysis, FHWA has concluded that the impacts, benefits, and mitigation for the I-195 project will not result in "disproportionately high" adverse environmental effect to low income or minority groups. See Section 4.6.3 of the FEIS for more discussion on this issue.

- **Old Harbor Plan--Land Use**

One comment was made regarding the land use plans for the waterfront along the Providence River and the commitment to establish riverwalks. The Old Harbor Plan, which has been formally adopted as part of the city's Comprehensive Plan, includes provisions for riverwalks and some open space along the rivers. RIDOT is committed to accommodating the Old Harbor Plan, and some of its elements, such as the riverwalks, have been included in the project as enhancements. As part of the Section 106 Case Report Memorandum of Agreement, FHWA is committed to ensure that the Rhode Island State Historic Preservation Officer (RISHPO) reviews and approves the development of the surplus right-of-way.

Another comment specifically quoted from the FEIS is the area of land that will be dedicated to particular land uses. The long term redevelopment of surplus right-of-way is based on the city's current Old Harbor Plan. RIDOT and FHWA are not committed to the scope and size of new development, other than ensuring that the RISHPO has the opportunity to review and approve the redevelopment.

- **Errata to the FEIS**

Several comments pointed out errors in the FEIS. They are as follows:

Pages 3-105 and 3-109--The existing classification of the waters in the Providence River are incorrectly listed as "SD" when it should be "SC."

Pages 4-169 (Table 4-29), 4-173 (Table 4-31), and 4-175 (Table 4-33)--The USEPA Acute Criteria for pollutants is not consistent among these tables. They should be as follows: Copper--.0029mg/l; lead--.140 mg/l; and zinc--.095 mg/l.

These changes do not change the analysis or conclusions on Water Quality.

- **Other Comments**

Comment: Senator Rooney suggested installing a dam at the Hurricane Barrier to control the level of river.

Response: The I-195 project does not preclude consideration of a control dam as a separate project some time in the future.

Comment: The Narragansett Bay Commission (NBC) stated their requirement for a 30-foot wide easement centered on their lines and their concern for the integrity of the 48-inch siphon under the Providence River near the proposed Providence River Bridge.

Response: The Department acknowledges the easement requirements. The Department is also aware of the need to maintain the integrity of the siphon. Concepts for ensuring the integrity will be developed and finalized during final design.

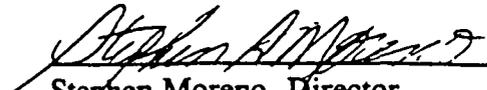
Comment: Was widening the existing structure to eight lanes and/or making other safety improvements evaluated.

Response: Yes, this was considered but not evaluated as a build alternative because it would not meet one of the purposes of the project—to improve the substandard geometrics and safety. However, the North Alignment alternative was derived from this. See Section 2 of the FEIS for a more detailed discussion of the alternatives considered.

CONCLUSION

Based on the analysis and evaluation in the FEIS and after careful consideration of the social, economic, and environmental factors and input from the public involvement process, it is my decision to adopt the recommended alternative, the HBA, as the proposed action for this project.

Date: 1/14/97



Stephen Moreno, Director
Office of Planning and Program Development

**Final
Environmental Impact Statement
& Final Section 4(f)/6(f) Evaluation**

**Improvements to I-195
Providence, Rhode Island**



**RHODE ISLAND DEPARTMENT OF TRANSPORTATION
AND
US DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION**

**STATE OF RHODE ISLAND
AND PROVIDENCE PLANTATIONS**

**LINCOLN ALMOND
GOVERNOR**

AUGUST 1996

IMPROVEMENTS TO INTERSTATE ROUTE 95
WASHINGTON BRIDGE TO INTERSTATE ROUTE 95
PROVIDENCE (PROVIDENCE COUNTY), RHODE ISLAND

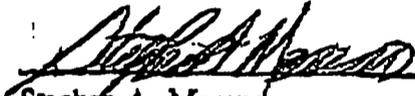
Final
Environmental Impact Statement
& Final Section 4(f)/6(f) Evaluation
Submitted Pursuant to 42 U.S.C. 4332(2)(c) & 49 USC 303(c)
U.S. Department of Transportation
Federal Highway Administration
and the
Rhode Island Department of Transportation

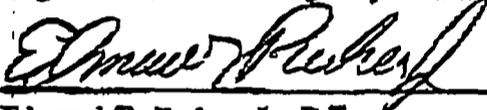
Cooperating Agencies:

U.S. Army Corps of Engineers
U.S. Coast Guard
U.S. National Park Service
Advisory Council on Historic Preservation

7/16/96
Date of Approval

7/9/96
Date of Approval


Stephen A. Moreno
Director of Planning and Program Development
Region One, Federal Highway Administration


Edmund T. Parker, Jr. P.E.,
Chief Design Engineer
Rhode Island Department of Transportation

The following persons may be contacted for additional information concerning this document:

Mr. Gordon Hoxie, Division Administrator
Federal Highway Administration
380 Westminster Mall
Providence, Rhode Island 02903
(401) 528-4551

Mr. Edmund T. Parker, Jr.
Rhode Island Department of Transportation
Two Capitol Hill - Room 231-D
Providence, Rhode Island 02903
(401) 277-2023

This FEIS presents and evaluates alternatives for providing transportation improvements to accommodate present and future traffic demands on Interstate 95 between the west end of the Washington Bridge and Interstate 95 in Providence, RI. Implementation of the highway alternatives also provides an opportunity to include urban design improvements and intermodal connections between highway, water, pedestrian, and bicycle transportation. The existing facility does not meet current design criteria, has poor operational characteristics, and the bridges are seriously deteriorated. The alternatives evaluated include the reconstruction of the existing six lane facility, an eight lane facility immediately north of and adjacent to the existing highway, and an eight lane facility on a new alignment just south of the Providence River Hurricane Barrier, referred to as the Hurricane Barrier Alignment. The Draft EIS was published in May 1993, and a public hearing was held on the on June 30, 1993. After the public comment period on the DEIS ended, the Hurricane Barrier Alignment was identified as the preferred alternative.

Comments on this EIS are due by September 23, 1996 and should be sent to the following individuals at the addresses provided above:

FHWA

Mr. Gordon Hoxie

RIDOT

Mr. Edmund T. Parker, Jr.



Mayor of Providence

David N. Cicilline

January 30, 2003

The Honorable Michael R. Clement
City Clerk
City Hall
Providence, Rhode Island 02903

Dear Mr. Clerk:

I am returning to you herewith the final papers generated at the City Council meeting of January 16, 2003, which I received from you on January 21, 2003 under cover of your memorandum of that date.

Pursuant to Sections 302(f) and 412 of the Providence Home Rule Charter of 1980, I have acted upon said final papers, with the exception of the resolutions described below.

I understand that, at its February 6, 2003 meeting, the City Council will rescind its prior actions with respect to the following resolutions, which were transmitted to me on January 21, 2003 (numbers correspond to the numbers from the docket for the January 16, 2003 Council meeting), then take them up again on February 6, 2003:

45. Resolution Granting the execution of that certain maintenance agreement between the State of Rhode Island and Providence Plantations acting by and through the Rhode Island Department of Transportation and the City of Providence for highway maintenance and access with respect to various highway bridges and overpasses over certain streets as described in said maintenance agreement.
46. Resolution Granting the acquisition, for nominal consideration, of an easement from the State of Rhode Island and Providence Plantations acting by and through the Rhode Island Department of Transportation for the erection and maintenance of a dam or barrier over and across the property in connection with the operation of the Providence Hurricane Barrier; such relocation of the existing easement being made necessary by the relocation of

The Honorable Michael R. Clement
January 30, 2003
Page -2-

Interstate Route 195; and upon the relocation of such easement to extinguish a portion of the existing Hurricane Barrier easement with Narragansett Electric Company dated April 10, 1961 and recorded in the City of Providence Land Evidence Records in Book 1108 at page 61.

47. Resolution Granting the waiver of compensation with respect to the condemnation by the State of Rhode Island of certain property owned by the City of Providence for highway purposes in connection with the relocation of Interstate Route 195 or, in the alternative, to authorize the conveyance, for nominal consideration, of fee title to said property to the State of Rhode Island and Providence Plantations acting by and through the Rhode Island Department of Transportation for highway purposes.
48. Resolution Granting a waiver of compensation with respect to the condemnation by the State of Rhode Island of certain property owned by the City of Providence for a temporary and permanent sewer easement near India Street, or in the alternative, to authorize the granting, for nominal consideration, of a temporary and permanent sewer easement to the State of Rhode Island and Providence Plantations acting by and through the Rhode Island Department of Transportation to install, construct, use, operate, repair, replace and maintain sewer facilities and appurtenant structures in, under, through, over and upon the property described in the propose grant of easements.
64. Resolution Requesting to amend Resolution Number 358, Approved June 26, 1998 to change the name of the "Special Commission to Study the Effect of Non-Taxable Institutions on Providence's Tax Base", to the "Special Commission to Study Tax Exempt Institutions" and also request the Council President to empanel said commission for the term ending 2007.

I have not acted on the foregoing resolutions with the understanding that they will not, as a result, take effect, and with the understanding that they may be transmitted to me again after the Council takes action on them on February 6, 2003.

Respectfully submitted,



David N. Cicilline
Mayor of Providence

Enclosures

cc: The Honorable John J. Lombardi (without enclosures)

INTERGOVERNMENTAL
MEMORANDUM OF AGREEMENT
Between
The STATE OF RHODE ISLAND DEPARTMENT OF TRANSPORTATION
And
The CITY OF PROVIDENCE

For
Land Development within
Right-of-way within the City of Providence, Rhode Island
resulting from the Relocation of Interstate 195

WITNESS THIS AGREEMENT (hereafter referred to as the "AGREEMENT") entered into by and between the State of Rhode Island Department of Transportation (hereafter referred to as "RIDOT") and the City of Providence, Rhode Island (hereafter referred to as the "City") for the purposes of determining land development within certain right-of-ways resulting from the relocation of Interstate 195 through Providence (hereafter referred to as "I-195 RELOCATION PROJECT").

WHEREAS, RIDOT is relocating a portion of Interstate Route 195 within the City of Providence to provide transportation improvements to relieve present and future traffic demands on Interstate 195 between the west end of the Washington Bridge and Interstate 95 in the City of Providence; and

WHEREAS, the relocation of the highway provides for the implementation of the City of Providence *Old Harbor Plan* between Crawford Street and Fox Point; and

WHEREAS, the Record of Decision prepared by the Federal Highway Administrative dated January 14, 1997, in connection with improvements to Interstate Route 195 (the "Record of Decision") provides that the reasons for selecting the proposed hurricane barrier alignment for the highway ("HBA") include the following: "it improves highway safety, reduces impacts on historic districts, allows for the fullest implementation of the City's *Old Harbor Plan*, has a net positive impact on India Point Park, provides improved access to Rhode Island Hospital and incurs the least impact on traffic congestion."; and

WHEREAS, the Record of Decision further provides:

Of the alternatives considered, the HBA is the most compatible with the City of Providence's *Old Harbor Plan*. The *Old Harbor Plan*, adopted by the City Ordinance in 1994, is an element in their Comprehensive Plan. In fact, the plan envisions the relocation of I-195 as a key element. The HBA allows for the most complete implementation of the *Old Harbor Plan* among the three alternatives. The *Old Harbor Plan* itself will have a number of positive benefits including: improved waterfront access in form of pedestrian walkways along the shore of the Providence River from Crawford Street south to the Hurricane Barrier; improved

water transportation; increased public park land; and economic development opportunities. Along with the redevelopment of the surplus right-of-way, the *Old Harbor Plan* allows for the reuniting of the Downtown Central Business District with the Jewelry District.; and

WHEREAS, the development of the parcels within the surplus right-of-way as shown on the plan entitled "Proposed Development Parcels" dated November 19, 2001 attached hereto as Exhibit A (the "Development Parcel Plan") after Interstate 195 is relocated is of major concern to both the City and the State of Rhode Island (the "State"); and

WHEREAS, such development shall be a cooperative effort between the City and the RIDOT, and

WHEREAS, providing for a range of uses and the intensity of those uses within the surplus right-of-way appropriate to the character of the City is within the City's zoning and land use powers and an area of local concern, and

WHEREAS, the RIDOT is planning to reconnect the street system consistent with the Development Parcel Plan, the Final Environmental Impact Statement and Final Section 4(F)/6(F) Evaluation for Improvement to I-195 Providence, Rhode Island dated August 1996 ("FEIS") and *Old Harbor Plan*, as amended, recognizing that certain adjustments may be necessary to accommodate natural or economic concerns; and

WHEREAS, the land use plan for the land available after the highway is relocated shall be subject to the City's Comprehensive Plan and City's Zoning Ordinance, and

WHEREAS, the parties acknowledge that the disposal of the real property within the surplus right-of-way is subject to certain constitutional and statutory rights, including without limitation, Section 19 of Article 6 of the Rhode Island Constitution and R.I.G.L. §37-7-3 and that the transfer of any said property may be subject to such provisions (the "Resale Restrictions"); and

WHEREAS, the development of a portion of the surplus right-of-way is subject to the provisions of Chapter 22 of Title 37 of the General Laws of the State of Rhode Island entitled the "I-195 Redevelopment Act of 2002" (the "Redevelopment Act"); and

WHEREAS, the City will have a role in platting the parcels within the surplus right-of-way and regulating the uses thereof through its subdivision regulations and zoning ordinance, and

WHEREAS, State enabling legislation empowers the City Plan Commission to approve such plats, and

WHEREAS, subject to the provisions of the Resale Restrictions and the Redevelopment Act, after the land is replatted by the City, it is the intention of the RIDOT to sell the land within the surplus right-of-way for development and to apply the proceeds of any such sales to the cost of the project in accordance with federal and state laws relating to the same; and

WHEREAS, the RIDOT, the City and other parties have entered into an Amended Section 106 Memorandum of Agreement dated February 20, 2000 to ensure that the uncontrolled redevelopment of the surplus right-of-way does not have an adverse effect on the historic character of the City and it provides, *inter alia*, that the City shall amend the Old Harbor Design Plan to include a provision requiring design review by the City for consistency with the *Old Harbor Plan*, as amended for that portion of the surplus right-of-way on the east side of Providence River; and

WHEREAS, the City shall review development proposals to be consistent with the design imperatives in the *Old Harbor Plan*, as amended, and

WHEREAS, in an effort to achieve the completion of the I-195 RELOCATION PROJECT in a timely fashion, the parties agree to share the responsibilities described below:

STATEMENT OF PURPOSE

1. The RIDOT agrees to submit construction plans for the streets to be constructed within the surplus right-of-way to the City for review and comment.
2. The RIDOT shall construct all local roads and parks within the surplus right-of-way consistent with the Development Parcel Plan, the FEIS and the *Old Harbor Plan*, as amended, subject to adjustment as necessary to accommodate natural and economic concerns.
3. In order to complete the construction of the relocated I-195, the City shall transfer to the State approximately 119,500 sq. ft. of streets (abandoned by the City Council) and approximately 120,000 sq. ft. of land, (approved by resolution of the City Council) as more particularly described on Exhibit B attached hereto. Upon the completion of the relocated I-195, the State shall provide the City approximately 55,000 sq. ft. of land at India Point Park, (approved by the State Properties Committee) and approximately 384,000 sq. ft. of streets (approved by the State Properties Committee) within the surplus right-of-way as the same is generally shown on the Development Parcel Plan.
4. The City, through City Council action, shall undertake the following additional actions necessary for the relocation of I-195, which actions are more particularly described on Exhibit B attached hereto:
 - (a) Relocate the Hurricane Barrier easement as necessary for the relocation of I-195; and
 - (b) Provide the State with a temporary and permanent sewer easement across land of the City at India Point Park made necessary by the relocation of I-195; and
 - (c) Enter into maintenance and access agreements with the State with respect to certain bridges over city streets.

5. In addition to the foregoing, it is understood that the State will make the following infrastructure improvements within the City of Providence as a result of the I-195 Relocation Project, which improvements are more particularly described on Exhibit C attached hereto:
 - (a) India Point Park Improvements, including a 50 foot pedestrian bridge;
 - (b) Reconstruction of the City streets generally shown on the Development Parcel Plan;
 - (c) Reconstruction of Providence River Walk;
 - (d) Utility improvements; and
 - (e) Hurricane Barrier modifications.

It is estimated that the total costs of the foregoing improvements set forth in Section 5 will be approximately \$38,960,000.

6. The RIDOT and City agree that development parcels within the I-195 right-of-way, once abandoned, would be platted and subdivided in accordance with Rhode Island General Laws Sections 45-23-25 through 45-23-74, (Rhode Island Land Development and Subdivision Review Enabling Act of 1992) and the City's Development Review Regulations, as amended.
7. The RIDOT and City agree that development parcels will be governed by the City's Comprehensive Plan, *Old Harbor Plan*, as amended, and the Providence Zoning Ordinance, as such Ordinances may be amended from time to time.
8. The RIDOT and City agree that the sale of parcels shall, subject to Resale Restrictions and the Redevelopment Act, be for the highest and best use of the land, subject to the Comprehensive Plan, *Old Harbor Plan*, as amended, and the Providence Zoning Ordinance, as such Ordinance may be amended from time to time.
9. The RIDOT and City agree that highest and best use of the land shall mean the land is platted consistent with the *Old Harbor Plan*, as amended, subject to the Resale Restrictions and the Redevelopment Act.
10. RIDOT and the City each agree to cooperate in connection with the relocation of the I-195 and each agree to use their best efforts to adopt any necessary resolutions or ordinances necessary to carry out the purposes of this Agreement.
11. Unless otherwise specified, any notice shall be in writing and shall be deemed given when delivered to either party or deposited in the U.S. Mail, first class, postage prepaid and addressed as follows:

To the City: Mayor
City of Providence
City Hall
25 Dorrance Street
Providence, RI 02903

With a copy to: City Solicitor
City of Providence
275 Westminister Street, Suite 200
Providence, RI 02903

To the RIDOT: Director
Rhode Island Department of Transportation
Two Capitol Hill
Providence, RI 02903

With a copy to: General Counsel
Rhode Island Department of Transportation
Two Capitol Hill
Providence, RI 02903

12. If any provision of the AGREEMENT is found to be unenforceable or void, then both parties shall be relieved of all obligation under that provision. The remainder of the AGREEMENT shall continue in force and effect.

IN WITNESS WHEREOF, the CITY and the RIDOT have caused this AGREEMENT to be executed by their duly authorized officials on the _____ day of March, 2003.

By:

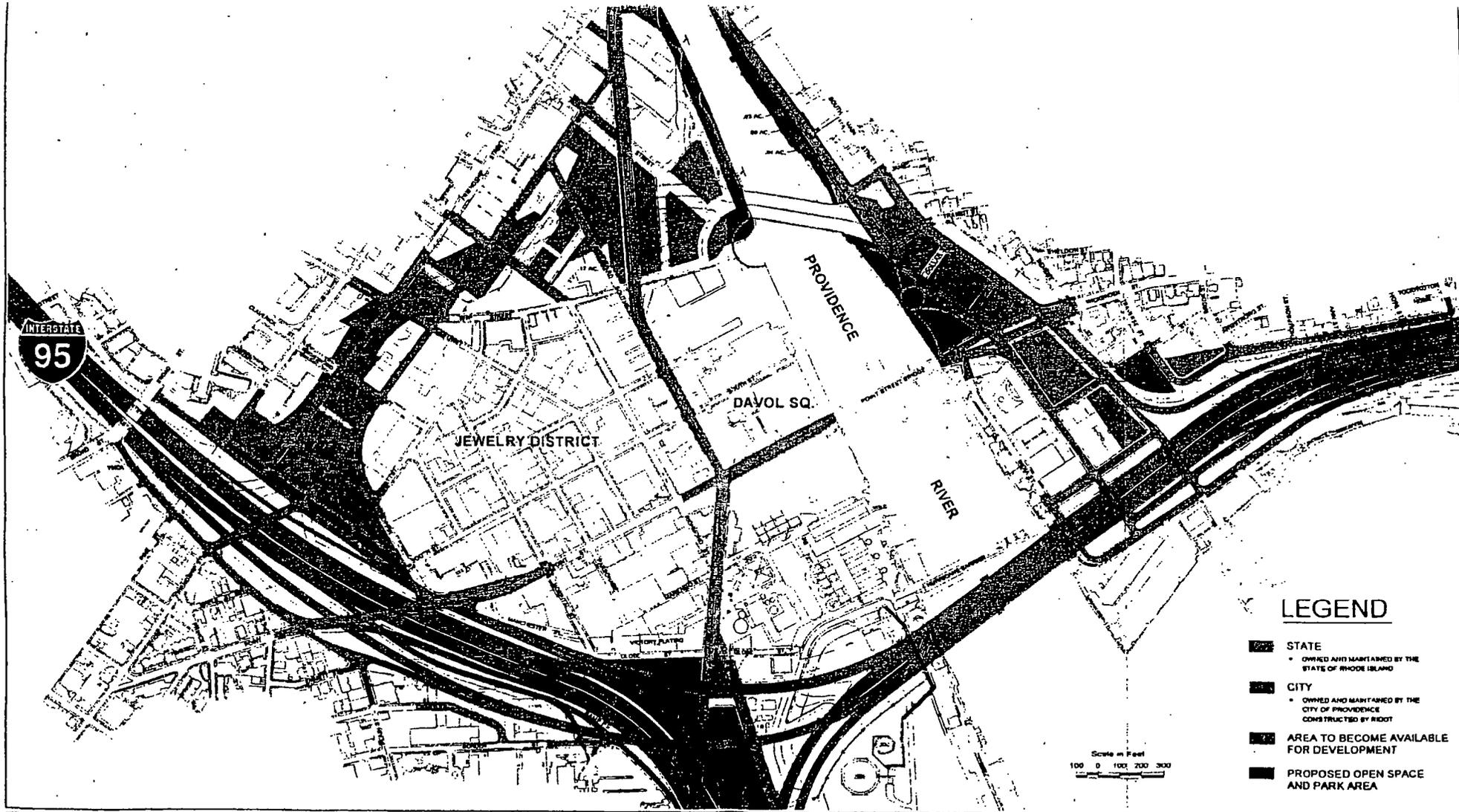
Approved as to Form
and Correctness

Mayor
City of Providence

City Solicitor
City of Providence

Approved:

Director
Department of Transportation



LEGEND

-  STATE
 - OWNED AND MAINTAINED BY THE STATE OF RHODE ISLAND
-  CITY
 - OWNED AND MAINTAINED BY THE CITY OF PROVIDENCE
 - CONSTRUCTED BY RIOT
-  AREA TO BECOME AVAILABLE FOR DEVELOPMENT
-  PROPOSED OPEN SPACE AND PARK AREA

Scale in Feet
 100 0 100 200 300

Maguire Group Inc.
 Architects/Engineers/Planners
 225 Chapman Street
 Providence, Rhode Island 02905



RHODE ISLAND
 DEPARTMENT OF TRANSPORTATION



NOVEMBER 15, 2001

IMPROVEMENTS TO
 INTERSTATE ROUTE 195
 PROVIDENCE RHODE ISLAND
 PROPOSED DEVELOPMENT PARCELS

EXHIBIT B

CITY OWNED PROPERTY TO BE TRANSFERRED TO THE STATE

PLAT/LOT	PROPERTY ADDRESS	ACQUISITION (Partial/Complete)	TOTAL AREA (Square Feet)	ACQUISITION (Square Feet)	REMAINING (Square Feet)
17/621	235 India St.	Partial	20,816	1,177	19,639
18/15	211 India St.	Partial	2,141	170	1,971
18/338	195 India St.	Partial	86,808	22,238	64,570
INDIA PARK				23,585	
18/16	661 South Water St.	Partial	70,581	46,174	24,407
18/91	604 South Main St.	Complete	30,183	30,183	0
EAST SIDE				76,357	
22/338	12 Crary St.	Complete	15,801	15,801	0
22/339	60 Allens Ave.	Complete	3,970	3,970	0
WEST SIDE				19,771	
TOTAL AREA 119,713 Square Feet					

STREET ABANDONMENTS FOR THE BENEFIT OF STATE

- * a portion of Manchester Place;
- * a portion of Traverse Street;
- * a portion of Clay Street;
- * a portion of Crary Street;
- * a portion of Goff Street;
- * a portion of Brook Street;
- * a portion of India Street;
- * a portion of Tockwotten Street;
- * a portion of Crary Street;
- * a portion of Blanding Street; and
- * a portion of Manchester Place.

SEWER EASEMENTS

City to provide temporary and permanent easement over city lots at India Point Park identified as Lot 621 on Assessor's Plat 17 and Lots 14 and 338 on Plat 18.

MAINTENANCE AND ACCESS AGREEMENT

Oxford Street under Proposed Interstate 95 Corridor
 O'Connell Street under Proposed Interstate Corridor
 Public Street under Proposed Interstate 95 Corridor
 Rhodes Street under Proposed Interstate 95 Corridor

Blackstone Street under Proposed Interstate 95 Corridor
Eddy Street under Proposed Interstate 95 Corridor
Franklin Square under Ramps WN and WP
Crary Street from Intersection with Eddy Street East to End
Intersection of Globe Street and Hospital Street
South Water Street under Proposed Interstate 195 Corridor
South Main Street under Proposed Interstate 195 Corridor
Benefit Street under Proposed Interstate 195 Corridor

HURRICANE BARRIER EASEMENT

The State will grant to City an easement for the Hurricane Barrier and upon completion of the roadway, the City will terminate existing easement which is no longer needed due to realignment.

RIDOT/I-195/Memo of Understanding 2.24.03 Clean

**PROPOSED BENEFITS TO THE CITY OF PROVIDENCE
AS A RESULT OF THE
IMPROVEMENTS TO INTERSTATE ROUTE 195
PROJECT**

Introduction

Proposed benefits to the City of Providence as a result of the I-195 project include improvements park lands, city streets, riverwalls and walkways, utilities, and the hurricane barrier. Enhancements to India Point Park as well as the construction of a new pedestrian bridge connecting the East Side to the park will serve to benefit the city and its residents. Improvements to city streets will occur as a result of the construction of the new alignment and the demolition of the existing I-195 corridor. Modifications to the hurricane barrier will serve to benefit all who live and work in the city through the addition of new barrier walls and vehicle gates. The following is a description of proposed improvements and estimated construction costs associated with the improvements.

India Point Park

As proposed in the Environmental Impact Statement (EIS) under requirements of the Section 4(f) and 6(f) Evaluation, the proposed alignment provides an opportunity to replace 23,585 square feet of park land to be acquired with comparable replacement land of equal value, location, and usefulness. The existing RIDOT owned India Street right-of-way to be transferred to India Point Park totals 55,895 square feet. Proposed replacement land has been approved by the Providence Department of Public Parks as well as the State Liaison Officer and National Park Service in accordance with the requirements of Section 6(f).

The City of Providence will also benefit from the construction of a new wider landscaped India Point Park Pedestrian Bridge linking the Fox Point neighborhood to the park. RIDOT will provide the city with access to State owned parking areas under the highway in the vicinity of Gano Street for patrons of the park. The Overlook Park/Brown Boat House area will also be reconstructed as part of the India Point Park improvements.

ACTIVITY DESCRIPTION	TOTAL COST (Approximate \$)
India Point Park Pedestrian Bridge	6,300,000
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India Point Playground	260,000
Overlook Park/Brown Boat House	280,000
TOTAL PARK IMPROVEMENTS \$8,340,000	

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Approximately, \$17.79 million worth of improvements to city streets have been incorporated into the I-195 project. Many existing streets will be reconstructed and several new streets will be created as a result of the relocation and demolition of the existing interstate. This demolition will also allow for the development of approximately 35 acres of prime real estate within the city center. The new streets, totaling approximately 8,110 linear feet of roadway are as follows;

<u>New Streets</u>	<u>Linear Feet</u>
South Main Street	2,143
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Crary Street Connector	468
Dudley Street Connector	373

Reconstructed city streets totaling approximately 27,500 linear feet, will be redeveloped as a result of the project. Below is a list of the streets to be reconstructed in conjunction with the project;

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South Main Street (South of Wickenden)	921
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Tockwotten Street	505
Cohan Blvd.	1,640
Wickenden Street	700
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Eddy Street (North of Point)	765
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Rhodes Street	262
Borden Street	384

The City of Providence will benefit from approximately 35,600 linear feet of city street improvements as compared to the 2,500 linear feet of abandoned streets a result of the Improvements to I-195 Project.

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This includes;

Contract 1 - A \$4.44 million construction project, which is currently almost complete , along South Water Street from the Crawford Street Bridge to James Street replacing river walls east of the river.

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Utility relocations and upgrades throughout the project area which will serve to benefit the City and its residents are already under construction. The recently completed installation of the new \$0.94 million Storm Drain Retrofit Demonstration Project will serve as a continual benefit to the water quality in the Seekonk River.

Hurricane Barrier Modifications

Modifications to the Providence Hurricane Barrier will also result in long term benefits to the city. A series of walls and gates will be installed in conjunction with the proposed Interstate I-195 east of the Providence River. They include: new retaining walls and dike between South Water and South Main streets; new retaining walls east of South Main Street to hold up the highway and act as the hurricane barrier; and two new vehicle gates at South Water and Benefit streets. The existing gate at South Main Street will be replaced. Existing hurricane barrier rip rap from the East Dike will be removed east of the river.

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ACTIVITY DESCRIPTION	TOTAL COST (Approximate \$)
<i>East of the Providence River</i> Proposed Hurricane Barrier Walls	1,800,000
Vehicle Gates	350,000
<i>West of the Providence River</i> Proposed Hurricane Barrier Walls	1,100,000
TOTAL HURRICANE IMPROVEMENTS \$3,250,000	

Summary

Proposed infrastructure improvements to the City of Providence as a result of the Improvements to I-195 Project total approximately \$38.96 million, as outlined below. As required by the Section 4(f) and 6(f) Evaluation, the proposed alignment will result in the City gaining replacement park land for that which has been acquired for the project. As a result of the development of this alignment the state will provide the city with more than double the land that is required thereby providing another benefit to the city.

Approximate Construction Benefit Estimate

India Point Park	\$ 8,340,000.00
I-195 Reconstruction of City Streets	\$17,790,000.00
I-195 Reconstruction of Providence River Walls	\$ 8,640,000.00
Utility Improvements	\$ 940,000.00
Hurricane Barrier Modifications	\$ 3,250,000.00
	Total \$38,960,000.00

RESOLUTION OF THE CITY COUNCIL

No. 156

Approved March 12, 2003

WHEREAS, the prospective reconstruction of the I-195 requires the relocation of portions of the existing structure;

WHEREAS, said relocation requires the cooperation of the City in transferring certain property interests and maintaining certain rights of way and the like;

WHEREAS, the City wishes to cooperate with these endeavors.

NOW THEREFORE BE IT RESOLVED, that His Honor the mayor is authorized to enter into an Agreement waiving compensation for realty condemned by the State of Rhode Island for sewer purposes. The realty in question is described in the documents annexed hereto as Exhibit "A" provided however that:

- a.) the State of Rhode Island and the Department of Transportation adhere to the language contained in the Record Decision and the Environmental Impact Study (copies attached hereto as Exhibits "B" and "C" respectively);
- b.) the State of Rhode Island and the Department of Transportation will use all reasonable efforts to identify those parcels earlier acquired from the City of Providence for the construction of I-195 in order that the City may make an informed decision with respect to reacquiring the same.
- c.) that said land is utilized for sewer purposes only.
- d.) the final form of the Agreement shall be reviewed and assented to by the City Solicitor;

e.) by undertaking any act arising from this Resolution and any subsequent agreement, the Department of Transportation and the State of Rhode Island agree that all documents submitted and comments made to various municipal boards, agencies and committees are by reference hereto binding upon the parties as if the same were set out in

IN CITY COUNCIL
JAN 16 2003
READ AND PASSED

IN CITY COUNCIL
MAR 12 2003
READ AND PASSED AS AMENDED

Michael R. Clement
Attest:
CITY CLERK

[Signature]
PRES. APPROVED

[Signature]
PRES.

[Signature]
CLERK

[Signature]
CLERK

3/24/03
MAYOR

INTERGOVERNMENTAL
MEMORANDUM OF AGREEMENT
Between
The STATE OF RHODE ISLAND DEPARTMENT OF TRANSPORTATION
And
The CITY OF PROVIDENCE

For
Land Development within
Right-of-way within the City of Providence, Rhode Island
resulting from the Relocation of Interstate 195

WITNESS THIS AGREEMENT (hereafter referred to as the "AGREEMENT") entered into by and between the State of Rhode Island Department of Transportation (hereafter referred to as "RIDOT") and the City of Providence, Rhode Island (hereafter referred to as the "City") for the purposes of determining land development within certain right-of-ways resulting from the relocation of Interstate 195 through Providence (hereafter referred to as "I-195 RELOCATION PROJECT").

WHEREAS, RIDOT is relocating a portion of Interstate Route 195 within the City of Providence to provide transportation improvements to relieve present and future traffic demands on Interstate 195 between the west end of the Washington Bridge and Interstate 95 in the City of Providence; and

WHEREAS, the relocation of the highway provides for the implementation of the City of Providence *Old Harbor Plan* between Crawford Street and Fox Point; and

WHEREAS, the Record of Decision prepared by the Federal Highway Administrative dated January 14, 1997, in connection with improvements to Interstate Route 195 (the "Record of Decision") provides that the reasons for selecting the proposed hurricane barrier alignment for the highway ("HBA") include the following: "it improves highway safety, reduces impacts on historic districts, allows for the fullest implementation of the City's *Old Harbor Plan*, has a net positive impact on India Point Park, provides improved access to Rhode Island Hospital and incurs the least impact on traffic congestion."; and

WHEREAS, the Record of Decision further provides:

Of the alternatives considered, the HBA is the most compatible with the City of Providence's *Old Harbor Plan*. The *Old Harbor Plan*, adopted by the City Ordinance in 1994, is an element in their Comprehensive Plan. In fact, the plan envisions the relocation of I-195 as a key element. The HBA allows for the most complete implementation of the *Old Harbor Plan* among the three alternatives. The *Old Harbor Plan* itself will have a number of positive benefits including: improved waterfront access in form of pedestrian walkways along the shore of the Providence River from Crawford Street south to the Hurricane Barrier; improved

water transportation; increased public park land; and economic development opportunities. Along with the redevelopment of the surplus right-of-way, the *Old Harbor Plan* allows for the reuniting of the Downtown Central Business District with the Jewelry District; and

WHEREAS, the development of the parcels within the surplus right-of-way as shown on the plan entitled "Proposed Development Parcels" dated November 19, 2001 attached hereto as Exhibit A (the "Development Parcel Plan") after Interstate 195 is relocated is of major concern to both the City and the State of Rhode Island (the "State"); and

WHEREAS, such development shall be a cooperative effort between the City and the RIDOT, and

WHEREAS, providing for a range of uses and the intensity of those uses within the surplus right-of-way appropriate to the character of the City is within the City's zoning and land use powers and an area of local concern, and

WHEREAS, the RIDOT is planning to reconnect the street system consistent with the Development Parcel Plan, the Final Environmental Impact Statement and Final Section 4(F)/6(F) Evaluation for Improvement to I-195 Providence, Rhode Island dated August 1996 ("FEIS") and *Old Harbor Plan*, as amended, recognizing that certain adjustments may be necessary to accommodate natural or economic concerns; and

WHEREAS, the land use plan for the land available after the highway is relocated shall be subject to the City's Comprehensive Plan and City's Zoning Ordinance, and

WHEREAS, the parties acknowledge that the disposal of the real property within the surplus right-of-way is subject to certain constitutional and statutory rights, including without limitation, Section 19 of Article 6 of the Rhode Island Constitution and R.I.G.L. §37-7-3 and that the transfer of any said property may be subject to such provisions (the "Resale Restrictions"); and

WHEREAS, the development of a portion of the surplus right-of-way is subject to the provisions of Chapter 22 of Title 37 of the General Laws of the State of Rhode Island entitled the "I-195 Redevelopment Act of 2002" (the "Redevelopment Act"); and

WHEREAS, the City will have a role in platting the parcels within the surplus right-of-way and regulating the uses thereof through its subdivision regulations and zoning ordinance, and

WHEREAS, State enabling legislation empowers the City Plan Commission to approve such plats, and

WHEREAS, subject to the provisions of the Resale Restrictions and the Redevelopment Act, after the land is replatted by the City, it is the intention of the RIDOT to sell the land within the surplus right-of-way for development and to apply the proceeds of any such sales to the cost of the project in accordance with federal and state laws relating to the same; and

WHEREAS, the RIDOT, the City and other parties have entered into an Amended Section 106 Memorandum of Agreement dated February 20, 2000 to ensure that the uncontrolled redevelopment of the surplus right-of-way does not have an adverse effect on the historic character of the City and it provides, *inter alia*, that the City shall amend the Old Harbor Design Plan to include a provision requiring design review by the City for consistency with the *Old Harbor Plan*, as amended for that portion of the surplus right-of-way on the east side of Providence River; and

WHEREAS, the City shall review development proposals to be consistent with the design imperatives in the *Old Harbor Plan*, as amended, and

WHEREAS, in an effort to achieve the completion of the I-195 RELOCATION PROJECT in a timely fashion, the parties agree to share the responsibilities described below:

STATEMENT OF PURPOSE

1. The RIDOT agrees to submit construction plans for the streets to be constructed within the surplus right-of-way to the City for review and comment.
2. The RIDOT shall construct all local roads and parks within the surplus right-of-way consistent with the Development Parcel Plan, the FEIS and the *Old Harbor Plan*, as amended, subject to adjustment as necessary to accommodate natural and economic concerns.
3. In order to complete the construction of the relocated I-195, the City shall transfer to the State approximately 119,500 sq. ft. of streets (abandoned by the City Council) and approximately 120,000 sq. ft. of land, (approved by resolution of the City Council) as more particularly described on Exhibit B attached hereto. Upon the completion of the relocated I-195, the State shall provide the City approximately 55,000 sq. ft. of land at India Point Park, (approved by the State Properties Committee) and approximately 384,000 sq. ft. of streets (approved by the State Properties Committee) within the surplus right-of-way as the same is generally shown on the Development Parcel Plan.
4. The City, through City Council action, shall undertake the following additional actions necessary for the relocation of I-195, which actions are more particularly described on Exhibit B attached hereto:
 - (a) Relocate the Hurricane Barrier easement as necessary for the relocation of I-195; and
 - (b) Provide the State with a temporary and permanent sewer easement across land of the City at India Point Park made necessary by the relocation of I-195; and
 - (c) Enter into maintenance and access agreements with the State with respect to certain bridges over city streets.

5. In addition to the foregoing, it is understood that the State will make the following infrastructure improvements within the City of Providence as a result of the I-195 Relocation Project, which improvements are more particularly described on Exhibit C attached hereto:

- (a) India Point Park Improvements, including a 50 foot pedestrian bridge;
- (b) Reconstruction of the City streets generally shown on the Development Parcel Plan;
- (c) Reconstruction of Providence River Walk;
- (d) Utility improvements; and
- (e) Hurricane Barrier modifications.

It is estimated that the total costs of the foregoing improvements set forth in Section 5 will be approximately \$38,960,000.

- 6. The RIDOT and City agree that development parcels within the I-195 right-of-way, once abandoned, would be platted and subdivided in accordance with Rhode Island General Laws Sections 45-23-25 through 45-23-74, (Rhode Island Land Development and Subdivision Review Enabling Act of 1992) and the City's Development Review Regulations, as amended.
- 7. The RIDOT and City agree that development parcels will be governed by the City's Comprehensive Plan, *Old Harbor Plan*, as amended, and the Providence Zoning Ordinance, as such Ordinances may be amended from time to time.
- 8. The RIDOT and City agree that the sale of parcels shall, subject to Resale Restrictions and the Redevelopment Act, be for the highest and best use of the land, subject to the Comprehensive Plan, *Old Harbor Plan*, as amended, and the Providence Zoning Ordinance, as such Ordinance may be amended from time to time.
- 9. The RIDOT and City agree that highest and best use of the land shall mean the land is platted consistent with the *Old Harbor Plan*, as amended, subject to the Resale Restrictions and the Redevelopment Act.
- 10. RIDOT and the City each agree to cooperate in connection with the relocation of the I-195 and each agree to use their best efforts to adopt any necessary resolutions or ordinances necessary to carry out the purposes of this Agreement.
- 11. Unless otherwise specified, any notice shall be in writing and shall be deemed given when delivered to either party or deposited in the U.S. Mail, first class, postage prepaid and addressed as follows:

To the City: Mayor
City of Providence
City Hall
25 Dorrance Street
Providence, RI 02903

With a copy to: City Solicitor
City of Providence
275 Westminster Street, Suite 200
Providence, RI 02903

To the RIDOT: Director
Rhode Island Department of Transportation
Two Capitol Hill
Providence, RI 02903

With a copy to: General Counsel
Rhode Island Department of Transportation
Two Capitol Hill
Providence, RI 02903

12. If any provision of the AGREEMENT is found to be unenforceable or void, then both parties shall be relieved of all obligation under that provision. The remainder of the AGREEMENT shall continue in force and effect.

IN WITNESS WHEREOF, the CITY and the RIDOT have caused this AGREEMENT to be executed by their duly authorized officials on the _____ day of March, 2003.

By:

Approved as to Form
and Correctness

Mayor
City of Providence

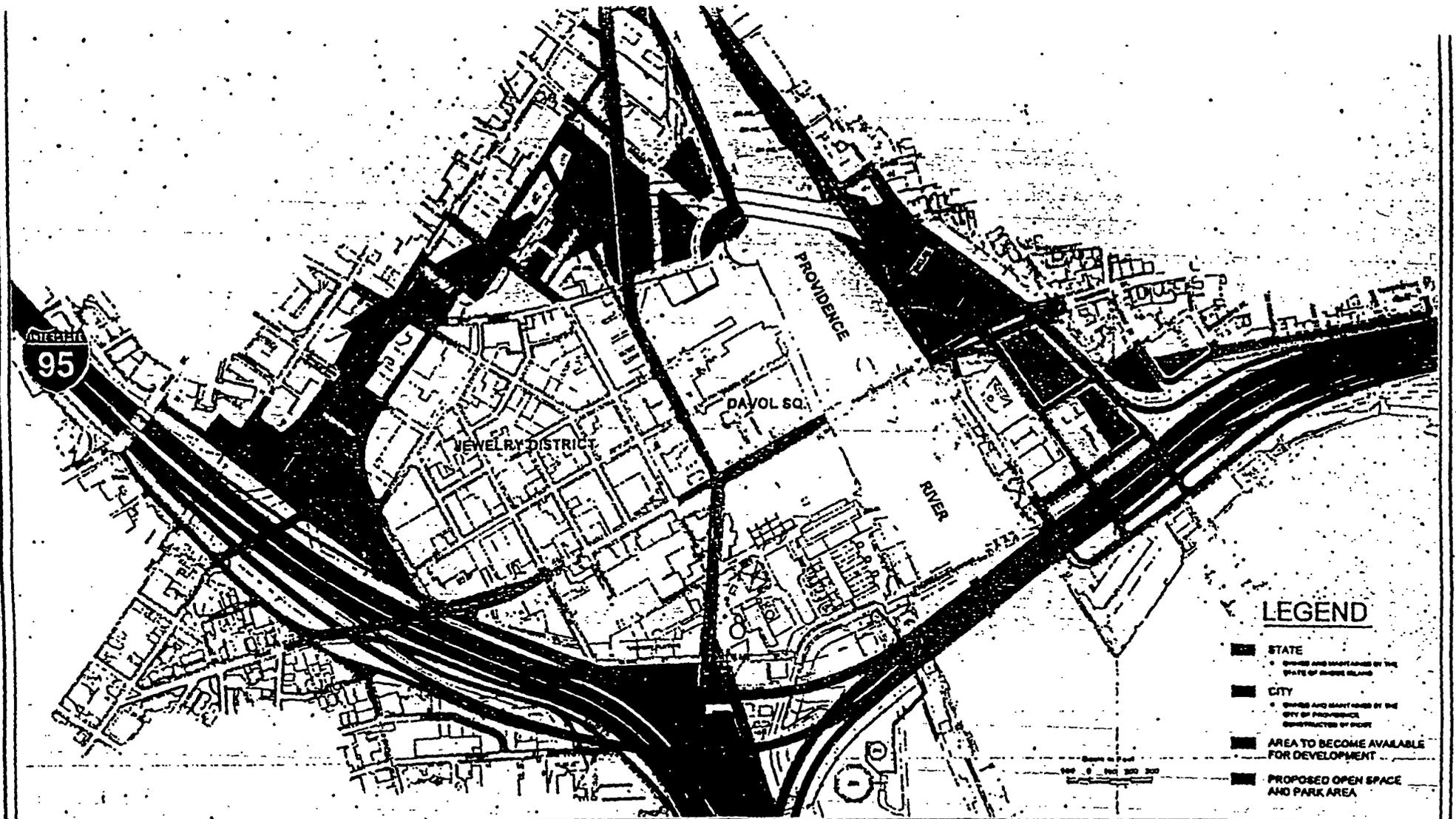
City Solicitor
City of Providence

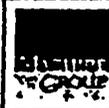
Approved:

Director
Department of Transportation

EX 5712PG207

EXHIBIT A




Maguire Group Inc.
 Architects/Engineers/Planners
 225 Chapman Street
 Providence, Rhode Island 02905



RHODE ISLAND
 DEPARTMENT OF TRANSPORTATION



NOVEMBER 18, 2001

IMPROVEMENTS TO
 INTERSTATE ROUTE 195
 PROVIDENCE RHODE ISLAND
 --- PROPOSED DEVELOPMENT PARCELS ---

EXHIBIT B**CITY OWNED PROPERTY TO BE
TRANSFERRED TO THE STATE**

PLAT/LOT	PROPERTY ADDRESS	ACQUISITION (Partial/Complete)	TOTAL AREA (Square Feet)	ACQUISITION (Square Feet)	REMAINING (Square Feet)
17/621	235 India St.	Partial	20,816	1,177	19,639
18/15	211 India St.	Partial	2,141	170	1,971
18/338	195 India St.	Partial	86,808	22,238	64,570
INDIA PARK				23,585	
18/16	661 South Water St.	Partial	70,581	46,174	24,407
18/91	604 South Main St.	Complete	30,183	30,183	0
EAST SIDE				76,357	
22/338	12 Crary St.	Complete	15,801	15,801	0
22/339	60 Allens Ave.	Complete	3,970	3,970	0
WEST SIDE				19,771	
TOTAL AREA 119,713 Square Feet					

STREET ABANDONMENTS FOR THE BENEFIT OF STATE

- * a portion of Manchester Place;
- * a portion of Traverse Street;
- * a portion of Clay Street;
- * a portion of Crary Street;
- * a portion of Goff Street;
- * a portion of Brook Street;
- * a portion of India Street;
- * a portion of Tockwotten Street;
- * a portion of Crary Street;
- * a portion of Blanding Street; and
- * a portion of Manchester Place.

SEWER EASEMENTS

City to provide temporary and permanent easement over city lots at India Point Park identified as Lot 621 on Assessor's Plat 17 and Lots 14 and 338 on Plat 18.

MAINTENANCE AND ACCESS AGREEMENT

Oxford Street under Proposed Interstate 95 Corridor
O'Connell Street under Proposed Interstate Corridor
Public Street under Proposed Interstate 95 Corridor
Rhodes Street under Proposed Interstate 95 Corridor

Blackstone Street under Proposed Interstate 95 Corridor
Eddy Street under Proposed Interstate 95 Corridor
Franklin Square under Ramps WN and WP
Crary Street from Intersection with Eddy Street East to End
Intersection of Globe Street and Hospital Street
South Water Street under Proposed Interstate 195 Corridor
South Main Street under Proposed Interstate 195 Corridor
Benefit Street under Proposed Interstate 195 Corridor

HURRICANE BARRIER EASEMENT

The State will grant to City an easement for the Hurricane Barrier and upon completion of the roadway, the City will terminate existing easement which is no longer needed due to realignment.

RIDOT/I-195/Memo of Understanding 2.24.03 Clean

EXHIBIT C

**PROPOSED BENEFITS TO THE CITY OF PROVIDENCE
AS A RESULT OF THE
IMPROVEMENTS TO INTERSTATE ROUTE 195
PROJECT**

Introduction

Proposed benefits to the City of Providence as a result of the I-195 project include improvements park lands, city streets, riverwalls and walkways, utilities, and the hurricane barrier. Enhancements to India Point Park as well as the construction of a new pedestrian bridge connecting the East Side to the park will serve to benefit the city and its residents. Improvements to city streets will occur as a result of the construction of the new alignment and the demolition of the existing I-195 corridor. Modifications to the hurricane barrier will serve to benefit all who live and work in the city through the addition of new barrier walls and vehicle gates. The following is a description of proposed improvements and estimated construction costs associated with the improvements.

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November 14, 2001

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TOTAL HURRICANE IMPROVEMENTS \$3,250,000	

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I-195 Reconstruction of Providence River Walls.	\$ 8,640,000.00
Utility Improvements	\$ 940,000.00
Hurricane Barrier Modifications	\$ 3,250,000.00
	Total \$38,960,000.00

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
DEPARTMENT OF TRANSPORTATION - DIVISION OF PUBLIC WORKS

PERMANENT SEWER EASEMENT

PLAT NO. 2583

CITY: PROVIDENCE
FROM: INDIA STREET

ROAD: INDIA STREET/RELOCATED INDIA STREET
TO: RELOCATED INDIA STREET

DESCRIPTION AND STATEMENT OF LAND, AND OTHER REAL PROPERTY, SITUATED IN THE CITY OF PROVIDENCE, COUNTY OF PROVIDENCE, STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS, AS SHOWN ON THE ACCOMPANYING PLAT NO. 2583 TAKEN FOR UTILITY PURPOSES ON BEHALF OF THE STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS BY THE DIRECTOR OF TRANSPORTATION, PURSUANT TO THE PROVISIONS OF TITLE 37, CHAPTER 6 OF THE GENERAL LAWS OF RHODE ISLAND, 1956, AS AMENDED, AND PURSUANT TO THE PROVISIONS OF CHAPTER 111 OF THE PUBLIC LAWS OF RHODE ISLAND, 1970, ACQUISITION BY CONDEMNATION AUTHORIZED BY THE STATE PROPERTIES COMMITTEE ON THE _____ DAY OF _____, A.D. 20__.

WHEREAS, under the provision of Title 37, Chapter 6 of the General Laws of Rhode Island, 1956, as amended, and pursuant to the Provisions of Chapter 111 of the Public Laws of Rhode Island, 1970, provides that within six months after the State Properties Committee has authorized condemnation proceedings, the acquiring authority shall file in the office of the recorder of deeds or town clerk in the city or town where the land or other real property to be acquired is situated, a description of such land or other real property and also a plat thereof and statement that such land or other real property is taken pursuant to the provisions of said Title 37, Chapter 6, of the General Laws of Rhode Island, 1956, as amended, and pursuant to the provisions of Chapter 111 of the Public Laws of Rhode Island, 1970, and the nature of the Title to be acquired, which description, plat and statement shall be signed by the head of the acquiring authority, and upon the filing of such description, plat and statement the title of such land or other real property as set forth in such statement shall vest in the State of Rhode Island.

Now, THEREFORE, I, William D. Ankner, Director of Transportation as head of the acquiring authority, pursuant to and in conformity with the provisions of Title 37, Chapter 6 of the General Laws of Rhode Island, 1956, as amended, and Chapter 111 of the Public Laws of Rhode Island, 1970, do hereby within six months after the acquisition by condemnation proceedings of the hereinafter described land situated in the City of Providence in the County of Providence, as authorized by the State Properties Committee, file this description of said land and also a plat thereof and this statement, which description, plat and statement are signed by me, that the title to said land and other real property is on this _____ day of _____ 20__, taken pursuant to the provisions of Title 37, Chapter 6 of the General Laws of Rhode Island, 1956, as amended, and pursuant to the provisions of Chapter 111 of the Public Laws of Rhode Island, 1970.

William D. Ankner, Ph.D.
Director of Transportation

PERMANENT SEWER EASEMENT

A perpetual right and easement to construct, reconstruct, and maintain sewer lines and/or sewer structures together with the necessary equipment and appurtenances over, across, and upon land described as follows; and

Also, the right and easement to pass over and across land described as follows to and from said sewer structures and appurtenances as reasonable as possible and necessary to maintain and clear the aforementioned sewer lines and sewer structures of debris; and

Reserving to said landowner all rights of access for ingress and egress to and from said real estate provided that no change relating to access shall be made in rights, regarding freeway lines; and

Said sewer lines, sewer structures, and appurtenances shall remain the property of the Rhode Island Department of Transportation Division of Public Works, said easement is more particularly bounded and described as follows:

Parcel 3S

That certain lot or parcel of land, with all the buildings or improvements thereon, situated on the southerly side of India Street in the City of Providence and County of Providence and State of Rhode Island, and more particularly described as follows:

Beginning at a point on the southerly side of India Street N 54 degrees 11 minutes 25 seconds E a distance of one hundred sixty and ninety-eight hundredths (160.98) feet from the intersection of the extension of the northeasterly line of Brook Street with the southerly line of India Street at the southwesterly corner of the herein-described parcel; thence

N 54 degrees 11 minutes 25 seconds E along the southerly line of India Street a distance of thirty-three and forty-four hundredths (33.44) feet to a corner; thence

proceeding northerly bearing easterly along the southerly line of the New State Highway Line as shown on Rhode Island State Highway Plat No. 2583 on a curve with a radius of nine hundred fifty-eight and zero hundredths (958.00) feet, a central angle of 05 degrees 32 minutes 43 seconds, with a chord distance of ninety-two and sixty-eight hundredths (92.68) feet and bearing of N 66 degrees 17 minutes 49 seconds E, an arc distance of ninety-two and seventy-two hundredths (92.72) feet to a point of tangency; thence

N 69 degrees 04 minutes 11 seconds E along said Highway Line a distance of seventy-nine and seventy-one hundredths (79.71) feet to a point of curvature; thence

proceeding northeasterly bearing easterly along said Highway Line along a curve with a radius of one thousand two hundred eighty and zero hundredths (1,280.00) feet, a central angle of 07 degrees 04 minutes 26 seconds with a chord distance of one hundred fifty-seven and ninety-three hundredths (157.93) feet and bearing of N 72 degrees 36 minutes 24 seconds E an arc distance of one hundred fifty-eight and three hundredths (158.03) feet to a corner; thence

N 86 degrees 21 minutes 40 seconds E bounded northwesterly by land now or formerly of the City of Providence a distance of one hundred fourteen and sixteen hundredths (114.16) feet to a corner; thence

S 76 degrees 36 minutes 01 seconds W bounded in part by other City land and in part by land now or formerly of the State of Rhode Island a distance of one hundred eighteen and two hundredths (118.02) feet to a corner; thence

S 01 degrees 28 minutes 00 seconds W bounded easterly by said State of Rhode Island land a distance of ten and seventy-six hundredths (10.76) feet to a corner; thence

S 73 degrees 10 minutes 00 seconds W bounded southeasterly by other City land a distance of three hundred fifty-one and four hundredths (351.04) feet to the point or place of beginning.

Said parcel contains 9,464 square feet of land, more or less, and is designated as Parcel 3S on Rhode Island State Highway Plat No. 2583.

Parcel 5S

That certain lot or parcel of land, with all the buildings and improvements thereon, situated on the southerly side of Relocated India Street in the City of Providence, County of Providence, and State of Rhode Island and more particularly described as follows:

Beginning at a point on the southerly side of Relocated India Street a distance of twelve hundred fifty-four and seventy-seven hundredths (1,254.77) feet, as measured along the southerly line of India Street and Relocated India Street easterly of the intersection of the extension of the northeasterly line of Brook Street with the southerly line of India Street at the southeasterly corner of the herein-described parcel; thence

S 81 degrees 05 minutes 38 seconds W bounded southeasterly by land now or formerly of the City of Providence a distance of eighty-eight and fifty-five hundredths (88.55) feet to a corner; thence

proceeding northwesterly bearing westerly bounded southwesterly by land now or formerly of the State of Rhode Island along a curve with a radius of seven hundred thirty-four and zero hundredths (734.00) feet, a central angle of 06 degrees 04 minutes 17 seconds, with a chord distance of seventy-seven and seventy-four hundredths (77.74) feet and bearing of N 75 degrees 47 minutes 53 seconds W, an arc distance of seventy-seven and seventy-eight hundredths (77.78) feet to a corner; thence

N 86 degrees 21 minutes 37 seconds E bounded northwesterly by said City land a distance of five and fifty-seven hundredths (5.57) feet to an angle; thence

N 81 degrees 05 minutes 38 seconds E bounded northwesterly by said City land a distance of eighty-nine and nine hundredths (89.09) feet to a corner on the southerly line of the New State Highway Line as shown on Rhode Island State Highway Plat No. 2583; thence

S 74 degrees 16 minutes 17 seconds E along the southerly line of said New Highway Line a distance of seventy-one and ninety-seven hundredths (71.97) feet to the point or place of beginning.

Said parcel contains 2,678 square feet of land, more or less, and is designated as Parcel 5S on Rhode Island State Highway Plat No. 2583.

Parcel 8S

That certain lot or parcel of land, with all the buildings and improvements thereon, situated southerly of India Street/Relocated India Street in the City of Providence, County of Providence, and State of Rhode Island and more particularly described as follows:

Beginning at a point N 86 degrees 21 minutes 40 seconds E a distance of one hundred fourteen and sixteen hundredths (114.16) feet from a point on the southerly New State Highway Line of Plat 2583, said point being five hundred twenty-four and eighty-eight hundredths (524.88) feet easterly as measured along the southerly line of India Street and the New State Highway Line of Plat 2583 from the intersection of the extension of the northeasterly line of Brook Street with the southerly line of India Street, said point of beginning also being the northeasterly corner of Parcel 3S and the northwesterly corner of the herein-described parcel; thence

N 86 degrees 21 minutes 40 seconds E bounded northwesterly by land now or formerly of the City of Providence a distance of three hundred thirty-seven and twenty-six hundredths (337.26) feet to a corner; thence

S 01 degrees 27 minutes 40 seconds W bounded easterly by land now or formerly of the State of Rhode Island a distance of thirty and twelve hundredths (30.12) feet to a corner; thence

S 86 degrees 21 minutes 40 seconds W bounded southerly by said City land a distance of four hundred one and fifty-nine hundredths (401.59) feet to a corner;

N 01 degrees 27 minutes 40 seconds E bounded westerly by other said State of Rhode Island land a distance of eighteen and eight-four hundredths (18.84) feet to a corner; thence

N 76 degrees 36 minutes 01 seconds E bounded northwesterly by said City land a distance of sixty-six and twenty-nine hundredths (66.29) feet to the point or place of beginning.

Said parcel contains 11,686 square feet of land, more or less, and is designated as Parcel 8S on Rhode Island State Highway Plat No. 2583.

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

DEPARTMENT OF TRANSPORTATION

HIGHWAYTEMPORARY EASEMENTPLAT NO. 2583CITY: PROVIDENCE
FROM: INDIA STREETROAD: INDIA STREET/RELOCATED INDIA STREET
TO: RELOCATED INDIA STREET

DESCRIPTION AND STATEMENT OF LAND, AND OTHER REAL PROPERTY, SITUATED IN THE CITY OF PROVIDENCE, COUNTY OF PROVIDENCE, STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS, AS SHOWN ON THE ACCOMPANYING PLAT NO. 2583 TAKEN FOR A _____ PERIOD FOR STATE HIGHWAY PURPOSES ON BEHALF OF THE STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS BY THE DIRECTOR OF TRANSPORTATION, PURSUANT TO THE PROVISIONS OF TITLE 37, CHAPTER 6 OF THE GENERAL LAWS OF RHODE ISLAND, 1956, AS AMENDED, AND PURSUANT TO THE PROVISIONS OF CHAPTER 111 OF THE PUBLIC LAWS OF RHODE ISLAND, 1970, ACQUISITION BY CONDEMNATION AUTHORIZED BY THE STATE PROPERTIES COMMITTEE ON THE ____ DAY OF _____, A.D. 20__.

WHEREAS, under the provision of Title 37, Chapter 6 of the General Laws of Rhode Island, 1956, as amended, and pursuant to the Provisions of Chapter 111 of the Public Laws of Rhode Island, 1970, provides that within six months after the State Properties Committee has authorized condemnation proceedings, the acquiring authority shall file in the office of the recorder of deeds or town clerk in the city or town where the land or other real property to be acquired is situated, a description of such land or other real property and also a plat thereof and statement that such land or other real property is taken pursuant to the provisions of said Title 37, Chapter 6, of the General Laws of Rhode Island, 1956, as amended, and pursuant to the provisions of Chapter 111 of the Public Laws of Rhode Island, 1970, and the nature of the Title to be acquired, which description, plat and statement shall be signed by the head of the acquiring authority, and upon the filing of such description, plat and statement the title of such land or other real property as set forth in such statement shall vest in the State of Rhode Island.

Now, THEREFORE, I, William D. Ankner, Director of Transportation as head of the acquiring authority, pursuant to and in conformity with the provisions of Title 37, Chapter 6 of the General Laws of Rhode Island, 1956, as amended, and Chapter 111 of the Public Laws of Rhode Island, 1970, do hereby within six months after the acquisition by condemnation proceedings of the hereinafter described land situated in the City of Providence in the County of Providence, as authorized by the State Properties Committee, file this description of said land and also a plat thereof and this statement, which description, plat and statement are signed by me, that limited the title to said land for a _____ period and other real property is on this ____ day of _____, 20__, taken pursuant to the provisions of Title 37, Chapter 6 of the General Laws of Rhode Island, 1956, as amended, and pursuant to the provisions of Chapter 111 of the Public Laws of Rhode Island, 1970.

Meaning and intending by this description of taking to acquire the right to enter the real estate hereinafter described for the purpose of using said real estate in conjunction with adjacent construction reserving to said landowner all rights of access for ingress and egress to and from said real estate provided that no change relating to access shall be made in rights regarding freeway lines.

Also, upon expiration of the _____ period from the date of condemnation hereof, all land, real estate, interest and title shall thereupon revert to the Owner at the time of condemnation without the necessity of a document transferring same, or to his successor in title or assigns.

William D. Ankner, Ph.D.
Director of Transportation

Description of land taken for temporary construction purposes for a _____ period situated in the City of Providence.

That certain land, together with all buildings and improvements thereon, situated in the City of Providence, County of Providence, State of Rhode Island and Providence Plantations, and delineated on Plat No. 2583 by the Rhode Island Department of Transportation, together with all rights appurtenant to said land, in and to the highways upon which said land abuts, said land being further described as follows:

TEMPORARY EASEMENT
Plat No. 2583

All that land lying within the following Temporary Easement Boundaries and Highway Lines:

Parcel 3B-1

That certain lot or parcel of land, with all the buildings or improvements thereon, situated on the southerly side of India Street in the City of Providence and County of Providence and State of Rhode Island, and more particularly described as follows:

Beginning at a point on the southerly side of India Street N 54 degrees 11 minutes 25 seconds E a distance of one hundred sixty and ninety-eight hundredths (160.98) feet from the intersection of the extension of the northeasterly line of Brook Street with the southerly line of India Street at the northwesterly corner of the herein-described parcel; thence

N 73 degrees 10 minutes 00 seconds E bounded northwesterly by land now or formerly of the City of Providence a distance of three hundred fifty-one and four hundredths (351.04) feet to a corner; thence

S 01 degrees 28 minutes 00 seconds W easterly by land now or formerly of the State of Rhode Island a distance of twenty-six and thirty-three hundredths (26.33) feet to a corner; thence

S 73 degrees 10 minutes 00 seconds W bounded southeasterly by said City land a distance of three hundred ninety-eight and seven hundredths (398.07) feet to a corner; thence

N 34 degrees 45 minutes 46 seconds W bounded in part by other City land a distance of five and sixty-six hundredths (5.66) feet to a corner; thence

N 54 degrees 11 minutes 25 seconds E along the southerly line of India Street a distance of sixty and thirty-two hundredths (60.32) feet to the point or place of beginning.

Said parcel contains 9,534 square feet of land, more or less, and is designated as Parcel 3B-1 on Rhode Island State Highway Plat No. 2583.

Parcel 3B-2

That certain lot or parcel of land, with all the buildings and improvements thereon, situated southerly of Relocated India Street in the City of Providence, County of Providence, and State of Rhode Island and more particularly described as follows:

Beginning at a point on the southerly side of the New State Highway Line as shown on Rhode Island State Highway Plat No. 2583 a distance of five hundred fifty-four and forty-three hundredths (554.43) feet, as measured along the southerly line of India Street and the New State Highway Line as shown on Rhode Island State Highway Plat No. 2583 easterly of the intersection of the extension of the northeasterly line of Brook Street with the southerly line of India Street at the northwesterly corner of the herein-described parcel; thence

N 86 degrees 21 minutes 40 seconds E bounded northwesterly by land now or formerly of the City of Providence a distance of one hundred fourteen and nine hundredths (114.09) feet to a corner; thence

S 76 degrees 36 minutes 01 seconds W bounded southeasterly by said City land a distance of twenty-nine and forty-nine hundredths (29.49) feet to a corner; thence

S 86 degrees 21 minutes 40 seconds W bounded southeasterly by said City land a distance of one hundred fourteen and six hundredths (114.06) feet to a corner on the southerly line of the New State Highway Line as shown on Rhode Island State Highway Plat No. 2583; thence

proceeding northeasterly bearing easterly along the said New State Highway Line along a curve with a radius of one thousand two hundred eighty and zero hundredths (1,280.00) feet, a central angle of 00 degrees 37 minutes 21 seconds, with a chord distance of thirteen and ninety-one hundredths (13.91) feet and bearing of N 76 degrees 27 minutes 18 seconds E an arc distance of thirteen and ninety-one hundredths (13.91) feet to a point of tangency; thence

N 76 degrees 45 minutes 58 seconds E along the southerly line of said New State Highway Line a distance fifteen and sixty-four hundredths (15.64) feet to the point or place of beginning.

Said parcel contains 521 square feet of land, more or less, and is designated as Parcel 3B-2 on Rhode Island State Highway Plat No. 2583.

Parcel 5B-1

That certain lot or parcel of land, with all the buildings and improvements thereon, situated southerly of Relocated India Street in the City of Providence, County of Providence, and State of Rhode Island and more particularly described as follows:

Beginning at a point on the southerly side of the New State Highway Line as shown on Rhode Island State Highway Plat No. 2583 a distance of eleven hundred sixty-three and eleven hundredths (1,163.11) feet, as measured along the southerly line of India Street and said New State Highway Line easterly of the intersection of the extension of the northeasterly line of Brook Street with the southerly line of India Street at the southeasterly corner of the herein-described parcel; thence

S 81 degrees 05 minutes 38 seconds W bounded southeasterly by land now or formerly of the City of Providence a distance of eighty-nine and nine hundredths (89.09) feet to an angle; thence

S 86 degrees 21 minutes 37 seconds W bounded southeasterly by said City land a distance of five and fifty-seven hundredths (5.57) feet to a corner; thence

proceeding northwesterly bearing westerly bounded southwestly by land now or formerly of the State of Rhode Island along a curve with a radius of seven hundred thirty-four and zero hundredths (734.00) feet, a central angle of 01 degrees 36 minutes 49 seconds, with a chord distance of twenty and sixty-seven hundredths (20.67) feet and bearing of N 79 degrees 38

minutes 26 seconds W, an arc distance of twenty and sixty-seven hundredths (20.67) feet to a corner; thence

N 86 degrees 21 minutes 40 seconds E bounded northwesterly by said City land a distance of twenty-five and forty hundredths (25.40) feet to an angle; thence

N 81 degrees 05 minutes 38 seconds E bounded northwesterly by said City land a distance of seventy-seven and ninety-six hundredths (77.96) feet to a corner on the southerly line of the New State Highway Line as shown on Rhode Island State Highway Plat No. 2583; thence

S 74 degrees 16 minutes 17 seconds E along the southerly line of said New State Highway Line a distance of twelve and zero hundredths (12.00) feet to the point or place of beginning.

Said parcel contains 494 square feet of land, more or less, and is designated as Parcel 5B-1 on Rhode Island State Highway Plat No. 2583.

Parcel 5B-2

That certain lot or parcel of land, with all the buildings and improvements thereon, situated on the southerly side of Relocated India Street in the City of Providence, County of Providence, and State of Rhode Island and more particularly described as follows:

Beginning at a point on the southerly side of Relocated India Street a distance of twelve hundred fifty-four and seventy-seven hundredths (1,254.77) feet, as measured along the southerly line of India Street and Relocated India Street easterly of the intersection of the extension of the northeasterly line of Brook Street with the southerly line of India Street at the northerly corner of the herein-described parcel; thence

proceeding southeasterly bearing southerly along the southerly line of Relocated India Street along a curve with a radius of seven hundred seventy-seven and zero hundredths (777.00) feet, a central angle of 03 degrees 20 minutes 11 seconds, with a chord distance of forty-five and twenty-four hundredths (45.24) feet and bearing of S 65 degrees 21 minutes 39 seconds E, an arc distance of forty-five and twenty-five hundredths (45.25) feet to a corner; thence

S 81 degrees 05 minutes 38 seconds W bounded southeasterly by land now or formerly of the City of Providence a distance of ninety-two and thirteen hundredths (92.13) feet to an angle; thence

N 01 degrees 27 minutes 40 seconds E bounded northwesterly by land now or formerly of the State of Rhode Island a distance of five and seventy hundredths (5.70) feet to a corner; thence

N 69 degrees 51 minutes 09 seconds W bounded southwesterly by said State land a distance of thirty-seven and eighty-one hundredths (37.81) feet to a corner; thence

N 81 degrees 05 minutes 42 seconds E bounded northwesterly by said City land a distance of eighty-eight and fifty-five hundredths (88.55) feet to the point or place of beginning.

Said parcel contains 2,160 square feet of land, more or less, and is designated as Parcel 5B-2 on Rhode Island State Highway Plat No. 2583.

Parcel 8B-1

That certain lot or parcel of land, with all the buildings and improvements thereon, situated southerly of India Street/Relocated India Street in the City of Providence, County of Providence, and State of Rhode Island and more particularly described as follows:

Beginning at a point N 86 degrees 21 minutes 40 seconds E a distance of one hundred fourteen and sixteen hundredths (114.16) feet from a point on the southerly New State Highway Line of Plat 2583, said point being five hundred twenty-four and eighty-eight hundredths (524.88) feet

easterly as measured along the southerly line of India Street and the New State Highway Line of Plat 2583 from the intersection of the extension of the northeasterly line of Brook Street with the southerly line of India Street, said point of beginning also being the northwesterly corner of Parcel 8S and the southwesterly corner of the herein-described parcel; thence

N 76 degrees 36 minutes 01 seconds E bounded northwesterly by land now or formerly of the City of Providence a distance of twenty-nine and forty-nine hundredths (29.49) feet to a corner; thence

N 86 degrees 21 minutes 40 seconds E bounded northwesterly by said City land a distance of three hundred eight and sixty-four hundredths (308.64) feet to a corner; thence

S 01 degrees 27 minutes 40 seconds W bounded easterly by land now or formerly of the State of Rhode Island a distance of five and two hundredths (5.02) feet to a corner; thence

S 86 degrees 21 minutes 40 seconds W bounded southerly by said City land a distance of three hundred thirty-seven and twenty-six hundredths (337.26) feet to the point or place of beginning.

Said parcel contains 1,615 square feet of land, more or less, and is designated as Parcel 8B-1 on Rhode Island State Highway Plat No. 2583.

Parcel 8B-2

That certain lot or parcel of land, with all the buildings and improvements thereon, situated southerly of India Street/Relocated India Street in the City of Providence, County of Providence, and State of Rhode Island and more particularly described as follows:

Beginning at a point at the southwesterly corner of Parcel 8S as shown on Rhode Island State Highway Plat No. 2583 at the northwesterly corner of the herein-described parcel; thence

N 86 degrees 21 minutes 40 seconds E bounded northwesterly by land now or formerly of the City of Providence a distance of four hundred one and fifty-nine hundredths (401.59) feet to a corner; thence

S 01 degrees 27 minutes 40 seconds W bounded easterly by land now or formerly of the State of Rhode Island a distance of twenty-five and ten hundredths (25.10) feet to a corner; thence

S 86 degrees 21 minutes 40 seconds W bounded southerly by said City land a distance of four hundred one and fifty-nine hundredths (401.59) feet to a corner;

N 01 degrees 27 minutes 40 seconds E bounded westerly by other said State of Rhode Island land a distance of twenty-five and ten hundredths (25.10) feet to the point or place of beginning.

Said parcel contains 10,040 square feet of land, more or less, and is designated as Parcel 8B-2 on Rhode Island State Highway Plat No. 2583.

GRANT OF EASEMENT

THE CITY OF PROVIDENCE, with an address of Providence City Hall, 25 Dorrance Street, Providence, Rhode Island 02903 (the "Grantor"), for consideration paid, grants to THE STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS acting by and through THE DEPARTMENT OF TRANSPORTATION, with an address of Two Capitol Hill, Providence, Rhode Island 02908, its successors and assigns (the "Grantee"), with Quitclaim Covenants, a perpetual right and easement as described in Section 1 below (the "Easement") in, under, through, over, across, and upon a certain portion of the land (the "Easement Area").

1. Description of Easement. The "Easement" granted by the Grantor to the Grantees consists of the perpetual right and easement:

(a) to install, construct, reconstruct, use, operate, repair, replace, inspect, and maintain, existing sewer facilities and appurtenances including future enhancements and improvements to said sewer facilities (hereinafter collectively referred to as the "Facilities"), in, under, through, over, across and upon the Easement Area;

(b) subject to Grantor's reservation of rights for itself and its successors and assigns to use any and all portions of the Easement Area for any purpose, including without limitation, for parking and landscaping, which does not materially interfere with Grantee's use and enjoyment of the Easement Area and the safe and efficient operation of its Facilities; provided, however that the Grantor, its successors and assigns, covenant and agree that they shall not perform any construction, make or install any permanent improvements (other than paving) or other utilities, build or erect a wall, or structure of any kind, or plant trees or shrubs or store any heavy equipment or material or fill, excavate or remove any soil, in, over, above, or on the premises, nor shall it store or allow to accumulate any material on the Easement Area; and

(c) together with the permanent right, and privilege and easement at such times as Grantee in its sole discretion and without notice deems necessary for said Grantee, its successors, assigns, agents, servants and employees, to enter upon, over, along, under, and above said premises with vehicles, apparatus, personnel, equipment and appliances to dig and excavate the pavement, if any, and soil about said pipes, mains, services, and the like as may be necessary therefore, but in the event of such entry to refill and repair any such excavation, carry away any surplus material and leave said premises in as good condition as it was prior to making any such excavation, at Grantee's sole expense, but not for the replacement of any improvement or of any items placed thereon in violation of the terms hereof.

2. Description of Easement Area. The "Easement Area" shall be the parcel of land as depicted on the plan attached hereto and made a part hereof as Exhibit A-1 and as further described on Exhibit A-2 attached hereto and made a part hereof.

3. Covenants Running With the Land. Each of the foregoing provisions, terms and obligations shall constitute covenants running with the land, and each such provision, term or obligation shall run in perpetuity in favor of the Grantee, and there are hereby created equitable servitudes in favor of Grantee and against the Grantor's parcel; and any violation or breach of any such provisions, terms, obligations or covenants may be enjoined, abated or remedied by appropriate proceedings at the instance of the Grantee or its successors or assigns and the costs of such proceedings at the instance of the Grantee or its successors or assigns and the costs of such proceedings, together with damages and attorney's fees, all as fixed by the court, shall be borne and paid by the party or parties causing or permitting the continuance of any such breach or violation.

4. Maintenance of Surface. The Grantor further agrees for itself, its successors and assigns, that it will maintain and be responsible for the repair and maintenance of the surface of the premises.

5. Other Utilities. Notwithstanding anything else herein to the contrary, the Grantor, its successors and assigns may install, construct, reconstruct, maintain, operate, use, inspect, repair, replace, or renew gas and/or water service line including any and all equipment and appurtenances thereto, necessary for or used in connection therewith, provided, however that the Grantor shall not interfere, damage or disturb Grantee's sewer pipes and/or appurtenant structures or devices and provided further that Grantor shall not place any additional utilities and/or appurtenant structures or devices any closer than eight (8') feet away from Grantee's Sewer Pipes and upon excavation, repair, replacement and/or relocation of any existing utilities, Grantor shall not allow said utilities and/or appurtenant structures any closer than they presently are to Grantee's sewer pipes. In the event of the installation of new utilities or upon excavation, repair, replacement and/or relocation of any existing utilities, Grantor shall also comply with the following: 1) bury a caution tape approximately two (2') feet above the utility service lines, 2) provide Grantee, within 60 days of excavation, an "As-Built Drawing" regarding the location of the utility lines and their proximity to the Grantee's sewer pipes. Grantor shall in each instance, refill and repair any such excavation, carry away any surplus material and leave said premises in as good condition as it was prior to the making of any such excavation, at its sole expense.

6. Waiver. No waiver of the rights or obligations created by the terms of the grant hereunder shall be construed to be a waiver of any other rights or obligations under this Agreement, nor shall failure to enforce any right be construed as a waiver of said right or any other right or obligation hereunder. A waiver shall only be effective if embodied in a written instrument signed by an authorized agent of the party waiving said right.

7. Modification. No modification, alteration or amendment of this Easement Agreement shall be binding on either party unless mutually agreed to by the parties and executed by their authorized officers or agents in writing.

8. Binding Effect. The terms, covenants and conditions contained in this Easement Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns and any person or persons, natural or corporate, claiming through or under them, or any of them.

9. Entire Agreement. This instrument embodies the entire agreement between the parties and may be amended or modified only by a written instrument signed by both parties.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed for that purpose by its duly authorized representative this ____ day of _____, 2001.

GRANTOR: THE CITY OF PROVIDENCE

By: _____
Its: _____

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In _____ on the ____ day of _____, 2001, before me appeared _____ the _____ of _____, to me known and known by me to be the party executing the foregoing instrument and he acknowledged said instrument by him so executed to be his free act and deed in said capacity and the free act and deed of said company.

Notary Public:
My Commission Expires: _____

EXHIBIT A-1

Plat showing land in Providence, Rhode Island taken for state highway purposes on behalf of the State of Rhode Island, Providence Plantations designed as Plat No. 2583 filed in the office of the Recorder of Deeds, City of Providence on the ____ day of _____, 20__.

EXHIBIT A-2

Parcel 8S

That certain lot or parcel of land, with all the buildings and improvements thereon, situated southerly of India Street/Relocated India Street in the City of Providence, County of Providence, and State of Rhode Island and more particularly described as follows:

Beginning at a point N 86 degrees 21 minutes 40 seconds E a distance of one hundred fourteen and sixteen hundredths (114.16) feet from a point on the southerly New State Highway Line of Plat 2583, said point being five hundred twenty-four and eighty-eight hundredths (524.88) feet easterly as measured along the southerly line of India Street and the New State Highway Line of Plat 2583 from the intersection of the extension of the northeasterly line of Brook Street with the southerly line of India Street, said point of beginning also being the northeasterly corner of Parcel 3S and the northwesterly corner of the herein-described parcel; thence

N 86 degrees 21 minutes 40 seconds E bounded northwesterly by land now or formerly of the City of Providence a distance of three hundred thirty-seven and twenty-six hundredths (337.26) feet to a corner; thence

S 01 degrees 27 minutes 40 seconds W bounded easterly by land now or formerly of the State of Rhode Island a distance of thirty and twelve hundredths (30.12) feet to a corner; thence

S 86 degrees 21 minutes 40 seconds W bounded southerly by said City land a distance of four hundred one and fifty-nine hundredths (401.59) feet to a corner;

N 01 degrees 27 minutes 40 seconds E bounded westerly by other said State of Rhode Island land a distance of eighteen and eight-four hundredths (18.84) feet to a corner; thence

N 76 degrees 36 minutes 01 seconds E bounded northwesterly by said City land a distance of sixty-six and twenty-nine hundredths (66.29) feet to the point or place of beginning.

Said parcel contains 11,686 square feet of land, more or less, and is designated as Parcel 8S on Rhode Island State Highway Plat No. 2583.

GRANT OF TEMPORARY EASEMENT

THE CITY OF PROVIDENCE, with an address of City Hall, 25 Dorrance Street, Providence, Rhode Island 02903 (the "Grantor"), for nominal consideration paid, grants to THE STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS acting by and through THE DEPARTMENT OF TRANSPORTATION, with an address of Two Capitol Hill, Providence, Rhode Island 02908, its successors and assigns (the "Grantee"), with Quitclaim Covenants, a temporary right and easement as described in Section 1 below (the "Easement") in, under, through, over, across, and upon a certain portion of the land (the "Easement Area").

1. Description of Easement. The "Easement" granted by the Grantor to the Grantees consists of the temporary right and easement:

(a) to install, construct, reconstruct, use, operate, repair, replace, inspect, and maintain, existing sewer facilities and appurtenances including future enhancements and improvements to said sewer facilities (hereinafter collectively referred to as the "Facilities"), in, under, through, over, across and upon the Easement Area;

(b) subject to Grantor's reservation of rights for itself and its successors and assigns to use any and all portions of the Easement Area for any purpose, including without limitation, for parking and landscaping, which does not materially interfere with Grantee's use and enjoyment of the Easement Area and the safe and efficient operation of its Facilities; provided, however that the Grantor, its successors and assigns, covenant and agree that they shall not perform any construction, make or install any permanent improvements (other than paving) or other utilities, build or erect a wall, or structure of any kind, or plant trees or shrubs or store any heavy equipment or material or fill, excavate or remove any soil, in, over, above, or on the premises, nor shall it store or allow to accumulate any material on the Easement Area; and

(c) together with the temporary right, and privilege and easement at such times as Grantee in its sole discretion and without notice deems necessary for said Grantee, its successors, assigns, agents, servants and employees, to enter upon, over, along, under, and above said premises with vehicles, apparatus, personnel, equipment and appliances to dig and excavate the pavement, if any, and soil about said pipes, mains, services, and the like as may be necessary therefore, but in the event of such entry to refill and repair any such excavation, carry away any surplus material and leave said premises in as good condition as it was prior to making any such excavation, at Grantee's sole expense, but not for the replacement of any improvement or of any items placed thereon in violation of the terms hereof.

2. Description of Easement Area. The "Easement Area" shall be the parcel of land as depicted on the plan attached hereto and made a part hereof as Exhibit A-1 and as further described on Exhibit A-2 attached hereto and made a part hereof.

3. Covenants Running With the Land. Each of the foregoing provisions, terms and obligations shall constitute covenants running with the land, and each such provision, term or obligation shall run in favor of the Grantee, and there are hereby created equitable servitudes in favor of Grantee and against the Grantor's parcel; and any violation or breach of any such provisions, terms, obligations or covenants may be enjoined, abated or remedied by appropriate proceedings at the instance of the Grantee or its successors or assigns and the costs of such proceedings at the instance of the Grantee or its successors or assigns and the costs of such proceedings, together with damages and attorney's fees, all as fixed by the court, shall be borne and paid by the party or parties causing or permitting the continuance of any such breach or violation.

4. Maintenance of Surface. The Grantor further agrees for itself, its successors and assigns, that it will maintain and be responsible for the repair and maintenance of the surface of the premises.

5. Other Utilities. Notwithstanding anything else herein to the contrary, the Grantor, its successors and assigns may install, construct, reconstruct, maintain, operate, use, inspect, repair, replace, or renew gas and/or water service line including any and all equipment and appurtenances thereto, necessary for or used in connection therewith, provided, however that the Grantor shall not interfere, damage or disturb Grantee's sewer pipes and/or appurtenant structures or devices and provided further that Grantor shall not place any additional utilities and/or appurtenant structures or devices any closer than eight (8') feet away from Grantees Sewer Pipes and upon excavation, repair, replacement and/or relocation of any existing utilities, Grantor shall not allow said utilities and/or appurtenant structures any closer than they presently are to Grantee's sewer pipes. In the event of the installation of new utilities or upon excavation, repair, replacement and/or relocation of any existing utilities, Grantor shall also comply with the following: 1) bury a caution tape approximately two (2') feet above the utility service lines, 2) provide Grantee, within 60 days of excavation, an "As-Built Drawing" regarding the location of the utility lines and their proximity to the Grantee's sewer pipes. Grantor shall in each instance, refill and repair any such excavation, carry away any surplus material and leave said premises in as good condition as it was prior to the making of any such excavation, at its sole expense.

6. Waiver. No waiver of the rights or obligations created by the terms of the grant hereunder shall be construed to be a waiver of any other rights or obligations under this Agreement, nor shall failure to enforce any right be construed as a waiver of said right or any other right or obligation hereunder. A waiver shall only be effective if embodied in a written instrument signed by an authorized agent of the party waiving said right.

7. Modification. No modification, alteration or amendment of this Easement Agreement shall be binding on either party unless mutually agreed to by the parties and executed by their authorized officers or agents in writing.

8. Binding Effect. The terms, covenants and conditions contained in this Easement Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns and any person or persons, natural or corporate, claiming through or under them, or any of them.

9. Entire Agreement. This instrument embodies the entire agreement between the parties and may be amended or modified only by a written instrument signed by both parties.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed for that purpose by its duly authorized representative this ____ day of _____, 2001.

GRANTOR: THE CITY OF PROVIDENCE

By: _____
Its: _____

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In _____ on the ____ day of _____, 2001, before me appeared _____ the _____ of _____, to me known and known by me to be the party executing the foregoing instrument and he acknowledged said instrument by him so executed to be his free act and deed in said capacity and the free act and deed of said company.

Notary Public:
My Commission Expires: _____

EXHIBIT A-1

Plat showing land in Providence, Rhode Island taken for state highway purposes on behalf of the State of Rhode Island, Providence Plantations designed as Plat No. 2583 filed in the office of the Recorder of Deeds, City of Providence on the ____ day of _____, 20__.

EXHIBIT A-2

Parcel 8B-1

That certain lot or parcel of land, with all the buildings and improvements thereon, situated southerly of India Street/Relocated India Street in the City of Providence, County of Providence, and State of Rhode Island and more particularly described as follows:

Beginning at a point N 86 degrees 21 minutes 40 seconds E a distance of one hundred fourteen and sixteen hundredths (114.16) feet from a point on the southerly New State Highway Line of Plat 2583, said point being five hundred twenty-four and eighty-eight hundredths (524.88) feet

easterly as measured along the southerly line of India Street and the New State Highway Line of Plat 2583 from the intersection of the extension of the northeasterly line of Brook Street with the southerly line of India Street, said point of beginning also being the northwesterly corner of Parcel 8S and the southwest corner of the herein-described parcel; thence

N 76 degrees 36 minutes 01 seconds E bounded northwesterly by land now or formerly of the City of Providence a distance of twenty-nine and forty-nine hundredths (29.49) feet to a corner; thence

N 86 degrees 21 minutes 40 seconds E bounded northwesterly by said City land a distance of three hundred eight and sixty-four hundredths (308.64) feet to a corner; thence

S 01 degrees 27 minutes 40 seconds W bounded easterly by land now or formerly of the State of Rhode Island a distance of five and two hundredths (5.02) feet to a corner; thence

S 86 degrees 21 minutes 40 seconds W bounded southerly by said City land a distance of three hundred thirty-seven and twenty-six hundredths (337.26) feet to the point or place of beginning.

Said parcel contains 1,615 square feet of land, more or less, and is designated as Parcel 8B-1 on Rhode Island State Highway Plat No. 2583.

Parcel 8B-2

That certain lot or parcel of land, with all the buildings and improvements thereon, situated southerly of India Street/Relocated India Street in the City of Providence, County of Providence, and State of Rhode Island and more particularly described as follows:

Beginning at a point at the southwesterly corner of Parcel 8S as shown on Rhode Island State Highway Plat No. 2583 at the northwesterly corner of the herein-described parcel; thence

N 86 degrees 21 minutes 40 seconds E bounded northwesterly by land now or formerly of the City of Providence a distance of four hundred one and fifty-nine hundredths (401.59) feet to a corner; thence

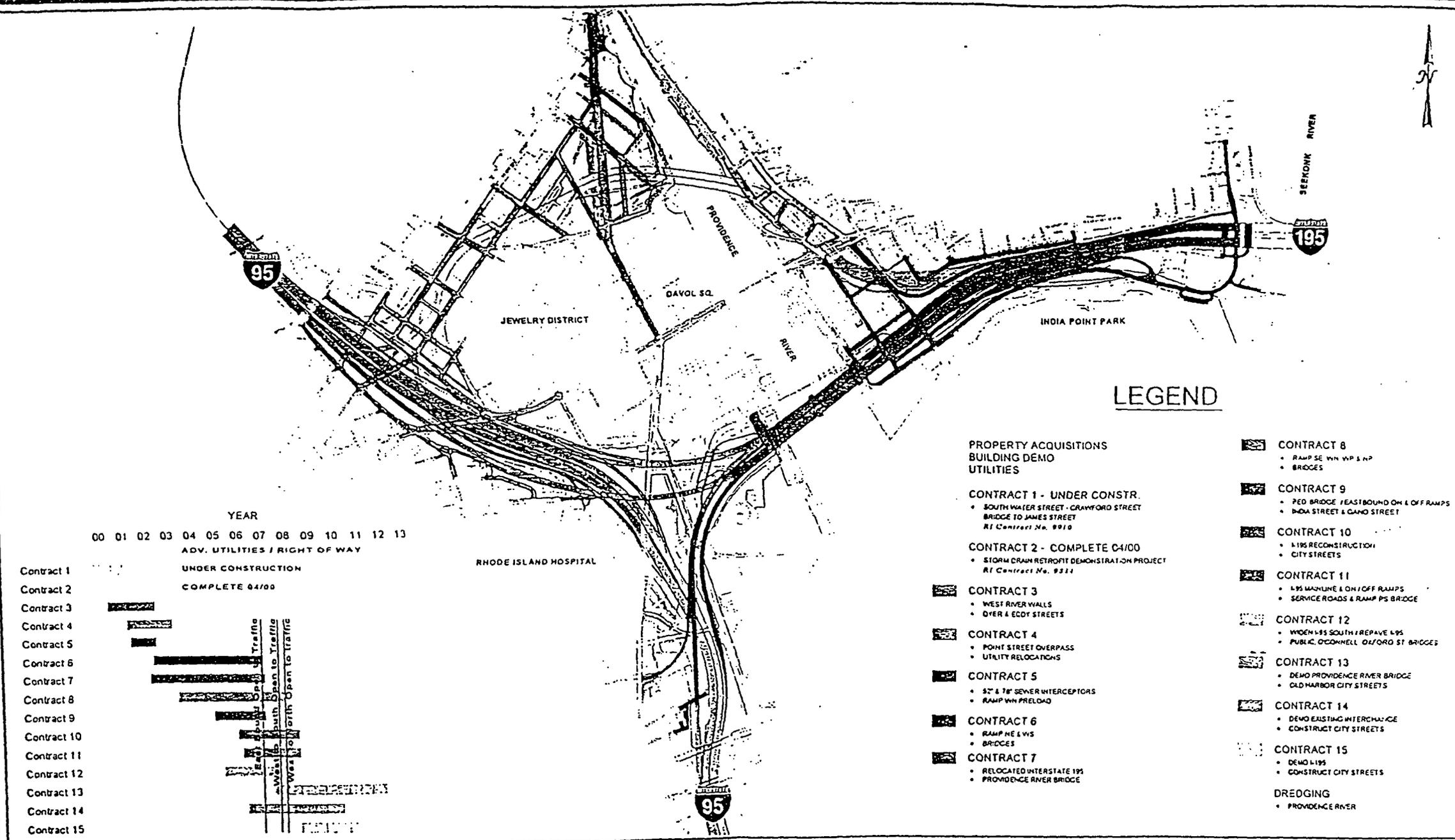
S 01 degrees 27 minutes 40 seconds W bounded easterly by land now or formerly of the State of Rhode Island a distance of twenty-five and ten hundredths (25.10) feet to a corner; thence

S 86 degrees 21 minutes 40 seconds W bounded southerly by said City land a distance of four hundred one and fifty-nine hundredths (401.59) feet to a corner;

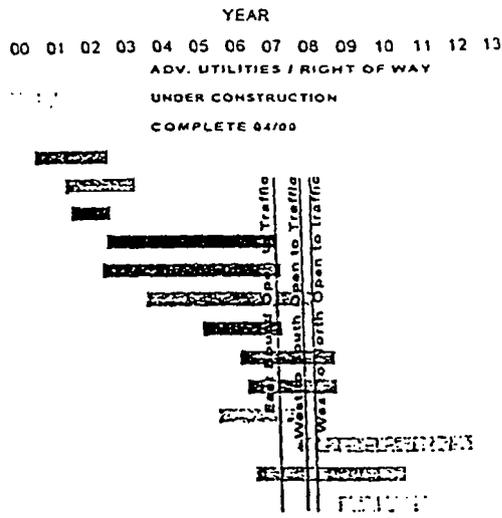
N 01 degrees 27 minutes 40 seconds E bounded westerly by other said State of Rhode Island land a distance of twenty-five and ten hundredths (25.10) feet to the point or place of beginning.

Said parcel contains 10,040 square feet of land, more or less, and is designated as Parcel 8B-2 on Rhode Island State Highway Plat No. 2583.

BK 57 | 2 PG 236



- Contract 1
- Contract 2
- Contract 3
- Contract 4
- Contract 5
- Contract 6
- Contract 7
- Contract 8
- Contract 9
- Contract 10
- Contract 11
- Contract 12
- Contract 13
- Contract 14
- Contract 15



- PROPERTY ACQUISITIONS
BUILDING DEMO
UTILITIES**
- CONTRACT 1 - UNDER CONSTR.**
- SOUTH WATER STREET - CRAWFORD STREET BRIDGE TO JAMES STREET
RI Contract No. 9910
- CONTRACT 2 - COMPLETE 04/00**
- STORM DRAIN RETROFIT DEMONSTRATION PROJECT
RI Contract No. 9911
- CONTRACT 3**
- WEST RIVER WALLS
 - DYER & ECOT STREETS
- CONTRACT 4**
- POINT STREET OVERPASS
 - UTILITY RELOCATIONS
- CONTRACT 5**
- 52" & 78" SEWER INTERCEPTORS
 - RAMP W/ PRELOAD
- CONTRACT 6**
- RAMP NE & WS
 - BRIDGES
- CONTRACT 7**
- RELOCATED INTERSTATE 195
 - PROVIDENCE RIVER BRIDGE
- CONTRACT 8**
- RAMP SE W/ WP & RP
 - BRIDGES
- CONTRACT 9**
- PED BRIDGE / EASTBOUND ON & OFF RAMP
 - INDIA STREET & CANO STREET
- CONTRACT 10**
- I-195 RECONSTRUCTION
 - CITY STREETS
- CONTRACT 11**
- I-195 MAINLINE & ON / OFF RAMP
 - SERVICE ROADS & RAMP PS BRIDGE
- CONTRACT 12**
- WIDEN I-195 SOUTH / REPAVE I-195
 - PUBLIC O'CONNELL / OXFORD ST BRIDGES
- CONTRACT 13**
- DEMO PROVIDENCE RIVER BRIDGE
 - OLD HARBOR CITY STREETS
- CONTRACT 14**
- DEMO EXISTING INTERCHANGE
 - CONSTRUCT CITY STREETS
- CONTRACT 15**
- DEMO I-195
 - CONSTRUCT CITY STREETS
- DREDGING**
- PROVIDENCE RIVER

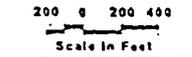
Maguire Group Inc.
Architects/Engineers/Planners
225 Chapman Street
Providence, Rhode Island 02905



RIHODE ISLAND
DEPARTMENT OF TRANSPORTATION



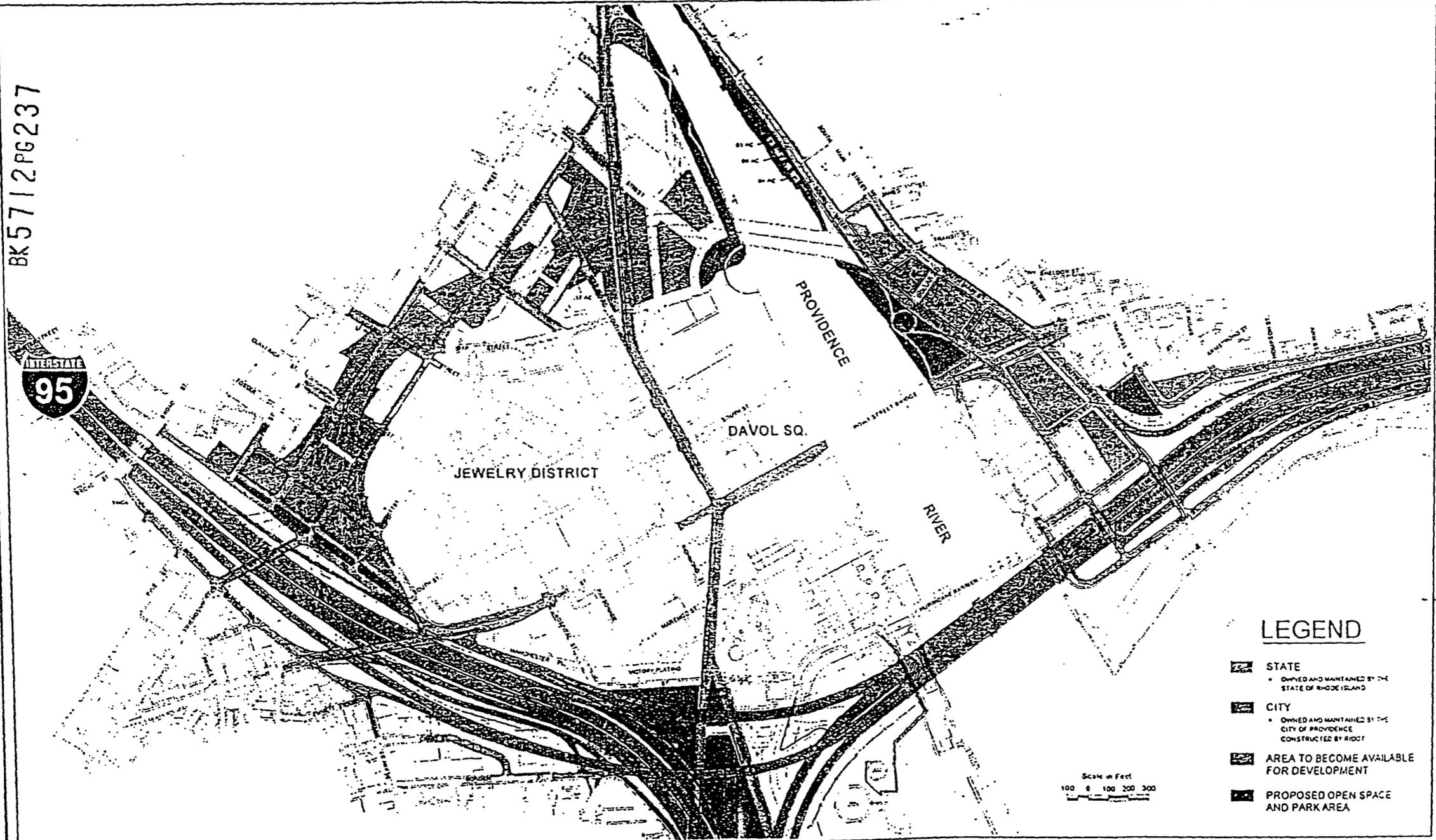
JUNE 7, 2001



UPDATE 07

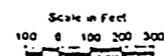
IMPROVEMENTS TO
INTERSTATE ROUTE 195
PROVIDENCE RHODE ISLAND
CONSTRUCTION SEQUENCE
CONTRACTS 1-15

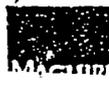
BK 5712 PG 237



LEGEND

-  STATE
 - OWNED AND MAINTAINED BY THE STATE OF RHODE ISLAND
-  CITY
 - OWNED AND MAINTAINED BY THE CITY OF PROVIDENCE CONSTRUCTED BY RDOT
-  AREA TO BECOME AVAILABLE FOR DEVELOPMENT
-  PROPOSED OPEN SPACE AND PARK AREA



 Maguire Group Inc.
Architects/Engineers/Planners
335 Chapman Street



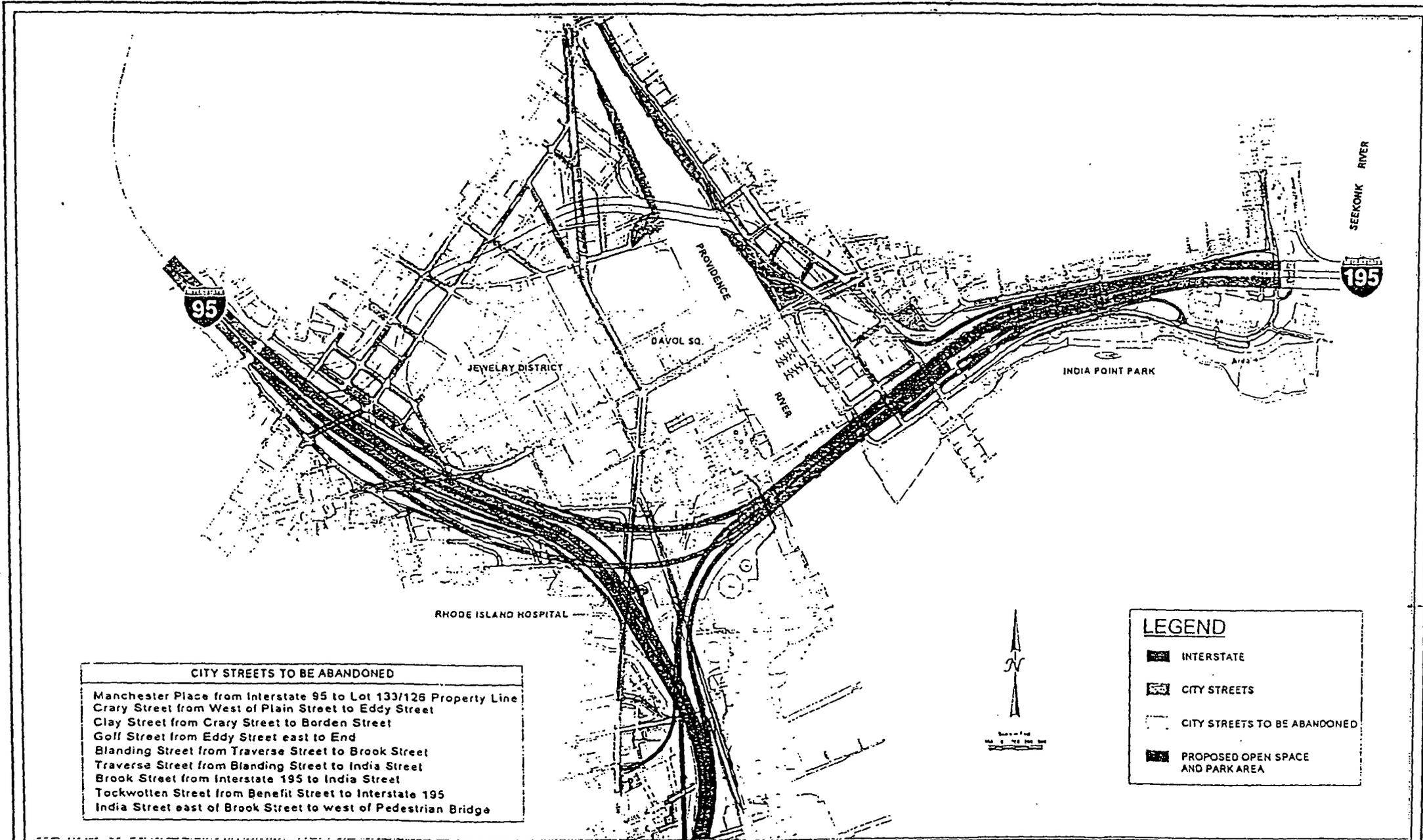
RHODE ISLAND
DEPARTMENT OF TRANSPORTATION



NOVEMBER 19, 2001

IMPROVEMENTS TO
INTERSTATE ROUTE 195
PROVIDENCE RHODE ISLAND
PROPOSED DEVELOPMENT PARCELS

BK5712PG238



Maguire Group Inc.
Architects/Engineers/Planners
225 Chapman Street
Providence, Rhode Island 02905



RHODE ISLAND
DEPARTMENT OF TRANSPORTATION



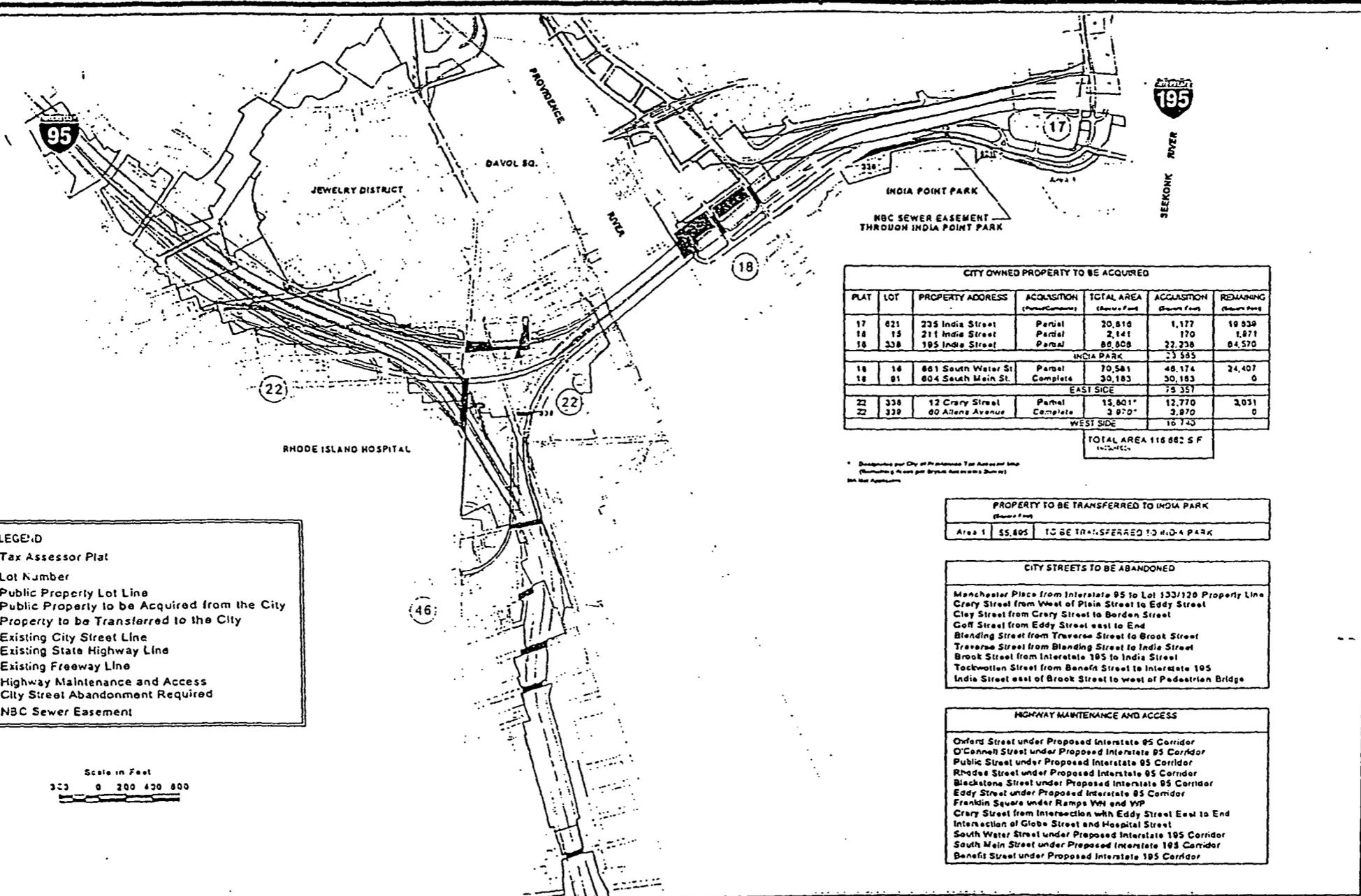
DECEMBER 10, 2002

PROVIDENCE RHODE ISLAND
IMPROVEMENTS TO
INTERSTATE ROUTE 195
CITY STREET ABANDONMENTS

BK5712PG239

LEGEND

- Tax Assessor Plat
- Lot Number
- Public Property Lot Line
- Public Property to be Acquired from the City
- Property to be Transferred to the City
- Existing City Street Line
- Existing State Highway Line
- Existing Freeway Line
- Highway Maintenance and Access
- City Street Abandonment Required
- NBC Sewer Easement



CITY OWNED PROPERTY TO BE ACQUIRED

PLAT	LOT	PROPERTY ADDRESS	ACQUISITION (Partial/Complete)	TOTAL AREA (Square Feet)	ACQUISITION (Square Feet)	REMAINING (Square Feet)
17	621	235 India Street	Partial	20,810	1,177	19,633
18	15	211 India Street	Partial	2,141	170	1,971
18	338	195 India Street	Partial	86,808	22,338	64,470
INDIA PARK				23,585		
18	16	861 South Water St	Partial	70,581	48,174	24,407
18	81	804 South Main St	Complete	30,183	30,183	0
EAST SIDE				75,357		
22	338	12 Cray Street	Partial	15,801*	12,770	3,031
22	339	60 Allene Avenue	Complete	3,970*	3,970	0
WEST SIDE				16,740		
TOTAL AREA 116,682 S.F.						

* Designated per City of Providence Tax Assessor's Map (Revisions & Acres per Street Assessor's Survey) Not Not Applicable

PROPERTY TO BE TRANSFERRED TO INDIA PARK

Area 1	55,805	TO BE TRANSFERRED TO INDIA PARK
--------	--------	---------------------------------

CITY STREETS TO BE ABANDONED

Manchester Place from Interstate 95 to Lot 133/120 Property Line
 Cray Street from West of Plain Street to Eddy Street
 Clay Street from Cray Street to Borden Street
 Coff Street from Eddy Street east to End
 Blending Street from Traversa Street to Brook Street
 Traversa Street from Blending Street to India Street
 Brook Street from Interstate 195 to India Street
 Tockwotten Street from Benefit Street to Interstate 195
 India Street east of Brook Street to west of Pedestrian Bridge

HIGHWAY MAINTENANCE AND ACCESS

Oxford Street under Proposed Interstate 95 Corridor
 O'Connell Street under Proposed Interstate 95 Corridor
 Public Street under Proposed Interstate 95 Corridor
 Rhode Street under Proposed Interstate 95 Corridor
 Blackstone Street under Proposed Interstate 95 Corridor
 Eddy Street under Proposed Interstate 95 Corridor
 Franklin Square under Ramps W4 and W5
 Cray Street from Intersection with Eddy Street East to End
 Intersection of Globe Street and Hospital Street
 South Water Street under Proposed Interstate 195 Corridor
 South Main Street under Proposed Interstate 195 Corridor
 Benefit Street under Proposed Interstate 195 Corridor

Maguire Group Inc.
 Architects/Engineers/Planners
 225 Chapman Street
 Providence, Rhode Island 02905

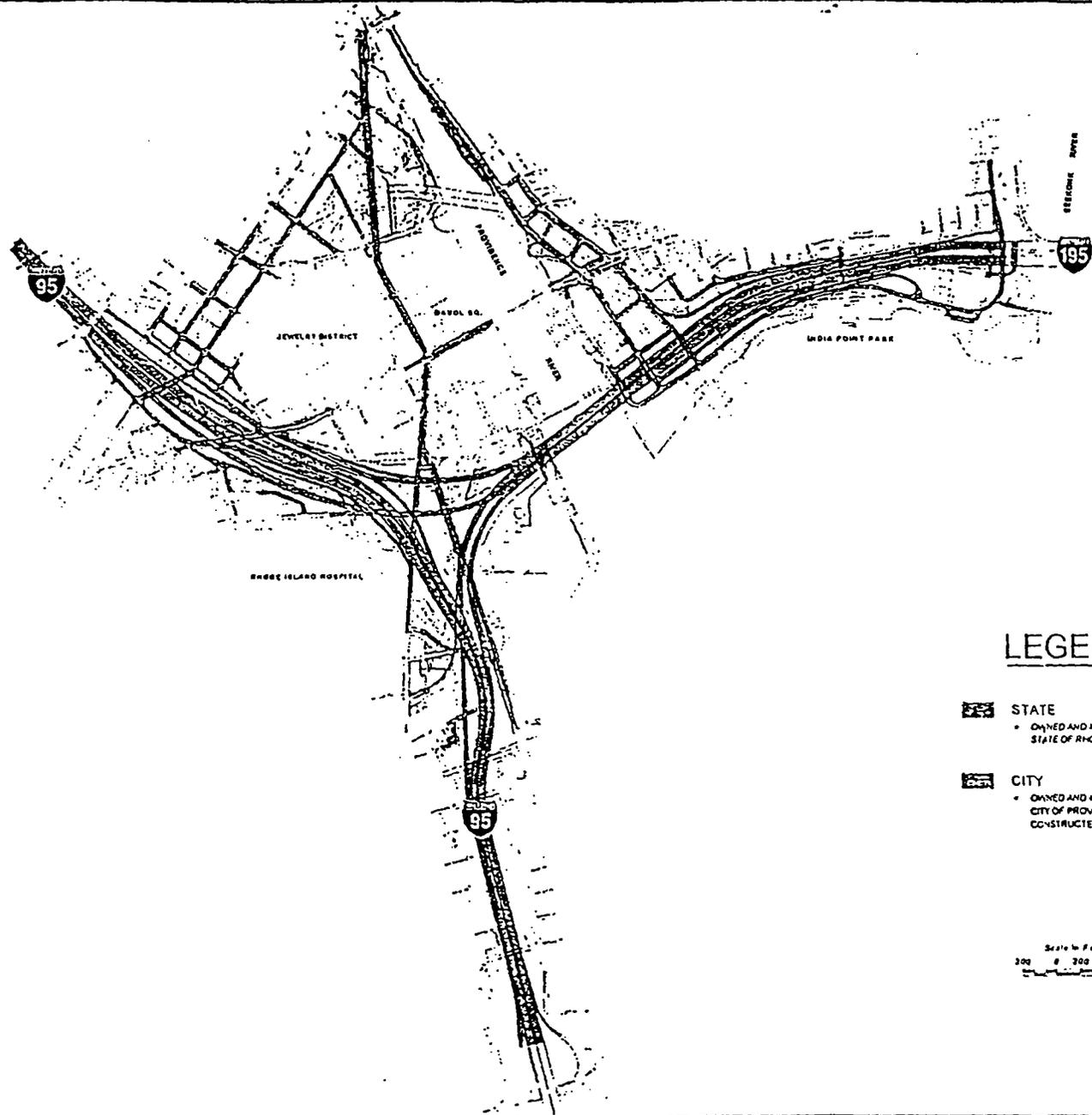
RHODE ISLAND
 DEPARTMENT OF TRANSPORTATION



DECEMBER 10, 2002

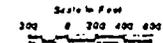
IMPROVEMENTS TO INTERSTATE ROUTE 195
 PROVIDENCE RHODE ISLAND
RIGHT-OF-WAY ACTIONS
 CITY OF PROVIDENCE

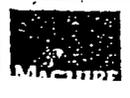
BK5712PG240



LEGEND

-  STATE
 - OWNED AND MAINTAINED BY THE STATE OF RHODE ISLAND
-  CITY
 - OWNED AND MAINTAINED BY THE CITY OF PROVIDENCE
 - CONSTRUCTED BY RIDOT



 Maguire Group Inc.
 Architects/Engineers/Planners
 225 Cheaman Street



RHODE ISLAND
 DEPARTMENT OF TRANSPORTATION



NOVEMBER 6, 2001

IMPROVEMENTS TO
 INTERSTATE ROUTE 195
 PROVIDENCE RHODE ISLAND
 STREET OWNERSHIP
 STATE / CITY

Exhibit 'B'

FEDERAL HIGHWAY ADMINISTRATION

RECORD OF DECISION

IMPROVEMENTS TO INTERSTATE ROUTE 195
PROVIDENCE, RHODE ISLAND



FHWA-RI-EIS-93-01-F

JANUARY 14, 1997

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January 14, 1997

Improvements to I-195 FEIS

RECORD OF DECISION

IMPROVEMENTS TO INTERSTATE ROUTE 195
WASHINGTON BRIDGE TO INTERSTATE ROUTE 95
PROVIDENCE (PROVIDENCE COUNTY), RHODE ISLAND
FHWA-RI-EIS-93-01-F

PROJECT OVERVIEW

This Record of Decision contains the rationale employed to reach a decision on implementation of a highway project alternative for the Improvements to Interstate Route 195 between the west end of the Washington Bridge and Interstate Route 95 in Providence, Rhode Island. It is issued under the requirements of 40 CFR 1502.2 and 23 CFR 771.127.

Periodic repairs and safety improvements have made it possible for I-195 to serve traffic needs for over 30 years. Despite recent repairs to the bridges, the existing I-195 through Providence is essentially beyond the end of its service life. It does not meet current design criteria, has poor operational and safety characteristics, and the bridge structures will continue to deteriorate.

The Rhode Island Department of Transportation (RIDOT), along with the Federal Highway Administration (FHWA), published a Notice of Intent to conduct an Environmental Impact Statement (EIS) for the proposed project in the October 31, 1991, Federal Register. Early coordination and identification of issues actually began two years earlier with the initiation of work on an Environmental Assessment (EA) in December 1989. The original focus of the EA was to evaluate alternatives to rehabilitate or improve the existing alignment. It was through the early EA coordination process that the concept of a Hurricane Barrier Alignment (HBA), one-half mile to the south of the existing viaduct, was forwarded by the Providence Foundation. Given the size and scope of the HBA, it was decided that a full EIS was warranted to rigorously explore and objectively evaluate the alternatives.

Key issues and areas of concern were identified through a formal scoping process. The scoping process included brochures and surveys mailed to Federal, State, and local agencies, interest groups, and property owners, as well as day and night public scoping sessions held on December 9, 1991. Section 7 of the Final Environmental Impact Statement (FEIS) documents the scoping and coordination process undertaken in the development and analysis of alternatives throughout the EIS process.

Three candidate alternatives were retained and evaluated through the EIS process. They are (1) the Reconstruction of Existing Alignment, (2) the North Alignment, and (3) the Hurricane Barrier Alignment. The Reconstruction of Existing Alignment was developed to represent the least cost alternative and to serve as the No-Build alternative. It includes the minimum level of reconstruction and rehabilitation of the existing six-lane facility needed to ensure the highway continues to function, but provides for no operational improvements. The North Alignment is an eight-lane alternative parallel and offset immediately to the north of the existing facility on new

January 14, 1997

Improvements to I-95 FEIS

alignment at the Providence River. It eliminates the Dyer Street ramps and makes other minor operational improvements at the I-95 interchange. It provides sufficient operational characteristics through the design year, though it retains the existing I-95 interchange with most of its poor operating characteristics. The Hurricane Barrier Alignment includes an all new eight-lane facility and interchange with I-95 located immediately south of the Providence Hurricane Barrier.

The Draft Environmental Impact Statement (DEIS) was published and approved in May 1993. The DEIS presented a detailed analysis for three candidate alternatives. A public hearing on the DEIS was held on June 30, 1993. FHWA and RIDOT received public comments at the hearing and by written correspondence throughout the public comment period. Substantive comments received on the DEIS and at the public hearing, together with appropriate responses, are included in Section 7 of the FEIS. Comments received on the FEIS are analyzed and addressed in this Record of Decision (see "Response to Comments on Final EIS").

The input received through coordination efforts was fully evaluated in reaching a decision on the preferred alternative. The input was integral to the consideration and implementation of design modifications to reduce traffic and environmental impacts. These design revisions are described in Sections 4.1.1 and 4.5.2 of the FEIS.

DECISION AND SUMMARY OF FINDINGS

The Hurricane Barrier Alignment (HBA) alternative was identified as the preferred alternative in the FEIS and has been selected for further project development and subsequent construction. FHWA has carefully reviewed all concerns in the course of approving the selected alternative. We have concluded that the selected alternative, based on a rigorous exploration and objective evaluation, reasonably maximizes transportation benefits and minimizes environmental harm, including harm to Section 4(f) resources.

Based upon the analysis contained in the EIS, the selected alternative clearly provides the best alternative to satisfy the project's purpose and need. The stated project purpose and need is " . . . to provide a transportation improvement alternative to relieve present and future traffic demands on Interstate 95 between the west end of the Washington Bridge and Interstate 95 in Providence, RI. Additionally, the project shall provide for the implementation of the City of Providence's Old Harbor Plan between Crawford Street and Fox Point." The HBA received strong support from the general public and local business community, as well as local, State, and Federal agencies in the oral and written comments received on the DEIS.

MAJOR FACTORS INFLUENCING THE SELECTION OF ALTERNATIVES

The reasons for selecting the HBA include the following: it improves highway safety, reduces impacts on historic districts, allows for the fullest implementation of the city's Old Harbor Plan, has a net positive impact on India Point Park, provides improved access to Rhode Island Hospital, and incurs the least impact to traffic during construction. The HBA includes improvements to the alignment and operational characteristics of over one-half mile of I-95 and includes an all new interchange with I-95 that is a substantial improvement over the existing condition. The other two

January 14, 1997

Improvements to I-195 FEIS

alternatives considered, the Reconstruction of Existing Alignment (No-Build) and North Alignment, were generally less effective and desirable than the HBA. A thorough description of each of the considered alternatives is included in Section 2 of the FEIS. The following provides additional detail regarding the principal reasons for selecting the HBA:

Capacity and Safety

The HBA provides the best transportation improvements to relieve present and future traffic demands on Interstate 195. The proposed alignment provides the best configuration from a safety and capacity standpoint. The safety improvements afforded by the HBA include the following: all seven existing substandard weaves are eliminated, access to and from the Rhode Island Hospital and the Women and Infants Hospital is greatly improved, and the existing substandard interchange between I-95 and I-195 is replaced. The North Alignment eliminates all but two substandard weaves in the I-95 interchange, but does not improve access to the hospital.

As a result of the improved safety characteristics, the projected number of accidents over a 5-year period for the HBA is 655, substantially less than either of the other alternatives considered—half that of the Reconstruction of Existing Alignment alternative (1,156 accidents) and two-thirds that of the North Alignment (963 accidents). The new interchange and associated extended transportation benefits are a major reason for the cost differential between the HBA and the North Alignment alternative.

Constructability

The alignment of the HBA is largely independent of the existing alignment; therefore, the HBA is the easiest alternative to construct without affecting traffic flow on the existing interstate. Three lanes in each direction can be maintained throughout the construction period. The other alternatives considered would require extensive detours and lane closures and would result in substantial congestion and delays during the estimated 5-year construction period.

Implementation of the Old Harbor Plan

Of the alternatives considered, the HBA is the most compatible with the city of Providence's Old Harbor Plan. The Old Harbor Plan, adopted by City Ordinance in 1994, is an element in their Comprehensive Plan. In fact, the plan envisions the relocation of I-195 as a key element. The HBA allows for the most complete implementation of the Old Harbor Plan among the three alternatives. The Old Harbor Plan itself will have a number of positive benefits including: improved waterfront access in the form of pedestrian walkways along the shore of the Providence River from Crawford Street south to the Hurricane Barrier; improved water transportation; increased public park land; and economic development opportunities. Along with the redevelopment of the surplus right-of-way, the Old Harbor Plan allows for the reuniting of the Downtown Central Business District with the Jewelry District.

Historic Resources

Implementation of the HBA and the Old Harbor Plan results in a net positive benefit to historic resources in the city. Removal of the existing I-195 on the west side of the Providence River substantially reduces the noise and visual impact on both the Downtown and Jewelry Manufacturing National Register Historic Districts. Although implementation of the HBA requires the acquisition and demolition of three buildings on or eligible for the National Register of Historic Places, it reduces the overall length of Interstate 195 through the College Hill National Register Historic District from 3,200 feet to 2,000 feet and moves the highway from between 500 and 1000 feet from the highest concentration of historic structures in the district. Coordination efforts indicate that the Rhode Island State Historic Preservation Officer (RISHPO) and Blackstone River Valley National Heritage Corridor Commission (BRVNHCC) support the implementation of the HBA and the Old Harbor Plan. A copy of the executed Section 106 Memorandum of Agreement is included in the Section 5 of the FEIS.

India Point Park

The HBA has a net positive effect on India Point Park. Construction will require the acquisition of a narrow strip (21,382 square feet) along the northwest edge of the park. As mitigation, the elimination of the existing Gano Street on-ramp allows for 51,908 square feet of additional park land—a net increase of over 30,000 square feet. The existing narrow pedestrian overpass will be replaced with a 50-foot wide landscaped pedestrian bridge. This connection will greatly improve the connection between India Point Park and the Fox Point Neighborhood. Although not considered a mitigation, removal of the ramps also makes possible the creation of a landscaped parking area on the five acres immediately northeast of the park, under the I-195 viaduct at Gano Street. The ramp modifications in the vicinity of India Point Park will change India Street from a little used street to a relatively busy street. The increased traffic will occur on India Street primarily during the morning and evening rush hours, which are not peak usage times for the park.

SECTION 4(F)/6(F)

Where historic and/or park resources are affected by a proposed project, a determination is necessary, pursuant to Section 4(f) of the U.S. Department of Transportation Act of 1966, that there is no feasible and prudent alternative to the use of the historic and park resources and that all possible planning to minimize harm to the affected resources is employed. Also, the acquisition of park land for which Land and Water Conservation Fund Act (LCWF) funds have been used, called "Section 6(f) lands," requires replacement lands be provided in consultation with the National Park Service.

Based upon the information in the Section 4(f) Evaluation contained in the FEIS, and for the reasons discussed below, FHWA has determined that there are no feasible or prudent alternatives to the use of land from public parks and historic districts or structures for the Hurricane Barrier Alternative and that the selected alternate includes all possible planning to minimize harm to these resources.

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While the Reconstruction of Existing Alignment alternative would have no new 4(f) impact, it does not satisfy the basic transportation objective of the project and is therefore not considered a feasible or prudent alternative. In addition, the Reconstruction alternative does not allow for the net positive benefits attributable to the HBA; specifically, the relocation of the existing highway away from high concentration of historic buildings in the College Hill National Register Historic District, and the reunification of the Downtown and Jewelry Manufacturing National Register Historic Districts.

The HBA involves unavoidable impacts to 4(f) and 6(f) resources. The impacts and mitigation measures are discussed in Section 5 of the FEIS. It has been determined that after mitigation, of the practicable alternatives, the HBA incurs the least harm to 4(f) and 6(f) resources. Central to this conclusion is the concurrence of the RISHPO that the HBA has a net positive benefit on historic resources in the project area. This net positive benefit is obtained though the relocation of the highway away from the most sensitive concentrations of historic buildings in three National Register Historic Districts. The other alternatives considered have comparable impacts upon the same historic districts as the HBA, without any of the associated positive benefits.

With respect to the Section 6(f) resource, India Point Park, the State Liaison Officer and the National Parks Service have agreed to the designated conversion of replacement land.

MEASURES TO MINIMIZE HARM OF THE SELECTED ALTERNATIVE

FHWA will ensure that all practical measures to avoid or minimize adverse environmental impact, which are related to the selected alternative, will be implemented. The following measures, described in more detail in the referenced sections of the FEIS, have been identified. At the time implementation of any of these measures becomes appropriate, responsibility for funding will be assigned by agreement among the concerned parties in accordance with normal FHWA procedures. The first section below describes the mitigation program for the HBA (Section 4.9, page 4-314) of the FEIS, which has been developed to address the impacts of the selected alternative in conjunction with Federal and State regulatory agencies and the Providence Parks Department.

FHWA has determined that the measures described below in the Interstate Route 195 Mitigation Program are adequate to mitigate the impacts for the selected alternative and to meet the legal requirements of other statutes mandating the consideration of or provision for mitigation of environmental impacts, such as Section 4(f) of the Department of Transportation Act. Therefore, the measures constitute those which must be implemented and those which will be encompassed by FHWA approvals. (See 23 CFR Part 630, Subpart C, Appendix A.)

INTERSTATE ROUTE 195 MITIGATION PROGRAM

- **Traffic and Transportation**

Local Street Pattern: An urban street pattern will be established across the vacated right-of-way to provide for adequate traffic circulation, access, and complement the proposed land uses. New and reconstructed streets will include amenities, such as 8-foot wide pedestrian sidewalks, standard city street lighting, and street trees (generally 100 feet apart). ←

Landscaping: Landscaping and architectural treatment of retaining walls will be employed to provide a buffer to adjacent land uses.

Bridge Piers: The pier spacing for the Providence River Bridge in the HBA includes mitigation and avoidance considerations for navigation impacts. The new bridge will be designed to maintain the existing navigation clearances.

Aesthetics: Special architectural treatment to soften the visual impacts and increase compatibility with the surrounding urban and historical districts have been considered for the proposed bridge over the Providence River. A Bridge Technical Committee (BTC) and a Public Advisory Committee (PAC) were formed to develop and review alternatives for the bridge. The PAC reviewed alternatives for the bridge over the Providence River (see Appendix A of the FEIS) developed by the BTC.

These alternatives were all considered to be visually compatible. The Arch style structure was shown in the FEIS because the PAC favored an Arch style structure and recommended it to RIDOT.

RIDOT is completing alternate bridge designs of concrete and steel, which constitutes the first step in the final design of a major structure. This effort will better define the technical issues, constructability, and estimated cost of the concept presented in the FEIS. In the course of final design and development of the preferred alternative, RIDOT may consider a range of other types of long span bridges that are visually compatible. In the event that the Arch style is not selected, RIDOT and FHWA will coordinate the decision with the PAC.

Pedestrian: The existing 8-foot wide pedestrian overpass between George Cohan Boulevard and India Point Park will be replaced with a 50-foot wide overpass.

- **Land Use**

Vacated Right-of-Way: The vacated parcels shall be seeded as an interim measure to mitigate the visual impact of demolishing the highway and abandoning the existing right-of-way.

Parking: (1) Impacted *private* parking stalls will be replaced either by reconfiguration of the impacted lot or by replacement on adjacent excess right-of-way, or (2) owners of the private parking spaces which are not replaced will be compensated for their loss.

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Parks: In kind replacement will be provided for acquired land at India Point Park. Disturbed areas will be fully restored. The existing pedestrian overpass will be demolished and replaced by a landscaped, 50-foot wide park bridge.

Memorials: All impacted memorials will be relocated in an equivalent or more prominent setting in areas adjacent to their present location.

- Cultural Resources

Historic Districts and Buildings: The Hurricane Barrier Alternative will require acquisition of three buildings on or eligible for the National Register of Historic Places. Mitigation measures per Section 106 of the National Historic Preservation Act of 1966, as amended, will include data recovery and documentation in accordance with the Historic American Building Survey (HABS) prior to building demolition. Additionally, the RISHPO and BRVNHCC shall be given an opportunity to review and approve the final design plans and specifications prior to their implementation. In accordance with the Section 106 Memorandum of Agreement (MOA), FHWA has agreed to ensure that the redevelopment of the excess or surplus right-of-way parcels shall be carried out under the review and approval of the RISHPO. In the MOA, the RISHPO has agreed to allow the city of Providence to fulfill the role of developing and administering the design review of the surplus right-of-way through the Old Harbor Plan. The RISHPO reserves the right to terminate the city's review and revert back to RISHPO review and approval.

Archaeological Resources: Mitigation for the Central Wharf archaeological site shall consist of the development of an appropriate Phase 3 data recovery strategy (in accordance with the Secretary of the Interior's Standards and Guidelines for Archaeological Documentation, 48 FR 44734-37) in cooperation with the RISHPO and the ACHP to be executed prior to construction or disturbance.

- Environmental and Coastal Resources

Water Quality: No stormwater management controls are in place for the existing I-195 facility. Best Management Practices (BMP) will be used to minimize water quality impacts of the proposed project. Sedimentation basins, or equivalent treatment, will be used in conjunction with the selected alternative. Appropriate interim measures will be taken during construction in accordance with the guidance contained in the Rhode Island Department of Environmental Management's (RIDEM) Soil Erosion and Sediment Control Handbook. All reasonable and feasible measures were examined to obtain the Rhode Island Coastal Resource Management Council (CRMC) standard of 80 percent total suspended solid (TSS) removal rates projectwide. The water quality section of the FEIS demonstrates that a TSS removal rate of approximately 63 percent is reasonably obtainable. A waiver from the CRMC standard, which is allowed for under CRMC policy, will be sought as part of the CRMC application process.

Wildlife Impacts: After consultation with the Army Corps of Engineers and the National Marine Fisheries Service, it has been agreed that impacts to shallow water aquatic habitat as

a result of modifications to riverwalls and riverbottom are to be mitigated by providing a 700-foot shallow water terraced area along the east shore of the Providence River.

Soils and Hazardous Materials: Measures shall be taken during construction to minimize exposure to contaminated materials, including soil, fugitive dust, and fumes. A contingency plan shall be designed and implemented as part of the final design to address actions to be taken in the event that contaminated material is discovered during construction.

Contaminated soils located in the Old Harbor portion of the project will require special handling, off-site disposal, and/or treatment. All other slightly contaminated soils are to be excavated prior to completion of the new highway embankments and will therefore be available for disposal in embankments or off-site disposal and treatment. All handling and disposal of this material is subject to review and approval by RIDEM in accordance with Rhode Island Solid Waste Regulations, and State and Federal Resource Conservation and Recovery Act (RCRA) regulations.

Prior to construction, and in order to facilitate clean-up plans, the nine contaminated and two hazardous sample locations shall be further characterized by a detailed remedial site investigation. The detailed remedial site investigation will include a Health Risk Assessment for each of these locations to ensure worker safety in accordance with Occupational Safety and Health Administration standards. The investigation will provide information necessary to determine clean-up costs, assist in determining the potentially responsible person(s), and will provide the information needed to design a clean-up strategy for review and approval by RIDEM.

A Risk Assessment will be conducted for all locations where sample concentrations exceed RIDEM's soil and groundwater contamination criteria (DEM Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases DEM-DSR-01-93). The Health Risk Assessment should specify measures to be taken, if necessary, to minimize worker exposure to contaminated materials. The health risk assessment will include recommendations for the monitoring of soils during construction. The risk assessment will include consideration of not only worker exposure, but also potential exposure to site visitors and adjacent communities.

Demolition and removal of the existing bridge structures for the HBA will involve cutting and removal of steel painted with lead-based paint. Precautions to avoid the generation of lead fumes include the proper removal of paint prior to cutting, in accordance with applicable State regulations.

- Social and Economic Factors

Right-of-Way Acquisition: Acquisition of property and relocation assistance will be provided in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. Relocation resources will be available to all residential and business relocatees without discrimination.

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Public Facilities and Utilities: RIDOT will continue to coordinate on the relocation of the existing helicopter pad on South Main Street. Utilities will be relocated in kind as required without interruption of service.

● **Construction Impacts**

Traffic: Measures will be included to maintain traffic flow as efficiently as possible during construction. These include staged construction, traffic control devices, enforcement of reduced speeds, and incident management.

Water Quality: Measures will be taken to protect water quality during construction, in accordance with the guidance in the RIDEM Soil Erosion and Sediment Control Handbook. These measures include the use of hay bales or filter fabric along earth embankments and temporary vegetative cover on bare ground if it is to be exposed for long periods. New detention ponds to be built for final water quality will be constructed early on to act as temporary retention ponds for eroded materials. Special actions for construction over the water will include the use of nets with fabric to contain fine material during demolition. Construction in the water will include using cofferdams at pier excavation sites, containing excavated materials, and placing clean material as backfill if it is required.

Dredging materials will be handled and disposed of appropriately. Adverse impacts of dredging will be minimized through the implementation of the following procedures as determined and further refined in consultation with the Army Corps of Engineers, National Marine Fisheries Service, CRMC, and RIDEM as part of the Section 404 permit process, CRMC assent, and Water Quality Certification process.

- Selection of proper dredge equipment
- Employment of silt curtains to contain suspended solid transport
- On-site inspection and water monitoring by RIDOT during dredging
- Observance of seasonal restrictions (October 1 through January 1) on dredging.

Noise: Construction noise will be attenuated through proper use of mufflers and limitation of excessive noise producing activities to normal working hours.

Other: Rodent control measures will be designed as part of the project final design.

MONITORING AND ENFORCEMENT PROGRAM

The FHWA's Rhode Island Division Office will monitor further project development of the HBA through its day-to-day administration of the Federal-aid program. This monitoring will ensure that all practicable mitigation measures, as summarized above and as described in Section 4.9 of the FEIS, will be included in the final project design. The staff will also perform periodic inspections during the construction phase to ensure that these measures are constructed in accordance with plans and specifications.

To facilitate effective monitoring, a system will be developed to enable FHWA to comprehensively track the fulfillment of project-related mitigation and enhancement commitments. A detailed list of all commitments made in the FEIS will be prepared. Each commitment shall be keyed to the appropriate design contract, as applicable, to ensure its implementation. The Department will report on the status of each commitment when the preliminary design and Plans, Specifications, and Estimates (PS&E) documents are submitted to FHWA. A commitment database will be developed for use by RIDOT and FHWA to track the assignment and status of each commitment. The commitment database shall indicate responsibility for each of the implementation commitments, such as the project engineer, for each of these design sections.

RESPONSE TO COMMENTS ON FINAL EIS

Comments on the FEIS were received from Federal and State Agencies, local governments, affected landowners, and a variety of neighborhood, transportation, and other citizen organizations as well as some individuals. To a great extent, these comments reflect issues previously raised by many of the same organizations in comments on the draft. The majority of comments (76 of 88 letters received) indicate general support for the selected alternative, satisfaction with the resolution of relevant environmental issues presented in the FEIS, particularly the mitigation program for the HBA, and a desire to move forward with the project.

FHWA has carefully reviewed all comments received on the FEIS and is generally satisfied that the substantive issues raised have been fully responded to. FHWA has considered all FEIS comments in reaching the decisions documented in this Record of Decision.

The following discussions highlight the various comments regarding issues which generated a high level of interest.

- Cost and Finance

Several comments were made regarding the impacts of financing such a large project on the statewide transportation program. Concern was expressed that other projects may be eliminated or reduced in scope in order to fund the I-195 project. One commentator noted that the HBA may require a toll road which would require the issuance of revenue bonds possibly by the Rhode Island Turnpike Authority instead of financing the project with general obligation bonds.

The cost of the project is a consideration in the evaluation and selection of the preferred alternative. The EIS documents many benefits of the HBA that tend to compensate for the cost differential. Among these benefits are increased tax revenue from the sale of excess right-of-way, improved safety, longer sections of I-95 are repaired/replaced, and the replacement of the I-95/I-195 Interchange. In addition, there are several intangible benefits, such as the reduced impact to historic districts, improved opportunities for tourism and access to the waterfront, and the economic redevelopment of the excess right-of-way.

Construction spending for the preferred alternative will have an influence upon the funding of other transportation projects throughout the State. The State's transportation priorities are

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delineated in the Transportation Improvement Program (TIP), which is prepared by the Rhode Island Department of Administration, Division of Planning in conjunction with RIDOT, and a Transportation Advisory Committee through a public discussion of the priorities. In developing priorities for transportation projects in the TIP, planners strive to balance and spread out the spending to maximize benefits and minimize negative impacts. RIDOT, in cooperation with FHWA, is investigating additional funding sources that may help alleviate the cost burden that the project will have upon the State's transportation program. Regardless of additional sources of funding, RIDOT believes that the project can be adequately funded within existing resources by the careful scheduling of construction phases over a number of years.

FHWA notes that the FEIS does not specifically indicate that tolls will be used to finance the construction of this project. If the State of Rhode Island concludes that tolls are the primary tool with which to finance this project, then a supplemental EIS might be required to evaluate the impacts of tolls.

RIDOT has agreed to submit a funding plan for the project for FHWA review and approval prior to proceeding with the construction of elements of the project that do not have independent utility.

- Navigation

The U.S. Coast Guard asked how the city's proposal to "fix" the Point Street Bridge is compatible with the Old Harbor Plan. Reconstructing the Point Street Bridge so that it is no longer able to open will have relatively little impact on the desire and need to facilitate navigation in the river north of the bridge. There are initiatives underway to establish water taxi and commuter/tour boat services on the Providence River with the existing navigation constraints (including the Point Street bridge which currently cannot be opened). Also, it is expected that Old Harbor will become a destination for smaller recreational boats. RIDOT is constantly coordinating with the city of Providence as they are a proponent of the Old Harbor Plan.

- Historic Resources

The SHPO has noted that the HBA has the least severe effects on historic resources and districts. It removes the physical and visual intrusion on existing districts and reunites them. FHWA has determined that there is no feasible and prudent alternative to the use of land from public parks and historic structures for the Hurricane Barrier Alternative, based upon the information in the Section 4(f) Evaluation in the FEIS. The preferred alternative includes all possible planning to minimize harm to these resources as described in the Section 106 MOA.

- Impacts on Traffic Operations--Gano Street/Gano Street On-Ramp

Several comments expressed concern with the existing high traffic volumes and operations on Gano Street and concern with how the project would impact Gano Street in the future. They identified an increase in traffic of up to 75 percent.

Gano Street currently serves as the primary access route in Providence to and from I-195 for a considerable portion of the east side of Providence including Fox Point, Wayland Square, Blackstone Boulevard, Brown University, Rochambeau Avenue, Waterman and Angell Streets. These neighborhoods include dense residential, professional office, and commercial zones, as well as large institutions such as Brown University, Butler Hospital, and several public and private schools. Because there are no other through streets which access the interstate, Gano Street serves as a collector-distributor street for this area.

A comparison of projected traffic volumes for Gano Street, for both the Reconstruction and Hurricane Barrier Alternatives as shown on Attachments 1 and 3 (the maps in the pocket at the back of the FEIS), indicate the traffic impacts of the HBA on Gano Street are predicted to be negligible when compared to the Reconstruction Alternative, with a small decrease in AM volumes and no change for the PM volumes.

The increases in traffic discussed in the comments are on the Gano Street on-ramp to I-195 Westbound, as shown in FEIS Tables 4-2 and 4-3. The traffic on this ramp is predicted to increase from 380 vehicles per hour (VPH) in the Reconstruction Alternative to 665 VPH or 75 percent in the AM peak hour and from 489 VPH to 991 VPH or 103 percent in the PM peak hour. These increases are just on the on-ramp, and they result from the fact that the Gano Street on-ramp will be the only direct access point to I-195 westbound from the East Side. The reasons why traffic volumes on Gano Street are predicted to remain relatively stable are related to the changes in the eastbound access. The direct access to Gano Street from I-195 eastbound is relocated to India Street, allowing traffic to access the East Side via Gano or South Main Streets. The on-ramp to I-195 eastbound from Gano Street has been eliminated, thereby making it less attractive for most of the traffic on Gano Street destined for I-195 east; although, Gano Street can still be used to access I-195 east via India Street.

Although it is not considered a mitigation for effects of this project, RIDOT has indicated it will work with the city of Providence to investigate ways to both improve existing operations and reduce the impacts of *existing* traffic on the quality of life in the neighborhood. However, because there are no readily identifiable or feasible alternative routes for Gano Street, it will continue to provide access to I-195 and function much as it does today.

- Interstate Access to and from the East Side of Providence

According to several commentors, access to the interstate from the east side of Providence will be reduced by the HBA. In the westbound direction, two off-ramps will remain, but the number of on-ramps will drop from two to one. Eastbound, the number of off-ramps will drop from two to one, and on-ramps from three to one. The commentors expressed concern over the impacts of reduced access.

Access to the east side will be reduced; however, the need for access will be reduced as well. The studies for EIS revealed that almost all of the traffic entering westbound I-195 is destined for I-95. Presently, there is no convenient access directly to I-95 from the east side. Under the HBA, convenient, direct access to I-95 north and south will be provided via Point Street.

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Conversely, eastbound traffic exiting at Wickenden Street and Gano Street is originating from I-95. Traffic from I-95 northbound can access Wickenden Street by exiting directly to Point Street under the HBA, and southbound I-95 traffic can use the newly completed Memorial Boulevard to get to College Hill and South Main Street, which was previously all but impossible to do. The proposed India Street exit from I-195 eastbound will still provide access to Gano Street and Wickenden Street via South Main Street.

Much of the traffic entering I-195 eastbound at Point Street is coming from the hospital via the Point Street Bridge. That traffic will be served via a proposed on-ramp to I-195 east from Plain Street, which will obviate the need for it to use Point Street. Traffic from Downtown and Gano Street will still use the proposed on-ramp from South Water Street and India Street, which will not need to merge with the mainline traffic, but will have its own lane across the Washington Bridge. In addition, traffic from Downtown can use the on-ramp from Plain Street or the Civic Center Interchange.

These changes in access will not result in increased traffic in Fox Point. They will not "induce" new traffic to travel through Fox Point, but they may change travel patterns through the east side. For instance, trips originating on Hope Street may choose to access I-195 east via Wickenden and South Water Streets instead to Gano Street. Traffic headed for I-95 may use Angell Street and Memorial Boulevard instead of Wickenden Street. Trips to Hope Street from I-95 north may use Point Street instead of the Wickenden Street exit. Traffic originating from areas such as Wayland Square will experience an increased travel time to access I-195 eastbound of about 1½ minutes.

- Wickenden Street at South Water and South Main Streets--Fox Point

The Fox Point Citizens Association expressed concern that the proposed intersections at Wickenden Street and South Water and South Main Streets will become congested during the peak hours resulting in traffic diverting to local streets. They asked that construction of a ramp be considered over Wickenden Street.

Providing the at-grade intersections is in keeping with the goal of removing the barrier between different parts of the city that the existing I-195 now creates. Removing the highway will link Wickenden Street with the waterfront, improve the aesthetics of the area, and is more sensitive to the historic nature of the neighborhood. The design notwithstanding, FHWA and RIDOT are sensitive to the changes the immediate neighborhood might experience and are willing to work with the residents and the city to evaluate alternatives and/or provide additional mitigation if warranted.

The proposed intersections are designed to handle the projected traffic and reduce congestion. This dictates the size of the intersections. The intersection at Wickenden and South Main/Benefit Streets is especially critical because traffic backups out to the interstate are unacceptable. This intersection is predicted to have a level of service (LOS) D during the peak hours with a 39-second average delay in the AM peak and a 31-second average delay in the PM peak. At Wickenden and South Water Streets, the LOS is predicted at B in the AM peak and predicted LOS at the PM peak is E with an average delay of 44 seconds. LOS D is acceptable in an urban area

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where there are relatively high volumes of traffic. The fact that South Main and Water Streets are one-way should make these intersections work efficiently. Coordinating the signals between the two intersections will reduce delay as well.

• Environmental Issues and Review Process--Water Quality

The U.S. Environmental Protection Agency (USEPA), RIDEM, and CRMC all commented on the stormwater quality mitigation in that it does not meet the standard set by CRMC's Coastal Management Program Section 300.6.B.6 to reduce total suspended solids (TSS) from stormwater by 80 percent. They (USEPA) indicate that there are other technologies available or there should be some documentation as to why full compliance cannot be achieved. CRMC acknowledged the efforts RIDOT expended to use "best management practices" on the complex urban site.

There were also specific comments from RIDEM and USEPA regarding the concentrations of various metals and exceedance of criteria and the need for RIDOT to commit to a maintenance program.

RIDOT is aware that this project does not meet the 80 percent removal standard; however, there are several issues which make the treatment of stormwater challenging on this project. Constraints imposed by existing land use, proposed land use, the densely developed downtown core, topography, the Providence River, and underground utilities all had to be considered. The Department has met and coordinated with the two State agencies, RIDEM and CRMC, responsible for regulating stormwater quality several times, the latest being in October and July of 1995.

The proposed "best management practices" developed to date for the project will remove an estimated equivalent of 63 percent of the TSS from stormwater from the project. This was accomplished through a series of twelve proposed wet sedimentation basins. Wet sedimentation basins are an effective method for treating stormwater. Other methods were considered but deemed unworkable. Roadside swales were used on a very limited basis, but were not possible in most cases because the expanded cross section needed to accommodate swales would have imposed additional impacts on existing land uses along the right-of-way. It should be noted that currently there are no stormwater management practices in place for the I-195 and I-95 drainage in the project area.

The Department has taken steps to mitigate the lack of treatment in the project area by treating runoff from beyond the project limits in other areas. Approximately 25 acres of watershed beyond the project limits will be included in the drainage systems for treatment. This contributes to the 63 percent TSS removal achieved with the project mitigations. In addition, a total of 67 acres of watershed was removed from the combined sanitary and storm sewer system. This was accomplished by capturing runoff that was already routed through the State highway drainage systems or that crossed the interstate to get to the river. Removal from the runoff from the combined systems was accomplished where systems were parallel or where new drainage had to be constructed to serve reconnected city streets. This will reduce the frequency and amount of overflows into the Providence River after large storms.

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Infiltration basins were not used because the inverts of the drainage systems are typically at or below mean high water and below the water table. In addition, the industrial, commercial, impervious nature of the urban district would generate higher sediment and pollutant loads. In any case, sedimentation basins were employed wherever infiltration basins could have been used. Porous pavement designs for interstate highways are generally not applicable because they will not provide the required integrity under the weather and load conditions they are designed for. The project was divided into three areas for water quality purposes: the area east of the Providence River and south of James Street, the area west of the Providence River and along the I-95 corridor, and the Old Harbor/Downtown area which includes the land adjacent to the river and the existing I-195 corridor. The first two areas are each served with six proposed wet basins. The third area, the Old Harbor/Downtown has no proposed treatment. All six inverts, on the west side of the river, of the drainage systems are below mean high water, ranging from -7.4 feet to -3.8 with one at -1.3 feet. With the ground at elevation +5 or 6 feet, the sedimentation basins for these systems would be up to 14 feet deep and below the water table. The reason why the drainage systems are so low is that there is a large existing utility corridor in Dyer Street under which the drainage systems must cross. In addition, the city objected to sedimentation ponds of this magnitude in an area that holds so much potential for positive redevelopment.

As stated in the comments from RIDEM and CRMC, the details of the best management practices will need to be worked out to the satisfaction of these agencies before they issue permits. The Department will ask for a waiver from the standard, as provided for under Coastal Resource Management Program Section 120; however as CRMC noted, a considerable good faith effort has been made to meet the removal requirement. As part of the permit process, the Department will determine the maintenance requirements with the agencies and will make the commitment to maintain these facilities. The project will conform to the RIDEM Stormwater Design Standards Manual, and additional steps will be taken, where feasible, to minimize the impacts of stormwater. In addition, as a requirement for receiving Federal-aid highway funds, RIDOT must maintain the facilities, including stormwater quality management facilities, as part of the standard Construction and Maintenance Agreement.

USEPA and RIDEM commented on the exceedance of copper and zinc dissolved concentration criteria in the treated stormwater and also indicated that the criteria were incorrectly stated. Errata has been included in this Record of Decision to correct the concentrations of metals. As suggested by RIDEM, the level of dissolved metals will be calculated per the new RIDEM regulations during the Storm Water Quality Certification process, which may result in fewer violations. RIDOT will work closely with RIDEM during the Water Quality Certification process to explore alternate measures to refine stormwater treatment.

RIDEM expressed concern about the lack of discussion on contingencies if it is determined that containment booms are not effective during dredging. If this situation arises, RIDOT will determine the reasons for increased turbidity and take the appropriate measures to remedy the problems.

- Hazardous and Contaminated Material

The USEPA commented on the status of hazardous material contingency plans. All hazardous and contaminated material will be handled in accordance with the appropriate State and Federal regulations, including the Resource and Conservation and Recovery Act (RCRA) regulations. Specific contingency plans will be drafted upon completion of a more detailed remedial site investigation at the sites identified in Section 4.5.3, Soils and Hazardous Materials, of the FEIS.

- Alternative Transportation Mode

Several comments were made indicating that the resources dedicated to this project would be used more productively on mass transit improvements.

Decisions on long range funding for highway improvements versus mass transit improvements are made during the statewide planning process as opposed to the project level planning process. At the project level however, mass transit improvements for the corridor were analyzed to comply with Clean Air Act requirements and FHWA policy, because the project increased single occupancy vehicle (SOV) capacity in a carbon monoxide or ozone nonattainment area.

The alignment deficiencies and condition of the bridges for this section of I-195 must to be addressed in order to at least maintain even the lowest level of highway service for the future. Making improvements to mass transit systems will not address these issues. Concepts for transit improvements have been evaluated by the Department on a regional basis. More specifically, the Department is currently embarking on a separate project to evaluate improved commuter rail service on the Amtrak mainline between Providence and Westerly.

The Metropolitan Providence Transportation Improvement Project evaluated various mass transit alternatives for the east-west corridor that I-195 serves. That study provided part of the analysis to satisfy the Clean Air Act requirements for SOV increases noted above. It concluded that none of the alternatives, including rail through the east side tunnel, High Occupancy Vehicle (HOV) lanes on the existing highway system, or a combination thereof, reduced single occupancy vehicle trips sufficiently to warrant the costs. Only a two percent reduction in the number of vehicles was predicted. Even if these alternatives are implemented, alignment improvements and bridge replacement would still be required on I-195. The safety issues and number of accidents would not be affected by a two percent volume reduction. The HBA does, however, make strategies, such as HOV lanes, more feasible in the future by providing full ten-foot wide shoulders through this area. HOV lanes on the existing facility are not feasible due to width and alignment restrictions.

The project also advances the possibilities for water transportation by dredging the Providence River and providing places for boats to access the banks of the river south of Crawford Street.

Bus service for East Providence and the east bay communities will be enhanced by providing a safer, more efficient highway and additional opportunities for servicing Fox Point and lower South

January 14, 1997

Improvements to I-195 FEIS

Water Street by making stops in those neighborhoods instead of passing over or by them as the existing facility does.

- **Public Participation**

One comment was made indicating that the scoping process was not accessible and the public process was not sufficient. Two scoping meetings were held on December 9, 1991. One at 10 AM and one at 6 PM. Approximately 150 notices were sent to representatives of local, State, and Federal agencies, community groups, businesses, institutions, and owners of properties which could be potentially affected. The sessions were advertised in the Federal Register.

During the preparation of the DEIS and development of the alternatives, two public workshops were held at the Fox Point School, one each in May and November of 1992. A public hearing was held to receive comments on the DEIS on June 30, 1993. All of these meetings were advertised in the Providence Journal and were well attended. In addition, there have been several feature articles in the Providence Journal and on television news broadcasts which indicated the scope and estimated cost of the HBA; the most recent was September 5, 1996.

- **Major Investment Study**

One commentator objected to the waiver of the formal Major Investment Study (MIS) requirements under 23 CFR Part 450.318. It was the conclusion of the Federal Transit Administration; the Federal Highway Administration; the Rhode Island Department of Administration, Planning Division; the Rhode Island Public Transit Authority; and the Rhode Island Department of Transportation that the studies documented in the DEIS, the public participation on the EIS, and the strong public support for the preferred alternative fulfilled the requirements for a MIS and signed a Memorandum of Understanding on December 14, 1994. A copy of the Memorandum can be found in Section 7 of the FEIS immediately after page 7-23.

- **Executive Order 12898—Environmental Justice**

One commentator referred to the HBA as a "Racist Transportation Policy" since she believes it "clearly discriminates against the economically disadvantaged, often composed of minorities." This comment falls under the purview of Executive Order 12898 as it relates to environmental justice in minority and low income populations. This recent executive order directed every Federal agency, to the greatest extent practicable, to make achieving environmental justice part of its mission by identifying and addressing as appropriate "disproportionately high and adverse human health or environmental effects of its programs, policies, and activities" on those populations. While the Executive Order itself does not purport to create any new substantive right, we will clarify our position given the fact that it is a relatively recent issuance.

As noted earlier, decisions regarding integrating Mass Transit elements into the TIP and STIP to address the transportation concerns of all the traveling public, including the economically disadvantaged, are appropriately addressed on a Statewide Planning level, rather than at the level of a specific project. However, we have analyzed such strategies for the corridor to comply with

the requirements of the Clean Air Act. None of the congestion management strategies, including mass transit, were found to satisfy the purpose and need of the project or substantially reduce SOV trips. Commitments were made to further study of incident management and ramp metering, and to implement incident management in the corridor.

After careful analysis, FHWA has concluded that the impacts, benefits, and mitigation for the I-195 project will not result in "disproportionately high" adverse environmental effect to low income or minority groups. See Section 4.6.3 of the FEIS for more discussion on this issue.

- Old Harbor Plan--Land Use

One comment was made regarding the land use plans for the waterfront along the Providence River and the commitment to establish riverwalks. The Old Harbor Plan, which has been formally adopted as part of the city's Comprehensive Plan, includes provisions for riverwalks and some open space along the rivers. RIDOT is committed to accommodating the Old Harbor Plan, and some of its elements, such as the riverwalks, have been included in the project as enhancements. As part of the Section 106 Case Report Memorandum of Agreement, FHWA is committed to ensure that the Rhode Island State Historic Preservation Officer (RISHPO) reviews and approves the development of the surplus right-of-way.

Another comment specifically quoted from the FEIS is the area of land that will be dedicated to particular land uses. The long term redevelopment of surplus right-of-way is based on the city's current Old Harbor Plan. RIDOT and FHWA are not committed to the scope and size of new development, other than ensuring that the RISHPO has the opportunity to review and approve the redevelopment.

- Errata to the FEIS

Several comments pointed out errors in the FEIS. They are as follows:

Pages 3-105 and 3-109--The existing classification of the waters in the Providence River are incorrectly listed as "SD" when it should be "SC."

Pages 4-169 (Table 4-29), 4-173 (Table 4-31), and 4-175 (Table 4-33)--The USEPA Acute Criteria for pollutants is not consistent among these tables. They should be as follows: Copper--.0029mg/l; lead--.140 mg/l; and zinc--.095 mg/l.

These changes do not change the analysis or conclusions on Water Quality.

- Other Comments

Comment: Senator Rooney suggested installing a dam at the Hurricane Barrier to control the level of river.

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Improvements to I-195 FEIS

Response: The I-195 project does not preclude consideration of a control dam as a separate project some time in the future.

Comment: The Narragansett Bay Commission (NBC) stated their requirement for a 30-foot wide easement centered on their lines and their concern for the integrity of the 48-inch siphon under the Providence River near the proposed Providence River Bridge.

Response: The Department acknowledges the easement requirements. The Department is also aware of the need to maintain the integrity of the siphon. Concepts for ensuring the integrity will be developed and finalized during final design.

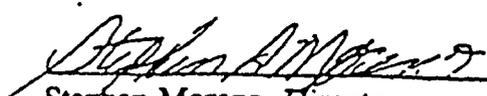
Comment: Was widening the existing structure to eight lanes and/or making other safety improvements evaluated.

Response: Yes, this was considered but not evaluated as a build alternative because it would not meet one of the purposes of the project—to improve the substandard geometrics and safety. However, the North Alignment alternative was derived from this. See Section 2 of the FEIS for a more detailed discussion of the alternatives considered.

CONCLUSION -

Based on the analysis and evaluation in the FEIS and after careful consideration of the social, economic, and environmental factors and input from the public involvement process, it is my decision to adopt the recommended alternative, the HBA, as the proposed action for this project.

Date: 1/14/97



Stephen Moreno, Director
Office of Planning and Program Development

MAIN
OFFICE

Final
Environmental Impact Statement
& Final Section 4(f)/6(f) Evaluation

Improvements to I-195
Providence, Rhode Island



RHODE ISLAND DEPARTMENT OF TRANSPORTATION
AND
US DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

STATE OF RHODE ISLAND
AND PROVIDENCE PLANTATIONS

LINCOLN ALMOND
GOVERNOR

AUGUST 1996

IMPROVEMENTS TO THE
WASHINGTON BRIDGE TO INTERSTATE ROUTE 95
PROVIDENCE (PROVIDENCE COUNTY), RHODE ISLAND

BK,5712PG264

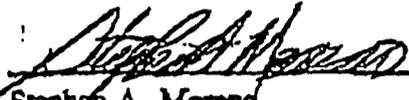
U.S. DEPARTMENT OF TRANSPORTATION

Final
Environmental Impact Statement
& Final Section 4(f)/6(f) Evaluation
Submitted Pursuant to 42 U.S.C. 4332(2)(c) & 49 USC 303(c)
U.S. Department of Transportation
Federal Highway Administration
and the
Rhode Island Department of Transportation

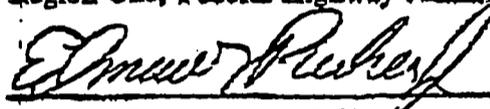
Cooperating Agencies:

U.S. Army Corps of Engineers
U.S. Coast Guard
U.S. National Park Service
Advisory Council on Historic Preservation

7/14/96
Date of Approval


Stephen A. Moreno
Director of Planning and Program Development
Region One, Federal Highway Administration

7/9/96
Date of Approval


Edmund T. Parker, Jr. P.E.,
Chief Design Engineer
Rhode Island Department of Transportation

The following persons may be contacted for additional information concerning this document:

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380 Westminster Mall
Providence, Rhode Island 02903
(401) 528-4551

Mr. Edmund T. Parker, Jr.
Rhode Island Department of Transportation
Two Capitol Hill - Room 231-D
Providence, Rhode Island 02903
(401) 277-2023

This FEIS presents and evaluates alternatives for providing transportation improvements to accommodate present and future traffic demands on Interstate 95 between the west end of the Washington Bridge and Interstate 95 in Providence, RI. Implementation of the highway alternatives also provides an opportunity to include urban design improvements and intermodal connections between highway, water, pedestrian, and bicycle transportation. The existing facility does not meet current design criteria, has poor operational characteristics, and the bridges are seriously deteriorated. The alternatives evaluated include the reconstruction of the existing six lane facility, an eight lane facility immediately north of and adjacent to the existing highway, and an eight lane facility on a new alignment just south of the Providence River Hurricane Barrier, referred to as the Hurricane Barrier Alignment. The Draft EIS was published in May 1993, and a public hearing was held on the on June 30, 1993. After the public comment period on the DEIS ended, the Hurricane Barrier Alignment was identified as the preferred alternative.

Comments on this EIS are due by September 23, 1996 and should be sent to the following individuals at the addresses provided above:

FHWA

Mr. Gordon Hoxie

RIDOT

Mr. Edmund T. Parker, Jr.



BK5712PG265

Mayor of Providence

David N. Cicilline

January 30, 2003

The Honorable Michael R. Clement
City Clerk
City Hall
Providence, Rhode Island 02903

Dear Mr. Clerk:

I am returning to you herewith the final papers generated at the City Council meeting of January 16, 2003, which I received from you on January 21, 2003 under cover of your memorandum of that date.

Pursuant to Sections 302(f) and 412 of the Providence Home Rule Charter of 1980, I have acted upon said final papers, with the exception of the resolutions described below.

I understand that, at its February 6, 2003 meeting, the City Council will rescind its prior actions with respect to the following resolutions, which were transmitted to me on January 21, 2003 (numbers correspond to the numbers from the docket for the January 16, 2003 Council meeting), then take them up again on February 6, 2003:

45. Resolution Granting the execution of that certain maintenance agreement between the State of Rhode Island and Providence Plantations acting by and through the Rhode Island Department of Transportation and the City of Providence for highway maintenance and access with respect to various highway bridges and overpasses over certain streets as described in said maintenance agreement.
46. Resolution Granting the acquisition, for nominal consideration, of an easement from the State of Rhode Island and Providence Plantations acting by and through the Rhode Island Department of Transportation for the erection and maintenance of a dam or barrier over and across the property in connection with the operation of the Providence Hurricane Barrier; such relocation of the existing easement being made necessary by the relocation of

City of Providence, Rhode Island 02903
Phone (401) 421-7740 Fax (401) 274-8240

The Honorable Michael R. Clement

January 30, 2003

Page -2-

Interstate Route 195; and upon the relocation of such easement to extinguish a portion of the existing Hurricane Barrier easement with Narragansett Electric Company dated April 10, 1961 and recorded in the City of Providence Land Evidence Records in Book 1108 at page 61.

47. Resolution Granting the waiver of compensation with respect to the condemnation by the State of Rhode Island of certain property owned by the City of Providence for highway purposes in connection with the relocation of Interstate Route 195 or, in the alternative, to authorize the conveyance, for nominal consideration, of fee title to said property to the State of Rhode Island and Providence Plantations acting by and through the Rhode Island Department of Transportation for highway purposes.
48. Resolution Granting a waiver of compensation with respect to the condemnation by the State of Rhode Island of certain property owned by the City of Providence for a temporary and permanent sewer easement near India Street, or in the alternative, to authorize the granting, for nominal consideration, of a temporary and permanent sewer easement to the State of Rhode Island and Providence Plantations acting by and through the Rhode Island Department of Transportation to install, construct, use, operate, repair, replace and maintain sewer facilities and appurtenant structures in, under, through, over and upon the property described in the propose grant of easements.
64. Resolution Requesting to amend Resolution Number 358, Approved June 26, 1998 to change the name of the "Special Commission to Study the Effect of Non-Taxable Institutions on Providence's Tax Base", to the "Special Commission to Study Tax Exempt Institutions" and also request the Council President to empanel said commission for the term ending 2007.

I have not acted on the foregoing resolutions with the understanding that they will not, as a result, take effect, and with the understanding that they may be transmitted to me again after the Council takes action on them on February 6, 2003.

Respectfully submitted,



David N. Cicilline
Mayor of Providence

Enclosures

cc: The Honorable John J. Lombardi (without enclosures)

Barbara A. Shroyer

BARBARA A. SHROYER
ACTING RECORDER OF DEEDS

2003 APR 17 A 10:11

PROVIDENCE, RI
RECEIVED FOR RECORD

C

5712/201-266

PROVIDENCE, RI
RECEIVED FOR RECORD

2003 APR 17 A 10:11

BARBARA A. TRUNCY
ACTING RECORDER OF DEEDS

30510