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and Secretary*



PROVIDENCE REDEVELOPMENT AGENCY

March 28, 1983

MAYOR VINCENT A. CIANCI, JR.
Ex-Officio

Rose Mendonca, City Clerk
City Hall
Providence, Rhode Island

Dear Mrs. Mendonca:

Enclosed is an original and twenty (20) copies of an Ordinance Approving and Adopting the Official Redevelopment Plan for the Trinity Gateway Revitalization Project.

This Ordinance was previously submitted to you and was presented to the City Council on February 17, 1983. Since a Public Hearing will not have been held within the sixty-day period mandated by State enabling legislation, we are resubmitting the Ordinance at this time. Twenty (20) copies of the Trinity Gateway Revitalization Plan were submitted previously.

The Trinity Gateway Revitalization Project was developed through the cooperative efforts of the Trinity Gateway Committee, the South Providence Community Board, the City Department of Planning and Urban Development and the Providence Redevelopment Agency.

The Plan proposes the acquisition and disposition of land and the installation of site improvements with a concentration of the proposed improvements in the area of Trinity Square.

A majorelement of the plan provides for \$250,000 to be used to develop a residential rehabilitation program in the project area.

The project cost is estimated at \$1,050,000 and will be funded from the sale of long-term general obligation bonds issued by the City of Providence for redevelopment purposes.

Since a Notice of Public Hearing must be advertised once a week for four weeks, it would be appreciated if you would advise me of the date of the proposed hearing in enough time so that we may insert the required notices in the newspaper.

Rose Mendonca, City Clerk
Pate Two
March 28, 1983

It is respectfully requested that the enclosed Ordinance be placed on the Docket for the March 31, 1983 meeting of the City Council.

Sincerely,


Stanley Bernstein
Executive Director

SB/gl
vfp

Enclosure

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1983-19

No. 367 **AN ORDINANCE** APPROVING AND ADOPTING THE OFFICIAL REDEVELOPMENT PLAN FOR THE TRINITY GATEWAY REVITALIZATION PROJECT,, AS AMENDED.

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 March 31, 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, "Trinity Gateway Revitalization Project" and comprises a report consisting of approximately 34 pages of text, 1 exhibit and 7 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 Trinity Gateway 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 area within the meaning of the "Redevelopment Act of 1956" as amended to date, because there exist in the area buildings or improvements, used or intended to be used for living, commercial, industrial or other purposes, which by reason of (1) dilapidation, deterioration, age or obsolescence, (2) inadequate provisions for ventilation, light,

No.

CHAPTER

AN ORDINANCE

sanitation, open spaces and recreation facilities, (3) defective design or unsanitary 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 37.37% of the structures have deficiencies that include serious deterioration; lack of sanitary facilities; and serious inadequacies in lighting and ventilation. The Trinity Gateway 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 Trinity Gateway 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, curbs 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 "Trinity Gateway Revitalization Project".

2. It is hereby found and determined that for the purpose of the Urban Renewal Plan, the Trinity Gateway 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 Trinity Gateway 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 Trinity Gateway Revitalization Project Area 25.25% of the structures are substandard or seriously deficient or unsafe in that these structures contain serious deterioration, and

(b) Within the Trinity Gateway 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 Trinity Gateway Revitalization Project Area is hereby determined to be deteriorated blighted area.

5. It be and hereby is found that the Trinity Gateway 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 Trinity Gateway 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 Trinity Gateway 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 Trinity Gateway 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 Trinity Gateway 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 Trinity Gateway Revitalization Project consisting of a booklet containing a table of contents, approximately 34 pages of text, 1 exhibit and 7 maps, is hereby approved, adopted and designated as the Official Redevelopment Plan for the Trinity Gateway 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. The repaving of Point Street will be incorporated as part of this project and the Providence Redevelopment Agency, will prepare a cost analysis for the rehabilitation of Point Street, and offer amendments to the cost of this project if necessary.

13. Any monies made available from the TIP Program and the sale of properties, in this project will be added to this project without reducing the allocation of monies already made by this Ordinance.

14. 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 \$1,050,000.00 representing the estimated amount of the Project Cost;

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

15. 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, *as amended*

Rose M. Mandlow CLERK

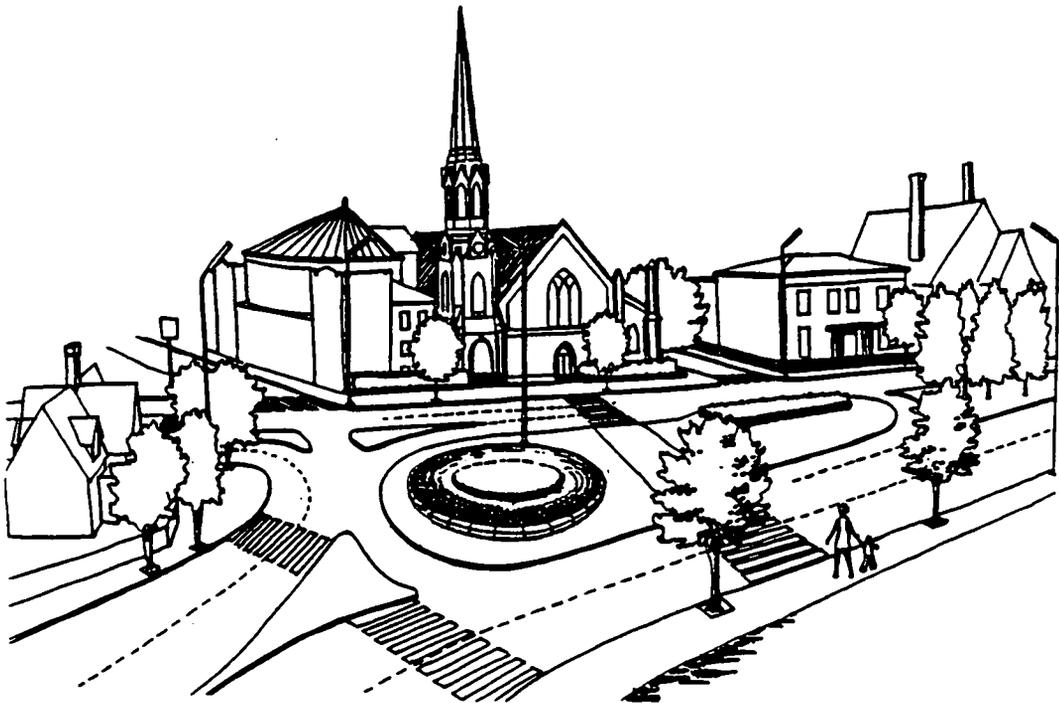
IN CITY
COUNCIL
MAY 2 1983

FINAL READING
READ AND PASSED

John H. Kelly
PRESIDENT
Rose M. Mandlow
CLERK

APPROVED
MAY 3 1983
Vincent H. Cianci
MAYOR

TRINITY GATEWAY REVITALIZATION PROJECT



PROPOSED REDEVELOPMENT PLAN

1983

Providence Redevelopment Agency

Providence, Rhode Island 02903

PROPOSED REDEVELOPMENT PLAN
FOR
TRINITY GATEWAY REVITALIZATION PROJECT

1983

PROVIDENCE REDEVELOPMENT AGENCY

Providence, Rhode Island

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I. EXHIBIT

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A. LEGAL DESCRIPTION OF THE PROJECT BOUNDARIES

I.

J. LIST OF ATTACHED MAPS

1. EXISTING LAND USE AND ZONING

2. PROPOSED GENERAL LAND USE AND ZONING

3. PROPOSED ZONING CHANGES

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5. DISPOSITION

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INTRODUCTION

1. TRINITY GATEWAY REVITALIZATION PROJECT

The Trinity Gateway Revitalization Project comprises 74.03 acres of densely settled, mixed commercial, industrial, institutional and residential uses along with a good deal of vacant underdeveloped land. It is located within the neighborhoods of Upper South Providence, West End and Elmwood, three inner-city neighborhoods which may continue to be faced with unnecessary disinvestment and deterioration without corrective action. It is the desire of the neighborhood business community, residents and the Providence Redevelopment Agency to reverse trends of incipient decline and to promote the future stability of these neighborhoods.

The project is located largely within the Upper South Providence neighborhood which has experienced the effects of physical deterioration, population decline and socio/economic change to a greater degree than other neighborhoods within the City. The neighborhood has undergone severe changes in population and socio/economic structure within the past 10 to 15 years. Some mixed and/or incompatible land uses along major thoroughfares have caused a downward trend in commercial and residential activity in certain sections of the neighborhood. This trend must be reversed through this project.

The neighborhood is located in close proximity to Downtown and Routes I-95 and 195 the West End and Elmwood neighborhoods which are currently in the renewal process.

In planning for the physical and economic revitalization of this area, a strong commitment is required from the business and residential community to complement a public commitment by city agencies and departments. That public commitment was in part satisfied by the Providence Redevelopment Agency's decision to utilize a portion of its bonding authority to revitalize the area designated as the Trinity Gateway Revitalization Project.

The Trinity Gateway Committee, the South Providence Community Board, and the Broad Street Businessmen's Association have played an active role in the development of this Plan.

This cooperative effort between the public and private sectors can be the catalyst for the revitalization of this once desirable and viable inner-city neighborhood.

A three part strategy will be aimed primarily at reversing a trend of disinvestment and deterioration. The first part of this revitalization effort is concentrated in a triangular area located at the intersection of two major neighborhood thoroughfares: Broad Street and Elmwood Avenue. Both streets generate a heavy traffic flow through the project area, and together with the existing commercial uses therein, this Agency has identified this area as a potentially desirable location for retail-commercial expansion and development, by providing a redesigned intersection and needed site improvements.

The second part of the revitalization strategy is to identify, condemn and remove selected blighted properties along Pine Street and

Friendship Street. This would allow for existing residential uses to expand and to provide sites for new construction. The third part of the strategy is to implement a residential rehabilitation loan program in cooperation with local lending institutions. \$250,000.00 of the project budget will be utilized to reduce the interest charges on home improvement loans for eligible project area residents and property owners. Throughout this redevelopment plan, this three part strategy will serve as the major goal through which all actions will be determined.

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; to the deck line of a mansard 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 inclusive 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: A parcel of land defined by metes, bounds or boundary lines in a recorded deed, or shown on a recorded plan or plat and fronting on a street.

h. 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 buildings or areas intended for off-street parking, loading, or driveways.

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 Space: 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": Trinity Gateway 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 PROJECT

The Project is located within the Upper South Providence, Elmwood and West End neighborhoods of Providence, more specifically at the intersection of Broad Street and Elmwood Avenue and continuing generally northerly along Broad Street to the I-95 overpass and easterly to include the areas of Pine and Friendship Streets. It is an area comprised of mixed land uses in a generally unstable socio/economic community.

The Project Area is generally bounded by Broad Street, Seekell Street (I-95 Service Road) Point Street, Friendship Street, West Friendship Street, Elmwood Avenue, Bridgham Street, Central Street, Booth Street, Perkins Street and Pearl Street. The major land use category within the Project is residential with several pockets of concentrated commercial and mixed uses including industrial and institutional. Beyond the Project boundaries, the land is predominantly residential in character. The boundaries of the Project have been established without regard to sex, race, religion, national origin, or skin color. The boundaries of the Project are shown on Map No. 1 "Existing Land Use and Zoning" a description of the Project Boundary and is attached hereto as Exhibit A.

2. PHYSICAL CHARACTER OF THE TRINITY GATEWAY REVITALIZATION PROJECT

The Trinity Gateway Revitalization Project is located primarily within Upper South Providence, one of twenty-four (24) neighborhoods of the City.

For many years the Trinity Square and Pine Street area of Upper South Providence have experienced a lack of identity because of their present image of land use. The Trinity Square area is often thought of as the Gateway to Elmwood traveling south and the Gateway to Downtown traveling north. The existing traffic pattern in the Trinity Square area and the poor landscaping do not support this image and requires a drastic change.

Although its present identity is vague, an historic district was established within the Pine Street area. Large numbers of derelict vacant lots, unattractive signs and street furniture, poor street and sidewalk conditions are impairing the unity of the streetscape and are detracting from the historic character of the area.

There are several residences currently being restored on Pine Street which indicate a positive trend of private investment in this area.

The Trinity Gateway Revitalization Project is a prime consideration for neighborhood and commercial revitalization for the following reasons:

- its contiguity to three other neighborhoods currently undergoing renewal activity: West End, Elmwood, Upper South Providence.
- its proximity to major highways and mass transit and Downtown.
- the physical character and structural stability of its housing stock, some of which has been recently renovated and other are currently in the rehabilitation stage.

-The active participation by neighborhood business and residential organizations.

The Project Area totals 74.03 acres and includes the following

land uses:

<u>USE</u>	<u>ACREAGE</u>	<u>PERCENTAGES</u>
Street	15.84	21.40%
Commercial	10.43	14.09%
Residential	11.90	16.07%
Industrial	5.21	7.04%
Institutional	11.00	14.80%
Vacant (improved & unimproved)	19.28	26.04%
Professional	<u>0.37</u>	<u>0.50%</u>
	74.03	100.0%

Of the total 183 vacant lots in the Project Area 145 lots or 79% are unimproved.

3. DATA ON BLIGHTED AND SUBSTANDARD CONDITIONS

Base data was collected mainly from the City Wide Land Use and Building Condition Survey conducted by the Department in 1982, which together with recent departmental surveys and additional information derived from the City of Providence Tax Assessor's Office, provided the basis for a comprehensive overview of the Project Area.

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

<u>BUILDING CONDITION</u>	<u>NUMBER</u>	<u>PERCENTAGES</u>
Excellent	0	0.00%
Good	45	22.73%
Satisfactory	25	12.63%
Light Deterioration	54	27.27%
Advanced Deterioration	24	12.12%
Heavy Deterioration	14	7.07%
Dilapidated	<u>36</u> 198	<u>18.18%</u> 100.0%

Of the total 198 structures in the Project Area, 115 structures or 58% are residential. 37.37% of the structures, both residential and non residential have deficiencies that include advanced deterioration, heavy deterioration, and dilapidation. Of the total 198 structures within the Project Area, 128 structures or 65% have deficiencies that range from light deterioration to dilapidation.

The Project Area is a deteriorated, blighted area within the meaning of Section 45-31-8 of the General Laws of the State of Rhode Island, because there exists in the Area buildings and improvements used or intended to be used for commercial, industrial, professional, residential, or other purposes which by reason of (1) dilapidation, deterioration, age and obsolescence, (2) inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities, (3) defective design, unsanitary or unsafe character and conditions of physical construction, (4) defective and inadequate street and lot layout, (5) mixed character and shifting of uses, (6) deterioration of site

improvements and/or combinations of such factors and characteristics, are conducive to the further deterioration of the Area. The Area is not 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 DEVELOPMENT OBJECTIVES

1. ECONOMIC AND COMMERCIAL REVITALIZATION

To revitalize the retail-commercial activity within the Trinity Gateway Project specifically in the Broad Street Area south of Trinity Square, it will be necessary to first create a new identity and then beautify its physical appearance.

This will be achieved by focusing on the Trinity Square Area as one part of the overall plan (See Map No. 6 Site Improvements); by enhancing the Square or/Gateway, by providing sites for off-street parking, landscaping, street furnishings, signage, lighting, etc.; and by encouraging expansion of existing and new commercial uses. The second part of the Plan will focus on new construction on Pine Street and Friendship Street by proposing treatment such as the acquisition of vacant, blighted and substandard properties, in an attempt to arrest blight. The third part of the Plan will consist of the previously described residential rehabilitation loan subsidy program. In conjunction with public investment, the businesses and residences within the Project Area will be expected to make visible capital improvements.

2. PROPERTY ACQUISITION, CLEARANCE AND REHABILITATION

The Project Plan provides for the acquisition and clearance, or rehabilitation of certain land and buildings which are either in sub-standard or in deteriorating condition, or that contain uses which are not compatible with adjacent properties.

Acquisition has also been proposed where there is a need to assemble land for new construction to achieve the objectives of this Plan.

In all instances, acquisition of property will be justified in accordance with the Community Redevelopment Act, and must be approved by the Agency and the City Council as part of this Plan.

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

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

3. NEW CONSTRUCTION

Vacant disposition sites 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 Map".

4. SITE IMPROVEMENTS

Site improvements proposed for the Project are specifically targeted towards the revitalization of the commercial and residential district as further described in this Plan. (See Map No. 6 "Proposed Site Improvements").

5. LAND USE AND ZONING

The Project Area has been studied in terms of existing land use and zoning to determine if the present uses are compatible with the Zoning Ordinance.

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 area which would have its own identity and would complement other neighborhood uses. (See Map No. 1 "Existing Land Use and Zoning" and Map No. 2 "Proposed General Land Use and Zoning".

C. PROPOSED GENERAL LAND USE

1. DESCRIPTION OF PREDOMINANT LAND USE CATEGORIES

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

The major land use for the Project shall remain basically unchanged with the exception of those deemed necessary to meet planning objectives.

These areas are generally delineated on Map No. 2. entitled, "Proposed General Land Use and Zoning".

2. PLANNING CRITERIA

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

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

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

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

(b) Compatibility between auxiliary 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) 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 neighborhood 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 improvements will be provided within the Project Area as described further in this Plan. (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, spot 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 as 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 demolish or resell it to a buyer who will undertake its rehabilitation. It is the intent to establish a simple and expeditious residential rehabilitation loan program within the Trinity Gateway Project.

(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 Minimum Housing Code, 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 F "Land Disposition Supplement" and

are applicable to residential properties. However, a waiver or modification of the strict application of these controls may be granted by the Agency, 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, etc. where the objectives of this 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 F, "Land Disposition Supplement", and are applicable to non-residential properties. A waiver or modification to the strict application of these controls may be granted by the Agency, 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 Zoning Ordinance; (b) the enforcement by the City of the State Building Code; (c) the enforcement by the City and State of all other applicable ordinances; and (d) 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 building 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 program undertaking.

E. 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. Areas designated for zone changes as part of the Project are delineated on Map No. 3 entitled, "Proposed Zoning Changes".

It is the intent of the Plan to change certain sections of the M-1 (Heavy Industrial Zone) along Pine Street to R-4 (Multiple Residential Zone) to be more compatible with the surrounding area. In addition to re-establish existing zone line to be consistent with the project boundary where applicable.

2. PROPOSED ACQUISITION

Properties designated for acquisition as part of the Trinity Gateway Project Area are delineated on Map No. 4 entitled, "Proposed

Acquisition" and further described as follows:

<u>Assessor's Plat</u>	<u>Lot No.</u>	<u>Location</u>
23	47	Corner Hayward St. & Linden St.
23	82	Pine Street
23	83	Pine Street
23	84	Corner Pine St. & Linden Street
23	86	Pine Street
23	87	Pine Street
23	88	Corner Pine St. & Somerset Street
23	129	Corner Linden St. & Friendship St.
23	128	Friendship Street
23	127	Friendship Street
23	126	Corner Somerset St. & Friendship St.
23	95	Pine Street
23	96	Corner Pearl St. & Pine Street
23	273	Pearl Street
23	118	Corner Pearl St. & Friendship St.
23	119	Friendship Street
23	120	Friendship Street
23	121	Corner Portland St. & Friendship St.

3. SITE IMPROVEMENTS

Site improvements will be provided within the Project Area in the form of a complete redesign and reconstruction of the Trinity Square intersection and will include new traffic circulation patterns, installation of new signalization, street furnishing, landscaping, signage and lighting.

Pine Street will be resurfaced and where needed, new sidewalks will be installed on both Pine Street and Linden Street, between Hayward Street and Pine Street.

Friendship Street will also be resurfaced. (See Map No. 6, "Proposed Site Improvements"),

F. LAND DISPOSITION SUPPLEMENT

1. STANDARDS AND CONTROLS FOR LAND DEVELOPMENT

In order to achieve the objectives of this Plan, the following

controls shall restrict the use and development of those areas acquired for disposition and redevelopment within the Project.

R-4 Multiple Residence Zone

(1) R-4 Multiple dwelling uses of the City of Providence Zoning Ordinance shall be permitted within the Area except for: Apartment Hotel or Hotel, Fraternity or Sorority House, or Rooming House.

(2) Development Controls for Permitted R-4 Uses:

(a) Maximum Density, Minimum Lot Size, Lot Coverage, Building Setbacks, and Building Heights -

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

(b) Building Construction -

The construction of buildings shall conform to the regulations set forth in the State Building Code, as amended to date.

(c) Dwelling Accommodations -

All living units shall be full-family dwelling accommodations, having separate and private access, complete bathroom and kitchen, and shall be otherwise in full conformity with the requirements of Chapter 1040, Ordinance of the City of Providence, entitled: "The Ordinance Providing Minimum Standards for Housing," as approved July 19, 1956 and as amended to date.

(d) Name Plate or Sign -

For each dwelling unit, one name plate not exceeding 1/2 square foot in area, shall be permitted, indicating the name and/or address of the occupant or any permitted occupation, and shall be suitably

integrated with the architectural design of the structure which it identifies. The size, design, placement and number of signs must be specified in all redevelopment proposals. The replacement or addition of any sign during the duration of the Plan must be approved by the Agency. The Agency in its sole and absolute discretion shall have the final right of approval.

(e) Off-Street Parking -

One off-street parking space for each dwelling unit, plus additional parking spaces equal in number to one-quarter of the number of dwelling units in excess of three dwelling units shall be provided. Any fraction of a required parking space shall mean an additional required whole parking space. The Agency in its sole and absolute discretion shall have the final right of approval.

(f) Screening -

Except for that portion of a driveway or accessway which opens directly into a public right-of-way, the following screening shall be provided, namely: off-street parking for residential uses shall be screened from the street by a strip, at least four (4) feet wide, densely planted with evergreen shrubs or trees which are at least four (4) feet high at the time of planting and which are of a variety that will attain a height of at least six (6) feet; or a continuous wooden fence of uniform appearance, at least four (4) feet high but not more than five (5) feet high above the finished grade, the linear surface of which may be solid or perforated, but said perforation shall not exceed 25% of the

total linear surface of the fence, except that wherever permanent outdoor parking facilities are to be established for four or more vehicles no portion of the required screening may be perforated. The Agency in its sole and absolute discretion shall have the final right of approval.

(g) Overnight Off-Street Parking -

In residential zones, overnight off-street, outdoor parking shall be specifically prohibited except for pleasure vehicles.

(h) Landscaping, On-Site Improvements and Maintenance -

All sites shall be properly graded and drained. All unbuilt areas of the site shall be provided, where needed, with suitable, properly designed and constructed walks and access drives. All unbuilt and unpaved areas of the site shall be suitably planted and permanently maintained with grass, shrubs, and trees; except where the Agency approves, an area not in excess of 20% of the unbuilt and unpaved area may be landscaped with another material for decorative purposes, or a garden only. After fully developed, the land, building and other improvements within the Area shall be maintained in good repair and in clean sanitary condition. Sufficient and suitable refuse and garbage storage and disposal facilities including structural enclosures where appropriate shall be provided and properly maintained. The Agency in its sole and absolute discretion shall have the final right of approval.

(i) Additional Applicable Controls are Listed Below Under the Headings:

(1) "Other Conditions, Covenants, Restrictions and Provisions Controlling the Development and Use of Acquired Land and

Improvements." (See Page 30)

(2) "Miscellaneous Provisions." (See Page 32)

C-4 Heavy Commercial Zone

(1) Permitted Uses

(a) C-4 Heavy Commercial Uses of the City of Providence Zoning Ordinance shall be permitted within the Area except for: Bar room, service station, automobile and trailer sales, drive-in restaurant, sign painting or tire shop, amusement enterprise, garage repair shop.

(2) Development Controls for Permitted C-4 Uses

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

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

(b) Building Construction:

The construction of buildings shall conform to the regulations set forth in the Building Code.

(c) Permitted Signs:

A maximum of two (2) signs shall be permitted, including any plaques and any signs which are a part of the building's architecture. This limitation shall not include directional signs permitted below. Signs shall pertain only to the identification of the business conducted within the building, to the products sold, and to the direction of visitors. No pictures or samples shall be permitted on a sign, except as part of a trademark. No flashing or animated signs shall be permitted.

In multiple-unit buildings, the same number of signs will be allowed for each business, subject to the controls for multiple-unit buildings stated below. No signs shall extend above the roof or parapet, and no signs shall be attached to, sit upon or be painted on the roof, or canopy. No free-standing sign shall be permitted, except for visitor directional signs allowed below. Only the following types of signs shall be permitted, namely:

(1) Horizontal or vertical wall signs, otherwise known as belt or face signs, excluding signs painted on the wall itself.

(2) Plaques, attached to the face of the building in close proximity to the main entrance and bearing the name or trademark of the firm.

(3) All necessary directional signs shall be located on the lot occupied by the building to which the signs pertain. All signs shall be integrated with the architectural design, style and facade of the building to the exclusive satisfaction of the Agency. No sign shall exceed a maximum surface area of (3) square feet for each linear foot of that face of the building displaying such sign.

No sign shall project more than (12) inches from the face of the building on which said sign is displayed. No plaque shall exceed (8) square feet in surface area. Any spot-light or similar illumination shall be so directed and shielded that the light source is not visible from any adjacent street or from any adjacent properties. In addition to all the sign controls, the following sign regulations shall

pertain to multiple-unit buildings, namely: those signs pertaining to a given individual unit (within a multiple-unit building) shall not extend beyond that portion of the face of the building which directly encloses that given individual unit. The Agency in its sole and absolute discretion shall have the final right of approval.

(d) Off-Street Parking:

The redeveloper shall demonstrate that off-street parking is adequate in number, size, location, access and arrangement to meet the operational requirements of the land and building uses proposed. However, in lieu of such demonstration, for each one (1) square foot of gross floor area, there shall be provided at least one (1) square foot of off-street parking lot area; but in no event shall the number of parking spaces be less than the minimum required by the Zoning Ordinance. The Agency in its sole and absolute discretion shall have the final right of approval.

(e) Off-Street Loading:

At least one (1) off-street loading space measuring (10) feet by (25) feet by (14) feet high, if covered (for access, maneuverability and operational use) shall be provided for each 20,000 square feet of floor area, or fraction thereof over 4,000 square feet of floor area, devoted to a use that involves the receipt or distribution by vehicles of material or merchandise. If this requirement is waived by the Zoning Board of Review there shall be reserved such additional off-street loading spaces as are required by this provision. The site

plan, as submitted, shall show the full number of required off-street loading spaces and shall designate the landscaped area as reserved for off-street loading. In no case shall a site plan be acceptable which includes proposals providing for off-street loading spaces either to be developed for current use, or to be reserved for a future use which will adversely interfere with the Area's vehicular circulation pattern. No off-street loading shall be permitted between the street and the front of the building.

(f) Parking Space Construction:

All off-street parking and loading areas, including drives and other accessways, shall be adequately paved with bituminous or cement concrete or other equivalent surfacing material and shall be provided with appropriate bumper and wheel guards where needed. The parking area shall be screened as stated in paragraph (i). The parking area shall be landscaped such that for every 2,000 square feet of gross parking area there shall be at least one (1) live tree which shall be at least (15) feet high at the time of planting and which will attain a height of at least (20) feet, and there shall be an area of at least (200) square feet which shall be planted and permanently maintained in grass. Illumination shall be so arranged as to shield the light source from the view of all adjoining lots and from all abutting streets. The Agency in its sole and absolute discretion shall have the final right of approval.

(g) Screening:

Except for that portion of a driveway or accessway which opens directly into a public right-of-way, outdoor parking and

loading areas shall be screened from the view of all adjoining residential uses and from all adjacent streets by means of a uniform growth of evergreen plant materials at least (4) feet wide and at least (4-1/2) feet high at the time of planting (measured at the edge of the street right-of-way, in case of parking areas located at or below the street grade; and measured at the edge of the parking area pavement, in the case of parking areas located above the street grade) and which is of a variety that will attain a height of at least (6) feet. With the approval of the Agency, the following types of screening may also be permitted, namely: (1) Masonry wall, which shall not be greater in height than (4-1/2) feet nor less than (4) feet, measured as cited above for evergreens, which shall be of uniform appearance, and which shall be integrated with the architectural design, style and facia of the proposed buildings as well as with the architecture(s) of adjacent, existing buildings. However, neither rough, unfinished cinder block, nor rough, unfinished concrete shall be permitted; (2) continuous wooden fence, which shall not be greater in height than (4-1/2) feet nor less than (4) feet, measured as above for evergreens, and which shall be of uniform appearance, and which shall be integrated with the architectural design, style and facia of the building, as well as with the architecture(s) of adjacent, existing buildings. A uniform appearing, adequate, year-around screen shall be approved by the Agency. On that portion of a lot in the triangle formed by the lines of streets intersecting at an angle of less than (135) degrees and a line joining points on such lines (15) feet distant from their point of intersection,

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

(h) Landscaping and On-Site Improvements and Maintenance

The entire site shall be properly graded and drained. All unbuilt areas of the site shall be provided, where needed, with suitable walks and access drives which are properly designed and constructed. All unbuilt and unpaved areas of the site shall be planted and permanently maintained with grass, shrubs and trees, except that subject to review and approval by the Agency, an area not in excess of 10% of the unbuilt and unpaved portion of the site, may be maintained in a landscaping material other than grass, shrubs and trees. After fully developed, the land, buildings and other improvements to all sites in the project area shall be maintained in good repair and in clean and sanitary conditions. Sufficient and suitable refuse and garbage storage and disposal facilities, including structural enclosures where appropriate, shall be provided and properly maintained. The Agency in its sole and absolute discretion shall have the final right of approval.

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

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

(2) "Miscellaneous Provisions". (See Page 32)

G. OTHER PROVISIONS NECESSARY TO MEET LOCAL OBJECTIVES

1. CONFORMITY TO GENERAL PLAN

This Plan is in conformity with all elements of the Master Plan for the City. 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 be offered the services of the Business and Family Relocation Divisions of the Department of Planning and Urban Development.

3. OTHER CONDITIONS, COVENANTS, RESTRICTIONS AND PROVISIONS CONTROLLING THE DEVELOPMENT AND THE USE OF ACQUIRED LAND AND IMPROVEMENTS

(a) With respect to those provisions of the Plan which exceed local law, redevelopers will be required to agree, in the event of any questions regarding the meaning of the standards and controls or other provisions of this Plan, that the interpretation of the Agency shall be final and binding.

(b) A report concerning the proposed sale or lease of any land acquired by the Agency shall be submitted to the City Council at a regular or special meeting at least ten (10) days prior to the execution of said sale or lease agreement.

(c) The following controls of this Plan shall obligate and bind all redevelopers and their successors in interest lessees or assigns. The controls, covenants, and restrictions incorporated in this Plan shall be in effect for a period of forty (40) years extending from the date of approval of this Plan by the City Council except that the controls

stated in Paragraph (3) below, shall run for a perpetual period of time. In addition, the following restrictive covenants or controls running with the land shall be inserted in and made an effective part of all agreements and conveyance for the disposition of any part or parcel of land in the area to require said redevelopers:

(1) To use and devote such real property only for the purpose and in the manner stated in the Plan;

(2) To comply with such terms and conditions relating to the use and maintenance of real property as in the opinion of the Agency to carry out the provisions of the 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, creed, or nationality of ancestry. Further, all redevelopers shall comply with all Federal, State and Local Law, in effect from time to time, prohibiting discrimination or segregation by reason of sex, race, religion, color, or national origin, in the sale, lease, or occupancy of any project property.

(4) To begin and complete the construction of improvements within a period of time deemed by the 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 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 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 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 non-acquired property to meet the standards established by this Plan.

(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 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, covered by this Plan. The regulations and controls incorporated in this plan will be effective from the date of approval of this Plan by the

City Council 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 \$1,050,000, of which \$250,000 will be used to fund a residential rehabilitation loan subsidy program will be provided from proceeds from the sale of long-term general obligation bonds issued by the City for redevelopment purposes.

H. PROCEDURE FOR CHANGES IN APPROVED PLAN

The City Council at its own discretion, or upon recommendation of the Agency, may modify this Plan at any time, and shall, where mandated by law, or may, at its discretion, hold a Public Hearing on such proposed modification, provided that if the Plan is modified after lease or sale by the Agency of real property in the Area, such modification shall be subject to such rights of law and in equity as the lessee or purchaser or his/her successor or successor's in interest may be entitled to assert.

EXHIBIT A

Description of the Boundaries of the Trinity Gateway Revitalization Project

Beginning at a point, said point being located at the intersection of Broad Street and Seekell Street;

Thence running south easterly along Seekell Street and the Service Road of Interstate Route 95 to its intersection with Point Street;

Thence turning and running westerly along the north side of Point Street to its' intersection with the westerly side of Friendship Street;

Thence running southerly along the westerly side of Friendship Street to its' intersection with the southerly side of Pearl Street;

Thence turning and running along the southerly side of Pearl Street to its' intersection with the southerly lot line of lot 164, Assessor's Plat 23;

Thence continuing southerly along the rear lot lines of lot 163 and 162 Assessor's Plat 23;

Thence turning and running southeasterly along the northerly lot line of lot 161 Assessor's Plat 23 to its' intersection with the centerline of West Clifford Street;

Thence turning and running southerly along said centerline of West Clifford Street to its' intersection with the centerline of Portland Street;

Thence turning and running northwesterly along said centerline of Portland Street to its' intersection with the southerly lot lines of lots 158, 157, 156, 155, crossing Somerset Street, 154, 153, 152, 151, 150, crossing Linden Street, 149, 148, 147, 146, and 145 Assessor's Plat 23 to its' intersection with the centerline of Myrtle Street;

Thence, turning and running southeasterly along said centerline of Myrtle Street to its' intersection with the centerline of West Clifford Street;

Thence turning and running southerly along said centerline of West Clifford Street to its' intersection with the centerline of Dudley Street;

Thence turning and running westerly along said centerline of Dudley Street to its' intersection with the easterly lot line of lot 542, Assessor's Plat 23;

Thence turning and running southerly along the easterly lot lines of lots 403 and 549, Assessor's Plat 23 to its' intersection with the centerline of Blackstone Street;

Thence continuing across Blackstone Street and running along the easterly lot line of lot 605, Assessor's Plat 45;

Thence turning and running westerly along the southerly lot line of said lot 605 and 553, Assessor's Plat 45;

Thence continuing across Broad Street and running westerly along the southerly side of West Friendship Street to its' intersection with the westerly side of Elmwood Avenue;

Thence turning and running northerly along said westerly side of Elmwood Avenue to its' intersection with the centerline of Bridgham Street;

Thence turning and running westerly along said centerline of Bridgham Street to its' intersection with the southerly side of Arthur Burton Memorial Square;

Thence turning and running northerly along the westerly lot line of lot 505 and 643, Assessor's Plat 30 to its' intersection with the centerline of Central Street;

EXHIBIT A -- continued

Thence turning and running westerly along the southerly lot line of lot 89, Assessor's Plat 30 to its' intersection with the centerline of Booth Street;

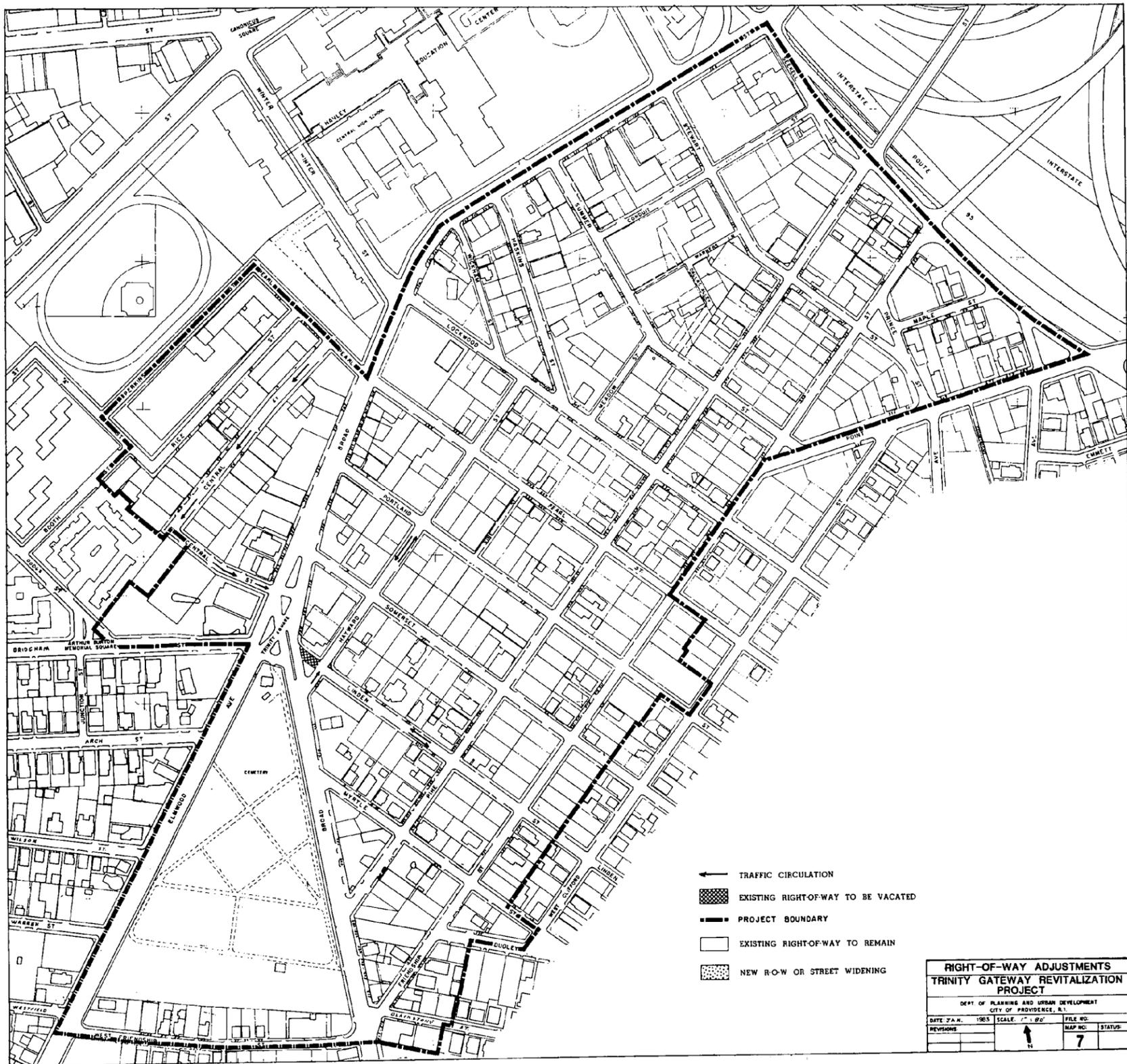
Thence turning and running northerly along said centerline of Booth Street to its' intersection with the centerline of "A" Street;

Thence turning and running westerly along said centerline of "A" Street to its' intersection with the centerline of Perkins Street;

Thence turning and running northerly along said centerline of Perkins Street to its' intersection with the centerline of Pearl Street;

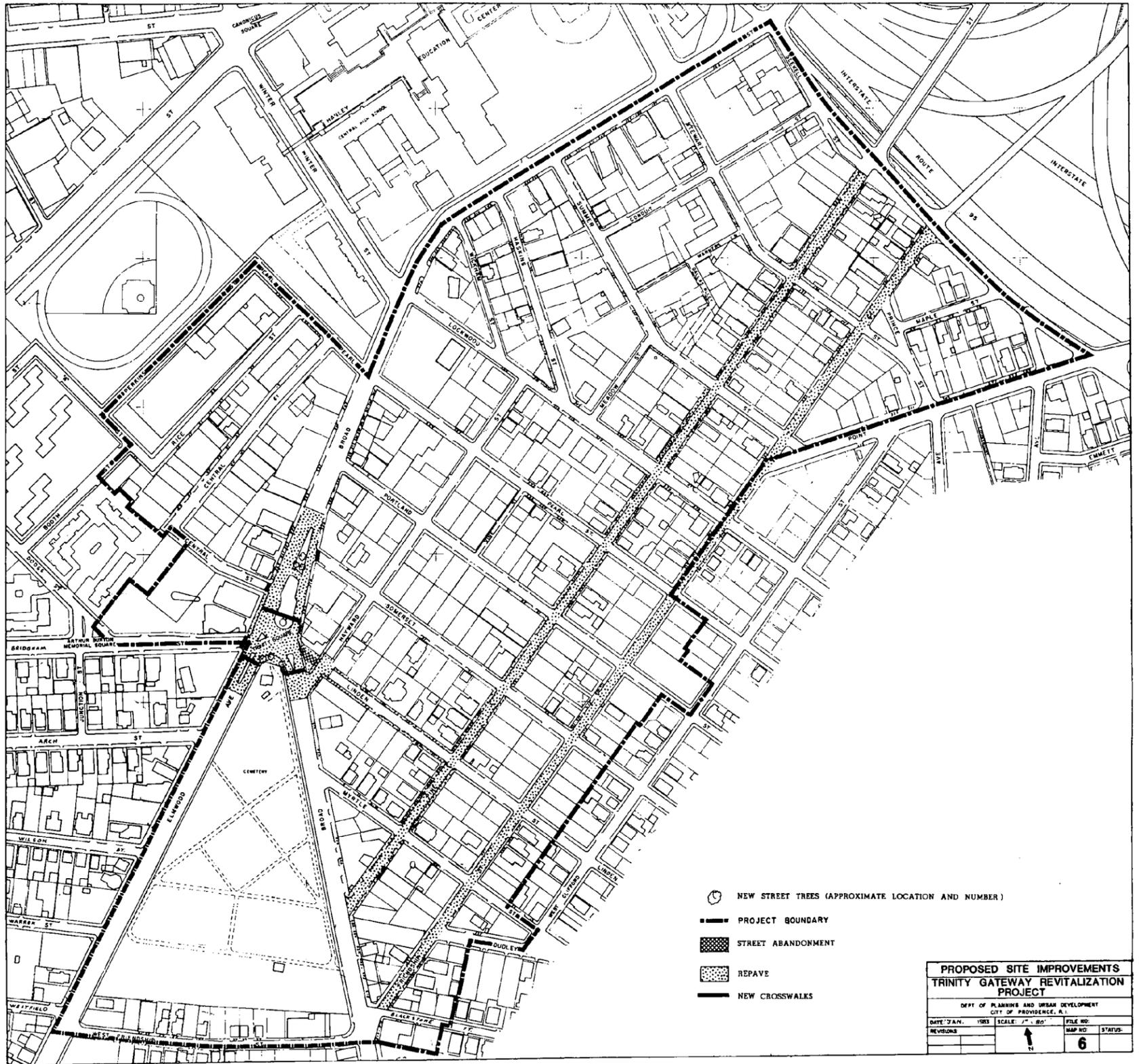
Thence turning and running easterly along said centerline of Pearl Street to its' intersection with the centerline of Broad Street;

Thence turning and running northeasterly along said centerline of Broad Street to the point and place of beginning.



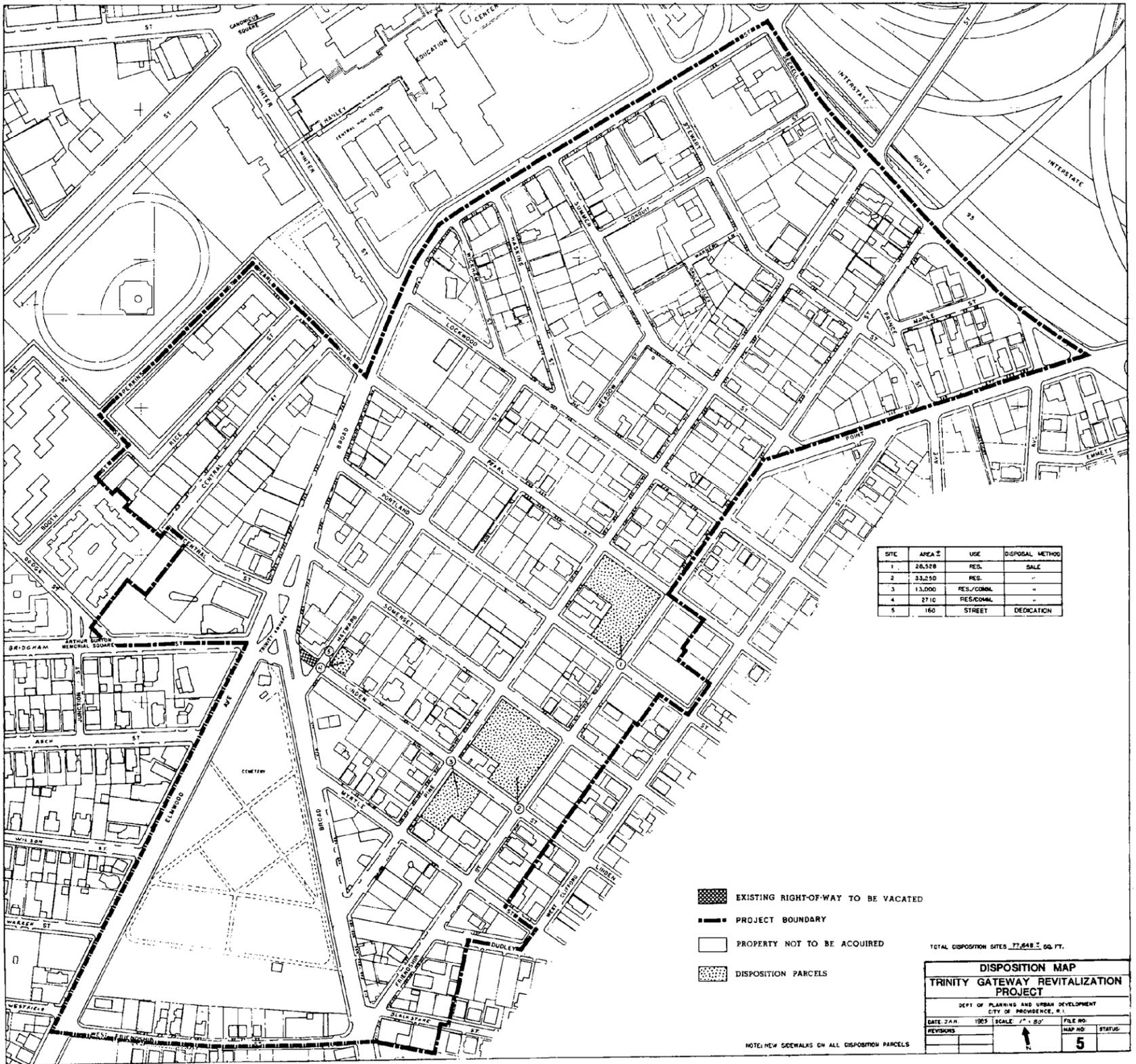
- ← TRAFFIC CIRCULATION
- ▨ EXISTING RIGHT-OF-WAY TO BE VACATED
- PROJECT BOUNDARY
- EXISTING RIGHT-OF-WAY TO REMAIN
- ▩ NEW R.O.W OR STREET WIDENING

RIGHT-OF-WAY ADJUSTMENTS			
TRINITY GATEWAY REVITALIZATION PROJECT			
DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.			
DATE: J.A.N. 1965	SCALE: 1" = 80'	FILE NO.:	STATUS:
REVISIONS:		MAP NO. 7	



- NEW STREET TREES (APPROXIMATE LOCATION AND NUMBER)
- PROJECT BOUNDARY
- STREET ABANDONMENT
- ▨ REPAVE
- NEW CROSSWALKS

PROPOSED SITE IMPROVEMENTS			
TRINITY GATEWAY REVITALIZATION PROJECT			
DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.			
DATE: JAN. 1983	SCALE: 1" = 80'	FILE NO:	
REVISIONS:		MAP NO:	6
		STATUS:	



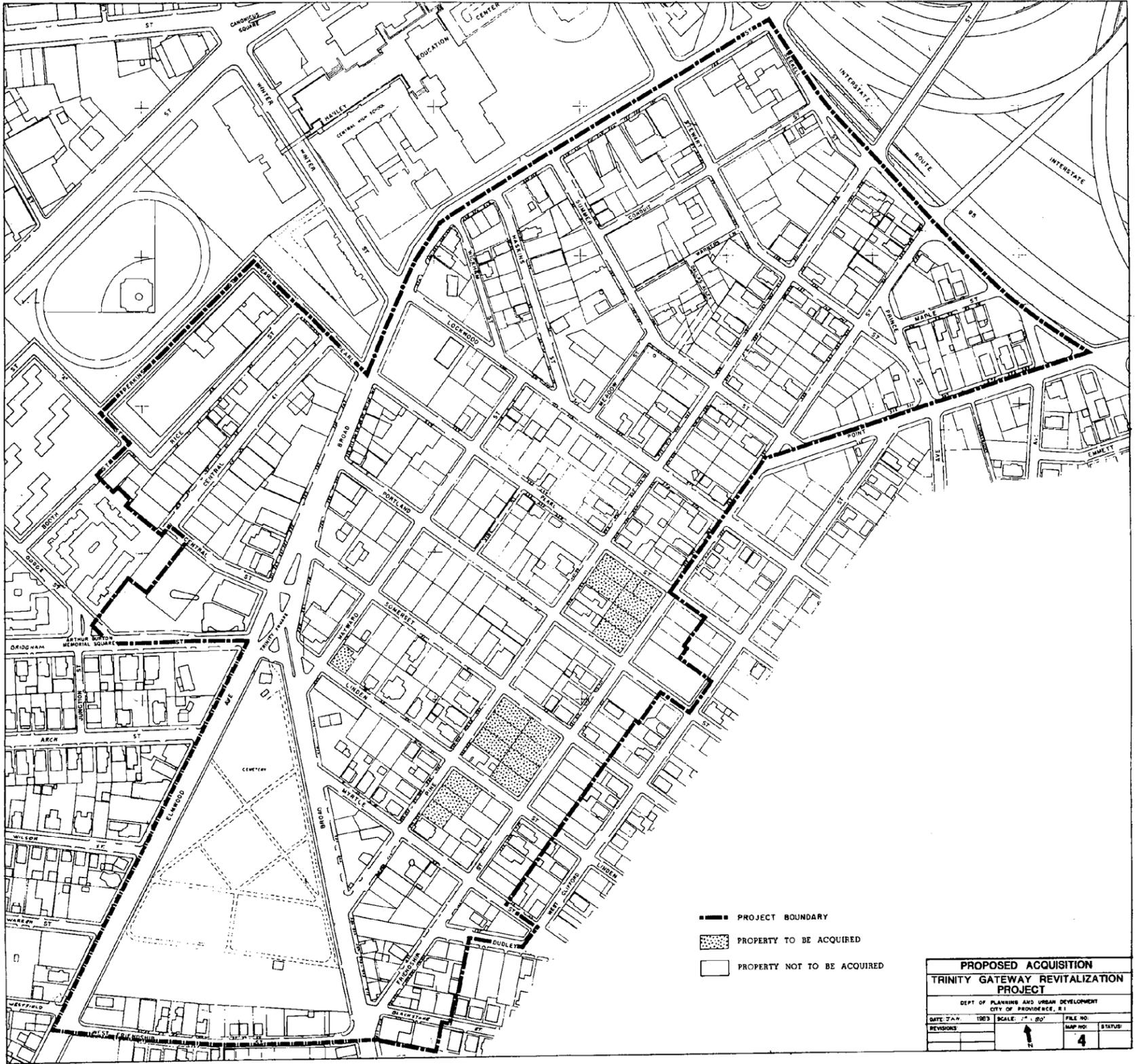
SITE	AREA ±	USE	DISPOSAL METHOD
1	26,528	RES.	SALE
2	33,250	RES.	"
3	13,000	RES./COMM.	"
4	2710	RES./COMM.	"
5	160	STREET	DEDICATION

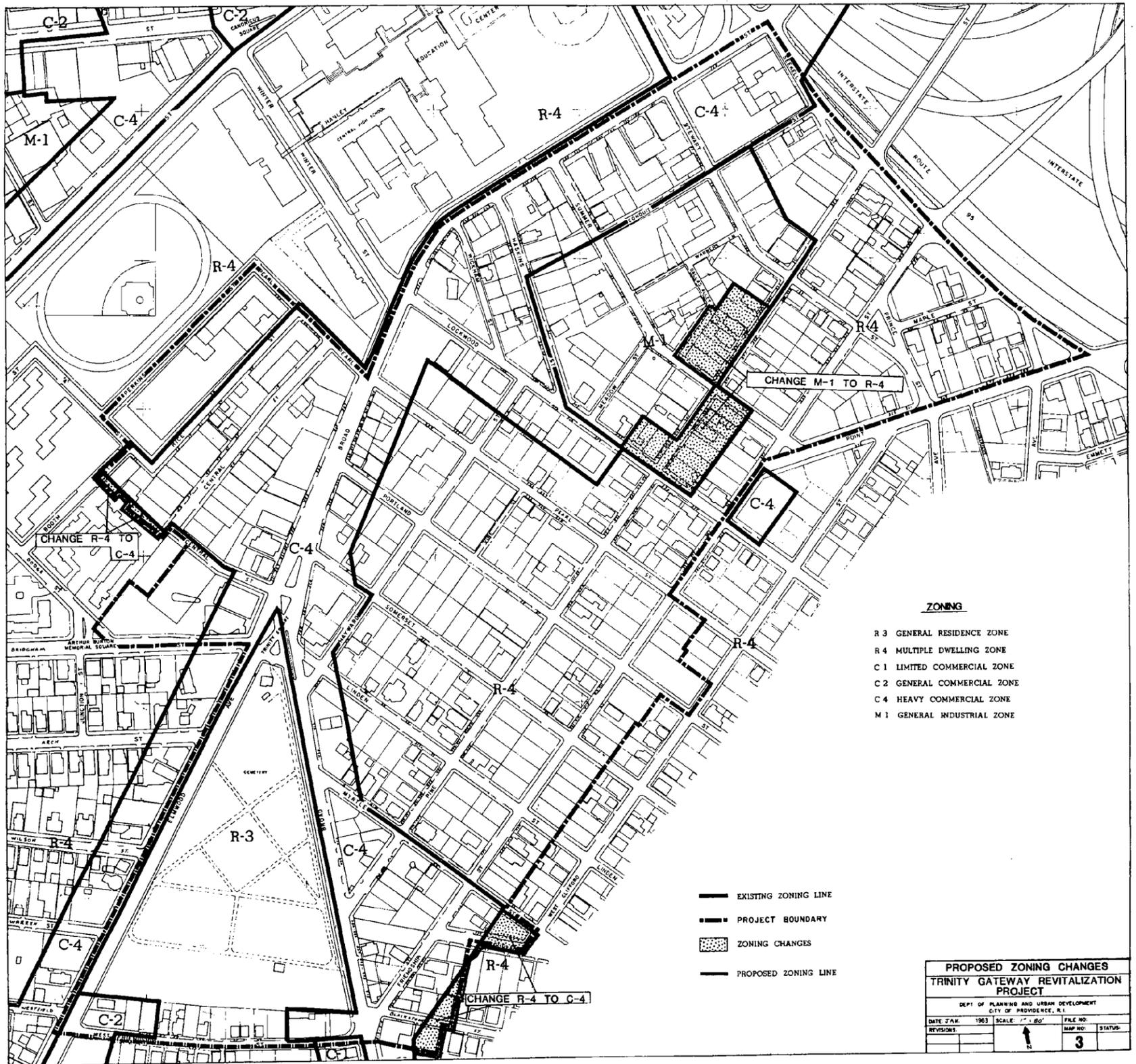
-  EXISTING RIGHT-OF-WAY TO BE VACATED
-  PROJECT BOUNDARY
-  PROPERTY NOT TO BE ACQUIRED
-  DISPOSAL PARCELS

TOTAL DISPOSITION SITES 77,648 ± SQ. FT.

DISPOSITION MAP			
TRINITY GATEWAY REVITALIZATION PROJECT			
DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.			
DATE: JAN. 1963	SCALE: 1" = 80'	FILE NO.	STATUS:
REVISIONS		MAP NO.	5

NOTE: NEW SIDEWALKS ON ALL DISPOSITION PARCELS



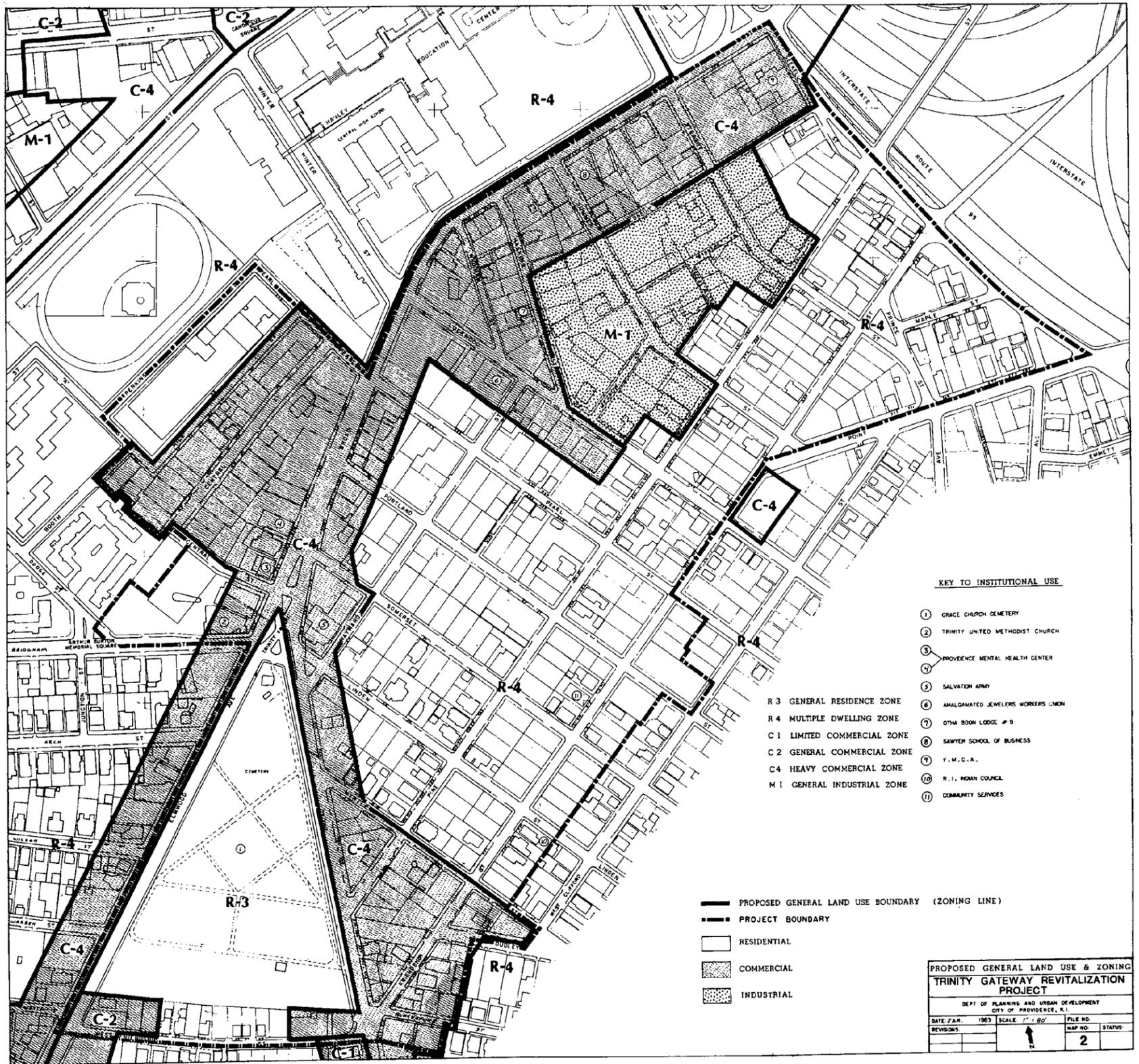


ZONING

- R 3 GENERAL RESIDENCE ZONE
- R 4 MULTIPLE DWELLING ZONE
- C 1 LIMITED COMMERCIAL ZONE
- C 2 GENERAL COMMERCIAL ZONE
- C 4 HEAVY COMMERCIAL ZONE
- M 1 GENERAL INDUSTRIAL ZONE

- EXISTING ZONING LINE
- - - PROJECT BOUNDARY
- ▨ ZONING CHANGES
- - - PROPOSED ZONING LINE

PROPOSED ZONING CHANGES			
TRINITY GATEWAY REVITALIZATION PROJECT			
DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.			
DATE: JAN. 1963	SCALE: 1" = 50'	FILE NO.:	STATUS:
REVISIONS:		MAP NO.:	
		3	



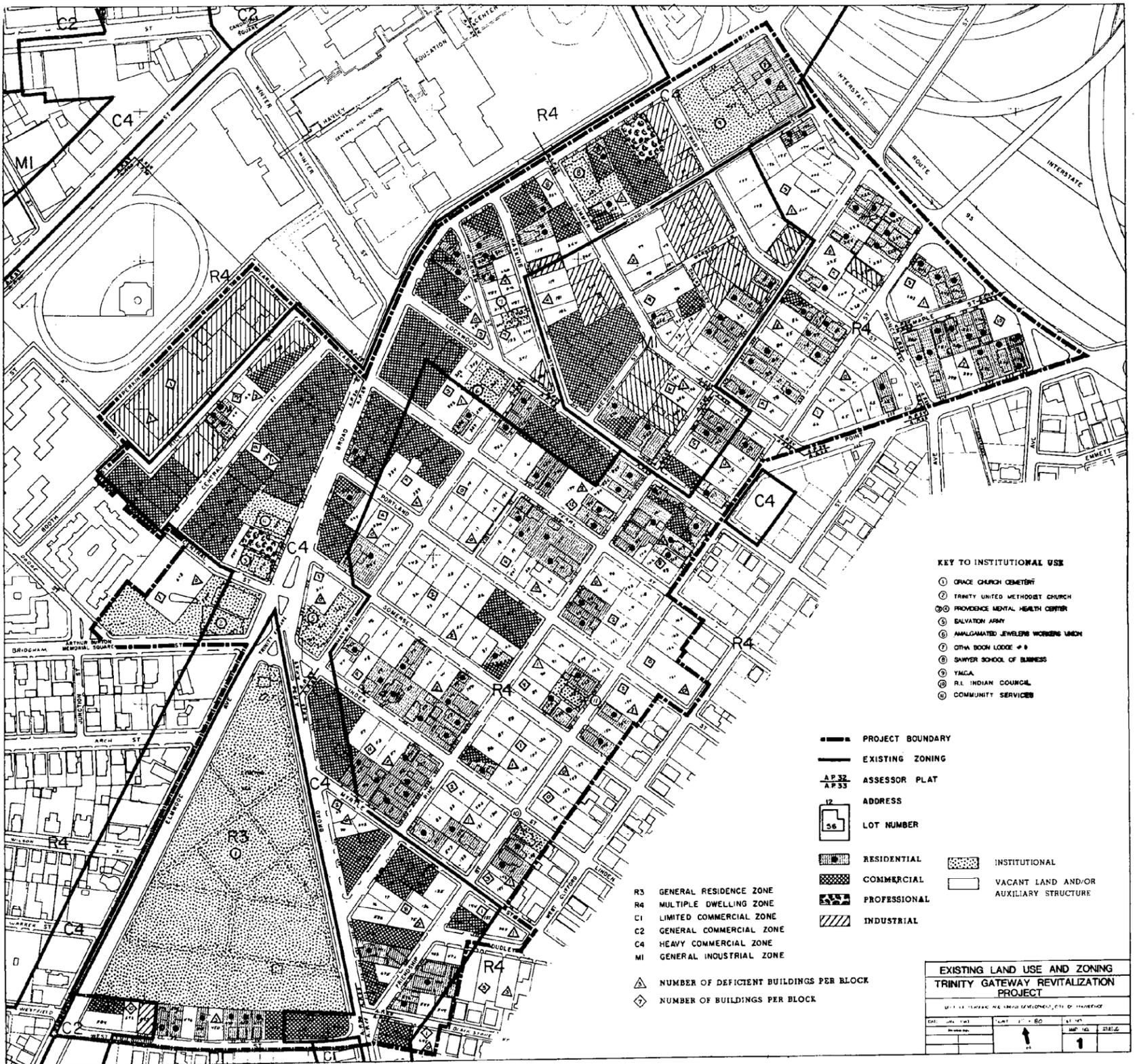
KEY TO INSTITUTIONAL USE

- ① GRACE CHURCH CEMETERY
- ② TRINITY UNITED METHODIST CHURCH
- ③ PROVIDENCE MENTAL HEALTH CENTER
- ④ SALVATION ARMY
- ⑤ AMALGAMATED JEWELERS WORKERS UNION
- ⑥ OTHA BOHN LODGE # 9
- ⑦ SAWYER SCHOOL OF BUSINESS
- ⑧ Y.M.C.A.
- ⑨ R.I. ROMAN COUNCIL
- ⑩ COMMUNITY SERVICES

- R 3 GENERAL RESIDENCE ZONE
- R 4 MULTIPLE DWELLING ZONE
- C 1 LIMITED COMMERCIAL ZONE
- C 2 GENERAL COMMERCIAL ZONE
- C 4 HEAVY COMMERCIAL ZONE
- M 1 GENERAL INDUSTRIAL ZONE

- PROPOSED GENERAL LAND USE BOUNDARY (ZONING LINE)
- - - PROJECT BOUNDARY
- RESIDENTIAL
- ▨ COMMERCIAL
- ▩ INDUSTRIAL

PROPOSED GENERAL LAND USE & ZONING			
TRINITY GATEWAY REVITALIZATION PROJECT			
DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.			
DATE: J.A.M. 1963	SCALE: 1" = 80'	FILE NO.	
REVISIONS		MAP NO.	2



- KEY TO INSTITUTIONAL USE**
- ① GRACE CHURCH CEMETERY
 - ② TRINITY UNITED METHODIST CHURCH
 - ③ PROVIDENCE MENTAL HEALTH CENTER
 - ④ SALVATION ARMY
 - ⑤ AMALGAMATED JEWELERS WORKERS UNION
 - ⑥ OTHA BOON LODGE # 8
 - ⑦ SAWYER SCHOOL OF BUSINESS
 - ⑧ YMCA
 - ⑨ R.I. INDIAN COUNCIL
 - ⑩ COMMUNITY SERVICES

- PROJECT BOUNDARY
- EXISTING ZONING
- AP 32 / AP 33 ASSESSOR PLAT
- 12 ADDRESS
- 36 LOT NUMBER
- [Pattern] RESIDENTIAL
- [Pattern] COMMERCIAL
- [Pattern] PROFESSIONAL
- [Pattern] INDUSTRIAL
- [Pattern] INSTITUTIONAL
- [Pattern] VACANT LAND AND/OR AUXILIARY STRUCTURE

- R3 GENERAL RESIDENCE ZONE
- R4 MULTIPLE DWELLING ZONE
- C1 LIMITED COMMERCIAL ZONE
- C2 GENERAL COMMERCIAL ZONE
- C4 HEAVY COMMERCIAL ZONE
- MI GENERAL INDUSTRIAL ZONE

- ▲ NUMBER OF DEFICIENT BUILDINGS PER BLOCK
- ◆ NUMBER OF BUILDINGS PER BLOCK

EXISTING LAND USE AND ZONING			
TRINITY GATEWAY REVITALIZATION PROJECT			
DATE: 10/1/80			
DATE: 10/1/80	DATE: 10/1/80	DATE: 10/1/80	DATE: 10/1/80
DATE: 10/1/80	DATE: 10/1/80	DATE: 10/1/80	DATE: 10/1/80