

**CHAPTER 2015-10**

**No. 302 AN ORDINANCE IN AMENDMENT OF AND IN ADDITION TO CHAPTER 1980-27 OF THE ORDINANCES OF THE CITY OF PROVIDENCE, APPROVED MAY 3, 1980, ENTITLED: "AN ORDINANCE APPROVING AND ADOPTING THE OFFICIAL REDEVELOPMENT PLAN FOR THE CHARLES STREET RENEWAL PROJECT," OR THE EXTENSION OF THE PROJECT BOUNDARY AND FOR ADDITIONAL ACQUISITION**

Approved May 29, 2015

*Be it ordained by the City of Providence:*

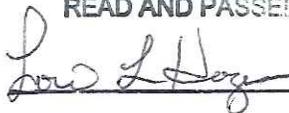
1. That Chapter 1980-27 of the Ordinances of the City of Providence, approved May 3 1980 and entitled, "An Ordinance Approving and Adopting the Official Redevelopment Plan for the Charles Street Renewal Project" as amended, is hereby further amended as follows:
  - A. Exhibit A: "Legal Description of the Project Boundaries" shall be amended as follows to include those properties that fall within the defined area:

"The Project Boundary shall be extended to include the area beginning at the origin of the intersection of the centerline of Nahant Street and the boundary of the project area, then travelling westward to the intersection of Nahant and Opper Street, then travelling in a southwestern direction on the centerline of Opper Street to the intersection of the centerlines of Opper and Monticello Street, then travelling south to encompass only Plat 71 Lot 115 and Plat 71 Lot 113 then travelling 160 feet south, 200 feet east and 160 feet north to include only Plat 71 Lots 101, 102, 103, 104, 105, 106, 107, 108, 108 and 110 then travelling north on Russo Street to include only AP 71 Lots 22, 23, 24, 572, 25, 26, 27, 28, 29 and then following the boundary of the existing project area to the point of origin"

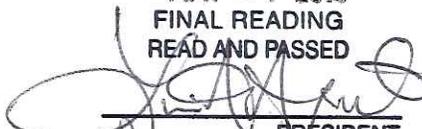
- B. A certain map herein after identified as:

Map No. 6 "Revised boundary of the project area dated June 2014" shall be added to the plan's list of attached maps as Map No. 6 and reflect the lots to be incorporated within the Charles Street Project Area.

IN CITY COUNCIL  
MAY 07 2015  
FIRST READING  
READ AND PASSED

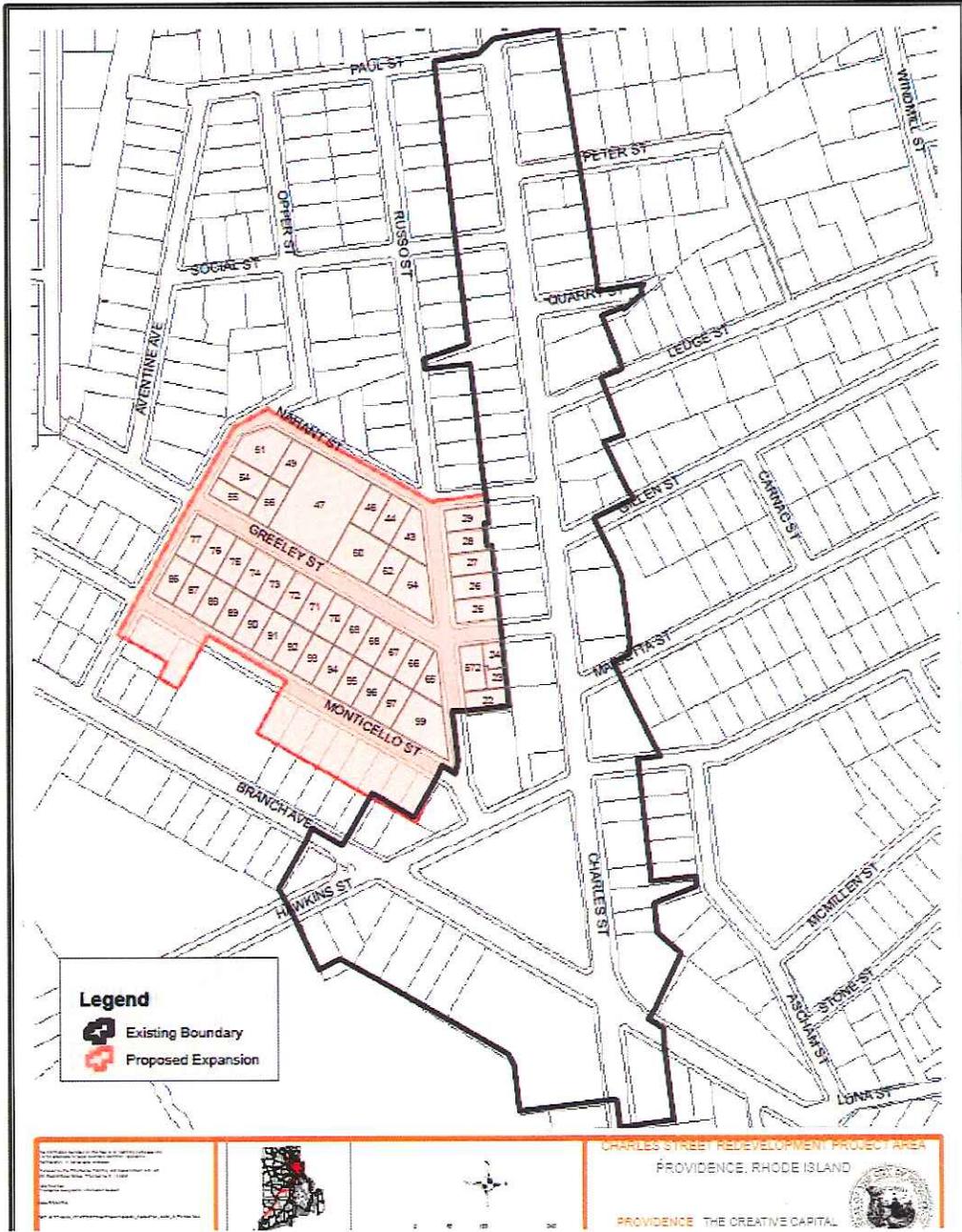
  
CLERK

IN CITY  
COUNCIL  
MAY 21 2015  
FINAL READING  
READ AND PASSED

  
PRESIDENT  
  
CLERK

I HEREBY APPROVE.

  
\_\_\_\_\_  
Mayor  
Date: 5/29/15



C. The aforementioned Map No. 6 shall include said properties:

<b>Plat/Lot</b>	<b>Property_Address</b>
71/44	24 Nahant St
71/68	24 Greeley St
71/91	41 Monticello St
71/87	57 Monticello St
71/49	66 Nahant St
71/572	16 Greeley St
71/24	14 Greeley St
71/66	20 Greeley St
71/93	33 Monticello St
71/89	49 Monticello St
71/71	36 Greeley St
71/88	53 Monticello St
71/55	33 Opper St
71/56	49 Greeley St
71/92	37 Monticello St
71/67	22 Greeley St
71/69	26 Greeley St
71/90	45 Monticello St
71/25	13 Greeley St
71/70	34 Greeley St
71/26	35 Russo St
71/72	40 Greeley St
71/51	39 Opper St
71/73	44 Greeley St
71/64	34 Russo St
71/86	17 Opper St
71/27	39 Russo St
71/74	48 Greeley St
71/62	27 Greeley St
71/54	37 Opper St
71/47	45 Greeley St
71/75	52 Greeley St
71/28	43 Russo St
71/76	56 Greeley St
71/60	31 Greeley St
71/77	31 Opper St
71/43	40 Russo St
71/29	8 Nahant St
71/45	30 Nahant St
71/99	1 Monticello St
71/22	21 Russo St
71/97	9 Monticello St
71/96	15 Monticello St
71/23	14R Greeley St
71/95	19 Monticello St
71/94	21 Monticello St Apt
71/65	22 Russo St
71/101	8 Monticello St.
71/102	12 Monticello St.
71/103	16 Monticello St.
71/104	20 Monticello St.
71/105	24 Monticello St.
71/106	26 Monticello St.
71/107	30 Monticello St.
71/108	34 Monticello St.
71/113	52 Monticello St.
71/115	13 Opper St.

D. Description of blight within the expanded project area:

The following shall be appended to Section A-3 of the plan - Data on Blighted and Substandard Conditions

### Blighted conditions within the project area

The properties that fall within the expanded project area defined in June 2014 were found to exhibit certain characteristics of blighted properties. The characteristics of observed blighted properties include, but are not limited to the following:

- i. Dilapidated, deteriorated or obsolescent buildings,
- ii. Higher density than is appropriate with presence of illegal dwelling units and evidence of overcrowding
- iii. Defective design, including but not limited to use of improper building materials and boarded windows,
- iv. Vacant and unimproved lots
- v. Evidence of vandalism on exterior improvements as shown by boarded windows
- vi. Existence of graffiti on external improvements
- vii. Evidence of refuse and garbage on/about property outside of waste containers
- viii. Defective or inadequate street and lot layout including lack of automobile parking areas
- ix. Any combination of these factors and characteristics, that are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; injuriously affect the entire area and City of Providence Charles Street Redevelopment Plan; constitute a menace to the public health, safety, morals, and welfare of the inhabitants of the community and of the state generally.

There are a number of houses within the project area that are well maintained. However, the presence of blighted properties serves to diminish the neighborhood's character, reduce the value of surrounding properties and generally propagate conditions that degrade the character of the neighborhood. The presence of vacant, undeveloped lots coupled with vacant, boarded buildings adds to the neighborhood's blighted character. Evidence of graffiti, vandalism and densely populated lots were also observed to be contributing factors.

Each property pictured below is characteristic of blight observed in the neighborhood.

Exhibit A (i)



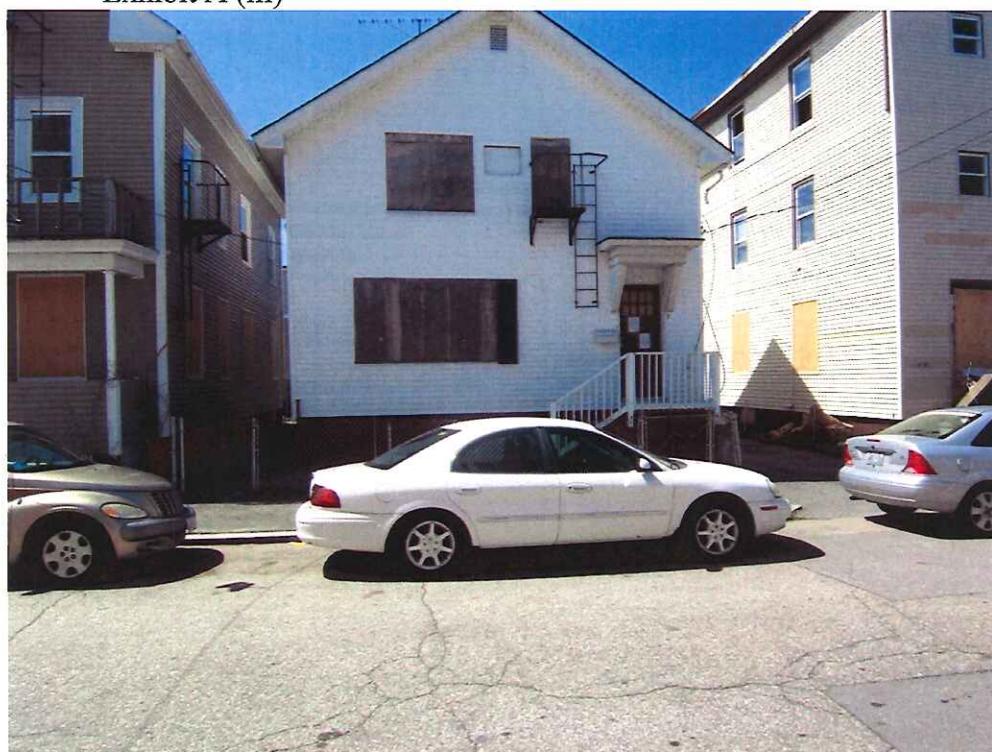
24 Greeley Street is vacant and a blight on proximate properties.

Exhibit A (ii)



26 Greeley Street is vacant and boarded

Exhibit A (iii)



34 Greeley Street is vacant and boarded

Exhibit A (iv)



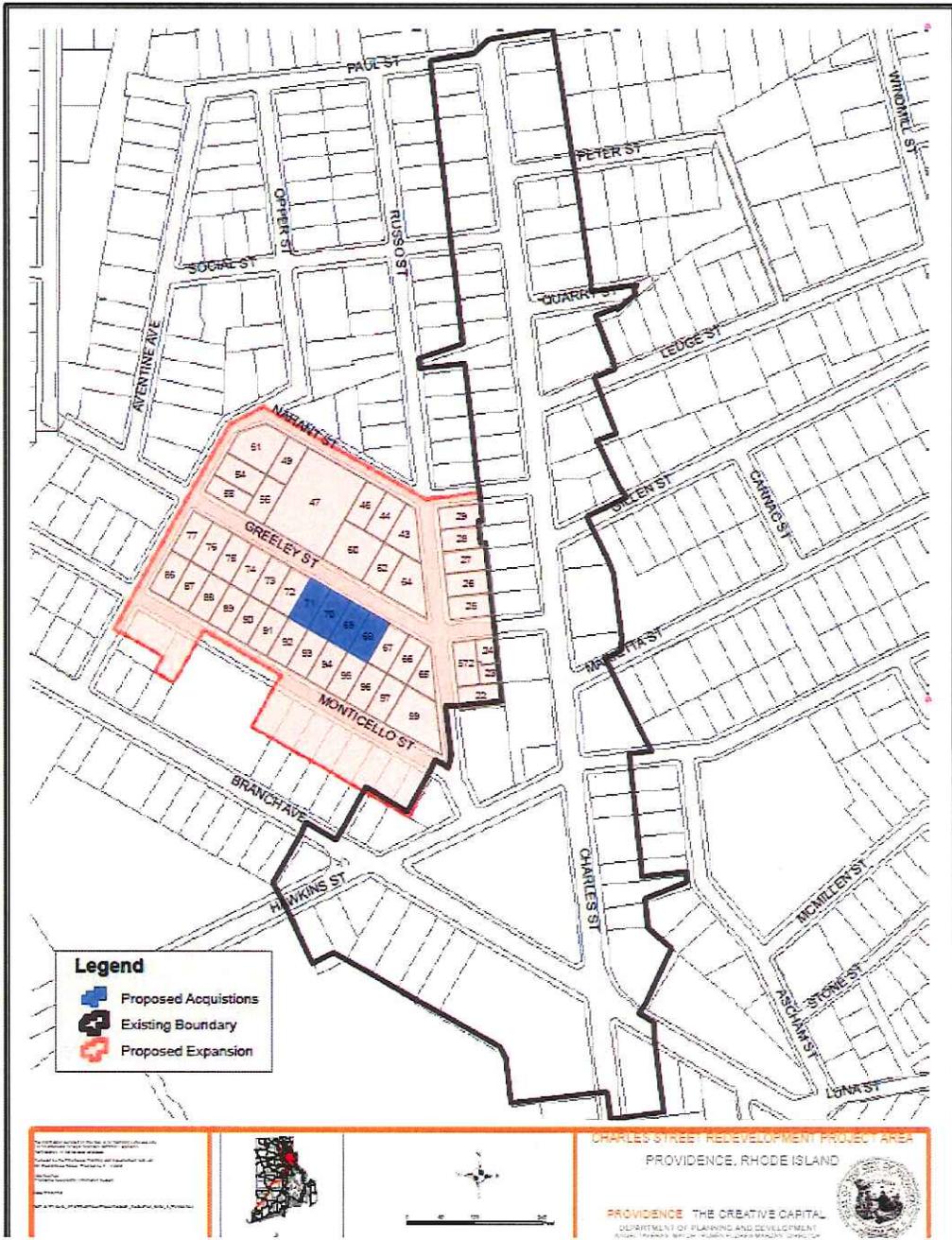
36 Greeley Street is vacant and boarded and exhibits signs of degradation

E. A certain map of the aforementioned Official Redevelopment Plan herein after identified is deleted:

1. Map No. 3 "Proposed Acquisition," dated March, 1998

F. Insert the following in its stead:

1. Map No. 3 "Proposed Acquisition," dated June, 2014



- G. Add the following lots to the acquisition list in Section 2, entitled "Proposed Acquisition" under Chapter E entitled "Plan Proposals" as contained and set forth in Page 16 of that certain booklet entitled "Charles Street Renewal Project, Official Redevelopment Plan, 1980" which is part of the aforementioned Ordinance:

PLAT /LOT	LOCATION
71 / 68	24 Greeley Street
71 / 69	26 Greeley Street
71 / 70	34 Greeley Street
71 / 71	36 Greeley Street

The lots set forth in Section G above are designated for proposed acquisition; each lot so designated is blighted as defined in the plan as amended and as found by the Agency Board. The properties are pictured in Section D of the plan. The lots designated for proposed acquisition may be amended from time to time pursuant to Section H of the Plan, as amended, to include other properties in the plan area as amended, which the Agency Board finds to be blighted.

2. That said Chapter 1980-27 of the Ordinance of the City of Providence as adopted and as heretofore amended, is hereby ratified and affirmed in all other aspects.
  
3. That this Ordinance shall take effect on its passage and shall be filed with the City Clerk who is hereby authorized and directed to forward a certified copy thereof to the Providence Redevelopment Agency.



## Providence Redevelopment Agency

Resolution No. 2014 28

Approved: 7/10/2014

**WHEREAS**, THE PROVIDENCE REDEVELOPMENT AGENCY, HEREINAFTER THE "AGENCY", IS A REDEVELOPMENT AGENCY CREATED PURSUANT TO CHAPTERS 31-33 OF TITLE 45 OF THE RHODE GENERAL LAWS, THE "REDEVELOPMENT ACT OF 1956", AND IS CHARGED WITH REDEVELOPMENT ON BEHALF OF THE CITY OF PROVIDENCE (THE "CITY"); AND

**WHEREAS**, PURSUANT TO R.I.G.L. § 45-32-4, THE CITY DID DESIGNATE CERTAIN SPACE AS A REDEVELOPMENT AREA PURSUANT TO CITY OF PROVIDENCE ORDINANCE CHAPTER 20 SEC. 20-4 ("REDEVELOPMENT AREA 3"); AND

**WHEREAS**, PURSUANT TO R.I.G.L. § 45-32-6, THE AGENCY MAY DETERMINE ONE OR MORE PROJECT AREAS COMPRISING ALL OR A PORTION OF A REDEVELOPMENT AREA, AND FORMULATE A REDEVELOPMENT PLAN FOR SUCH PROJECT AREA; AND

**WHEREAS**, THE AGENCY DID APPROVE AND ADOPT A PLAN LOCATED WITHIN REDEVELOPMENT AREA 3 ENTITLED THE "CHARLES STREET REDEVELOPMENT PLAN"; AND

**WHEREAS**, IN CONNECTION WITH THE CHARLES STREET REDEVELOPMENT PLAN, THE AGENCY DESIGNATED CERTAIN REAL PROPERTY LOCATED WITHIN REDEVELOPMENT AREA 3 AS BEING SUBJECT TO SAID PLAN (THE "CHARLES STREET REDEVELOPMENT PROJECT AREA"); AND

**WHEREAS**, THE AGENCY DID VOTE TO APPROVE THE INSTITUTION OF A REVISION TO THE CHARLES STREET REDEVELOPMENT PLAN AT ITS MAY 8<sup>TH</sup> MEETING, IN ORDER TO INCLUDE ADDITIONAL PROPERTIES (BEING CITY OF PROVIDENCE TAX ASSESSOR'S PLAT 71 LOTS 67, 70 AND 71 [THE "PROPERTIES"]) IN SAID PLAN (THE "REVISION"); AND

**WHEREAS**, HAVING FINALIZED THE CREATION OF THE REVISION, THE AGENCY NOW WISHES TO ADOPT SAID REVISION AS AN AMENDMENT TO THE CHARLES STREET REDEVELOPMENT PLAN AND, FURTHER, HAVING FOUND SUCH PROPERTIES TO BE IN SUBSTANDARD CONDITION, TO DECLARE SUCH PROPERTIES AS BLIGHTED (THE "AMENDMENT").

**NOW, THEREFORE, BE IT RESOLVED**, THAT THE AGENCY DOES HEREBY ADOPT THE AMENDMENT TO THE CHARLES STREET REDEVELOPMENT PLAN, AND DOES HEREBY AUTHORIZE AND EMPOWER DON GRALNEK, AS EXECUTIVE DIRECTOR OF THE AGENCY, TO TAKE SUCH STEPS AND PERFORM SUCH ACTIONS AS MAY BE DEEMED NECESSARY OR EXPEDIENT TO INSTITUTE THE AMENDMENT, INCLUDING WITHOUT LIMITATION TO IMPLEMENT THE AGENCY'S DECLARATION THAT SUCH PROPERTIES ARE FOUND TO BE BLIGHTED, ALL IN HIS SOLE DISCRETION, AND TO EXECUTE AND DELIVER ALL DOCUMENTS AND DO ALL ACTS NECESSARY TO CAUSE THE INSTITUTION OF THE SAME.

PROVIDENCE REDEVELOPMENT AGENCY  
By: JAMES V. DEKENTIS, CHAIRMAN

DATE: 7/10/2014



City Plan Commission  
Angel Taveras, Mayor

**PROVIDENCE CITY PLAN COMMISSION  
NOTICE OF SPECIAL MEETING**

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**TUESDAY, JULY 29, 2014, 4:45 PM**

Department of Planning and Development, 1<sup>st</sup> Floor Meeting Room  
444 Westminster Street, Providence, RI 02903

**OPENING SESSION**

- Call to Order
- Roll Call
- Approval of minutes from June 17<sup>th</sup> meeting – for action
- Approval of minutes from July 15<sup>th</sup> – for action — *cont'd with 7/29 mtg -*
- Director's Report

**CITY COUNCIL REFERRAL**

**1. Referral No. 3379 – Petition to abandon a portion of Amherst Street**

*deferred*  
The petitioner is requesting to abandon a portion of the width of Amherst Street between 125 Amherst Street (AP 62 Lot 274) and 120 Amherst Street (AP 62 Lot 284) – for action (Olneyville)

**2. Referral 3380 – Amendment of the Charles Street Renewal Project Plan**

Review of the amendment for conformance with the Comprehensive Plan. The amendment proposes expansion of the boundaries of the project area and targets certain blighted properties for acquisition – for action (Charles)

**MINOR SUBDIVISION**

**3. Case No. 14-023 MI – 52 Sussex Street**

The applicant is requesting to subdivide a lot at 52 Sussex Street measuring approximately 11,276 SF into two lots measuring 5,433 SF and 5,821 SF – for action (AP 76 Lot 358, Wanskuck)

**PUBLIC HEARING**

**MAJOR LAND DEVELOPMENT PROJECT**

**4. Case No. 13-039MA – 48-54 Plainfield Street and 4-14 Atwood Street (Preliminary Plan Approval)**

The applicant is seeking preliminary plan approval to construct a free standing fast food restaurant with a drive through and a free standing retail department store on a vacant commercial lot. The applicant received relief from the Zoning Board of Review for front yard setbacks and a special use permit for a drive through use. A total of 56 parking spaces are proposed for the development, which measures approximately 64,295 SF. Public comment will be taken – for action (AP 105 Lots 46, 47, 66, 98, 99, 100, Olneyville)

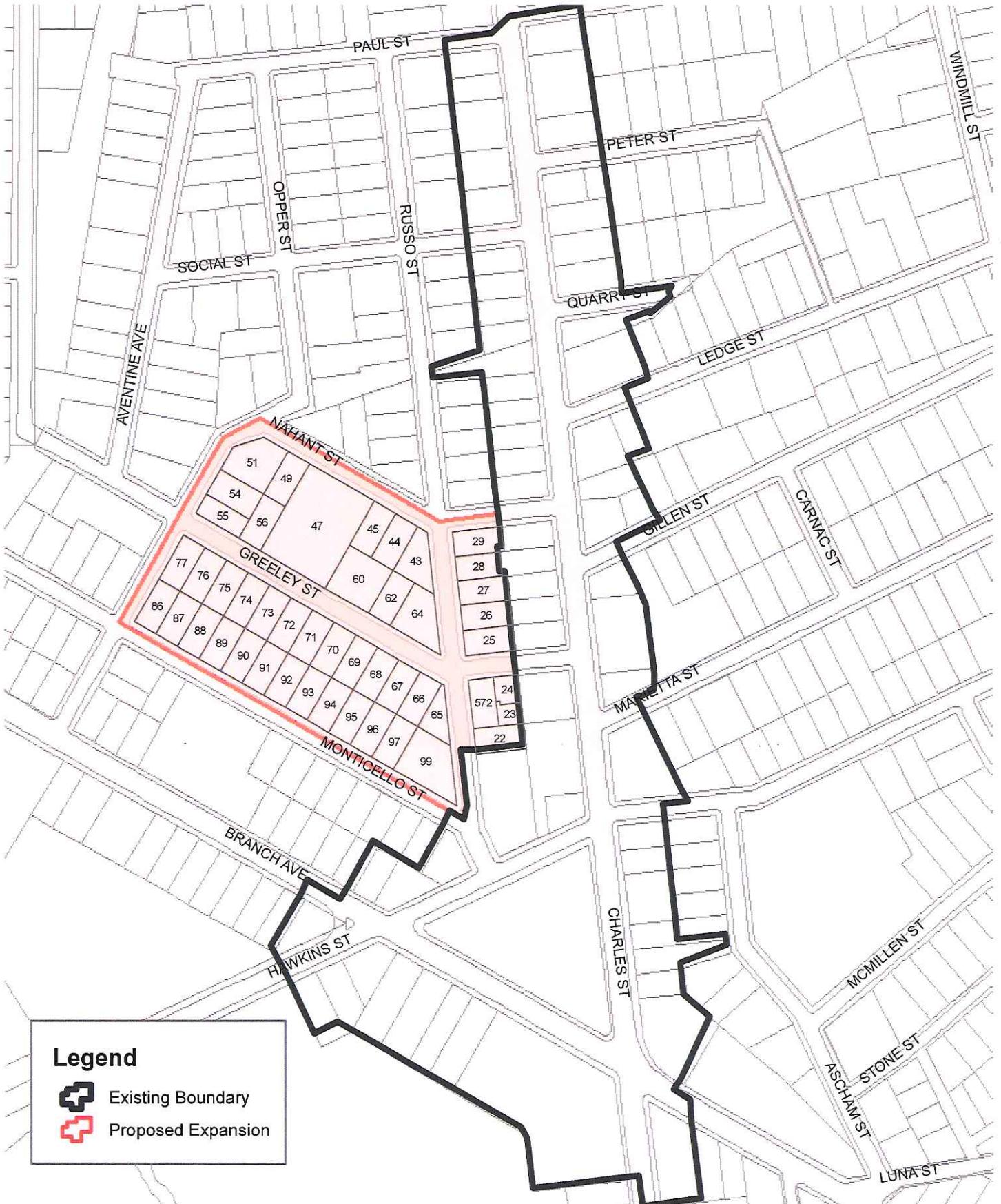
**RE: ZONING PROVIDENCE**

**5. Update on Re: Zoning Providence**

A review of the organization and content of the draft zoning ordinance – for discussion

**ADJOURNMENT**

DEPARTMENT OF PLANNING AND DEVELOPMENT  
444 Westminster Street, Providence, Rhode Island 02903  
401 680 8400 ph | 401 680 8492 fax  
www.providenceri.com



**Legend**

-  Existing Boundary
-  Proposed Expansion

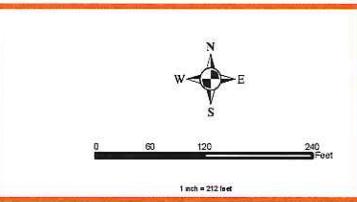
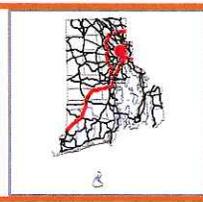
The information contained on this map is for planning purposes only. It is not intended for legal boundary definition, regulatory interpretation, or governmental actions.

Produced by the Providence Planning and Development GIS Lab  
400 Westminster Street, Providence, RI 02903

GISD Services  
Providence Geographic Information System

Date: 5/26/2014

Path: M:\Projects\_2014\PRAP\Project\Res\CharlesSt\_Replan\_ANSI\_A\_Portal.mxd



**CHARLES STREET REDEVELOPMENT PROJECT AREA**

PROVIDENCE RHODE ISLAND



**PROVIDENCE THE CREATIVE CAPITAL**

DEPARTMENT OF PLANNING AND DEVELOPMENT  
JACQUELYNNE L. RUSSELL, PLANNING DIRECTOR

Exhibit A (i)



24 Greeley Street is vacant and a blight on proximate properties.

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