

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

Amended
1984-30

No. 300 - May 9, 1984

CHAPTER 1983-20

No. 368

AN ORDINANCE APPROVING AND ADOPTING THE OFFICIAL REDEVELOPMENT PLAN FOR THE OLNEYVILLE SQUARE REVITALIZATION PROJECT

Approved May 3, 1983

Be it ordained by the City of Providence:

WHEREAS, the Providence Redevelopment Agency (hereinafter sometimes called "Local Public Agency") pursuant to the provisions of Title 45, Chapter 31-33 (inclusive) of the General Laws of Rhode Island, 1956, as amended, entitled, "Redevelopment Act of 1956", has formulated and submitted to the City Council on January 20, 1983 for its consideration, an Urban Renewal Plan approved by the Local Public Agency, for an Urban Renewal Area, which said Urban Renewal Plan is entitled, "Olneyville Square Revitalization Project" and comprises a report consisting of approximately 47 pages of text, exhibit and 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; and

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

WHEREAS, the City Plan Commission, which is the duly designated and acting official planning body for the City, has submitted to the City Council its report and recommendations respecting the Urban Renewal Plan for the Olneyville Square Revitalization 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 areas 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

No.

CHAPTER

AN ORDINANCE

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

WHEREAS, a structural quality survey was conducted by the City of Providence, Department of Planning and Urban Development and the results of that survey as set forth in the Urban Renewal Plan indicated that 13.3% of the structures have deficiencies that include serious deterioration; lack of sanitary facilities; and serious inadequacies in lighting and ventilation. The Olneyville Square Revitalization Project Area is not restricted to, nor does it consist entirely of lands, buildings, or improvements which of themselves are detrimental, but is an area in which such conditions exist and injuriously affect the entire area.

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

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

WHEREAS, said Urban Renewal Plan for the Project Area prescribes certain land uses for the Olneyville Square Revitalization Project Area and will require, among other things, but not by way of limitation, property acquisition clearance and demolition, rehabilitation and reconstruction of certain streets, curbings 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 "Olneyville Square Revitalization Project".

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

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

(a) That within the Olneyville Square Revitalization Project Area 3.8% of the structures are substandard or seriously deficient or unsafe in that these structures contain serious deterioration, and

(b) Within the Olneyville Square Revitalization Project Area there exists the following environmental deficiencies:

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

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

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

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

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

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

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

(c) The acquisition of the real property in accordance with said Plan for the Olneyville Square Revitalization Project Area is in the public interest.

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

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

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

8. The Providence Redevelopment Agency shall sell, lease or dispose of land in the Olneyville Square Revitalization Project Area only in accordance with the terms of the Redevelopment Plan and subject to the restrictions, covenants and conditions set forth herein and which are hereby found and declared to be necessary to effectuate the purposes of the "Redevelopment Act of 1956".

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

10. The Urban Renewal Plan for the Olneyville Square Revitalization Project consisting of a booklet containing a table of contents, approximately 53 pages of text, exhibit and maps, is hereby approved, adopted and designated as the Official Redevelopment Plan for the Olneyville Square Revitalization Project and is herein incorporated by reference, and made a part hereof.

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

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

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

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

(c) Declares that it will provide the cost of the redevelopment of the Urban Renewal Project Area, and hereby allocates a cash contribution of \$1,269,000.00 representing the estimated amount of the Project Cost;

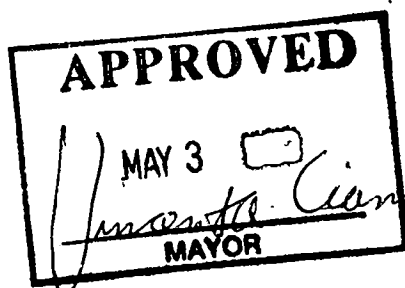
(d) That the City Treasurer, acting under the direction of the Committee on Finance, be and hereby is authorized and directed to borrow from time to time, in such sums as may be necessary, not exceeding One Million Two Hundred Sixty Nine Thousand and 00/100 (\$1,269,000.00) Dollars in accordance with 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 therefore, 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 the Olneyville Square Revitalization 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 21 1983
FIRST READING
READ AND PASSED

Rose M. Manderson CLERK



IN CITY COUNCIL
MAY 2 1983

FINAL READING
READ AND PASSED

John J. Chaffin PRESIDENT
Rose M. Manderson CLERK

DEPUTY CITY CLERK
PROVIDENCE, R.I.

JAN 11 11 55 AM '83

14 1 11 11

THE COMMITTEE ON
URBAN REDEVELOPMENT
RENEWAL & PLANNING
MAR 10 1983

Recommends Be Continue
Michael R. Clement
Clerk

THE COMMITTEE ON
URBAN REDEVELOPMENT
RENEWAL & PLANNING
MAR 31 1983

Recommends
Clerk

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

Rose M. Mendonca
Chairman
April 18, 1983

IN CITY COUNCIL
JAN 20 1983
FIRST READING
REFERRED TO COMMITTEE ON

Rose M. Mendonca CLERK

URBAN REDEVELOPMENT
RENEWAL & PLANNING

14 1 11 11

THE COMMITTEE ON
URBAN REDEVELOPMENT
RENEWAL & PLANNING
Jan. 24, 1983

Recommends
Be Continue
Michael R. Clement
Clerk

THE COMMITTEE ON
URBAN REDEVELOPMENT
RENEWAL & PLANNING
FEB 7 1983

Recommends Be Continue
Michael R. Clement
Clerk

Councilman Larner and Councilman Pitts (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

January 3, 1983

MAYOR VINCENT A. CIANCI, JR.
Ex-Officio

Rose M. Mendonca, City Clerk
City Hall
Providence, R. I. 02903

Re: Olneyville Square Revitalization Project

Dear Mrs. Mendonca:

Enclosed is an original and twenty (20) copies of an Ordinance Approving and Adopting the Official Redevelopment Plan for the Olneyville Square Revitalization Project. Twenty (20) copies of the Olneyville Square Revitalization Plan will be transmitted under separate cover.

The Olneyville Square Revitalization Project was developed through the cooperative efforts of the Olneyville Revitalization Commission, Olneyville Business Association, the City of Providence Department of Planning and Urban Development, and the Providence Redevelopment Agency.

The Plan proposes the acquisition of land, rehabilitation and demolition of buildings, relocation of tenants, disposition of land for new development as well as the installation of site improvements.

The project cost is estimated at \$1,269,000.00 and will be funded from the sale of long-term general obligation bonds issued by the City of Providence for redevelopment purposes.

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

It is respectfully requested that this matter be placed on the Docket for the January 20, 1983 meeting of the City Council. Your cooperation in this matter is greatly appreciated.

Sincerely,

A handwritten signature in dark ink, appearing to read "Stanley Bernstein".
Stanley Bernstein
Executive Director

SB/gl

FRANK A. TIBALDI
TRAFFIC ENGINEER



VINCENT A. CIANCI, JR.
MAYOR

DEPARTMENT OF TRAFFIC ENGINEERING

April 18, 1983

Mr. Thomas F. O'Connor, Jr., Chairman
Committee on Urban Redevelopment,
Renewal and Planning
City Clerk's Office
City Hall
Providence, Rhode Island 02903

Dear Mr. O'Connor:

This letter is to re-affirm my approval of the
Olneyville Square plans as previously submitted.

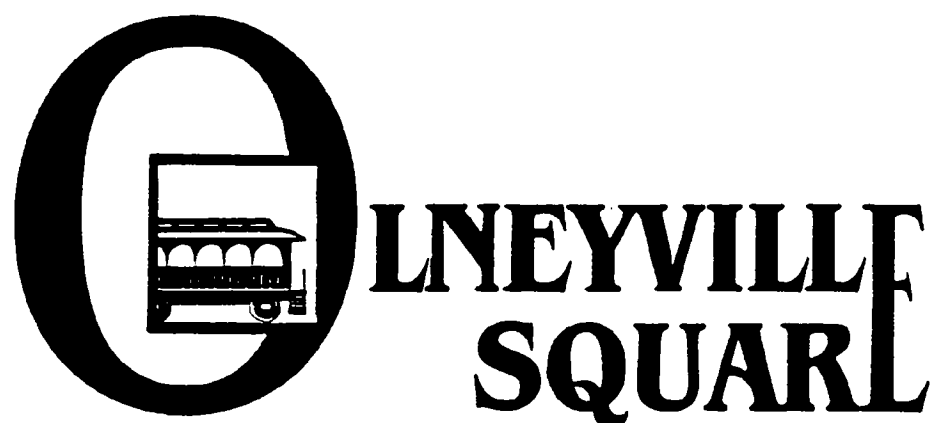
Very truly yours,

A handwritten signature in cursive script that reads "Frank A. Tibaldi".

Frank A. Tibaldi
Traffic Engineer

FAT/it

APR 19 4 11 PM '83
DEPT. OF CORRECTIONS
PROVIDENCE, R.I.



REVITALIZATION PROJECT

PROPOSED REDEVELOPMENT PLAN, 1983

Providence Redevelopment Agency

Providence, Rhode Island 02903

PROPOSED REDEVELOPMENT PLAN
FOR
OLNEYVILLE SQUARE REVITALIZATION PROJECT
1983

PROVIDENCE REDEVELOPMENT AGENCY
Providence, Rhode Island

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INTRODUCTION

1. OLNEYVILLE SQUARE REVITALIZATION PROJECT

Olneyville Square is situated in the Olneyville neighborhood located just west of the center of Providence, and abuts Federal Hill to its east; Silver Lake and the Hartford neighborhood to the south and west; and the Mount Pleasant Valley neighborhoods to the north. The Olneyville neighborhood is a mix of residential, industrial, retail, wholesale and institutional land uses. This mixture of uses along with residents, shoppers and workers has resulted in a potentially exciting future for the community.

Olneyville has served four functions that historically has made the community an asset to the City of Providence. First, Olneyville has been a key transportation link to the western portion of the city. Specifically, the two major north-south arteries in the city's west side, Manton Avenue and Valley Street, enter Olneyville Square to intersect with the east-west roads; Hartford Avenue, Plainfield Street, Broadway, and Westminster Street. Olneyville once served as the major trolley junction connecting the suburbs with the center of the city, a function the area still serves.

A second function served by Olneyville is as an industrial district. Olneyville was the site for some of the first industrial development in the city and until the 1960's and 1970's was able to maintain its position as one of the industrial leaders. At this time the decay and obsolescence that hurt so many New England cities has contributed to the decline of industrial activity in and around the Square.

A third function served by Olneyville was that of a major retail center in the city. At one point Olneyville was second only to the central business district of Providence as a retail center. Presently, the retail sector has contracted in much the same manner as the industrial sector.

A final function served by Olneyville has been that of a thriving neighborhood. Until the mid 1960's Olneyville was a dynamic neighborhood of over 6,000 residents. Many of these residents worked and shopped locally. Also at this time Olneyville served as a major retail center serving the west side, adding further activity to the neighborhood.

As the area's retail and industrial activity began to decline, so did the entire neighborhood. From 1960 to 1980 Olneyville lost about 2,000 residents. The exodus from Olneyville has left a population that is, while still blue-collar, of a much lower income level than in the past.

Presently, Olneyville has little competition, economically, from the western part of the city. The primary competition is from the neighborhood's eastern boundary, the Federal Hill neighborhood. During the 1950's and 1960's Federal Hill was a decaying, declining area with few resources to use in an economic competition with Olneyville. As Olneyville began to deteriorate, Federal Hill's role as a market place of rich variety expanded. The expansion accelerated as the city took an active role in the redevelopment process. The end result has

been a reversal of roles; Olneyville Square is now the decaying neighborhood and Federal Hill has become the thriving commercial area.

Moreover, the Hartford Avenue and Silver Lake neighborhoods will soon undergo renewal treatment in their business sectors. Clearly, action will have to be taken if Olneyville is to survive as an economic center.

Fortunately, Olneyville Square does have a number of assets it can capitalize on. The community has a well trained work force but the shortage of jobs prevents the workers from receiving the higher wages their skills could command in a better market. In addition, the community has large amounts of low cost commercial space available. With these positive factors Olneyville has a chance to reestablish itself as a leading commercial area.

Redevelopment Strategy

Any effort at revitalizing an area such as Olneyville requires a cooperative effort by both the public and private sectors. The public sector, as represented by the Providence Redevelopment Agency (PRA) would serve as the stimulus for private action. The plan calls for concentrated activity within Olneyville Square (See Map 1) and with a major goal of revitalizing the commercial sector within the Square. The PRA would undertake the following:

- (1) Acquisition of blighted properties along Plainfield Street and Westminster Street for the purposes of providing new development sites which would be dispersed to private developers in accordance with this plan.
- (2) Improvement of traffic circulation within the Square.

(3) Site improvements of public spaces within the Square, including streets and sidewalks, for the purpose of improving the image of Olneyville Square. Throughout this plan, this overall strategy will serve as the basis for specific activities.

2. DEFINITIONS

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

- g. Lot Coverage: The percentage of the parcel area covered by the total ground floor area of all structures within said parcel.
- i. Open Space: Those portions of a parcel utilized for outdoor living and recreation, exclusive of access way to building or areas intended for off-street parking, loading, or drive-ways.
- j. Parcel: One or more contiguous lots comprising a disposition area.
- k. Parking Area: That portion of a parcel required by the Zoning Ordinance or the controls of this Plan to be utilized and/or reserved for the parking of automobiles.
- l. Parking Spaces: An area, interior or exterior, of not less than 160 square feet net when considered separate from access thereto and screening and landscaping thereof; and not less than 300 square feet when considered in conjunction with access thereto and screening and landscaping thereof.

3. ABBREVIATIONS

- a. "Agency": Providence Redevelopment Agency.
- b. "Building Code": The Rhode Island State Building Code, as amended.
- c. "City": City of Providence
- d. "City Council": City Council of the City of Providence.

- e. "Community Redevelopment Act": Redevelopment Act
of 1956 of the General Laws of Rhode Island,
1956, as amended.
- f. "Department": Department of Planning and Urban
Development of the City of Providence.
- g. "Minimum Housing Code": Minimum Standards Housing
Ordinance.
- h. "Plan": Redevelopment Plan.
- i. "Project Area": Olneyville Square Revitalization
Project Area
- j. "Zoning Ordinance": Zoning Ordinance of the City of
Providence. Chapter 54, approved September 21,
1951, as amended.
- k. "Zoning Board of Review": Zoning Board of Review
of the City of Providence.

A. DESCRIPTION OF THE PROJECT

1. BOUNDARIES AND LOCATION OF THE PROJECT

The project area is located within the Olneyville Square neighborhood of Providence. This includes the area westerly from Westminster Street to Valley Street, Broadway, on the east and Manton Avenue, Hartford Avenue and Plainfield Street on the west end. The project area is generally bounded by Manton Avenue, Hartford Avenue to Edna Street along Plainfield Street to Atwood Street running to Dike Street to Service Road 3 to Westminster Street, Broadway, Valley Street, San Souci Drive and back to Manton Avenue. The major land use concentration is centered along Westminster Street with retail, wholesale, and service uses. Industrial uses prevail along Dike, Service Road 3 and Edna Street. Beyond the project boundaries the land becomes more residential in the Olneyville neighborhood. The boundaries of the project are show on Map No. 1, "Existing Land Use and Zoning", and a legal description of the project boundary is attached hereto as Exhibit A.

2. PHYSICAL CHARACTER OF OLNEYVILLE SQUARE

a. Land Use

Land use in Olneyville Square is split among retail activity, wholesale jewelry, institutional and elderly housing. Each of these uses is represented in the Square itself, from the Broadway/Westminster Street intersection to the Plainfield Street and Hartford Avenue intersection. The Department of Planning and Urban Development has completed a series of land use studies for the Square. The 1982

survey shows that Olneyville Square contains three banks, a medical center, two clothing stores, two churches, and twelve wholesale jewelry outlets. Clearly, there is a heavy preponderance of wholesale activity in the Square. When these figures are compared to the 1978 data a sharp increase, from one to twelve, is found in the number of wholesale jewelers, an increase in vacancies, from six to fourteen, and a decrease in retail outlets, from thirty to seventeen. A further change has been the removal of buildings and replacement with surface parking. Land use has shifted away from retail-industrial to wholesale-export businesses. As noted in Table 1, following this page, commercial uses still dominate the Square in terms of total numbers. However, the presence of wholesale outlets are heightened by their prominent locations in the heart of the Square.

In searching for a reason for the dramatic shifts in land use a brief examination of recent history can be helpful. Since 1960 the population of the Area has dropped by a third. When this is added to the fact that, except for Federal Hill, the surrounding areas have also declined economically, it becomes apparent that the economic base for retail establishment has been steadily eroding. As a result, there has been a constantly increasing number of retail business failures and increasing numbers of vacancies in the Square. These failures and the resulting vacancies have forced rental cost to decline. The end result is that wholesale jewelry outlets find this area well suited to their needs in terms

of location, transportation links and low cost space. With such favorable conditions there can be little surprise at the influx of wholesale outlets. This trend may continue unabated unless the service sector makes a resurgence. If major retail does not return to Olneyville, banking, food establishments, and convenience stores are strong prospects.

TABLE 1
EXISTING LAND USE CATEGORIES

1982

<u>Use</u>	<u>Square Footage</u>	<u>Percent of Total</u>
1. Street	256,472	30.0
2. Retail Commercial Including Parking	480,750	56.3
3. Institutional	45,213	5.3
4. Multi Residential Dwelling	45,225	5.3
5. Public--Woonasquatucket	<u>26,100</u>	<u>3.1</u>
	853,760	100%

b. Transportation

Olneyville Square serves as one of the single largest local (non-highway) traffic junctions in the City of Providence. The estimated traffic flow through the Square is over 3,000 vehicles an hour. The flow rate is generated by the merging of some of the west side's largest feeder roads at the Square. Presently, six major roads

(Valley Street, Hartford Avenue, Plainfield Street, Manton Avenue, Broadway, and Westminster Street) converge within 1,000 feet of each other and at the two ends of the Square.

The primary flow in the existing circulation system is inadequately controlled. To further complicate the problems there is a significant number of tractor trailer trucks entering Dike Street. At the corner of Dike and Plainfield Streets, there is an unusually wide sidewalk. Since many trucks enter Dike Street at this point, the wide sidewalk is a liability since it requires many tries to maneuver on Plainfield to make the turn. This maneuvering often backs traffic up on both Plainfield and Westminster Street.

Improvement of traffic flow within Olneyville Square is contingent upon the alteration of the existing intersections to reduce the number of uncontrolled moves. The intersections should be redesigned to provide more room for through traffic, thus reducing congestion. Congestion through the Square will also be reduced by the completion of the Route 6 bypass.

c. Parking

There exists, in Olneyville, a number of different parking areas, each deserving separate consideration. One of these is on-street parking along Westminster Street which has been observed to be occupied by local employees for all day parking, thus eliminating their availability for shopping patrons. Poor signage does not discourage parking in bus stops and forces the buses to stop in the middle

of the road and interrupts traffic flow.

Another parking area is on the north end of the Square directly behind the Westminster Street store fronts running to the streetline of San Souci Street. This area consists of large lots paved by Old Stone Bank and Feet National Bank. Though these lots are private, they are generally available to the public. The construction of these lots has helped to generate needed parking spaces. However, these parking spaces have also meant the loss of over 100 linear feet of building frontage on Westminster Street.

A final area where parking presently exists is behind the store fronts on the south side of the Square. At present, there are spaces for almost 200 vehicles; however, this area has a number of drawbacks. First, due to poor signage very few patrons are aware of these lots' existence. Second, the condition of these lots is quite poor and maintenance work is badly needed. Third, many of these lots have been closed by the owner to the public. Lastly, there is little or no lighting in these parking areas, and very few people park there in fear of their safety.

d. Pedestrian Circulation

Despite the shift to wholesale activity, Olneyville Square's retail and service stores provide a central point for elderly activities, and therefore generates fairly large amounts of pedestrian traffic flow. This pedestrian flow is primarily a circular flow from the Olney Towers toward Star Market and back. Much of this movement occurs during the daylight hours, at the same time vehicular

traffic is at its peak. Also, the normal circular route can require the elderly to cross up to ten separate streets, including the most heavily travelled roads (four of these streets carry over 1,000 vehicles at peak hours). At the present time, there is only one signalized crosswalk in the Square, and this light controls the lowest volume road (Broadway) of the major six through streets.

e. Urban Design, Visual Quality and Image

Whether cause or effect, the image of the Square is one of the strongest deterrents to revitalization. A sense of inadequate parking, traffic congestion, littered streets, vacant storefronts and blighted structures combine to convey a negative image.

The image of the Square is further damaged by the buildings outward conditions within the Square. Building conditions vary from advanced deterioration to excellent with a majority of the buildings being in fair to good condition. The major variable in the Square is not the building condition; in most cases, it is the visual appearance. A number of buildings are in good to excellent condition yet they serve as negative impacts on the image of the area due to poor visual quality. For example, a bar in the Square is in excellent condition; however, the bar's windows have been covered with aluminum foil and its sign is hand lettered. This type of uncaring attitude communicates an air of disregard for the community that people recognize as they drive through the area. This attitude will color their perception of Olneyville, both as

a shopping area as well as a neighborhood. The business community of the Square should be made aware of the need for facade renovation and the programs available under other City programs to facilitate the process. An example of a positive image is the new ice cream shop in the Square. The store is very attractive and has helped to stimulate interest in Olneyville, and to start the reversal of the negative image about the Square.

(1) Physical Amenities

Both pedestrians and motorists on Westminster Street are quick to notice the lack of refuse disposals within the Square. As a result, the accumulation of trash serves as a deterrent to those who might have stopped and shopped in the area.

Another missing physical amenity is benches. At present, there are no benches along the Square. This lack poses a particularly acute problem for the elderly in Olney Towers. Many of the elderly travel from the Olney Tower, around to Star Market and back again. Currently, they have no place to stop and rest or socialize. Related to this is the necessity for sheltered bus stops to protect the waiting transit rider from the elements.

Signage, or lack thereof, contributes further to the image problems. Motorists have difficulty negotiating the dangerous intersection at the west end of the Square.

There is little signage to help direct vehicles through the Square. A second problem is that on-street parking and bus stops are not clearly marked or regulated by existing signage. A third problem is that there exists insufficient parking to meet the needs of shoppers, but there is not enough existing signage to guide the shoppers to the parking lots. Finally, there is a very diverse mixture of types of signs and therefore anyone entering the Square is confronted by a variety of conflicting images. Action taken to limit the types, styles and sizes of these signs would be appropriate to the image problems.

3. STATEMENT OF JUSTIFICATION FOR REVITALIZATION

Olneyville is cited as a prime area for neighborhood and commercial revitalization for the following reasons:

- Its proximity to other neighborhoods currently undergoing renewal activity, including Federal Hill, Silver Lake and Hartford Avenue.
- Its closeness to Routes 6 and I-95 and mass transit.
- The convergence of major east-west arterial streets that meet at the Square.
- The advantage of having a large chain supermarket, Star Market, located within 1/4 mile of the Olneyville Square shopping area. Visually the

Star Market should serve as an anchor for other retail commercial activity in the Square.

4. DATA ON BLIGHTED AND SUBSTANDARD CONDITIONS

Recent surveys and additional information collected from the City of Providence Tax assessor's office provided the basis for a comprehensive overview of the project area. All structures within the Project Area were examined.

The structural quality for the Project Area was determined as follows:

<u>BUILDING CONDITION</u>	<u>NUMBER</u>	<u>PERCENTAGE</u>
Excellent	4	7.5
Good	26	49.1
Satisfactory	7	13.2
Light Deterioration	9	16.9
Advanced Deterioration	2	3.8
Heavy Deterioration	2	3.8
Dilapidated	3	<u>5.7</u>
	<u>53</u>	100%

The structures are divided between retail, wholesale and service uses. 13.3% of the structures have advanced and heavy deterioration. Sixteen structures, or 30.2%, have deficiencies that range from light deterioration to heavy deterioration.

The project area is a deteriorated blighted area within the meaning of Section 45-31-18 of the general laws of the State of Rhode Island, because there

exists in the area buildings and improvement 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 layouts, mixed character and shifting of uses, 6) deterioration of site improvements and/or combinations of such factors and characteristics, are conducive to the further deterioration of the area. The area is not restricted to, nor does it consist entirely of lands, buildings and improvements which of themselves are detrimental, but it is the area in which such conditions exist, and injuriously affect the entire area.

B. STATEMENT OF GENERALIZED DEVELOPMENT OBJECTIVES

1. Economic and Commercial Revitalization

To revitalize the retail-commercial sector in Olneyville, specifically, within the Square, it will be necessary to first stem the shifts in land use in the area. Specifically, blighted parcels will be acquired and offered for re-sale to stimulate retail and other commercial expansion along the Plainfield-Westminster corridor. A second part of the plan will deal with an improvement in the traffic and pedestrian circulation by

relieving the congestion at the Manton-Westminster intersections. A third part of this plan will be to improve the image of the Square. This will be accomplished by providing repaved streets and sidewalks, where needed; landscaping, and other street furnishings; signage and traffic control; improved lighting; etc. In conjunction with public investment, the businesses within the project area will be expected to make visible capital improvements to their properties. These improvements should serve as the catalyst for revitalization.

2. Property Acquisition and Clearance

The project plan provides for the acquisition and clearance of certain land and buildings which are either in substandard condition or contain uses which are not compatible with adjacent properties.

Acquisition has also been proposed where there is a need to take land for the proposed new traffic flow to achieve the objectives of the plan.

In all instances, acquisition of property will be justified in accordance with the Community Redevelopment Act as part of this Official Redevelopment Plan.

Properties identified for acquisition and clearance will be designated for disposition uses which will meet the goals and objectives of the plan.

Properties to be acquired are set forth on Map No. 4. "Proposed Acquisition".

3. Disposition and New Construction

Vacant disposition sites not used for right-of-way purposes will be offered for new development consistent with the objectives and controls of the plan. Disposition parcels are set forth on Map No. 5, "Disposition".

4. Site Improvements

Site Improvements proposed for the project area specifically targeted towards the revitalization of the commercial district as previously described in this plan. (See Map No. 6, "Site Improvement")

5. Land Use and Zoning

The Project Areas has been studied in terms of existing land use and zoning to determine if the present regulations were consistent with the redevelopment plan's objectives.

A major plan objective has been to identify land use trends and to eliminate spot zoning and non-conforming land uses. Accomplishment of this objective should result in a cohesive commercial district which would complement the residential neighborhood uses. (See Map No. 1, "Existing Land Use and Zoning" and Map No. 3, "Proposed Zoning Changes").

C. PROPOSED GENERAL LAND USE

1. Planning Criteria

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

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

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

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

b) Compatibility between auxiliary uses and predominant land use.

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

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

(1) Guided by the City's "Master Plan for Circulation," alterations to the existing circulation systems within the Project will be determined by the following criteria:

a) Proposed land use

b) Existing land use

c) Estimated traffic volume

d) Existing or planned access to major thoroughfares

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

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

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

(1) Site improvement will be provided within the Project Area. (See Map No. 6 "Proposed Site Improvements")

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

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

1. Acquisition and Clearance - The major treatment for the Project Area is rehabilitation, selective clearance, site improvements and rights-of-way adjustments. Revitalization will be realized by acquisition and clearance in those instances where there is a need to:

(a) Remove blighting influences, such as:

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

- (b) Provide land for new development, or improvements to existing facilities.
- (c) Promote historic and architectural preservation.
- (d) Provide land for right-of-way adjustments.
- (e) Provide land for other Plan objectives specified in this Plan.

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. At its discretion, the Agency may allow buildings to be removed or to have them demolished.

(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.

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 I, "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, subject to the approval of the Zoning Board of Review, where necessary. Examples of Agency action could be related to the location of the structure on the land, lack of available open space, adverse topography, etc., but only where the objectives of the Plan are not abrogated by such action and/or where such action is not in violation of the Zoning Ordinance or the State Building Code.

(2) Non-Residential Rehabilitation Standards

a) Minimum Non-Residential Standards

The State Building Code 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 Proposed for Rehabilitation

Buildings proposed for rehabilitation shall be subject to compliance with those controls for open space, off-street parking and loading, screening, and buffering, and the like which are set forth in Section I, "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, subject to the approval of the Zoning Board of Review, where necessary, due to the location of the structure on the land, lack of available open space, adverse topography, and the like 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 State Building Code.

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 provisions of off-street parking and loading spaces relative to the type of establishment.
- 3) The screening, from the view of adjoining residential uses and rights-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 the State Building Code; (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 AGENCY FUNCTIONS

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

- (a) Relocation
- (b) Installation and construction of site improvements
- (c) Disposition
- (d) Rehabilitation
- (e) Acceptance from the City of donations of land, site improvements, supporting facilities, cash grants-in-aid, services and other cooperative activities necessary to the execution of this Plan, which the City, under

the terms of the same statute, is empowered to contribute with or without consideration to the programs undertaking.

4. SITE IMPROVEMENTS

Site improvements proposed for the Olneyville Square Revitalization Project are specifically targeted towards the revitalization of the commercial district within the Square. These improvements will consist of, but not limited to signage, street furnishings, right-of-way adjustments, and landscaping. In conjunction with public efforts, the private interests are strongly urged to improve their own property, both structurally and visually.

E. A STATEMENT OF SPECIFIC GOALS AND OBJECTIVES

Olneyville Square has been undergoing economic decline, and as a result, the entire community has gone into decline. In response, Olneyville Square has been targeted for economic revitalization by both private and public interests. As articulated by the Olneyville business owners, in a 1982 survey, the specific objectives of the project are:

- Reduce traffic congestion while maintaining traffic volume on Westminster Street
- Maintain Westminster Street as a two-way thoroughfare.
- Improve parking conditions in terms of access and number of spaces available for use.
- Reverse the present land use trends away from a wholesale emphasis towards stimulating

growth in the retail sector.

- Improve pedestrian flow through the Square to increase the ease of shopper movement through the use of crosswalks, signs and benches.

- Improve the overall visual image of the Square.

The program elements described below have been designed to achieve these goals.

1. ECONOMIC REVITALIZATION - As the main goal of this project, this topic received the most attention.

The conclusion was that the most effective use of the limited resources available would be to improve the traffic circulation, area image and provide sites for retail expansion. Specifically, there are presently a number of sites in the Square where land will be required to remove buildings that are unsound or conflict with the new traffic patterns. These sites will be cleared and sold to private developers. However, with each of these sites will be a series of controls designed to limit the use of the land for commercial purposes only. It is anticipated that new commercial construction, improved image and better circulation will convince prospective incoming merchants that Olneyville Square is indeed a good investment with a strong economic bas.

2. CIRCULATION - While the main goal of this project is economic revitalization, one of the underlying requirements is an improvement in the existing traffic circulation without a reduction in volume.

To meet this goal action must be taken to improve:

- A) Traffic flow
- B) Parking
- C) Signage
- D) Pedestrian flow

Presently traffic flow at the Manton-Hartford-Westminster intersection is congested. Any proposal to deal with the congestion problem must maintain the existing traffic volume by keeping all roads open to traffic. Also, Westminster Street must remain a two-way street. All areas of the Square must remain accessible to vehicular traffic and finally, the resulting traffic patterns must work in conjunction with a pedestrian crosswalk system allowing free movement through the entire Square.

At the present time Olneyville Square is heavily congested by the merging of six major arterial streets. The easterly side of the Square presently handles large volumes of traffic, but because of its street alignment and heavy signalization, it works fairly well. The westerly side of the Square, where Manton, Hartford, Plainfield and Westminster Street intersect, is constantly congested with traffic. This Plan proposes to alleviate this problem with the following specific improvements:

- 1) Re-align the intersection of Manton Avenue and Westminster Street so it will form a "T" intersection with many new traffic islands and a traffic signal.
- 2) Eliminate the left turn on the westerly end of San Souci Drive.
- 3) Eliminate the left turn from Manton Avenue to San Souci Drive.
- 4) Allow one way traffic movement on Hartford Avenue in a westerly direction from Olneyville Square to the Service Road.
- 5) Provide an overall signage plan for the entire Olneyville Square Area.

At this time, there is sufficient parking to meet the demands of the merchants. The location, size and quality of these parking lots, however, is in question. To meet these needs, lot location and access must be dealt with through a signage program marking location and access of lots. In addition, many of these lots, due to their location and resultant fear of crime, need to be lighted. Some of the existing lots are in need of maintenance work to encourage people to use them (pot holes, etc). Finally, on-street parking must be controlled.

There now exists a lack of unified coordinated signage throughout the Square. Under the new Plan there will exist a unified set of signage designed to: guide vehicles through the Square, identify and locate parking areas, delineate bus stop boundaries, control on-street parking and aid in pedestrian movement. Associated with this issue, and in conjunction with the image issue, store sign size and type should be limited.

Presently, there exists one signalized crossing for pedestrians in the Square. Except for this one crossing, all other streets are uncontrolled.

In consideration of the large elderly population, two factors must figure into the new design. First,

the new pedestrian flow patterns must reflect the present or a preferred flow pattern. Second, there must be a signalized route of pedestrian flow through the Square.

F. DESIGN CRITERIA URBAN DESIGN

1. Unity

The special character of Olneyville Square currently comprises only the main throughway on Westminster Street. To enlarge the physical conception of the Square, it will be critical to draw Star Market into the Square area. Currently the Star is blocked visually from the Square by the building at 36-38 Olneyville Square. As part of the proposed traffic improvement, a visual connection can be restored. Making this connection will serve the overall objective of returning Olneyville to retail prominence. The market serves as a major drawing point for shoppers from areas all over Providence and outside as well.

Linking the physical sight lines between the Star Market and the Square will contribute to having the supermarket serve as an anchor for the area. The anchor concept is one that has worked well in many regional shopping centers similar in size to Olneyville. This regional shopping center concept will work only if the Star Market is unified with the Square and its retail businesses.

2. LANDSCAPING

Currently Olneyville Square is without any recognizable green space. This detracts from the Square's physical attractiveness as a modern planned urban design area.

It is proposed that some green areas be placed in the Square in places that will be consistent with the redevelopment scheme. Specifically, trees ought to be planted along Westminster and in the proposed mini-park in front of 44-52 Olneyville Square.

The new traffic pattern at the westerly end of the Square will mean the introduction of traffic signals and islands. Plants and grass could be brought into these areas. Finally, the landscape elements will be used to identify crossings, bus stops and parking areas.

3. SIGNAGE

Olneyville Square along Westminster Street is, in essence, a large intersection. With so many possible traffic movements at both ends of the Square, it becomes easy for a motorist to be confused. The problem is magnified by the absence of signs to direct vehicular traffic. The proposed plan will bring in new signage that will play a vital role in informing motorists and pedestrians about how to move through the Square.

Similarly, store signs may be an asset to the area if properly handled. Presently store signs vary in type, age, size, color, and number. The

redevelopment plan is very specific on the kind of signage that will be permitted on the newly developed parcels. These new signs will be required to be consistent with the architectural and landscape designs being proposed.

G. PLAN PROPOSALS

1. ZONING MODIFICATIONS

Zoning changes are proposed where required to implement objectives of this plan. These changes shall be subject to the Zoning Ordinance of the City of Providence, as amended. Areas designated for zone changes as part of the project are delineated on Map No. 3 entitled, "Proposed Zoning Changes".

The existing zoning classifications within the project area are shown on Map No. 1 entitled, "Existing Land Use and Zoning". The majority of the area affected is zoned C-2 General Commercial Zone. The area from 63 Plainfield Street west is zoned C-4, Heavy Commercial Zone. This C-4 Heavy Commercial Zone is proposed to be changed to a C-2 General Commercial Zone. Map No. 2 entitled, "Proposed General Land Use and Zoning" illustrates the proposed land uses and zones of the project area.

2. PROPOSED ACQUISITION BY PARCEL

Under the redevelopment plan specific parcels on Plainfield Street, Olneyville Square and Westminster Street will be acquired to assist in the revitalization of the area. Section 45-32-9(b) of the Rhode

Island General Laws defines instances where property may be acquired and the sites to be taken here fall under at least one of these categories. In this plan, the acquisition needed will be done under one of the following four criteria:

- 1) Structural substandardness to a degree requiring clearance and infeasibility of rehabilitation.
- 2) Necessity to remove a blighting influence.
- 3) Necessity to provide site for expansion of commercial activities in Olneyville Square for revitalization.
- 4) Necessity to remove sites for planning objectives, including the reduction of traffic hazards.

The following is a list of the properties to be acquired for the specified reuses:

TABLE 2
PROPOSED ACQUISITION
OLNEYVILLE SQUARE REDEVELOPMENT PLAN

<u>A.P. & LOT NO.</u>	<u>ADDRESS</u>	<u>ACQUISITION CRITERIA NUMBER</u>	<u>EXISTING USE</u>	<u>REUSE</u>
105-8	36-38 Olneyville Square	3,4	Commercial	Right-of-Way Development site
105-7	28-30 Olneyville Square	3	Commercial	Development site
105-65	13 Hartford Avenue	3	Commercial	Development site
105-410	57-69 Plainfield Street	1,3	Commercial	Development site
105-413	43-51 Plainfield Street	3	Commercial	Development site
105-409	Adjacent to 69 Plainfield Street	3,4	Vacant	Development site, Traffic improvement
35-421	667-671 Broadway	3	Vacant	Development site
35-315	1957-1959 Westminster Street	1,2	Commercial	Development site

H. LAND DISPOSITION SUPPLEMENT

Statement of Uses to be Permitted and Controls to be Imposed

The following controls shall restrict the use and development of the areas required for redevelopment in each of the following three areas: (see Map No. 2, "Proposed General Land Use and Zoning")

1. STANDARDS AND CONTROLS FOR LAND DEVELOPMENT

A. C-2 General Commercial Zone

1. Permitted Uses:

- a) C-2 General Commercial Zone uses of the Zoning Ordinance shall be permitted except for: Apartment hotel or hotel, bar, bath turkish and the like, pawnshop, trade or business school or private school operated as a commercial enterprise, or wholesale merchandise broker excluding wholesale storage. Residential uses shall be excluded from these parcels.

2. Development Controls for Permitted 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. Any exceptions will be listed under additional applicable controls at the end of this section.
- b) Building Construction: The construction of the buildings shall conform to the regulations set forth in the Rhode Island

State Building Code.

- c) Planning and Design Objectives: The design of any new building or structure shall be in a manner that will be in harmony with the character of the existing building in the surrounding area. Consideration shall be given on the establishment of the front yard, building setback that will be consistent with the existing building line along the public right of way. The Agency may waive the design objective on building setback as indicated in this paragraph when it deems advisable and where such action is not in violation of the Zoning Ordinance or the Building Code.

d) Permitted Sign

- 1) Number of Signs Permitted: A maximum of two 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 part of a trademark. No flashing or animated signs shall be permitted.
- 3) Type of Signs Permitted: Horizontal or vertical wall 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 of the structure and no signs shall be attached to it, 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 Dimension: No signs shall exceed a maximum surface area of 1.5 Square Feet

for each linear foot of that face of the building displaying such signs. No signs shall project more than twelve inches from the face of the building.

- 6) Sign Illumination: Any spotlight or similar illumination shall be so directed and shielded that the light source not be visible from any adjacent right of way or from any adjacent properties.
 - 7) Additional Regulations: Other sign regulations shall also be governed by the applicable controls of any additional ordinances as may be established by the City Council. The redevelopment agency in its sole and absolute discretion shall have the final right of approval.
-
- e) Off-Street Parking: Shall be governed by the applicable provisions of the Zoning Ordinance.
 - f) Off-Street Loading: Any 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.

- g) 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 forth below in paragraph (h). Illumination shall be so arranged as to shield the light source from the view of adjoining lots and abutting rights-of-way.
- h) Screening: Except for that portion of a driveway or accessway which opens directly onto a public right-of-way. Outdoor parking and loading areas shall be screened from the view of all adjacent streets by means of a uniform growth of evergreen plant materials at least four (4) feet wide and at least four and one-half (4½) feet in height at the time of planting. This planting 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, namely:
- 1) masonry wall which shall not be greater in height than four and one-half feet

nor less than four. Which shall be of uniform appearance and which shall be integrated with architectural design and style of the proposed buildings as well as the architecture of adjacent existing buildings. However, neither rough, unfinished cinderblock, nor rough, unfinished concrete shall be permitted. 2) Continuous wooden fence, which shall not be greater in height than four and one-half (4½) feet nor less than four (4) feet, and which shall be of uniform appearance, and which shall be integrated with the architectural design, style of the building as well as with the architecture of adjacent, existing buildings: 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 distance from their point of intersection, screening shall be provided on a height of three and one-half (3½) feet. The Agency has sole and absolute discretion shall have the final right of approval.

- i) Landscaping 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, trees or other suitable plants, except that where the agency approves, an area not in excess of ten percent of the unbuilt and paved portion of the site may be maintained in a landscaping material other than grass, shrubs, and trees. After being fully developed, the land buildings and other improvements within the area shall be maintained in good repaired and in clean and sanitary condition. Sufficient and suitable refuse and garbage disposal and storage 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.

- j) Other Applicable Controls are Listed Below Under the Headings

I. 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 Department.

3. Other Conditions, Covenants, Restrictions and Provisions Controlling the Development and the Use of Acquired Land and Improvements

- a. With respect to those provisions of the Plan which exceed local law, redevelopers will be required to agree, in the event of any questions regarding the meaning of the standards and controls or other provisions of this Plan, that the interpretation of the Agency shall be final and binding.
- b. A report concerning the proposed sale or lease or any land acquired by the 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 conveyance for the disposition of any part or parcel of land in the Project 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 Project Area to or by any persons be denied, restricted or abridged, nor occupancy or possession therefore preferred, segregated or refused because of sex, race, color, nor nationality of ancestry. Further, all redevelopers shall comply with all Federal, State and Local Law, in effect from time to time, prohibiting discrimination or segregation by reason of sex, race, religion, color, or national origin, in the sale, lease or occupancy of any project property;
- 4) To begin and complete the construction of improvements within a period of time deemed

by the Agency to be reasonable, subject to any provisions which may be made for the extension of the time limit with the approval of the Agency;

- 5) To comply with such terms and conditions specified by the Agency which will prevent holding of land for speculative purposes, and the sale or other disposition of the land at a profit until such time as the required improvements have been completed;
- 6) To submit to the Agency architectural and landscaping plans and specifications, as well as any other information required by the Agency, for its approval prior to the time of transfer of title to the redeveloper to insure their conformance with the provisions of this Plan.

4. Miscellaneous Provisions

- a. Whenever the controls in this Plan restricting the use and development of areas acquired for redevelopment conflict with provisions of the Zoning Ordinance or any other City Ordinance, the higher standards of this Plan, if established, or of the Zoning Ordinance or any other City Ordinance shall govern.
- b. The Agency may, when it deems it advisable, file a petition with the Zoning Board of Review for variances or exceptions to the Zoning Ordinance.
- c. Land sold to an adjoining owner shall first be utilized to satisfy the requirements of this Plan

with the respect to his/her adjoining non-acquired property.

- d. The purchaser of land from the Agency is obligated to provide the necessary rehabilitation of his/her adjoining nonacquired 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.
- e. All buildings and improvements in the Project shall be maintained in good repair and in safe, clean and sanitary condition. .
- f. All mechanical equipment, whether located on the roof of a structure or on the ground or at any other location on a site, shall be totally and effectively screened from view within the limits of safety and good design with respect to any given mechanical system, and said screening shall be integrated with the architectural design, style and facia of the building(s). The Agency in its sole and absolute discretion shall have the final right of approval. .
- g. 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 Project Area, to observe all provisions of the Plan and to assure construction of all required and/or necessary improvements in conformity with the Plan within a reasonable length of time, which shall be determined by the Providence Redevelopment Agency, in its sole and absolute discretion.

6. Duration and Effective Date of Regulations and Controls

The foregoing regulations and controls contained in this Plan will be binding, effectively by deed or by contract containing restrictive covenants running with the land, upon all purchasers or contractors and their heirs and assigns of the land within the area of the City of Providence, Rhode Island covered by this Plan. The regulations and controls incorporated in this Plan will be effective the date of approval of this Plan by the City Council for forty (40) years, except that the provisions contained herein with respect to non-discrimination shall run for a perpetual length of time.

7. Estimated Cost of Redevelopment and Proposed Method of Financing

The estimated project cost of \$ 1,269,000 will be provided from proceeds from the sale of long-term general obligation bonds issued by the City of

Providence for redevelopment purposes.

J. PROCEDURE FOR CHANGES IN APPROVED PLAN

The Providence City Council at its own discretion, or upon recommendation of the 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 modifications, provided that if the Plan is modified after lease or sale by the Agency of real property in the area, such modifications 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 Olneyville Square Revitalization Project

Beginning at a point, said point being located at the westerly side of Valley Street at the intersection of the northerly line of San Souci Drive.

Thence running westerly along the northerly side of San Souci Drive to its intersection with the northeasterly side of Manton Avenue.

Thence turning and running northwesterly along the northeasterly side of Manton Avenue to its intersection with the northwesterly side of Delaine Street.

Thence turning and running southwesterly along the projected northwesterly side of Delaine Street to its intersection with the northerly side of Hartford Avenue.

Thence running easterly along the northerly side of Hartford Avenue to the projected westerly line of Service Road #1.

Thence turning and running southerly along the westerly side of Service Road #1 and across Plainfield Street to the southerly side of Plainfield Street.

Thence turning and running northeasterly along the southeasterly side of Plainfield Street to its intersection with the southwesterly side of Atwood Street.

Thence turning and running southeasterly along the southwesterly side of Atwood Street to its intersection with the projected northerly line of Lot 99 on Assessors Plat 105.

Thence turning and running easterly along said projected line to its intersection with the southerly side of Dike Street.

Thence turning and running easterly along the southerly side of Dike Street to its intersection with the projected easterly side of Service Road #3.

Thence turning and running northerly across Dike Street along the easterly side of Service Road #3 to its intersection with the northerly side of Westminster Street.

Thence turning and running easterly along the northerly side of Westminster Street to its intersection with the projected easterly lot line of Lot 265 on Assessors Plat 35.




Thence turning and running northerly along said line to its intersection with the northerly side of Broadway.

Thence turning and running westerly along said northerly side of Broadway to its intersection with the easterly side of Valley.

Thence turning and running northerly along said easterly side of Valley Street to its intersection with the projected northerly line of San Souci Drive.

Thence turning and running westerly along said projected line to its intersection with the point and place of beginning.

Legend MAP 1

-  COMMERCIAL
-  INSTITUTIONAL
-  RESIDENTIAL

C-2 General Commercial Zone

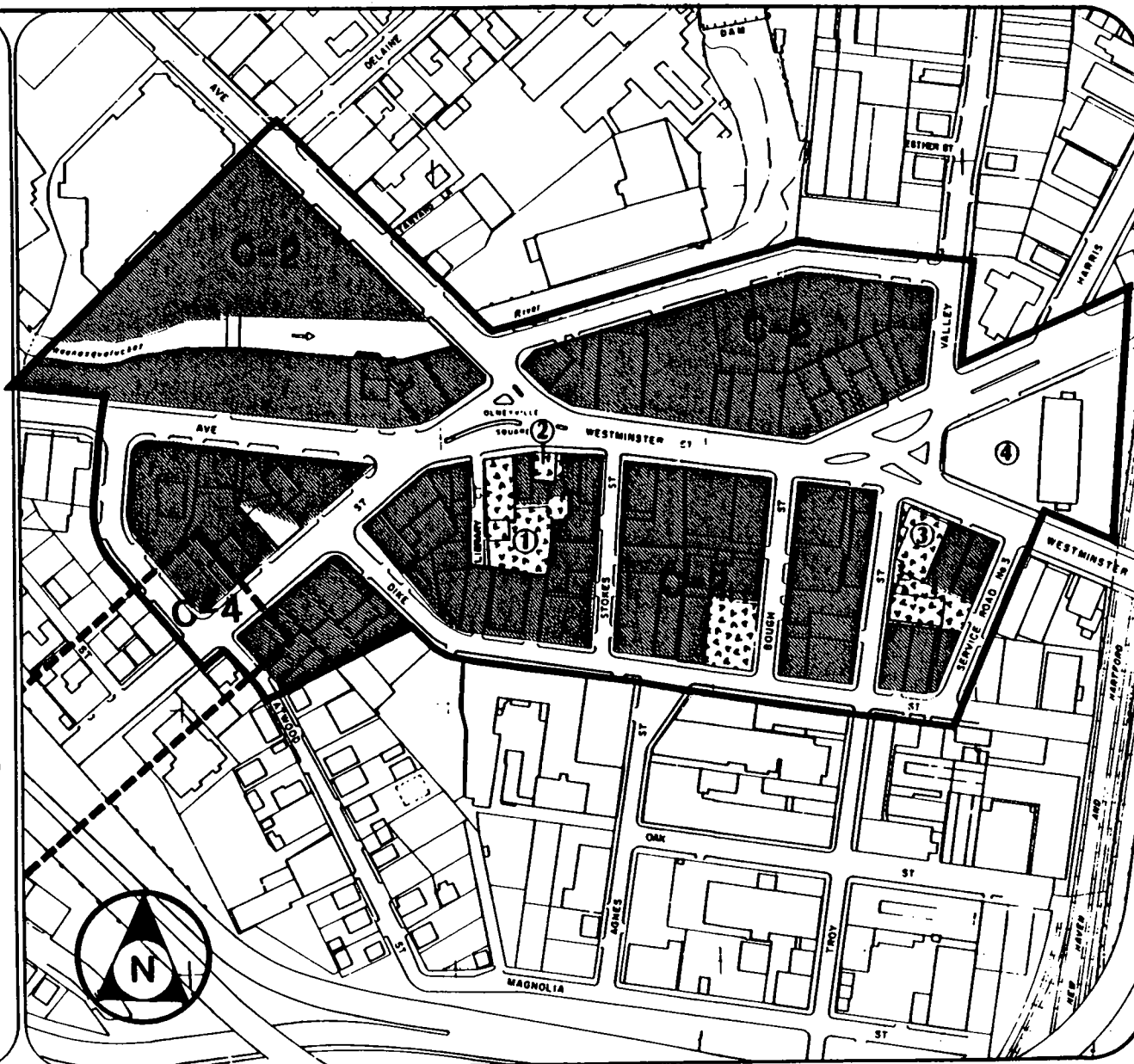
C-4 Heavy Commercial Zone

-  Zoning Line
-  Project Boundary

KEY TO PUBLIC AND INSTITUTIONAL USES

- ① Library
- ② R.W.G. Medical Center
- ③ Church of the Messiah
- ④ Olney Towers

scale: 1":160'






OLNEYVILLE SQUARE REVITALIZATION PROJECT

EXISTING LAND USE AND ZONING

Department of Planning and Urban Development

Legend MAP 2

-  COMMERCIAL
-  INSTITUTIONAL
-  RESIDENTIAL

C-2 General Commercial Zone

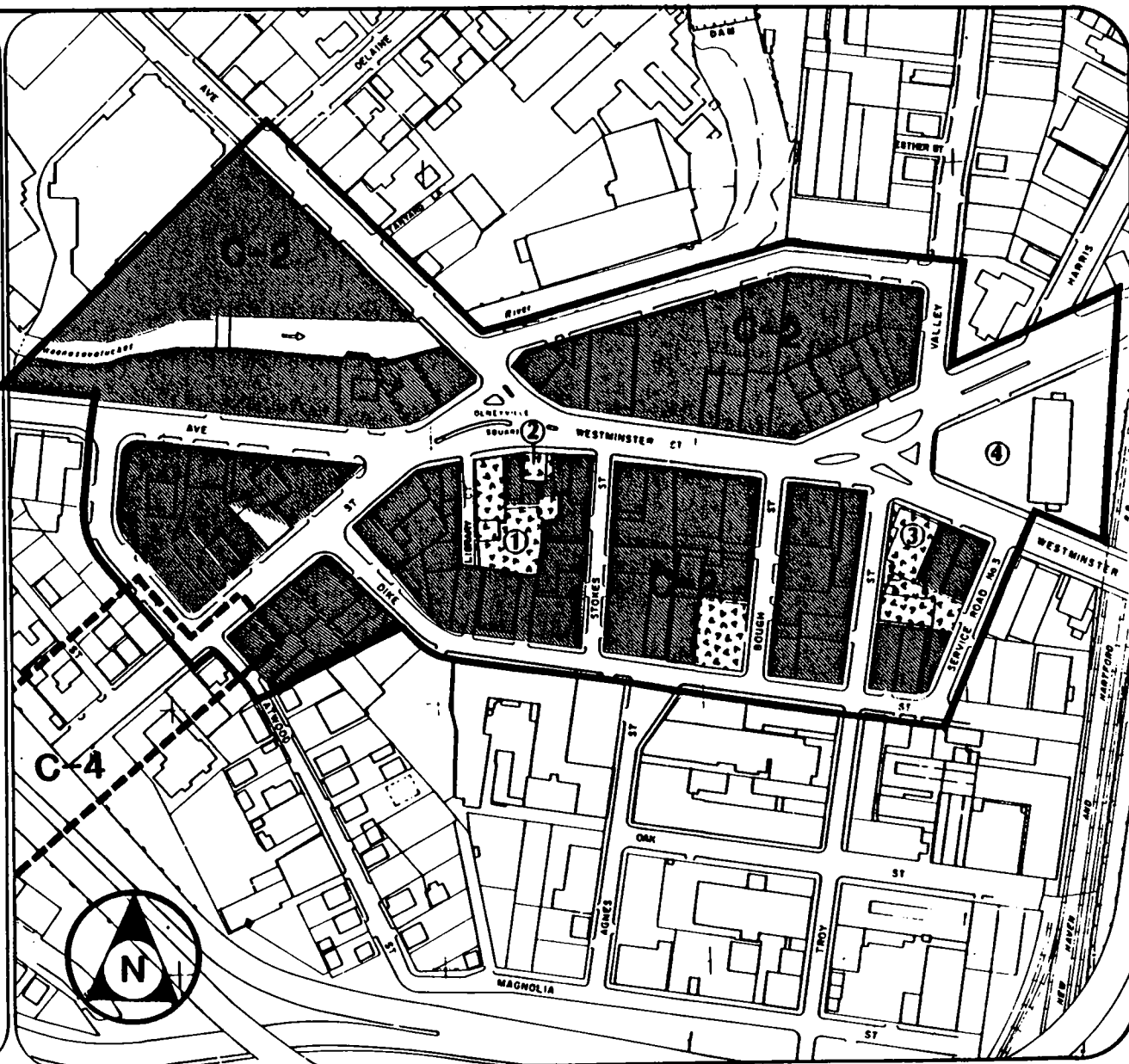
C-4 Heavy Commercial Zone

-  Zoning Line
-  Project Boundary

KEY TO PUBLIC AND INSTITUTIONAL USES

- ① Library
- ② R.W.G. Medical Center
- ③ Church of the Messiah
- ④ Olney Towers

scale: 1":160'




OLNEYVILLE SQUARE REVITALIZATION PROJECT

PROPOSED LAND USE AND ZONING

Department of Planning and Urban Development

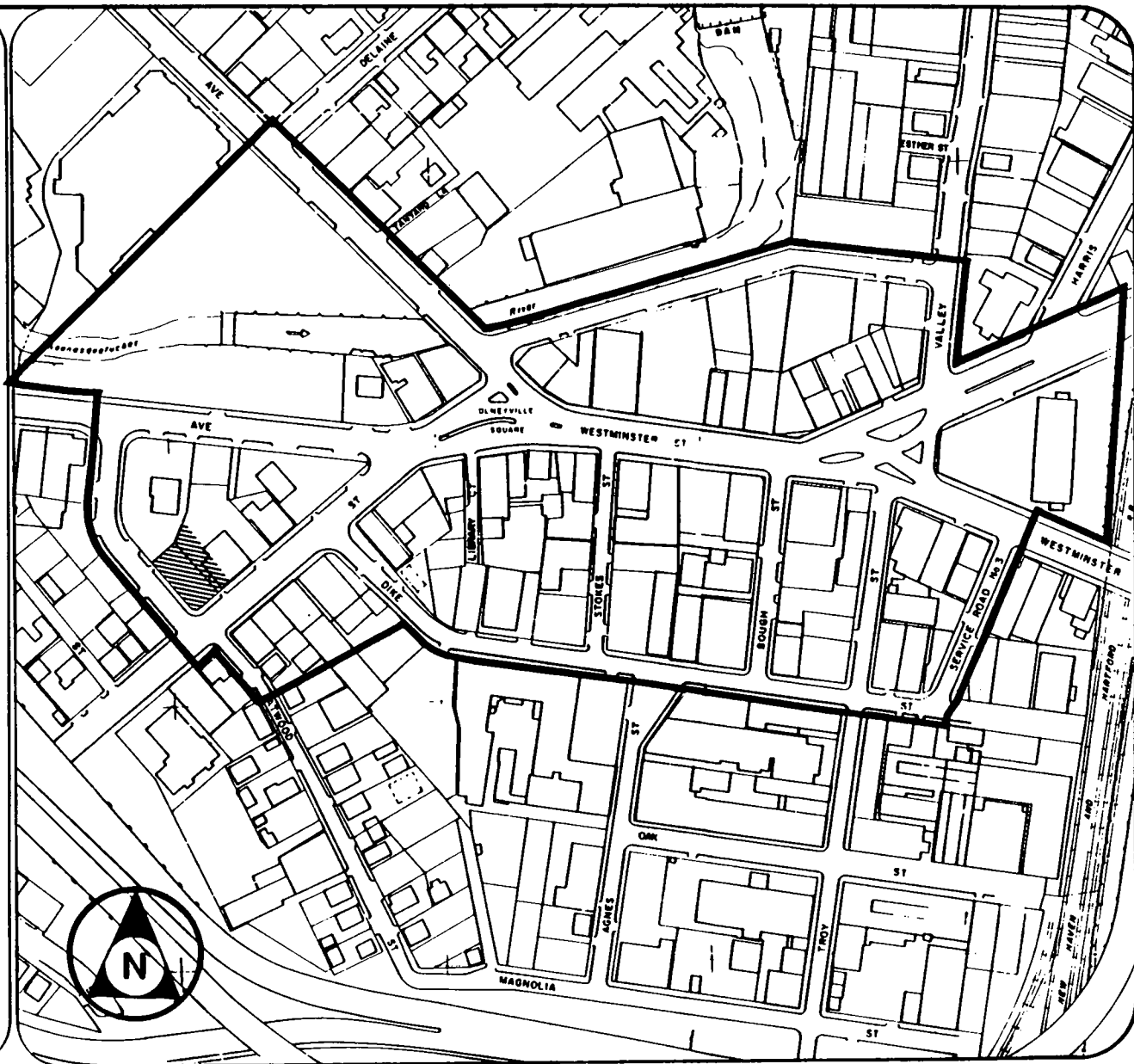
Legend MAP 3

 Zoning change from C-4
to C-2

 Project Boundary



scale: 1":160'






OLNEYVILLE SQUARE REVITALIZATION PROJECT

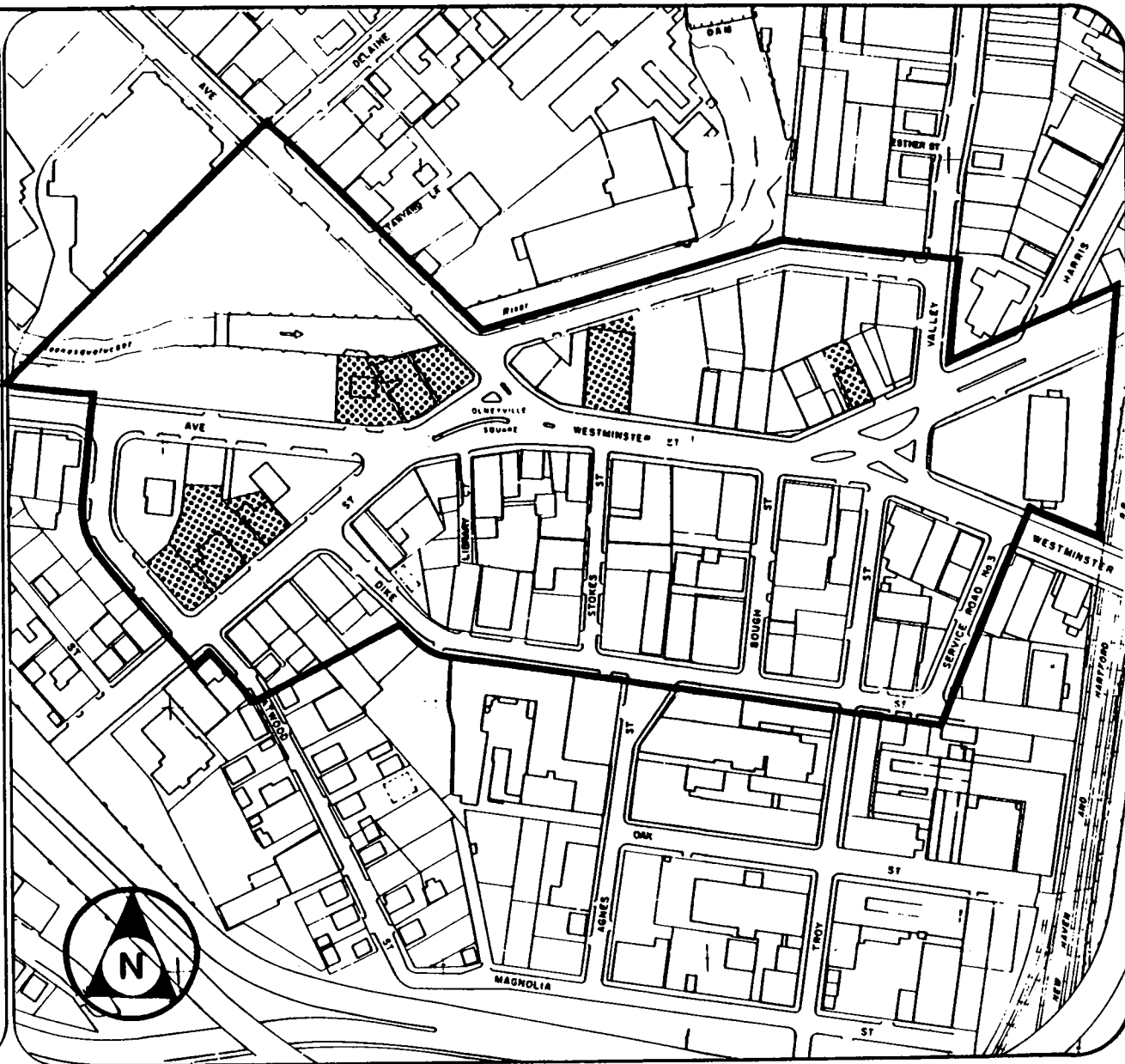
PROPOSED ZONING CHANGES

Department of Planning and Urban Development

Legend MAP 4

-  Property to be acquired
-  Property not to be acquired
-  Project Boundary

scale: 1":160'



OLNEYVILLE SQUARE REVITALIZATION PROJECT

PROPOSED ACQUISITION

Department of Planning and Urban Development

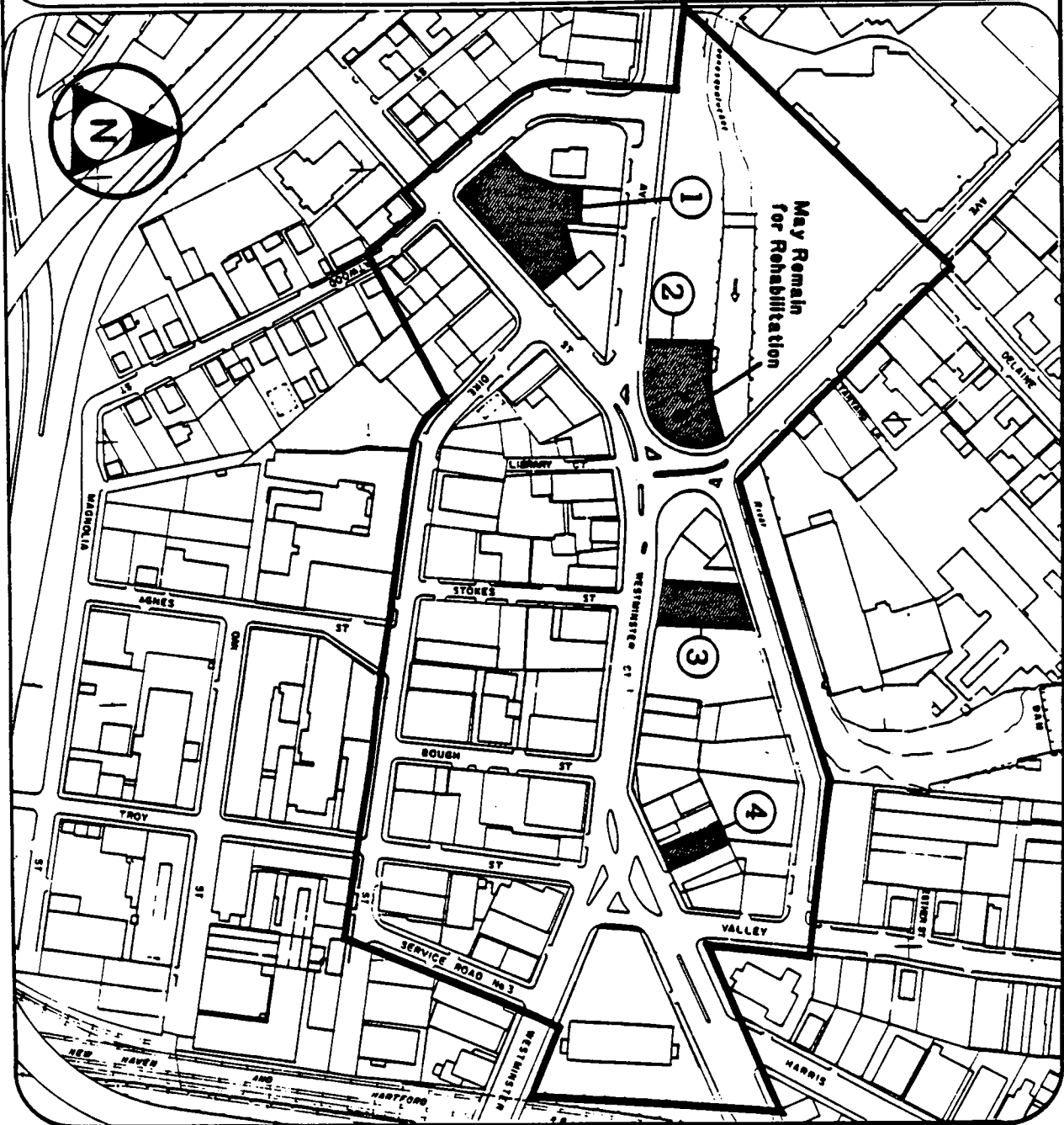
Scale: 1"=160'

Site	Area in Sq. Ft.	Use	Disposal Method
1	22,407	Comm.	Sale
2	15,508 ±	Comm.	Sale
3	9,166	Comm.	Sale
4	4,000	Comm.	Sale

Legend

MAP 5


Project Boundary



OLNEYVILLE SQUARE REVITALIZATION PROJECT DISPOSITION MAP

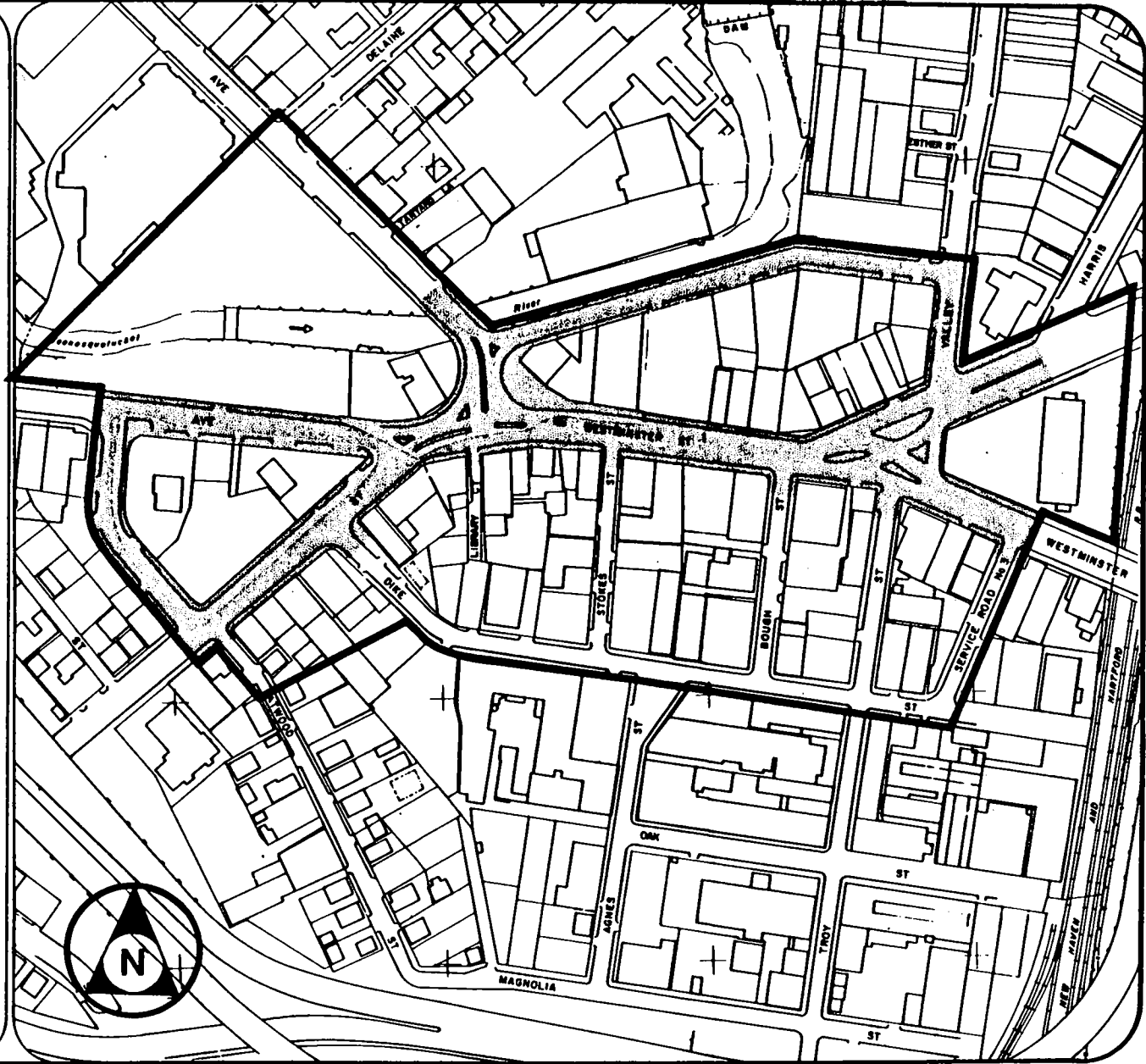
Department of Planning and Urban Development

Legend **MAP 6**

 Site Improvements
will be provided

 Project Boundary

scale: 1":160'



OLNEYVILLE SQUARE REVITALIZATION PROJECT
SITE IMPROVEMENTS

Department of Planning and Urban Development

scale: 1"=160'

— Project Boundary

■ New Right of Way

Legend MAP 7



OLNEYVILLE SQUARE REVITALIZATION PROJECT NEW RIGHT OF WAY ADJUSTMENTS

Department of Planning and Urban Development