

# City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## CHAPTER 1990-4

No. 40 **AN ORDINANCE** IN AMENDMENT OF AND IN ADDITION TO CHAPTER 1977-15 OF THE ORDINANCES OF THE CITY OF PROVIDENCE APPROVED APRIL 18, 1977 AND ENTITLED, "AN ORDINANCE APPROVING AND ADOPTING THE OFFICIAL REDEVELOPMENT PLAN FOR FEDERAL HILL EAST"

*Approved* February 8, 1990

*Be it ordained by the City of Providence:*

- 1) That Chapter 1977-15 of the Ordinances of the City of Providence, approved April 28, 1977, entitled, "An Ordinance Approving and Adopting the Official Redevelopment Plan for the Federal Hill East Project" as amended by Chapter 1977-48 of the ordinances of the City of Providence, approved December 9, 1977, and as also amended by Chapter 1979-2 of the City of Providence, approved January 22, 1979, and as also amended by Chapter 1980-26 of the City of Providence, approved May 3, 1980, and as also amended by Chapter 1981-6 of the City of Providence, approved February 26, 1981, be and the same is hereby amended as follows:
  - A. The following list of properties (Attachment A) is hereby added to the proposed acquisition list in Paragraph E.2. entitled "Proposed Acquisition" as contained in and set forth in Page 15 of that certain booklet entitled "Federal Hill East, Official Redevelopment Plan, 1977", which is part of the aforementioned ordinance as amended to date.
  - B. Insert the following Section C.2.c.4 as contained in and set forth on Page 13 of that certain booklet entitled "Federal Hill East Official Redevelopment Plan, 1977", which is part of the aforementioned Ordinance as amended to date:

C.2.c.4 - Site improvements will be provided within certain public rights of way within the project area.
  - C. Insert the following Sections E.3.b. and E.4. as contained in and set forth on Page 15 of that certain booklet entitled "Federal Hill East Official Redevelopment Plan, 1977" which is part of the aforementioned Ordinance as amended to date.

E.3.b. - Site improvements will be provided within certain public rights of way within the project area.

E.4. - Where rehabilitation of structures proposed for acquisition is feasible and property owner is agreeable to retain and rehabilitate in accordance with Property Rehabilitation Standards, property will not be acquired.

No.

**CHAPTER**

**AN ORDINANCE**

D) The following maps of the aforementioned Official Redevelopment Plan which is part of the aforementioned Ordinance herein after identified are deleted:

- 1) Map No. 3 "Proposed Acquisition", sheet 1 of 2 dated July 1980 and sheet 2 of 2 dated March, 1977
- 2) Map No. 4 "Disposition", sheet 1 of 2 dated July 1980 and sheet 2 of 2 dated November, 1978
- 3) Map No. 5 "Proposed Site Improvements", sheet 1 of 2 dated August, 1979

E) The following maps are inserted in their stead:

- 1) Map No. 3 "Proposed Acquisition" dated November, 1989.
- 2) Map No. 4 "Disposition" dated November, 1989.
- 3) Map No. 5 "Proposed Site Improvements", sheet 1 of 2 dated November, 1989.

F) Insert the following map into the aforementioned Official Redevelopment Plan:

Map No. 7 "Proposed Zoning Changes" dated November, 1989.

G) Insert the following into the Table of Contents of the Official Redevelopment Plan:

Map No. 7 "Proposed Zoning Changes"

H) Paragraph numbered 7 entitled "Estimated Cost of Redevelopment and Proposed Method of Financing" as contained in and set forth at the top of page 33 of that certain booklet entitled "Federal Hill East, Official Redevelopment Plan, 1977", which is a part of the aforementioned ordinance be and the same is hereby deleted and the following substituted therefore:

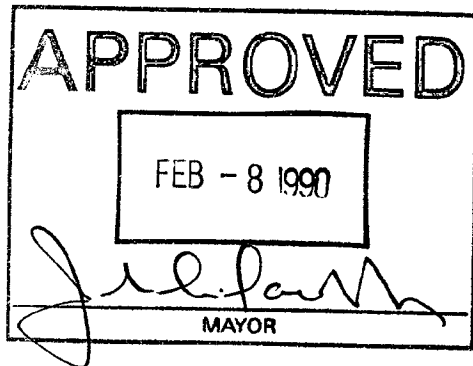
- 7) Estimated Cost of Redevelopment and Proposed Method of Financing

The estimated project cost of \$5,054,895.00 will be provided from proceeds from the sales of long term general obligation bonds issued by the City of Providence for redevelopment purposes.

In addition, efforts will be made to obtain funding through, the Public Works Employment Act of 1976. If such funding becomes available it will be utilized to reduce the funds required from the sale of general obligation bonds.

Also, funding will be made available through proceeds collected from land sales of Silver Spring Industrial Park.

- 2) That said Chapter 1977-15 of the Ordinance of the City of Providence as adopted and as heretofore amended, be and the same is hereby ratified and affirmed in all other respects.
- 3) That this Ordinance shall take effect on its passage and shall be filed with the City Clerk who is hereby authorized and directed to forward a certified copy thereof to the Providence Redevelopment Agency.



IN CITY COUNCIL  
JAN 18 1990  
FIRST READING  
READ AND PASSED

*Rose M. Mendonca* CLERK

A true copy,  
Attest:

Rose M. Mendonca  
City Clerk

IN CITY  
COUNCIL  
FEB 1 1990  
FINAL READING  
READ AND PASSED  
*Nicholas W. Endo*  
PRESIDENT  
*Rose M. Mendonca*  
CLERK

IN CITY COUNCIL  
NOV 16 1989  
FIRST READING  
REFERRED TO COMMITTEE ON

Robert M. Lombardi CLERK

URBAN REDEVELOPMENT  
RENEWAL & PLANNING

IN CITY COUNCIL  
RECEIVED  
NOV 16 1989  
THE COMMITTEE ON  
URBAN REDEVELOPMENT  
RENEWAL & PLANNING

Recommends

*Be Continued*

Michael R. Clement  
DEC. 19, 1989 Clerk

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

Robert M. Lombardi  
Clerk Chairman  
January 10, 1990

Councilman Lombardi

ATTACHMENT A

LIST OF PROPERTIES FOR PROPOSED ACQUISITION  
ON ASSESSOR'S PLAT 28

<u>LOT NO.</u>	<u>ADDRESS</u>
785	107 DePasquale Avenue
934	111-113 DePasquale Avenue
330	151 Federal Street
784	142 Federal Street
502	152 Federal Street
301	108-110 Federal Street
302	104 Federal Street
516	41 Barker Street
515	102 Federal Street
298	116-118 Federal Street
300	112-114 Federal Street
571	38 Albro Street
769	140 Federal Street
297	124 Federal Street
582	33 Albro Street
317	21 Weeden Street
316	19 Weeden Street
315	107 Federal Street
314	103 Federal Street
322	12-14 Weeden Street
927	117-119 Federal Street
320	20 Weeden Street
321	18 Weeden Street
798	18-22 America Street
25	6-10 Pallas Street
50	22 Vernon Street
91	52 Vernon Street
51	28 Vernon Street
168	24 Vernon Street
319	22-24 Weeden Street

EDMUND M. MAURO, JR.

Chairman

JOSEPH R. ESPOSITO, JR.

Vice Chairman

LESLIE A. GARDNER

STEPHEN R. LEWINSTEIN

ALBERT E. CARRINGTON

JOHN H. ROLLINS

DAVID G. DILLON

THOMAS V. MOSES, ESQ.

Executive Director

JOHN F. PALMIERI

Secretary

MAYOR JOSEPH R. PAOLINO, JR.

Ex-Officio



PROVIDENCE REDEVELOPMENT AGENCY

November 9, 1989

Mrs. Rose M. Mendonca, City Clerk  
Office of the City Clerk  
City Hall  
Providence, RI 02903

RE: Ordinance in Amendment of the Official  
Redevelopment Plan  
Federal Hill East Project

Dear Mrs. Mendonca, *Rose*

Enclosed is an original and fifteen (15) copies of an Ordinance in Amendment of the Official Redevelopment Plan for the Federal Hill East Project.

The proposed amendment provides for the acquisition of thirty (30) lots. The preferred alternative for the improved parcels is the rehabilitation of existing structures, if feasible. If not, the land will be cleared and advertised for residential development to be offered for sale with the requirement of owner occupancy. The primary recommendation includes the development of new housing and rehabilitation of existing housing stock. In addition, the plan amendment provides for the development of a landscaped sitting area, improvements to public rights of way, and zoning changes. Any development will be consistent with the controls of the Urban Renewal Plan.

In order to undertake the urban renewal activities proposed in this amendment, the estimated cost of the Federal Hill East Project is increased to \$5,054,895,.00. The additional costs will be funded through proceeds collected from the Silver Spring Industrial Park land sales.

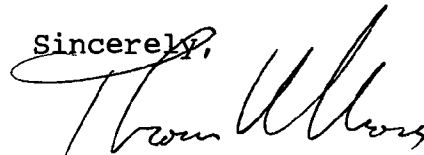
This amendment was submitted to the PRA for consideration at its meeting on October 30, 1989; the PRA, subsequently, voted its approval.

Rose Mendonca, City Clerk  
Page two  
November 9, 1989

Since this amendment provides for the acquisition of property, the enabling legislation requires that a public hearing be held. A notice of said public hearing must be published not less than once a week for three (3) consecutive weeks. Please notify me of the scheduled date so that we may insert public notice in the Providence Journal and Evening Bulletin.

It is respectfully requested that this Ordinance be placed on the Agenda of the City Council as soon as possible.

Sincerely,

A handwritten signature in dark ink, appearing to read "Thomas V. Moses", is written over the word "Sincerely,".

Thomas V. Moses, Esq.  
Executive Director

TVM/ld  
LD

cc Thomas E. Deller, AICP  
Linda DeCiccio  
Councilman John J. Lombardi

Enclosures





Real Estate Investors

January 9, 1990

Josephine DiRuzzo  
Chairwoman  
Committee on Urban Redevelopment, Renewal and Planning  
City Council  
City of Providence  
Providence, RI 02903

RE: Proposed Federal Hill East Redevelopment Project

Dear Ms. DiRuzzo:

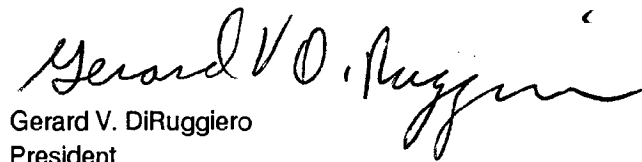
We are a small company which owns apartment units within the proposed project area, and we wish to express our support of the initiative.

Our goal in owning property on Federal Hill is to own and manage residential properties in a responsible manner, in order to make a reasonable return on our investment. We presently own 45 units in the area, and have established a rental office on-site at 110 Depasquale to maximize our visibility in the area and to provide the most responsive service to our tenants. Additionally, our corporate office is only blocks away from the area, at 260 West Exchange Street, so neither literally nor figuratively are we an "absentee landlord".

As you know, however, the neighborhood has its problems. We are constantly struggling against vandalism, littering, loitering, and the like, which make it difficult to attract the quality tenants we would like to see in our units. It also makes it difficult to finance the acquisition and improvement of properties in the area, since investors and financial institutions are wary of committing funds to an unattractive neighborhood.

We feel that the proposed project is an excellent beginning toward making the neighborhood a safer and more pleasant environment. Federal Hill has historically been such an environment, and its residents deserve to live in clean, tree-lined streets. For our part, this improvement also means that we will have help in our battle against neighborhood decay. We support it without reservation.

Thank you for your attention.

  
Gerard V. DiRuggiero  
President

B.

January 10, 1990

Chairwoman: Josephine DiRuzzo and Members  
City Of Providence Committee On Urban Redevelopment

RE: Federal Hill East Redevelopment Project

Due to a previous commitment concerning the neighborhood. I send my apologize for not being able to attend this very important meeting concerning the Federal Hill area.

Since the beginning of the Neighborhood Association, one of the main concerns of all residents has been the area of Federal Street and DePasquale Avenue.

Due to Absentee landlords and Realty Management Firms we have seen an area deteriorate almost to the point of NO return. We as a community would like to see those tenantments which are structurally sound re-habed, and those that are beyond repair torn down.

One of the most important points of this plan would be owner occupancy at affordable pricing. This point is vital to any community because it brings back the stability and caring for the area in which you live.

Redevelopment is not only vital to the Business Community, but also to the QUALITY OF LIFE IN FEDERAL HILL.

It is the hope of the Federal Hill Neighborhood Association that you give this project your approval.

Sincerely,

  
\_\_\_\_\_  
Terry A. Cruz  
Spokesperson  
Federal Hill Neighborhood Association

*file  
Cambridge  
11/16*

C.

AN ORDINANCE IN AMENDMENT OF THE OFFICIAL REDEVELOPMENT PLAN FOR THE F.H. EAST PROJECT. THE PLAN ATTEMPTS TO ADDRESS THE ISSUES AND PROBLEMS EXPERIENCED IN THE TARGET AREA, AND TO OFFER SPECIFIC AND WORKABLE SOLUTIONS THROUGH SUCH IMPLEMENTATION TECHNIQUES AS ZONING CHANGES, ADMINISTRATIVE ACTION AND COORDINATION. THE ACTIONS PRESCRIBED HEREIN WILL BECOME PART OF THE CITY'S COMPREHENSIVE PLAN 2000.

BASICALLY, THE MOST NEGATIVE INFLUENCES THE DE PASQUALE-FEDERAL STREET TARGET AREA ARE THE BLIGHTED VACANT LOTS, DILAPIDATED STRUCTURES, AND MIXED USES. THERE EXISTS AN OVERALL LACK OF SUITABLE AFFORDABLE HOUSING, OPEN SPACE AND PARKING. THE FUTURE OF THIS AREA DEPENDS LARGELY UPON THE DEMOLITION, THE DEVELOPMENT OF NEW HOUSING AND REHABILITATION OF (EXISTING) DETERIORATED HOUSING STOCK, BEARING IN MIND THAT ALL NEW CONSTRUCTION AND REHABILITATION WILL BE IN KEEPING WITH THE NEIGHBORHOOD CHARACTER.

THROUGH THIS ANALYSIS PHASE OF THE STUDY, A SET OF GOALS FOR REVITALIZING THE AREA WAS ESTABLISHED:

- A. TO CURB AND REVISE BLIGHTED CONDITIONS;
- B. TO STRENGTHEN ECONOMIC POTENTIAL OF THE AREA;
- C. TO PROVIDE ADDITIONAL HOUSING POSSIBILITIES;
- D. TO STABILIZE THE NEIGHBORHOOD.

THESE GOALS CAN BE REALIZED BY USE OF SEVERAL REDEVELOPMENT TOOLS INCLUDING ACQUISITION, DISPOSITION AND REHABILITATION. THIS PLAN RECOMMENDS THE ACQUISITION OF THIRTY-ONE LOTS. ONCE ACQUIRED THE LAND WILL BE APPORTIONED INTO NINE PARCELS AND PREPARED FOR DEVELOPMENT. PROPOSALS WILL BE SOLICITED FOR DEVELOPMENT UNDER P.R.A. GUIDELINES. FOR SEVERAL PARCELS, INFILL HOUSING WILL BE CONSTRUCTED AND OFFERED FOR SALE TO OWNER OCCUPANTS. FOR OTHERS, REHABILITATION WILL BE THE PREFERRED ALTERNATIVE. FINAL PLANS FOR THESE NEW STRUCTURES AS WELL AS THOSE TO BE REHABILITATED, WILL BE IN KEEPING WITH THE NEIGHBORHOOD CHARACTER. ALL EFFORTS WILL BE MADE TO ADHERE TO FEDERAL GUIDELINES WITH REHABILITATION WITHIN THE HISTORIC DISTRICT.

TO SUPPORT THE SUBSTANTIAL INVESTMENT IN HOUSING REHABILITATION AND CONSTRUCTION, THE CITY WILL PROVIDE THE FOLLOWING RIGHTS OF WAY IMPROVEMENTS WHERE NEEDED:

- 1. SIDEWALK AND ROAD REPAIR
- 2. RAMPS FOR THE HANDICAPPED AT INTERSECTIONS
- 3. PLANTING OF STREET TREES
- 4. STREET MARKINGS
- 5. STREET ABANDONMENT

## 6. CREATION OF NEW ROADWAY

IN ADDITION, A LANDSCAPED SITTING AREA WILL BE DEVELOPED WITHIN THE TARGET AREA AT DE PASQUALE AVENUE AND FEDERAL STREET.

A COMMERCIAL ZONE IN THIS LOCATION INTERFERES WITH THE SURROUNDING PREDOMINANT RESIDENTIAL AREAS. THUS, A ZONING CHANGE IS PROPOSED FROM C-2 TO R-4.

FINALLY, ANY PLAN IS ONLY AS GOOD AS ITS IMPLEMENTATION, AND THE ABILITY OF ALL PARTIES INVOLVED TO CARRY THEM OUT SUCCESSFULLY. IT IS ENVISIONED THAT PUBLIC COMMITMENT WILL SPUR PRIVATE INVESTMENT OF PROPERTY OWNERS. ACTION WILL BE TAKEN AT VARIOUS LEVELS OF GOVERNMENT, AS WELL AS BY PRIVATELY SPONSORED NEIGHBORHOOD INITIATIVES. THE COMMITMENT OF BOTH SECTORS WILL BE ESSENTIAL TO THE SUCCESS OF THIS UNDERTAKING. THE OBJECTIVES OF THE PLAN WILL BE REALIZED THROUGH THE FOLLOWING MEANS:

A. ACQUIRE PROPERTY AND ELIMINATE SUBSTANTIAL STRUCTURES WHICH ARE INFEASIBLE FOR REHABILITATION AND PREPARE LAND FOR CONSTRUCTION OF DUPLEXES WITH SUFFICIENT PARKING;

B. ESTABLISH RESIDENTIAL DESIGN CRITERIA CONSISTENT WITH EXISTING ARCHITECTURE;

C. PROVIDE FINANCING FOR REHABILITATION OF RESIDENTIAL STRUCTURES THROUGH THE CITY'S LOW INTEREST HOME IMPROVEMENT LOAN PROGRAM;

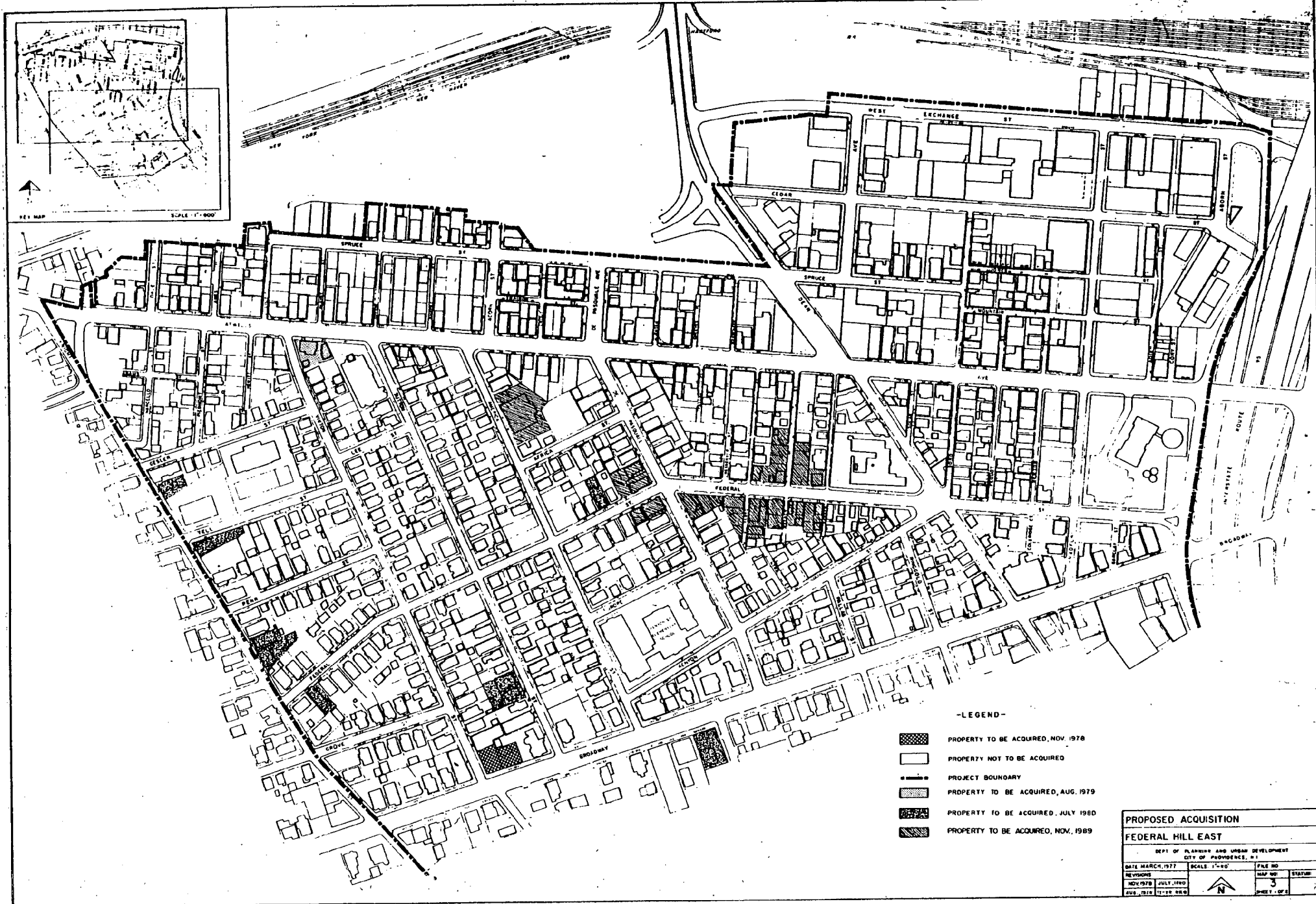
D. PROVIDE BUSINESS LOANS THROUGH THE CITY'S E.D.C. REVOLVING LOAN FUND.

E. PROVIDE SITE IMPROVEMENTS TO PUBLIC RIGHTS OF WAY THROUGH A COALITION OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT, PUBLIC PARKS AND PUBLIC WORKS.







F. ENFORCE HOUSING CODE REQUIREMENTS WITH COORDINATED EFFORTS OF THE CITY'S BUILDING INSPECTOR AND PROVIDENCE HOUSING COURT.

G. ASSEMBLE AN ADVISORY COMMITTEE WHOSE MEMBERS WOULD REPRESENT BOTH THE PRIVATE AND PUBLIC SECTORS.

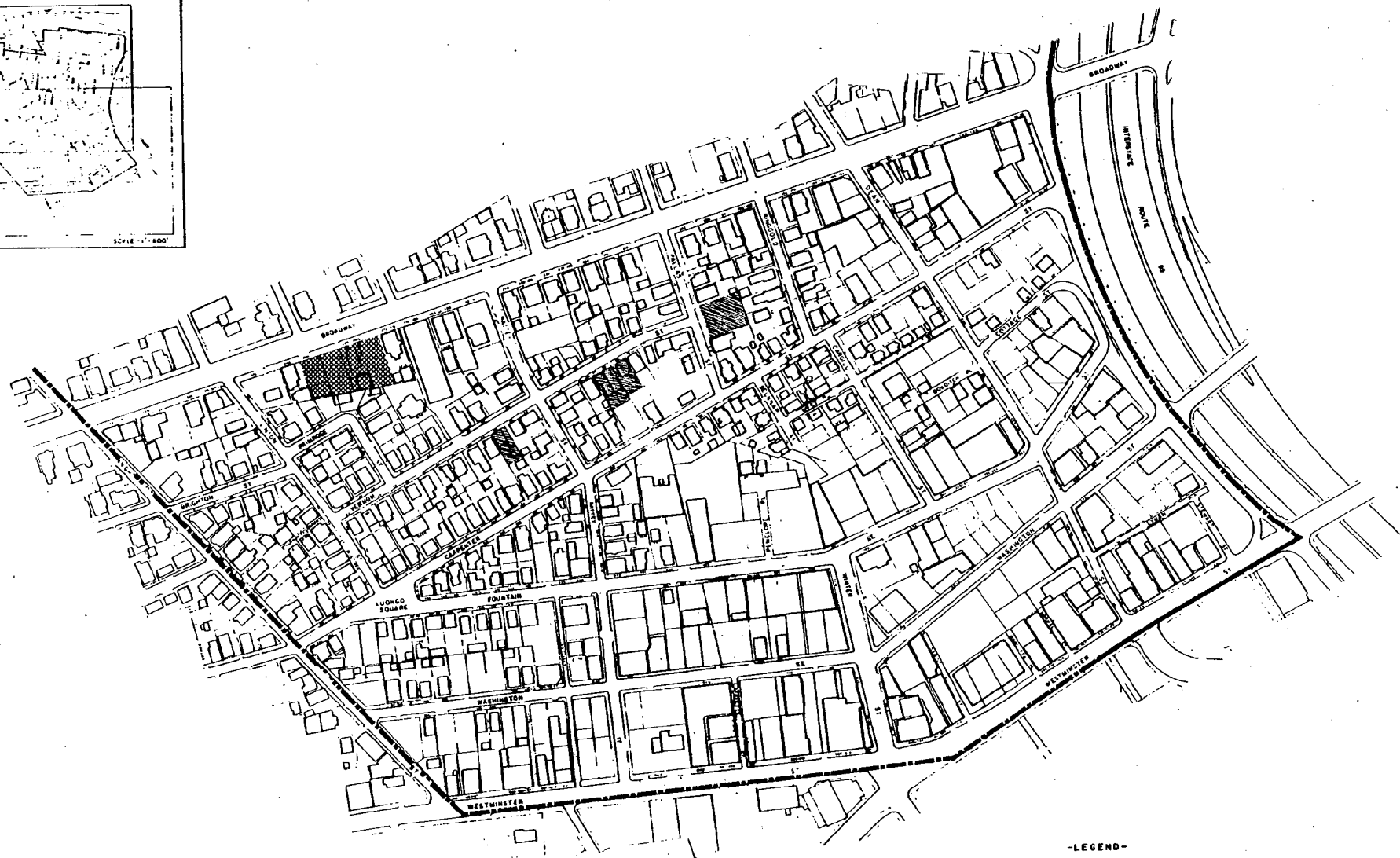
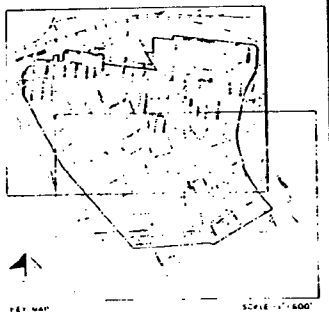
SINCE THE AMENDMENT PROVIDES FOR THE ACQUISITION OF PROPERTY, THE ENABLING LEGISLATION REQUIRES THAT A PUBLIC HEARING BE HELD. A NOTICE OF SAID PUBLIC HEARING MUST BE PUBLISHED NOT LESS THAN ONCE A WEEK FOR THREE CONSECUTIVE WEEKS. TIME IS OF THE ESSENCE, PLEASE JOIN ME IN SUPPORTING THIS GREAT VENTURE.







-LEGEND-

-  PROPERTY TO BE ACQUIRED, NOV. 1978
-  PROPERTY NOT TO BE ACQUIRED
-  PROJECT BOUNDARY
-  PROPERTY TO BE ACQUIRED, AUG. 1979
-  PROPERTY TO BE ACQUIRED, JULY 1980
-  PROPERTY TO BE ACQUIRED, NOV. 1989

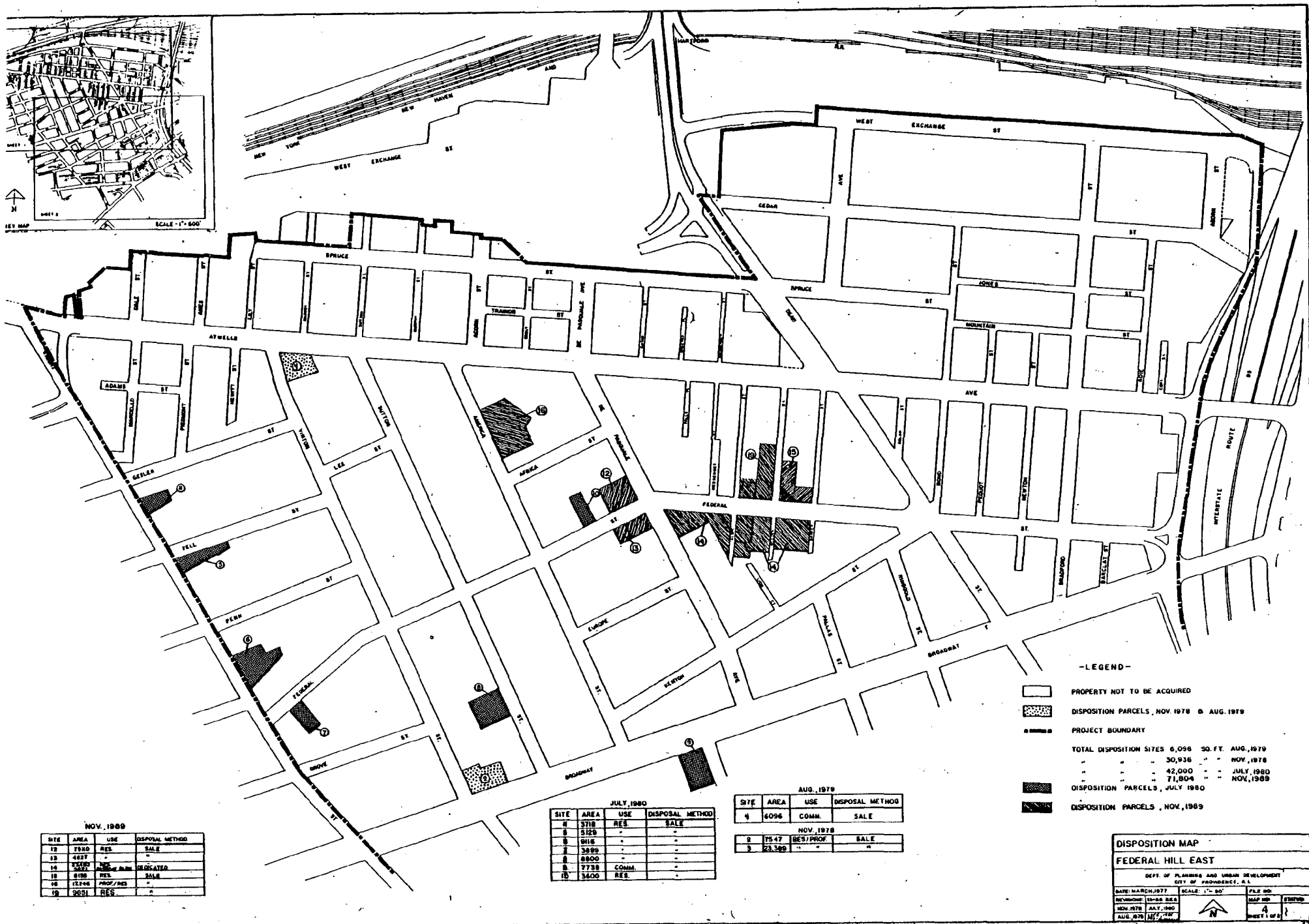
<b>PROPOSED ACQUISITION</b>			
<b>FEDERAL HILL EAST</b>			
DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.			
DATE MARCH, 1977	SCALE 1"=60'	FILE NO.	
REVISIONS		MAP NO.	
NOV. 1978	JULY, 1980	3	
AUG. 1979	12-28-89		



-LEGEND-

-  PROPERTY TO BE ACQUIRED
-  PROPERTY NOT TO BE ACQUIRED
-  PROJECT BOUNDARY
-  PROPERTY TO BE ACQUIRED, NOV., 1989

<b>PROPOSED ACQUISITION</b>			
<b>FEDERAL HILL EAST</b>			
DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.			
DATE: MARCH 1987	SCALE: 1"=80'	FILE NO.	STATUS
REVISIONS: 11-89 BBS		MAP NO.	
		3	
		SHEET 2 OF 2	



NOV. 1978

SITE	AREA	USE	DISPOSAL METHOD
12	7530	RES.	SALE
13	4827	"	"
14	7530	RES.	SALE
15	8180	RES.	SALE
16	12348	PROF./RES.	"
17	2651	RES.	"

JULY 1980

SITE	AREA	USE	DISPOSAL METHOD
1	3718	RES.	SALE
2	5129	"	"
3	8115	"	"
4	3899	"	"
5	8800	"	"
6	7738	COMM.	"
10	3400	RES.	"

AUG. 1979

SITE	AREA	USE	DISPOSAL METHOD
4	6096	COMM.	SALE
8	17547	RES./PROF.	SALE
9	23,389	"	"

NOV. 1978

SITE	AREA	USE	DISPOSAL METHOD
1	7530	RES.	SALE
2	4827	"	"
3	7530	RES.	SALE
4	8180	RES.	SALE
5	12348	PROF./RES.	"
6	2651	RES.	"

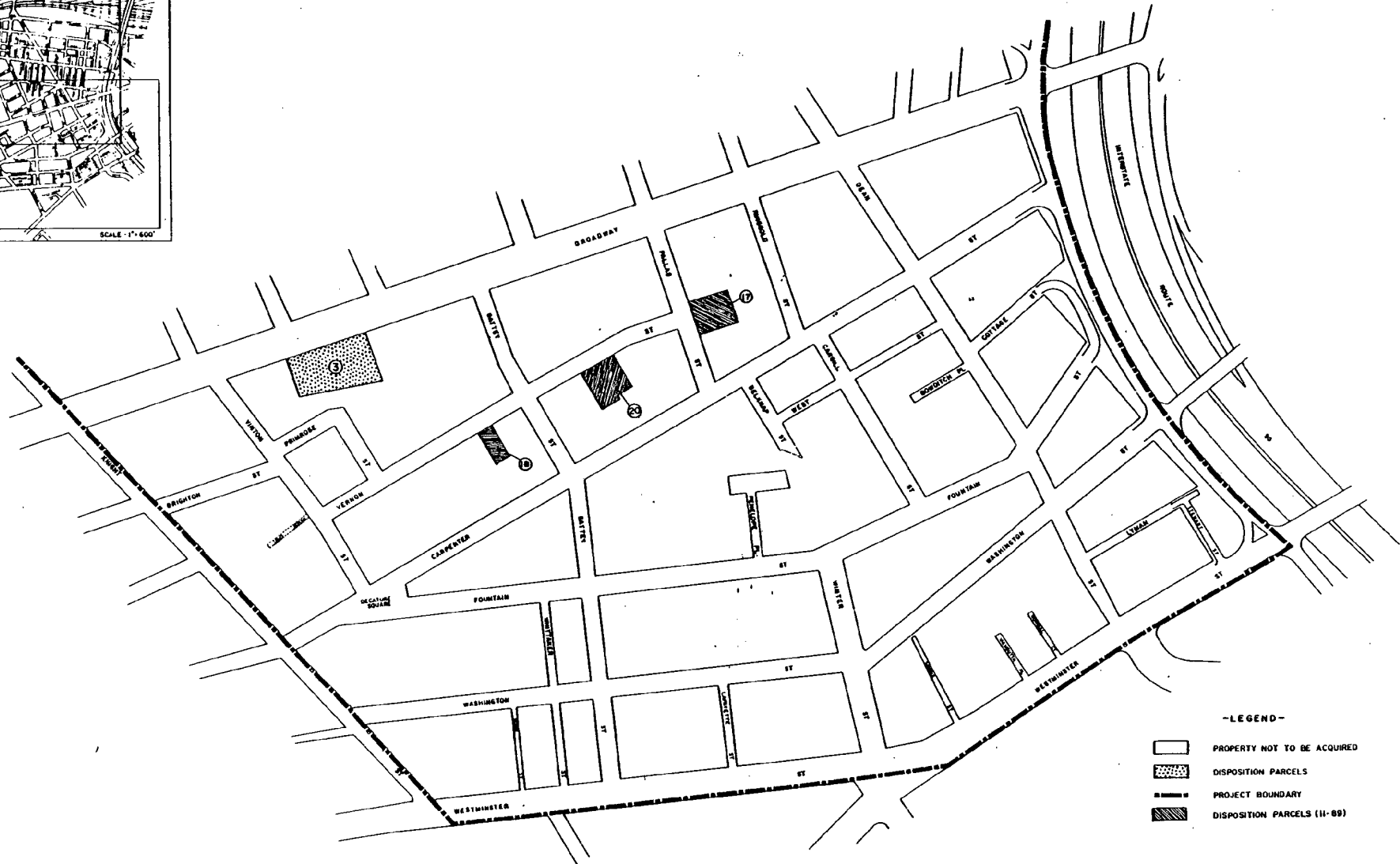
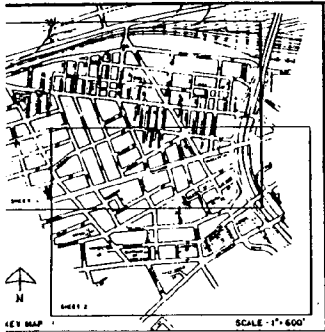
- LEGEND-
- PROPERTY NOT TO BE ACQUIRED
  - DISPOSITION PARCELS, NOV. 1978 & AUG. 1979
  - PROJECT BOUNDARY
  - TOTAL DISPOSITION SITES 6,096 SQ. FT. AUG. 1979
  - " " 30,936 " " NOV. 1978
  - " " 42,000 " " JULY 1980
  - " " 71,804 " " NOV. 1989
  - DISPOSITION PARCELS, JULY 1980
  - DISPOSITION PARCELS, NOV. 1989

DISPOSITION MAP  
FEDERAL HILL EAST

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

DATE: MARCH 1977 SCALE: 1" = 50'  
REVISIONS: 15-88 RES  
NOV. 1978 JULY 1980  
AUG. 1979 NOV. 1989

FILE NO.  
MAP NO. 4  
SHEET 1 OF 1



-LEGEND-

- PROPERTY NOT TO BE ACQUIRED
- DISPOSITION PARCELS
- PROJECT BOUNDARY
- DISPOSITION PARCELS (11-89)

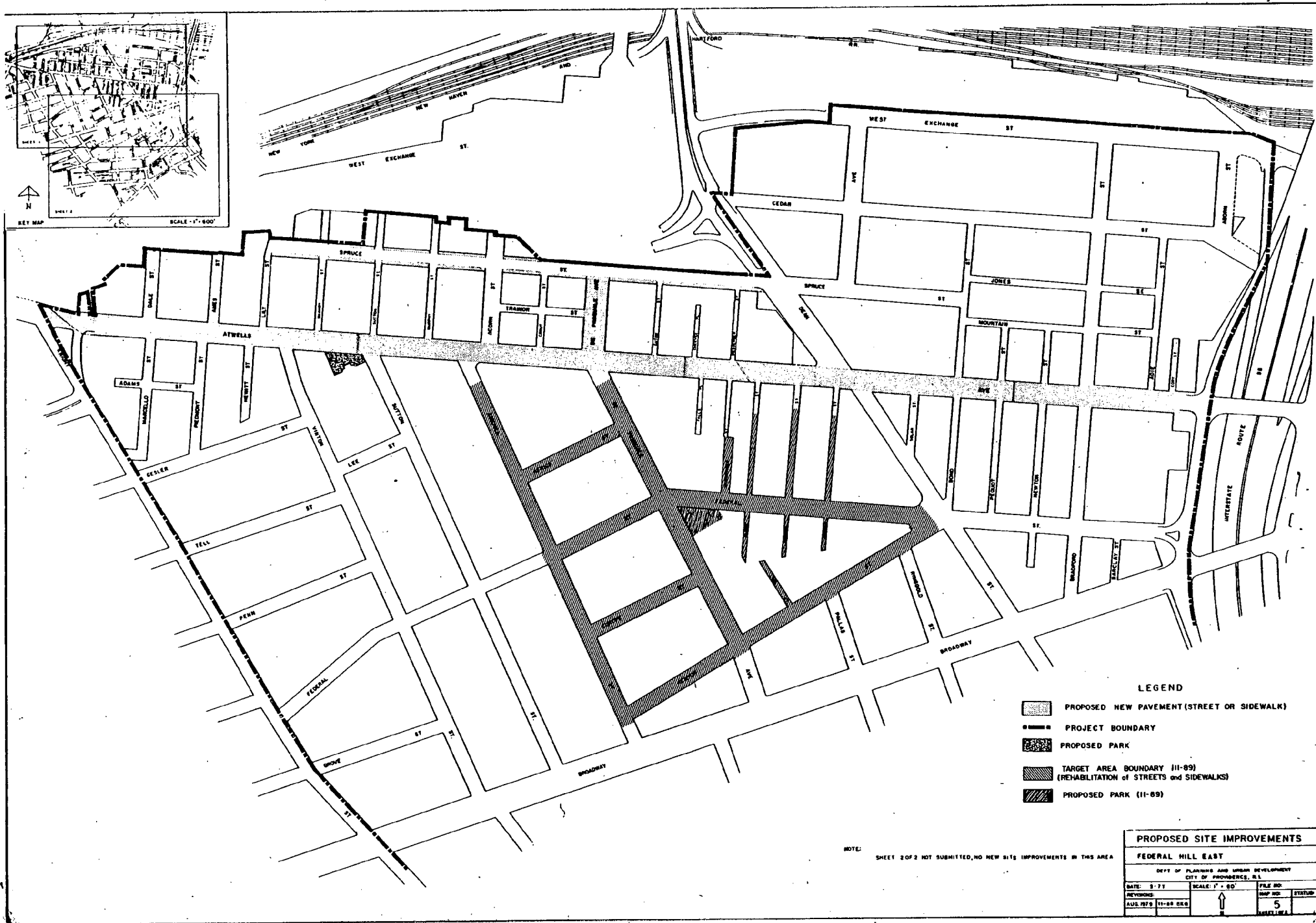
SITE	AREA	USE	DISPOSAL METHOD
2	7547	RES./PROF	SALE
3	23,389	" "	"

NOV. 1989

17	8114	RES.	SALE
18	8417	"	"
20	8240	"	"

<b>DISPOSITION MAP</b>			
<b>FEDERAL HILL EAST</b>			
DEPT OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.			
DATE: MARCH, 1977	SCALE: 1" = 60'	FILE NO.	
REVISIONS:		MAP NO.	
NOV. 1978	11-89 BR 3	4	STATUS
			SHEET 2 OF 2


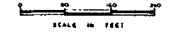






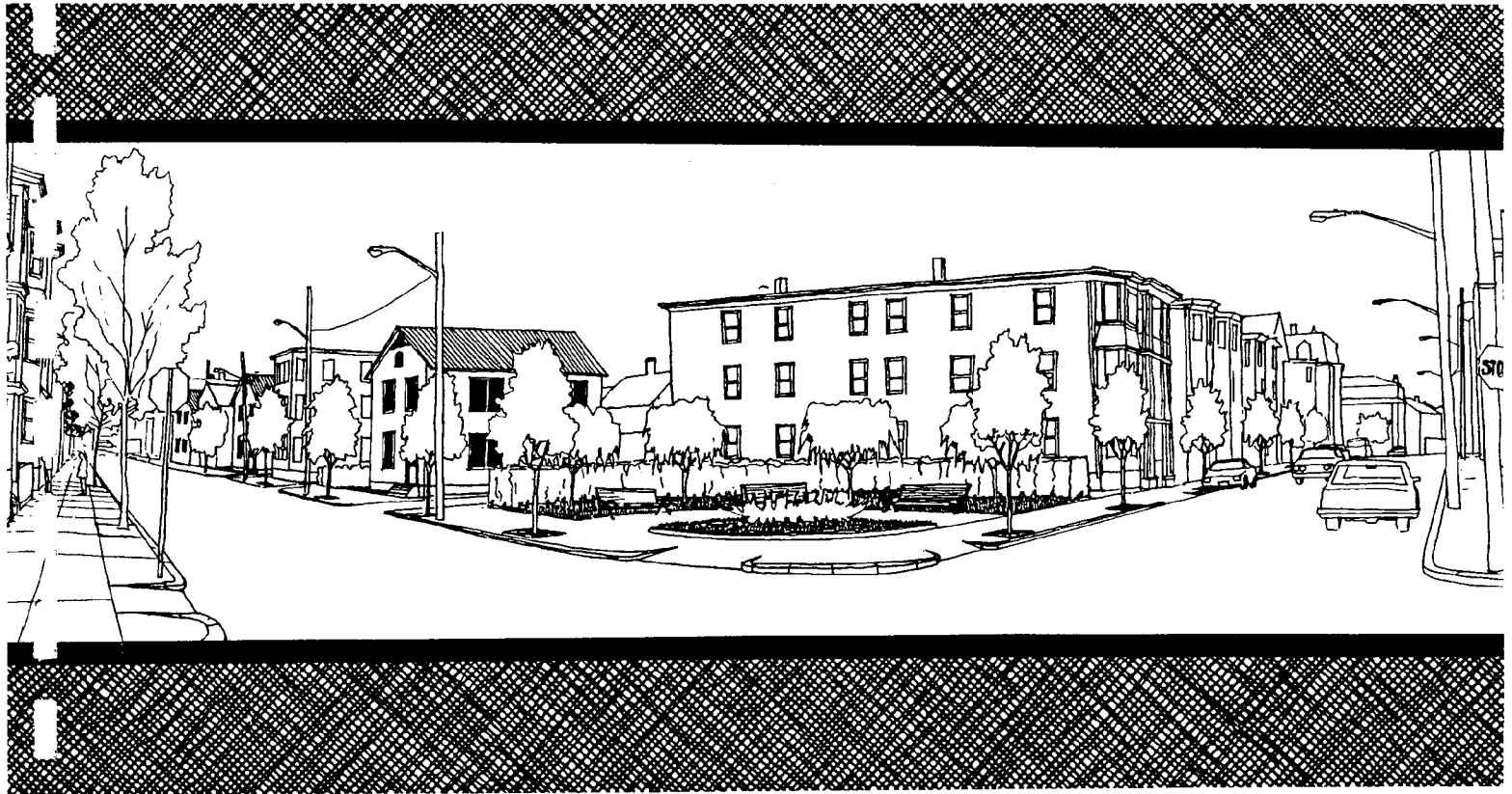
**Legend**

- R4** - Multiple Dwelling Zone
- C1** - Limited Commercial Zone
- C2** - General Commercial Zone
- C4** - Heavy Commercial Zone

PROPOSED ZONING	
FEDERAL HILL EAST PROJECT	
PROVIDENCE REDEVELOPMENT AGENCY	
CITY OF	PROVIDENCE, RHODE ISLAND
COUNTY OF	
 	
DATE	7-28-88
BY	J. M. FAY
REVISED	11-01-88
NO. OF SHEETS	7
SHEET NO. 1	

# DePasquale Avenue - Federal Street Target Area

Amendment to the Federal Hill East Redevelopment Project



Department of Planning and Development  
Providence, Rhode Island

November, 1989

# **DePasquale Avenue - Federal Street Target Area**

**Amendment to the Federal Hill East Redevelopment Project**

**Department of Planning and Development  
Providence, Rhode Island**

**November, 1989**

Mayor Joseph R. Paolino, Jr.

Providence Redevelopment Agency

EDMUND M. MAURO, Jr., Chairman  
JOSEPH R. ESPOSITO, Jr., Vice Chairman  
LESLIE A. GARDNER  
STEPHEN R. LEWINSTEIN  
ALBERT E. CARRINGTON  
JOHN H. ROLLINS  
DAVID G. DILLON  
THOMAS V. MOSES, ESQ., Executive Director  
JOHN F. PALMIERI, Secretary  
MAYOR JOSEPH R. PAOLINO, Jr., Ex-Officio



DEPARTMENT OF PLANNING AND DEVELOPMENT

THOMAS V. MOSES, ESQ., Director  
JOHN F. PALMIERI, Deputy Director  
THOMAS E. DELLER, AICP, Associate Director of Planning

PLANNING TEAM:

Bruno Mollo  
Richard H. Piscione  
George Turlo  
Edward K. Grant  
Beverly Shechtman

Linda DeCiccio  
Soo Dip Chin  
Elisa Silverstein Heath  
Ronald Mercurio  
JoAnn Penta

## TABLE OF CONTENTS

Executive Summary .....	1
Introduction .....	2
Analysis of Existing Conditions .....	4
The Plan .....	6
Implementation Strategies .....	11
Appendix	

## EXECUTIVE SUMMARY

This report constitutes Amendment #5 to the Official Redevelopment Plan for the Federal Hill East Project of 1977.

Within the past several years, signs of blight and deterioration have become more and more evident in the DePasquale Avenue-Federal Street Target Area, located in the heart of the Federal Hill Neighborhood.

Growing concern for the neighborhood and its residents, coupled with substantial public and private investment already made, prompted a study conducted by the Department of Planning and Development. A number of issues were studied including existing land use, building conditions, present zoning, property ownership, development plans for the area and historic character. The study was undertaken in an effort to clearly understand the issues and constraints so that the study group could develop an effective plan for revitalization.

The most negative influences are blighted vacant lots and the deteriorated structures. Absentee ownership is slowly taking over the area. Affordable housing is dwindling and neighborhood stability has been shaken.

The future of this area depends upon the improvement of housing stock and development of new housing. The resulting plan offers specific workable solutions including the acquisition of a number of properties, infrastructural improvements, and the development of added owner-occupied two-family dwellings. The implementation phase includes the provision of rehabilitation loans, development of residential design criteria, coordination efforts among city departments, interaction with neighborhood representatives, and enforcement of codes and laws.

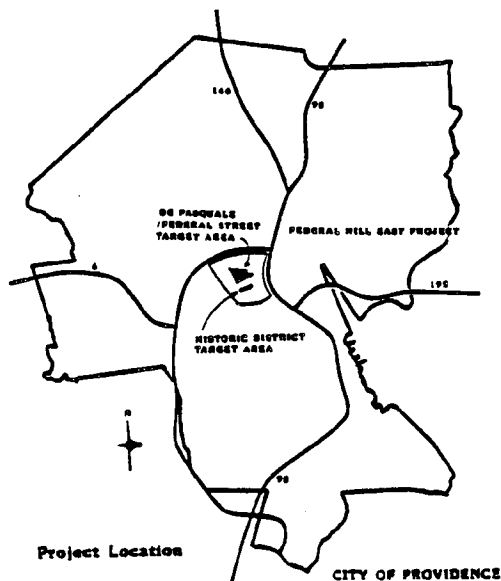
The success of this projects rests in the proper coordination of all parties involved for the realization of project goals.

## INTRODUCTION

Why has living in Federal Hill been so attractive to so many people for decades? Throughout the years, Federal Hill has always been a tight-knit neighborhood, one in which residents have taken great pride.

The influx of immigrants from Italy to this area began in the late 1800's, and continued into the 1920's. Population soared and the area, soon solidly ethnic in character, became one of the most densely populated regions in Rhode Island. Surprisingly, the congestion of this working class neighborhood became an admired quality. Closeness among neighbors created a sense of community. Traditions gave the area charm. Artisans developed some of the most beautiful architecture in the region. Small businesses, mostly markets, supported the community. People gave of themselves, creating their own microcosm in the new-found city.

An out-migration, however, began in the 1950's when first generation Americans sought what they thought would be a better life in the nearby communities. By the late 1960's, there were obvious signs of decline.



By 1971, a study of that area, labeled the Federal Hill East Neighborhood, was undertaken to take advantage of Federal Renewal Assistance Funds. Federal Hill East was found to be a deteriorated area, and thus qualified for funding. The study became the basis for the Federal Hill East Redevelopment Project of 1977, which was undertaken specifically to strengthen the ethnic shopping theme of the commercial strip along Atwells Avenue. The project was designed to be a catalyst for restoration and resurgence of community pride.

This 1977 project, stimulated by a strong sense of preservation among business owners and neighborhood residents, became a tool for economic development and a means of saving the neighborhood from further decline.

Twelve years have passed since the completion of that project and Atwells Avenue thrives today. But the surrounding area immediately south of this popular commercial strip, encompassing DePasquale Avenue and Federal Street is changing, and not for the better.

Many seniors are struggling to stay in the area; some have remained in their owner occupied homes. But affordable housing is dwindling. Transient families have replaced stable ones. Absentee landlords are replacing owner occupants. There have been a number of social changes; the community is divided.



Because of a growing concern for the neighborhood and its residents, and in support for substantial public and private investment already made, a study was conducted by the Department of Planning and Development. The results have been compiled and the resulting plan will set policy for land use, housing and economic development. In keeping with the objectives of the 1977 Redevelopment Plan, this plan will constitute Amendment #5 to that project.

In preparing this Plan, a number of issues were studied: existing land use, building conditions, present zoning, property ownership, development plans for the area, and historic character.

Basically, the most negative influences in the area are the blighted vacant lots and dilapidated structures. For the past several years, Federal Hill residents have been struggling to cope with the effects of blight: boarded-up houses, drugs, break-ins and arson. The center of the target area varies drastically from the surrounding streets in terms of structural decline and crime.

There is a lack of suitable, affordable housing, open space and parking space. And although some of the best kept homes are here, and building permits are visible on several structures, there are serious problems.

Results from the study indicated that many of the homes are in good condition, although there exist obvious signs of blight.

Having defined the issues and problems, the resulting plan offers specific and workable solutions for revival. More specifically, among other recommendations, the future of this area depends largely upon development of new housing and rehabilitation of the existing housing stock.

However, in order to accomplish these goals and implement this plan there must be cooperation.

We want to establish an open dialogue between public and private sectors, a bonding which will insure the success of this project. The attitudes of Federal Hill residents are critical to the success of the planning and implementation process.

The old charm of Federal Hill still remains. Private and public sectors working together can protect this neighborhood. Together we can replace the eyesores with new homes, attractive open space, trees and paved parking areas. We can encourage the rehabilitation of existing homes and restore social and economic stability.



## ANALYSIS OF EXISTING CONDITIONS

Federal Hill contains the greatest concentration of densely developed blocks in the City of Providence. Certain areas of the Federal Hill neighborhood have been experiencing increases in the amount of decline and instability. The DePasquale Avenue-Federal Street Target Area, the subject of this study, is one such area of decline. It is located in the heart of the Federal Hill neighborhood, adjacent to the Atwells Avenue commercial strip.

This study was initiated by the city's Department of Planning and Development in an effort to recognize and address those issues in the area which have contributed to its general deterioration. Staff members surveyed the area and gathered information including: land use; building conditions; zoning; historic significance; property ownership and public rights of way. Overall, the intent is to curb and reverse recent trends of decline in the study area. In keeping with the goals of the project, the study group selected two (2) additional parcels which are located outside of the target area boundaries for inclusion in this study. These parcels, located within the Broadway-Armory National Register Historic District, are significant to the overall character of the study area, and therefore are included in the final analysis of this Plan.

The following are the findings in the analysis of the study area's physical character.

### DEPASQUALE AVENUE-FEDERAL STREET TARGET AREA

#### LAND USE

##### RESIDENTIAL

Single Family	9 structures
Two-Family	54 structures
Three-Family	46 structures
Four-Family	15 structures
Six-Family	3 structures

MIXED USE 9 structures

COMMERCIAL 7 structures







INSTITUTIONAL 4 structures

VACANT  
UNDEVELOPED 20 lots

PAVED  
PARKING 5 lots

# TITLE LAND USE

## LEGEND

-  **RESIDENTIAL** ( # indicates No. of Families )
-  **MIXED USE** ( # indicates No. of Families )
-  **COMMERCIAL**
-  **INSTITUTIONAL**
-  **PARKING**
-  **VACANT LAND**



SCALE 1 INCH = 80 FEET

DATE: OCTOBER 6, 1968

## DE PASQUALE AVE. - FEDERAL ST. STUDY AREA

DEPARTMENT OF PLANNING AND DEVELOPMENT  
44 WASHINGTON STREET PROVIDENCE, RHODE ISLAND 02903

## **BUILDING CONDITION**

Recently, several structures have undergone renovations; building permits are visible on many, new structures are evident and one house is presently under construction.

Excellent	7 structures
Good	48 structures
Deteriorated	73 structures
Dilapidated	10 structures

## **ZONING**

Seven percent (7%) of the area is in a commercial C-2 zone, while the remaining ninety-three percent (93%) is in a residential R-4 zone.

## **PROPERTY OWNERSHIP**

Of the 127 residential structures in the Target Area, 46 - or 36% - are owner-occupied, leaving 64% of the structures owned by absentee landlords. Of all the residential structures, twenty-one (21) owners have applied for, and were granted building permits; eight owners have been approved for rehabilitation loans through City programs.

## **PUBLIC RIGHTS OF WAY**

Public rights of way include roadways, sidewalks and those amenities located along a right of way. Street conditions must be reviewed more thoroughly by the city's Department of Public Works. This study reviewed the conditions of sidewalks and the condition and location of existing street trees. The following is a summary of existing conditions as identified by the study group:

**Sidewalks:** Sixty to seventy percent of all sidewalks are classified as being in poor condition, i.e. in need of replacement.

**Street Trees:** Twenty-eight street trees exist within the study area. Nine are located along Kenyon Street, leaving very few trees remaining throughout the rest of the target area.

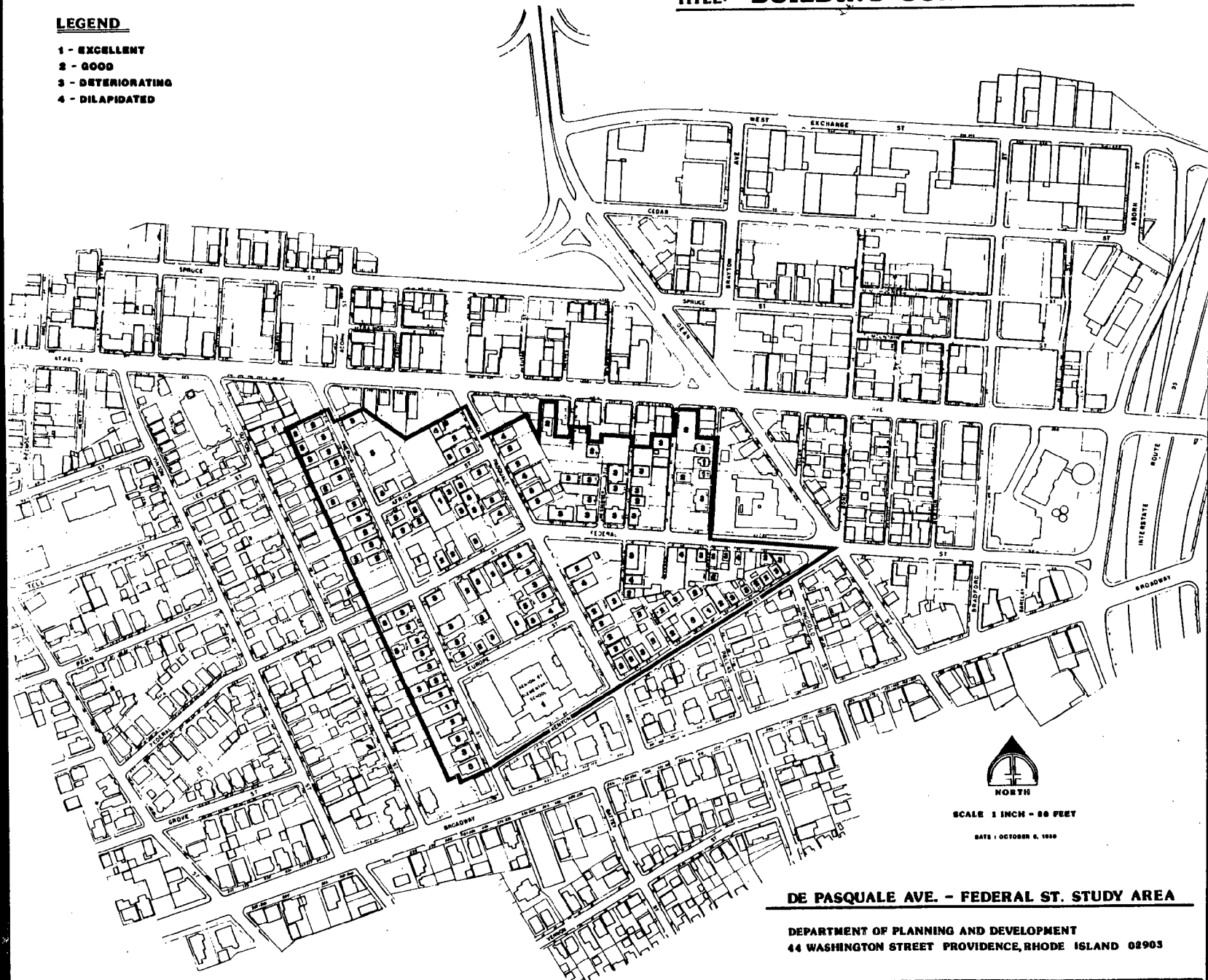
## **BROADWAY-ARMORY NATIONAL HISTORIC DISTRICT**

Two parcels included in this study are located in this nationally-recognized historic district, and both are within an R-4 zoning district. Of these lots one is vacant; and the other contains 2 two-family structures. Both structures are classified as in deteriorated condition. And finally, both residences are owned by absentee landlords.

**TITLE: BUILDING CONDITIONS**

**LEGEND**

- 1 - EXCELLENT
- 2 - GOOD
- 3 - DETERIORATING
- 4 - DILAPIDATED



**DE PASQUALE AVE. - FEDERAL ST. STUDY AREA**

DEPARTMENT OF PLANNING AND DEVELOPMENT  
44 WASHINGTON STREET PROVIDENCE, RHODE ISLAND 02903

**TITLE: EXISTING ZONING**

**LEGEND**

**R4 - MULTIPLE DWELLING ZONE**  
**C2 - GENERAL COMMERCIAL ZONE**



SCALE 1 INCH = 80 FEET

DATE: OCTOBER 6, 1966

**DE PASQUALE AVE. - FEDERAL ST. STUDY AREA**

DEPARTMENT OF PLANNING AND DEVELOPMENT  
44 WASHINGTON STREET PROVIDENCE, RHODE ISLAND 02903

**LEGEND**

- TREES
- POLES
- + FIRE HYDRANTS
- SIDEWALKS ( REPLACE )
- TRAFFIC FLOW

**TITLE: EXISTING CONDITIONS**  
( PUBLIC RIGHTS-OF-WAY )



SCALE 1 INCH = 50 FEET

DATE: OCTOBER 6, 1959

**DE PASQUALE AVE. - FEDERAL ST. STUDY AREA**

DEPARTMENT OF PLANNING AND DEVELOPMENT  
44 WASHINGTON STREET PROVIDENCE, RHODE ISLAND 02903

## THE PLAN

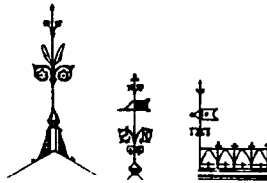
The results of the data collection phase of the study were compiled, revealing a general profile of the target area. Basically, the most negative influences in the DePasquale-Federal Street Target Area are the blighted vacant lots, dilapidated structures, and mixed uses. There exists an overall lack of suitable affordable housing, open space and parking. The future of this area depends largely upon the demolition of dilapidated housing, the development of new housing and rehabilitation of (existing) deteriorated housing stock, bearing in mind that all new construction and rehabilitation will be in keeping with the neighborhood character.

Through the analysis phase of the study, a set of goals for revitalizing the area was established:

- o To curb and reverse blighted conditions;
- o To strengthen the economic potential of the area;
- o To provide additional housing possibilities; and
- o To stabilize the neighborhood.

These goals can be realized by use of several redevelopment tools including acquisition, disposition, and rehabilitation. This Plan recommends the acquisition of 31 lots. Once acquired the land will be apportioned into 9 parcels and prepared for development. Proposals will be solicited for development in accordance with PRA guidelines (as established in the Official Redevelopment Plan 1977). For several parcels, infill housing will be constructed and offered for sale to owner occupants. For others, rehabilitation will be the preferred alternative. Final plans for these new structures as well as those to be rehabilitated, will be in keeping with the neighborhood character. For rehabilitation within the Historic District, all efforts will be made to insure that adherence to federal guidelines are strictly enforced.

This Plan attempts to address the issues and problems experienced in the target area, and to offer specific and workable solutions through such implementation techniques as zoning changes, administrative action and coordination. The actions prescribed herein will become part of the City's Comprehensive Plan - 2000.





## THE DEPASQUALE AVENUE - FEDERAL STREET TARGET AREA

### **PARCEL DELINEATION**

The following parcels have been identified for acquisition and redevelopment. These parcels comprise Amendment #5 to the Federal Hill East Redevelopment Plan, 1977, and therefore represent the continuation of the previously identified eleven parcels.

#### Parcel Twelve:

7,920 square feet  
One 2-family structure to be demolished.

The land is to be subdivided into two developable lots, each of 3,960 square feet. Two duplexes will be constructed with appropriate parking. These duplexes will be sold with the requirement of owner occupancy.

#### Parcel Thirteen:

1,710 square feet  
One structure, containing a heavy commercial use, to be demolished.

Option 1: Offer cleared lot to owner of property on AP 28, lot 784 for parking.

Option 2: Clear land and pave for neighborhood parking area.

#### Parcel Fourteen:

25,242 square feet.  
Three residential structures.

Lot 769: Develop as a landscaped public sitting area (5,821 square feet).

Lots 571 and 297: Relocate existing 2-family structure located on lot 571 to lot 297. Expand lot 297 with a portion of adjacent lot 582. Offer portions of lots 582 and 571, and a portion of Albrow Street to adjacent owner occupant on lot 518. Offer remaining portion of lot 571 to owner of lot 298.

Lot 300: Sell land to a developer for construction of a duplex. To be offered for sale with the requirement of owner occupancy.

Lot 301: Negotiate with present owner to rehabilitate existing residential structure, or sell to developer for rehabilitation, with requirement of owner occupancy.

Lots 515, 516 and 302: Combine to create one development parcel, totaling 4,582 square feet. Negotiate with present owner to rehabilitate existing residential structure on lot 302, or sell to developer for rehabilitation with requirement of owner occupancy.



**CONCEPTUAL DESIGN**

**PUBLIC SITTING AREA**

---

**CORNER OF FEDERAL STREET AND DE PASQUALE AVENUE**

**ACQUISITION PARCEL NO. 14**

**Parcel Fifteen:**

8,155 square feet.  
Vacant land.

Existing vacant land to be prepared for construction of two duplexes with parking. To be offered for sale with requirement of owner occupancy.

**Parcel Sixteen:**

17,246 square feet.  
Former public elementary school building.

The existing structure is presently used by the V.F.W. as a post. The PRA will request development proposals for the building's refurbishment and reuse. Development will be in accordance with PRA guidelines.

**Parcel Nineteen:**

7,424 square feet.  
Vacant land.

Acquire the vacant land for construction of two duplexes with parking, for sale with requirement of owner occupancy.

**BROADWAY-ARMORY NATIONAL HISTORIC DISTRICT**

**PARCEL DELINEATION**

Rehabilitation of existing structures must be in keeping with federal regulations outlined by the Secretary of the Interior for Historic Districts.

**Parcel Seventeen:**

8,114 square feet of vacant land.

Option 1: Subdivide the lot and create two parcels for residential use. Each parcel will be approximately 4,057 square feet. A duplex will be constructed with parking, with the requirement of owner occupancy.

Option 2: Subdivide the lot into Parcel A - 5,114 square feet and Parcel B - 3,000 square feet. Offer Parcel B to the owner of Plat 28, Lot 27 to expand the sideyard. Duplex to be constructed on Parcel A for owner occupancy.

**Parcel Eighteen:**

3,417 square feet.  
Two 2-family structures, with one (I) in front of the other (II). Structure II to be demolished.

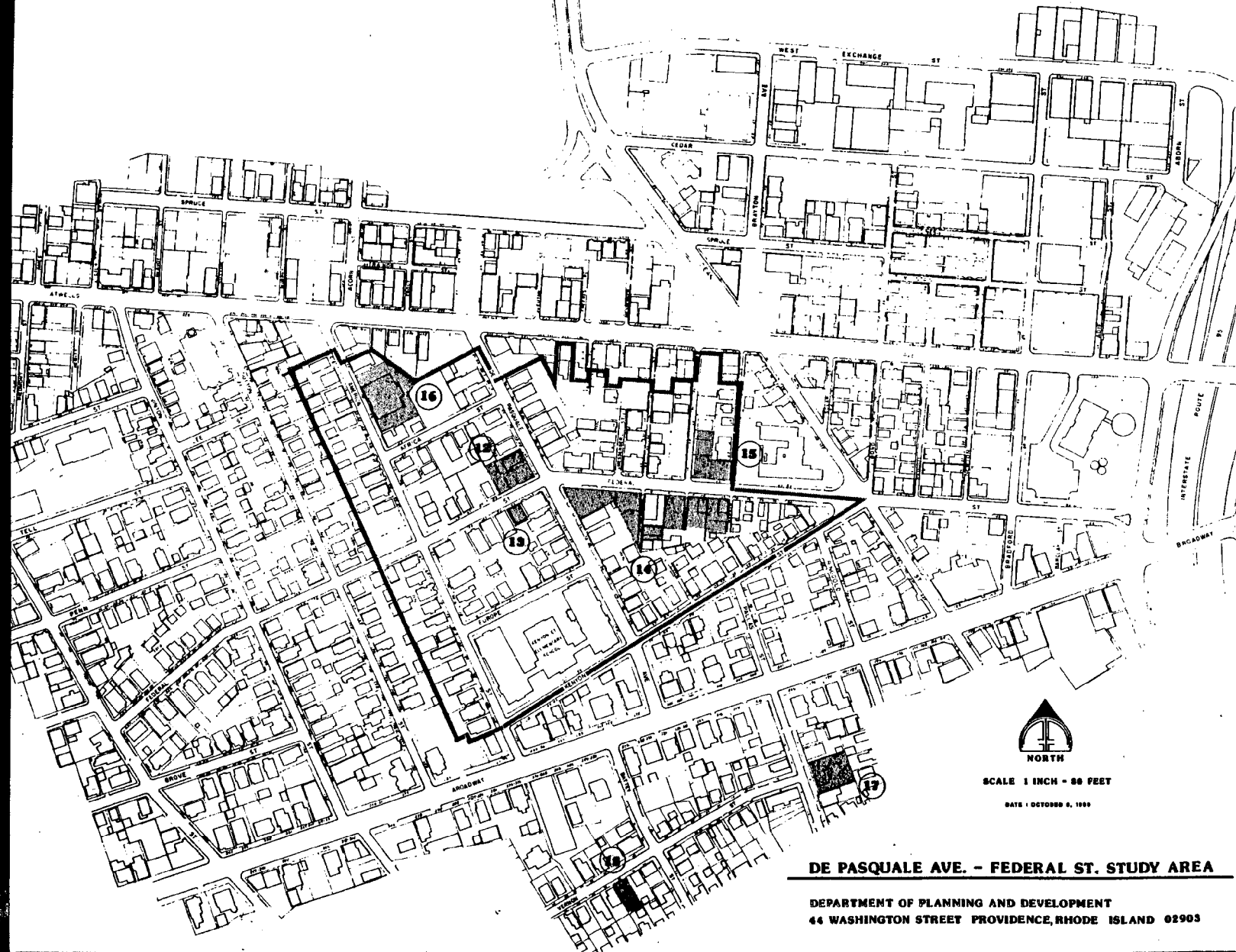
Option 1: Negotiate with the present owner to rehabilitate structure I.

Option 2: Offer structure I to developer, who must comply with development guidelines. Again, owner occupancy would be required.

**TITLE: ACQUISITION MAP**

**LEGEND**

 **PROPERTY TO BE ACQUIRED**



## PUBLIC RIGHTS OF WAY IMPROVEMENTS

To support the substantial investment in housing rehabilitation and construction, the City will provide the following rights of way improvements where needed:

- Sidewalk and road repair
- Ramps for the handicapped at intersections
- Planting of street trees
- Street markings
- Street abandonment

In addition, a landscaped sitting area will be developed in the area near the intersection of DePasquale Avenue and Federal Street.

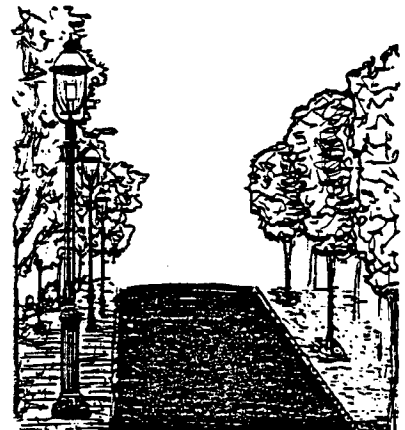
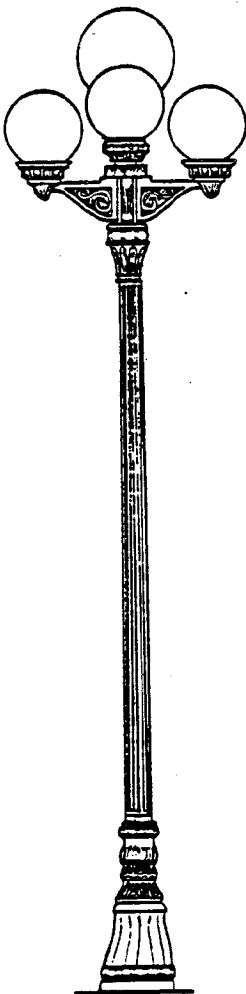
## ZONING CHANGES

The C-2 zoning of the commercial strip along Atwells Avenue extends into the core of the target area. Along DePasquale Avenue, with a 100-foot setback, the zone extends past the Federal Street intersection for approximately 100 feet.

A commercial zone in this location interferes with the surrounding predominant residential areas. Thus, a zoning change is proposed as delineated on the map, from C-2 to R-4.

## FUNDING

This project will be funded through proceeds collected from Silver Spring Industrial Park land sales.



### COST ESTIMATES

Acquisition (Assessed value x 1.25)	\$ 622,125
Relocation	
Residential:	
1 Owner Occupant @ \$22,500	22,500
3 Tenants @ \$5,200	15,600
Commercial:	
1 Business @ \$25,000	25,000
Demolition/Relocation:	
3 Buildings @ \$12,000	36,000
Site Improvements	
Street and sidewalk improvements*	
Landscaped sitting area	100,000
Subtotal	\$ 821,225
Administration (15%)	123,183
Total	\$ 944,408

\* Street and sidewalk improvements to be provided by the Department of Public Works. Street trees to be provided by the Parks Department.

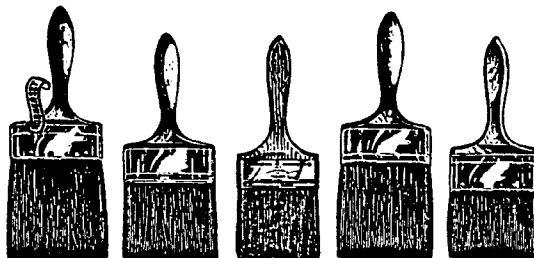


**CONCEPTUAL PLAN**  
**IN-FILL HOUSING**

## IMPLEMENTATION STRATEGIES

Any plan is only as good as its implementation, and the ability of all parties involved to carry them out successfully. It is envisioned that public commitment will spur private investment of property owners. Action will be taken at various levels of government, as well as by privately-sponsored neighborhood initiatives. The commitment of both sectors will be essential to the success of this undertaking. The objectives of the plan will realized through the following means:

- Acquire property and eliminate substandard structures which are infeasible for rehabilitation and prepare land for construction of duplexes with sufficient parking;
- Establish Residential Design Criteria consistent with existing architecture;
- Provide financing for rehabilitation of residential structures through the City's Low Interest Home Improvement Loan Program;
- Provide business loans through the City's PEDC Revolving Loan Fund;
- Provide site improvements to public rights of way through a coalition of the Department of Planning and Development, Public Parks and Public Works;
- Enforce housing code requirements with coordinated efforts of the City's Building Inspector and the Providence Housing Court; and
- Assemble an Advisory Committee whose members would represent both the private and the public sectors.





## **APPENDIX**

### **I. Ordinance**

### **II. Proposed Acquisition List**

# City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## CHAPTER

No. **AN ORDINANCE** IN AMENDMENT OF AND IN ADDITION  
TO CHAPTER 1977-15 OF THE ORDINANCES OF THE CITY OF  
PROVIDENCE APPROVED APRIL 18, 1977 AND ENTITLED, "AN  
ORDINANCE APPROVING AND ADOPTING THE OFFICIAL  
REDEVELOPMENT PLAN FOR FEDERAL HILL EAST"

*Approved*

*Be it ordained by the City of Providence:*

1) That Chapter 1977-15 of the Ordinances of the City of Providence, approved April 28, 1977, entitled, "An Ordinance Approving and Adopting the Official Redevelopment Plan for the Federal Hill East Project" as amended by Chapter 1977-48 of the ordinances of the City of Providence, approved December 9, 1977, and as also amended by Chapter 1979-2 of the City of Providence, approved January 22, 1979, and as also amended by Chapter 1980-26 of the City of Providence, approved May 3, 1980, and as also amended by Chapter 1981-6 of the City of Providence, approved February 26, 1981, be and the same is hereby amended as follows:

A. The following list of properties (Attachment A) is hereby added to the proposed acquisition list in Paragraph E.2. entitled "Proposed Acquisition" as contained in and set forth in Page 15 of that certain booklet entitled "Federal Hill East, Official Redevelopment Plan, 1977", which is part of the aforementioned ordinance as amended to date.

B. Insert the following Section C.2.c.4 as contained in and set forth on Page 13 of that certain booklet entitled "Federal Hill East Official Redevelopment Plan, 1977", which is part of the aforementioned Ordinance as amended to date:

C.2.c.4 - Site improvements will be provided within certain public rights of way within the project area.

C. Insert the following Sections E.3.b. and E.4. as contained in and set forth on Page 15 of that certain booklet entitled "Federal Hill East Official Redevelopment Plan, 1977" which is part of the aforementioned Ordinance as amended to date.

E.3.b. - Site improvements will be provided within certain public rights of way within the project area.

E.4. - Where rehabilitation of structures proposed for acquisition is feasible and property owner is agreeable to retain and rehabilitate in accordance with Property Rehabilitation Standards, property will not be acquired.

D) The following maps of the aforementioned Official Redevelopment Plan which is part of the aforementioned Ordinance herein after identified are deleted:

- 1) Map No. 3 "Proposed Acquisition", sheet 1 of 2 dated July 1980 and sheet 2 of 2 dated March, 1977
- 2) Map No. 4 "Disposition", sheet 1 of 2 dated July 1980 and sheet 2 of 2 dated November, 1978
- 3) Map No. 5 "Proposed Site Improvements", sheet 1 of 2 dated August, 1979

E) The following maps are inserted in their stead:

- 1) Map No. 3 "Proposed Acquisition" dated November, 1989.
- 2) Map No. 4 "Disposition" dated November, 1989.
- 3) Map No. 5 "Proposed Site Improvements", sheet 1 of 2 dated November, 1989.

F) Insert the following map into the aforementioned Official Redevelopment Plan:

Map No. 7 "Proposed Zoning Changes" dated November, 1989.

G) Insert the following into the Table of Contents of the Official Redevelopment Plan:

Map No. 7 "Proposed Zoning Changes

H) Paragraph numbered 7 entitled "Estimated Cost of Redevelopment and Proposed Method of Financing" as contained in and set forth at the top of page 33 of that certain booklet entitled "Federal Hill East, Official Redevelopment Plan, 1977", which is a part of the aforementioned ordinance be and the same is hereby deleted and the following substituted therefore:

- 7) Estimated Cost of Redevelopment and Proposed Method of Financing

The estimated project cost of \$5,054,895.00 will be provided from proceeds from the sales of long term general obligation bonds issued by the City of Providence for redevelopment purposes.

In addition, efforts will be made to obtain funding through, the Public Works Employment Act of 1976. If such funding becomes available it will be utilized to reduce the funds required from the sale of general obligation bonds.

Also, funding will be made available through proceeds collected from land sales of Silver Spring Industrial Park.

- 2) That said Chapter 1977-15 of the Ordinance of the City of Providence as adopted and as heretofore amended, be and the same is hereby ratified and affirmed in all other respects.
- 3) That this Ordinance shall take effect on its passage and shall be filed with the City Clerk who is hereby authorized and directed to forward a certified copy thereof to the Providence Redevelopment Agency.

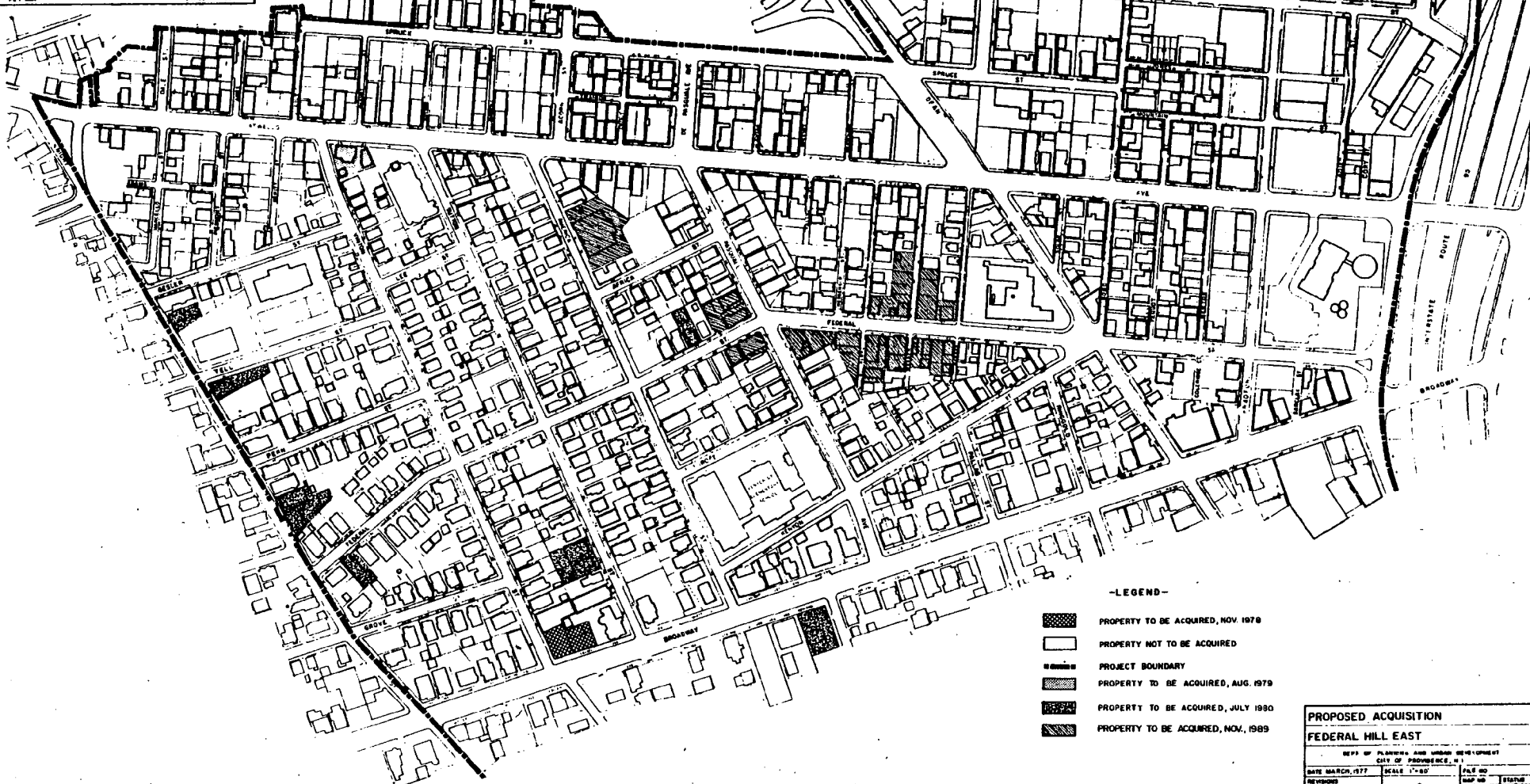
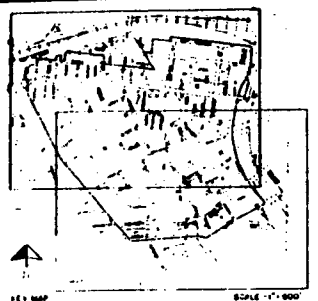
A true copy,  
Attest:

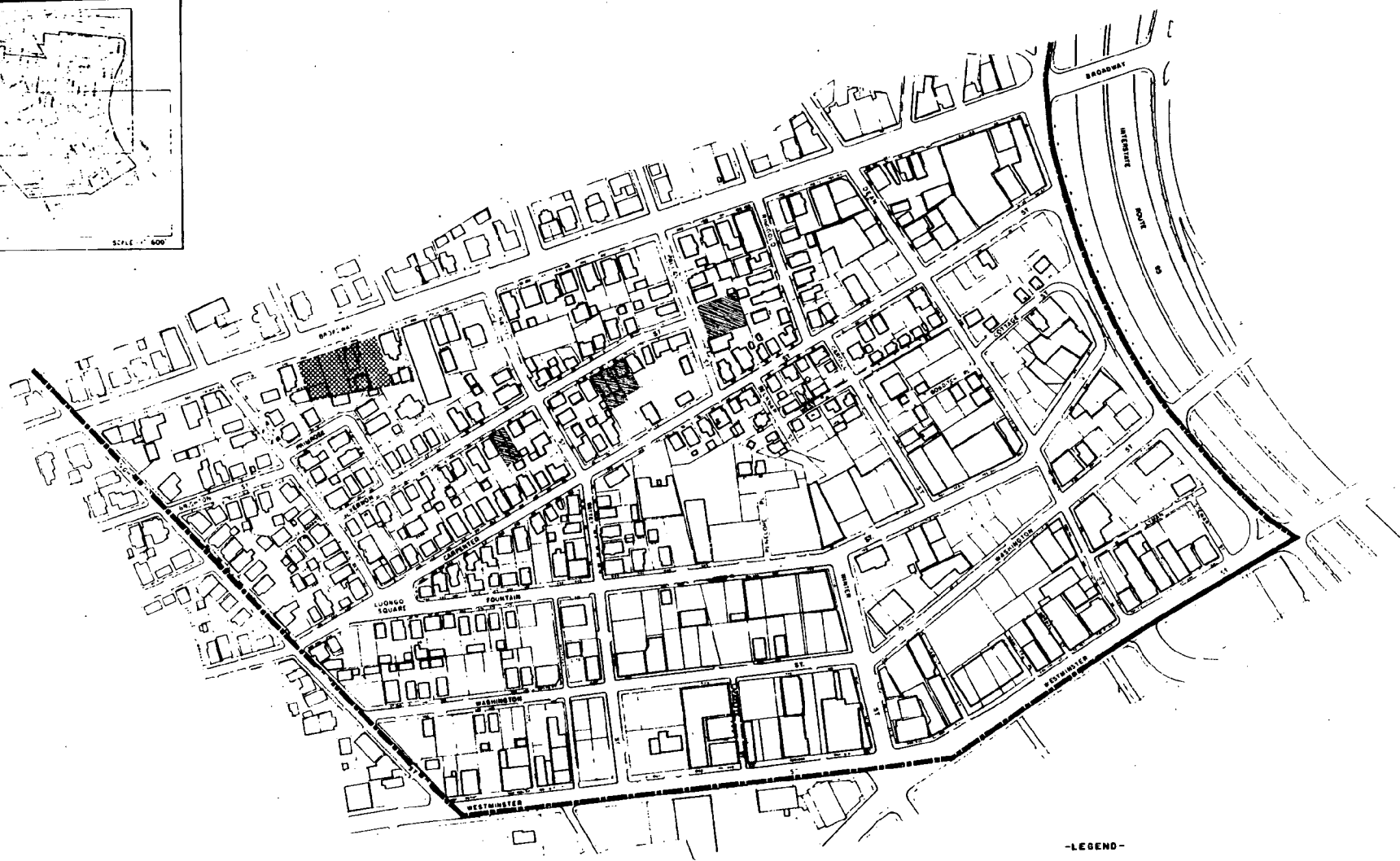
Rose M. Mendonca  
City Clerk

ATTACHMENT A





LIST OF PROPERTIES FOR PROPOSED ACQUISITION  
ON ASSESSOR'S PLAT 28


<u>LOT NO.</u>	<u>ADDRESS</u>
785	107 DePasquale Avenue
934	111-113 DePasquale Avenue
330	151 Federal Street
784	142 Federal Street
502	152 Federal Street
301	108-110 Federal Street
302	104 Federal Street
516	41 Barker Street
515	102 Federal Street
298	116-118 Federal Street
300	112-114 Federal Street
571	38 Albro Street
769	140 Federal Street
297	124 Federal Street
582	33 Albro Street
317	21 Weeden Street
316	19 Weeden Street
315	107 Federal Street
314	103 Federal Street
322	12-14 Weeden Street
927	117-119 Federal Street
320	20 Weeden Street
321	18 Weeden Street
798	18-22 America Street
25	6-10 Pallas Street
50	22 Vernon Street
91	52 Vernon Street
51	28 Vernon Street
168	24 Vernon Street
319	22-24 Weeden Street

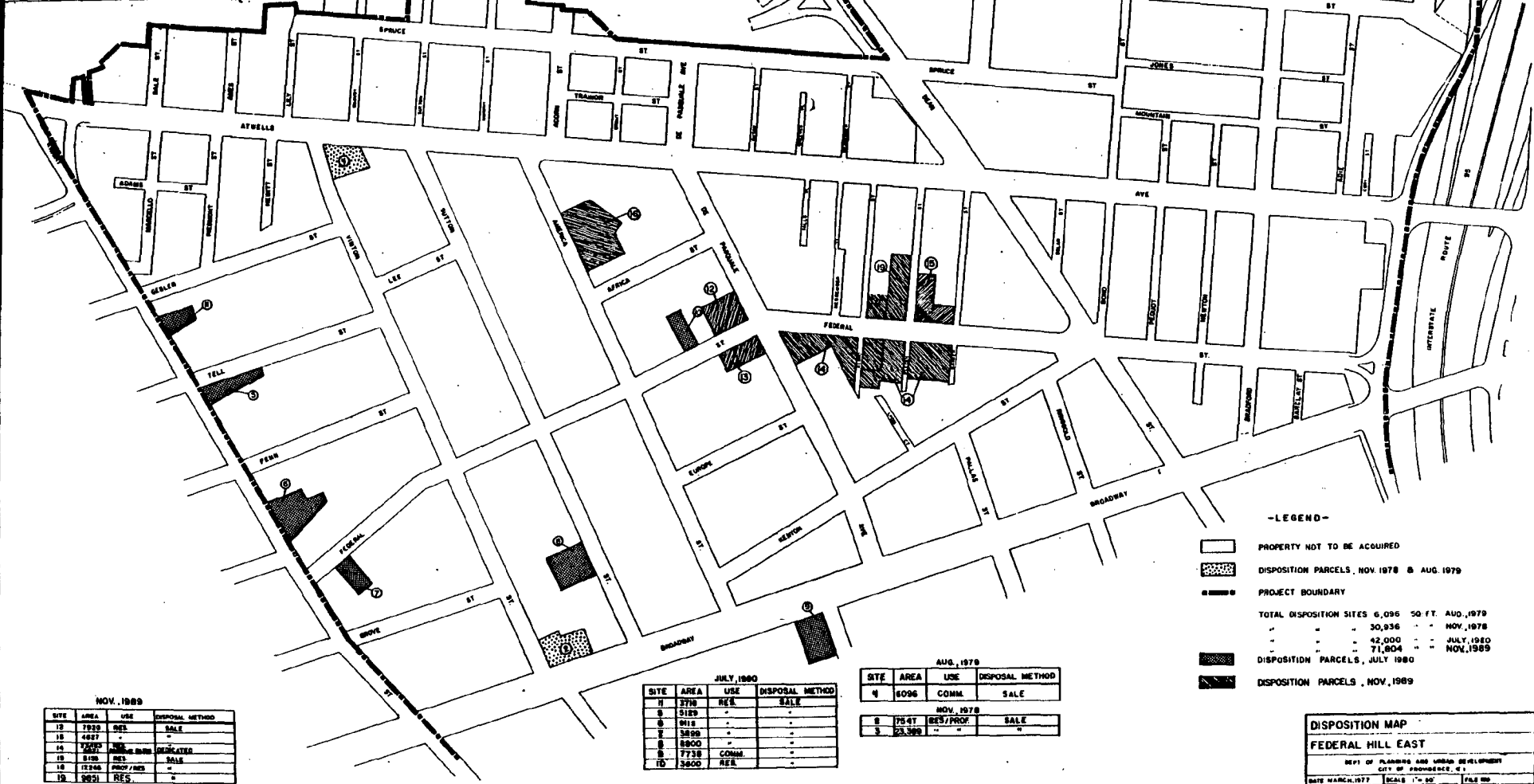




-LEGEND-

-  PROPERTY TO BE ACQUIRED
-  PROPERTY NOT TO BE ACQUIRED
-  PROJECT BOUNDARY
-  PROPERTY TO BE ACQUIRED, NOV. 1989

<b>PROPOSED ACQUISITION</b>			
<b>FEDERAL HILL EAST</b>			
DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.			
DATE: MARCH 1971	SCALE: 1" = 50'	FILE NO.	SHEET NO.
REVISIONS: 11-18 ERS		MAP NO. 3	SHEET 2 OF 2
 N			



**DISPOSITION MAP**

**FEDERAL HILL EAST**

DEPT. OF PLANNING AND URBAN DEVELOPMENT  
CITY OF HOUSTON, TEXAS

DATE: MARCH 1977

REVISIONS: 10-20-88

NOV. 1978

AUG. 1979

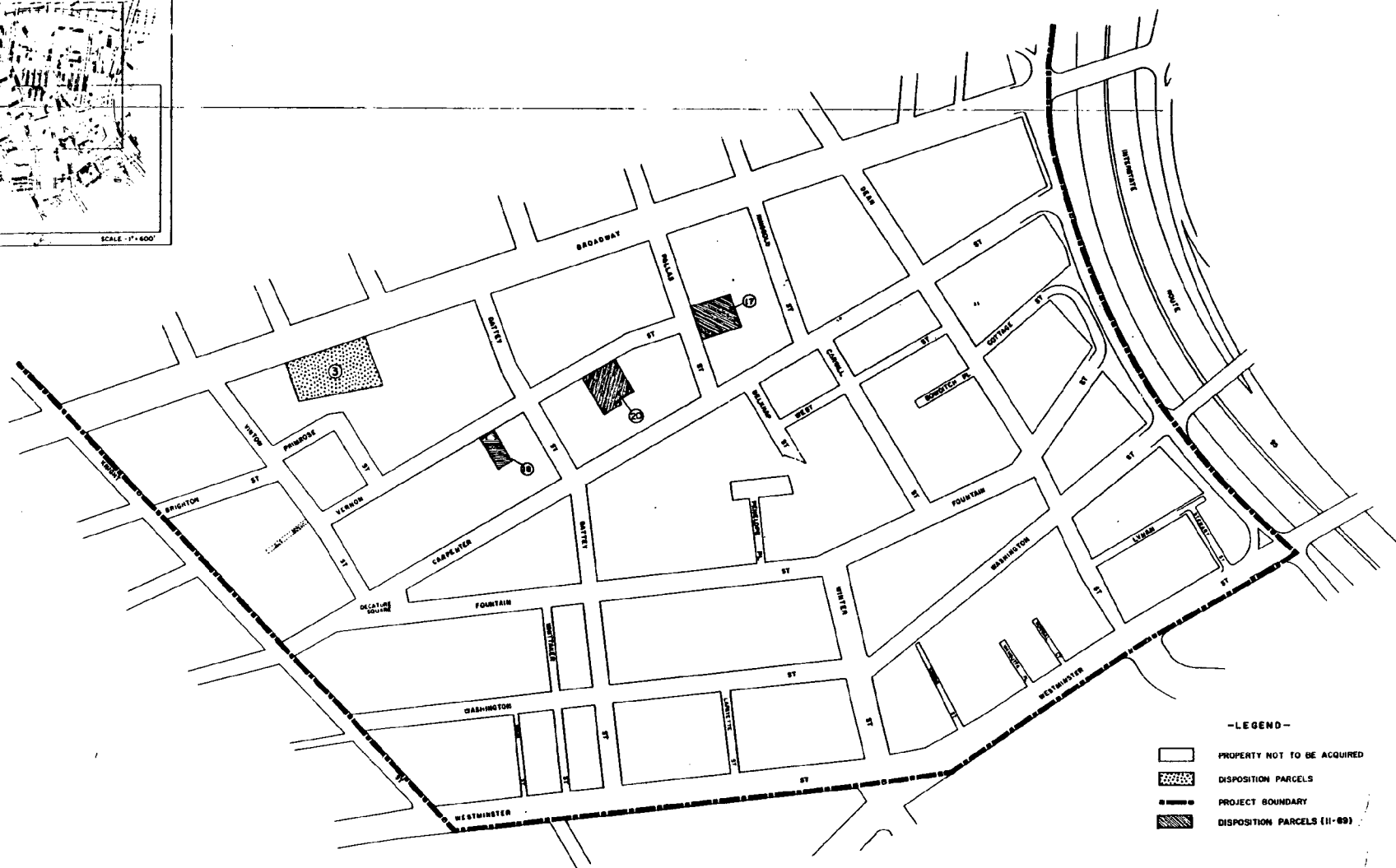
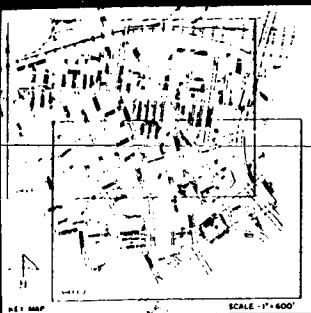
SCALE: 1" = 60'

FILE NO.

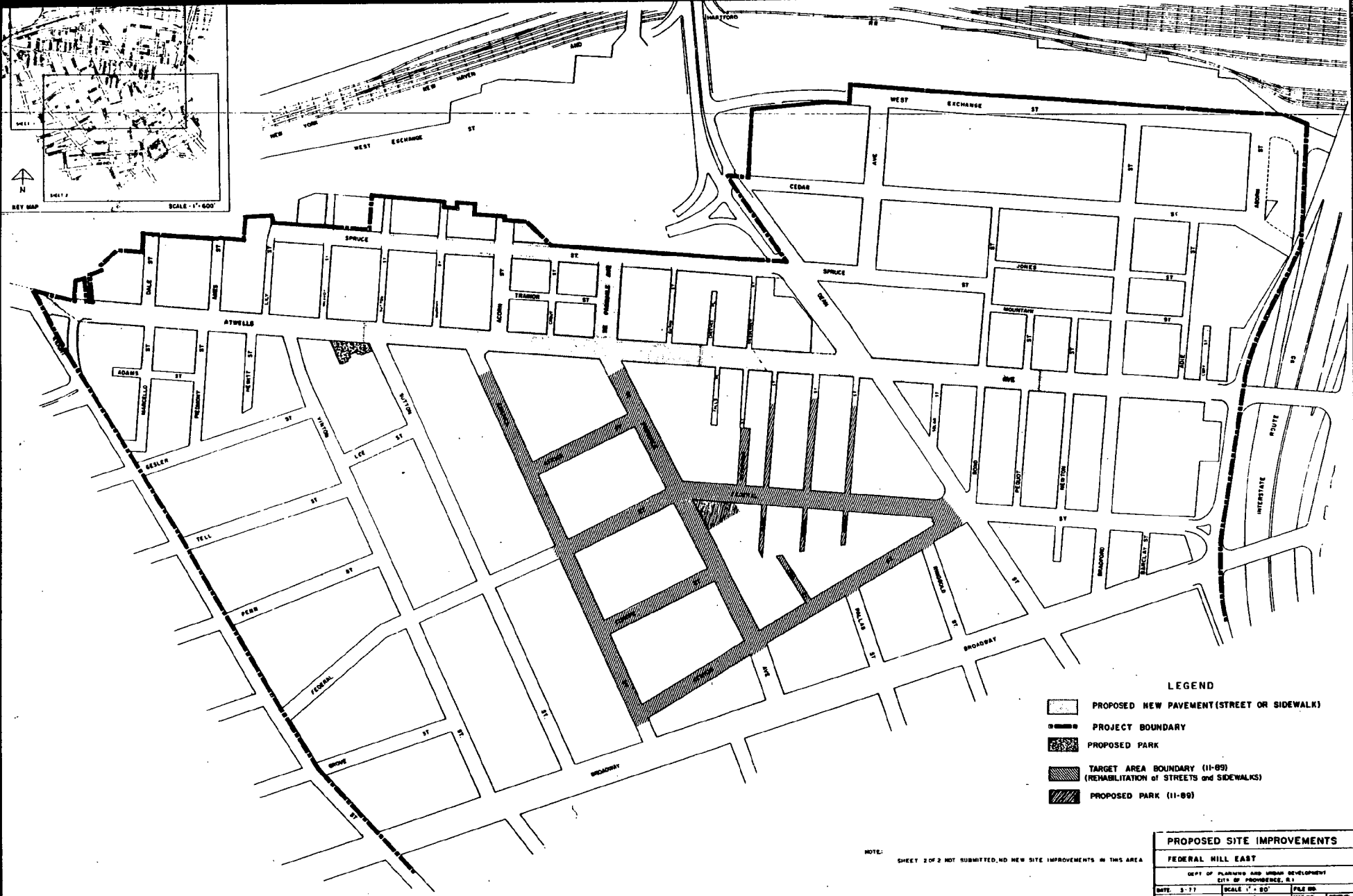
DWG NO.

DATE: 11/1/81



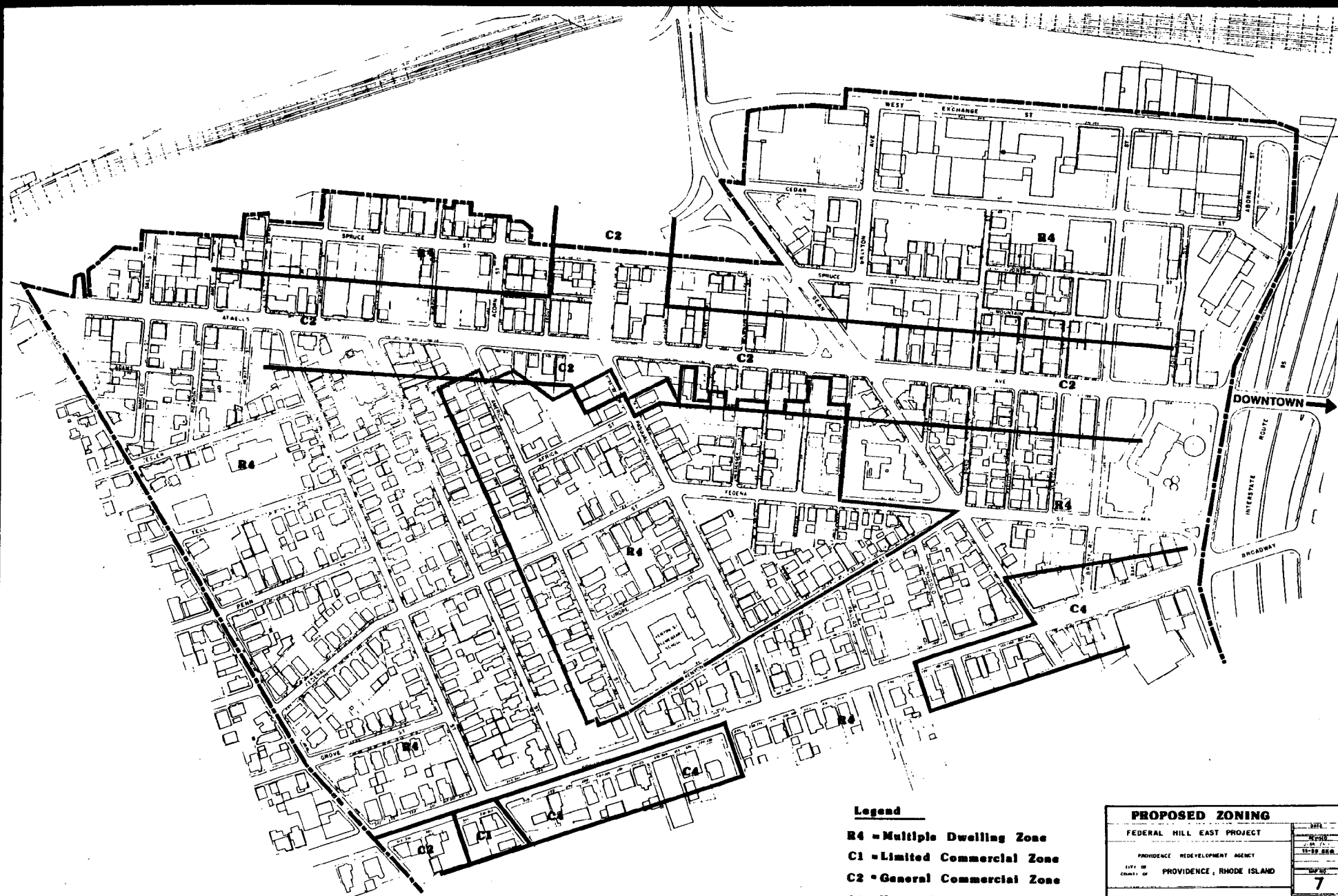


<b>DISPOSITION MAP</b>			
<b>FEDERAL HILL EAST</b>			
DEPT OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.			
DATE: MARCH 1977	SCALE: 1" = 80'	FILE NO.	
REVISIONS		DRAWN BY	
NOV. 1978	11-89 888	4	STATUS
		SHEET 2 OF 2	



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

PROPOSED SITE IMPROVEMENTS				
FEDERAL HILL EAST				
DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, RI				
DATE: 3-77	SCALE: 1" = 80'	FILE NO.	STATUS	
REVISIONS		MAP NO.		
AUG 1979	11-89 858	5		



**Legend**

- R4** - Multiple Dwelling Zone
- C1** - Limited Commercial Zone
- C2** - General Commercial Zone
- C4** - Heavy Commercial Zone

PROPOSED ZONING		DATE
FEDERAL HILL EAST PROJECT		12-15-88
PROVIDENCE REDEVELOPMENT AGENCY		12-15-88
CITY OF PROVIDENCE, RHODE ISLAND		7
<div style="display: flex; align-items: center;"> <div style="margin-right: 10px;"> </div> <div> </div> </div>		12-15-88

FEDERAL HILL EAST RENEWAL PROJECT - AMENDMENT #5  
PROPOSED ACQUISITION LIST

<u>Parcel No.</u>	<u>A.P.</u>	<u>Lot</u>	<u>Area Sq.Ft.</u>	<u>Address</u>	<u>Owner</u>	<u>Owner's Address</u>	<u>Assessor's Valuation</u>	<u>Est. Acq. Cost *</u>
12	28	785	2,827	107 DePasquale Ave.	Pelz, James	109 DePasquale Ave., Prov. 02903	\$ 41,300	\$ 51,625
12	28	934	2,574	111-113 " "	Diorio, Guerino	169 Ortoleva Dr., Prov. 02909	12,100	15,125
12	28	330	2,519	151 Federal St.	Diorio's Trans.Serv., Inc.	152 Federal St., Prov. 02903	10,100	12,625
			<u>7,920</u>				<u>\$ 63,500</u>	<u>\$ 79,375</u>
13	28	502	1,710	152 Federal St.	Diorio, Esther	1417 Chalkstone Ave., Prov. 02909	25,800	32,250
14	28	301	3,467	108-110 Federal St.	Ditusa, Michael A.	108-110 Federal St., Prov., 02903	\$ 82,700 <sup>1</sup>	\$ 30,000 <sup>2</sup>
14	28	302	1,577	104 Federal St.	Ditusa, Michael A.	" " "	3,200	4,000
14	28	516	1,604	41 Barker St.	Benell Realty Inc.	414 Broadway, Prov., 02909	2,900	3,625
14	28	515	1,401	102 Federal St.	Dunham, David G. & Anna V.A.	102 Federal St., Prov., 02903	58,700	73,375
14	28	300	4,221	112-114 Federal St.	Benell Realty Inc.	414 Broadway, Prov., 02909	9,500	11,875
14	28	571	1,951	38 Albro Street	Great Jones Industries, Inc.	124 West Third St., New York 10012	65,300	81,625
14	28	769	5,821	140 Federal St.	Nardolillo, John	17 Bowman Dr., Warwick 02889	24,300	30,375
14	28	297	3,008	124 Federal St.	" "	" "	12,900	16,125
14	28	582	2,192	33 Albro St.	Destefano, Cynthia	25 Rosedale St., Prov. 02911	6,700	8,375
			<u>25,242</u>				<u>\$266,200</u>	<u>\$259,375</u>

1. Structure boarded due to fire; property value has not been reassessed.

2. Figure represents \$4.50 per sq.ft. + \$12,000 demolition costs.

<u>Parcel No.</u>	<u>A.P.</u>	<u>Lot</u>	<u>Area Sq.Ft.</u>	<u>Address</u>	<u>Owner</u>	<u>Owner's Address</u>	<u>Assessor's Valuation</u>	<u>Est. Acq. Cost *</u>
15	28	317	1,216	21 Weeden St.	Demaio, Antoinette S.	1605 Douglas Ave., No. Prov.	\$ 3,500	\$ 4,375
15	28	316	1,847	19 Weeden St.	Raso, Joseph & Mary	1251 Atwood Ave., Johnston 02919	2,700	3,375
15	28	315	2,692	107 Federal St.	Creamer, John A. II & Kathleen	756 A. Greenville Ave., Johnston	7,400	9,250
15	28	314	2,400	103 Federal St.	Benell Realty Inc.	414 Broadway, Prov. 02909	6,900	8,625
			8,155				\$ 20,500	\$ 25,625
16	28	798	17,246	18-22 America St.	Rocco Bagalio Veterans Assoc.	18 America St., Prov. 02903	\$297,200	\$ 60,000 °
17	28	25	8,114	6-10 Pallas St.	Schernau, Luisanne A.	575 Plainfield St., Prov. 02909	\$ 16,400	\$ 20,500
18	28	91	3,417	52 Vernon St.	Desberg, Paul Scott Desberg, Jane	27 Colborn Dr. Sharon, Mass. 02067	\$103,700	\$129,625
19	28	322	2,587	12-14 Weeden St.	Benell Realty Inc.	414 Broadway, Prov. 02909	\$ 4,600	\$ 5,750
19	28	321	1,125	18 Weeden St.	" "	" " "	1,800	2,250
19	28	320	1,392	20 Weeden	" "	" " "	2,200	2,750
19	28	319	2,320	22-24 Weeden St.	" "	" " "	3,700	4,625
			7,424				\$ 12,300	\$ 15,375
<u>Grand Total</u>			<u>101,962</u>			<u>Grand Total</u>	<u>\$805,600</u>	<u>\$622,125</u>

\* Assessed valuation times a 1.25 factor

° Reduced sale price agreed upon between City & present owner