

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1997-47

No. 503 AN ORDINANCE APPROVING AND ADOPTING THE OFFICIAL REDEVELOPMENT PLAN AND THE ATTACHED RESTRICTIONS FOR THE GORHAM REDEVELOPMENT PROJECT

Approved September 11, 1997

Be it ordained by the City of Providence:

WHEREAS, the Providence Redevelopment Agency (PRA), pursuant to the provisions of the Rhode Island General Laws (RIGL) Title 45, Ch.32, as amended, has formulated a plan entitled "The Gorham Redevelopment Project," (Redevelopment Plan) attached and made part of this Ordinance; and

WHEREAS, *Providence 2000, The Comprehensive Plan* has been prepared and adopted by the City Plan Commission and the City Council pursuant to RIGL Section 45-22.2 et seq, and is recognized and used as a guide for the general development of the City of Providence as a whole; and

WHEREAS, the said Redevelopment Plan's Project Boundary encompasses an area which has been designated "Redevelopment Areas" by the City Code of Ordinances, Chapter 20, as amended; and

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 Gorham Redevelopment Plan and has certified that said Redevelopment Plan conforms to the said Comprehensive 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, a structural quality survey, conducted by the City of Providence, Department of Planning and Development, indicated that a number of the structures have deficiencies that include serious deterioration. The Gorham Redevelopment 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.

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

1. The Project is hereby designated as "The Gorham Redevelopment Project." The Project Area will be designated number thirty six (36) in Redevelopment Area number four (4).
2. It is found and declared that the Gorham Redevelopment Plan Area contains blighted and substandard properties, some of which require demolition and clearance while others require rehabilitation and improvement. Some street

No.

CHAPTER

AN ORDINANCE

Councilman Rollins & Councilman Allen (By request)

patterns are not conducive to redevelopment and future viability. These problems include:

- A. *Defective or Inadequate Street and/or Lot Layout.* The intersection of Reservoir Avenue at Downing Street does not allow for appropriate access to the Gorham Manufacturing Site and is both poorly laid out and in need of redesign. At the same time, the redevelopment of the Gorham Site will require that independent access be provided for the adjacent residential areas. The creation of a dedicated access to the residential area will require that a remedy be found for deficiencies at the intersection of Downing Street and Adelaide Avenue.

The reconstruction of the Roger Williams Avenue Bridge will necessitate a new access for properties located on Burrows Street. The new bridge will also enhance access to the Gorham site itself while also serving the interests of nearby residential areas.

- B. *Obsolete or Aged Buildings, Not Suitable for Improvement for Conversion.* While there are a number of older buildings which suitable for rehabilitation, there are also structures which are both aged and in dilapidated condition. Some of these, where the cost of rehabilitation is prohibitive, must be removed in order to promote redevelopment of the site.
- C. *Inadequate Provision for Ventilation, Light, Sanitation, Open Space and Recreation Facilities.* There is a lack of public open space and recreational facilities near the Gorham Site itself. A portion of the Gorham Site will be dedicated to open space and recreational uses.
- D. *Defective Design or Unsanitary or Unsafe Character or Condition of Physical Construction.* The vacant buildings create an extremely unsafe the residential and commercial areas surrounding the Gorham Site.

- 3. It is the intent of the City Council to use powers granted under RIGL 45-32-1 et seq., as amended, to acquire vacant and / or blighted properties, reduce density of housing, facilitate rehabilitation of deteriorated structures, provide site improvements, and provide for the orderly redevelopment of the project area.

- 4. It is found and declared, pursuant to RIGL 45-32-20, that:

- A. The Gorham Redevelopment Project is feasible, conforms to the Comprehensive Plan, and if carried out, will promote the public health, safety, morals and welfare of the City of Providence. The acquisition of the real property in accordance with the Gorham Redevelopment Plan is in the public interest.
- B. In order to implement and facilitate the effectuation of the Redevelopment Plan hereby approved, the City Council declares that the PRA be and hereby is authorized to utilize \$1,000,000 appropriated from the 1996 City of Providence Bond Issuance to carry out the Official Redevelopment Plan for the Gorham Redevelopment Project. The Redevelopment Plan contains adequate provisions to assure the expenditure of funding in order to carry out of the work of redevelopment.
- C. The Redevelopment Plan will call for a reconfiguration of the intersection of Downing Street, Alvin Street, Reservoir Avenue and Adelaide Avenue. There will be a reconstruction of the Roger Williams Avenue Railroad Bridge. There will also be a right of way created for a new street connecting Burrows Street with Narragansett Avenue.

- D. The Redevelopment Plan shall provide for payment for property which may be acquired by the exercise of eminent domain.
 - E. The Redevelopment Plan contains no provisions for the use of any financial aid from the federal government.
 - F. The Redevelopment Plan contains provisions stating that the controls contained within the Redevelopment Plan shall follow the Zoning Ordinance of the City of Providence, as amended.
5. The Gorham Redevelopment Project, is hereby approved, adopted and designated as the Official Redevelopment Plan for the Gorham Redevelopment Project Area and is herein incorporated by reference, made a part hereof and designated as "Exhibit A".
6. This ordinance shall take effect on its passage.

IN CITY COUNCIL
AUG 14 1997
FIRST READING
READ AND PASSED
Jean M. Cyrille CLERK

IN CITY COUNCIL
SEP 4 1997
FINAL READING
READ AND PASSED
Evelyn V. Fargnoli PRESIDENT
Michael R. Clement CLERK

APPROVED
SEP 11 1997
Vincent A. Cianci
MAYOR

FILED

APR 25 3 42 PM '97
DEPT. OF CLERK
PROVIDENCE, R.I.

U.S. DEPT. OF JUSTICE
RECEIVED

IN CITY COUNCIL
MAY 1 1997
FIRST READING
REFERRED TO COMMITTEE ON
URBAN REDEVELOPMENT
& PLANNING

Michael R. Clement CLERK

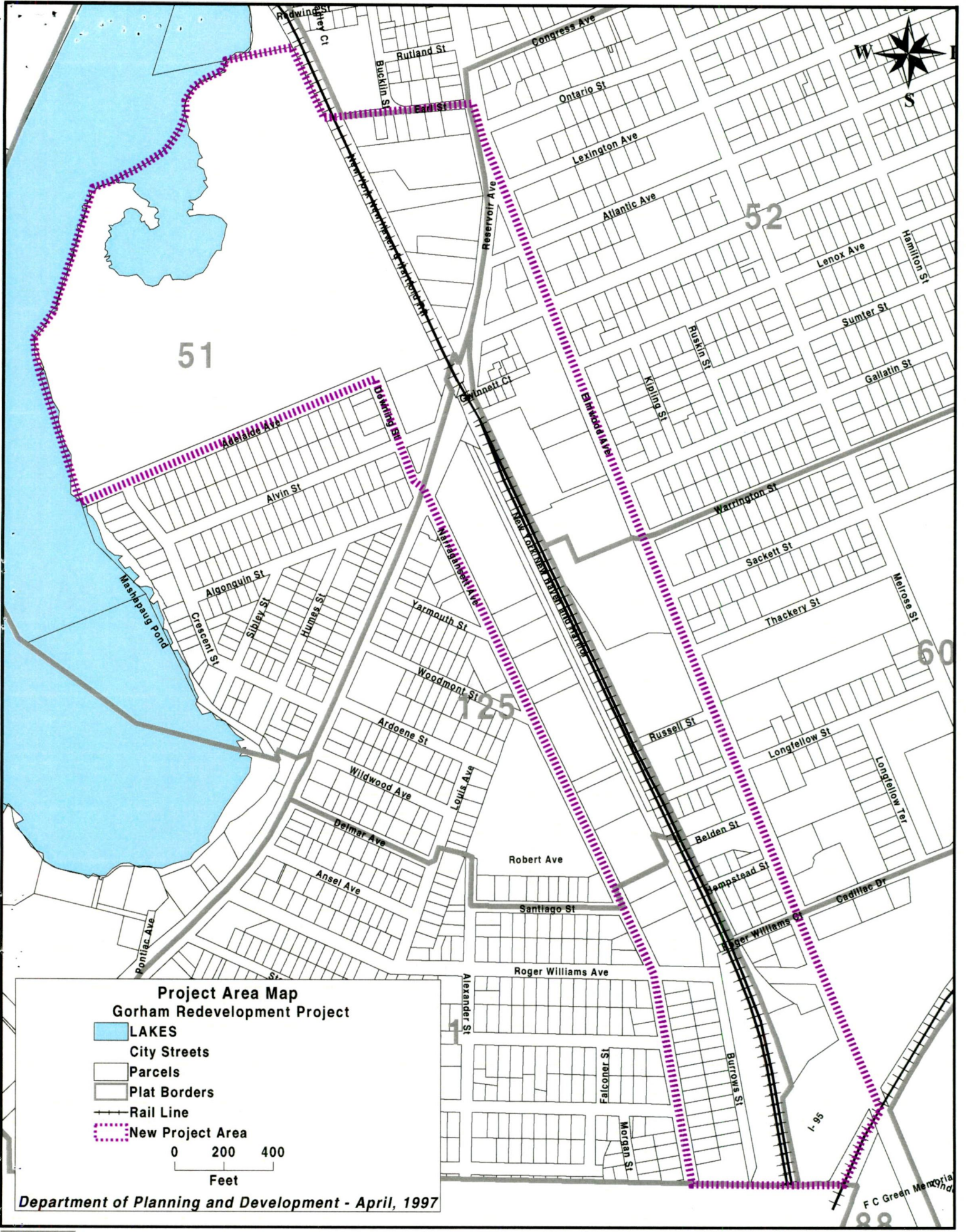
THE COMMITTEE ON

U. R. R. P.
Recommends P.H.
Burton A. Carrier Clerk
6/18/97 (P.H. Lee)

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

Burton A. Carrier Clerk
7/21/97

Councilman Rollins & Councilman Allen



Project Area Map
Gorham Redevelopment Project

- LAKES
- City Streets
- Parcels
- Plat Borders
- Rail Line
- New Project Area

0 200 400
Feet

Department of Planning and Development - April, 1997

MEMORANDUM

TO : Michael Clement, City Clerk
FROM : Thomas E. Deller, AICP, Deputy Director
RE : Gorham Manufacturing Site Redevelopment Project
DATE : April 25, 1997

Attached is an original and twenty-two (22) copies of the proposed Ordinance for the adoption of the Official Redevelopment Plan for the Gorham Manufacturing Site Redevelopment Project.

The Ordinance is being sponsored by Councilman John H. Rollins and Councilman Ronald W. Allen.

MEMORANDUM

TO : Michael Clement, City Clerk
FROM : Thomas E. Deller, AICP, Deputy Director
RE : Gorham Manufacturing Site Redevelopment Project
DATE : April 11, 1997

Attached is an original and twenty-two (22) copies of a proposed amendment to the Official Redevelopment Plan for the Gorham Manufacturing Site Redevelopment Project.

The Ordinance is being sponsored by Councilman John H. Rollins and Councilman Ronald W. Allen.