

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1984-22

No. 167. **AN ORDINANCE** APPROVING AND ADOPTING THE OFFICIAL REDEVELOPMENT PLAN FOR THE PROMENADE CENTER RENEWAL PROJECT

Approved March 23, 1984

Be it ordained by the City of Providence:

WHEREAS, the Providence Redevelopment Agency (hereinafter sometimes called "Local Public Agency") pursuant to the provisions of Title 45, Chapter 31-33 (inclusive) of the General Laws of Rhode Island, 1956, as amended, entitled, "Redevelopment Act of 1956", has formulated and submitted to the City Council on December 15, 1983, for its consideration, an Urban Renewal Plan approved by the Local Public Agency, for an Urban Renewal Area, which said Urban Renewal Plan is entitled, "Promenade Center Renewal Project" and comprises a report consisting of approximately 28 pages of text, 2 exhibits and 4 maps; 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 said Urban Renewal Plan concerns itself with areas which have been designated Redevelopment Areas by the City Council of the City of Providence by Chapter 103 of the Ordinances of the City of Providence, approved July 6, 1948, as amended to date, in conformity with the provisions of Section 22 of Chapter 1802 of the Public Laws of Rhode Island 1946, as amended, and Title 45, Chapter 32, Section 4 of the General Laws of Rhode Island, 1956, as amended; and

WHEREAS, a copy of said Urban Renewal Plan was transmitted to the City Plan Commission.

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 Urban Renewal Plan for the Promenade Center Renewal Project and has certified that said Urban Renewal Plan conforms to the said General plan for the City as a whole, and the City Council has duly considered said report, recommendations and certification of the planning body; and

WHEREAS, the plan as submitted contains a finding that the area included in the proposed Urban Renewal Plan qualified as a deteriorated blighted area within the meaning of the "Redevelopment Act of 1956" as amended to date, because there exist in the area buildings or improvements, used or intended to be used for living, commercial, industrial or other purposes, which by reason of (1) dilapidation, deterioration, age or obsolescence, (2) inadequate provisions for ventilation, light

No.

CHAPTER

AN ORDINANCE

sanitation, open spaces and recreation facilities, (3) defective design or unsanitary or unsafe character of condition, (4) defective or inadequate street and lot layout, (5) mixed character, deterioration or shifting of uses to which they are put, or any combination of such factors and characteristics are conducive to the further deterioration and decline of the area and injuriously affect the entire area; and

WHEREAS, a structural quality survey was conducted by the City of Providence, Department of Planning and Urban Development and the results of that survey as set forth in the Urban Renewal Plan indicated that 39% of the structures have deficiencies that include serious deterioration; lack of sanitary facilities; and serious inadequacies in lighting and ventilation. The Promenade Center Renewal Project Area is not restricted to, nor does it consist entirely of lands, buildings, or improvements which of themselves are detrimental, but is an area in which such conditions exist and injuriously affect the entire area.

WHEREAS, there has also been presented to the City Council information and data respecting Urban Renewal Plans for the Urban Renewal Areas in the City of Providence including the following: Capital Improvement Programs for 1950-1956, 1951-1957, 1952-1958, 1953-1959, 1954-1960, 1955-1961, 1956-1962, 1957-1963, 1958-1964, 1959-1965, 1960-1966, and 1961-1967, 1962-1968, 1963-1969, 1964-1970, 1965-1971, 1966-1972, 1967-1973, 1968-1974, 1979-1985, 1980-1986, 1983-1988, and the Annual Reports of the Providence Redevelopment Agency for 1948 through 1981 (inclusive); and

WHEREAS, at a public hearing held following notice of the date, time, place and purposes of such hearing, the City Council Committee on Urban Redevelopment, Renewal and Planning duly considered the Urban Renewal Plan, and all evidence and testimony for and against the adoption of such plan, in accordance with the provisions of the "Redevelopment Act of 1956"; and

WHEREAS, said Urban Renewal Plan for the Project Area prescribes certain land uses for the Promenade Center Renewal Project Area and will require, among other things, but not by way of limitation, property acquisition clearance and demolition, rehabilitation and reconstruction of certain streets, curbing and sidewalks, grading and other public improvements and other public actions; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF PROVIDENCE:

1. The Project is hereby designated as "Promenade Center Renewal Project".

2. It is hereby found and determined that for the purpose of the Urban Renewal Plan, the Promenade Center Renewal Project comprises that certain tract of land situated in the City of Providence and State of Rhode Island, which is bounded as described in Exhibit A, which is attached hereto and made a part hereof as if more fully set forth herein.

3. It be and hereby is found and determined in relation to the Promenade Center Renewal Project on the basis of the facts set forth in the report and documents mentioned in the Preamble of this Ordinance and upon the basis of evidence and testimony presented at the public hearing on said Plan.

(a) That within the Promenade Center Renewal Project Area 8.13% of the structures are substandard or seriously deficient or unsafe in that these structures contain serious deterioration, and

(b) Within the Promenade Center Renewal Project Area there exists the following environmental deficiencies:

- a. Defective or Inadequate Street and/or Lot Layout.
- b. Incompatible or Shifting Uses.
- c. Obsolete or Aged Buildings, Not Suitable for Improvement or Conversion.
- d. Inadequate Provision for Ventilation, Light, Sanitation, Open Space and Recreation Facilities.
- e. Defective Design or Unsanitary or Unsafe Character or Condition of Physical Construction.

4. It be and hereby is found and determined that because of a predominance of conditions of dilapidation, deterioration, obsolescence, inadequate provision for light and sanitation, unsanitary and unsafe character and condition of physical construction, mixed character of uses injuriously affect the entire area and constitute a menace to the public health, safety and welfare of the inhabitants of the area and of the community generally, said Urban Renewal Area is a deteriorated and blighted area within the meaning of Sections 2-8 inclusive of Chapter 31 of the "Redevelopment Act of 1956", as amended, and that said Promenade Center Renewal Project Area is hereby determined to be a deteriorated blighted area.

5. It be and hereby is found that the Promenade Center Renewal Project Area requires clearance, replanning, redevelopment, and improvement and rehabilitation under the provisions of the "Redevelopment Act of 1956".

6. It be and hereby is declared to be the purpose and intent of this Body to eliminate the deteriorated and substandard conditions existing in the Promenade Center Renewal Project Area and the replacement of such conditions by a well-planned area in accordance with and by the means provided in the "Redevelopment Act of 1956".

7. It is hereby found, declared and determined that:

(a) The Urban Renewal Plan for the Promenade Center Renewal Project Area will redevelop said Urban Renewal Area in conformity with the provisions of the "Redevelopment Act of 1956"; will effectuate the purposes and policy of said Act; and will promote the public health, safety, morals and welfare of the City of Providence.

(b) The Urban Renewal Plan for said Urban Renewal Area conforms to the general or master plan for the City of Providence as a whole.

(c) The acquisition of the real property in accordance with said plan for the Promenade Center Renewal Project Area is in the public interest.

(d) Adequate provision for payment for property which may be acquired by the exercise of eminent domain has been made in the Urban Renewal Plan.

(e) The Urban Renewal Plan contains adequate safeguards to assure the carrying out of the work of redevelopment in accordance with the Urban Renewal Plan.

(f) The Urban Renewal Plan provides for the retention of controls and the establishment of restrictions and covenants which may run with the land.

8. The Providence Redevelopment Agency shall sell, lease or dispose of land in the Promenade Center Renewal Project Area only in accordance with the terms of the Redevelopment Plan and subject to

the restrictions, covenants and conditions set forth herein and which are hereby found and declared to be necessary to effectuate the purposes of the "Redevelopment Act of 1956".

9. In enacting this Ordinance, the City Council intends to comply with the provisions of the "Redevelopment Act of 1956" which relates to adoption of an Urban Renewal Plan for an approved Urban Renewal Area so that the blighted and substandard conditions in this Urban Renewal Area can be eliminated and the Urban Renewal Area can be redeveloped in accordance with the Urban Renewal Plan to attain the public purposes and policy of the "Redevelopment Act of 1956" and thereby to protect and promote and be in the interest of the public health, safety, morals and general welfare of the people in the State as a whole and particularly the people of this City.

10. The Urban Renewal Plan for the Promenade Center Renewal Project consisting of a booklet containing a table of contents, approximately 28 pages of text, 2 exhibits and 4 maps, is hereby approved, adopted and designated as the Official Redevelopment Plan for the Promenade Center Renewal Project and is herein incorporated by reference and made a part hereof.

11. The Providence Redevelopment Agency is hereby fully authorized to carry out this Official Redevelopment Plan, however, that the Agency shall not enter into any contracts for disposition of property in the Urban Renewal Project Area until at least ten days after the City Council of the City of Providence has received at a regular or special meeting a report from the Providence Redevelopment Agency concerning the proposed sale or lease.

12. In order to implement and facilitate the effectuation of the Urban Renewal Plan hereby approved, it is found and determined that certain official action must be taken by this Body.

(a) Pledges its cooperation in helping to carry out said Official Urban Renewal 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 Urban Renewal Plan;

(c) Declares that it will provide the City's share of the project cost of the redevelopment of the Urban Renewal Project Area, and hereby allocates a cash contribution of \$1,000,000 representing the estimated amount of the total Project cost of \$3,500,000.

(d) Stands ready to consider and take appropriate action upon any other proposals and measures designed to effectuate said Urban Renewal Plan.

13. To obtain the additional financial assistance necessary to carry out the Official Redevelopment Plan for said Project Area, the filing by the Providence Redevelopment Agency of any application or applications for such additional financial assistance under the "State of Rhode Island, Department of Transportation Substitution Concept Program" is hereby approved.

14. Pursuant to the provisions of Title 45, Chapter 32, Section 25 of the General Laws of Rhode Island, 1956, the City of Providence hereby consents to the acquisition by the Providence Redevelopment Agency by eminent domain proceedings in connection with the Promenade Center Renewal Project Area of the fee to and/or all of the estate or interest of the City of Providence; and authorizes the Mayor, upon the passage of this Ordinance, to convey

by donation to the Providence Redevelopment Agency all of its rights, title and interest in the parcels of land with all buildings or improvements thereon described below:

| <u>Assessor's Plat</u> | <u>Lot</u> |
|------------------------|------------|
| 26 | 255 |
| 26 | 319 |
| 26 | 344 |

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

IN CITY COUNCIL
FEB 16 1984
First Reading Read and Passed
Referred to COMMITTEE
RENEWAL & PLANNING
Roz M. Mendonca
CLERK

IN CITY COUNCIL
MAR 15 1984
FINAL READING
READ AND PASSED
[Signature]
PRESIDENT
Roz M. Mendonca
CLERK

APPROVED
MAR 23 1984
Vincent A. Cianci
MAYOR

NO RESOLUTION
CONCURRED
ON

IN CITY COUNCIL
DEC 13 1983

FIRST READING
REFERRED TO COMMITTEE ON

URBAN REDEVELOPMENT
RENEWAL & PLANNING

Rose M. Menlove CLERK

CONCIT
IN CILA
ORDINANCE
CLOSING
LATE READING

INTERIOR

THE COMMITTEE ON
URBAN REDEVELOPMENT
RENEWAL & PLANNING
Jan. 12, 1984

Recommends Be Continued

Michael R. Clement
Clerk

THE COMMITTEE ON
URBAN REDEVELOPMENT
RENEWAL & PLANNING

Approves Passage of
The Within Ordinance, a Second Time

Rose M. Menlove
Chairman
March 7, 1984

THE COMMITTEE ON
URBAN REDEVELOPMENT
RENEWAL & PLANNING

Approves Passage of
The Within Ordinance

Rose M. Menlove
Chairman
February 10, 1984

Councilman Glavin and Councilman Dillon (By Request)

STANLEY P. BLACHER
Chairman
JOSEPH MOLLICONE, SR.
Vice Chairman
LESLIE A. HENSHAW
JOSEPH M. CERILLI
ALBERT E. CARRINGTON
THOMAS M. GLAVIN
DAVID G. DILLON
STANLEY BERNSTEIN
*Executive Director
and Secretary*



PROVIDENCE REDEVELOPMENT AGENCY

December 7, 1983

MAYOR VINCENT A. CIANCI, JR.
Ex-Officio

Rose M. Mendonca, City Clerk
City Hall
Providence, RI 02903

Re: Ordinance Approving and Adopting the Official
Redevelopment Plan
Promenade Center Renewal Project

Dear Mrs. Mendonca:

Enclosed is an original and ten (10) copies of an Ordinance Approving and Adopting the Official Redevelopment Plan for the Promenade Center Renewal Project. Twenty (20) copies of the Promenade Center Renewal Plan will be transmitted under separate cover.

The Promenade Center Renewal Project was developed through the cooperative efforts of the Promenade Center Association, the City of Providence, Department of Planning and Urban Development, and the Providence Redevelopment Agency.

The Plan proposes the acquisition and disposition of land for new development as well as the installation of site improvements.

The maximum project cost is estimated at \$3,500,000 and will be funded from the sale of long-term general obligation bonds issued by the City of Providence for redevelopment purposes in the amount of \$1,000,000 and the R. I. Department of Transportation in a maximum amount of \$2,500,000.

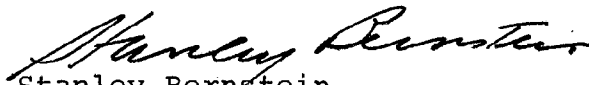
Since the State of Rhode Island enabling legislation requires a Public Hearing on the plan, and further requires that the notice of said Public Hearing be advertised once a week for four weeks, it would be appreciated if you would advise me of the date of the proposed Public Hearing in enough time so that we may insert the required notices in the newspaper.

It is respectfully requested that this matter be placed on the Docket for the December 13, 1983 meeting of the City Council. Your

Rose M. Mendonca, City Clerk
Page Two
December 7, 1983

cooperation in this matter is greatly appreciated.

Sincerely,


Stanley Bernstein
Executive Director

SB/gl

Enclosures

cc: Councilman Thomas M. Glavin
Councilman David G. Dillon

A

PRESENTATION BY STANLEY BERNSTEIN, EXECUTIVE DIRECTOR
PROVIDENCE REDEVELOPMENT AGENCY
AT PUBLIC HEARING BEFORE CITY COUNCIL COMMITTEE ON
URBAN REDEVELOPMENT, RENEWAL AND PLANNING
ON MONDAY, FEBRUARY 6, 1984 AT 7:00 P. M.

The legal basis for Urban Renewal activity within the City of Providence is Title 45, Chapters 31-33 of the General Laws of Rhode Island, 1956, as amended.

Section 4 of Chapter 32 of that Legislation requires that the City Council must have designated by resolution or ordinance specific areas of the City as redevelopment areas, as the Providence Redevelopment Agency can only develop urban renewal projects within those approved areas. That action was undertaken at a Public Hearing on May 19, 1948, and on July 6, 1948 the City Council adopted an ordinance designating 17 redevelopment areas within the City of Providence.

In 1960, the total was increased to 18 redevelopment areas by the adding of the D-9 Downtown area, and in 1982 the City Council approved the D-10 Redevelopment Area to support the Washington Park Revitalization Project.

It is also noted that certain of the approved redevelopment areas were subsequently enlarged to accommodate urban renewal projects whose boundaries extended beyond the approved redevelopment area.

Because the Providence Redevelopment Agency can only develop renewal plans within an approved redevelopment area; because a portion of the proposed Promenade Center Renewal Project area extends beyond

the D-6 redevelopment area boundary; and because conditions within the proposed extension of the D-6 Redevelopment area require renewal treatment, the Providence Redevelopment Agency is requesting that the City Council enlarge the approved D-6 Redevelopment area to include the area generally bounded by Amtrak Railroad on the south, Valley Street on the west and north, West Park Street on the north, and Interstate 95 on the east.

Thank you - that concludes the presentation.

B

PUBLIC HEARING
February 6, 1984, 7:15 P.M.
PROMENADE CENTER RENEWAL PROJECT

Mr. Chairman, and Councilmanic Members of the Committee, we are here this evening to consider the proposed Promenade Center Renewal Project, a project of the Providence Redevelopment Agency, the area of which is bounded generally by Valley Street, Prescott Street, West Park Street, Interstate 95, Harris Avenue and that portion of the Woonasquatucket River between Atwells Avenue and Amhurst Street.

Funding for planning activities was provided by the Mayor's Office of Community Development to the Promenade Center Association, which together with its consultants and the Department of Planning and Urban Development developed the plan which was approved by the Providence Redevelopment Agency on November 8, 1983 and is being presented at this Public Hearing.

The 176 acre project area includes 135 acres of densely settled commercial and industrial uses in an area that includes the unattractive and inaccessible Woonasquatucket River, local roads in need of repair or replacement, a basically sound traffic system in need of modification, and a lack of visual amenities.

The plan proposes the acquisition of three (3) lots - one vacant and two (2) improved, all three (3) of which are proposed to be dedicated by the City to the Providence Redevelopment Agency.

Site improvements proposed to be provided within the project area include reconstruction or resurfacing of right-of-ways, including new sidewalks and curbing where required, traffic signalization and signage, and riverfront improvements.

The cost of the project, \$3.5 Million is proposed to be funded \$2.5 Million from State - Federal monies and the balance of \$1 Million from the sale of long term general obligation bonds authorized by referendum in 1979.

At this time and with the approval of the Committee, Sam Shamoon; Chief of Planning of the Department of Planning and Urban Development, will present the details of the Promenade Center Renewal Project Plan.

C

PROMENADE CENTER RENEWAL PROJECT

The renewal plan evolved from a comprehensive study and plan of the entire project area - with the close participation of the Promenade Center Association and its block committees. Thirteen study blocks were established and generalized site plans were drawn up for several of these blocks. The intent of these plans are to spur private reinvestment and to encourage many viable industries to remain - and expand - like the Coca-Cola bottling plant on Pleasant Valley Parkway.

The intent of the acquisition of the 3 lots mentioned earlier - and shown here as Block #8 - is to pick a strategic site for a new development - the confluence of Harris and Kinsley Avenues. It has visibility from I-95, as shown here. It would be sold for a food oriented commercial venture, such as a farmers' market.

As noted earlier, all the proposed acquisition lots are City-owned. They contain this abandoned gas station, shown here; the Silver Top Diner, shown here; and parking for the produce warehouse. One business will have to be relocated.

The intent of the site improvement program is to correct some obvious deficiencies in the major roads: Harris Ave., Kinsley Ave., Promenade St., and others. And the river-front will be improved as well. Treatment of the river's edge with a well-defined border, such as the fence shown here and some landscaping, will go far towards improving the image of the Woonasquatucket River.

This concludes this presentation.

D

Joseph F. Cornwall

88 Holden Street, Providence, Rhode Island 02908

6 Feb, '84

City of Providence
Committee on Urban Redevelopment,
Renewal, and Planning.
City Hall,
Prov., R.I. 02903

Dear Committeemen:

As a resident at 88 Holden St, I live with my family adjacent to the Promenade Center Renewal Project boundary. We, like many of our neighbors, welcome the initiative taken by the city and business community to improve the industrial area below our neighborhood.

However, we earnestly request that in analyzing and recommending improvements to traffic flow in the project area (as directed under the third heading of Section E of the Proposed Plan) the agency staff adheres by the criterion they

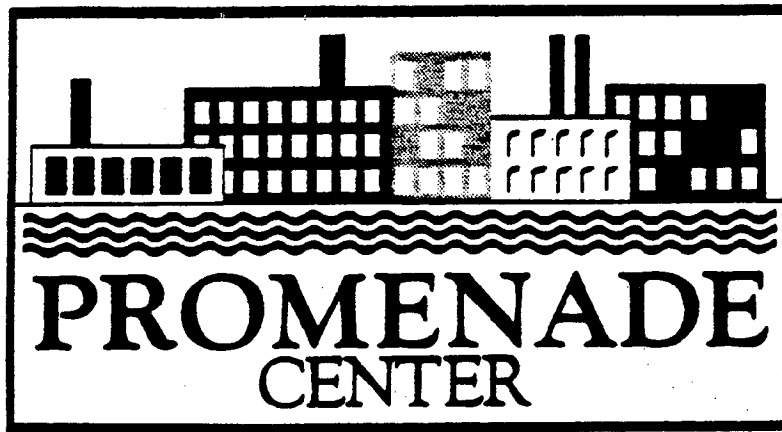
2.
set up in Section C.2.b.(3) of the plan — namely that "the internal circulation system will ensure an effective separation between neighborhood traffic and through traffic."

Currently the Smith Hill residential community suffers from the indiscriminate use of neighborhood streets by through traffic, and we are concerned that any increase in traffic to and from the project area will aggravate what is already a serious problem.

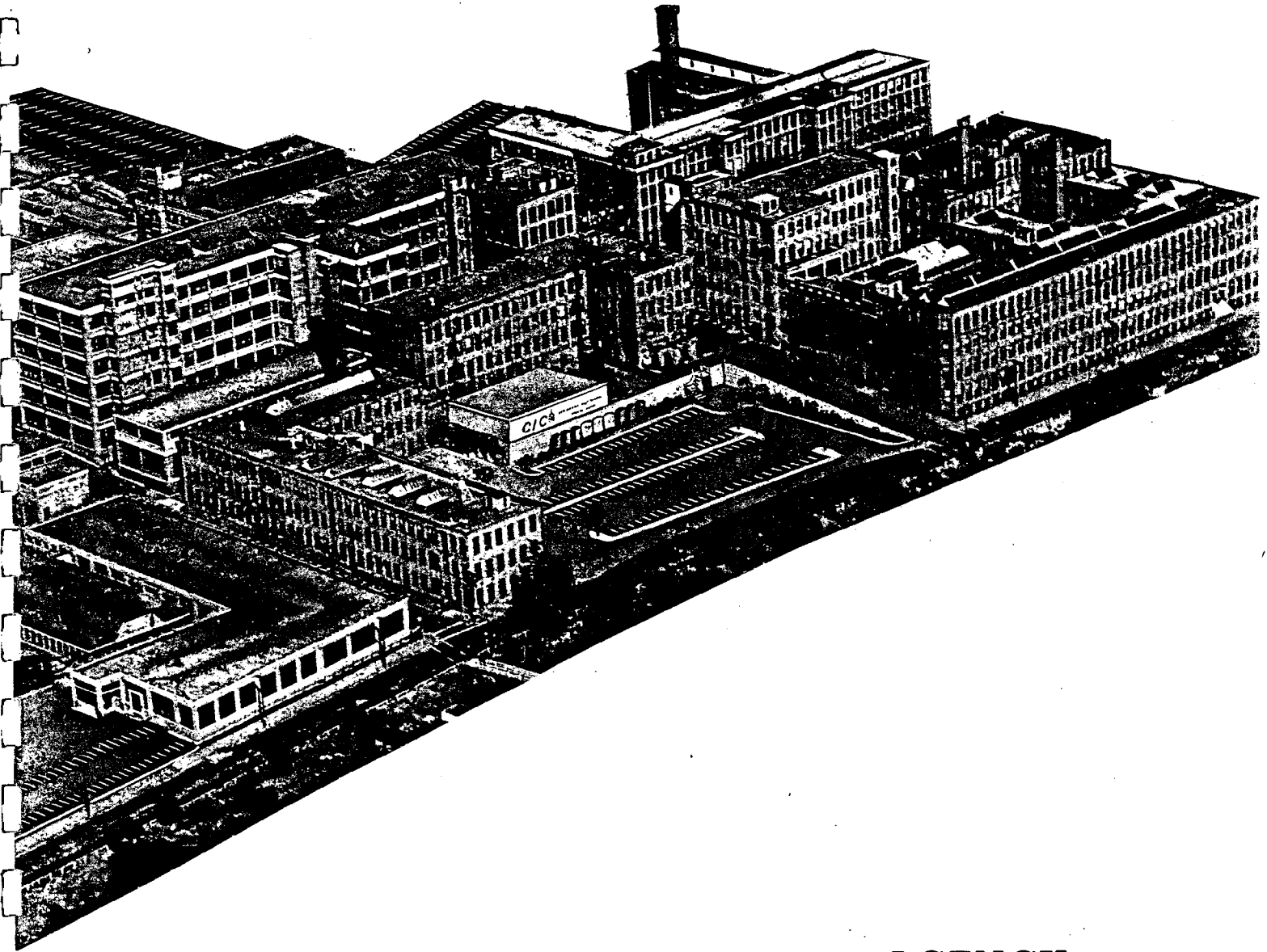
may we propose that all traffic into and out of the project area from the north be limited to Pleasant Valley Parkway and Park St.

Sincerely,

Joseph F. Connally



PROPOSED REDEVELOPMENT PLAN 1983



PROVIDENCE REDEVELOPMENT AGENCY

PROVIDENCE, RHODE ISLAND 02903

PROPOSED REDEVELOPMENT PLAN

FOR

PROMENADE CENTER RENEWAL PROJECT

1983

PROVIDENCE REDEVELOPMENT AGENCY

Providence, Rhode Island

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INTRODUCTION

1. PLANNING PROCESS

The Promenade Center Plan had its beginning in August of 1981, when several businesses and property owners formed an association to promote various improvements in an area considered to be one of the oldest industrial centers in the State. The Promenade Center Association received funding from the Mayor's Office of Community Development to conduct a comprehensive plan for the area. Together with staff support from the Department of Planning and Urban Development, the Providence Office of Economic Development and Urban Consultants, as the coordinating consultant, the combined firms of Keyes Associates of Providence and Economic Research Associates of Boston were retained and a plan was produced.

On November 12, 1982, the Promenade Center Development Plan (hereinafter referred to as "concept plan") was published. On February 8, 1983, the concept plan was presented to the Providence Redevelopment Agency and the Promenade Center Association was designated as the Official Project Area Committee (PAC) for the area. The PRA directed its staff to prepare and present a Redevelopment Plan based on the concept plan. This document represents the Redevelopment Plan that was presented to the PRA on November 9, 1983. It was approved and the staff was directed to submit this document to the City Council.

2. OBJECTIVES AND OPPORTUNITIES

The main objectives of this Redevelopment Plan are to implement some of the public sector recommendations of the concept plan and to serve as a catalyst for further private reinvestment in the area. The concept plan listed the following objectives:

- o To retain commercial and industrial businesses currently located within the Promenade Center whose success and continuance are viable and essential to the district and to the City of Providence;
- o To support and encourage the expansion of these organizations within the Center;
- o To attract new businesses to the Center by creating a cohesive and attractive environment and a location offering greater investment benefits than other available sites.

The concept plan further noted the following:

Although the area now contains many active businesses, the Promenade Center faces challenges common to similar older manufacturing districts. Many of the existing buildings are functionally obsolete and in need of renovation, however, their present low-rent structure (\$1.00 to \$1.50 per square foot) generally discourages upgrading. In addition, there is a limited amount of vacant land for new construction and the process of assembling such sites can be both difficult and costly in comparison to suburban alternatives.

Specific to the Promenade Center is the negative visual image conveyed by its central physical feature, the overgrown and littered riverbank and by its' scattering of neglected properties and deteriorated buildings.

The opportunities for development in the Promenade Center are based on its long history of successful business enterprise and the continued active participation of its corporate leaders in the shaping of opinion and policy at the city and state levels.

Its' location, proximate to downtown and the State House, with excellent highway and rail access is unequalled in the Providence metropolitan area for manufacturing and research and development companies. In addition, the construction of the new railroad station and Capital Center projects directly adjacent to the Promenade Center will make the district an attractive location for support facilities for a wide variety of governmental and private organizations. An added attraction for business expansion is the abundant supply of both skilled and semi-skilled workers in the nearby residential neighborhoods and in the surrounding region.

Within the site boundaries there are many structurally sound masonry buildings which will make excellent candidates for recycling and several sites which can be assembled for new construction. The Woonasquatucket

River itself represents an unusual opportunity for organizing the district and giving it a unique visual identity.

The concept plan went on to identify "work packages" for 13 development blocks and specific improvements to be public rights-of-way and the river-front areas along the Woonasquatucket River. Given that limited public dollars should be strategically directed towards elements of the plan to yield the most benefit, it is proposed that the following be implemented as part of this plan:

- 1) Acquisition and redevelopment of
Block 8, shown as parcel 1 on Map 3
"Disposition Map," in accordance with
the concept plan's proposal.
- 2) Site improvements to be public
rights-of-way and river-front areas.

The balance of the concept plan's objectives will be met primarily through private investment and activities. Other public actions such as changes in the Zoning Ordinance or Map may be required but they are not being recommended at this time. Finally, future public funding may also be required but sources such as the Urban Development Action Grants and other federal and/or state sources will be pursued.

A. DESCRIPTION OF THE PROJECT AREA

1. Boundaries and Location of Project Area

The Promenade Center Project Area is located within the D-6, D-5 and D-9 Redevelopment Areas which has been designated by Chapter 103 of the Ordinances of the City of Providence approved July 6, 1948, entitled "An Ordinance Designating 17 Areas of Land in the City of Providence as Redevelopment Areas in Accordance with the Provisions of Section 22 of Chapter 1802 of the Public Laws, 1946, known as the "Community Redevelopment Act" as amended to date, as an area containing blight and in need of redevelopment. This area is bounded generally by Valley Street, Prescott Street, West Park Street, I-95, Harris Avenue and that portion of the Woonasquatucket River between Atwells Avenue and Amhurst Street. The Promenade Center Project Area is depicted on Map No. 1., Existing Land Use and Zoning for illustrative purposes. For purposes of specific activities contained herein, a description of the area boundary is attached as Exhibit A of this Redevelopment Plan.

2. PHYSICAL CHARACTERISTICS

The physical character of the project area is determined by three factors:

- o its historic role as an industrial center
- o The Woonasquatucket River as a single most important natural feature.

- o Its highway access to other parts of the City and the interstate highway system.

Many of the project area's industries and buildings trace their origins to the 1860's, when the industrial revolution of the 19th century reshaped the face of many northeastern cities in America. Manufacturing giants like Brown and Sharpe, Congdon and Carpenter and the Nicholson File Company once had their headquarters here. As indicated in Table I, industrial uses still predominate. However, significant amounts of floor space within the older and in some cases historic buildings, are now vacant. While some structures are deteriorated, the active industries have maintained their structures remarkably well.

The Woonasquatucket River runs in an easterly direction through the middle of the project area. As with many 19th century industries, the river provided transportation and sources of power. Now shrouded with a thick underbrush, many high sand bars, eroded embankments and low bridges, the Woonasquatucket River is unattractive and inaccessible. Renewed interest in the river, both here and in adjacent areas downstream (Capital Center, Memorial Square and along the Providence River) have sparked efforts to clean the river and turn it once again into an asset. The project area is primarily served by Promenade Street and Kinsley Avenue, which provide east-west movements. In addition, Harris Avenue to the south and Valley Street to the north, afford additional east-west movement. The major north-south access routes are Pleasant Valley Parkway/Dean Street and Eagle Street. Currently

there is excellent visibility of the area from Route 95 but no direct access to the interstate highway. The new Civic Center Interchange, its connection to Dean Street and Route 6, will correct that deficiency in the near future. Combined with the extension of Route 6 and the widening of West Exchange Street, the area will have unsurpassed access on the interstate system and to points west along Route 6 and R.I.-195.

Some of the local roads are in poor shape with no sidewalks or well defined edges. Other streets have good surfaces, but no sidewalks or proper signage. Generally, the traffic system is basically sound but would need attention in terms of signalization, evaluation of one-way streets, turn-arounds at the river, signage and visual amenities.

TABLE I. LAND USE AND ACREAGE

| <u>Use</u> | <u>Acreage</u> | <u>Percentages</u> |
|-----------------------|----------------|--------------------|
| Street | 13.14 | 7.47 |
| Commercial | 59.46 | 33.78 |
| Industrial | 75.16 | 42.71 |
| Institutional | 0.24 | 0.14 |
| Vacant | 4.50 | 2.56 |
| Parking | 15.48 | 8.79 |
| Residential | 3.28 | 1.86 |
| Woonasquatucket River | 4.74 | 2.69 |
| TOTAL | 176.00 | 100.00 |

3. DATA ON BLIGHTED AND SUBSTANDARD CONDITIONS

Base data was collected mainly from the City Wide Land Use and Building Condition Survey conducted by the Department in 1982, which together with recent departmental surveys and additional information derived from the City of Providence Tax Assessor's Office, provided the basis for a comprehensive overview of the Project Area. * The condition of buildings within the Project can be found on Table II.

TABLE II. BUILDING CONDITION

| <u>BUILDING CONDITION</u> | <u>NUMBER</u> | <u>PERCENTAGES</u> |
|---------------------------|---------------|--------------------|
| Excellent | 0 | 0.00% |
| Good | 131 | 55.98% |
| Satisfactory | 12 | 5.12% |
| Light Deterioration | 72 | 30.77% |
| Advanced Deterioration | 3 | 1.28% |
| Heavy Deterioration | 1 | 0.44% |
| Dilapidated | 15 | 6.41% |
| | <u>234</u> | <u>100.0%</u> |

Of the total 234 structures in the Project Area, 37 structures or 15.8% are residential. 8.13% of the structures, both residential and non residential have deficiencies that include advanced deterioration, heavy deterioration, and dilapidation. 91 structures or 39% have deficiencies that range from light deteriorated to dilapidation.

The Project Area qualifies for urban renewal within the meaning of Section 45-31-8 of the General Laws of the State of Rhode Island, because the following conditions exist:

* See Exhibit B on Methodology

"There exists in the area buildings and improvements used or intended to be used for commercial, industrial, professional, residential, or other purposes which by reason of (1) dilapidation, deterioration, age and obsolescence, (2) inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities, (3) defective design, unsanitary or unsafe character and conditions of physical construction, (4) defective and inadequate street and lot layout (5) mixed character and shifting of uses, (6) deterioration of site improvements and/or combinations of such factors and characteristics, are conducive to the further deterioration of the Area."

The Area is not restricted to, nor does it consist entirely of lands, buildings, and improvements which of themselves are detrimental, but it is the Area in which such conditions exist, and thereby injuriously affect the entire Area.

B. STATEMENT OF DEVELOPMENT OBJECTIVES AND PROPOSED TREATMENT

- o to improve the overall development climate such that existing companies and businesses would find it desirable to remain and expand in Promenade Center and to encourage new enterprises to locate here.
- o to provide development opportunities on specific parcels that are currently underutilized or contain structures that are substandard or whose uses are not compatible with adjacent uses or which do not meet the concept plan's overall objectives.
- o to provide specific site improvements that will enhance the visual quality and create amenities.

1. PROPERTY ACQUISITION, CLEARANCE AND REHABILITATION

The Project Plan provides for the acquisition and clearance (or rehabilitation only if specified elsewhere herein) of certain land and buildings which are either in substandard or in deteriorating condition or that contain uses which are not compatible with adjacent properties. Acquisition is also proposed where there is a need to assemble land for new construction to achieve the objectives of the Plan.

In all instances, acquisition of property is justified in accordance with the State of Rhode Island Redevelopment Act of 1965, as amended, and have been approved by the Agency and the City Council upon passage of this Official Redevelopment Plan.

Properties to be acquired are set forth on Map No. 2 "Proposed Acquisition."

2. NEW CONSTRUCTION

Acquired property will be offered for new development consistent with the objectives and controls of the Plan, as noted in Section F - Land Disposition.

Disposition parcels are set forth on Map No. 3 "Disposition Map".

3. SITE IMPROVEMENTS

Site improvements proposed for the Project are specifically targeted towards the revitalization of the commercial and industrial district as previously described in this Plan. See Map No. 4 "Proposed Site Improvements".

C. PROPOSED GENERAL LAND USE

1. DESCRIPTION OF PREDOMINANT LAND USE

While Promenade Center began as an industrial area, it is not intended that this remain exclusively in industrial uses. Compatible food market uses, wholesaling, office use, storage and other related exclusive and mixed uses should be encouraged. This plan does not presently propose any rezoning of the area, but recognizes that such rezoning may be necessary and proposed as a separate action by the City.

2. PLANNING CRITERIA

(a) Type, Location and Other Uses Permitted Within
Predominant Land Use Categories:

(1) Standards governing the type, intensity and location of secondary or auxiliary uses within predominant land use categories are contained in the Zoning Ordinance and in this Plan.

(2) Criteria used to determine the type, intensity and location of auxiliary uses (such as public, institutional) within predominant land use categories are:

(a) Demonstration that there is a need for such a facility to serve the area.

(b) Compatibility between auxiliary uses and predominant land use.

(c) Economic feasibility and availability of land for the provision of adequate off-street parking and loading.

(b) Type, Location and Other Characteristics of the
Internal Circulation System:

(1) Alterations to the existing circulation systems within the Project will be determined by the following criteria:

- (a) Proposed land use.
- (b) Existing land use.
- (c) Estimated traffic volume.
- (d) Existing or planned access to major thoroughfares.

(2) The internal circulation system will ensure an effective separation between neighborhood traffic and through traffic.

(3) Circulation amenities will alleviate existing traffic congestion and facilitate traffic flow to, from, and through the commercial district.

(c) Other Public Improvements and Facilities Not Identified on the Proposed General Land Use Map.

(1) Site improvements will be provided within the Project Area as described further in this Plan. (see Map No. 4 "Proposed Site Improvements".)

(2) Public improvements will be provided in support of land uses.

D. URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES

1. ACQUISITION AND CLEARANCE

The major treatments for the Project Area are acquisition and site improvements. Revitalization will be realized by acquisition and clearance in those instances where there is a need to:

(a) Remove blighting influences, such as:

- 1) Substandard buildings
- 2) Overcrowding or improper location of structures on the land.
3. Obsolete building types.
4. Detrimental land uses or conditions.
5. Unsafe, congested, poorly designated or otherwise deficient streets.
6. Significant environmental deficiencies

(b) Provide land for new development, or improvements to existing facilities

(c) Promote historic and architectural preservation

(d) Provide land for right-of-way adjustments

(e) Provide land for other plan objectives as specified in this Plan

2. ADDITIONAL AGENCY FUNCTIONS

Under the provisions of the Community Redevelopment Act, the Agency is empowered to undertake, in addition to acquisition and clearance, the following redevelopment functions:

(a) Relocation

- (b) Installation and construction of site improvements
- (c) Disposition
- (d) Rehabilitation
- (e) Acceptance from the City of donations of land, site improvements, supporting facilities, cash grants-in-aid, services and other cooperative activities necessary to the execution of this Plan, which the City, under the terms of the same statute, is empowered to contribute with or without consideration to the program undertaking.
- (f) All other redevelopment activities provided for under the Act.

E. RENEWAL PLAN PROPOSALS

1. ZONING MODIFICATIONS

Zoning changes may be proposed, in the future, if required to implement objectives of this Plan.

2. PROPOSED ACQUISITION

Properties designated for acquisition as part of the Promenade Center Project are delineated on Map No. 2 entitled "Proposed Acquisition" and further described as follows:

| <u>ASSESSORS PLAT</u> | <u>LOT</u> | <u>LOCATION</u> |
|---------------------------|------------|--------------------|
| 26 | 319 | 7-3 Harris Avenue |
| 26 | 344 | Kinsley Avenue |
| 26 | 255 | 150 Kinsley Avenue |

3. SITE IMPROVEMENTS

Within the areas designated for site improvements (Map No.

4) the following types of activities are proposed:

- o Restoration, rehabilitation and resurfacing of certain roads, including sidewalks and curbs (where needed), resetting of catch basins and man-hole covers and amenities. Drainage correction as part of an overall rehabilitation with the public right-of-way is eligible.
- o Signage lighting and traffic signalization for safe and efficient flow of traffic. This includes pedestrian cross-walks and signalization. Overall traffic flows and direction of one-way and two-way movements

will be analyzed and recommendations will be made.

- o River-front improvements such as repair to walls, railings, rip-rap and embankments. Removal of underbrush, planting of new plant material and trees where appropriate for aesthetic reasons and to protect embankments from erosion.

These improvements are proposed in concept form and are not meant to be all inclusive. Upon passage of this Redevelopment Plan, detailed planning and engineering will establish (in consultation with the PAC) more detailed plans and specifications. Moreover, the site improvement plans will be submitted to the R.I. Department of Transportation for matching funds under the State's highway improvement program and the Federal Highway Administration. Certain specifications and requirements will be subject to those State and Federal agencies' approval.

F. LAND DISPOSITION

1. STANDARDS AND CONTROLS FOR LAND DEVELOPMENT

In order to achieve the objective of this Plan, the following controls shall restrict the use and development of those areas acquired for disposition and redevelopment within the Project.

M-1 General Industrial Zone

1. Permitted Uses

a) M-1 General Industrial Uses as provided in Section 6, of the Zoning Ordinance of the City of Providence shall be permitted in the project area, except those M-1 General Industrial Uses identified below.

- 1) Animal Hospital or kennels
- 2) Storage and sale of petroleum and petroleum products in quantities not exceeding 21,000 gallons.
- 3) Building material sales yard, including the sale of lumber, rock, sand and gravel as an incidental part of the main business, but excluding concrete mixing.
- 4) Contractor's equipment storage yard or plant or rental of equipment commonly used by contractors.
- 5) Feed or fuel yard
- 6) Automobile or machinery wrecking
- 7) Body or fender works

- 8) Brick, tile, terra cotta or cinder
block manufacture
- 9) Junkyard, storage, sorting or collecting
or bailing of rags, paper, metal or junk
- 10) Foundry casting lightweight non-ferrous
metal not causing noxious fumes or odors
- 11) Bleaching or dyeing
- 12) Brewery or liquor distillery

The Agency in its sole and absolute discretion shall have the final right of approval or rejection on any of the premitted uses.

b) Height

No building in the project area shall exceed six stories or 75 feet in height, measured from the average elevation of the finished lot grade at the front of the building at the roof line.

Penthouses or roof structures for the housing of elevators, tanks, ventilating fans or similar equipment required to operate and maintain the building, fire or parapet walls, skylights, television or radio antennas, chimneys, smoke stacks, similar structures, or permitted signs on top of parapet may be erected above the height limits herein described, but no penthouse or roof structure or any space above the height limit shall be allowed for the purpose of providing additional floor space for industrial or office use or for sign display other than the permitted signs on top of the parapet.

c) Area

- 1) Required Yards - Front yards shall be provided measuring at least 20 feet from property line to extended building line for all structures. This shall include extensions of and additions to existing structures and shall apply to both sides of any project right-of-way to be utilized for street purposes. In addition, side yards shall be provided measuring at least 20 feet from interior property line to building line. Wherever a lot abuts upon a railroad lead track easement or right-of-way, sufficient space shall be reserved to permit the construction of a side track approximately parallel to the railroad easement or right-of-way.
- 2) Required rear yard, lot coverage and lot area shall be governed by the applicable provisions of the Zoning Ordinance of the City of Providence, as amended.

d) Off-Street Parking

Five hundred (500) square feet of off-street parking area shall be reserved for every 1000 square feet of gross floor area of the building. Parking area may be provided anywhere on the lot except in the required minimum front yard.

e) Loading Facilities

The minimum requirement for off-street loading facilities shall be one loading space at least 10' x 25' with a 14 foot height clearance, if covered, for every 20,000 square feet or fraction thereof of floor area over 4,000 square feet.

Loading bays shall be located only on those sides of the building not facing the street.

These requirements may be modified or waived by the Agency, when it deems it advisable; and the Agency may, where the conditions and circumstances justify, file a petition with the Zoning Board of Review for Variance on "Off-Street Loading" to the Zoning Ordinance.

f) Landscaping and Site Improvements

- 1) Front Yard - Required front yards of building sites shall be maintained in grass except for walks, drives, planting and flag poles. Suitable planting shall be provided and maintained in front of the building or incorporated in the architecture of the structure by means of planting boxes. No driveway parallel to the street shall be permitted in the required minimum front yard.
- 2) Side Yard - A partial foundation planting shall be provided.
- 3) Paved Area - All areas subject to wheeled traffic shall be paved with bituminous, concrete or equivalent surfacing and shall have appropriate bumper or wheel guards where needed.

- (4) Parking Area - Wherever a parking area is provided between the front of the building and the required minimum front yard it shall be screened from view from the street. Light standards for the illumination of parking areas shall be shielded in such a way that the light source will not be visible from the street or from adjacent properties.
- (5) Unpaved Portions of Site - Any area not paved shall be maintained in grass and landscaped.

g. Sign Regulations

The following sign regulations pertain to all buildings unless otherwise specified:

- (1) Number of Signs Permitted - A maximum of two signs will be permitted for each industry, or each commercial establishment occupying a building, including any sign which is part of the building's architecture, but not including the plaque and directional signs permitted below. In multiple unit buildings the same number of signs will be allowed for each industry, or each commercial establishment, provided that on any such building either wall signs or parapet signs will be permitted, but not both, and no sign fixed to the wall may extend above the roof or parapet.

- (2) Subject Matter - Signs shall pertain only to the identification of the business conducted within the building and the products sold or manufactured, and to the direction of visitors. No pictures or samples will be permitted on a sign except as part of a trade mark.
- (3) Types of Signs - Only the following types of signs will be permitted:
- (a) Horizontal wall signs otherwise known as belt or face signs, excluding signs painted on the wall itself.
 - (b) Parapet signs, including signs on top of canopy or marquee.
 - (c) Plaques attached to the face of building in close proximity to the main entrance and bearing the name or trade mark of the industry.
 - (d) All necessary directional signs on the lot occupied by the building to which such signs pertain.
- (4) Sign Dimensions - Wall signs and parapet signs shall have a maximum height of 4 feet; a maximum area of not more than three square feet for each running foot of the face of the building displaying such sign; and a maximum projection of not more than 12 inches from the face of the building.
- Plaques shall have a maximum area of 8 square feet.

- (5) Sign Illumination - Any spotlight or similar illumination shall be so directed or shielded that the light source is not visible from the street or from adjacent properties. No animated signs will be allowed.

h. Other Obligations of Redevelopers

The Agency shall obligate redevelopers or their successors or assigns by deed or contract containing restrictive covenants running with the land or other appropriate means:

- (1) 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;

i. Miscellaneous Provisions

- (1) No open storage shall be permitted except in suitable screened or enclosed locations, or upon approval of the Agency where such open storage is a necessary and appropriate function of the principal use.
- (2) Architectural and landscaping plans and specifications as well as any other information as may be necessary for initial construction and

any subsequent changes, shall be submitted by all redevelopers to the Providence Redevelopment Agency for its approval to insure their conformance with the provisions of the Redevelopment Plan.

- (3) No building or structure shall be erected, reconstructed, enlarged or moved for any use other than that which is permitted herein, nor shall any building, structure or land be used for any other use than is permitted herein.
- (4) The construction of buildings shall conform to the regulations set forth in the Rhode Island State Building Code.
- (5) 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 days prior to the execution of said sale or lease agreement.
- (6) This Redevelopment Plan shall be in full force and effect for a period of forty (40) years commencing on the date of its adoption by the City Council, including but not limiting to all development controls, additions, reconstructions, new signage, changes in landscaping, and the like, as required by this section.

G. OTHER PROVISIONS NECESSARY TO MEET LOCAL OBJECTIVES

1. CONFORMITY TO GENERAL PLAN

This Plan is in conformity with all elements of the Master Plan for the City. Proposed redevelopment activity in the Project Area is intended to implement local planning and development objectives.

2.) METHOD OF RELOCATION

Businesses and individuals to be displaced by Agency action within the Project Area will be offered the services of the Business and Family Relocation Divisions of the Department of Planning and Urban Development.

3. OTHER CONDITIONS, COVENANTS, RESTRICTIONS AND PROVISIONS CONTROLLING THE DEVELOPMENT AND THE USE OF ACQUIRED LAND AND IMPROVEMENTS

- a) With respect to those provisions of the Plan, which exceed local law, redevelopers will be required to agree, in the event of any questions regarding the meaning of the standards and controls or other provisions of this Plan, that the interpretation of the Agency shall be final and binding.
- b) A report concerning the proposed sale or lease of any land acquired by the Agency 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.
- c) The following controls of this Plan shall obligate and bind all redevelopers and their successors in interest, lessees or assigns. The controls, covenants, and restrictions incorporate

in this Plan shall be in effect for a period of forty (40) years extending from the date of approval of this Plan by the City Council except that the controls stated in Paragraph (3) below, shall run for a perpetual period of time. In addition, the following restrictive covenants or controls running with the land shall be inserted in and made an effective part of all agreements and conveyance for the disposition of any part or parcel of land in the area to require said redevelopers:

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

(2) To comply with such terms and conditions relating to the use and maintenance of real property as in the opinion of the Agency to carry out the provisions of the Plan.

(3) To provide that at no time shall the acquisition, use, disposal or conveyance of land or improvements within the Project Area to or by any persons be denied, restricted or abridged, nor occupancy or possession therefore preferred, segregated or refused because of sex, race, color, creed, or nationality of ancestry. Further, all redevelopers shall comply with all Federal, State and Local Law, in effect from time to time, prohibiting discrimination or segregation by reason of sex, race, religion, color, or national origin, in the sale, lease, or occupancy of any project property.

(4) To begin and complete the construction of improvements within a period of time deemed by the Agency to be reasonable, subject to any provisions which may be made for the extension of the time limit with the approval of the Agency.

(5) To comply with such terms and conditions specified by the Agency which will prevent holding of land for speculative purposes, and the sale or other disposition of land at a profit until such time as the required improvements have been completed and a Certificate of Completion has been issued.

(6) To submit to the Agency architectural and landscaping plans and specifications, as well as any other information required by the Agency, for its approval prior to the time of transfer of title to the redeveloper to insure their conformance with the provisions of this plan.

4. MISCELLANEOUS PROVISIONS

(a) Whenever the controls in this Plan restricting the use and development of areas acquired for redevelopment conflict with provisions of the Zoning Ordinance or any other City Ordinance the higher standards of this Plan, if established, or of the Zoning Ordinance or any other City Ordinance shall govern.

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

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

(d) The purchaser of land from the Agency is obligated to provide the necessary rehabilitation of his/her adjoining non-acquired property to meet the standards established by this Plan.

(e) All buildings and improvements in the Project shall be

maintained in good repair and in safe, clean and sanitary condition.

(f) All mechanical equipment, whether located on the roof of a structure or on the ground or at any other location on a site shall be totally and effectively screened from view within the limits of safety and good design with respect to any given mechanical system and said screening shall be integrated with the architectural design, style and facia of the building(s).

(g) The Agency in its sole and absolute discretion shall have the final right of approval of all redevelopment proposals, including the interpretation of the objectives, standards and controls for land development, obligation of Redevelopers, and provisions necessary to meet local objectives.

5. OBLIGATIONS TO BE IMPOSED ON DEVELOPERS

(a) The developers, their successors in interest, lessees, or assigns shall be required, as an effective part of all agreements and conveyances for the disposition of any part or parcel of land in the Project Area, to observe all provisions of the Plan and to assure construction of all required and/or necessary improvements in conformity with the Plan within a reasonable length of time, which shall be determined by the Agency, in its sole and absolute discretion.

6. DURATION AND EFFECTIVE DATE OF REGULATIONS AND CONTROLS

The foregoing regulations and controls contained in this Plan will be binding, effectively by deed or by contract containing restrictive covenants running with the land, upon all purchasers or contractors and their heirs and assigns of the land within the area of the City, covered by this Plan. The regulations and controls incorporated in this Plan will be effective from the date of approval of this Plan by the City Council for forty (40) years/

except that the provisions contained herein with respect to non-discrimination shall run for a perpetual length of time.

7. ESTIMATED COST OF REDEVELOPMENT AND PROPOSED

METHOD OF FINANCING

The estimated project cost is \$3,500,000 of which \$2,500,000 is proposed to be funded by the State of Rhode Island, Department of Transportation's "Substitution Concept Program and Capital Development Program" and \$1,000,000 from the sale of long-term general obligation bonds issued by the City for redevelopment purposes.

H. PROCEDURE FOR CHANGES IN APPROVED PLAN

The City Council at its own discretion, or upon recommendation of the Agency, may modify this Plan at any time, and shall, where mandated by law, or may, at its discretion, hold a Public Hearing on such proposed modification, provided that if the Plan is modified after lease or sale by the Agency of real property in the Area, such modification shall be subject to such rights of law and in equity as the lessee or purchaser or his/her successor or successor's in interest may be entitled to assert.

I. DEFINITIONS

- a. Accessory Building and Use: A subordinate building located on the same lot with the main building, or a subordinate use of land, either of which is customarily incidental to the main building or to the principal use of the land.
- b. Building Height: The vertical distance measured from the average elevation of the finished lot grade at the front of the building to the highest point of ceiling of the top story, in the case of a flat roof, to the deck line of a mansard roof; and to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.
- c. Building Setback: The distance between the property line fronting a public right-of-way and the proposed building line.
- d. Dwelling Density: The number of dwelling units within a parcel.
- e. Floor Area Ratio (FAR): The total gross floor area divided by the total square footage of the parcel on which the structure is situated.
- f. Gross Floor Area: The total floor area of a structure inclusive of the floor area devoted to interior parking or the floor area of a cellar which is used for storage of mechanical equipment.
- g. Lot: A parcel of land defined by metes, bounds or boundary lines in a recorded deed, or shown on a recorded plan or plat and fronting on a street.

- h. Lot Coverage: The percentage of the parcel area covered by the total ground floor area of all structures within said parcel.
- i. Open Space: Those portions of a parcel utilized for outdoor living and recreation, exclusive of access way to buildings or areas intended for off-street parking, loading, or driveways.
- j. Parcel: One or more contiguous lots comprising a disposition area.
- k. Parking Area: That portion of a parcel required by the Zoning Ordinance or the controls of this Plan to be utilized and/or reserved for the parking of automobiles.
- l. Parking Space: An area, interior or exterior, of not less than 150 square feet net when considered separate from access thereto and screening and landscaping thereof, and not less than 300 sq. ft. when considered in conjunction with access thereto and screening and landscaping thereof.
- m. Project Boundary: Promenade Center Renewal Project Boundary as described in Exhibit A of this Plan.

J. ABBREVIATIONS:

- a. "Agency": Providence Redevelopment Agency
- b. "Building Code": The Rhode Island State Building Code,
as amended.
- c. "City": City of Providence
- d. "City Council": City Council of the City of Providence
- e. "Community Redevelopment Act": Redevelopment Act of 1956
of the General Laws of Rhode Island, 1956, as amended.
- f. "Department": Department of Planning and Urban Development
of the City of Providence
- g. "Minimum Housing Code": Minimum Standards Housing Ordinance
of the City of Providence.
- h. "Plan": Redevelopment Plan
- i. "Project Area": Promenade Center Redevelopment Project Area
- j. "State": State of Rhode Island
- k. "Zoning Ordinance": Zoning Ordinance of the City of Providence
Chapter 54, approved September 21, 1951, as amended.
- l. "Zoning Board of Review": Zoning Board of Review of the City
of Providence

Exhibit A

Description of the Boundaries of the Promenade Center Renewal Project

Beginning at a point, said point being located at the northerly side of Valley Street at the intersection of the westerly side of Raymond Street also known as Thomas J. Waters Memorial Square, in the City of Providence, Rhode Island.

Thence running westerly along said Valley Street to the easterly lot line of Lot 220 as shown on Assessors Plat 66, dated December 31, 1982;

Thence turning and running northerly along said Lot 220 to the northerly lot line of said Lot 220;

Thence turning and running westerly along the northerly lot line of said Lot 220, Lot 217 and a portion of Lot 216;

Thence turning and running northerly along the easterly lot line of Lot 437;

Thence turning and running westerly along said Lot 437 to the easterly side of Wolcott Street;

Thence turning and running northerly along said Wolcott Street to a corner, said corner being at the extension of the northerly lot line at Lot 160 across Wolcott Street;

Thence turning and running westerly across Wolcott Street and along said northerly line of Lot 160 to the easterly line of Robin Street;

Thence turning and running northerly along said Robin Street to a corner, said corner being at the extension of the northerly lot line of Lot 23 across Robin Street;

Thence turning and running westerly across said Robin Street along the rear lot line of Lot 23, Lot 27, Lot 28 and Lot 29;

Thence turning and running southerly along the westerly line of said Lot 29 to the northerly side of Prescott Street;

Thence turning and running westerly along said Prescott Street to the easterly side of River Avenue;

Thence turning and running northerly along said River Avenue to the extension of the northerly lot line of Lot 889, as shown on Assessor's Plat 65, across River Avenue;

Thence turning and running westerly across River Avenue along the said lot line of Lot 889 to the rear lot line of said Lot 889;

Thence turning and running southerly along said rear lot line of Lot 889 to its intersection with the rear lot line of Lot 152;

Thence turning and running westerly along the northerly lot line of Lots 152, 151, 150, 148, 146, 145 and 143;

Thence turning and running southerly along the westerly lot line of Lot 143 to the northerly lot line of Lot 141;

Thence turning and running westerly along said Lot 141 and across Harold Street to the westerly side of Harold Street;

Thence turning and running southerly along said Harold Street to the northerly side of Aurora Street;

Thence turning and running westerly along said Aurora Street to the westerly side of Rill Street;

Thence turning and running southerly along said Rill Street to the northerly side of Valley Street;

Thence turning and running southwesterly along said Valley Street to the extension of southerly lot line of Lot 583 as shown on Assessor's Plat 33 across Valley Street;

Thence turning and running southeasterly across Valley Street along said lot line of Lot 583 to the easterly lot line of said Lot 583;

Thence turning and running northerly along said easterly line of Lot 583 to the rear of Lot 364;

Thence turning and running easterly along the rear lot line of Lots 364, Lot 361 and Lot 366 to the westerly side of the Woonasquatucket River;

Thence turning and running southerly along said Woonasquatucket River to the extension of the southerly lot line of Lot 30, across said Woonasquatucket River;

Thence turning and running easterly across said River and along said lot line of Lot 30 extending across Harris Avenue to the northerly side of the Penn Central Railroad tracks;

Thence turning and running easterly along said railroad tracks to the proposed westerly State taking line for Route 95 on ramp;

Thence turning and running northerly along said State taking line to a point, said point being located at the intersection of said taking line and the extension of the rear lot line of lots located on Brownell Street;

Thence turning and running westerly along the extension of said lot lines and along said lot lines to the easterly line of Holden Street;

Thence turning and running northerly along said Holden Street to its intersection with the northerly side of West Park Street;

Thence turning and running westerly along said West Park Street to the easterly lot line of Lot 160 as shown on Assessor's Plat 67;

Thence turning and running northerly along said Lot 160 to the rear of said lot.

Thence turning and running westerly along the rear lot lines of Lots 160, 478, 479, 488 and 489;

Thence turning and running northerly along the rear lot lines of Lots 489, 464 and 465 also extending across Jewett Street to the northerly side of said Jewett Street;

Thence turning and running westerly along said Jewett Street to its intersection with the westerly side of Bath Street;

Thence turning and running southerly along said Bath Street to the lot line of Lot 493;

Thence turning and running westerly along the northerly lot lines of Lots 493, 339, 319, 321 and 324;

Thence turning and running northerly along the easterly lot line of Lot 265 to the southerly side of Jewett Street;

Thence turning and running easterly along said Jewett Street to a point, said point being located by the extension, southerly across Jewett Street of the easterly lot line of Lot 288;

Thence turning and running northerly across Jewett Street, along the said lot line of Lot 288 and extending across Orms Street to the northerly side of said Orms Street;

Thence turning and running westerly along said Orms Street to its intersection with the westerly side of Valley Street;

Thence turning and running southwesterly along said Valley Street to its intersection with the westerly side of Raymond Street and the point and place of beginning.

EXHIBIT B

METHODOLOGY OF THE PHYSICAL SURVEY

The exterior conditions of each structure was determined from a detailed examination of each visible element of the structure including foundation, exterior shell paint and structural condition, roof, chimney, gutters and downspouts, doors and windows. Three categories of exterior conditions were established for the non-residential structures:

1. Sound
2. Deteriorating
3. Dilapidated

Seven categories of exterior conditions were established for the residential structures:

1. Excellent
2. Good
3. Satisfactory
4. Light Deterioration
5. Advanced Deterioration
6. Heavy Deterioration
7. Dilapidated

Vacant land was divided into two categories: improved land and unimproved. Unimproved land refers to lots which are not used for any specific purpose, usually covered by grass or dirt. Improved vacant land refers to lots which have been landscaped, or have been fenced in, or used as a parking lot.

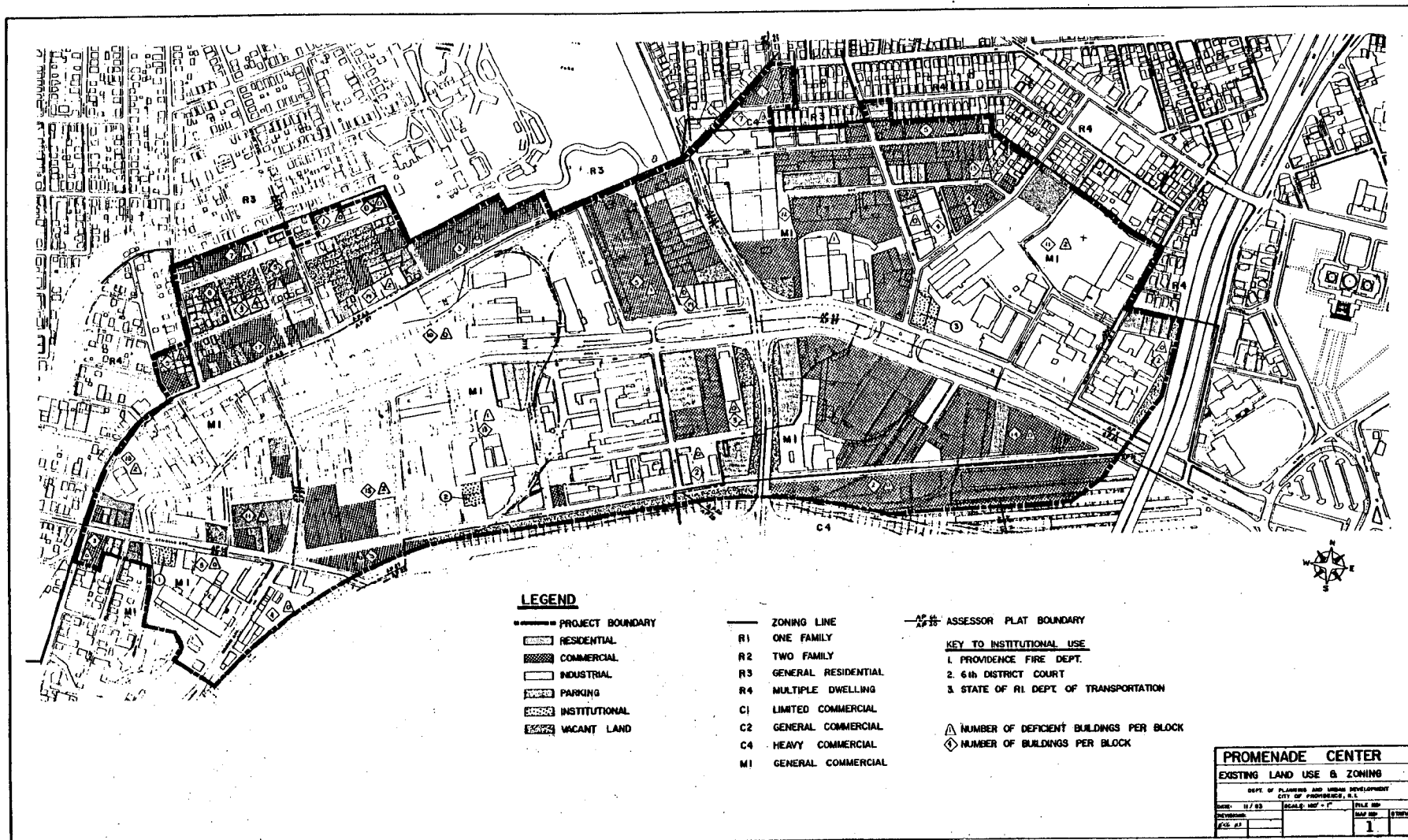
Streets and sidewalk conditions were recorded on the basis of visual observation and placed in three categories as follows:

STREET CONDITION

Good - no repair required
Fair - street in need of
partial resurfacing
Poor - street in need of
total resurfacing

SIDEWALK CONDITION



None - lack of sidewalk
Good - no repair required
Fair - minor repair work
required
Poor - entire replacement
required



| PROMENADE CENTER | | | |
|---|----------------|-----------|---|
| EXISTING LAND USE & ZONING | | | |
| DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I. | | | |
| DATE: 12/83 | SCALE: 1" = 1' | TITLE NO. | 1 |
| REVISION: | | DATE: | |
| BY: JF | | BY: JF | |

| | |
|--|----------------|
| PROMENADE CENTER | |
| PROPOSED ACQUISITION | |
| DEPT. OF PLANNING AND LAND DEVELOPMENT | |
| CITY OF CHICAGO, ILL. | |
| DATE: 12/83 | SCALE: 1" = 1' |
| PROJECT NO. | FILE NO. |
| 2 | 2 |

| SITE | PLAT | LOT |
|------|------|-----|
| 1 | 26 | 319 |
| 2 | 26 | 344 |
| 3 | 26 | 200 |

 PROPERTY TO BE ACQUIRED
 PROJECT BOUNDARY
LEGEND

