The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 853

No. 299 **AN ORDINANCE** APPROVING AND ADOPTING AN OFFICIAL REDEVELOPMENT PLAN FOR "WILLARD CENTER UNIT TWO PROJECT AREA D2-A2"

Approved May 20, 1954

Be it ordained by the City of Providence:

WHEREAS, a "Tentative Plan for Willard Center Unit Two Project Area D2-A2" was approved in Resolution No. 720 approved November 20, 1953; and

WHEREAS, it was found and determined in said "Tentative Plan" that said Project Area is a "slum blighted area" and that it is necessary that the blighted conditions be eliminated to attain the purposes of the "Slum Clearance and Redevelopment Act" and thereby to protect and promote the health, safety and welfare of the community; and

WHEREAS, under the provisions of Title I of the Housing Act of 1949 the Housing and Home Finance Administrator is authorized to provide financial assistance to local public agencies for undertaking and carrying out slum clearance and urban redevelopment projects; and

WHEREAS, it is provided in such Act that contracts for financial aid thereunder shall require that the redevelopment plan for the respective project area be approved by the governing body of the locality in which the project is situated and that such approval include findings by the governing body that (1) the financial aid to be provided in the contract is necessary to enable the land within the project area to be redeveloped in accordance with the redevelopment plan; (2) the redevelopment plans for the redevelopment areas in the locality will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the redevelopment of such areas by private enterprise; and (3) the redevelopment plan conforms to a general plan for the development of the locality as a whole; and

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WHEREAS, the Providence Redevelopment Agency has applied for financial assistance under such Act and has entered into contracts for financial assistance under such Act with the United States of America, acting by and through the Housing and Home Finance Administrator, pursuant to which Federal funds are provided for the slum clearance and urban redevelopment project (herein called Project) identified as "Willard Center Unit Two Project Area D2-A2" and located in the City of Providence, State of Rhode Island; and

WHEREAS, the Providence Redevelopment Agency proposes to apply for additional financial assistance under such Act and to enter into an additional contract or contracts with the Housing and Home Finance Administrator making available additional financial assistance for the Project; and

WHEREAS, there has been prepared and referred to the City Council of the City of Providence for review and approval a Redevelopment Plan for the Project Area, identified as "Redevelopment Plan, April 1954, Willard Center Unit Two Project Area D2-A2" and consisting of a report comprising a text and maps; and

WHEREAS, there has also been presented to the City Council information and data respecting redevelopment plans for the redevelopment areas in the City of Providence including the following: Capital Improvement Programs for 1950-1956, 1951-1957, 1952-1958, and 1953-1959, and the Annual Reports of the Providence Redevelopment Agency for 1948, 1949, 1950, 1951, and 1952; and

WHEREAS, a general plan has been prepared by the City Plan Commission and is recognized and used as a guide for the general development of the City of Providence as a whole; and

WHEREAS, the City Plan Commission, which is the duly designated and acting official planning body for the City, has submitted to the City Council its report and recommendations respecting the Redevelopment Plan for the Project Area and has certified that said Redevelopment Plan conforms to the said general plan for the City as a whole, and the City Council has duly considered said report, recommendation and certification of the planning body; and

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WHEREAS, at a public hearing held on April 15, 1954, following notice of the date, time, place and purpose of such hearing, the City Council duly considered the Redevelopment Plan, and all evidence and testimony for and against the adoption of such Plan, in accordance with the provisions of the Slum Clearance and Redevelopment Act; and

WHEREAS, said Redevelopment Plan for the Project Area prescribes certain land uses for the Project Area, and will require, among other things, changes in zoning, the vacation and removal of streets, the relocation of sewer and water mains and other public facilities, and other public action; and

WHEREAS, it is necessary that the City Council take appropriate official action respecting the Redevelopment Plan for the Project, in conformity with the requirements of the Slum Clearance and Redevelopment Act and the contract or contracts for financial assistance between the Providence Redevelopment Agency and the Housing and Home Finance Administrator;

NOW, THEREFORE, BE IT ORDAINED by the CITY OF PROVIDENCE:

1. It is hereby found and determined that for the purposes of the Redevelopment Plan the "Willard Center Unit Two Project Area D2-A2" comprises that certain tract of land situated in the City of Providence and State of Rhode Island, which is bounded and described as follows:

Beginning at the northeasterly corner of the tract herein described, said corner being the intersection of the easterly extension of the line bounded southerly by the land now or lately of Joseph Herr, and the center line of Staniford Street; thence running approximately S 9°00' E, along said center line of Staniford Street, a distance of 96.27 feet, more or less, to the intersection of said center line of Staniford Street and the center line of Willard Avenue;

thence turning in a clockwise direction an exterior angle of 173°00', more or less, and running approximately S 17°30' E, along the said center line of Staniford Street, a distance of 411.06 feet, more or less, to the intersection of the said center line of Staniford Street and the center line of Pilgrim Street;

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thence turning in a counter-clockwise direction an interior angle of 91°53', more or less, and running approximately S 74°23' W, along said center line of Pilgrim Street, a distance of 652.71 feet, more or less, to the intersection of said center line of Pilgrim Street and the center line of Hilton Street;

thence turning in a counter-clockwise direction an interior angle of 90°21', more or less, and running approximately N 19°30' W, along said center line of Hilton Street, a distance of 80.24 feet to the extension of the line bounded northerly by the land now or lately of John Alexion, and southerly by the land now or lately of M. Finkelstein;

thence turning in a counter-clockwise direction an exterior angle of 90°21', more or less, and running approximately S 71°30' W, along said extension of the line bounded northerly by the land now or lately of said John Alexion, and southerly by land now or lately of said M. Finkelstein and along said line, a distance of 120.30 feet, more or less, to the southwesterly corner of land now or lately owned by said John Alexion;

thence turning in a counter-clockwise direction an interior angle of 90°21', more or less, and running approximately N 18°51' W, along the line bounded westerly by the land now or lately of Mary Monahan and easterly by the land now or lately of said John Alexion, a distance of 50 feet, more or less, to the northwesterly corner of land now or lately of said John Alexion;

thence continuing approximately N 18°51' W, along the line bounded westerly by land now or lately of said Mary Monahan and easterly by land now or lately of Charles Steiner a distance of 37.97 feet, more or less, to the southwesterly corner of land now or lately of John P. Leite;

thence continuing approximately N 18°51' W, along the line bounded westerly by land now or lately of said Mary Monahan and easterly by land now or lately of said John P. Leite a distance of 37.97 feet, more or less, to the southwesterly corner of land now or lately of Jacob Licht;

thence continuing approximately N 18°51' W, along the line bounded westerly by land now or lately of said Mary Monahan and easterly by land now or lately of said Jacob Licht a distance of 13.71 feet, more or less, to the southerly line of land now or lately owned by Thomas O'Brien;

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thence turning in a clockwise direction an exterior angle of 75°00', more or less, and running approximately S 66°20' W, along a line bounded northerly by land now or lately of said Thomas O'Brien, and southerly by the land now or lately of said Mary Monahan, a distance of 20.10 feet, more or less, to the southwesterly corner of land now or lately of said Thomas O'Brien;

thence turning in a counter-clockwise direction an interior angle of 75°00', more or less, and running approximately N 18°51' W, along the line bounded westerly by land now or lately of said Thomas O'Brien, and easterly by land now or lately of Thomas O'Brien a distance of 88.26 feet, more or less, to the southwesterly corner of land now or lately of Abraham Wax;

thence turning in a clockwise direction an exterior angle of 94°00', more or less, and running approximately S 75°30' W, along a line bounded northerly by the land now or lately of Manuel Texeira, and southerly by the land now or lately of said Thomas O'Brien, a distance of 80.24 feet, more or less, to the southeasterly corner of land now or lately of Harry Lury;

thence continuing approximately S 75°30' W, for a distance of 40.12 feet along the line bounded northerly by land now or lately of said Harry Lury, and southerly by land now or lately of Helen O'Brien and Katherine Crawford to the southeasterly corner of the land now or lately of Minnie Greenstein;

thence continuing approximately S 75°30' W, along the line bounded northerly by land now or lately of said Minnie Greenstein, and southerly by land now or lately of said Helen O'Brien and Katherine Crawford, a distance of 40.12 feet, more or less, to the southeasterly corner of land now or lately of Quality Kosher Meat Market Inc.;

thence continuing approximately S 75°30' W, along the line bounded northerly by land now or lately of said Quality Kosher Meat Market, and southerly by land now or lately of Abraham Rosenberg and Samuel Schwartz, a distance of 34.4 feet, more or less, to the southeasterly corner of the land now or lately of Tifereth Israel Congregation;

thence continuing approximately S 75°30' W, along the line bounded northerly by land now or lately of said Tifereth Israel Congregation, and southerly by land now or lately of said Abraham Rosenberg and Samuel Schwartz, a distance of 6.30 feet, more or less, to the northwest corner of land now or lately of said Abraham Rosenberg and Samuel Schwartz;

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thence turning in a clockwise direction an exterior angle of 86°30', more or less, and running approximately S 19°00' E, along the line bounded easterly by land now or lately of said Abraham Rosenberg and Samuel Schwartz, and westerly by land now or lately of Tifereth Israel Congregation, a distance of 8.00 feet, more or less, to the northeasterly corner of the land now or lately of said Abraham Rosenberg and Samuel Schwartz;

thence turning in a counter-clockwise direction an interior angle of 86°30', more or less, and running approximately S 75°30' W, along the line bounded northerly by land now or lately of said Tifereth Israel Congregation, and southerly by land now or lately of said Abraham Rosenberg and Samuel Schwartz, a distance of 21.6 feet, more or less, to the southwest corner of land now or lately of Tifereth Israel Congregation;

thence running approximately S 75°30' W, along a line bounded northerly by the southerly line of Caswell Court and bounded southerly by land now or lately of said Abraham Rosenberg and Samuel Schwartz a distance of 17.0 feet, more or less, to the northeasterly corner of the land now or lately of Sam Sugarman;

thence turning in a clockwise direction an exterior angle of 86°30', more or less, and running approximately S 19°00' E, along the line bounded westerly by land now or lately of said Sam Sugarman, and easterly by land now or lately of said Abraham Rosenberg and Samuel Schwartz, a distance of 42.54 feet, more or less, to the southeast corner of land now or lately of said Sam Sugarman;

thence continuing approximately S 19°00' E, along the line bounded easterly by land now or lately of said Abraham Rosenberg and Samuel Schwartz, and westerly by land now or lately of Clara Sugarman and the extension of said line a distance of 62.54 feet, more or less, to the intersection of said line extended and the center line of Chester Avenue;

thence turning in a counter-clockwise direction an interior angle of 87°52', more or less, and running approximately S 74°39' W, along said line, and along the westerly extension of said line, a distance of 105.24 feet, more or less, to the intersection of said line and its extension and the center line of Prairie Avenue;

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thence turning in a counter-clockwise direction an interior angle of 92°18', more or less, and running approximately N 17°39' W, along said center line of Prairie Avenue a distance of 490.00 feet, more or less, to an angle in the said center line of Prairie Avenue;

thence turning in a clockwise direction an exterior angle of 206°08', more or less, and running approximately N 8°29' E, a distance of 357.50 feet, more or less, to the intersection of said center line of Prairie Avenue and the center line of Blackstone Street;

thence turning in a counter-clockwise direction an interior angle of 94°21'30", more or less, and running approximately S 86°00' E, a distance of 446.00 feet, more or less, to the intersection of said center line of Blackstone Street and the northerly extension of the line bounded westerly by land now or lately of Francesco Aquino and Rosina Aquino and easterly by land now or lately of Manuel S. Texiera;

thence turning in a counter-clockwise direction an interior angle of 90°00', more or less, and running approximately S 4°00' W, along said line bounded westerly by the land of said Francesco Aquino and Rosina Aquino and easterly by land of said Manuel S. Texiera, and the said northerly extension of said line a distance of 76.45 feet, more or less, to the southwest corner of land now or lately of said Manuel S. Texiera;

thence turning in a counter-clockwise direction an interior angle of 90°30', more or less, and running approximately N 86°30' W, along the line bounded northerly by land now or lately of said Francesco Aquino and Rosina Aquino, and southerly by land now or lately of Gertrude L. Newman, a distance of 9 feet, more or less, to the northwesterly corner of land now or lately of said Gertrude L. Newman;

thence turning in a clockwise direction an exterior angle of 74°30', more or less, and running approximately S 12°00' E, along the line bounded westerly by land now or lately of Anna Harrigan and easterly by land now or lately of said Gertrude L. Newman a distance of 20.80 feet, more or less, to the southeasterly corner of land now or lately of said Anna Harrigan;

thence continuing approximately S 12°00 ' E, along the line bounded westerly by land now or lately of Minnie Gursky and easterly by land now or lately of said Gertrude L. Newman and along the southerly extension of said line, a distance of 130.12 feet, more or less, to the intersection of said line and the southerly line of Robinson Street;

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thence turning in a counter-clockwise direction an interior angle of 90°00' and running approximately S 78°00' W, along said southerly line of Robinson Street a distance of 23.00 feet, more or less, to the northeast corner of land now or lately owned by Agnes Carr et al;

thence turning in a clockwise direction an exterior angle of 90°00', more or less, and running approximately S 12°00' E, along the line bounded westerly by the land now or lately of said Agnes Carr et al and easterly by land now or lately of Bessie Goodman a distance of 110.02 feet, more or less, to the southeasterly corner of land now or lately of said Agnes Carr et al;

thence turning in a counter-clockwise direction an exterior angle of 82°45', more or less, and running approximately N 70°45' E, along a line bounded northerly by land now or lately of said Bessie Goodman and southerly by land now or lately of Mae Katz a distance of 9 feet, more or less, to the northeast corner of land now or lately owned by the said Mae Katz;

thence turning in a counter-clockwise direction an interior angle of 82°45', more or less, and running approximately S 12°00' E, along the line bounded westerly by land now or lately of said Mae Katz and easterly by land now or lately of Clara Shuster, a distance of 95.01 feet, more or less, to the northerly line of Willard Avenue;

thence turning in a clockwise direction an exterior angle of 90°00', more or less, and running approximately N 78°00' W, along said northerly line of Willard Avenue a distance of 376.60 feet, more or less, to an angle in said northerly line of Willard Avenue;

thence turning in a clockwise direction an exterior angle of 163°45', more or less, and running approximately N 61°45' E, along said northerly line of Willard Avenue and the northeasterly extension of said northerly line of Willard Avenue, a distance of 36.15 feet to the intersection of said northeasterly extension of the northern line of Willard Avenue with the center line of Gay Street;

thence turning in a clockwise direction an exterior angle of 102°38', more or less, and running approximately N 15°37' W, along said center line of Gay Street a distance of 19 feet, more or less, to an angle in said center line of Gay Street;

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thence turning in a counter-clockwise direction an interior angle of 173°23', more or less, and running approximately N 9°00' W, a distance of 107.30 feet, along said center line of Gay Street, to the intersection of said center line of Gay Street with the westerly extension of the line bounded northerly by land now or lately of Morris Ladd, and southerly by land now or lately of Miriam Weisman;

thence turning in a counter-clockwise direction an interior angle of 90°00', more or less, and running approximately N 81°00' E, along said extension of the said line and the said line bounded northerly by land now or lately of said Morris Ladd, and southerly by land now or lately of said Miriam Weisman, a distance of 125.73 feet, more or less, to the westerly line of land now or lately of Joseph Herr;

thence turning in a clockwise direction an exterior angle of 90°00', more or less, and running approximately N 9°00' W, along the line bounded westerly by land now or lately of said Morris Ladd, and easterly by land now or lately of said Joseph Herr a distance of 8 feet, more or less, to the northwesterly corner of land now or lately of said Joseph Herr;

thence turning in a counter-clockwise direction an interior angle of 90°00', more or less, and running approximately N 81°00' E, along a line bounded northerly by land now or lately of Henry Ucello, and southerly by land now or lately of said Joseph Herr, and the easterly extension of said line, a distance of 100.68 feet, more or less, to the intersection of said line with the center line of Staniford Street, at the place and point of beginning.

The within described tract may otherwise be described as being all of lots 766, 625, 118, 150, 149, 148, 120, 144, 145, 658, 562, 572, 555, 375, 415, 414, 374, 108, 373, 372, 371, 540, 370, 369, 378, 505, 123, 124, 125, 293, 296, 291, 143, 103, 783, 126, 138, 782, 139, 140, 141, 777, 776, 312, 775, 793, 774, 769, 225, 634, 8, 759, 773, 667, 639, 38, 637, 379, 451, 452, 453, 367, 366, 365, 364, 363, 362, 361, 764, 794, 360, 359, 358, 461, 460, 297, 295, 250, 251, 254, 294, 292, 290, 253, 289, 255, 256, 257, 258, 259, 260, 261, 262, 288, 287, 286, 285, 284, 283, 179, 180, 181, 182, 183, 184, 187, 209, 188, 189, 190, 191, 193, 559, 186, 557, 564, 563, 450, 596, 165, 252, 585, 586, 587, 588, 589, 590, 591, 592, 593, and 594 on the City of Providence Assessor's Plat No. 45, dated December 31, 1951, together with those portions of Staniford Street, Pilgrim Street, Hilton Street, Chester Avenue, Prairie Avenue, Blackstone Street, Robinson Street, Willard Avenue,

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Gay Street, and Ash Street as contained within the Project Area boundary line hereinbefore described.

2. It is hereby found and determined that:

a. The Redevelopment Plan for Willard Center Unit Two Project Area D2-A2 will redevelop said Project Area in conformity with the provisions of the Slum Clearance and Redevelopment Act; will effectuate the purposes and policy of such Act; and will promote the public peace, health, safety and welfare of the City of Providence.

b. The Redevelopment Plan for said Project Area conforms to the general or master plan for the City of Providence as a whole.

c. The Redevelopment Plan for said Project Area is feasible and the financial aid provided and to be provided pursuant to the contract or contracts for financial assistance pertaining to the Project between the Providence Redevelopment Agency and the Housing and Home Finance Administrator under the provisions of Title I of the Housing Act of 1949 is necessary to enable the land in the Project Area to be redeveloped in accordance with the Redevelopment Plan for the Project Area.

d. The acquisition of the real property provided for in the Redevelopment Plan and the undertaking of the redevelopment of the Willard Center Unit Two Project Area D2-A2, pursuant to said Plan, is in the public interest.

e. Adequate provision for payment for property which may be acquired by the exercise of eminent domain has been made in the Redevelopment Plan.

f. Adequate provision for the payment of the principal and interest on bonds of the Agency which may be issued if property acquired is leased has been made in the Redevelopment Plan.

g. The Redevelopment Plan contains adequate safeguards to assure the carrying out of the work of redevelopment in accordance with the Redevelopment Plan.

h. The Redevelopment Plan provides for the retention of controls and the establishment of restrictions and covenants necessary to effectuate the purposes of the Slum Clearance and Redevelopment Act.

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i. The above-mentioned redevelopment plans for the redevelopment areas in the City of Providence will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the redevelopment of such areas by private enterprise.

3. In enacting this Ordinance, the City Council intends to comply and is complying with the provisions of the Slum Clearance and Redevelopment Act which relate to adoption of a redevelopment plan for an approved project area so that the blighted conditions in this Project Area can be eliminated and the Project Area can be redeveloped in accordance with the Redevelopment Plan to attain the public purposes and policy of the Slum Clearance and Redevelopment Act and thereby to protect and promote and be in the interest of the public peace, health, safety and welfare of the people of the State.

4. The Redevelopment Plan for Willard Center Unit Two Project Area D2-A2 comprising the text and maps included in the report recommended for approval by the Committee on Ordinances on April 29, 1954 and by the Committee on Public Works on April 30, 1954, is incorporated herein and made part hereof. Said Redevelopment Plan is hereby approved, adopted, and designated as the Official Redevelopment Plan for Willard Center Unit Two Project Area D2-A2.

5. The Providence Redevelopment Agency is hereby fully authorized to carry out this Official Redevelopment Plan. Provided, however, that the Agency shall obtain the approval by resolution of the City Council before entering into any contracts for disposition of property or contracts with the Housing and Home Finance Agency for financing this Official Redevelopment Plan.

6. In order to implement and facilitate the effectuation of the redevelopment plan hereby approved it is found and determined that certain official action must be taken by this body with reference, among others, to changes in zoning, the vacation and removal of streets, the relocation of sewer and water mains and other public facilities and, accordingly, this body hereby:

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a. Pledges its cooperation in helping to carry out said Official Redevelopment Plan;

b. Requests the various officials, departments, boards and agencies of the City of Providence having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with said Redevelopment Plan;

c. Declares that it will institute proceedings to effect the changes in the zoning ordinance as required to implement the Official Redevelopment Plan;

d. Declares that it will institute proceedings for the closing or widening of streets and other modifications of the street layout as set forth in the Official Redevelopment Plan;

e. Declares that it will provide the City's share of the Net Project Cost of the redevelopment of the Project Area, and hereby allocates, from the issuance of $2,000,000 of general obligation bonds authorized for redevelopment purposes in the referendum of November, 1948, the amount of $614,000 representing the estimated amount of its share of Net Project Cost.

f. Stands ready to consider and take appropriate action upon any other proposals and measures designed to effectuate said Redevelopment Plan.

7. To obtain the additional financial assistance under the provisions of Title I of the "Housing Act of 1949" necessary to carry out the Official Redevelopment Plan for said Project Area, the filing by the Providence Redevelopment Agency of an application or applications for such additional financial assistance under Title I of the "Housing Act of 1949" is hereby approved.

8. This Ordinance shall take effect upon its passage and shall be filed with the City Clerk who is hereby authorized and directed to forward a certified copy of this Ordinance to the Providence Redevelopment Agency.

IN CITY COUNCIL
MAY 6 - 1954
FIRST READING
READ AND PASSED
Everett Whelan
CLERK

APPROVED
MAY 20 1954
Walter H. Reynolds
MAYOR

IN CITY COUNCIL
MAY 20 1954
FINAL READING
READ AND PASSED
Thomas Hughes
PRESIDENT
Vincent Ciccitelli
Acting CLERK

No.

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REDEVELOPMENT PLAN

APRIL 1954

WILLARD CENTER

UNIT TWO

PROJECT AREA D2-A2

PROVIDENCE REDEVELOPMENT AGENCY

PROVIDENCE REDEVELOPMENT AGENCY

CITY HALL PROVIDENCE 3, RHODE ISLAND GASPEE 1-7740

March 26, 1954

The Honorable City Council
City of Providence
City Hall
Providence 3, Rhode Island

Gentlemen:

The Providence Redevelopment Agency submits herewith a Redevelopment Plan for the approved redevelopment project area designated as Willard Center Unit Two Project Area D2-A2. This plan is being submitted in accordance with Resolution Number 720 of the City Council of the City of Providence approved November 20, 1953, which found this area to be "slum blighted" and directed the Agency to prepare such a plan.

This Plan consists of a report with supporting maps, and describes the proposal to acquire real property within the Project Area, to remove structures, to make street adjustments, and to develop the cleared land as suitable sites for a shopping center, playground, playfield, and parking areas within the intent and purposes of Chapter 2574 of the Public Laws of 1950 of the State of Rhode Island and Providence Plantations, the Rhode Island "Slum Clearance and Redevelopment Act". The Approved Tentative Plan for the Willard Center Unit Two Project Area is the basis of this Redevelopment Plan.

The redevelopment of this and the adjoining Willard Center Unit One Project Area is part of the Agency's program to restore and stabilize values in the now blighted areas of the city by replacing the cores of slum-blight within them by new residential, commercial, industrial and community facilities in effectuation of and in conformity with the Master Plan for the City of Providence. The Agency believes that these redevelopment proposals represent an opportunity to advance substantially the health, safety and welfare of the community.

The Agency recommends that the City Council approve by ordinance the proposals contained in this plan as the Official Redevelopment Plan for the Willard Center Unit Two Project Area D2-A2, vesting in the Agency the responsibility for carrying out the plan.

Respectfully submitted,

CHESTER R. MARTIN
CHAIRMAN
REDEVELOPMENT AGENCY

IN CITY COUNCIL
APR 1 - 1954
REFERRED TO APR 15 1954
WITH ORDER OF NOTICE

Everett Whelan
CLERK

CHM:amt

IN CITY
COUNCIL

APR 15 1954

FIRST READING
REFERRED TO COMMITTEE ON
ORDINANCES and PUBLIC WORKS

D. Everett Walker CITY CLERK

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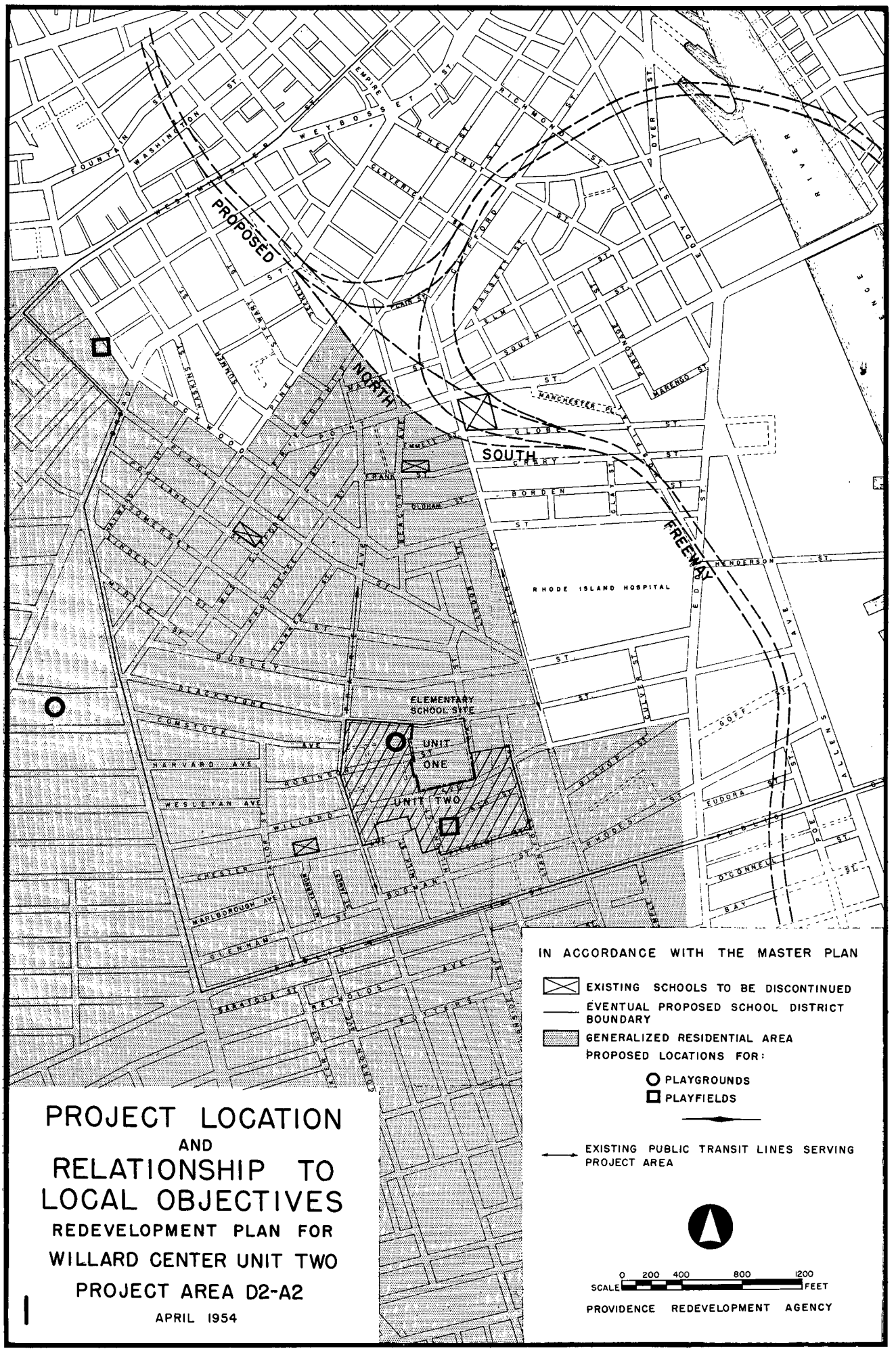


PROJECT LOCATION AND RELATIONSHIP TO LOCAL OBJECTIVES

REDEVELOPMENT PLAN FOR
WILLARD CENTER UNIT TWO
PROJECT AREA D2-A2

APRIL 1954

1

PART I

INTRODUCTION

The Willard Center Unit Two Project Area adjoins the Willard Center Unit One Project Area. It is located in Upper South Providence, on the east side of Prairie Avenue, between Blackstone Street and Chester Avenue. Map 1 shows the project area location. A legal description of the boundary of the Project Area appears in full in Part VI of this Plan.

This project includes 14.7 acres of land about evenly distributed on either side of Willard Avenue between Prairie Avenue and Staniford Street. All of the Willard Avenue stores between those two streets, except for those located in the Willard Center Unit One Project Area, and all of the Ash Street salvage yards are within this Unit Two Project Area.

This Plan proceeds from the directive of the City Council contained in Resolution No. 720 approved November 20, 1953, which approved a Tentative Plan for this project area, designated the area as an approved redevelopment project area and named it the Willard Center Unit Two Project Area D2-A2, in accordance with Chapter 2574 of the Public Laws of 1950, the "Slum Clearance and Redevelopment Act." In said Resolution the City Council stated "that it be and hereby is determined that it is necessary that the blighted conditions be eliminated and said Project Area be redeveloped in accordance with the approved tentative plan to attain the purposes of the Slum Clearance and Redevelopment Act and that the Providence Redevelopment Agency be and hereby is directed to prepare and submit a redevelopment plan for said Project Area based upon the approved tentative plan."

The Redevelopment Plan has been prepared for an area identical with that described in said Resolution. A legal description of the land within the Project Area and a map entitled "Project Area Map, Tentative Plan for the approved Willard Center Unit Two Project Area D2-A2, October 1953" were filed as required in the office of the Recorder of Deeds by the City Clerk on November 23, 1953.

This Project Area lies within Redevelopment Area D-2, one of seventeen blighted areas which were designated on July 6, 1948, in Chapter 103 of the Ordinances of the City of Providence, as Redevelopment Areas under the provisions of Chapter 1802 of the Public Laws of 1946, the "Community Redevelopment Act," then effective.

A. Land Use Plan

The land to be cleared in the Project Area shall be used only for commercial, recreational, parking and off-street loading uses, and public streets.

The jewelry manufacturing plant at 156 Willard Avenue will be permitted to remain as a non-conforming use, provided it complies with the off-street loading and parking requirements stated in Part IV of this report. If additional land is required to so comply, sufficient land adjacent to this plant within the Project Area will be offered to it for purchase. In the event that this property is acquired by the Agency, the property shall be used for recreational or parking purposes.

The commercial portion of the Project Area shall be developed into a shopping center, which shall include stores, off-street parking and off-street loading facilities. It shall be located along the Prairie Avenue frontage of the Project Area, and this commercial use shall be permitted for a depth extending easterly from Prairie Avenue sufficient to allow the construction of an arrangement of buildings and parking areas acceptable to the Redevelopment Agency.

The recreation portion of the Project Area shall be owned by the City of Providence and shall be developed by the City into a playground and playfield adjoining the school site proposed for the Willard Center Unit One Project Area.

A public parking area to serve the recreational areas and the elementary school proposed for the Willard Center Unit One Project Area will be permitted.

These proposed uses are shown on Map No. 2, "Land Use Plan."

B. Site Development Plan

The entire portion of the following streets within the project area shall be vacated: Robinson Street, Willard Avenue, Ash Street, Paca Place, Caswell Court, Gibbs Court, and Grady Lane. A portion of Gay Street and a portion of Hilton Street will be vacated.

Blackstone Street will be widened on the southerly side from 35 feet to 40 feet. See Map No. 3, "Rights-of-Way Adjustments."

There are no street grade changes contemplated. The utilities in the interior streets which cannot be utilized in the development of the playground and playfield will be abandoned. Those located in the streets bordering the project are adequate to serve the new uses and will be retained. These improvements are shown on Map No. 4, "Water and Sewer Line Adjustments," and Map No. 5, "Other Utility Adjustments."

All structures on the land to be acquired will be demolished or removed, cellar holes will be filled, and the land will be rough graded.

PART III

RELATIONSHIP OF REDEVELOPMENT PLAN TO LOCAL OBJECTIVES

The Redevelopment Plan has been designed to contribute to the orderly growth and renewal of Upper South Providence. Its relationship to local objectives is shown on Map No. 1.

The Tentative Plan upon which this Redevelopment Plan is based was certified by the City Plan Commission to be in conformity with the master or general plan for the City of Providence. The Agency has consulted with the City Plan Commission in the formulation of the Redevelopment Plan.

The proposals conform to the Master Plan for Land Use and Population Distribution (1946), which recommends the continuation of predominantly residential use in this section of South Providence with a reduction of residential density, the centralization of scattered commercial uses into a shopping center in this residential neighborhood, the replacement of worn-out patterns of development, and a substantial increase in recreational facilities in such residential neighborhoods as Upper South Providence.

Public Thorofares proposed in the Master Plan for Thorofares (1946) are generally located to serve as a framework within which neighborhoods such as this Upper South Providence residential area can be developed. The playfield and playground proposed in this Redevelopment Plan would not abut or be near any of the present or proposed thorofares shown in the Master Plan for Thorofares, and therefore the site proposed is advantageous for recreational use.

The Redevelopment Plan is in conformity with the Master Plan for Redevelopment of Residential Areas (1946). The Project Area is within Redevelopment Area D-2 as defined therein and as designated by Ordinance No. 353 of the City Council approved July 6, 1948. Local expenditures which are scheduled for the redevelopment of this and the Unit One Project Areas in 1954-1957 in the Capital Improvement Program 1953-1959, can be financed from bonds authorized by referendum (1948).

The development of a playground and playfield in this location is recommended in the Master Plan for Playgrounds and Playfields (1953) and is consistent with the Master Plan for Public School Sites (1950).

In the preparation of this Redevelopment Plan, full consideration has been given to the relationship of this Redevelopment Plan to density of population, improved traffic, public transportation, public utilities, recreation and community facilities, and other public improvements. The plan does not affect substantially the public utilities system of the locality, and no public transporation lines will need to be rerouted. The effect upon traffic, and the parking and loading needs of the proposed shopping center and recreation facilities have been carefully considered in consultation with the Acting Traffic Engineer.

A. Proposed Disposition of Property

The Agency will sell that part of the land acquired for redevelopment and designated for playfield and playground use to the City of Providence on the basis of the fair value of such land for use in accordance with this Redevelopment Plan.

The land acquired for redevelopment and designated for commercial use in this project will be sold or leased to a private redeveloper or to private redevelopers on the basis of the fair value of such land for use in accordance with this Redevelopment Plan. In determining the fair re-use value of said land, the Agency shall have had the benefit of two appraisals, one made prior to acquisition and the other prior to the sale or lease of the land by the Agency to the redevelopers. In each case, a competent appraiser or appraisers will be employed by the Agency under a contract to report the opinion of the fair value of the land, taking into consideration the contemplated use to which the property will be put and the restrictions thereon.

The Agency may negotiate with and/or invite bids from prospective commercial redevelopers. Any owner or tenant or group of owners or tenants of commercial property within the Project Area on the date of approval by the City Council of the Tentative Plan for this Project Area whose property is acquired by the Providence Redevelopment Agency, and who are desirous of relocating into the proposed shopping center in conformance with this Redevelopment Plan, shall be given every reasonable consideration.

The Agency may negotiate the sale of land adjoining the manufacturing plant permitted to remain in the area to the owner of that plant for off-street parking and loading purposes.

A report concerning the proposed sale or lease of any land within the Project Area shall be submitted to the City Council at a regular or special meeting at least ten (10) days prior to the execution of said sale or lease agreement.

Sale or lease of land within the Project Area shall be conditioned on the development and use of the property in conformity with this Redevelopment Plan. To assure proper redevelopment, the City of Providence and all other redevelopers shall be required to submit plans and such other information for approval in such detail as required by the Providence Redevelopment Agency.

B. Description of Restrictions

The size, height, and proposed use of buildings and the proposed use of land shall conform to the regulations set forth in the zoning ordinance, adopted September 21, 1951 as amended to the date of the approval hereof, except as hereinafter provided. The construction of buildings shall conform to the regulations set forth in the building code, adopted in January 1923, as amended to the date of the approval hereof.

The Project Area will be comprised of two zones. The shopping center part of the project will be zoned C-2 (General Commercial Zone). See Map No. 7, "Proposed Zoning." The remainder of the project will be zoned R-4 (Multiple Dwelling Zone.)

The shopping center area shall consist of one building, provided, however, that if they are unified by architectural design features, more than one building may be permitted. All plans for the shopping center shall be subject to approval by the Redevelopment Agency.

All plans of the jewelry plant now existing in the project area for conforming with the off-street parking and loading requirements of this plan must be approved by the Redevelopment Agency. The Agency reserves the right to acquire said plant by purchase or by eminent domain proceedings if its present form and use is discontinued.

There shall be no residential uses or structures within the Project Area.

1. General Commercial Zone

a. Permitted uses

All uses except those of a residential nature permitted in C-1 or C-2 zones in the Zoning Ordinance of September 21, 1951, as amended to the date of approval of this plan, shall be permitted in the C-2 zone of the Project Area.

Certain uses not permitted by said Zoning Ordinance within a C-1 or C-2 zone may be permitted in the C-2 zone of the Project Area, when these uses are allowed by the Zoning Board of Review.

These uses are:

1) Poultry killing incidental to retail sales on the premises. Such use shall be limited to 4,000 square feet of floor space for each enterprise in this category.

2) The manufacture, compounding, processing, packaging or treatment of bakery products if a retail outlet is operated within the commercial center to sell some of the products on the premises. Such use shall be limited to 6,000 square feet of floor space for each enterprise in this category.

In no event, however, shall more than five establishments in each of the above two use categories be permitted within the Project Area.

All uses permitted in the C-2 zone of the Project Area shall be conducted wholly within a building, except for the off-street loading and unloading of delivery vehicles and automobile parking as may be required by this Redevelopment Plan.

b. Other requirements

The Zoning Ordinance, approved on September 21, 1951, as amended to date of the approval of this Plan, notwithstanding:

The ground floor area of the building or buildings in the shopping center shall not exceed 60,000 square feet.

No building in the shopping center shall be closer than 15 feet to the present easterly property line of Prairie Avenue.

The height of the commercial building or buildings shall not exceed three stories or 45 feet.

Any exterior sign displayed shall pertain only to a use conducted within the building; shall not project above the parapet or three feet above the roof line; and shall be of the belt type, placed parallel to the face of the building. These limitations shall not apply to a sign, pylon, or tower used to identify the shopping center as a whole. The design of such an identifying device shall be subject to approval by the Redevelopment Agency.

No less than four off-street automobile parking spaces shall be provided for every 1,000 square feet of gross ground floor area in the shopping center. The industrial plant shall be required to provide at least one parking space for every eight employees.

For each use that involves the receipt or distribution by vehicles of material or merchandise there shall be provided at least one 10 foot by 25 foot loading space with a 14 foot height clearance for every 20,000 square feet or fraction thereof in excess of 4,000 square feet of floor area used. In any event, off-street loading spaces shall be provided and maintained in sufficient number and size to permit the standing, loading and unloading of wehicles without undue interference with normal use of vehicular rights-of-way.

The public parking and off-street loading areas shall be paved with at least two inches of bituminous surface laid on an oil penetrated four-inch base of gravel, or the equivalent of this in concrete or other surfacing.

The redevelopers proposals for both off-street parking and off-street loading facilities shall be subject to approval by the Redevelopment Agency.

C. Other Obligations of Redevelopers

The Agency shall obligate the City of Providence and other redevelopers or their successors in interest of such real property by deed, contract, covenants running with the land or other appropriate means:

1. To use and devote such real property only for the purpose and in the manner stated in the Redevelopment Plan;

2. To comply with such terms and conditions relating to the use and maintenance of such real property as in the opinion of the Agency are necessary to carry out the provisions of the Rhode Island "Slum Clearance and Redevelopment Act";

3. To include a covenant or other appropriate requirement in every deed or lease prohibiting the execution of any covenant, agreement or other instrument restricting the sale, lease, occupancy or use of any such real estate upon the basis of race, creed or color;

4. To begin and complete the building of specified improvements within a period of time deemed by the Agency to be reasonable, subject to any provision which may be made for the extension of the time limit with the approval of the Agency; and

5. To comply with such terms and conditions specified by the Agency which will prevent speculation by assuring that the sale or lease of the land by the Agency will be for the purpose of use of the land by the redeveloper.

This Redevelopment Plan for Project Area D2-A2 shall be in full force and effect for a period of forty (40) years commencing on the date of approval of this Plan by the City Council.

A. Method of Financing

The Rhode Island "Slum Clearance and Redevelopment Act" and the United States "Housing Act of 1949" provide for the financing of redevelopment projects with local and Federal funds. In accordance with the provisions of said Acts, the redevelopment of the Willard Center Unit Two Project Area D2-A2 may be financed under a loan and grant contract between the Providence Redevelopment Agency and the Housing and Home Finance Administrator to provide for:

1. A loan (evidenced by obligations of the Agency) in the amount necessary to provide for all costs of planning, property acquisition, temporary management of acquired properties, clearance and preparation of the site and disposition thereof, and other related expenditures for redevelopment of the area in accordance with the above-cited Acts and this Redevelopment Plan;

2. A federal grant-in-aid to cover not more than two-thirds of the net project cost of the redevelopment of the Willard Center Unit Two Project Area D2-A2; and

3. A city grant-in-aid to cover not less than one-third of the net project cost, including eligible expenditures from City Council appropriations to the Agency and a balance of expenditures to be provided by the issuance of general obligation bonds of the City of Providence as authorized for this purpose by referendum in November 1948.

The cost of redevelopment for the Willard Center Unit Two Project Area D2-A2 is estimated as follows:

Estimated project development expenditures	$2,120,000
Estimated survey and planning expenditures	33,000
Estimated gross project cost	$2,153,000
Estimated minimum recovery from sale of land	311,000
Estimated net project cost	$1,842,000
Estimated Federal Government share of costs (two-thirds)	1,228,000
Estimated net cost to City of Providence	$ 614,000

If the land for the shopping center is leased, project development expenditures may be financed in part by a definitive loan from the Federal government (evidenced by obligations of the Agency), by a private loan secured by the Agency's right to a definitive loan from the Federal government, or by bonds issued by the Agency on which the principal and interest are payable in a manner set forth in the Rhode Island "Slum Clearance and Redevelopment Act".

Such a lease shall not be executed unless anticipated rental income is adequate to cover the payments on bond or loan principal and interest as well as any payments in lieu of taxes to the city as may be agreed upon.

B. Method of Land Acquisition

The land to be acquired for the purpose of redevelopment shall be acquired by direct negotiations or by the exercise of the power of eminent domain granted by law to the Agency. The method by which the Agency shall acquire the land will be in accordance with the provisions of Chapter 2574 of the Public Laws of Rhode Island, the "Slum Clearance and Redevelopment Act" of 1950.

Before any condemnation proceedings shall begin under the Act, the Agency will have engaged competent real estate appraisers to obtain two independent real appraisals of each property to be acquired. A sum determined by the Superior Court to be sufficient to satisfy the claims of all interested persons will be deposited for that purpose in said Court for payment for the properties so acquired.

C. Method of Relocation and Development

Families and businesses now living or operating in the Project Area will have the benefit of the assistance of the Family Relocation Service and the Business Relocation Bureau of the Redevelopment Agency. Families eligible for public housing will receive first consideration, as required by the "Housing Act of 1949", in the low-rent developments of the Providence Housing Authority.

All site clearance and site preparation work, including demolition of acquired structures, rough grading operations, water and sewer adjustments, and other related work, will be done or caused to be done by the Agency. All development work for the proposed playfield and playground including landscaping and parking areas shall be the responsibility of the City of Providence according to the agreement of sale to be negotiated by the Agency and the City of Providence as redeveloper.

All improvements including but not limited to sidewalks, paving, grading, landscaping, retaining walls and buildings for the proposed commercial center shall be the responsibility of the redeveloper or redevelopers according to the agreement of sale or lease to be negotiated by the Agency and the redeveloper or redevelopers.

PART VI

DESCRIPTION OF PROJECT AREA

A legal description of the Willard Center Unit Two Project Area D2-A2, established as an approved redevelopment project area in Resolution Number 720 of the City Council approved November 20, 1953, follows:

That certain tract of land situated in the City of Providence and State of Rhode Island, which is bounded and described as follows:

Beginning at the northeasterly corner of the tract herein described, said corner being the intersection of the easterly extension of the line bounded southerly by the land now or lately of Joseph Herr, and the center line of Staniford Street; thence running approximately S 9°00' E, along said center line of Staniford Street, a distance of 96.27 feet, more or less, to the intersection of said center line of Staniford Street and the center line of Willard Avenue;
thence turning in a clockwise direction an exterior angle of 173°00', more or less, and running approximately S 17°30' E, along the said center line of Staniford Street, a distance of 411.06 feet, more or less, to the intersection of the said center line of Staniford Street and the center line of Pilgrim Street;
thence turning in a counter-clockwise direction an interior angle of 91°53', more or less, and running approximately S 74°23' W, along said center line of Pilgrim Street, a distance of 652.71 feet, more or less, to the intersection of said center line of Pilgrim Street and the center line of Hilton Street;
thence turning in a counter-clockwise direction an interior angle of 90°21', more or less, and running approximately N 19°30' W, along said center line of Hilton Street, a distance of 80.24 feet to the extension of the line bounded northerly by the land now or lately of John Alexion, and southerly by the land now or lately of M. Finkelstein;
thence turning in a counter-clockwise direction an exterior angle of 90°21', more or less, and running approximately S 71°30' W, along said extension of the line bounded northerly by the land now or lately of said John Alexion, and southerly by land now or lately of said M. Finkelstein and along said line, a distance of 120.30 feet, more or less, to the southwesterly corner of land now or lately owned by said John Alexion;
thence turning in a counter-clockwise direction an interior angle of 90°21', more or less, and running approximately N 18°51' W, along the line bounded westerly by the land now or lately of Mary Monahan and easterly by the land now or lately of said John Alexion, a distance of 50 feet, more or less, to the northwesterly corner of land now or lately of said John Alexion;
thence continuing approximately N 18°51' W, along the line bounded westerly by land now or lately of said Mary Monahan and easterly by land now or lately of Charles Steiner a distance of 37.97 feet, more or less, to the southwesterly corner of land now or lately of John P. Leite;

thence continuing approximately N 18°51' W, along the line bounded westerly by land now or lately of said Mary Monahan and easterly by land now or lately of said John P. Leite a distance of 37.97 feet, more or less, to the southwesterly corner of land now or lately of Jacob Licht;
thence continuing approximately N 18°51' W, along the line bounded westerly by land now or lately of said Mary Monahan and easterly by land now or lately of said Jacob Licht a distance of 13.71 feet, more or less, to the southerly line of land now or lately owned by Thomas O'Brien;
thence turning in a clockwise direction an exterior angle of 75°00', more or less, and running approximately S 66°20' W, along a line bounded northerly by land now or lately of said Thomas O'Brien, and southerly by the land now or lately of said Mary Monahan, a distance of 20.10 feet, more or less, to the southwesterly corner of land now or lately of said Thomas O'Brien;
thence turning in a counter-clockwise direction an interior angle of 75°00', more or less, and running approximately N 18°51' W, along the line bounded westerly by land now or lately of said Thomas O'Brien, and easterly by land now or lately of Thomas O'Brien a distance of 88.26 feet, more or less, to the southwesterly corner of land now or lately of Abraham Wax;
thence turning in a clockwise direction an exterior angle of 94°00', more or less, and running approximately S 75°30' W, along a line bounded northerly by the land now or lately of Manuel Texeira, and southerly by the land now or la tely of said Thomas O'Brien, a distance of 80.24 feet, more or less, to the southeasterly corner of land now or lately of Harry Lury;
thence continuing approximately S 75°30' W, for a distance of 40.12 feet along the line bounded northerly by land now or lately of said Harry Lury, and southerly by land now or lately of Helen O'Brien and Katherine Crawford to the southeasterly corner of the land now or lately of Minnie Greenstein;
thence continuing approximately S 75°30' W, along the line bounded northerly by land now or lately of said Minnie Greenstein, and southerly by land now or lately of said Helen O'Brien and Katherine Crawford, a distance of 40.12 feet, more or less, to the southeasterly corner of land now or lately of Quality Kosher Meat Market Inc.;
thence continuing approximately S 75°30' W, along the line bounded northerly by land now or lately of said Quality Kosher Meat Market, and southerly by land now or lately of Abraham Rosenberg and Samuel Schwartz, a distance of 34.4 feet, more or less, to the southeasterly corner of the land now or lately of Tifereth Israel Congregation;
thence continuing approximately S 75°30' W, along the line bounded northerly by land now or lately of said Tifereth Israel Congregation, and southerly by land now or lately of said Abraham Rosenberg and Samuel Schwartz, a distance of 6.30 feet, more or less, to the northwest corner of land now or lately of said Abraham Rosenberg and Samuel Schwartz;
thence turning in a clockwise direction an exterior angle of 86°30', more or less, and running approximately S 19°00' E, along the line bounded easterly by land now or lately of said Abraham Rosenberg and Samuel Schwartz, and westerly by land now or lately of Tifereth Israel Congregation, a distance of 8.00 feet, more or less, to the northeasterly corner of the land now or lately of said Abraham Rosenberg and Samuel Schwartz;
thence turning in a counter-clockwise direction an interior angle of 86°30', more or less, and running approximately S 75°30' W, along the line bounded northerly by land now or lately of said Tifereth Israel Congregation, and southerly by land now or lately of said Abraham Rosenberg and Samuel Schwartz, a distance of 21.6 feet, more or less, to the southwest corner of land now or lately of Tifereth Israel Congregation;

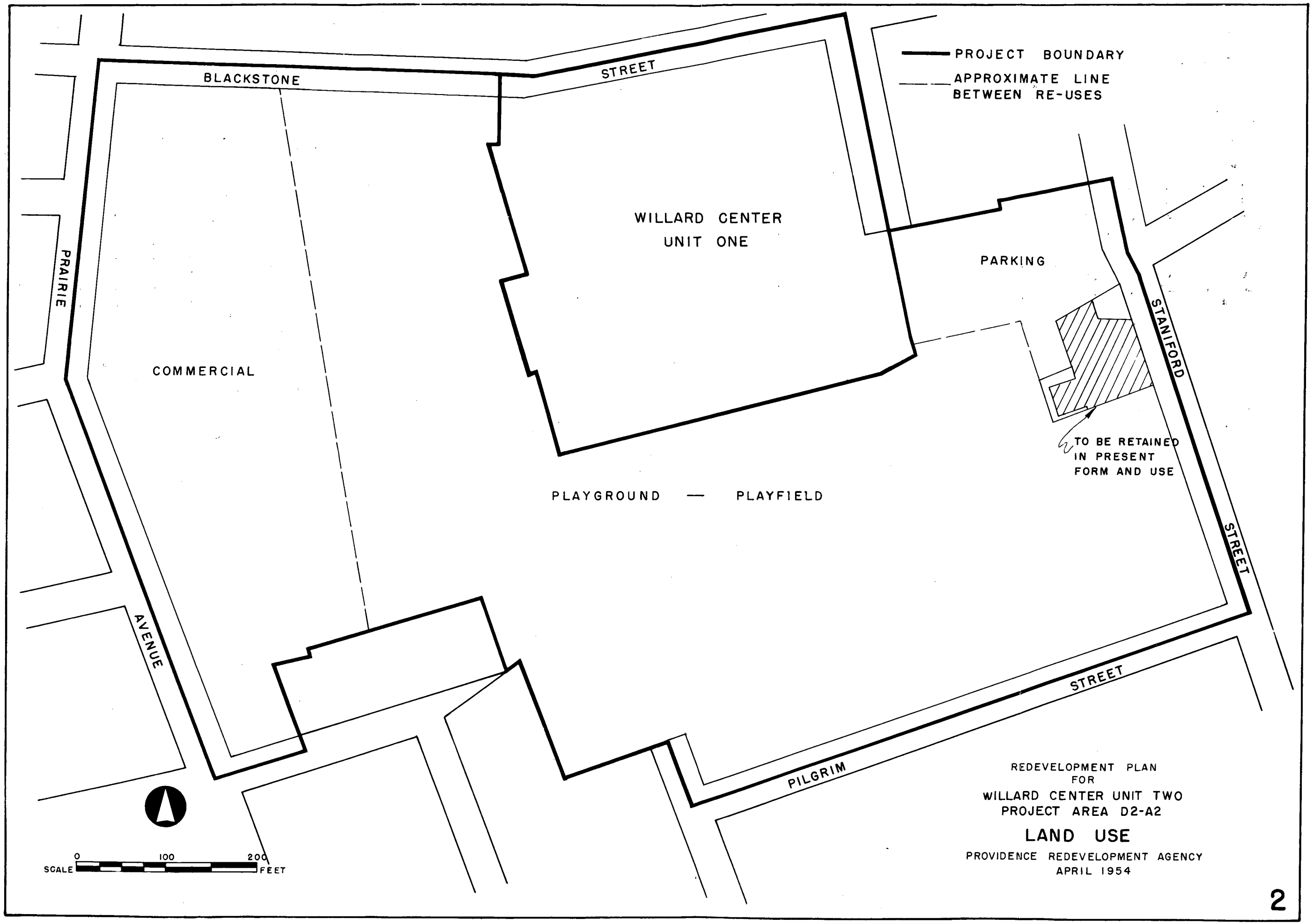
thence running approximately S 75°30' W, along a line bounded northerly by the southerly line of Caswell Court and bounded southerly by land now or lately of said Abraham Rosenberg and Samuel Schwartz a distance of 17.0 feet, more or less, to the northeasterly corner of the land now or lately of Sam Sugarman;
thence turning in a clockwise direction an exterior angle of 86°30', more or less, and running approximately S 19°00' E, along the line bounded westerly by land now or lately of said Sam Sugarman, and easterly by land now or lately of said Abraham Rosenberg and Samuel Schwartz, a distance of 42.54 feet, more or less, to the southeast corner of land now or lately of said Sam Sugarman;
thence continuing approximately S 19°00' E, along the line bounded easterly by land now or lately of said Abraham Rosenberg and Samuel Schwartz, and westerly by land now or lately of Clara Sugarman and the extension of said line a distance of 62.54 feet, more or less, to the intersection of said line extended and the center line of Chester Avenue;
thence turning in a counter-clockwise direction an interior angle of 87°52', more or less, and running approximately S 74°39' W, along said line, and along the westerly extension of said line, a distance of 105.24 feet, more or less, to the intersection of said line and its extension and the center line of Prairie Avenue;
thence turning in a counter-clockwise direction an interior angle of 92°18', more or less, and running approximately N 17°39' W, along said center line of Prairie Avenue a distance of 490.00 feet, more or less, to an angle in the said center line of Prairie Avenue;
thence turning in a clockwise direction an exterior angle of 206°08', more or less, and running approximately N 8°29' E, a distance of 357.50 feet, more or less, to the intersection of said center line of Prairie Avenue and the center line of Blackstone Street;
thence turning in a counter-clockwise direction an interior angle of 94°21'30", more or less, and running approximately S 86°00' E, a distance of 446.00 feet, more or less, to the intersection of said center line of Blackstone Street and the northerly extension of the line bounded westerly by land now or lately of Francesco Aquino and Rosina Aquino and easterly by land now or lately of Manuel S. Texiera;
thence turning in a counter-clockwise direction an interior angle of 90°00', more or less, and running approximately S 4°00' W, along said line bounded westerly by the land of said Francesco Aquino and Rosina Aquino and easterly by land of said Manuel S. Texiera, and the said northerly extension of said line a distance of 76.45 feet, more or less, to the southwest corner of land now or lately of said Manuel S. Texiera;
thence turning in a counter-clockwise direction an interior angle of 90°30', more or less, and running approximately N 86°30' W, along the line bounded northerly by land now or lately of said Francesco Aquino and Rosina Aquino, and southerly by land now or lately of Gertrude L. Newman, a distance of 9 feet, more or less, to the northwesterly corner of land now or lately of said Gertrude L. Newman;
thence turning in a clockwise direction an exterior angle of 74°30', more or less, and running approximately S 12°00' E, along the line bounded westerly by land now or lately of Anna Harrigan and easterly by land now or lately of said Gertrude L. Newman a distance of 20.80 feet, more or less, to the southeasterly corner of land now or lately of said Anna Harrigan;

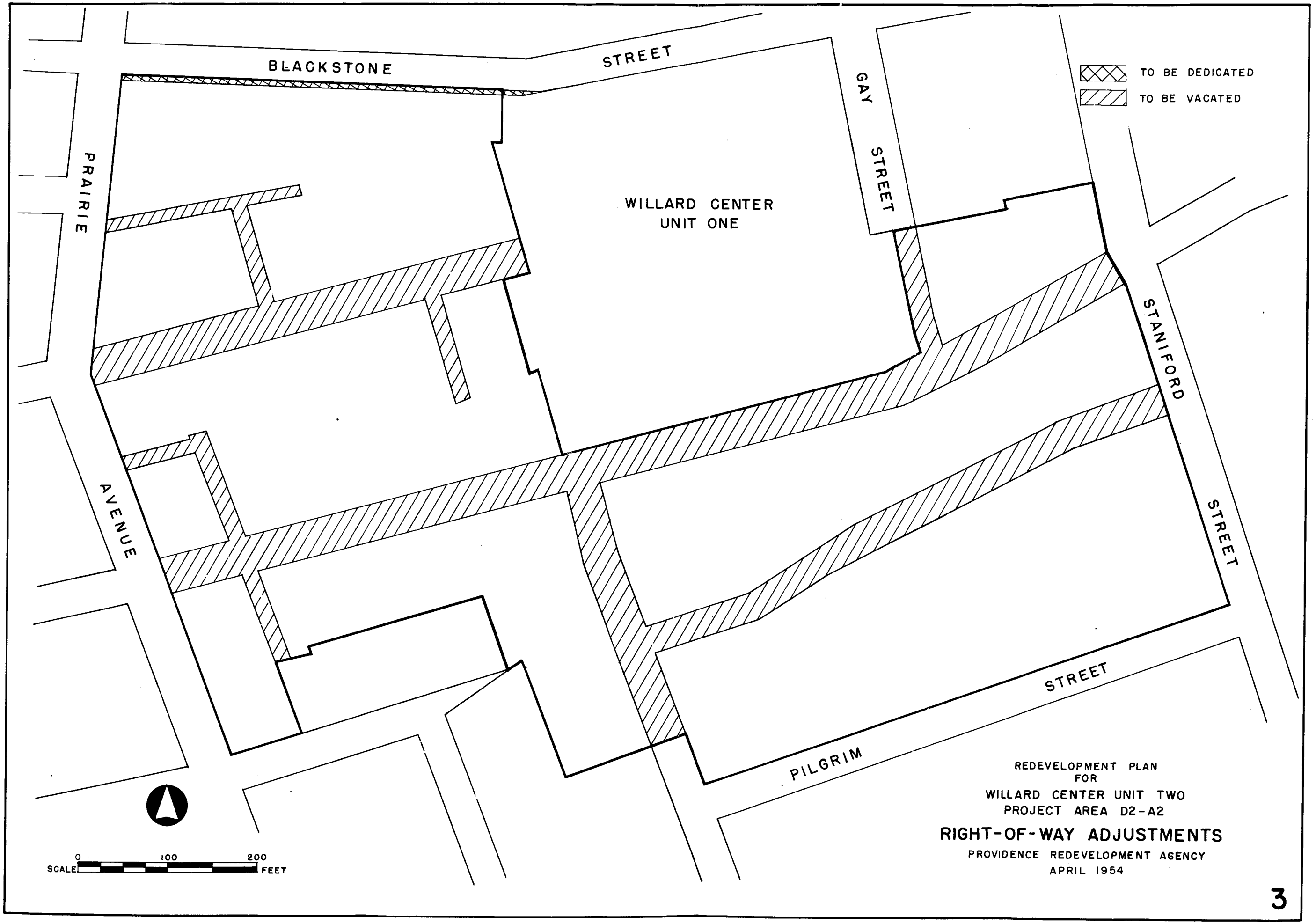
thence continuing approximately S 12°00' E, along the line bounded westerly by land now or lately of Minnie Gursky and easterly by land now or lately of said Gertrude L. Newman and along the southerly extension of said line, a distance of 130.12 feet, more or less, to the intersection of said line and the southerly line of Robinson Street;
thence turning in a counter-clockwise direction an interior angle of 90°00' and running approximately S 78°00' W, along said southerly line of Robinson Street a distance of 23.00 feet, more or less, to the northeast corner of land now or lately owned by Agnes Carr et al;
thence turning in a clockwise direction an exterior angle of 90°00', more or less, and running approximately S 12°00' E, along the line bounded westerly by the land now or lately of said Agnes Carr et al and easterly by land now or lately of Bessie Goodman a distance of 110.02 feet, more or less, to the southeasterly corner of land now or lately of said Agnes Carr et al;
thence turning in a counter-clockwise direction an exterior angle of 82°45', more or less, and running approximately N 70°45' E, along a line bounded northerly by land now or lately of said Bessie Goodman and southerly by land now or lately of Mae Katz a distance of 9 feet, more or less, to the northeast corner of land now or lately owned by the said Mae Katz;
thence turning in a counter-clockwise direction an interior angle of 82°45', more or less, and running approximately S 12°00' E, along the line bounded westerly by land now or lately of said Mae Katz and easterly by land now or lately of Clara Shuster, a distance of 95.01 feet, more or less, to the northerly line of Willard Avenue;
thence turning in a clockwise direction an exterior angle of 90°00', more or less, and running approximately N 78°00' W, along said northerly line of Willard Avenue a distance of 376.60 feet, more or less, to an angle in said northerly line of Willard Avenue;
thence turning in a clockwise direction an exterior angle of 163°45', more or less, and running approximately N 61°45' E, along said northerly line of Willard Avenue and the northeasterly extension of said northerly line of Willard Avenue, a distance of 36.15 feet to the intersection of said northeasterly extension of the northern line of Willard Avenue with the center line of Gay Street;
thence turning in a clockwise direction an exterior angle of 102°38', more or less, and running approximately N 15°37' W, along said center line of Gay Street a distance of 19 feet, more or less, to an angle in said center line of Gay Street;
thence turning in a counter-clockwise direction an interior angle of 173°23', more or less, and running approximately N 9°00' W, a distance of 107.30 feet, along said center line of Gay Street, to the intersection of said center line of Gay Street with the westerly extension of the line bounded northerly by land now or lately of Morris Ladd, and southerly by land now or lately of Miriam Weisman;
thence turning in a counter-clockwise direction an interior angle of 90°00', more or less, and running approximately N 81°00' E, along said extension of the said line and the said line bounded northerly by land now or lately of said Morris Ladd, and southerly by land now or lately of said Miriam Weisman, a distance of 125.73 feet, more or less, to the westerly line of land now or lately of Joseph Herr;
thence turning in a clockwise direction an exterior angle of 90°00', more or less, and running approximately N 9°00' W, along the line bounded westerly by land now or lately of said Morris Ladd, and easterly by land now or lately of said Joseph Herr a distance of 8 feet, more or less, to the northwesterly corner of land now or lately of said Joseph Herr;

thence turning in a counter-clockwise direction an interior angle of 90°00', more or less, and running approximately N 81°00' E, along a line bounded northerly by land now or lately of Henry Ucello, and southerly by land now or lately of said Joseph Herr, and the easterly extension of said line, a distance of 100.68 feet, more or less, to the intersection of said line with the center line of Staniford Street, at the place and point of beginning.

The within described tract may otherwise be described as being all of lots 766, 625, 118, 150, 149, 148, 120, 144, 145, 658, 562, 572, 555, 375, 415, 414, 374, 108, 373, 372, 371, 540, 370, 369, 378, 505, 123, 124, 125, 293, 296, 291, 143, 103, 783, 126, 138, 782, 139, 140, 141, 777, 776, 312, 775, 793, 774, 769, 225, 634, 8, 759, 773, 667, 639, 38, 637, 379, 451, 452, 453, 367, 366, 365, 364, 363, 362, 361, 764, 794, 360, 359, 358, 461, 460, 297, 295, 250, 251, 254, 294, 292, 290, 253, 289, 255, 256, 257, 258, 259, 260, 261, 262, 288, 287, 286, 285, 284, 283, 179, 180, 181, 182, 183, 184, 187, 209, 188, 189, 190, 191, 193, 559, 186, 557, 564, 563, 450, 596, 165, 252, 585, 586, 587, 588, 589, 590, 591, 592, 593, and 594 on the City of Providence Assessor's Plat No. 45, dated December 31, 1951, together with those portions of Staniford Street, Pilgrim Street, Hilton Street, Chester Avenue, Prairie Avenue, Blackstone Street, Robinson Street, Willard Avenue, Gay Street, and Ash Street as contained within the Project Area boundary line hereinbefore described.

All of the land within the project area will be acquired with the exception of lot No. 120 and those portions of streets not to be vacated.


PROJECT BOUNDARY
APPROXIMATE LINE BETWEEN RE-USES
BLACKSTONE
STREET
WILLARD CENTER
UNIT ONE
PARKING
PRAIRIE
STANIFORD
COMMERCIAL
TO BE RETAINED IN PRESENT FORM AND USE
PLAYGROUND — PLAYFIELD
STREET
AVENUE
STREET
PILGRIM
0
100
200
SCALE
FEET
REDEVELOPMENT PLAN
FOR
WILLARD CENTER UNIT TWO
PROJECT AREA D2-A2
LAND USE
PROVIDENCE REDEVELOPMENT AGENCY
APRIL 1954
2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FOR
WILLARD CENTER UNIT TWO
PROJECT AREA D2-A2
RIGHT-OF-WAY ADJUSTMENTS
PROVIDENCE REDEVELOPMENT AGENCY
APRIL 1954
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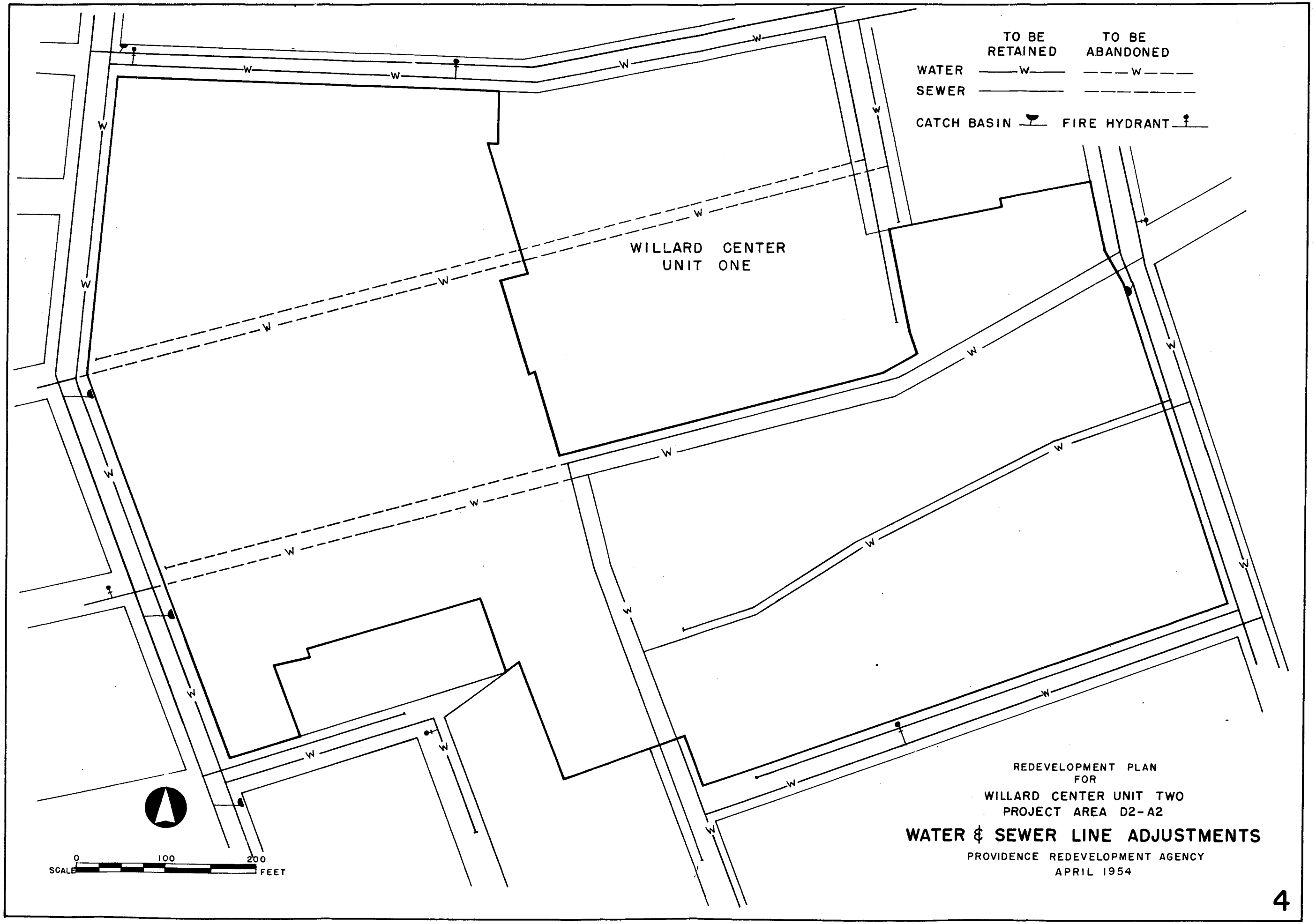
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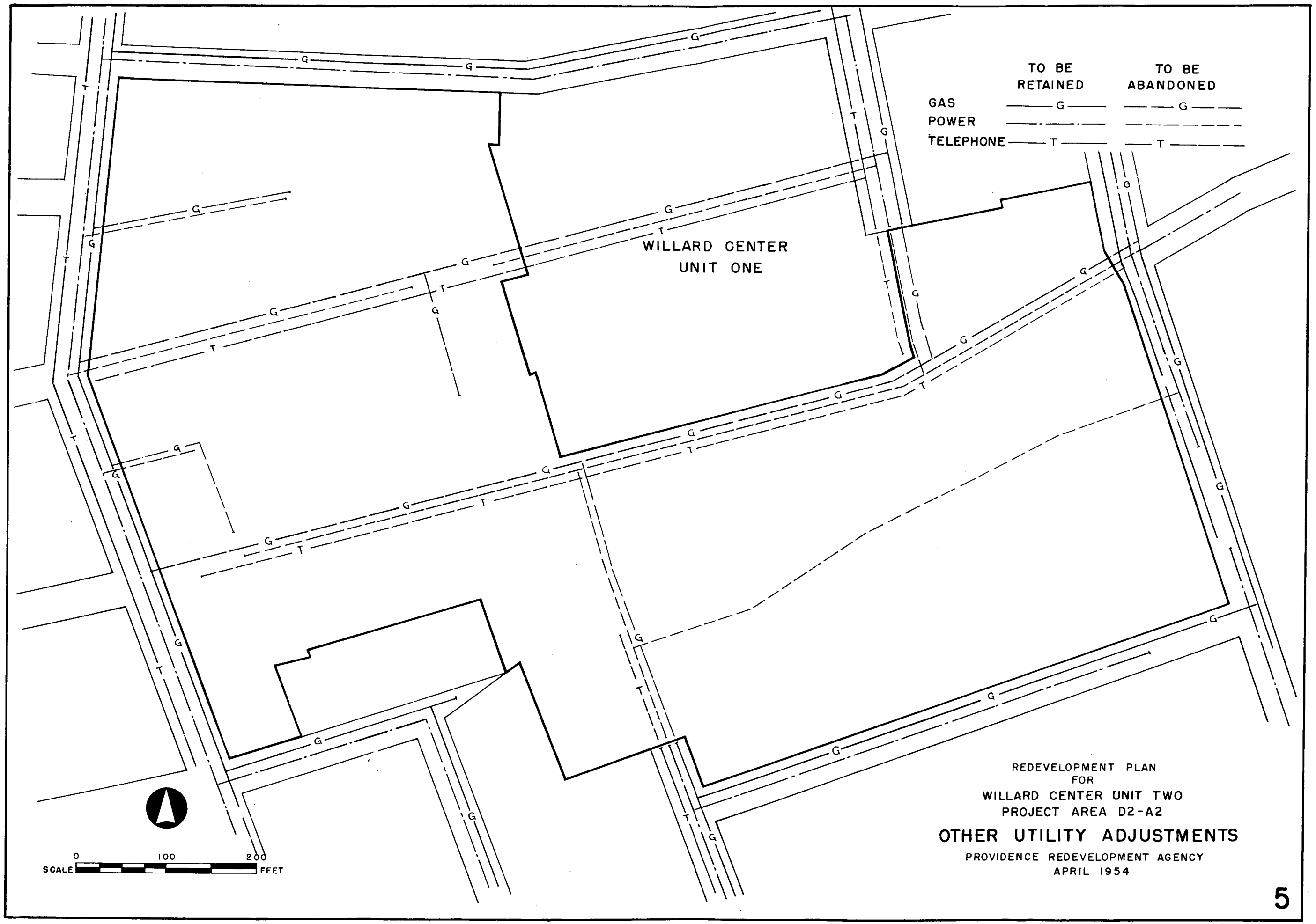
WATER & SEWER LINE ADJUSTMENTS
PROVIDENCE REDEVELOPMENT AGENCY
APRIL 1954
4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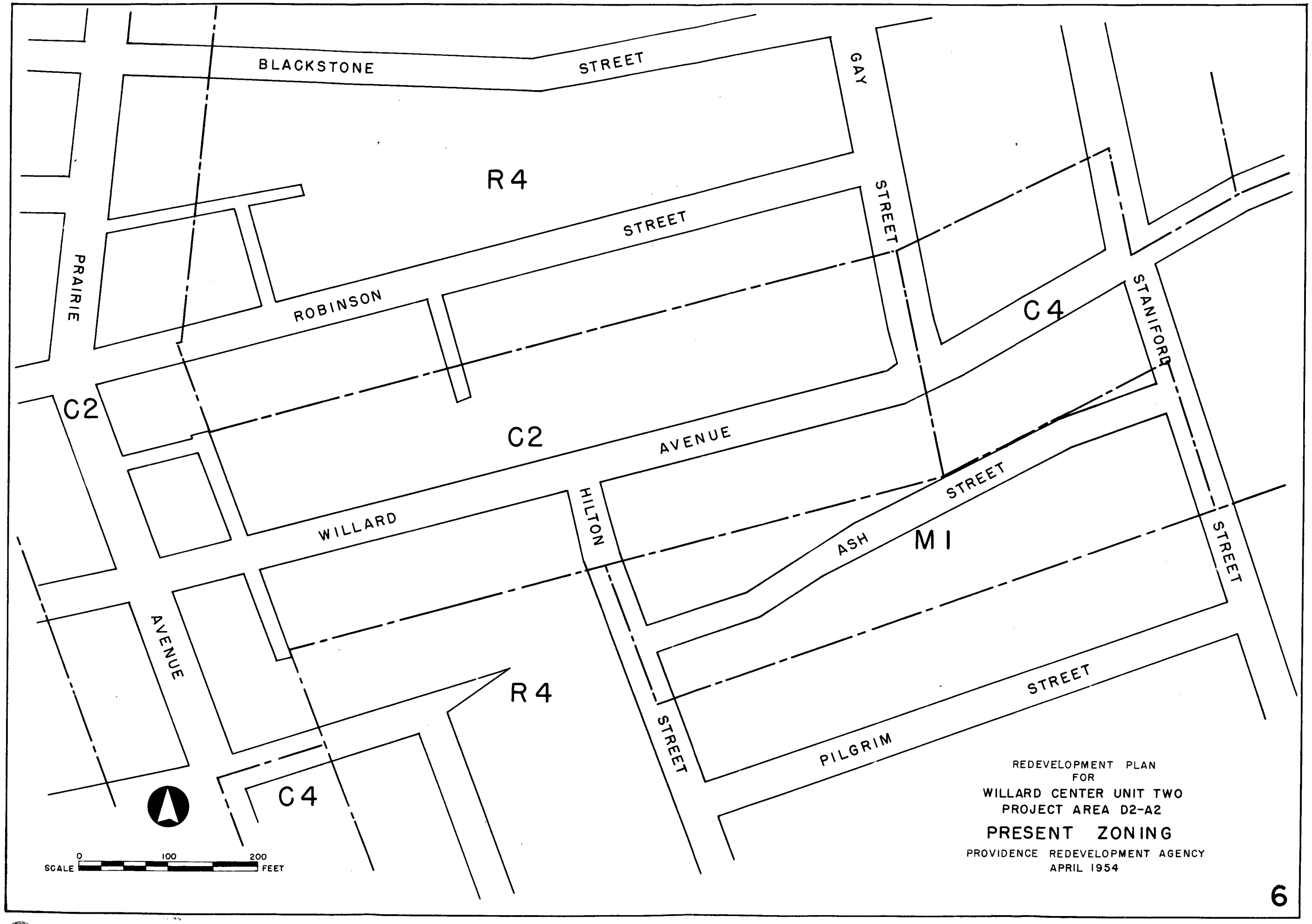
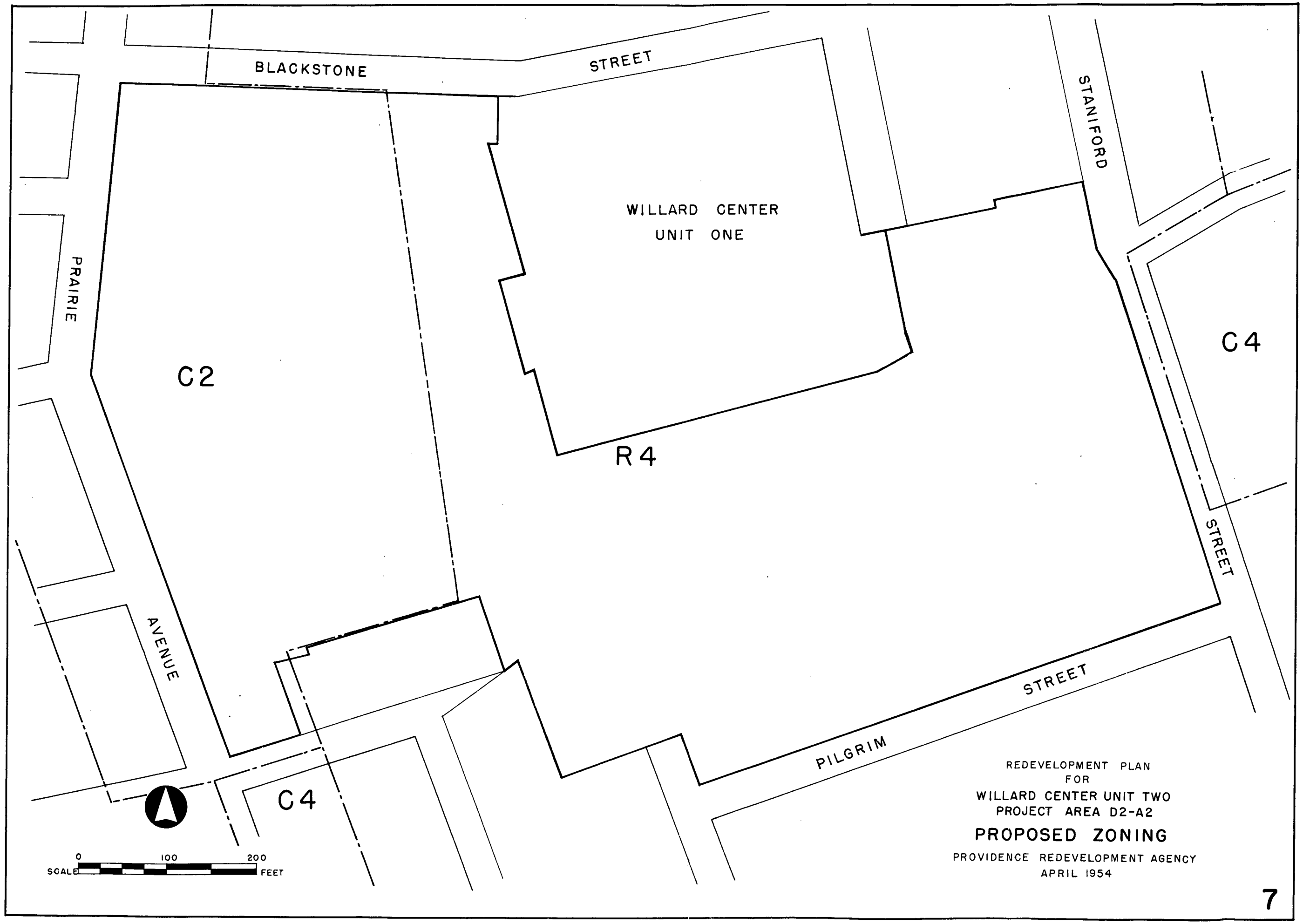
FOR
WILLARD CENTER UNIT TWO
PROJECT AREA D2-A2
OTHER UTILITY ADJUSTMENTS
PROVIDENCE REDEVELOPMENT AGENCY
APRIL 1954
5



REDEVELOPMENT PLAN
FOR
WILLARD CENTER UNIT TWO
PROJECT AREA D2-A2

PRESENT ZONING

PROVIDENCE REDEVELOPMENT AGENCY
APRIL 1954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FOR
WILLARD CENTER UNIT TWO
PROJECT AREA D2-A2
PROPOSED ZONING
PROVIDENCE REDEVELOPMENT AGENCY
APRIL 1954

Civic Planning and Traffic Board

The PROVIDENCE CHAMBER OF COMMERCE

SINCE 1868 CONSTRUCTIVE SERVICE

36 EXCHANGE PLACE

PROVIDENCE 1, RHODE ISLAND

GASPEE 1-6822

April 15, 1954

To the Honorable City Council
City Hall
Providence, Rhode Island

Gentlemen:

At a regular meeting of the Civic Planning and Traffic Board of the Providence Chamber of Commerce, held April 9, 1954, the following motion was adopted by a unanimous vote: --

> "That the Civic Planning and Traffic Board go on record in support of the program of the Providence Redevelopment Agency as proposed for Willard Center Unit II and that representatives of the Civic Planning and Traffic Board appear at the Public Hearing to be held on this project by the Providence City Council on April 15, 1954 in support of the project."

Very truly yours,

Harold G. Morris

Harold G. Morris
Chairman

HGM/aj

MEMORANDUM

To: Mr. D. Everett Whelan, City Clerk

From: Mr. Donald M. Graham, Executive Director
Providence Redevelopment Agency

Date: March 29, 1954

Subject: RECOMMENDED SCHEDULE OF ACTIONS LEADING TOWARD APPROVAL BY CITY COUNCIL OF REDEVELOPMENT PLAN FOR WILLARD CENTER UNIT TWO, PROJECT AREA D2-A2

April 1, 1954	Communication from Redevelopment Agency on docket: "Redevelopment Plan for Willard Center Unit Two, Project Area D2-A2." Referred by City Council to Thursday, April 15, 1954, at 8:00 o'clock P. M. (EST) for Public Hearing with notice as required by Slum Clearance and Redevelopment Act of 1950. Agency will place Notice of Public Hearing in Journal and Bulletin on two successive Mondays: April 5 and April 12, 1954, in name of City Clerk. Agency will provide text and will pay for ads.
April 15, 1954	Public Hearing by full City Council. Consider report of City Plan Commission. Consider the Redevelopment Plan and all evidence and testimony for or against the adoption of the Plan. Council refers Redevelopment Plan and Report of Plan Commission to Committees on Ordinances and Public Works. (Agency will furnish draft ordinance to committee.)
May 6, 1954	Ordinance and Public Works Committees present Ordinance approving Redevelopment Plan for Willard Center Unit Two Project Area D2-A2 with adoption recommended. First reading.
May 20, 1954	Second reading and adoption of ordinance.

DONALD M. GRAHAM
EXECUTIVE DIRECTOR
PROVIDENCE REDEVELOPMENT AGENCY

see Page 251 J.C.P.

MEMORANDUM

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DONALD M. GRAHAM
EXECUTIVE DIRECTOR
PROVIDENCE REDEVELOPMENT AGENCY

March 26, 1954 DRAFT

The City of Providence
State of Rhode Island and Providence Plantations

Chapter _____ No. _____ Approved _____

AN ORDINANCE APPROVING AND ADOPTING AN OFFICIAL REDEVELOPMENT PLAN FOR "WILLARD CENTER UNIT TWO PROJECT AREA D2-A2"

WHEREAS, a "Tentative Plan for Willard Center Unit Two Project Area D2-A2" was approved in Resolution No. 720 approved November 20, 1953; and

WHEREAS, it was found and determined in said "Tentative Plan" that said Project Area is a "slum blighted area" and that it is necessary that the blighted conditions be eliminated to attain the purposes of the "Slum Clearance and Redevelopment Act" and thereby to protect and promote the health, safety and welfare of the community; and

WHEREAS, under the provisions of Title I of the Housing Act of 1949 the Housing and Home Finance Administrator is authorized to provide financial assistance to local public agencies for undertaking and carrying out slum clearance and urban redevelopment projects; and

WHEREAS, it is provided in such Act that contracts for financial aid thereunder shall require that the redevelopment plan for the respective project area be approved by the governing body of the locality in which the project is situated and that such approval include findings by the governing body that (1) the financial aid to be provided in the contract is necessary to enable the land within the project area to be redeveloped in accordance with the redevelopment plan; (2) the redevelopment plans for the redevelopment areas in the locality will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the redevelopment of such areas by private enterprise; and (3) the redevelopment plan conforms to a general plan for the development of the locality as a whole; and

WHEREAS, the Providence Redevelopment Agency has applied for financial assistance under such Act and has entered into contracts for financial assistance under such Act with the United States of America, acting by and through the Housing and Home Finance Administrator, pursuant to which Federal funds are provided for the slum clearance and urban redevelopment project (herein called Project) identified as "Willard Center Unit Two Project Area D2-A2" and located in the City of Providence, State of Rhode Island; and

WHEREAS, the Providence Redevelopment Agency proposes to apply for additional financial assistance under such Act and to enter into an additional contract or contracts with the Housing and Home Finance Administrator making available additional financial assistance for the Project; and

WHEREAS, there has been prepared and referred to the City Council of the City of Providence for review and approval a Redevelopment Plan for the Project Area, identified as "Redevelopment Plan, April 1954, Willard Center Unit Two Project Area D2-A2" and consisting of a report comprising a text and maps; and

WHEREAS, there has also been presented to the City Council information and data respecting redevelopment plans for the redevelopment areas in the City of Providence including the following: Capital Improvement Programs for 1950-1956, 1951-1957, 1952-1958, and 1953-1959, and the Annual Reports of the Providence Redevelopment Agency for 1948, 1949, 1950, 1951, 1952, and 1953; and

WHEREAS, a general plan has been prepared by the City Plan Commission and is recognized and used as a guide for the general development of the City of Providence as a whole; and

WHEREAS, the City Plan Commission, which is the duly designated and acting official planning body for the City, has submitted to the City Council its report and recommendations respecting the Redevelopment Plan for the Project Area and has certified that said Redevelopment Plan conforms to the said general plan for the City as a whole, and the City Council has duly considered said report, recommendation and certification of the planning body; and

WHEREAS, at a public hearing held on April 15, 1954, following notice of the date, time, place and purpose of such hearing, the City Council duly considered the Redevelopment Plan, and all evidence and testimony for and against the adoption of such Plan, in accordance with the provisions of the Slum Clearance and Redevelopment Act; and

WHEREAS, said Redevelopment Plan for the Project Area prescribes certain land uses for the Project Area, and will require, among other things, changes in zoning, the vacation and removal of streets, the relocation of sewer and water mains and other public facilities, and other public action; and

WHEREAS, it is necessary that the City Council take appropriate official action respecting the Redevelopment Plan for the Project, in conformity with the requirements of the Slum Clearance and Redevelopment Act and the contract or contracts for financial assistance between the Providence Redevelopment Agency and the Housing and Home Finance Administrator;

NOW, THEREFORE, BE IT ORDAINED by the CITY OF PROVIDENCE:

1. It is hereby found and determined that for the purposes of the Redevelopment Plan the "Willard Center Unit Two Project Area D2-A2" comprises that certain tract of land situated in the City of Providence and State of Rhode Island, which is bounded and described as follows:

(LEGAL DESCRIPTION)

2. It is hereby found and determined that:

a. The Redevelopment Plan for Willard Center Unit Two Project Area D2-A2 will redevelop said Project Area in conformity with the provisions of the Slum Clearance and Redevelopment Act; will effectuate the purposes and policy of such Act; and will promote the public peace, health, safety and welfare of the City of Providence.

b. The Redevelopment Plan for said Project Area conforms to the general or master plan for the City of Providence as a whole.

c. The Redevelopment Plan for said Project Area is feasible and the financial aid provided and to be provided pursuant to the contract or contracts for financial assistance pertaining to the Project between the Providence Redevelopment Agency and the Housing and Home Finance Administrator under the provisions of Title I of the Housing Act of 1949 is necessary to enable the land in the Project Area to be redeveloped in accordance with the Redevelopment Plan for the Project Area.

d. The acquisition of the real property provided for in the Redevelopment Plan and the undertaking of the redevelopment of the Willard Center Unit Two Project Area D2-A2, pursuant to said Plan, is in the public interest.

e. Adequate provision for payment for property which may be acquired by the exercise of eminent domain has been made in the Redevelopment Plan.

f. Adequate provision for the payment of the principal and interest on bonds of the Agency which may be issued if property acquired is leased has been made in the Redevelopment Plan.

g. The Redevelopment Plan contains adequate safeguards to assure the carrying out of the work of redevelopment in accordance with the Redevelopment Plan.

h. The Redevelopment Plan provides for the retention of controls and the establishment of restrictions and covenants necessary to effectuate the purposes of the Slum Clearance and Redevelopment Act.

i. The above-mentioned redevelopment plans for the redevelopment areas in the City of Providence will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the redevelopment of such areas by private enterprise.

3. In enacting this Ordinance, the City Council intends to comply and is complying with the provisions of the Slum Clearance and Redevelopment Act which relate to adoption of a redevelopment plan for an approved project area so that the blighted conditions in this Project Area can be eliminated and the Project Area can be redeveloped in accordance with the Redevelopment Plan to attain the public purposes and policy of the Slum Clearance and Redevelopment Act and thereby to protect and promote and be in the interest of the public peace, health, safety and welfare of the people of the State.

4. The Redevelopment Plan for Willard Center Unit Two Project Area D2-A2 comprising the text and maps included in the report recommended for approval by the Committee on Ordinances and by the Committee on Public Works on April ___, 1954, is incorporated herein and made part hereof. Said Redevelopment Plan is hereby approved, adopted, and designated as the Official Redevelopment Plan for Willard Center Unit Two Project Area D2-A2.

5. The Providence Redevelopment Agency is hereby fully authorized to carry out this Official Redevelopment Plan. Provided, however, that the Agency shall obtain the approval by resolution of the City Council before entering into any contracts for disposition of property or contracts with the Housing and Home Finance Agency for financing this Official Redevelopment Plan.

6. In order to implement and facilitate the effectuation of the redevelopment plan hereby approved it is found and determined that certain official action must be taken by this body with reference, among others, to changes in zoning, the vacation and removal of streets, the relocation of sewer and water mains and other public facilities and, accordingly, this body hereby:

a. Pledges its cooperation in helping to carry out said Official Redevelopment Plan;

b. Requests the various officials, departments, boards and agencies of the City of Providence having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with said Redevelopment Plan;

c. Declares that it will institute proceedings to effect the changes in the zoning ordinance as required to implement the Official Redevelopment Plan;

d. Declares that it will institute proceedings for the closing or widening of streets and other modifications of the street layout as set forth in the Official Redevelopment Plan;

e. Declares that it will provide the City's share of the Net Project Cost of the redevelopment of the Project Area, and hereby allocates, from the issuance of $2,000,000 of general obligation bonds authorized for redevelopment purposes in the referendum of November, 1948, the amount of $614,000 representing the estimated amount of its share of Net Project Cost.

f. Stands ready to consider and take appropriate action upon any other proposals and measures designed to effectuate said Redevelopment Plan.

7. To obtain the additional financial assistance under the provisions of Title I of the "Housing Act of 1949" necessary to carry out the Official Redevelopment Plan for said Project Area, the filing by the Providence Redevelopment Agency of an application or applications for such additional financial assistance under Title I of the "Housing Act of 1949" is hereby approved.

8. This Ordinance shall take effect upon its passage and shall be filed with the City Clerk who is hereby authorized and directed to forward a certified copy of this Ordinance to the Providence Redevelopment Agency.

MEMORANDUM

To: Thomas Luongo, President, Providence City Council

From: Donald M. Graham, Executive Director,
Providence Redevelopment Agency

Date: April 15, 1954

SUBJECT: SUGGESTED PROCEDURE FOR PUBLIC HEARING, APRIL 15, 1954

(The Public Hearing opens)

Mr. Luongo: The City Council meeting of the City of Providence is now open for public hearing pursuant to the requirements of Sections 26 and 60 of Chapter 2574 of the Public Laws of Rhode Island, 1950.

This Public Hearing of the City Council of the City of Providence is concerned with the "Redevelopment Plan for Willard Center Unit Two, Project Area D2-A2".

All persons or agencies who desire to speak will be given an opportunity to make a statement, and all persons or agencies who desire to submit communications in writing will be given an opportunity to read or submit such communications;

We will now hear from Donald M. Graham, Executive Director of the Providence Redevelopment Agency. ---------- Mr. Graham.

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Mr. Luongo: All persons or agencies who desire to speak may now come forward, give their name and address, and address the Public Hearing.

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(Have each speaker give his name and address. Have attorneys give their names and names of persons they represent.)

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Mr. Luongo: All persons or agencies who desire to submit communications in writing may now come forward and do so.

* * * * * * * * * * * * * * * * * * * *

Mr. Luongo: Is there anyone else present who desires to speak or to submit a communication in writing concerning the "Redevelopment Plan for Willard Center Unit Two, Project Area D2-A2".

There being no one, this Public Hearing is declared closed.