

# The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## CHAPTER 1981-50

No. 601 **AN ORDINANCE** IN AMENDMENT OF AND IN ADDITION TO CHAPTER 1977-5 THE ORDINANCE OF THE CITY OF PROVIDENCE APPROVED FEBRUARY 14, 1977 AND ENTITLED, "AN ORDINANCE APPROVING AND ADOPTING THE OFFICIAL REDEVELOPMENT PLAN FOR DOWNTOWN PROVIDENCE RENEWAL".

*Approved* October 23, 1981

### *Be it ordained by the City of Providence:*

1. That Chapter 1977-5 of the Ordinances of the City of Providence, approved February 14, 1977 and entitled. "An ordinance Approving and Adopting the Official Redevelopment Plan for Downtown Providence Renewal" as amended by Chapter 1978-44 of the Ordinance of the City of Providence, approved November 24, 1978, be and the same is hereby further amended as follows:

A. Paragraph numbered 1. entitled "Boundaries and Location of Project Area" under Section A entitled "Description of the Project Area" as contained in and set forth in Pages 6 and 7 of that certain booklet entitled, "Downtown Providence Renewal, Official Redevelopment Plan, 1976" which is a part of the aforementioned ordinance be and the same is hereby deleted and the following substituted therefore:

1. Boundaries and Location of Project Area

The Downtown Area is located within the D-2, D-6 and D-9 Redevelopment Areas which have been designated by Chapter 103, an Ordinance of the City of Providence approved July 6, 1948, and as amended by Chapter 1387, an Ordinance of the City of Providence approved December 16, 1960, and by Chapter 69-47 an Ordinance of the City of Providence approved November 28, 1969, as areas containing blight and in need of redevelopment. The Project area is bounded by the East Side Renewal Project to the east, and the I-95 and the Weybosset Hill Renewal Project to the west. The northern boundary runs along Smith Street, westerly to the taking lines of the proposed I-95 Interchange. The southern boundary is the northerly line of Interstate 195 and continuing along the westerly side of the Providence River to its intersection with the East Side Renewal Project. The boundaries of the project area have been established without regard to sex, race, religion, national origin or skin color. The boundaries of the Downtown Renewal Area are shown on Map No. 7, "PROJECT BOUNDARY". A legal description of the Downtown Area boundary is attached hereto as EXHIBIT A of this Redevelopment plan.

B. Exhibit A entitled "Description of the Perimeter Boundary of Project Area" as contained in that certain booklet entitled, "Downtown Providence Renewal, Official Redevelopment Plan, 1976" which is a part of the aforementioned ordinance be and the same is hereby deleted and the following substituted therefore:

EXHIBIT A

DESCRIPTION OF THE PERIMETER BOUNDARY OF PROJECT  
AREA

Beginning at a point, said point being the intersection of the northerly line of West Exchange Street and the centerline of Sabin Street;

Thence running southwesterly along the centerline of Sabin Street to its intersection with the projected centerline of Mathewson Street;

Thence turning and running southeasterly along the projected centerline of Mathewson Street to its intersection with the centerline of Fountain Street;

Thence turning and running southwesterly along said centerline of Fountain Street to its intersection with the centerline of Beverly Street;

Thence turning and running southeasterly along the centerline of Beverly Street to its intersection with the centerline of Washington Street;

Thence turning and running southwesterly along the centerline of Washington Street to its intersection with the centerline of Aborn Street;

Thence turning and running northwesterly along the centerline of Aborn Street to its intersection with the centerline of Fountain Street;

Thence turning and running southwesterly along the centerline of Fountain Street to its intersection with the centerline of Empire Street;

Thence turning and running southeasterly along the centerline of Empire Street to its intersection with the centerline of Chestnut Street;

Thence turning and running southeasterly along the centerline of Chestnut Street to its intersection with the centerline of Pine Street;

Thence turning and running southwesterly along the centerline of Pine Street to its intersection with the northerly line of I-195;

Thence turning and running northeasterly along the northerly line of I-195 to its intersection with the northerly taking line of I-195;

Thence turning and running northeasterly along the northerly taking line of I-195 to its intersection with the westerly shore line of the Providence River;

Thence turning and running northerly along the westerly shore line of the Providence River to its intersection with the southerly line of Crawford Street;

Thence running northwesterly across Dyer Street to the intersection of the westerly line of said Dyer Street to the southerly line of Custom House Street;

Thence running northerly in part along said southerly line of Dyer Street and in part along the westerly line of Market Square to its intersection with the westerly line of Canal Street;

Thence turning and running northerly along said westerly line of Canal Street to its intersection with the southerly line of Smith Street;

Thence turning and running westerly along said southerly line of Smith Street to its intersection with the easterly line of I-95;

Thence turning and running southerly along said easterly line of I-95 to its intersection with the northerly line of West Exchange Street;

Thence turning and running easterly along said northerly line of West Exchange Street to its intersection with the centerline of Sabin Street, said point also being the point and place of beginning.

C. Paragraphs numbered 3. entitled, "Data on Blighted and Substandard Conditions" under Section A entitled "Description of the Project Area" as contained in and set forth in Pages 10, 11 and 12 of that certain booklet entitled, "Downtown Providence Renewal, Official Redevelopment Plan, 1976" which is a part of the aforementioned ordinance be and the same is hereby deleted and the following substituted therefore:

### 3. Data on Blighted and Substandard Conditions

Base data was collected from a number of public and private sources but primarily from INTERFACE: PROVIDENCE. The Interface data, surveys conducted by the City's Department of Planning and Urban Development staff, and information derived from the Tax Assessor's Office are the sources of the following statistics.

The project area totals 194.3 acres and consists of the following uses:

	Acres	<u>Percentage</u>
Streets	59.7	30.7
Residential	1.2	0.6
Commercial	77.9	40.1
Professional	8.5	4.4
Public	32.7	16.8
Industrial	3.7	1.9
Institutional	10.6	5.5

Of the total 391 lots in the project area, 71 or 18% are unimproved. Of the total 278 structures, 187 or 67% are commercial making this the predominant land use within the area; 26% of the structures have deficiencies that include serious deterioration, serious overcrowding, lack of sanitary facilities and serious inadequacies in lighting and ventilation.

Based on a structure quality scale of A=Excellent, B=Good, C=Fair and D=Poor, the following structure quality was determined.

<u>Building Condition</u>	<u>Number</u>	<u>Percentage</u>
A	77	27.7
B	152	54.7
C	41	14.7
D	8	2.9

The structure quality categories list above were developed by INTERFACE:PROVIDENCE and implemented during their survey of all structures within the Central Business District. The survey was conducted between June 1974 and May 1975. The A-D categories were determined by the amount of work to be done to a structure before occupancy by a hypothetical new tenant.

The divisions are:

- A - Excellent - no work/immediate occupancy
- B - Good - minor cosmetic repairs (painting, cleaning)
- C - Fair - major cosmetic (patching, replacement)
- D - Poor - structural repair (replacement, rebuilding)

All rating determinations were made on site by members of the survey team.

The Downtown Renewal Area is a deteriorated, blighted area within the meaning of Part 45-31-8 of the General Laws of Rhode Island because there exist in the Area building and improvements used or intended to be used for commercial, industrial, professional, residential, or other purposes which by reason of 1) dilapidation, deterioration, age and obsolescence, 2) inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities, 3) defective design, unsanitary or unsafe character and conditions of physical construction, 4) defective and inadequate street and lot layout, 5) mixed character and shifting of uses, 6) deterioration of site improvements and/or combinations of such factors and characteristics, are conducive to the further deterioration of the Area. The Area is not restricted to, nor does it consist entirely of lands, buildings and improvements which of themselves are detrimental, but it is an Area in which such conditions exist, and injuriously affect the entire Area.

D. Paragraph numbered 7, entitled, "Estimated Cost of Redevelopment and Proposed Method of Financing" under Section G. entitled "Other Provisions Necessary to Meet Local Objectives" as contained in and set forth in Page 23 of that certain booklet entitled, "Downtown Providence Renewal, Official Redevelopment Plan, 1976" which is a part of the a forementioned ordinance be and the same is hereby deleted and the following substituted therefore:

7. Estimated Cost of Redevelopment and Proposed Method of Financing

- Line 1      \$1,200,000 - Cost of acquiring the park deck fronting Union Station and the former Journal Building at 205 Westminster Mall.
- Line 2      \$4,906,000 - Kennedy Plaza Capital Improvements
- Line 3      \$4,624,000 - Capital Center Improvement
- Line 4      \$10,730,000 - Total Project Cost
- Line 5      \$3,925,000 - (80% of Line 2) UMTA (Urban Mass Transit Administration) financing of Kennedy Plaza Improvements.
- Line 6      \$6,805,000 (100% of Line 1, Line 3 and 20% of Line 2) Total City Share.

E. The following maps of the aforementioned Official Redevelopment Plan, which is a part of the aforementioned ordinance, herein-after identified are deleted:

(1) Map No. 2 "Proposed General Land Use" dated 9-76

(2) Map No. 4 "Site Improvements" dated 6-78

F. Insert the following maps in its stead:

(1) Map No. 2 "Proposed General Land Use" date 12-80

(2) Map No. 4 "Site Improvements" date 12-80

G. Insert the following map after Map No. 6, "Right-of-Way Adjustments" dated 6-78 of the aforementioned Official Redevelopment Plan, which is a part of the aforementioned ordinance:

(1) Map No. 7 "Project Boundary" dated 12-80

2. That said Chapter 1977-5 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

OCT 1 1981  
FIRST READING  
READ AND PASSED

Rose M. Mendonca CLERK

IN CITY  
COUNCIL

OCT 15 1981  
FINAL READING  
READ AND PASSED

ACTING PRESIDENT

Rose M. Mendonca CLERK

APPROVED  
J. Vincent A. Canino  
MAYOR

OCT 23 1981

IN CITY COUNCIL  
JAN 15 1981  
FIRST READING  
REFERRED TO COMMITTEE ON

URBAN REDEVELOPMENT  
RENEWAL & PLANNING

Rose M. Mendonca CLERK

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

IN CITY COUNCIL  
JUN 25 1981  
THE COMMITTEE ON  
URBAN REDEVELOPMENT  
RENEWAL & PLANNING

Recommends

Be Continue  
Michael R. Clement Clerk

THE COMMITTEE ON  
URBAN REDEVELOPMENT  
RENEWAL & PLANNING

Recommends

Be Continue  
Michael R. Clement Clerk

APPROVED

Francis A. Carril  
MAYOR

OCT 23 1981

Councilman Xavier and Councilman Flynn (By Request)

STANLEY BERNSTEIN  
DIRECTOR



VINCENT A. CIANCI, JR.  
MAYOR

**DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT**

40 FOUNTAIN ST., - PROVIDENCE, R. I. 02903 - TEL. 401-831-6550

January 12, 1981

Mrs. Rose Mendonca  
City Clerk  
City Hall  
Providence, Rhode Island

Dear Mrs. Mendonca:

Attached is an Ordinance which indicates proposed changes in the Official Redevelopment Plan for the Downtown Renewal Project.

This amendment provides for a project boundary revision to include the proposed Capital Center Project and additional funds to implement site improvements within said project. The original Downtown Renewal Plan provided \$500,000 for the acquisition and demolition of the parking deck in front of Union Station.

The first amendment was for an additional \$981,000 to provide the 20% local share of the Kennedy Plaza capital improvements budget of \$4,906,000.

The second amendment provided an additional \$700,000 for the acquisition of the Old Journal Building.

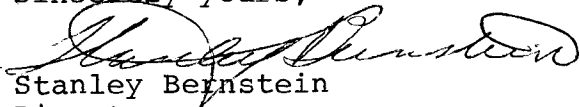
This amendment in the amount of \$4,624,000 will provide the various site improvements required of the City as part of this \$116,779,500 project. Other funding sources include the State of Rhode Island (\$10,500,600), Providence Worcester Railroad (\$4,086,500), Federal Railroad Administration (\$25,632,000), and the Federal Highway Administration (\$71,936,400).

Although this amendment does not, by law, require a public hearing, the legislative body may, at its discretion, hold one, and it is the opinion of our legal counsel that due to the size of the expenditure for this project, a hearing should be held.

If the council decides to hold a hearing, this department will prepare the necessary advertisements and place them in the local newspaper.

It is respectfully requested that this matter be placed on the agenda for the next City Council meeting.

Sincerely yours,

  
Stanley Bernstein  
Director

SB/gl



Fig. 1  
Providence Rail Relocation Study

# I Relocation Plan

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

MAYOR VINCENT A. CIANCI, JR.  
Ex-Officio



PROVIDENCE REDEVELOPMENT AGENCY

March 30, 1981

The Honorable Thomas F. O'Connor, Jr.,  
Chairman, City Council Committee on  
Urban Redevelopment Renewal and Planning  
c/o City Clerk's Office  
City Hall  
Providence, RI 02903

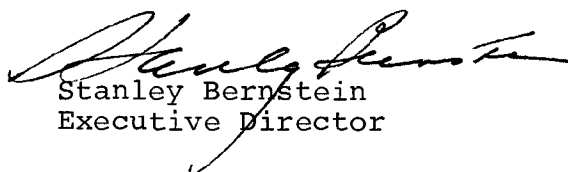
RE: Railroad Relocation Project

Dear Councilman O'Connor:

Regarding our earlier conversation relative to the \$4.6 Million Railroad Relocation Project Downtown Urban Renewal Plan Amendment, be advised that said amendment was transmitted to the City Clerk January 12, 1981, introduced at the City Council on January 15, 1981, and referred on that date to your Committee.

A meeting was to be arranged with Ron Marsella to view the model and for an explanation of the project. I will attempt to arrange for that meeting at Mr. Marsella's office upon receipt of alternate dates acceptable to the Committee.

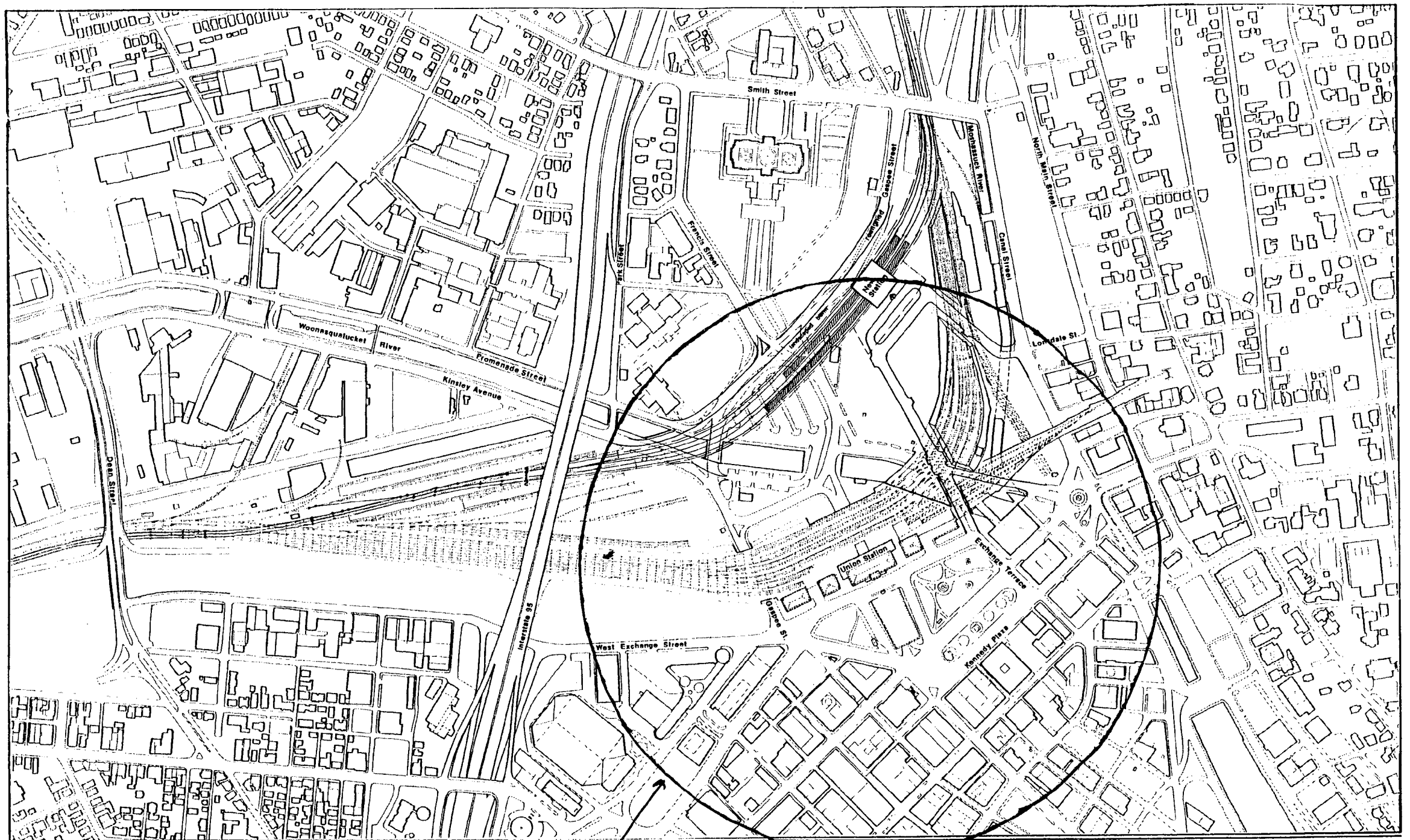
Sincerely yours,

  
Stanley Bernstein  
Executive Director

CC: Ron Marsella

SB:MJD

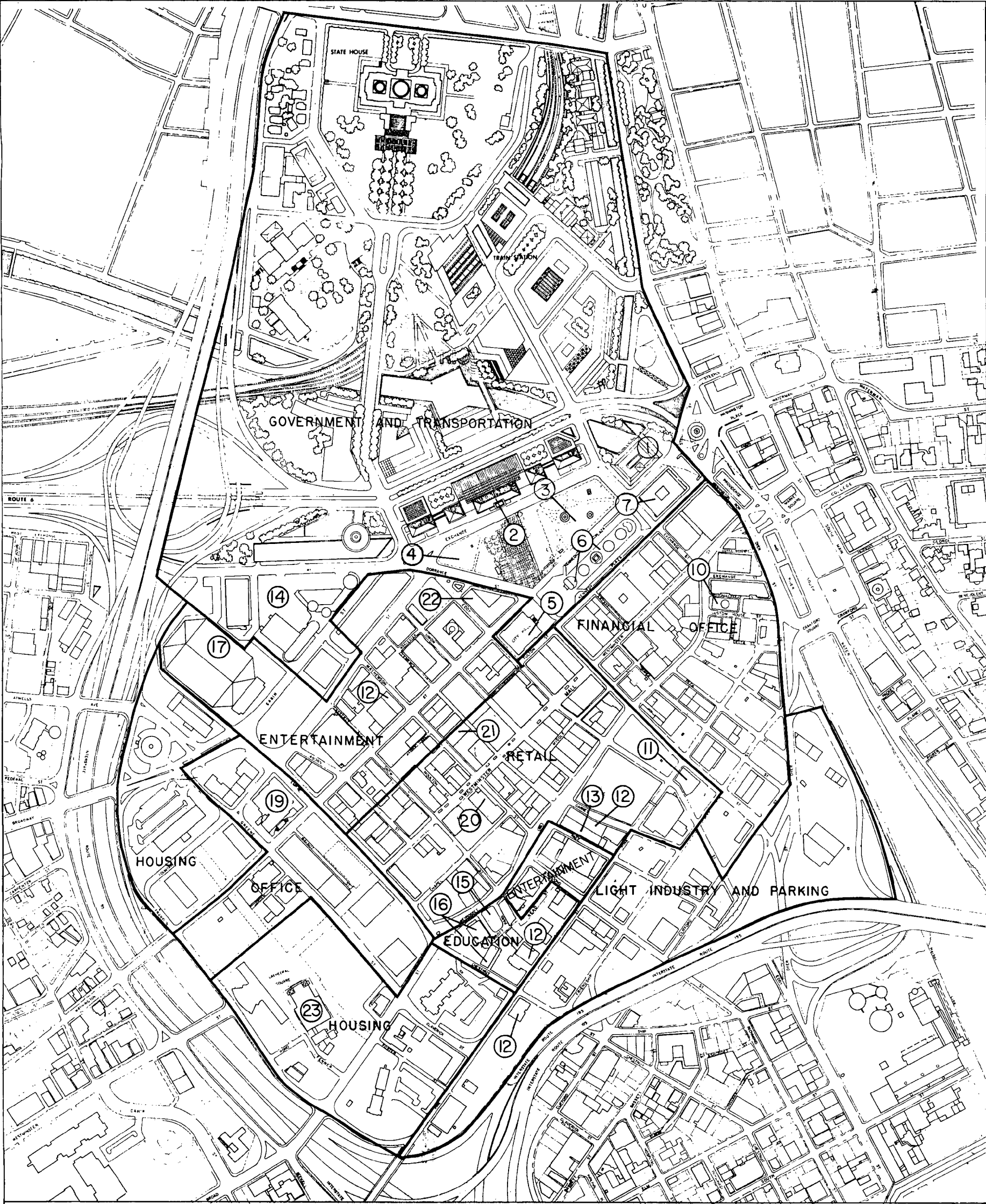




WALKING DISTANCE  
FROM UNION STATION.

0 200 400 4.13.75 Providence Rail Relocation Study Fig. 1

# FRA Baseline Rail Relocation Plan



LEGEND

— PROPOSED GENERAL LAND USE BOUNDARY

KEY TO PUBLIC & INSTITUTIONAL USES

- |  |                                       |
|--|---------------------------------------|
| 1 - UNITED STATES POST OFFICE                            | 13 - ST. FRANCIS CHAPEL               |
| 2 - UNION STATION  | 14 - BUS TERMINAL                     |
| 3 - BURNSIDE PARK  | 15 - ABBOTT PARK COMMON               |
| 4 - CITY HALL PARK                                       | 16 - BENEFICENT CONGREGATIONAL CHURCH |
| 5 - PROVIDENCE CITY HALL                                 | 17 - CIVIC CENTER                     |
| 6 - KENNEDY PLAZA STREET DIVIDER AND BUS WAITING STATION | 18 - MAJOR PARKING FACILITIES         |
| 7 - UNITED STATES FEDERAL BUILDING                       | 19 - PROVIDENCE PUBLIC LIBRARY        |
| 8 - PROVIDENCE FIRE ALARM BUILDING                       | 20 - GRACE CHURCH                     |
| 9 - MUNICIPAL PARKING                                    | 21 - MATHEWSON STREET CHURCH          |
| 10 - CUSTOM HOUSE BUILDING                               | 22 - BILTMORE HOTEL                   |
| 11 - SCOTTISH RITE CATHEDRAL                             | 23 - CATHEDRAL OF S.S. PETER & PAUL   |
| 12 - JOHNSON AND WALES COLLEGE                           |                                       |

PROPOSED GENERAL LAND USE

DOWNTOWN PROVIDENCE RENEWAL

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

DATE: 9-76

SCALE: 1" = 160'

FILE NO.

REVISIONS:

12-80

MAP NO.

STATUS:

2

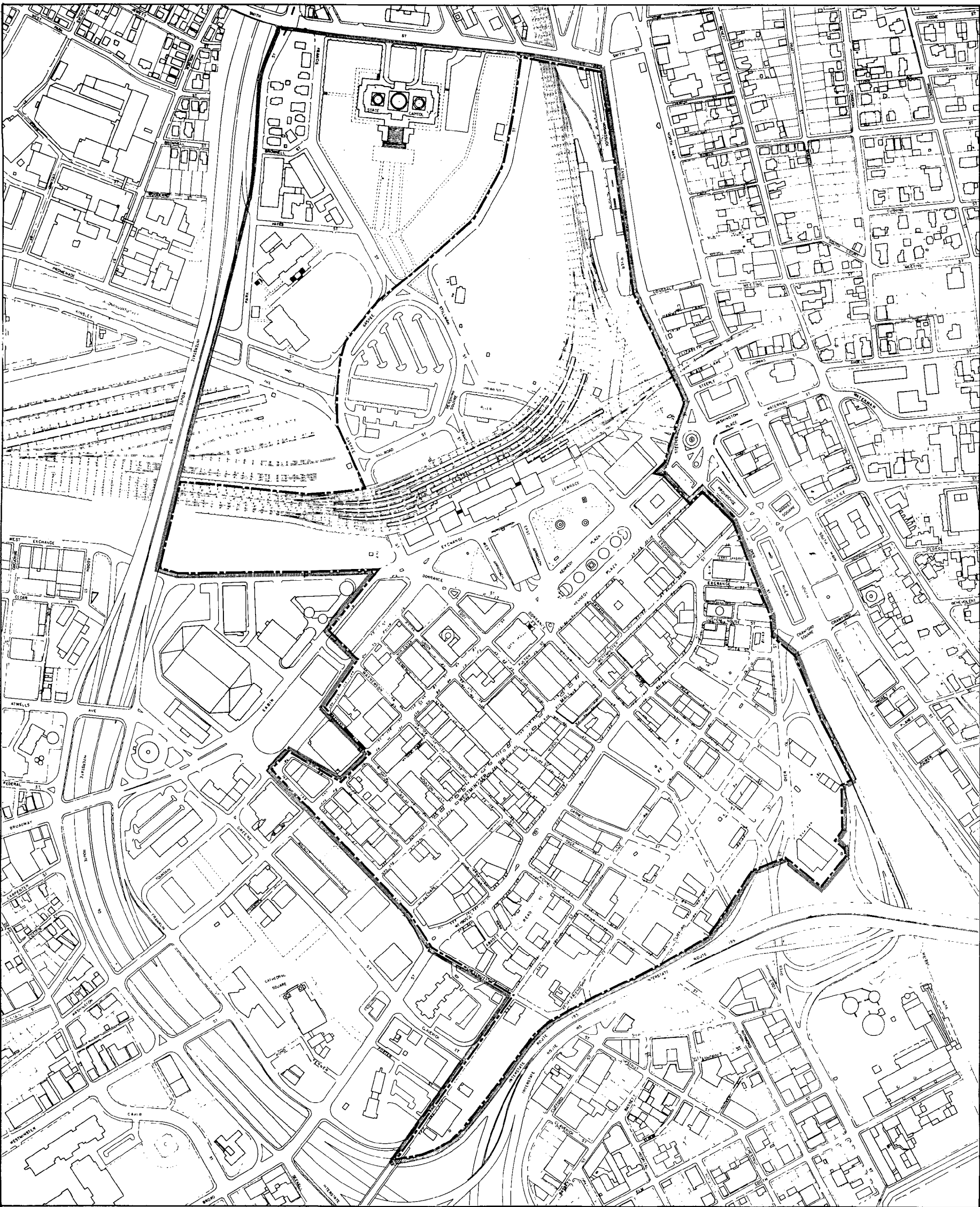


**LEGEND**

-  PROJECT BOUNDARY
-  ACTIVITY AREA FOR SITE IMPROVEMENTS, ORIGINAL PLAN 1978
-  ACTIVITY AREA FOR SITE IMPROVEMENTS, PLAN AMENDMENT 1980

SITE IMPROVEMENTS			
DOWNTOWN PROVIDENCE RENEWAL			
DEPT OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.			
DATE: 9-76	SCALE: 1" = 160'	FILE NO.	
REVISIONS:		MAP NO.	STATUS
6-78			
12-90			
		4	





— EXISTING PROJECT BOUNDARY  
- - - - - REVISED PROJECT BOUNDARY 1980

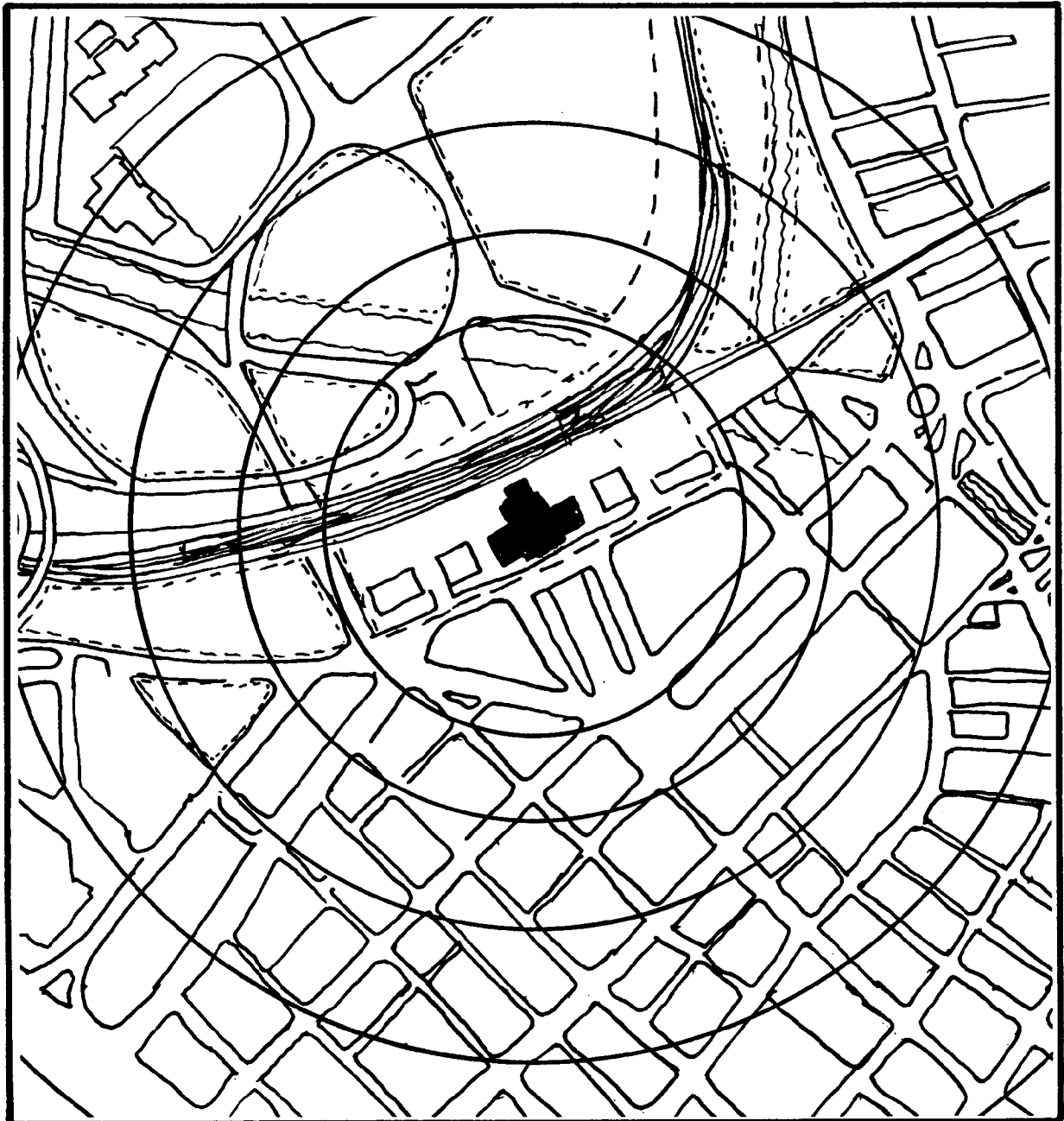
PROJECT BOUNDARY MAP			
DOWNTOWN RENEWAL PROJECT			
DEPT OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.			
DATE: 6-76	SCALE: 1"=160'	FILE NO:	
REVISIONS:		MAP NO:	STATUS:
12-80		7	

Some  
Points to Ponder  
on  
Station Relocation

SUBMITTED BY PETER CARLSON, ECOLOGY ACTION

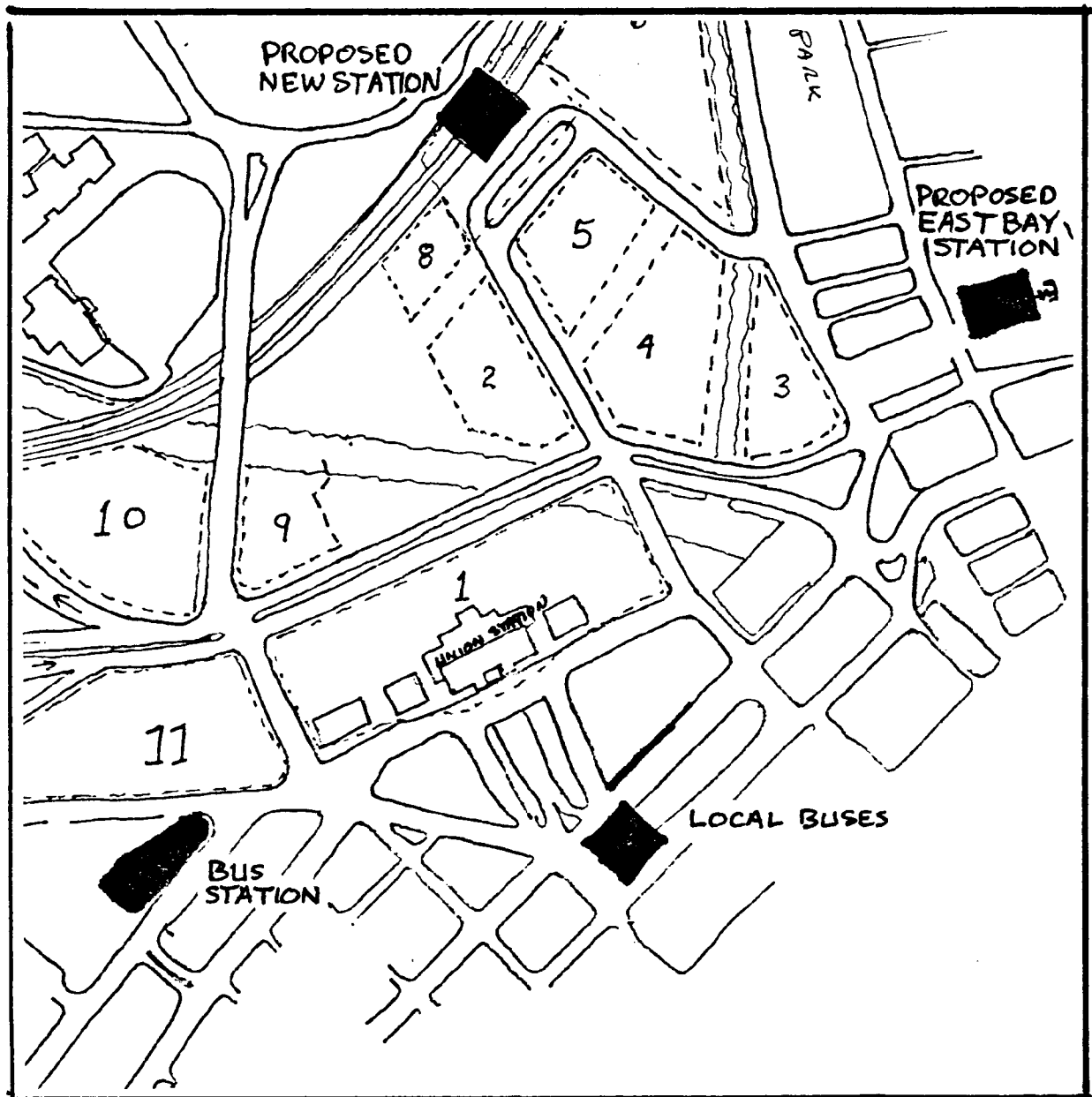
# Transportation Centers, should be!

Moving the station from the center of Downtown will make travel difficult and keep people from using mass transit.



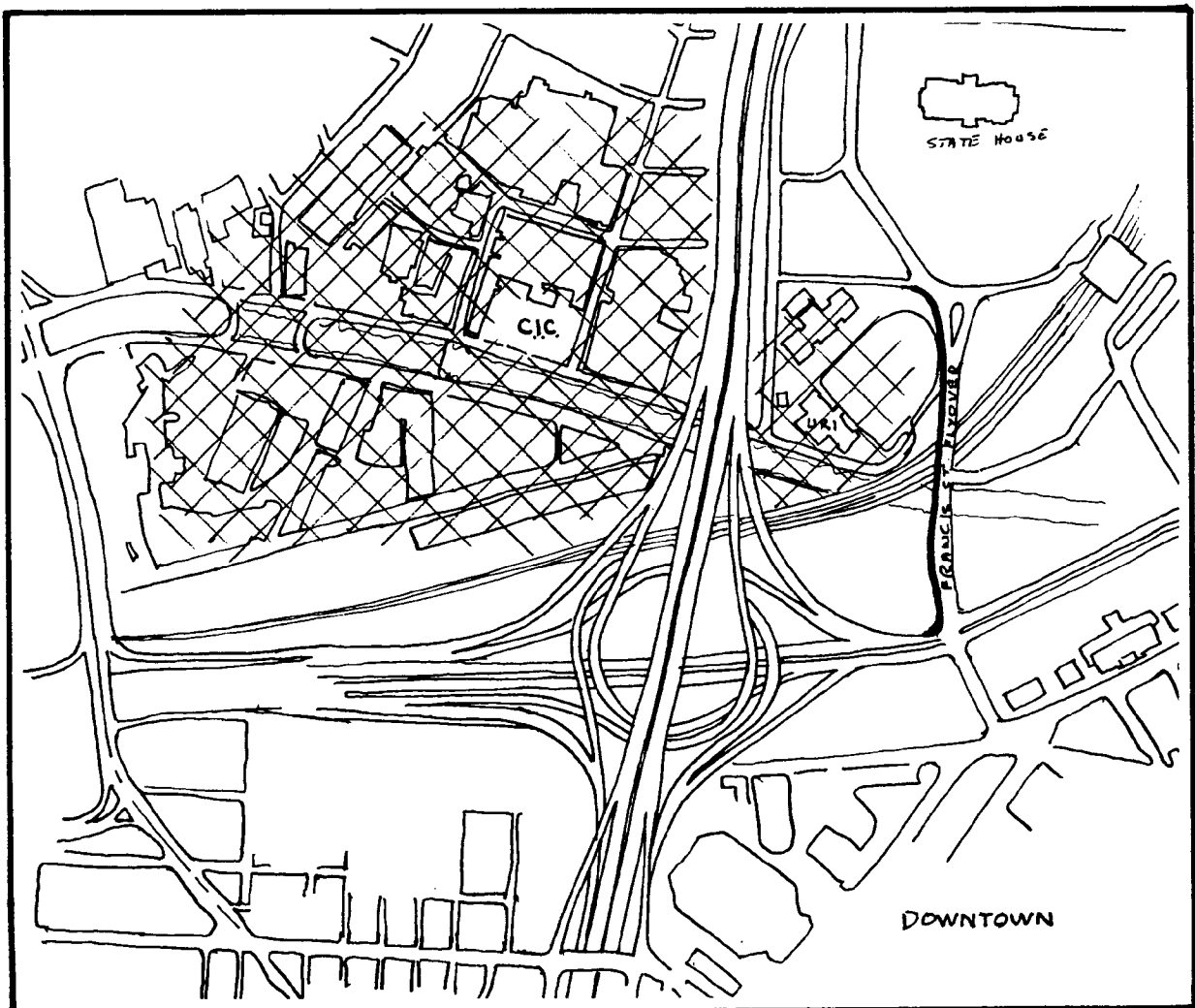
# Scattered Stations hinder hookups.

Station relocation is counter-productive to quick, convenient and effective mass transit.



Welcome to the 'Himalayan Range' or you can't get there from here.

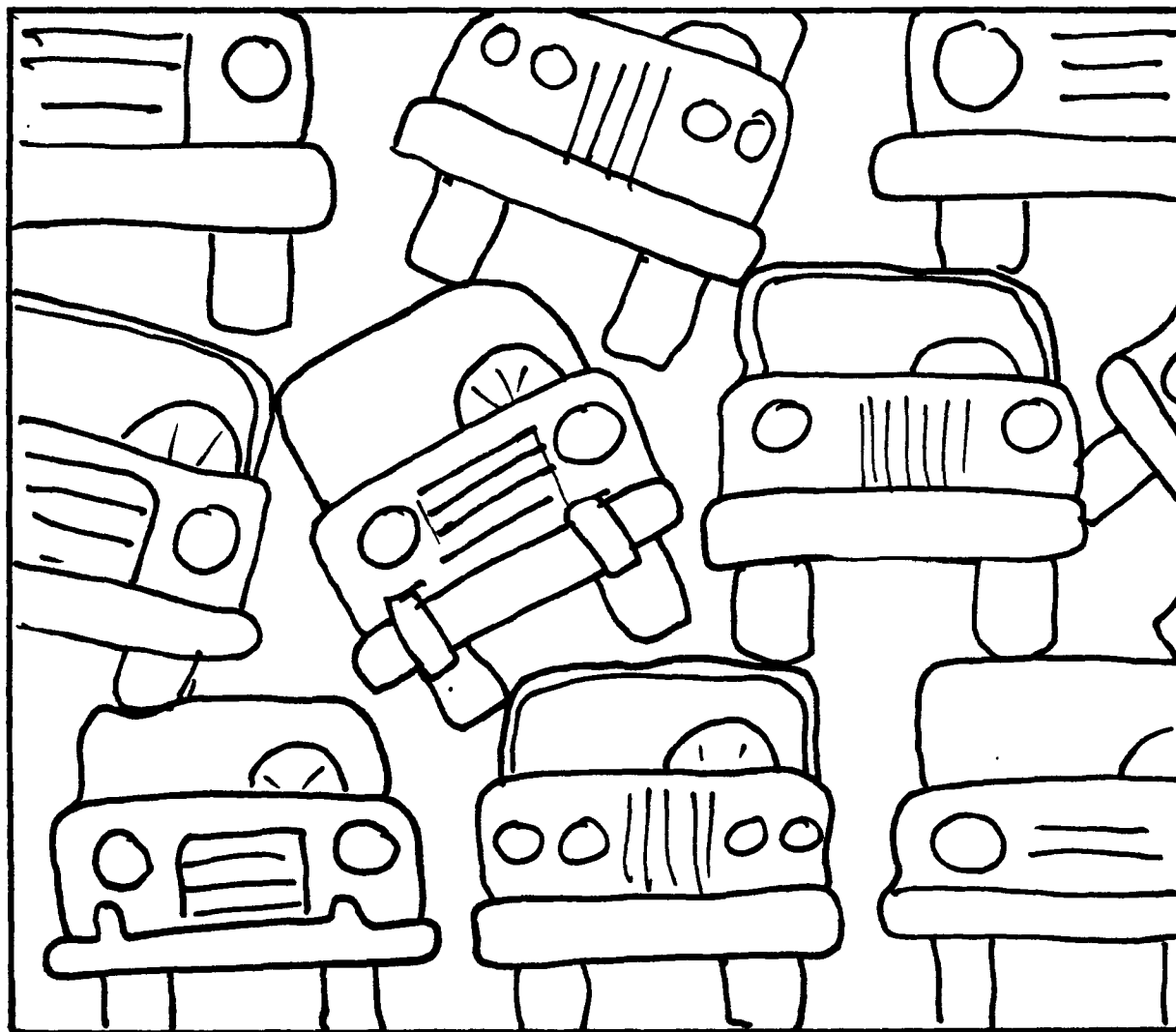
Check the map. How would you get to URI or the CIC complex from downtown? This area is currently underutilized and building the 'Francis St. Flyover' will guarantee that economic growth will be stifled for years.



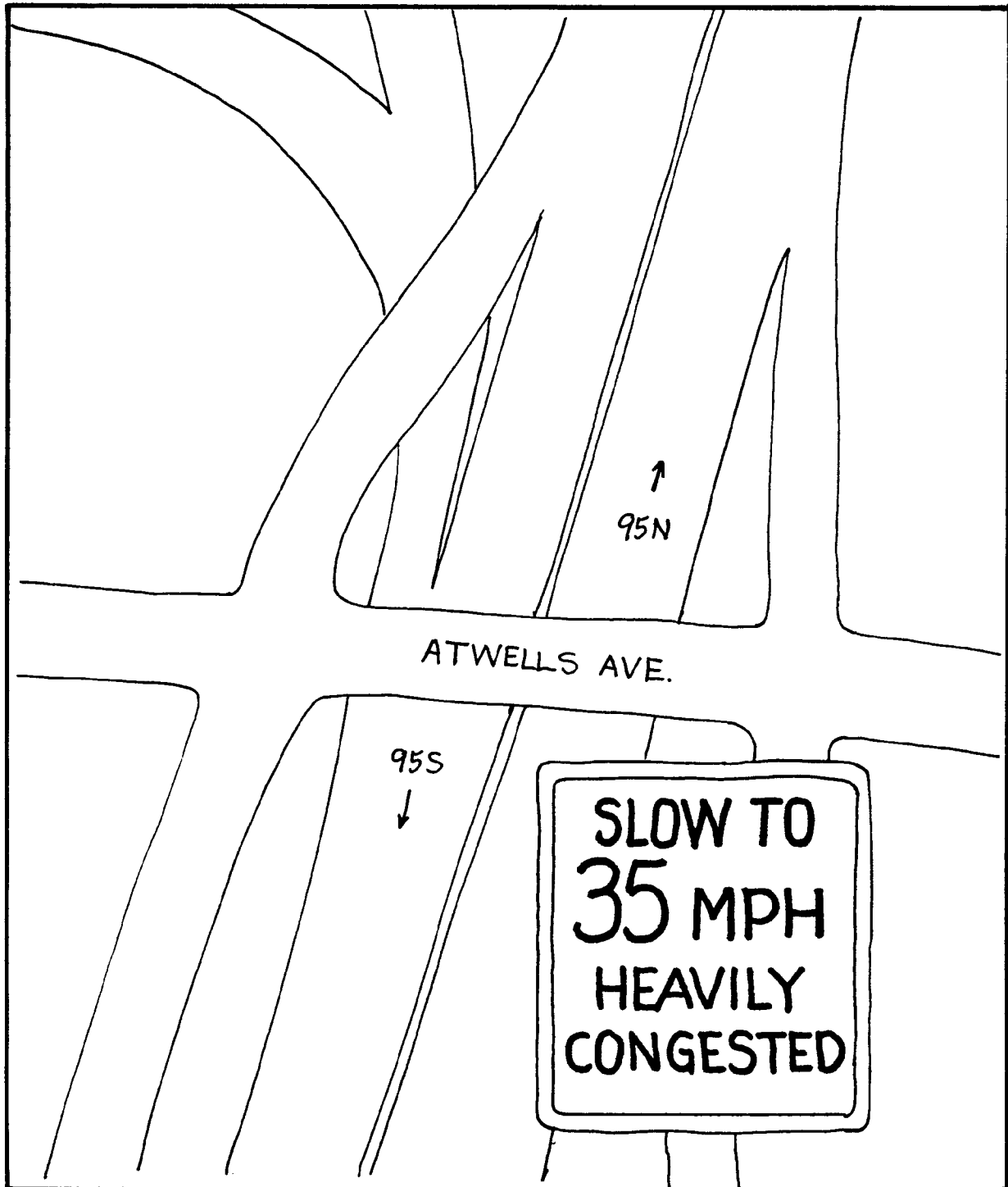


Cars, where will we park  
4,500 of them?

Station Relocation will take 2100 CHEAP  
parking places and 2400 more will be  
needed by the year 2000. Development  
of the Cove area will force people to  
mass transit; but will convenient mass  
transit be available?

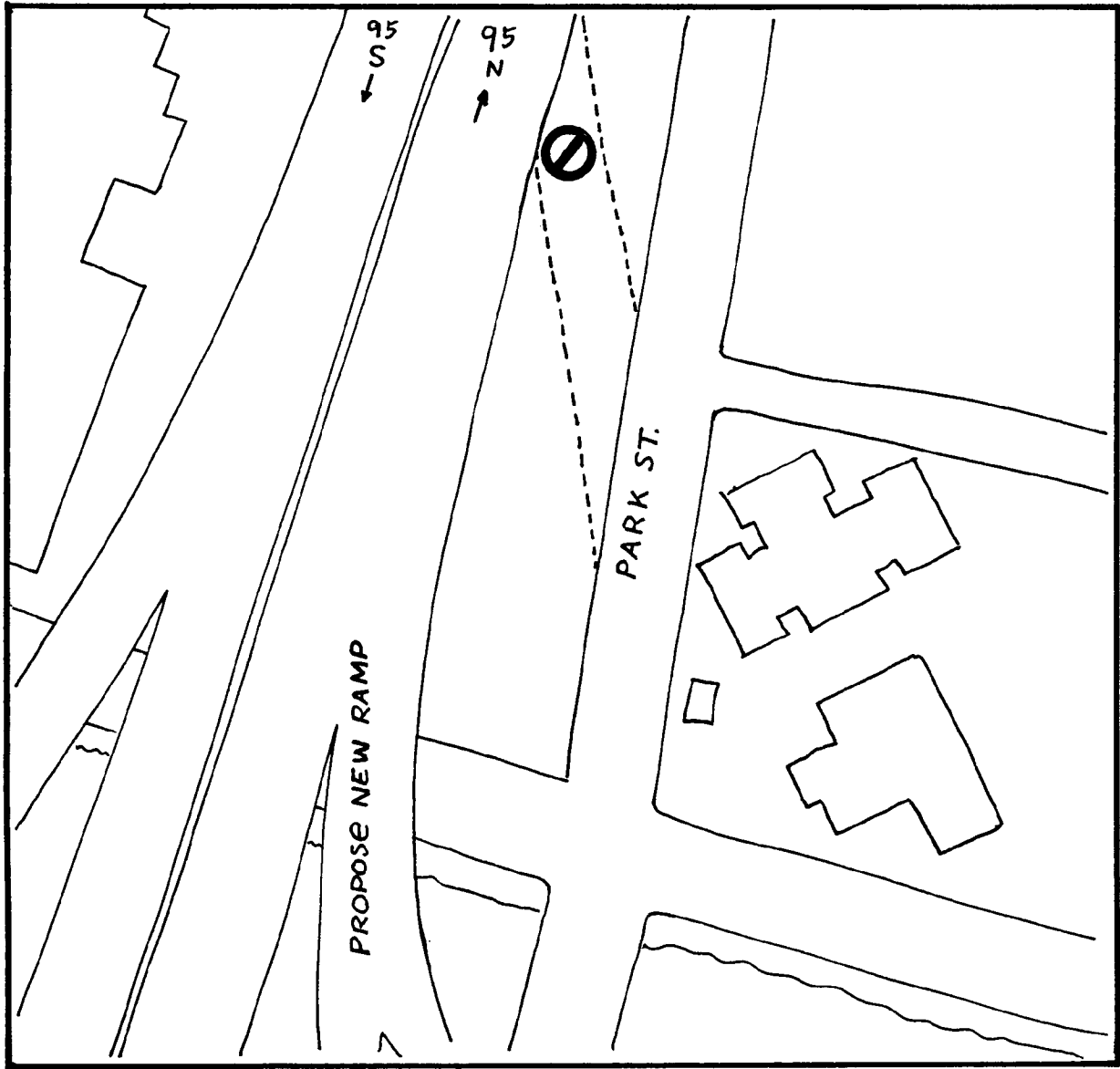


Rail relocation would increase  
congestion on I-95 south.



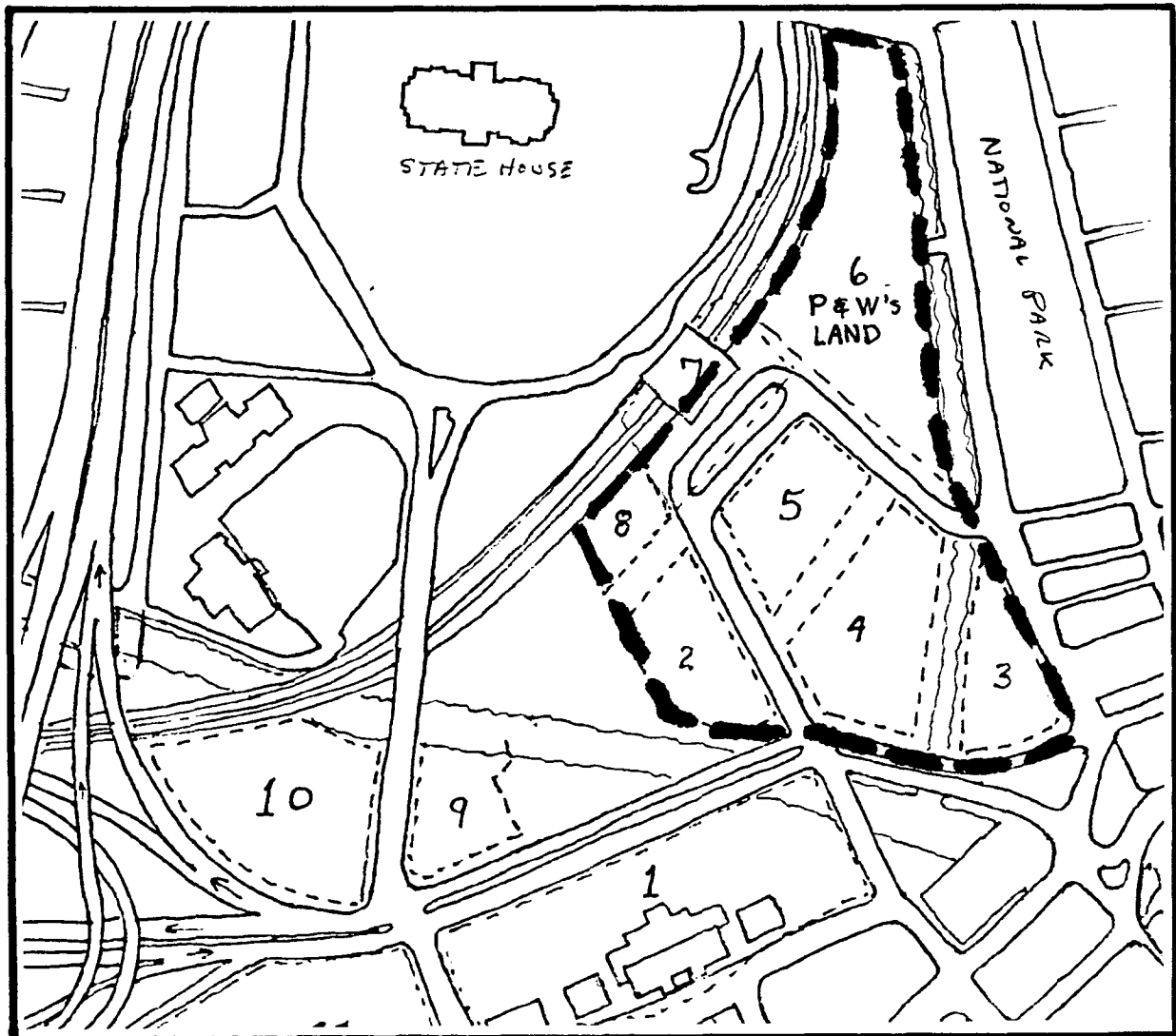
# The Park St. Problem.

The Civic Center Interchange Plan shows an entrance ramp where the old Park St. ramp was. The problem: The Park St. entrance was removed because it was too dangerous.

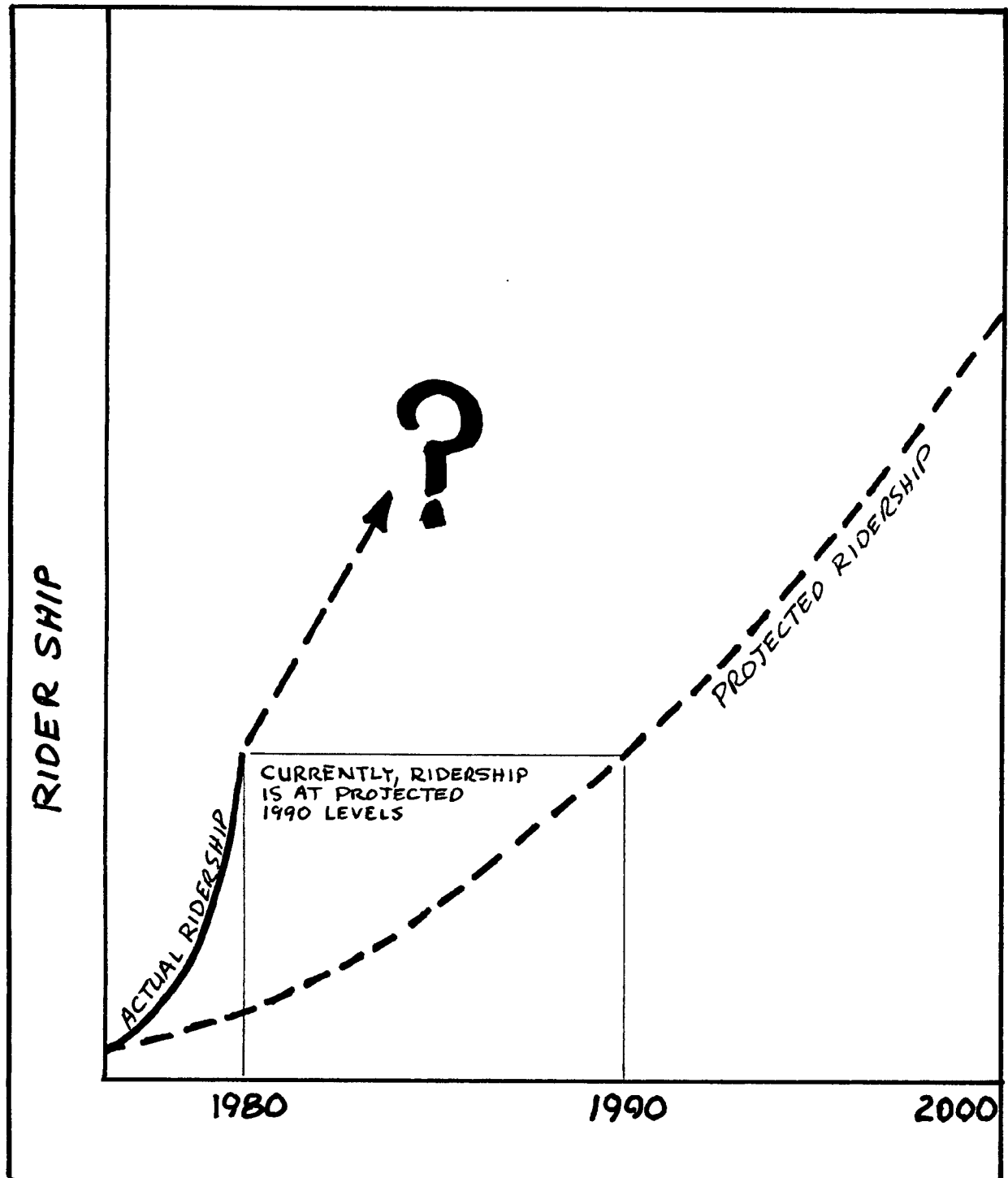


Station Relocation:  
An economic windfall for P.&W. or  
Public Bucks for Private Gain.

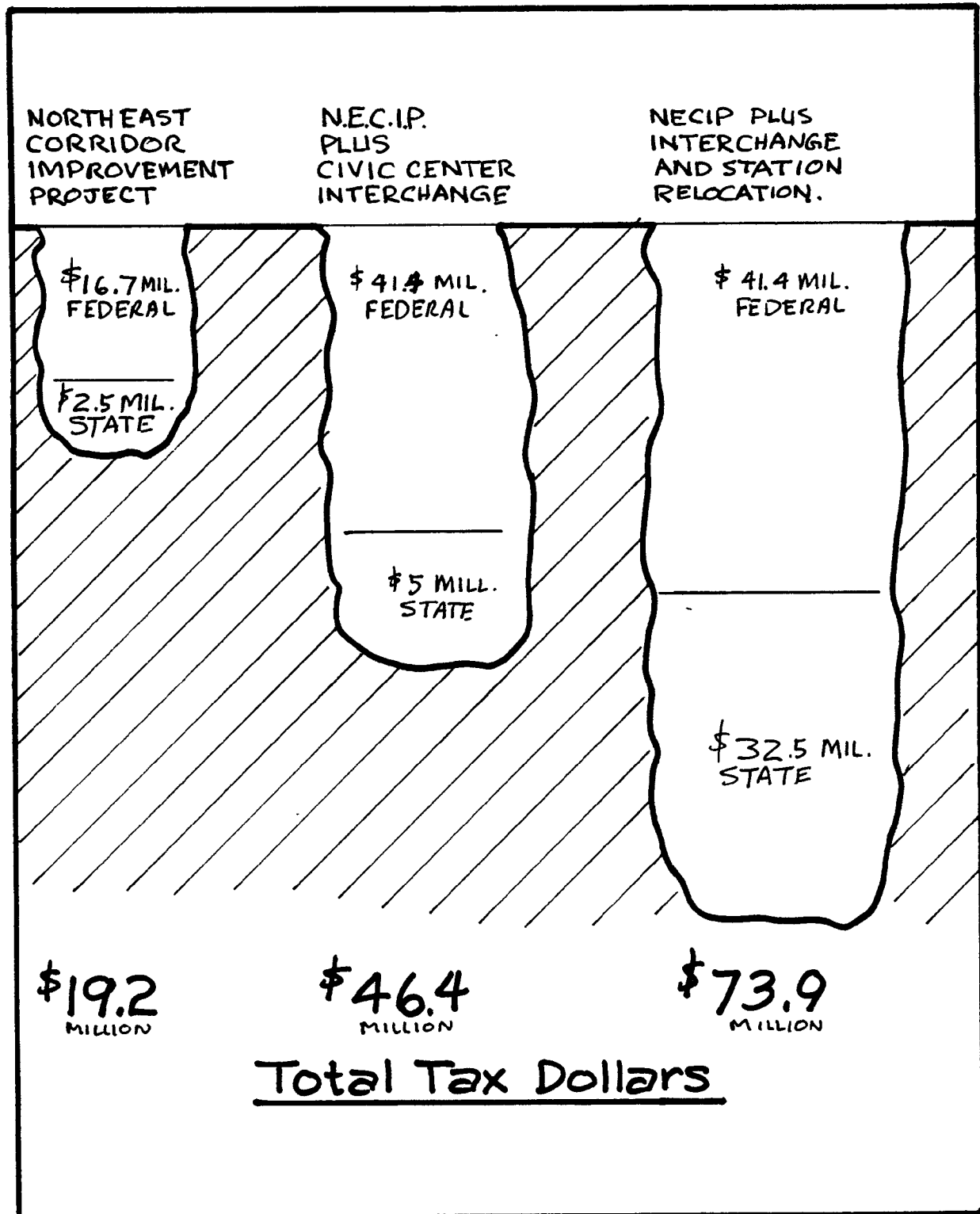
Moving the tracks doesn't mean more  
land for development – just a rearrangement  
of the P.&W.'s properties with streets, sewers  
and water put in with public money.



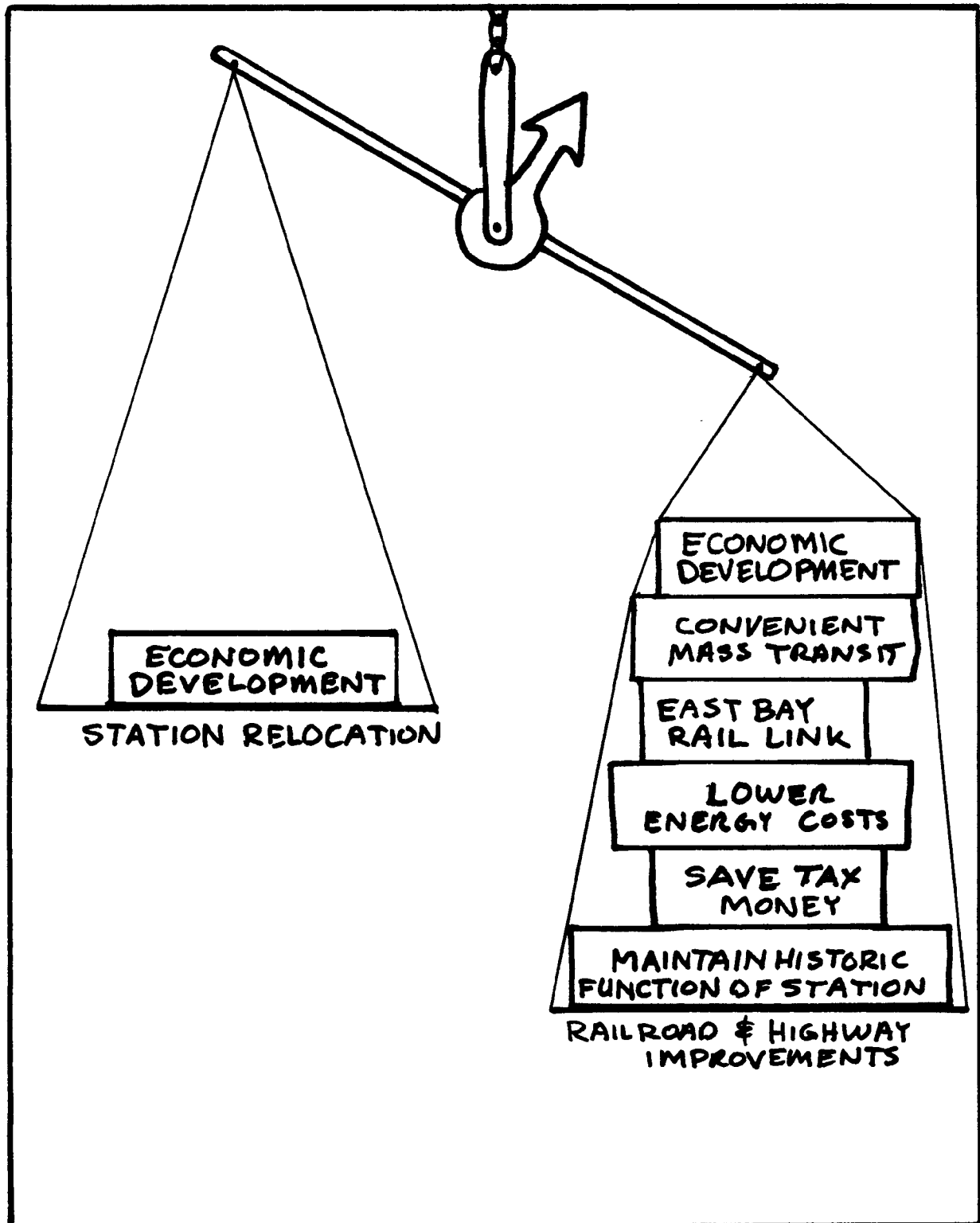
East Bay Transit ridership  
projections need to be updated.



# How far in the hole do you want to go?



# Weigh the issues



STANLEY P. BLACHER  
Chairman

JOHN RAO, JR.  
Vice Chairman

ROBERT J. BEVILACQUA

FREDRICK LIPPITT

JOSEPH MOLLICONE

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STANLEY BERNSTEIN

Executive Director  
and Secretary

MAYOR VINCENT A. CIANGI, JR.  
Ex-Officio



PROVIDENCE REDEVELOPMENT AGENCY

July 20, 1981

Mrs. Rose Mendonca  
City Clerk  
City Hall  
Providence, Rhode Island

Dear Mrs. Mendonca:

On January 12, 1981 an Ordinance amending the Redevelopment Plan for Downtown Providence was transmitted to your office for introduction to the City Council. The amendment provided for a project boundary revision to include the proposed Capital Center Project and additional funding to implement site improvements within said project.

This matter was referred to the Committee on Urban Redevelopment Renewal and Planning. The committee met on July 16, 1981 and as a result has indicated a desire to hold a public hearing on August 20, 1981 at 7:00 P.M. in the City Council Chambers.

It is recommended that the attached Notice of Public Hearing be placed in the Providence Journal and Evening Bulletin on July 24, July 31, August 7 and August 14, 1981 to satisfy the August 20th public hearing date.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Stanley Bernstein".  
Stanley Bernstein  
Executive Director

SB/gl  
jd

Enclosure



CITY OF PROVIDENCE  
RHODE ISLAND  
COMMITTEE ON URBAN REDEVELOPMENT, RENEWAL AND PLANNING  
DOWNTOWN RENEWAL PROJECT  
CAPITAL CENTER

Pursuant to the requirements of Sections 4 and 11 of Chapter 32, Title 45 of the General Laws of Rhode Island, 1956, as amended (1970 Reenactment) entitled the "Redevelopment Act of 1956", the Committee on Urban Redevelopment, Renewal and Planning of the City Council of the City of Providence will conduct a Public Hearing in the Chamber of the City Council, City Hall, Providence, Rhode Island on Thursday, August 20, 1981 at 7:00 PM. This hearing will be concerned with the 3rd Amendment to the Official Redevelopment Plan for the Downtown Renewal Project.

The project area is that tract of land bounded by the East Side Renewal Project to the east and the Weybosset Hill Renewal Project to the west. The northern boundary runs along Smith Street, westerly to Gaspee Street, and southerly to the taking lines of the proposed I-95 Interchange, continuing to its intersection with the boundary of the Weybosset Hill Project. The southern boundary is the northerly line of Interstate 195 and continuing along the westerly side of the Providence River to its intersection with the East Side Renewal Project.

The purpose of this hearing is to consider a proposal for the undertaking of activities within that portion of the downtown Renewal Project identified as the Capital Center Project and to amend the Downtown Renewal Project Boundary.

All persons or agencies interested in the above-listed project area will have an opportunity to be heard and/or to submit communications in writing. Copies of the proposed Amendment and information thereon may be obtained prior to said hearing at the Providence Redevelopment Agency, 40 Fountain Street, Providence, Rhode Island between 8:30 AM and 4:00 PM on regular business days.

PER ORDER:

Committee on Urban Redevelopment, Renewal and Planning

Councilman Thomas F. O'Connor, Jr., Chairman  
Councilman Joseph R. Paolino, Jr., Vice-Chairman  
Councilman Thomas C. Boyle  
Councilman David G. Dillon  
Councilman Nicholas W. Easton  
Councilman William J. Moise  
Councilman Anthony P. Pennine

Rose Mendonca, City Clerk