

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1980-27

No. 246

AN ORDINANCE APPROVING AND ADOPTING THE OFFICIAL REDEVELOPMENT PLAN FOR THE CHARLES STREET RENEWAL PROJECT

Approved May 3, 1980

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, Chapters 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 20, 1979 for its consideration, as Urban Renewal Plan approved by the Local Public Agency, for an Urban Renewal Area; which said Urban Renewal Plan is entitled, "Charles Street Renewal" and comprises a report consisting of 37 pages of text, 1 exhibit and 5 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 by Chapter 69-44 of the Ordinances of the City of Providence, approved November 28, 1969, 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.

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

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 Charles Street 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, sanitation, open spaces and recreation facilities, (3) defective design or unsanitary or unsafe character of condition or physical construction, (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.

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 20% of the structures have deficiencies that included serious deterioration; lack of sanitary facilities; and serious inadequacies in lighting and ventilation. The Charles Street Renewal 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, and the Annual Reports of the Providence Redevelopment Agency for 1948 through 1978 (inclusive); and

WHEREAS, at a public hearing held on _____ following notice of the date, time, place and purpose 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 Charles Street Renewal Area and will require, among other things, but not by way of limitation, property acquisition, clearance and demotion, 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 "Charles Street Renewal".
2. It is hereby found and determined that for the purpose of the Urban Renewal Plan, the Charles Street Renewal 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 Charles Street Renewal on the basis of the facts set forth in the reports 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 Charles Street Renewal Area 20% of the structures are substandard or seriously deficient or unsafe in that these structures contain serious deterioration, and

(b) Within the Charles Street Renewal 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 Charles Street Renewal Area is hereby determined to be a deteriorated blighted area.

5. It Be and hereby is found that the Charles Street Renewal 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 Charles Street Renewal 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 Charles Street Renewal 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 the said Plan for the Charles Street Renewal 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 Project Area only in accordance with the terms of the Redevelopment Plan and subject to the restrictions, covenants and conditions set forth therein 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 relate 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 Charles Street Renewal Project, consisting of a booklet containing a table of contents, 37 pages of text, 1 exhibit and 5 maps, is hereby approved, adopted and designated as the Official Redevelopment Plan for the Charles Street Renewal and is herein incorporated by reference, made a part hereof and designated as "Exhibit B".

11. The Providence Redevelopment Agency is hereby fully authorized to carry out this Official Redevelopment Plan, provided, however, that the Agency shall not enter into any contracts for disposition of property in the Urban Renewal 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 cost of the redevelopment of the Urban Renewal Area, and hereby allocates a cash contribution of \$1,200,000.00 representing the estimated amount of the Project Cost;

(d) That the City Treasurer, acting under the direction of the Committee on Finance, be and hereby is authorized and directed to borrow from time to time, in such sums as may be necessary, not exceeding

One Million Two Hundred Thousand (\$1,200,000.00) Dollars in accordance with the provisions of Title 45, Chapter 32, Section 42, and Title 45, Chapter 33, Sections 1,2, 4, and 17 of the General Laws of Rhode Island 1956, entitled "Redevelopment Act of 1956", and to issue the city's notes therefor, signed by him and countersigned by the Mayor and the Chairman of the Committee on Finance and to renew any such notes from time to time as the same become due. The money thus obtained shall be used exclusively for carrying out the Official Redevelopment Plan for Charles Street Renewal Project.

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

13. 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
APR 17 1980
FIRST READING
READ AND PASSED

Rose M. Mendonca CLERK

IN CITY
COUNCIL

MAY 1 1980
FINAL READING
READ AND PASSED

Ralph Farnsworth
PRESIDENT
Rose M. Mendonca
CLERK

APPROVED

MAYOR

Vincent A. Ciampi

MAY 3 1980

IN CITY COUNCIL

DEC 20 1979

FIRST READING
REFERRED TO COMMITTEE ON

URBAN REDEVELOPMENT
RENEWAL & PLANNING

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

DEC 14 9 46 AM '79

FILED

THE COMMITTEE ON
URBAN REDEVELOPMENT
RENEWAL & PLANNING

Recommends

Be Continued
Michael R. Clement Clerk

Mar. 26, 1980

THE COMMITTEE ON
URBAN REDEVELOPMENT
RENEWAL & PLANNING
Approves Passage of
The Within Ordinance

Rose M. Mendonca
Clerk *Chairman*
April 3, 1980

Councilman Xavier and Councilman Flynn (By Request)

STANLEY P. BLACHER
Chairman

JOHN RAO, JR.
Vice Chairman

ROBERT J. BEVILACQUA

FREDRICK LIPPITT

JOSEPH MOLLICONE

EDWARD W. XAVIER

LAURENCE K. FLYNN

STANLEY BERNSTEIN

Executive Director
and Secretary



PROVIDENCE REDEVELOPMENT AGENCY

December 14, 1979

MAYOR VINCENT A. CIANCI, JR.
Ex-Officio

Rose Mendonca, City Clerk
City Hall
Providence, Rhode Island

Dear Mrs. Mendonca:

Enclosed is an original and thirty (30) copies of an Ordinance Approving and Adopting the Official Redevelopment Plan for the Charles Street Renewal Project, together with thirty (30) copies of the Charles Street Renewal Plan.

The Charles Street Renewal Plan was developed through the cooperative efforts of the Charles Street Revitalization Commission, the City Department of Planning and Urban Development, and the Providence Redevelopment Agency.

The Plan proposes the acquisition of land, the rehabilitation and demolition of buildings, relocation of tenants, disposition of land and the installation of site improvements.

The project cost is estimated at \$1,200,000.00 and will be funded from the sale of long-term general obligation bonds issued by the City of Providence for redevelopment purposes, and a small cash contribution from the Mayor's Office of Community Development.

Since the State of Rhode Island enabling legislation requires a public hearing on the plan, and further requires that the notice of 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. A copy of that proposed ad is attached to this correspondence.

It is respectfully requested that this matter be placed on the Docket for the December 20, 1979 meeting of the City Council.

Sincerely yours,

A handwritten signature in cursive script, reading "Stanley Bernstein".
Stanley Bernstein
Executive Director

SB/gl
vfp

Enclosures

cc: Councilmen Xavier, Flynn, Petrosinelli, Salvatore

40 FOUNTAIN ST. • PROVIDENCE • RHODE ISLAND • 02903 • TELEPHONE 401-831-6550

CITY OF PROVIDENCE
COMMITTEE ON
URBAN REDEVELOPMENT
RENEWAL AND PLANNING: CHARLES STREET RENEWAL PLAN

Pursuant to the requirements of Section 4 and 11 of Chapter 32, Title 45 of the General Laws of Rhode Island, 1956, as Amended (1970 Reenactment) entitled the "Redevelopment Act of 1956", the Committee on Urban Redevelopment, Renewal and Planning of the City Council of the City of Providence will conduct a Public Hearing in the Chamber of the City Council, City Hall, Providence, Rhode Island on . This hearing will be concerned with the Urban Renewal for the Charles Street Renewal Project as proposed by the Providence Redevelopment Agency in a report titled Charles Street Renewal - Proposed Redevelopment Plan 1980 .

The project area is bounded generally on the north by the intersection of Paul and Charles Streets; on the east by the rear lot lines of properties located on the easterly side of Charles Street; on the south by the rear lot lines of properties located on Branch Avenue; on the southwest by the rear lot lines of properties located on Hawkins Street; and on the west by the rear lot lines of properties located on the westerly side of Charles Street.

The purpose of this Hearing is to consider a proposal for the undertaking of a project under state and local law to acquire certain properties for rehabilitation or demolition, to undertake a rehabilitation program to install or construct site improvements, and to make land available for redevelopment by private enterprise or public agencies as authorized by law.

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

PER ORDER: Committee on Urban Redevelopment, Renewal and Planning

Councilman Thomas F. O'Connor, Jr., Chairman,
Councilman Thomas C. Boyle
Councilman Nicholas W. Easton
Councilman Anthony P. Pennine

Councilman Joseph R. Paolino, Jr., Vice-
Chairman
Councilman David G. Dillon
Councilman William J. Moise
Rose Mendonca, City Clerk



The City Plan Commission

40 Fountain Street

PROVIDENCE, RHODE ISLAND

July 15, 1980

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

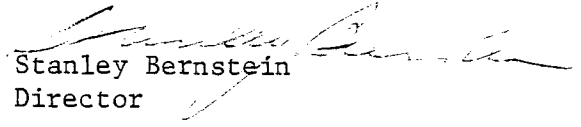
Subject: Plan Amendment of the Federal Hill East Project
✓ Redevelopment Plan of the Charles Street Project
(Both Ordinances were approved by the City Council on May 1, 1980)

Gentlemen:

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

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

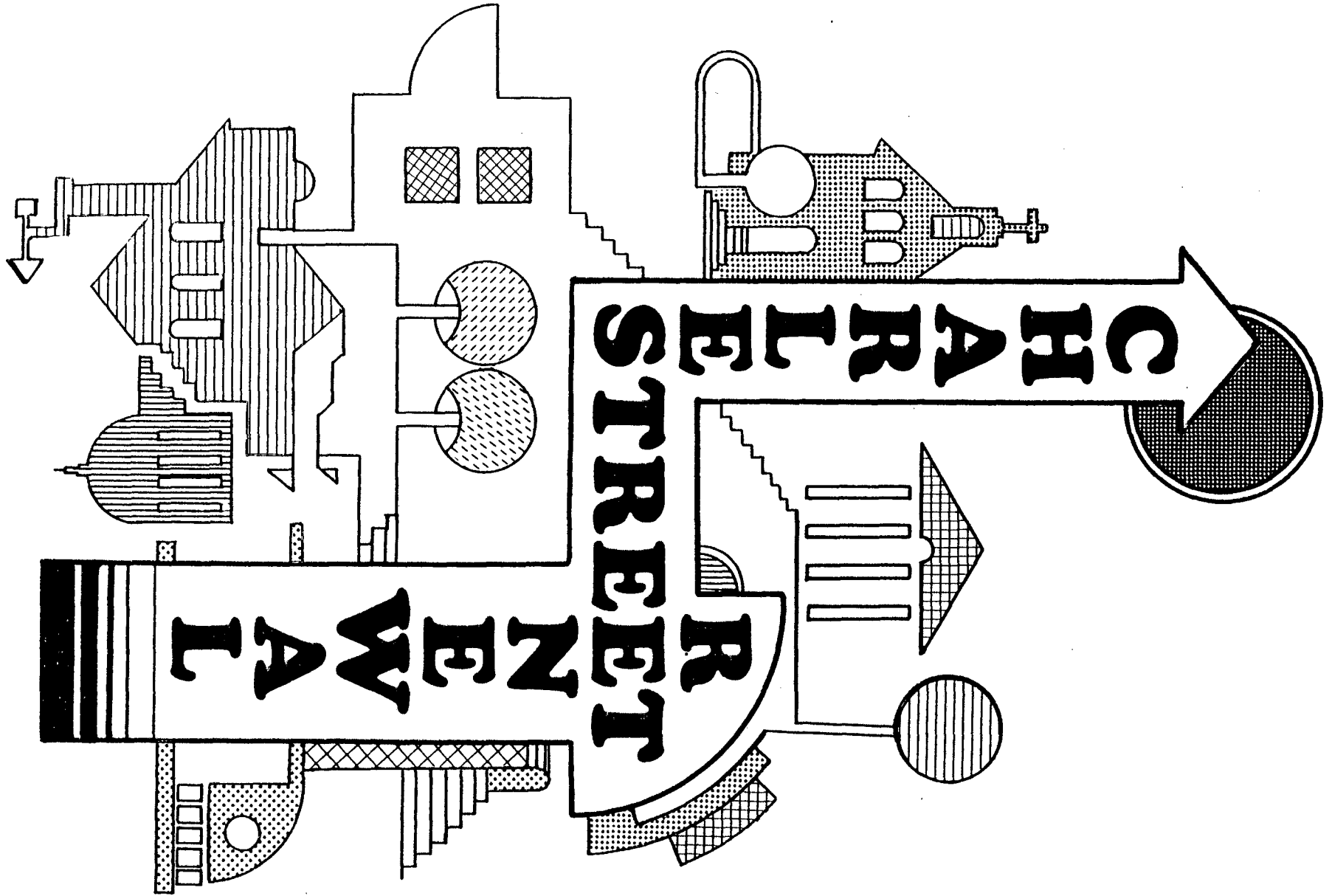
Sincerely yours,


Stanley Bernstein
Director

SB/cd

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

• OFFICIAL REDEVELOPMENT PLAN 1980 •



• PROVIDENCE REDEVELOPMENT AGENCY... PROVIDENCE, RHODE ISLAND •

TABLE OF CONTENTS

CHARLES STREET

	<u>PAGE</u>
<u>INTRODUCTION</u>	1
A. <u>DESCRIPTION OF THE PROJECT AREA</u>	2
1. Boundaries and Location of Project Area	2
2. Physical Character of the Charles Street Project Area	3
3. Data on Blighted and Substandard Conditions	4
B. <u>STATEMENT OF DEVELOPMENT OBJECTIVES</u>	7
1. Economic	7
2. Cultural	7
3. Restoration	8
4. Open Space	8
5. Traffic Circulation	8
6. Planning	8
C. <u>PROPOSED GENERAL LAND USE</u>	8
1. Description of Predominant Land Use Categories	8
2. Planning Criteria	8
a. Type, Location and Other Uses Permitted Within Predominant Land Use Categories	9
b. Type, Location and Other Characteristics of the Internal Circulation System	9
c. Other Public Improvements and Facilities Not Identified on the Proposed General Land Use Map	10
D. <u>URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES</u>	10

	Page
1. Acquisition and Clearance	10
2. Rehabilitation	11
3. Additional Redevelopment Agency Functions	15
E. <u>PLAN PROPOSALS</u>	16
1. Zoning Modifications	16
2. Proposed Acquisition	16
3. Site Improvements	16
F. <u>LAND DISPOSITION SUPPLEMENT</u>	17
1. Standards and Controls for Land Development	17
G. <u>OTHER PROVISIONS NECESSARY TO MEET LOCAL OBJECTIVES</u>	30
1. Conformity to General Plan	30
2. Method of Relocation	31
3. Other Conditions, Covenants, Restrictions and Provisions Controlling the Development and the Use of Acquired Land and Improvements	31
4. Miscellaneous Provisions	33
5. Obligations to be Imposed on Developers	35
6. Duration and Effective Date of Regulations and Controls	36
7. Estimated Cost of Redevelopment and Proposed Method of Financing	36
H. <u>PROCEDURES FOR CHANGES IN APPROVED PLAN</u>	37
EXHIBIT A:	i
Legal Description of the Project Boundaries	i, ii

LIST OF ATTACHED MAPS:

<u>MAP NO.</u>	<u>TITLE</u>
1	Existing Land Use and Zoning
2	Proposed General Land Use and Focal Points
3	Proposed Acquisition
4	Land Disposition
5	Proposed Site Improvement

INTRODUCTION

The Charles Street Project Area is comprised of about 13.35 acres of densely mixed, retail, commercial, residential, industrial, and institutional uses. It is within a neighborhood known for its Italian ethnic character, the main feature of which is the Charles Street commercial district, a major concentration of markets, restaurants, and specialty shops, which, over the years, have captured the nostalgic interest of a major cross section of the shopping public. Charles Street is a major north-south thoroughfare leading from Moshassuck Square to the North Providence town line, oftentimes generating heavy traffic through the area. This, along with the retail services provided to the immediate neighborhood, has, over the years, caused it to become a shopping area which caters to a broad consumer market. The Charles Street neighborhood, in general, has suffered the effects of problems such as physical deterioration, population changes and structural obsolescence as have other neighborhoods throughout the city. Mixed and incompatible land uses have prevailed in the area causing a downward trend in commercial expansion. However, there has been one outstanding element that has set the Charles Street neighborhood apart from others, and that is its strong ethnic influence which has managed to endure through the various population shifts and economic fluctuations in the neighborhood. It is this element that now provides the spirit for the future of the area. In planning for the redevelopment and revitalization of any neighborhood, it is necessary to have a strong commitment from the business, the public, and the private sectors.

In the Charles Street area, this commitment is evident in terms of support by area residents, neighborhood and businessmen's associations who have maintained the character of the area, including the Charles Street commercial district. With the City's cooperation, the Charles Street commercial district can generate further revitalization of the entire Charles Street area. The proposals set forth in this Plan include extensive site improvements and traffic circulation improvement to the Charles Street Project Area which should generate new capital investment in the immediate area. The acquisition of deteriorated structures and vacant lots should promote new construction and encourage private investment in residential and commercial rehabilitation. The Providence Redevelopment Agency's recent decision to utilize a portion of its bonding fund to revitalize the Charles Street area, together with the positive attitude of the neighborhood residents, businessmen, and the general public, can be the catalyst for the revitalization of the Charles Street area.

A. DESCRIPTION OF THE PROJECT AREA

1. Boundaries and Location of Project Area

The Charles Street Project Area is located within the A-8 Redevelopment Area 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 within the Charles Street neighborhood is bounded generally by the North Providence/Pawtucket town line to the north, Langdon Street to the west, Branch Avenue to the south, and the New Haven & Hartford Railroads to the east.

The boundaries of the area have been established without regard to sex, race, religion, national origin, or skin color. The boundaries of the Charles Street Project Area are shown on Map No. 1., Existing Land Use and Zoning. A description of the area boundary is attached hereto as EXHIBIT A of this Redevelopment Plan.

2. Physical Character of the Charles Street Project Area

The Charles Street commercial district is that area running north-south through the center of the Charles Street neighborhood, an economically stable community of ethnic homogeneity with the majority of its population of Italian descent. It is a neighborhood shopping center and gathering place for nearby residents which, over the years, has attracted shoppers from throughout the city and state. Generally characterized by a high ratio of building coverage to lot size, the major land use concentration within the project boundaries is mixed residential-commercial with interspersions of spot institutional, commercial, and public uses. The project area generally includes the intersection of Paul and Charles Streets to the north; extends southerly along

the commercial strip to the intersection of Branch Avenue and Charles Street, two major arteries, which intersect at Hopkins Square, a large, recently beautified public park which has long been a pleasurable open space in which neighborhood residents congregate; continues into the area along Branch Avenue, including the intersection of Branch Avenue and Hawkins Street to the west; and encompasses that portion of the neighborhood including St. Ann's Church. Beyond these project boundaries, land use is mostly residential.

Map No. 2 illustrates the Proposed General Land Use and Focal Points of the Area. Land use for the project area shall remain unchanged.

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 City's Department of Planning and Urban Development in 1975-1976, 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 Charles Street Project Area and the statistical data included in this plan. In addition, a complete structural analysis of all properties proposed for acquisition was conducted utilizing the guidelines of the American Public Health Association.

The project area totals 13.35 acres and includes the following uses:

<u>USE</u>	<u>ACREAGE</u>	<u>PERCENTAGE</u>
Streets	4.04	30.26%
Commercial	2.54	19.03%
Public	1.11	8.31
Industrial	----	0
Institutional	.45	3.37
Residential	.42	3.15
Mixed Uses	4.05	30.34
Vacant	<u>.74</u>	<u>5.54</u>
	13.35	100.00

Of the total 77 lots in the project area, 8 or 10.38% are unimproved. Of the total 65 structures, 35 or 54% are mixed use, making it the predominant land use within the area.

20.00% of the structures have deficiencies that include serious deterioration, serious overcrowding, lack of sanitary facilities and/or serious inadequacies in lighting and ventilation. On the basis of a structure quality scale of A=Excellent, B-Good, C-Satisfactory, D-Light Deterioration, E-Advanced Deterioration, F-Heavy Deterioration, and G-Dilapidation, the structure quality for the project area was determined as follows:

<u>Building Condition</u>	<u>Number</u>	<u>Percentages</u>
A	11	16.92%
B	3	4.62
C	19	29.23
D	19	29.23
E	6	9.23
F	5	7.69
G	<u>2</u>	<u>3.08</u>
	65	100.00

The structure quality categories set forth above were developed by the City of Providence Department of Planning and Urban Development, implemented during the City Wide Land Use & Building condition survey conducted by the Department in 1975-1976, and are expansions of the American Public Health Association's Categories.

The divisions of categories are:

- A - Excellent
- B - Good
- C - Satisfactory
- D - Light Deterioration
- E - Advance Deterioration
- F - Heavy Deterioration
- G - Dilapidated

All initial rating determinations were made on the site by members of the department's survey team, and the final determinations were made after a detailed evaluation by its planning staff.

The Charles Street Project Area is a deteriorated, blighted area within in the meaning of Part 45-31-8 of the General Laws of the

State of R. I., because 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 restrictive to, nor does it consist entirely of lands, buildings and improvements which of themselves are detrimental, but it is an area in which such conditions exist, and injuriously affect the entire area.

B. STATEMENT OF DEVELOPMENT OBJECTIVES

1. Economic

- a) To improve the retail sales volume within the Charles Street commercial district through public improvements and the rehabilitation of existing structures.
- b) To increase the city's tax base by attracting new property investments within the area.
- c) To provide development sites for appropriate new construction.

2. Cultural

- a) To strengthen cultural and ethnic services by encouraging the

redevelopment of the Charles Street commercial district to serve an expanded consumer market.

3. Restoration

- a) To selectively remove those structures not feasible for rehabilitation and/or not in conformance with good land use practices, and to encourage the restoration of those remaining structures.

4. Open Space

- a) To provide a pedestrian link from the area to the adjoining Metcalf Field.

5. Traffic Circulation

- a) To alleviate traffic congestion and facilitate traffic flow.

6. Planning

- a) To insure consistency of land uses.
- b) To encourage improvements which will make the Charles Street area a viable neighborhood and a strong ethnic economic center.

C. PROPOSED GENERAL LAND USE

1. Description of Predominant Land Use Categories

The proposed land uses for the Charles Street Project Area are based mainly on the existing pattern of concentrations. It is the intent of this plan to reinforce those uses which have proved their suitability through longevity in a given area.

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 City of Providence Zoning Ordinance, as amended to date.
- 2) Criteria uses 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 use 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) Guided by the City's "Master Plan for Circulation", alterations to the existing circulation system within the Charles Street Area 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) 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.
- 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 treatment for the Charles Street Project Area is rehabilitation rather than clearance and will be supported by extensive site improvements to its commercial strip. However, rehabilitation will be supported by acquisition and clearance in those instances where there is a need to:

a) Remove blighting influences, such as:

- 1) Overcrowding or improper location of structure on the land.
- 2) Conversion to incompatible uses, such as industrial uses in commercial buildings.
- 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

- c) Promote historic and architectural preservation.

2) Rehabilitation

- a) In those instances where a property owner is unable or unwilling to undertake rehabilitation of his property or to correct severe blighting influence, the Agency may acquire the property by purchase or by Eminent Domain and resell it to a buyer who will undertake its rehabilitation. As a final alternative, if rehabilitation is infeasible, the Agency may demolish the property.

b) Property Rehabilitation Standards

1) Residential Rehabilitation Standards

a) Minimum Housing Standards

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

- b) In addition, buildings and uses proposed for rehabilitation shall be subject to compliance with those controls for open space, off-street parking facilities and screening, landscaping, etc. which

are set forth herein in Section F "Land Disposition Supplement" and are applicable to residential properties. However, a waiver or modification of the strict application of these controls may be granted by the Agency and the Zoning Board of Review, where necessary, due to the location of the structure on the land, lack of available open space, adverse topography, etc. where the objectives of the Plan are not abrogated by such action and/or where such action is not in violation of the Zoning or the Building Ordinances of the City of Providence.

2) Non-Residential Rehabilitation Standards

a) Minimum Non-Residential Standards

The Building Ordinance and the Zoning Ordinance shall control all matters concerning the construction, alteration, repair, removal, demolition, use, addition, location, occupancy, and maintenance of all buildings and other structures and their service equipment.

b) Buildings and Uses Proposed for Rehabilitation shall be subject to compliance with those controls for open space, off-street parking and loading, screening, and buffering, etc. which are set for in Section F, "Land Disposition Supplement", and are applicable to non-residential properties.

A waiver or modification to the strict application of these controls may be granted by the Agency and the Zoning Board of Review, where necessary, due to the location of the structure on the land, lack of available open space, adverse topography, etc. where the objectives of the Plan are not abrogated by such action, and where such action is not in violation of the Zoning Ordinance or the Building Ordinance.

c) Non-Residential Area Standards

Owners of all non-residential properties shall be encouraged to undertake:

- 1) The cleaning or repainting of all exterior and interior metal, masonry, glass and woodwork where required.
- 2) The provision of off-street parking and loading spaces relative to the type of establishment.
- 3) The screening, from the view of adjoining residential uses and right-of-way, of all outdoor parking areas, loading areas and storage spaces, by use of a uniform appearing adequate year-round screen.
- 4) The replacement of all broken, loose, or unsafe fenestration of all windows, doors, and store fronts.

- 5) The grading or regrading of all lots in such a manner as to provide a satisfactory drainage of water runoff away from buildings from the lot to a public street or drainage easement.
 - 6) The suitable surfacing or resurfacing of all driveways, parking areas, walks and plazas so as not to constitute a nuisance to the surrounding areas.
 - 7) The proper landscaping of all other open areas.
 - 8) Either the replacement of existing undesirable signs or the placement of new signs which in either case are to be:
 - a) Neither flashing nor animated.
 - b) Integrated with the overall appearance of the structure to which the signs are affixed.
 - 9) The placement and shielding of any spotlight or similar source of illumination so that the light source is not visible from any right-of-way or from adjacent properties.
 - 10) The repair, painting or replacement of fencing, walls and screening as required.
- d) Rehabilitation Procedures

The implementation of rehabilitation standards as well as the execution of rehabilitation activities outlined above will involve essentially; (a) the

enforcement by the City of its Minimum Standards Housing Ordinance; (b) the enforcement by the City of its Zoning Ordinance; (c) the enforcement by the City of its Building Ordinance; (d) the enforcement by the City and State of all other applicable ordinances; and (e) the exercise, from time to time and as necessary, by the Agency of its power of selective clearance in order to secure the acquisition of single or scattered parcels of real property within the Area, through purchase, condemnation or otherwise; and the relocation and the demolition and/or removal of buildings or improvements thereon where necessary.

3) Additional Redevelopment Agency Functions

Under the Provisions of the Redevelopment Act of 1956, as amended, the Providence Redevelopment 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.

E. RENEWAL PLAN PROPOSALS

1. Zoning Modifications

Zoning changes will be proposed if required to implement objectives of this Plan. These changes will be subject to the Zoning Ordinance of the City of Providence, as amended to date.

2. Proposed Acquisition

Properties designated for acquisition as part of the Charles Street Project are delineated on Map No. 3, entitled Proposed Acquisition and further described as follows:

<u>Assessor's Plat</u>	<u>Lot</u>	<u>Location</u>
98	384	633 and 635 Charles Street
71	57-58	Corner Branch Avenue and Charles Street
71	289	563 Charles Street
76	1 & 3	Southerly corner Branch Avenue and Hawkins Street
98	345	642 Charles Street
71	290	559-561 Charles Street
99	155	Westerly corner Branch Avenue and Hawkins Street

3. Site Improvements

Site improvements will be provided within the Charles Street Renewal Project's commercial district as delineated on Map No. 5 entitled Site Improvements.

F. LAND DISPOSITION SUPPLEMENT

1. Standards and Controls for Land Development

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

a) C-1 Limited Commercial Zone

1) Permitted Uses

- a) C-1 Limited Commercial Uses of the Zoning Ordinance shall be permitted except for: Crop or tree farming, Fraternity or Sorority House.

2) Development Controls for Permitted C-1 Uses

- a) Maximum Density, Minimum Lot Size, Lot Coverage, Building Setbacks, and Building Height: Shall be governed by the applicable provisions of the Zoning Ordinance as amended to date.
- b) Building Construction: The construction of buildings shall conform to the regulations set forth in the Building Ordinance of the City of Providence as amended to date.
- c) Permitted Signs:
- 1) Number of Signs Permitted: A maximum of (2) signs shall be permitted, including any plaques and signs which are integrated into the building's architecture. This limitation shall not include directional signs nor signs for multiple-unit buildings

where the same number of signs will be allowed for each business.

- 2) Subject Matter: Signs shall pertain only to the identification of the business conducted within the building to the product sold, or to the direction of visitors. No pictures or samples shall be permitted on a sign except as a part of a trademark. No flashing or animated signs shall be permitted.
- 3) Type of Signs Permitted: Horizontal or vertical wall signs, otherwise known as belt or face signs. Signs painted on the wall shall not be allowed. Plaques, attached to the face of the building in close proximity to the main entrance and bearing the name and/or trademark of the firm will be permitted. All necessary directional signs on the lot occupied by the building to which the signs pertain will also be permitted.
- 4) Permitted Sign Location: No signs shall extend above the roof or parapet, and no signs shall be attached to, sit upon, or be painted on the roof or canopy. No free standing signs shall be permitted other than for visitor directional signs.
- 5) Sign Dimensions: No signs shall exceed a maximum surface area of (2) square feet for each linear foot

of that face of the building displaying such signs. No sign shall project more than (12) inches from the face of the building on which such sign is displayed.

- 6) Sign Illumination: Any spotlight or similar illumination shall be so directed and shielded that the light source is not visible from any adjacent right-of-way or from any adjacent properties.
- 7) Additional Regulations: In addition to the above sign controls, signs of an individual unit (within a multiple-unit building) shall not extend beyond that portion of the face of the building which directly encloses that unit. The Agency in its sole and absolute discretion shall have the final right of approval.
 - d) Off-Street Parking: Shall be governed by the applicable provisions of the Zoning Ordinance.
 - e) Off-Street Loading: For every 20,000 square feet or fraction thereof floor area over 4,000 square feet, there shall be a minimum of one off-street loading space at least 10' x 25' with a 14 foot height clearance, if covered. This requirement may be waived or modified by the Agency and by the Zoning Board of Review. The site plan submitted to the Agency for approval shall show the full number of required off-

street loading spaces and shall designate the landscaped area as reserved for off-street loading.

In no case shall a site plan be acceptable which includes proposals providing for off-street loading spaces, either to be developed for current use or to be reserved for future use, which will adversely interfere with the area's circulation pattern.

- f) Parking Space Construction: All off-street parking and loading areas, including drives and other access ways, shall be adequately paved with bituminous or cement concrete or other equivalent surfacing material and shall be provided with appropriate bumper and wheel guards where needed. The parking area shall be screened as set for below in paragraph (g). Illumination shall be so arranged as to shield the light source from the view of adjoining lots and abutting rights-of-way.
- g) Screening: Except for that portion of a driveway or accessway which opens directly into a public right-of-way, outdoor parking and loading areas shall be screened from the view of all adjoining residential uses and from all adjacent rights-of-way by means of a uniform growth of evergreen plant materials at least four (4) feet wide and at least four and one-half (4 1/2) feet high at the time of planting (measured at the edge of street right-of-way, in the case of parking areas

located at or below the street grade; and measured at the edge of parking areas located above the street grade) and which is of a variety that will attain a height of at least six (6) feet. With the approval of the Agency, the following types of screening may also be permitted. (1) masonry wall, which shall not be greater in height than four and one-half (4 1/2) feet nor less than four (4) feet, measured as above for evergreens, which shall be integrated with the architectural design, style and facia of adjacent, existing buildings. However, neither rough, unfinished cinder block nor rough, unfinished concrete shall be permitted. (2) continuous wooden fence, which shall not be greater in height than four and one-half (4 1/2) feet nor less than four (4) feet, measured as above for evergreens, which shall be of uniform appearance and which shall be integrated with the architectural design, style and facia of the building as well as with the architecture of adjacent, existing buildings. A uniform appearing adequate year round screen shall be approved by the Agency. On that portion of a lot in the triangle formed by the lines of streets intersecting at an angle of less than (135) degrees and a line joining points on such lines (15) feet distant from their point

of intersection, screening shall be provided at a height of (3 1/2) feet. The Agency in its sole and absolute discretion shall have the final right of approval.

- h) Landscaping: The entire site shall be properly graded and drained. All unbuilt areas of the site shall be provided, where needed, with suitable walks and access drives which are properly designed and constructed. All unbuilt and unpaved areas of the site shall be planted and permanently maintained with grass, shrubs, and trees. Except that, where the Agency approves, an area not in excess of 10% of the unbuilt and unpaved portion of the site may be maintained in a landscaping material other than grass, shrubs, and trees. After fully developed, the land, buildings and other improvements within the Area shall be maintained in good repair and in clean and sanitary condition. Sufficient and suitable refuse and garbage storage and disposal facilities, including structural enclosures where appropriate, shall be provided and properly maintained. The Agency in its sole and absolute discretion shall have the final right of approval.
- i) Additional Applicable Controls are Listed Below Under the Headings:

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

2) "Miscellaneous Provisions." (See Page 33)

b) C-2 General Commercial Zone

1) Permitted Uses

a) C-2 General Commercial Uses of the Zoning Ordinance shall be permitted except for: Apartment hotel or hotel, Auditorium, Bar, Bath, turkish and the like, Pawnshop, Second hand store, Crop or tree farming and Fraternity or Sorority House.

2) Development Controls for C-2 Uses

a) Maximum Density, Minimum Lot Size, Lot Coverage, Building Setbacks, and Building Height:

Shall be governed by the applicable provisions of the Zoning Ordinance as amended to date.

b) Building Construction: The construction of buildings shall conform to the regulations set forth in the Building Ordinance of the City of Providence as amended to date.

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

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

- 1) Horizontal or vertical wall signs, otherwise known as belt or face signs, excluding signs painted on the wall, itself.
- 2) Plaques, attached to the face of the building in close proximity to the main entrance and bearing the name or trademark of the firm.
- 3) All necessary directional signs shall be located on the lot occupied by the building to which the signs pertain. All signs shall be integrated with the architectural design, style and facia of the building to the exclusive satisfaction of the Agency.

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

- d) Off-Street Parking: Shall be governed by the applicable provisions of the Zoning Ordinance as amended to date.
- e) Off-Street Loading: At least one (1) off-street loading space measuring (10) feet by (25) feet by (14) feet high, if covered (for access, maneuverability and operational use) shall be provided for each 20,000 square

feet of floor area, or fraction thereof over 4,000 square feet area, or fraction thereof over 4,000 square feet of floor area, devoted to a use that involves the receipt or distribution by vehicles of material or merchandise. This requirement may be waived by the Agency and the Zoning Board of Review. The site plan submitted to the Agency shall show the full number of required off-street loading spaces and shall designate the landscaped area reserved for off-street loading. In no case shall a site plan be acceptable which includes proposals providing for off-street loading spaces either to be developed for current use or to be reserved for future use which will adversely interfere with the Area's vehicular circulation pattern.

- f) Parking Space Construction: All off-street parking and loading areas, including drives and other accessways, shall be adequately paved with bituminous or cement concrete or other equivalent surfacing material shall be provided with appropriate bumper and wheel guards where needed. The parking area shall be screened as stated in paragraph (g). Illumination shall be so arranged as to shield the light source from the view of all adjoining lots and from all abutting streets. The Agency in its sole and absolute discretion shall have the final right of approval.

g) Screening: Except for that portion of a driveway or accessway which opens directly into a public right-of-way, outdoor parking and loading areas shall be screened from the view of all adjoining residential uses and from all adjacent streets by means of a uniform growth of evergreen plant materials at least (4) feet wide and at least (4 1/2) feet high at the time of planting (measured at the edge of the street right-of-way, in the case of parking areas located at or below the street grade; and measured at the edge of the parking area pavement, in the case of parking areas located above the street grade) and which is of a variety that will attain a height of at least (6) feet. With the approval of the Agency, the following types of screening may also be permitted, namely: (1) masonry wall, which shall not be greater in height than (4 1/2) feet nor less than (4) feet, measured as above for evergreens, which shall be of uniform appearance, and which shall be integrated with the architectural design, style and facia of the proposed buildings as well as with the architecture(s) of adjacent, existing buildings. However, neither rough, unfinished cinder block, nor rough, unfinished concrete shall be permitted.

(2) continuous wooden fence, which shall not be greater in height than (4 1/2) feet nor less than (4) feet, measured as above for evergreens, and which shall be of uniform appearance, and which shall be integrated with the architectural design, style and facia of the building, as well as with the architecture(s) of adjacent, existing buildings. A uniform appearing, adequate, year-round screen shall be approved by the Agency. On that portion of a lot in the triangle formed by the lines of streets intersecting at an angle of less than (135) degrees and a line joining points on such lines (15) feet distant from their point of intersection, screening shall be provided at a height of (3 1/2) feet. The Agency in its sole and absolute discretion shall have the final right of approval.

h) Landscaping and On-Site Improvements and Maintenance:

The entire site shall be properly graded and drained. All unbuilt areas of the site shall be provided, where needed, with suitable walks and access drives which are properly designed and constructed. All unbuilt and unpaved areas of the site shall be planted and permanently maintained with grass, shrubs and trees, except that subject to review and approval by the Agency,

an area not in excess of 10% of the unbuilt and unpaved portion of the site, may be maintained in a landscaping material other than grass, shrubs and trees. After fully developed, the land, buildings and other improvements to all sites in the project area shall be maintained in good repair and in clean and sanitary conditions. Sufficient and suitable refuse and garbage storage and disposal facilities, including structural enclosures where appropriate, shall be provided and properly maintained. The Agency in its sole and absolute discretion shall have the final right of approval.

i) Other Applicable Controls are Listed Below Under the Headings:

- 1) "Other Conditions, Covenants, Restrictions and Provisions Controlling the Development and the Use of Acquired Land and Improvements." (See Page 31)
- 2) "Miscellaneous Provisions". (See Page 33)

c) C-4 Heavy Commercial Zone

1) Permitted Uses

- a) C-4 Heavy commercial uses of the Zoning Ordinance shall be permitted, except for: Billboards, Campground, Circus, Drive-In Movie, Poultry or rabbit killing incidental to retail sales on the premises, Stadium, Crop or tree farming, Fraternity or Sorority House, Apart-

ment hotel or hotel, Auditorium, Bar, Bath, turkish
or the like, Pawnshop and Second hand store.

2) Development Controls for Permitted C-4 Uses

Maximum Density, Minimum Lot Size, Lot Coverage,
Building Setbacks, and Building Height:

Shall be governed by the applicable provisions of the
Zoning Ordinance as amended to date.

b) Building Construction, Permitted Signs, Off-Street
Parking, Off-Street Loading, Parking Space Construc-
tion, Screening, Landscaping, On-Site Improvements and
Maintenance shall be identical to those controls stated
in this redevelopment plan for the permitted uses in the
C-2 General Commercial Zone.

c) Other Applicable Controls are Listed Below Under the
Headings:

- 1) "Other Conditions, Covenants, Restrictions and
Provisions Controlling the Development and the
Use of Acquired Land and Improvements." (See Page 31)
- 2) "Miscellaneous Provisions". (See Page 33)

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 of Providence. Proposed redevelopment activity in
the project area is intended to implement local planning and
development objectives.

2. Method of Relocation

Businesses, families and individuals to be displaced by Agency action within the project area will have the services of the Business and Family Relocation Divisions of the City's 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 Providence Redevelopment Agency shall be final and binding.
- b) A report concerning the proposed sale or lease of any land acquired by the Providence Redevelopment Agency 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.
- 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 incorporated 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 Providence Redevelopment Agency are necessary to carry out the provision of this Plan;
- 3) To provide that at no time shall the acquisition, use, disposal or conveyance of land or improvements within the Charles Street 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 Providence Rede-

velopment 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 Providence Redevelopment Agency which will prevent holding of land for speculative purposes, and the sale or other disposition of the land at a profit until such time as the required improvements have been completed;
- 6) To submit to the Providence Redevelopment 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, the higher standards of this Plan, if established, or of the Zoning Ordinance shall govern.
- b) The Providence Redevelopment Agency may, when it deems it advisable, file a petition with the Zoning Board of Review for variances or exceptions to the Zoning Ordinance.
- c) Only those signs or plaques approved by the Agency shall be permitted.

- d) Land sold to an adjoining owner shall first be utilized to satisfy the requirements of this Plan with respect to his/her adjoining non-acquired property.
- e) 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. After receipt of notice from the purchaser to the Agency that he/she has complied with the standards established by this Plan and after the Agency has made a finding of such fact, the Agency will tender to the purchaser a Certificate of Completion suitable for recording with the Recorder of Deeds.
- f) Scattered sites made available by the Agency shall be utilized:
 - 1) As sites for sale to adjoining owners.
 - 2) As sites for off-street parking.
 - 3) As sites to be developed for public open spaces.
 - 4) As sites for structures relocated from within the Project Area.
- g) Required front yards of building sites shall be maintained in grass except for walks, drives, planting, and flag poles. Suitable planting shall be maintained and provided in front of the building or be related to the architecture of the structure. No driveway parallel to the street shall be permitted in the required minimum front yard.
- h) All areas subject to wheeled traffic shall be adequately paved with bituminous or cement concrete or other permanent

paving material and shall have appropriate bumper or wheel guards where, in the opinion of the Agency, it is determined that they are needed.

- i) An area not paved shall be suitably landscaped.
- j) All buildings and improvements in the Project shall be maintained in good repair and in safe, clean, and sanitary condition.
- k) Sufficient and suitable refuse and garbage storage facilities, including structural enclosures where appropriate, shall be provided and properly maintained.
- l) Wherever screening of uses is provided, it shall be a uniform appearing, adequate year-round type, and subject to the approval of the Agency.
- m) All mechanical equipment, whether located on the roof of a structure or on the ground or at any other location on a site shall be totally and effectively screened from view within the limits of safety and good design with respect to any given mechanical system - and said screening shall be integrated with the architectural design, style and facia of the building(s). The Agency in its sole and absolute discretion shall have the final right of approval.
- n) The Agency in its sole and absolute discretion shall have the final right of approval and interpretation of all redevelopment proposals.

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 Charles Street 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 Providence Redevelopment Agency, in its sole and absolute discretion.
- b) Additional Regulations to be Imposed on Developers, (See Item 3, Page No. 31)

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 of Providence, Rhode Island 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 of the City of Providence, Rhode Island, 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 of \$1,200,000.00 will be provided from proceeds from the sale of long-term general obligation bonds issued by the City of Providence for redevelopment purposes, and

a cash contribution from the Mayor's Office of Community Development.

H. PROCEDURE FOR CHANGES IN APPROVED PLAN

The Providence City Council at its own discretion, or upon recommendation of the Providence Redevelopment Agency, may modify this Plan at any time, and shall, when 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 Providence Redevelopment 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 successors in interest may be entitled to assert.

EXHIBIT A

DESCRIPTION OF THE BOUNDARIES OF THE CHARLES STREET PROJECT AREA

Beginning at a point, said point being at the center lines of Charles Street and Paul Street;

thence running westerly along the said center line of Paul Street to where it intersects with the rear lot lines of the westerly side of Charles Street;

thence turning and running southerly along the said rear lot lines of the westerly side of Charles Street to the northeasterly corner of A. P. 71, Lot 18;

thence turning and running westerly along the rear lot line of A. P. 71, Lot 18 to the center line of Russo Street;

thence turning and running southerly along Russo Street to the intersection of Russo and Monticello Streets;

thence turning and running westerly along Monticello Street to that point at which it intersects the northwesterly line of A. P. 71, Lot 100;

thence turning and running southwestwardly along the northwesterly lot line of A. P. 71, Lot 100 to the rear lot line of A. P. 71, Lot 138;

thence turning and running northwesterly along the rear lot lines of A. P. 71, Lots 138, 137, 136 also located on the northerly side of Branch Avenue;

thence turning and running southwestwardly crossing Branch Avenue along the westerly lot lines of A. P. 99, Lot 155 to the center line of Hawkins Street;

thence turning and running southeasterly along the westerly lot line of A. P. 76, Lot 445 to the rear lot line of said Lot 445;

thence running easterly along the rear lot line of A. P. 76, Lot 445 to the southwesterly corner of A. P. 76, Lot 2;

thence turning and running southeasterly along the rear lot line of the southerly side of Branch Avenue to the northwesterly corner of A. P. 76, Lot 7;

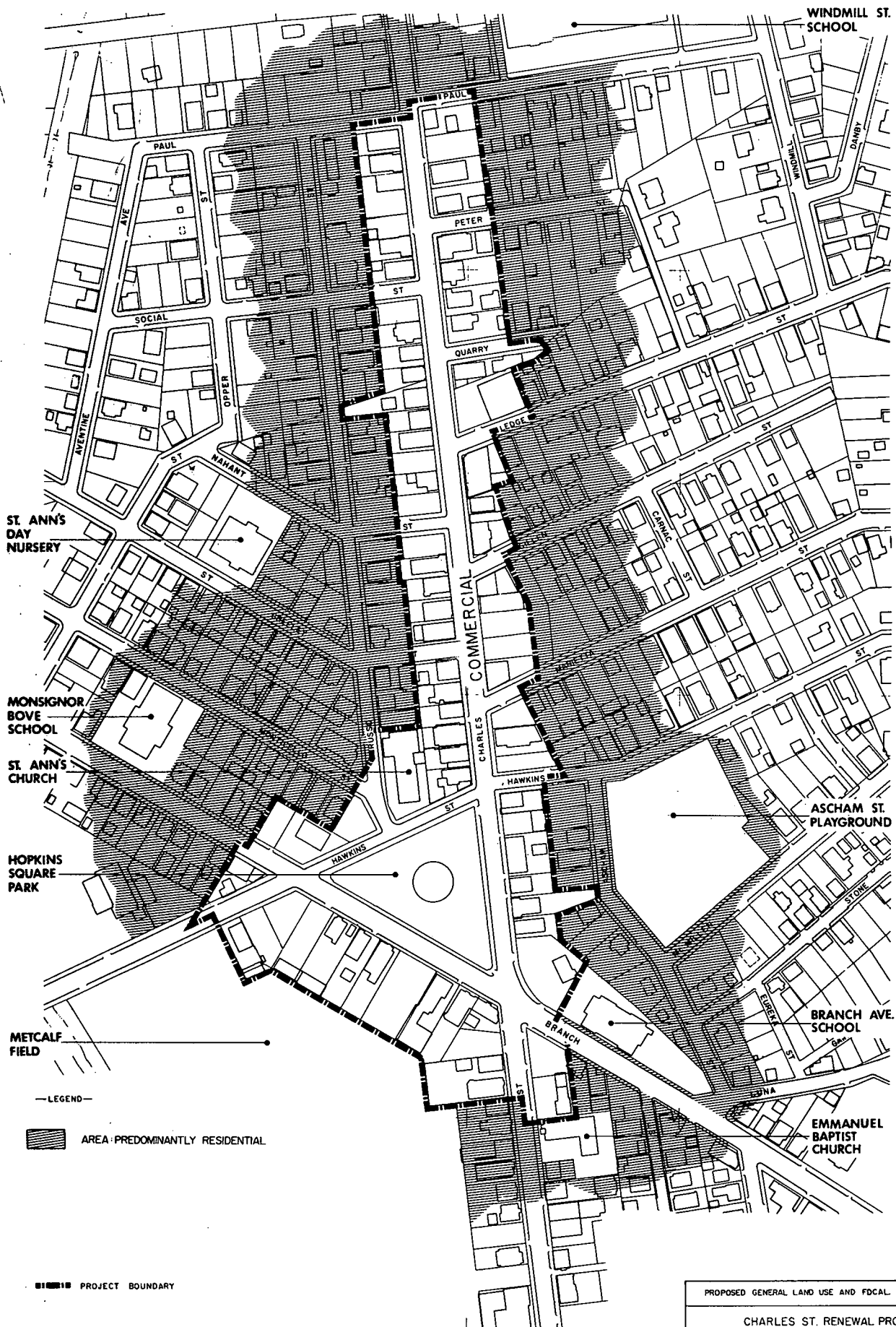
thence running southerly along the rear lot line of said lot to the southwesterly corner of said lot A. P. 76, Lot 7;

thence turning and running easterly along the southerly side lot line of said Lot 7 to the center line of Charles Street;

thence continuing easterly along the southerly side lot line of A. P. 71, Lot 58 to the southeasterly corner of said lot 58;

thence turning and running northerly along the rear lot lines of the easterly side of Charles Street to the center line of Paul Street;


thence turning and running westerly along the center line of Paul Street to the point of beginning.




PROPOSED GENERAL LAND USE AND FDCL. POINTS			
CHARLES ST. RENEWAL PROJECT			
DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.			
DATE: DECEMBER 1979	SCALE: 1" = 80'	FILE NO.	
REVISIONS:		MAP NO.	2
		STATUS:	



—LEGEND—

 PROPERTY TO BE ACQUIRED

 PROPERTY NOT TO BE ACQUIRED

 PROJECT BOUNDARY

PROPOSED ACQUISITION.			
CHARLES ST. RENEWAL PROJECT			
DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.			
DATE: DECEMBER 1979	SCALE: 1" = 80'	FILE NO.	
REVISIONS:		MAP NO.	3
		STATUS:	



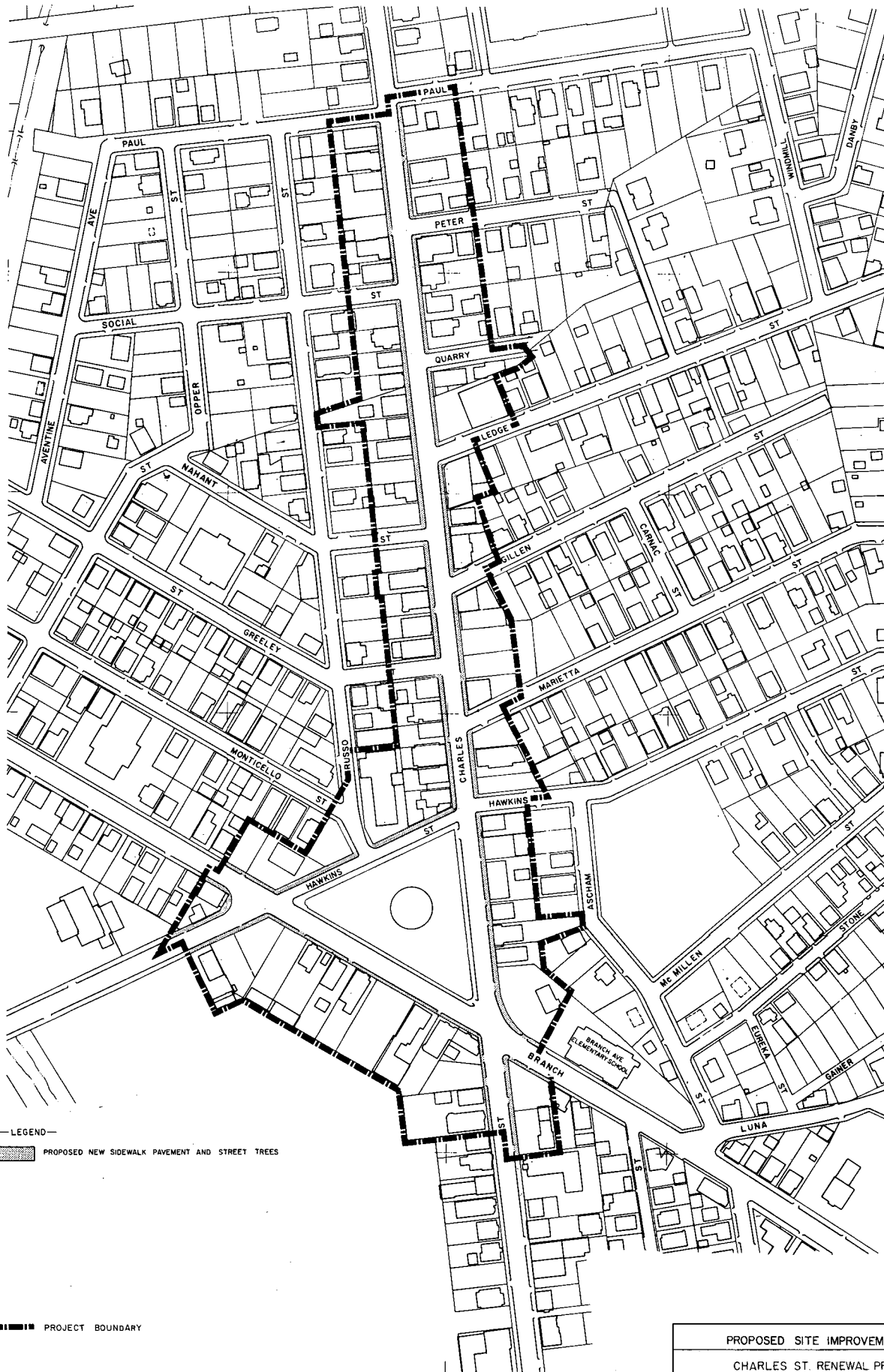
—LEGEND—
 [Stippled Box] PROPERTY NOT TO BE ACQUIRED
 [Stippled Box] DISPOSITION PARCELS

SITE	AREA	USE	DISPOSAL METHOD
1	3200	COMM/RES	SALE
2	5330	COMM	SALE
3	3200	COMM	SALE
4	6400	COMM/RES	SALE
5	10382	COMM	SALE
6	12,577	COMM	SALE
7	3736	COMM	SALE

— PROJECT BOUNDARY

TOTAL DISPOSITION SITE 44,705 ± 50. FT.

DISPOSITION MAP			
CHARLES ST. RENEWAL PROJECT			
DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.			
DATE: DECEMBER 1979	SCALE: 1" = 80'	FILE NO:	
REVISIONS:		MAP NO:	STATUS:
			4



— LEGEND —
 ■■■■ PROPOSED NEW SIDEWALK PAVEMENT AND STREET TREES

■■■■■ PROJECT BOUNDARY

PROPOSED SITE IMPROVEMENTS			
CHARLES ST. RENEWAL PROJECT			
DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.			
DATE: DECEMBER 1979	SCALE: 1" = 80'	FILE NO:	
REVISIONS:		MAP NO:	5
		STATUS:	

