

# City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## CHAPTER 1999-11

**No. 181 AN ORDINANCE** IN AMENDMENT OF AND IN ADDITION TO CHAPTER 1984-36 OF THE ORDINANCES OF THE CITY OF PROVIDENCE. APPROVED MAY 24, 1984, AND ENTITLED, "AN ORDINANCE APPROVING THE OFFICIAL REDEVELOPMENT PLAN FOR THE LOWER SOUTH PROVIDENCE REDEVELOPMENT PROJECT AS AMENDED" FOR ADDITIONAL ACQUISITION.

**Approved** April 8, 1999

*Be it ordained by the City of Providence:*

1. That Chapter 1984-36 of the Ordinances of the City of Providence, approved May 24, 1984, and entitled, "An Ordinance Approving and Adopting the Official Redevelopment Plan for the Lower South Providence Redevelopment Project, as amended" and further amended by the following Ordinances of the City of Providence: Chapter 1984-26 (February 9, 1985), Chapter 1986-5 (February 27, 1986), Chapter 1991-3 (January 24, 1991) and Chapter 1997-8 (February 23, 1997) is hereby further amended as follows:
  - A. Addendum A hereto attached is hereby adopted as part of the Official Redevelopment Plan for the Lower South Providence Renewal Project.
  - B. Add the following lots are hereby added to that listing of lots designated for acquisition in Section 1, entitled, "Proposed Acquisition" under Chapter E, entitled, "Plan Proposals" is contained in and set forth in pages 15 to 19 of that certain booklet entitled, "Lower South Providence, Official Redevelopment Plan, 1984" which is part of the aforementioned Ordinance:

PLAT	LOT	#	STREET
48	738	68	GORDON AVE
48	772	46	BAXTER ST
48	773	248	POTTERS AVE
48	775	258	POTTERS AVE
48	821	236	POTTERS AVE
48	958	61	GORDON AVE
48	966	78	GORDON AVE
48	968	106-108	GORDON AVE
48	969	100	GORDON AVE
48	970	94	GORDON AVE
48	971	88	GORDON AVE
48	972	82	GORDON AVE
48	1084	69	GORDON AVE

- C. All maps of the aforementioned Official Redevelopment Plan shall be amended to indicate the proposed acquisition.

No.

CHAPTER  
AN ORDINANCE

No.

AN ORDINANCE

CHARTER

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

City of Providence

Be it ordained by the City of Providence:  
Approved

IN CITY COUNCIL

*Feb 4 1999*  
FIRST READING

REFERRED TO COMMITTEE ON

~~ORDINANCES~~ U.R.R.P.

*Michael R. Clement* CLERK

THE COMMITTEE ON

*U.R.P.H.*

Recommends *P.H.*

*Barbara A. Gossier*  
Clerk

*2/25/99 (P.H. Lead)*

*2/25/99 (Continued)*

THE COMMITTEE ON  
URBAN REDEVELOPMENT  
RENEWAL & PLANNING

Approves Passage of  
The Within Ordinance

*Barbara A. Gossier*  
Clerk

*3/10/99*

*Councilman Agente (By request)*

- 2. That said Chapter 1984-36 of the Ordinances of the City of Providence as adopted and heretofore amended, is hereby ratified and reaffirmed in all other respects.
- 3. This Ordinance shall take effect upon passage and the City Clerk shall forward a certified copy to the Providence Redevelopment Agency.

IN CITY COUNCIL  
MAR 18 1999  
FIRST READING  
READ AND PASSED

*Michael R. Clement* CLERK *ma*

IN CITY COUNCIL  
MAR 30 1999  
FINAL READING  
READ AND PASSED

*[Signature]*  
PRESIDENT  
*Michael R. Clement* CLERK

APPROVED  
APR 8 1999  
*Vincent A. Cianci*  
MAYOR

179-81 383-85

62-64

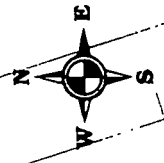
Croyland Rd

Salkes St

Gordon Ave

Baxter St

Potters Ave



## ADDENDUM A

### A PROPOSAL TO AMEND THE LOWER SOUTH PROVIDENCE RENEWAL PLAN FOR ACQUISITION TO DEVELOP THE ROBERT BAILEY SCHOOL Providence, Rhode Island

This document is appended to the Redevelopment Plan Amendment of the Lower South Providence Revitalization Plan.

#### **Proposal**

The Providence Redevelopment Agency proposes to submit an Ordinance to the City Council in order to acquire (through purchase or condemnation), if necessary, property in the Lower South Providence Redevelopment Area.

#### **Background**

The Robert Bailey School, currently located on John St., has been leasing its present facility for the past five years, with the increase in enrollment, has out grown the current facility and is unable to meet the demands placed on it. Furthermore, the students who are predominately from the South Side of the City are bussed to the school.

The Providence Public Building Authority (PPBA) will issue bonds at the end of March 1999. The funds will be used for new construction, \$1.6 million in renovations to existing schools and public buildings. Funds will also be used to acquire the Gordon Avenue site. This site will be the future home of the Bailey School.

#### **Project Justification**

The Gordon Avenue School Site is located within an Official Redevelopment Area, the Lower South Providence Revitalization Project and is part of an Official Redevelopment Plan in accordance with RIGL Sec. 45-31-1 et seq. The Redevelopment Plan was used for the acquisition of blighted properties, to promote housing programs, and site improvements.

In order to acquire additional parcels the Agency must make findings that present conditions in the proposed site of the Gordon Avenue site is an arrested, blighted area pursuant to RIGL Sec. 45-31-8, that there are obstacles to acquiring the sites other than through the PRA and that a declaration is made as to the methods to be used in redevelopment.

## **Statement of Development Objectives and Proposed Treatment**

To provide development opportunities on specific parcels that are currently underutilized or certain structures that are substandard or whose uses are not compatible with plan's overall objective.

To provide site improvements to include traffic improvements at designated sites but not excluding any future improvements.

## **Findings as to Dangers from Substandard Areas**

Pursuant to RIGL Sec. 45-31-3, it is hereby established that the area proposed to be acquired for the Gordon Avenue site within the Lower South Providence Redevelopment Plan is found to contain blighted structures and vacant lots that contribute to the substandard conditions in the area. There have been attempts to develop some of the lots but for the most part these have been used for surface parking, a marginal use that does not contribute to neighborhood stability.

## **Findings as to Obstacles to Private Redevelopment**

Pursuant to RIGL Sec. 45-31-3, it is hereby found to be impossible for private enterprise alone to remedy the conditions in the project area and that the properties proposed to be acquired are found to be arrested and that the vacant lots contribute to the substandard conditions in the area. There are approximately thirteen parcels that range from 3,200 to 38,637 square feet in size. Land assembly alone for a project of this magnitude can only be done under the powers granted to the PRA for redevelopment projects.

## **Declaration as to Redevelopment Methods**

The PRA proposes to acquire all the lots described within the project boundaries (noted below). These may be acquired by eminent domain or by negotiated purchase. The parcels will be merged into two parcels through an Administrative Subdivision and recorded in the City's Recorder of Deeds. To expedite site acquisition, the Agency will acquire the parcels by eminent domain, which totals approximately 2.3 acres, and transfer, at closing, the land to the Providence Public Building Authority.

The parcel will be subject to parcel control and review by the PRA. Any school use is subject to the City's Zoning Ordinance that provides an option for Special Use Permit in Sec. 421 of the Zoning Ordinances.

## **Project Boundaries**

Potters Avenue to the north, Baxter Street to the west, and Gordon Ave to the west. There are as many as thirteen (13) parcels, comprising approximately 2.3 acres.

## **Project Area Description**

The proposed site is approximately 100, 000 square feet and is comprised of thirteen lots. The largest is the site of the former Gordon Avenue Mill Complex, which was destroyed by fire in 1997, along with several multi family dwelling units.

The general project area is characterized by a high percentage of vacant land and a boarded and abandoned building. The area is approximately two (2) acres. The area is not restricted to, nor does it consist entirely of lands and buildings, which are blighted or sub-standard, but is in an area in which such conditions exist.

The proposed development of the Bailey School is consistent with the Official Redevelopment Plan for the Lower South Providence Neighborhood. Following the City's strategy for housing development, revitalization is concentrated in one educational focus area. Concentrated revitalization efforts lead to more firmly rooted development and more visible impact than scattered development and in turn creates more growth.

## **Project Elements**

1. Property Acquisition - The total estimated land area is approximately two (2) acres consisting of about thirteen (13) parcels. Potters Avenue, Gordon Avenue and Baxter Street bound this site. The school shall be located on the Gordon Avenue Mill Complex site.

The Providence Redevelopment Agency will negotiate the purchase of the property with the property owners. If the Agency is unable to negotiate a price in the first fifteen days after the Plan is approved; the Agency will exercise its powers of eminent domain.

2. Design Review - The proposed development of the Bailey School concept will have to comply with the design objectives as set forth in the design review procedures of redevelopment proposals by the Providence Redevelopment Agency. Combined with the land use and building requirement controls established in the Official Redevelopment Plan for Lower South Providence, these objectives will permit the Agency to evaluate the proposal to ensure that it is consistent with the objectives and controls as noted in Chapter F - Land Disposition as contained in the Official Redevelopment Plan entitled "The Lower South Providence Redevelopment Project."

In addition, the Bailey School would be subject to the City's Zoning Ordinance that permit schools by Special Use Permit. The School has the option of applying to the City Plan Commission for a single approval under Sec. 421 of the Zoning Ordinance.

3. Street Abandonment - The site requirements include the abandonment of a portion of several public rights-of-ways, including Gordon Avenue and a portion of Rhodes Street. The PRA will arrange to submit a multiple street abandonment petition to the City Council.

### **Other Provisions Necessary To Meet Local Objectives**

1. Conformity to Comprehensive Plan - Proposed development in the Project Area is intended to implement local planning and development objectives and to be in conformance with the Comprehensive Plan for the City.

The proposed development is within an area designated as Medium Density Residential, as determined by the Comprehensive Plan. A school may be permitted by a special use permit under Section 421 in a Medium Density Residential Area. Therefore, a school use is a permitted use under Comprehensive Plan.

2. Method of Relocation - There are no occupied structures within the Proposed Project Area. If in the future, acquisition is necessary, the Agency, through the Department of Planning and Development, will provide services to assist in the relocation of any and all of the individuals and businesses concerned. Relocation payments and costs will be in compliance with the State Uniform Relocation Guidelines.

3. Covenants and Restrictions - The developers will be required to conform to the standards and controls or other provisions of the Official Redevelopment Plan as contained in Section 2 entitled "Other Conditions, Covenants, Restrictions and Provisions Controlling the Development and the Use of Acquired Land and Improvements" of Chapter G. entitled "Other Provisions Necessary to Meet Local Objectives" in the Official Redevelopment Plan entitled "The Lower South Providence Redevelopment Project".

4. Miscellaneous Provisions - 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 Ordinances the higher standards of this Plan, or of the Zoning Ordinance shall govern.

5. Estimated Cost of Redevelopment and Proposed Method of Financing

The funds shall be provided from the sale of PPBA bonds at the end of March. \$1. 6 million dollars will be used for renovations to existing schools and public buildings and funding to acquire the Gordon Avenue site, the future home of the Bailey School. In addition, \$30 million dollars will be used for construction of an elementary and middle school. The total amount of this new bond issue will be approximately \$35 million dollars.