

# The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## CHAPTER 1982-16

No. 148 **AN ORDINANCE** APPROVING AND ADOPTING THE OFFICIAL REDEVELOPMENT PLAN FOR THE SMITH HILL RENEWAL PROJECT

*Approved* March 26, 1982

*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 November 5, 1981 for its consideration, as Urban Renewal Plan approved by the Local Public Agency, for an Urban Renewal Area; which said Urban Renewal Plan is entitled, "Smith Hill Renewal Project" and comprises a report consisting of 45 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.

WHEREAS, a copy of said Urban Renewal Plan was transmitted to the City Plan Commission on

WHEREAS, The City Plan Commission, which is the duly designated and acting official planning body for the City, has submitted to the

No.

**CHAPTER**

**AN ORDINANCE**

City Council its report and recommendations respecting the Urban Renewal Plan for Smith Hill Renewal 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 certifications 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, sanitation, open spaces and recreation facilities, (3) defective design or unsanitary or unsafe character or physical construction, (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.

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 43.5% of the structures have deficiencies that included serious deterioration; lack of sanitary facilities, and serious inadequacies in lighting and ventilation. The Smith Hill Renewal 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 1979 (inclusive); and

WHEREAS, at a public hearing held on fol-  
lowing notice of the date, time, place and purpose 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 Smith Hill Renewal 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, curbing 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 "Smith Hill Renewal Project".
2. It is hereby found and determined that for the purpose of the Urban Renewal Plan, the Smith Hill Renewal 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 Smith Hill Renewal 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 Smith Hill Renewal Project Area 15% of the structures are substandard or seriously deficient or unsafe in that these structures contain serious deterioration, and

(b) Within the Smith Hill Renewal Project 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 Smith Hill Renewal Project Area is hereby determined to be a deterioration blighted area.

5. It be and hereby is found that the Smith Hill Renewal 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 Smith Hill Renewal 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 Smith Hill Renewal 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 the said Plan for the Smith Hill Renewal 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 Smith Hill Renewal Project Area only in accordance with the terms of the Redevelopment Plan and subject to the restrictions, covenants and conditions set forth therein 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 relate 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 Smith Hill Renewal Project consisting of a booklet containing a table of contents, 45 pages of text, 1 exhibit and 7 maps, is hereby approved, adopted and designated as the Official Redevelopment Plan for the Smith Hill Renewal Project and is herein incorporated by reference, made a part hereof and designated as "Exhibit B".

11. The Providence Redevelopment Agency is hereby fully authorized to carry out this Official Redevelopment Plan, provided, 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. 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 \$1,000,000.00 representing the estimated amount of the Project cost;

(d) That the City Treasurer, acting under the direction of the Committee on Finance, be and hereby is authorized and directed to borrow from time to time, in such sums as may be necessary, not exceeding One Million (\$1,000,000.00) Dollars in accordance with the provisions of Title 45, Chapter 32, Section 42, and Title 45, Chapter 33, Sections 1,2,4, and 17 of the General Laws of Rhode Island 1956, entitled "Redevelopment Act of 1956", and to issue the City's notes therefor, signed by him and countersigned by the Mayor and the Chairman of the Committee on Finances and to renew any such notes from time to time as the same become due. The money thus obtained shall be used exclusively for carrying out the Official Redevelopment Plan for the Smith Hill Renewal Project.

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

13. 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  
MAR 4 1982  
FIRST READING  
READ AND PASSED

*Rose M. Mendonca* CLERK

IN CITY  
COUNCIL  
MAR 18 1982

FINAL READING  
READ AND PASSED

*Robert S. Lynch*  
PRESIDENT  
*Rose M. Mendonca*  
CLERK

APPROVED  
MAR 26 1982  
*James W. Cianci*  
MAYOR

RECEIVED TO COMMITTEE ON FINANCE  
FIRST READING  
MAR 18 1982  
IN CITY COUNCIL

FILED

JAN 18 9 53 AM '82

DEPT. OF CITY CLERK  
PROVIDENCE, R. I.

IN CITY COUNCIL  
JAN 14 1982

RECD. AND PASSED  
FIRST READING  
JAN 19 1982  
IN CITY COUNCIL

MAR 5 1982

IN CITY COUNCIL

JAN 21 1982  
FIRST READING

REFERRED TO COMMITTEE ON

URBAN REDEVELOPMENT  
RENEWAL & PLANNING

*Joseph M. Mendonca* CLERK

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

*Joseph M. Mendonca*  
Clerk Chairman

February 16, 1982

Councilman Xavier and Councilman Flynn (By Request)

In particular, the zoning along the street frontage should encourage the creation of a healthy mix of various types of retail shops and personal services which serve the needs of residents of the immediate neighborhood. However, the zoning should exclude such uses as auto service stations and garages, auto and trailer sales, billboards, drive-in business, and similar uses. For this reason, the C-4 Heavy Commercial Zone in certain areas is proposed to be changed to a C-2 General Commercial Zone. Except in a few limited instances, such as Portland Transmission, the use of land for automotive services would have a deleterious effect on the establishment of a successful shopping street. The south side of the street, now partially zoned R-4, should benefit from a change to C-1 to permit the use of the ground floor for light commercial and office uses with apartments above. Map No. 2, entitled, "Proposed General Land Use and Zoning" illustrates the proposed land uses and zones for the Project Area.

2. Proposed Acquisition

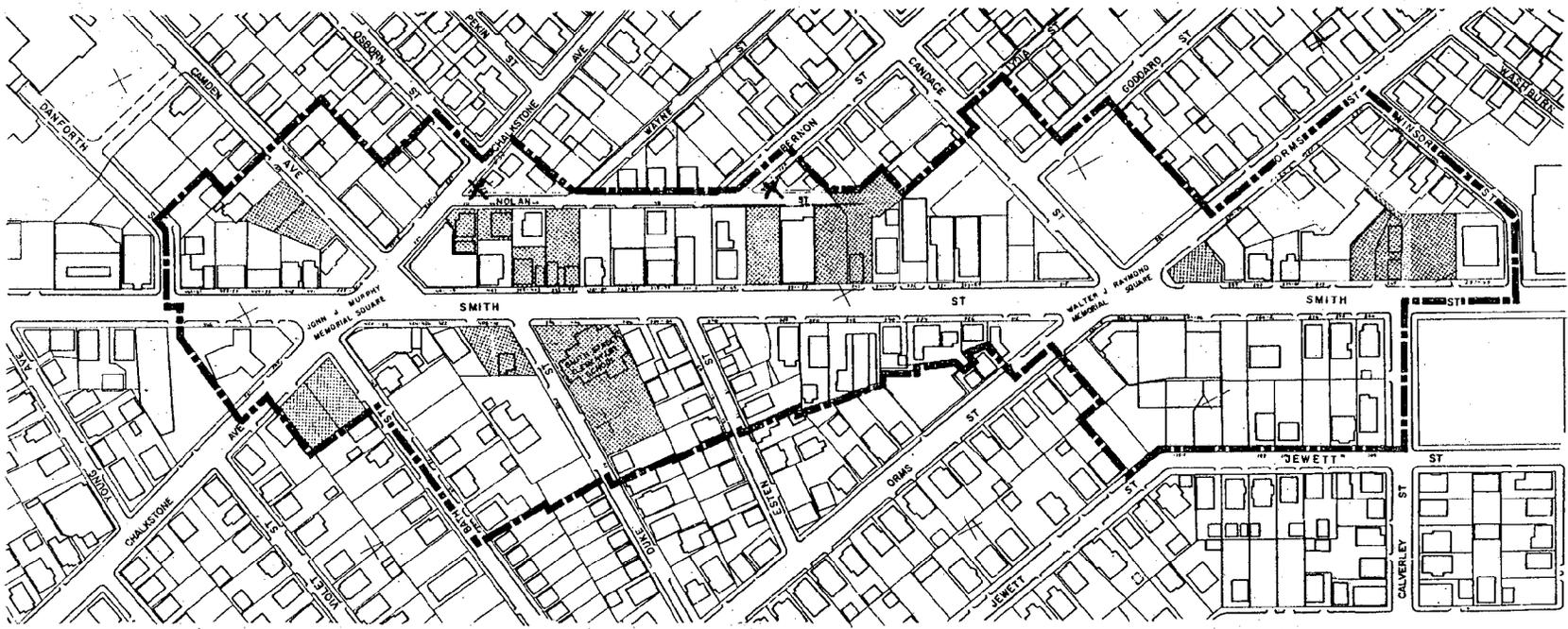
Properties designated for acquisition as part of the Smith Hill Project are delineated on Map No. 4, entitled, "Proposed Acquisition" and further described as follows:

| <u>Assessor's Plat</u> | <u>Lot</u> | <u>Location</u>                                  |
|------------------------|------------|--|
| 69                     | 235        | 8 Camden Ave.                                    |
| 69                     | 236        | <del>387-89 Smith Street</del><br>14 CAMDEN AVE. |

| <u>Assessor's Plat</u> | <u>Lot</u>     | <u>Location</u>                |
|------------------------|----------------|--------------------------------|
| 69                     | 540            | 70 Nolan Street                |
| 69                     | 42             | 66 Nolan Street                |
| <del>69</del>          | <del>535</del> | <del>532 Chalkstone Ave.</del> |
| 69                     | 537            | 393-395 Smith St.              |
| 69                     | 538            | 399-403 Smith St.              |
| 68                     | 5              | 359-63 Smith St.               |
| 68                     | 621            | 287 Smith Street               |
| 68                     | 313            | 269 Smith Street               |
| 68                     | 626            | 265 Smith Street               |
| 68                     | 627            | 259-61 Smith Street            |
| <del>68</del>          | <del>26</del>  | <del>118 Bernon Street</del>   |
| 68                     | 7              | 349 Smith Street               |
| 68                     | 8              | 347 Smith Street               |
| 68                     | 35             | 408-10 Smith Street            |
| 67                     | 44             | 396-400 Smith Street           |
| 67                     | 14             | 586 Chalkstone Ave.            |
| 67                     | 15             | 580 Chalkstone Ave.            |
| 68                     | 768            | Rear, 265 Smith Street         |

### 3. Site Improvement

Site improvements will be provided within the commercial district of the Project Area. In general, the site improvements are primarily intended to upgrade sidewalks and roadways which are in poor condition; to install new right-of-way improvements; to visually enhance the commercial district;



# SMITH HILL REVITALIZATION PROJECT

PROPOSED ACQUISITION

DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT



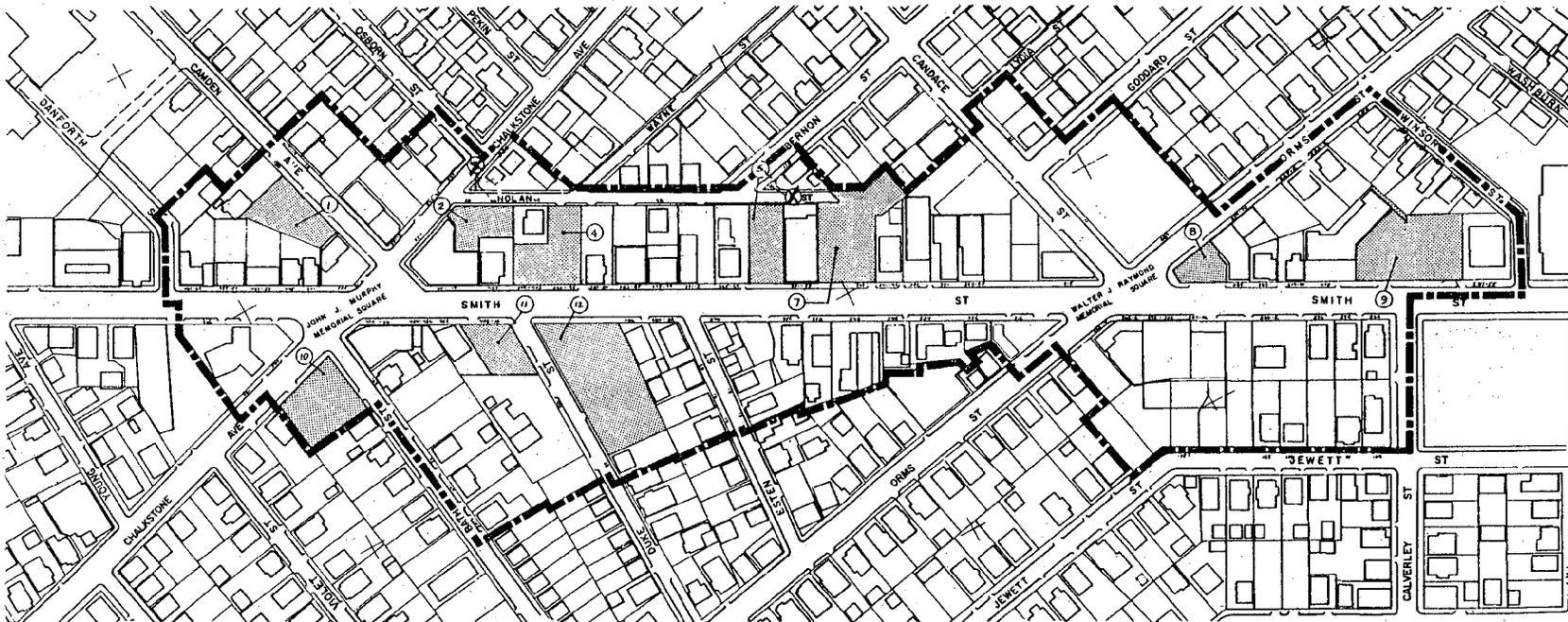
DATE: 10-81  
 REVISIONS:



FILE NO:  
 MAP NO: 4  
 STATUS:

**LEGEND:**

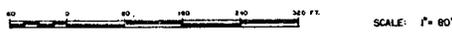
- PROJECT BOUNDARY
- PROPERTY TO BE ACQUIRED
- PROPERTY NOT TO BE ACQUIRED



# SMITH HILL REVITALIZATION PROJECT

## DISPOSITION

DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT



DATE: 10-91

|            |  |
|------------|--|
| REVISIONS: |  |
|            |  |



|          |   |
|----------|---|
| FILE NO: |   |
| MAP NO:  | 5 |
| STATUS:  |   |

**LEGEND:**

- PROJECT BOUNDARY
- PROPERTY NOT FOR DISPOSITION
- DISPOSITION PARCELS

| SITE | AREA SQ. FT. | USE               | DISPOSITION METHOD    |
|------|--------------|-------------------|-----------------------|
| 1    | 7,367        | PARKING           | SALE                  |
| 2    | 4,975        | PARKING & LOADING | SALE                  |
| 3    | 700          | FRANCE            | <del>DEDICATION</del> |
| 4    | 8,850        | COMM.             | SALE                  |
| 5    | 300          | STREET            | <del>DEDICATION</del> |
| 6    | 5,900        | STREET            | DEDICATION            |
| 7    | 13,968       | COMM.             | SALE                  |
| 8    | 3,120        | COMM.             | SALE                  |
| 9    | 14,539       | COMM.             | SALE                  |
| 10   | 9,047        | COMM.             | SALE                  |
| 11   | 5,320        | COMM.             | SALE                  |
| 12   | 20,850       | COMM.             | SALE                  |

# Smith Hill Renewal Project

Proposed Redevelopment Plan, 1981



EXHIBIT B

Providence Redevelopment Agency · Providence, Rhode Island

PROPOSED REDEVELOPMENT PLAN

FOR

SMITH HILL RENEWAL PROJECT

Providence Redevelopment Agency  
Providence, Rhode Island

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2. Proposed General Land Use and Zoning
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5. Disposition
6. Proposed Site Improvement
7. Right-of-Way Adjustment

## INTRODUCTION

### 1. Smith Hill Redevelopment Area

The Smith Hill Renewal Project is one of several neighborhood revitalization efforts currently taking place in the City of Providence. Predominantly a commercial district, the Smith Hill Project Area is compact, homogeneous, and includes a relatively interesting mix of shops. It comprises about 18.21 acres of densely mixed retail, commercial, residential, industrial, and institutional uses, contains 121 lots with 157 housing units, 51 retail businesses and 11 miscellaneous industries, and includes a population of approximately 640 people. Smith Street is a major east-west heavily travelled thoroughfare leading from downtown Providence to North Providence, which has, over the years, become a shopping area that caters to a broad consumer market. The Smith Hill neighborhood, in general, has suffered the effects of problems such as physical deterioration, population changes and structural obsolescence as have other neighborhoods throughout the city. However, the businessmen in the Project Area are a remarkably stable group, averaging 20 years in business. They have managed to endure through the various population shifts and economic fluctuations in the neighborhood. There is evidence in this Project area of a spirit of harmony and

central purpose that augurs well for eventual business improvements benefiting the entire neighborhood. It is this evidence that now provides the spirit for the future of the area.

In planning for the redevelopment and revitalization of any neighborhood, it is necessary to have a strong commitment from the business, the public and the private sectors. In the Smith Hill area, this commitment is evident in terms of support by the area residents, neighborhood and businessmen's organizations, such as the Smith Hill Neighborhood Economic Revitalization Committee, who have maintained the character of the area, including the Smith Hill commercial district. With the City's cooperation, the Smith Hill commercial district can generate further revitalization of the entire Smith Hill area.

Smith Hill is an older community which has roots, history and reason to prosper in the future. However, the many problems so common to similar neighborhoods throughout New England must be approached with sensitivity to human needs, concern for scale, and the basic acceptance of the idea that Smith Street is not a corridor, but rather a vital space created by a mesh of buildings, shops, signs and a conduit of activity. The proposals set forth in this Plan include site and traffic circulation improvements which should generate new capital

investment in the immediate area. The acquisition of deteriorated structures and vacant lots should promote private investment in new construction as well as residential and commercial rehabilitation. The Providence Redevelopment Agency's recent decision to utilize a portion of its bonding authority to revitalize the Smith Hill area, together with the positive attitude of the neighborhood residents, businessmen, and the general public, can be the catalyst for its revitalization.

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, exclusive 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 of 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 Ordinance": The Building Ordinance of the City of Providence, approved November 21, 1941, as amended to date.
- c. "City": City of Providence
- d. "City Council": City Council of the City of Providence
- e. "Community Development Act": Redevelopment Act of 1956

of the General Laws of Rhode Island, 1956

as amended to date.

- 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": Smith Hill Renewal Project
- j. "Zoning Board of Review": Zoning Board of Review of the City  
of Providence.
- k. "Zoning Ordinance": Zoning Ordinance of the City of Providence,  
Chapter 54, approved September 21, 1951, as  
amended to date.

A. DESCRIPTION OF THE PROJECT AREA

1. Boundaries and Location of Project Area

The Project Area is located within the D-6 Redevelopment Area which has been designated by Chapter 103 of the Ordinance of the City of Providence approved July 6, 1948, entitled, "An Ordinance Designating 17 Areas of Land in the City of Providence as Redevelopment Areas in accordance with the Provisions of Section 22 of Chapter 1802 of the Public Laws, 1946", known as the "Community Redevelopment Act", as amended to date, as an area containing blight and in need of redevelopment. The project area is within the Smith Hill Neighborhood and is bounded generally by Calverly and Winsor Streets to the east; Jewett, Bath Street and the rear lot lines of those lots fronting the southerly side of Smith Street, to the south; Danforth Street to the west; and Camden, Osborn, Nolan and Orms Streets to the north. The boundaries of the project area have been established without regard to sex, race, or religion, national origin, or skin color, and are shown on Map No. 1, "Existing Land Use and Zoning." A description of the boundary of the project area is attached hereto as Exhibit A.

2. Physical Character of the Smith Hill Project Area

The Smith Hill Project is located within the Smith Hill neighborhood, one of the twenty-four (24) separate and unique neighborhoods of the City of Providence. The neighborhood is predominantly a residential working-class district on the outskirts of downtown Providence.

The commercial artery of Smith Street bisects the neighborhood and has historically served as its shopping district. The Project Area encompasses over 18 acres of land along and immediately adjacent to Smith Street, which is the commercial service area for residents of the immediate area, and to a lesser degree, serves as a convenience shopping area for commuters. Generally characterized by a high ratio of building coverage to lot size, the major land use concentration within the project boundaries is mixed residential-commercial with interspersions of spot institutional, commercial and public uses. The project area extends from the intersection of Chalkstone Avenue and Smith Street easterly along the commercial strip of Smith Street to the intersection of Orms and Smith Streets, two arteries which intersect at the Candace Street Playground, a large public open space that needs improvements. Smith Street is also an

important corridor to other parts of the city. Beyond the project boundaries, land use is mostly residential. The project area totals 18.21 acres and includes the following uses:

| <u>USE</u>    | <u>ACREAGE</u> | <u>PERCENTAGE</u> |
|---------------|----------------|-------------------|
| Streets       | 5.43           | 29%               |
| Commercial    | 4.12           | 22%               |
| Public        | 1.21           | 7%                |
| Industrial    | 0              | 0%                |
| Institutional | 0.36           | 2%                |
| Residential   | 3.00           | 17%               |
| Mixed Uses    | 1.19           | 7%                |
| Vacant        | 2.90           | 16%               |
| TOTAL         | <u>18.21</u>   | <u>100%</u>       |

Of the total 121 lots in the project area, 13 or 11% are unimproved. Of the total 91 residential structures, 16 or 18% are mixed use.

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 1980, 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 Smith Hill Project Area and the statistical data included in this plan.

Although physical deterioration has taken its toll, the Smith Hill neighborhood can be revitalized. As shown in the following tables, the extent of residential and non-residential deterioration is indicated:

| <u>Residential Building Condition</u> | <u>Number</u> | <u>Percentages</u> |
|---------------------------------------|---------------|--------------------|
| Excellent                             | 3             | 3.3%               |
| Good or Satisfactory                  | 56            | 61.5%              |
| Light Deterioration                   | 25            | 27.5%              |
| Advanced or Heavy Deterioration       | 7             | 7.7%               |
| Dilapidated                           | 0             | 0%                 |
| TOTAL                                 | <u>91</u>     | <u>100%</u>        |

| <u>Non-Residential Building Condition</u> | <u>Number</u> | <u>Percentages</u> |
|---|---------------|--------------------|
| Sound                                     | 2             | 11.8%              |
| Deteriorating                             | 6             | 35.3%              |
| Dilapidated                               | 9             | 52.9%              |
| TOTAL                                     | <u>17</u>     | <u>100%</u>        |

Of the total 91 residential structures, 32 or 35.2% have deficiencies that range from light deterioration to heavy

deterioration. 15 or 88.2% of the non-residential structures have deficiencies that range from deterioration to dilapidation.

Of the total 108 structures within the project area a 47 or 43.5% have deficiencies that range from light deterioration to dilapidation.

The Project Area is a deteriorated, blighted area within the meaning of Sec. 45-31-8 of the General Laws of the State of R. I., 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 an area in which

such conditions exist, and injuriously affect the entire area.

B. STATEMENT OF DEVELOPMENT OBJECTIVES

1. Economic

- (a) To stimulate reinvestment and redevelopment of the Smith Hill commercial district.
- (b) To improve the retail sales volume within the Smith Hill commercial district through public improvements, new development and the rehabilitation of existing structures.
- (c) To increase the city's tax base by attracting new property investment to the area.
- (d) To provide development sites for appropriate new construction.

2. Restoration or Rehabilitation

- (a) To selectively remove those structures not feasible for rehabilitation and/or not in conformance with acceptable land use practices, and to encourage the restoration or rehabilitation of those remaining structures.

3. Open Spaces

- (a) To provide an open pedestrian plaza at each end of the Smith Street commercial strip. One, the John J. Murphy

Memorial Square on the west end at Chalkstone Avenue, and the other, the Walter J. Raymond Memorial Square on the east end at Orms Street.

4. Traffic Circulation

- (a) To alleviate traffic congestion and facilitate traffic flow by the creation of one-way streets, enforcement of existing parking regulations, and replacement of existing signals at the intersection of Smith Street at Chalkstone Avenue and at Orms Street.

5. Planning

- (a) To insure consistency of land uses.
- (b) To determine the best use of land and buildings as part of the overall redevelopment plan.
- (c) To encourage improvements which will make the Smith Hill area a viable neighborhood.
- (d) To enhance the physical environment of the commercial and residential districts aesthetically and functionally.
- (e) To encourage the active participation of businessmen, property owners and tenants on neighborhood development.
- (f) To re-establish a strong commercial center along Smith Street as the core of an overall neighborhood revitalization.

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 of concentrations. It is the intent of this Plan to reinforce those uses which have proved their suitability through longevity. The predominant land use is commercial throughout the project area with some mixed uses of commercial and residential and institutional, such as Saint Casimir's Catholic Church, and public uses, such as the Smith Street Elementary School, the post office and the Candace Street Playground. These areas are generally delineated on Map No. 2 entitled, "Proposed 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 with predominant land use categories are contained in the City of Providence Zoning Ordinance, and in this Redevelopment 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 use and pre-dominant 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) Guided by the City's "Master Plan for Circulation", alterations to the existing circulation system within the Smith Hill Area 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 insure an effective separation between neighborhood traffic and through traffic, and at the same time will allow for a smooth transition between internal and major perimeter streets.

- (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.
- (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 right-of-way adjustments. Revitalization will be supported 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 structure on the land.
  - (3) Conversion to incompatible uses, which as industrial uses in commercial buildings.
  - (4) Obsolete building types.
  - (5) Detrimental land uses or conditions.

(6) Unsafe, congested, poorly designated or otherwise deficient streets.

(7) Significant environmental deficiencies.

(b) Provide land for new development, or improvements to existing facilities.

(c) Promote historic and architectural preservation.

(d) Provide land for new right-of-way and off-street parking.

(e) Provide land for other plan objectives as outlined 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 resell it to a buyer who will undertake its rehabilitation. At its discretion, the Agency may allow buildings to be removed or to have them demolished.

### (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 ordinance of the City of Providence entitled

"An Ordinance Providing Minimum Standards for Housing", Chapter 1040, approved July 9, 1956 as amended to date, 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 the Plan are not abrogated by such action and/or where such action is not in violation of the Zoning Ordinance or the Rhode Island State Building Code.

(2) Non-Residential Rehabilitation Standards

a) Minimum Non-Residential Standards

The Rhode Island 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 of 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 Rhode Island 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 provision 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 Procures

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 Minimum Standards Housing Ordinance; (b) the enforcement by the City of its Zoning Ordinance; (c) the enforcement by the Rhode Island State Building Code; (d) the enforcement by the City and State of all other applicable ordinances; and (e) 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 of buildings or improvements thereon where necessary.

3. Additional Redevelopment Agency Functions

Under the Provisions of the Redevelopment Act of 1956, as amended, 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. RENEWAL 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 of the City of Providence, as amended. Areas designated for zone changes as part of the Project are delineated on Map No. 3, entitled "Proposed Zoning Changes."

The existing zoning classifications within the project area are shown on Map No. 1, entitled "Existing Land Use and Zoning". For the most part the north side of Smith Street is zoned commercial, while the south side is zoned commercial and residential. This Plan provides for certain zoning adjustments which are necessary to avoid nonconforming uses and to encourage proper future use of land.

In particular, the zoning along the street frontage should encourage the creation of a healthy mix of various types of retail shops and personal services which serve the needs of residents of the immediate neighborhood. However, the zoning should exclude such uses as auto service stations and garages, auto and trailer sales, billboards, drive-in business, and similar uses. For this reason, the C-4 Heavy Commercial Zone in certain areas is proposed to be changed to a C-2 General Commercial Zone. Except in a few limited instances, such as Portland Transmission, the use of land for automotive services would have a deleterious effect on the establishment of a successful shopping street. The south side of the street, now partially zoned R-4, should benefit from a change to C-1 to permit the use of the ground floor for light commercial and office uses with apartments above. Map No. 2, entitled, "Proposed General Land Use and Zoning" illustrates the proposed land uses and zones for the Project Area.

2. Proposed Acquisition

Properties designated for acquisition as part of the Smith Hill Project are delineated on Map No. 4, entitled, "Proposed Acquisition" and further described as follows:

| <u>Assessor's Plat</u> | <u>Lot</u> | <u>Location</u>     |
|------------------------|------------|---------------------|
| 69                     | 235        | 8 Camden Ave.       |
| 69                     | 236        | 387-89 Smith Street |

| <u>Assessor's Plat</u> | <u>Lot</u> | <u>Location</u>        |
|------------------------|------------|------------------------|
| 69                     | 540        | 70 Nolan Street        |
| 69                     | 42         | 66 Nolan Street        |
| 69                     | 535        | 532 Chalkstone Ave.    |
| 69                     | 537        | 393-395 Smith St.      |
| 69                     | 538        | 399-403 Smith St.      |
| 68                     | 5          | 359-63 Smith St.       |
| 68                     | 621        | 287 Smith Street       |
| 68                     | 313        | 269 Smith Street       |
| 68                     | 626        | 265 Smith Street       |
| 68                     | 627        | 259-61 Smith Street    |
| 68                     | 26         | 118 Bernon Street      |
| 68                     | 7          | 349 Smith Street       |
| 68                     | 8          | 347 Smith Street       |
| 68                     | 35         | 408-10 Smith Street    |
| 67                     | 44         | 396-400 Smith Street   |
| 67                     | 14         | 586 Chalkstone Ave.    |
| 67                     | 15         | 580 Chalkstone Ave.    |
| 68                     | 768        | Rear, 265 Smith Street |

3. Site Improvement

Site improvements will be provided within the commercial district of the Project Area. In general, the site improvements are primarily intended to upgrade sidewalks and roadways which are in poor condition; to install new right-of-way improvements; to visually enhance the commercial district;

and to provide a more organized street lighting and signage scheme. General site improvements are delineated on Map No. 6, entitled, "Proposed Site Improvement".

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 area.

(a) R-4 Multiple Residence Zone

(1) Permitted Uses

a) R-4 Multiple dwelling uses of the City of Providence Zoning Ordinance shall be permitted within the Project 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.

b) Building Construction: The construction of buildings shall conform to the regulations set forth in the Rhode Island State Building Code.

- c) Dwelling Accommodations: All living units shall be full-family dwelling accommodations having separate and private access, complete bathroom and kitchen, and shall otherwise be 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.
- 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: 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 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 surface of which may be solid or perforated, but said perforation shall not exceed 25% of the total 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) 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 50% 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 and 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.

h) 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 39 through 42)

2) "Miscellaneous Provisions." (See pages 42 & 43)

(b) C-1 Limited Commercial Zone

(1) Permitted Uses

a) C-1 Limited Commercial Uses of the Zoning Ordinance shall be permitted except for: Crop or tree farming, fraternity or sorority House.

(2) Development Controls for Permitted C-1 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.

b) Building Construction: The construction of buildings shall conform to the regulations set forth in the Rhode Island State Building Code.

c) Planning and Design Objectives: The design of any new building or structure shall be in a manner that will be in harmony with the character

of the existing buildings in the surrounding area. Consideration shall be given on the establishment of the front yard, building setback that will be consistent with the existing building line along the public right-of-way. The Agency may, when it deems advisable, waive the design objective on building setback as indicated in this paragraph.

Other design requirements shall be also governed by the applicable controls of ordinances established by the City Council.

d) Permitted Signs:

1) Number of Signs Permitted: A maximum of (2) signs shall be permitted, including any plaques and signs which are integrated into the building's architecture. This limitation shall not include directional signs nor signs for multiple-unit buildings where the same number of signs will be allowed for each business.

2) Subject Matter: Signs shall pertain only to the identification of the business conducted within the building to the product sold, or to the direction of vistors. No pictures or

samples shall be permitted on a sign except as a part of a trademark. No flashing or animated signs shall be permitted.

- 3) Type of Signs Permitted: Horizontal or vertical wall signs, otherwise known as belt or face signs. Signs painted on the wall shall not be allowed. Plaques, attached to the face of the building in close proximity to the main entrance and bearing the name and/or trademark of the firm will be permitted. All necessary directional signs on the lot occupied by the building to which the signs pertain will also be permitted.
- 4) Permitted Sign Location: 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 signs shall be permitted other than for visitor directional signs.
- 5) Sign Dimensions: No signs shall exceed a maximum surface area of (2) square feet for each linear foot of that face of the building displaying such signs. No sign shall project more than (12) inches from the face of the

building on which such sign is displayed.

- 6) Sign Illumination: Any spotlight or similar illumination shall be so directed and shielded that the light source is not visible from any adjacent right-of-way or from any adjacent properties.
- 7) Additional Regulations: Other sign regulations shall be also governed by the applicable controls of any additional ordinances as may be established by the City Council.

In addition to the above sign controls, signs of an individual unit (within a multiple-unit building) shall not extend beyond that portion of the face of the building which directly encloses that unit. The Agency in its sole and absolute discretion shall have the final right of approval.

- e) Off-Street Parking: Shall be governed by the applicable provisions of the Zoning Ordinance.
- f) Off-Street Loading: For every 20,000 square feet or fraction thereof floor area over 4,000 square feet, there shall be a minimum of one off-street loading space at least 10' x 25' with a 14 foot height clearance, if covered.

This requirement may be waived or modified by the Agency with the approval of the Zoning Board of Review. The site plan submitted to the Agency shall show the full number of required off-street loading spaces and shall designate the landscaped area 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 future use which will adversely interfere with the Area's vehicular circulation pattern.

g) Parking Space Construction: All off-street parking and loading areas, including drives and other access ways, 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 set forth below in paragraph (h). Illumination shall be so arranged as to shield the light source from the view of adjoining lots and abutting rights-of-way.

h) Screening: Except for that portion of a driveway

or accessway which opens directly onto 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 rights-of-way by means of a uniform growth of evergreen plant materials at least four (4) feet wide and at least four and one-half (4 1/2) feet high at the time of planting (measured at the edge of street right-of-way, in the case of parking areas located at or below the street grade; and measured at the edge of parking areas located above the street grade) and which is of a variety that will attain a height of at least six (6) feet. With the approval of the Agency, the following types of screening may also be permitted. (1) masonry wall, which shall not be greater in height than four and one-half (4 1/2) feet nor less than four (4) feet, measured as set forth above for evergreens, which shall be integrated with the architectural design, style and facia 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

four and one-half (4 1/2) feet nor less than four (4) feet, measured as set forth above for evergreens, which shall be integrated with the architectural design, style and facia of the building as well as with the architecture of adjacent, existing buildings. On that portion of a lot in the triangel 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.

- i) Landscaping: 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, trees or other suitable plants. Except that, where the Agency approves, 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 within the Area shall be maintained in good repair and in clean and 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.

j) 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 Pages 39 through 42)
- 2) "Miscellaneous Provisions." (See Pages 42 & 43)

(c) C-2 General Commercial Zone

(1) Permitted Uses

Parking, shall be the only permitted use for Parcels 1 and 2 as indicated on Map No. 5, "Disposition". For Parcel No. 12, as indicated on Map No. 5, "Disposition", only the permitted commercial uses of the C-2 General Commercial Zone shall be permitted. Residential use shall be excluded from this parcel.

For all other parcels, C-2 General Commercial Uses of the Zoning Ordinances shall be permitted except for: Apartment Hotel or Hotel, Auditorium, Bar, Bath, turkish and the like, Crop or Tree Farming and Fraternity or Sorcoity House.

(2) Development Controls for C-2 Uses

The development controls for C-2 uses shall be identical to those controls stated for the C-1 uses, which may be found on pages 30 through 37 hereof.

In addition to the development controls as stated above, for Parcel No. 12 as indicated on Map No. 5 "Disposition" the required front yard shall be the entire existing front yard between the front of the existing building and Smith Street; for Parcel No. 8 as indicated on Map No. 5 "Disposition", the required minimum yard, extending across the full width of the parcel, shall be 25 feet in depth between the westerly property line of the parcel and the proposed building. The required yards as stated above shall remain as an open space or plaza for pedestrians and shall be landscaped in accordance with the applicable controls of this Plan. The required

yard shall be an integral element of the overall design of its adjoining pedestrian plaza or right-of-way, in terms of construction materials, amenity and appearance; and shall be accessible to the public at all times; and shall be maintained in good repair and in safe, clean and sanitary condition. The Agency, in its sole and absolute discretion shall have the final right of approval.

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 of Providence. 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 have the services of the Business and Family Relocation Divisions of the Department.

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 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 conveyance for the disposition of any part or parcel of land in the Project 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 Providence Redevelopment Agency are

necessary to carry out the provision of this 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, nor 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 the 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 it 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 nonacquired property to meet the standards established by this Plan. After receipt of notice from the purchaser to the Agency that he/she has complied with the standards

established by this Plan and after the Agency has made a finding of such fact, the Agency will tender to the purchaser a Certificate of Completion suitable for recording with the Recorder of Deeds.

- (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 Providence Redevelopment 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 of Providence, Rhode Island covered by this Plan. The regulations and controls incorporated in this Plan will be effective the date of approval of this Plan by the City Council for forty (40) years; except that the provisions contained herein with respect to nondiscrimination shall run for a perpetual length of time.

7. Estimated Cost of Redevelopment and Proposed Method of Financing

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

H. PROCEDURE FOR CHANGES IN APPROVED PLAN

The Providence City Council at its own discretion, or upon recommendation of the Agency, may modify this Plan at any time, and shall, when 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 successors in interest may be entitled to assert.

DESCRIPTION OF THE BOUNDARIES OF THE SMITH HILL RENEWAL PROJECT

That certain parcel of land situated on the northerly side and southerly side of Smith Street between Calvarley Street on the east and Danford Street on the west located in the City of Providence, County of Providence, State of Rhode Island being bounded and described as follows:

Beginning at the southeasterly corner of the parcel herein described, said corner being located at the center line of Calverley Street and northerly line of Jewett Street;

thence turning and running westerly along the northerly line of Jewett Street to an angle point in said northerly line of Jewett Street;

thence turning and running southwesterly along the said line of Jewett Street to the southeasterly corner of Lot 113 on A.P. 67;

thence turning and running northwesterly along the easterly line of said Lot 113 to the southwesterly corner of Lot 87;

thence turning and running northeasterly along the southerly line of Lot 87 to a corner;

thence turning and running northwesterly along the easterly line of Lot 87 to the center line of Orms Street;

thence turning and running southwesterly along the center line of Orms Street to the easterly line of Lot 75 extended to the center line;

thence turning and running northwesterly along the easterly line of Lot 75 to a corner;

thence turning and running northwesterly along the southerly lot lines of Lots 72, 71 and 69, and along the southerly lines of Lots 67, 66 and 61 crossing Esten Street, along the southerly lines of Lots 50 and 255 to the center line of Duke Street;

thence turning and running northerly along the center line of Duke Street to a corner located on the southerly lot line of Lot 41 extended;

thence turning and running westerly along the southerly lot lines of Lots 41, 512 and 29 to the center line of Bath Street;

thence turning and running northerly along the center line of Bath Street to a center line point opposite and on the range of the southerly line of Lots 14 and 15;

thence turning and running westerly along the said southerly lot lines of Lots 14 and 15 to a corner;

thence turning and running northerly along the westerly lot line of Lot 14 to the center line of Chalkstone Avenue;

thence turning and running westerly along the center line of Chalkstone Avenue to a point opposite and on the range of the westerly lot line of Lot 642 on A.P. 69;

thence turning and running northerly along the westerly lot line of Lot 642 to a center line point in Danforth Street located on the range of the northerly lot line of Lot 229 on A.P. 69;

thence turning and running easterly along the northerly lot line of Lot 229 to a corner;

thence turning and running southerly along the easterly lot line of Lot 229 to a corner;

thence turning and running easterly along the northerly lot line of Lot 237 crossing Camden Avenue and running along the northerly lot line of Lot 264 to a corner;

thence turning and running southerly along the easterly lot line of Lots 264, 263, 262 and a portion of 261 to a corner;

Exhibit A

thence turning and running easterly along the northerly lot line of Lots 479 and 602 to the center line of Osborn Street;

thence turning and running southerly along the center line of Osborn Street to the center line intersection of Chalkstone Avenue;

thence turning and running easterly along the center line of Chalkstone Avenue to a center line point on the range of the easterly lot line of Lot 535 on A.P. 69 extended;

thence turning and running southerly along the said line of Lot 535 to a point in the northerly line of Wayne Street and the northerly line of Nolan Street;

thence turning and running southeasterly along the northerly line of Nolan Street crossing Wayne Street, along the southerly lot lines of Lots 34, 194 and 134, to the center line of Bernon Street;

thence turning and running easterly along the center line of Bernon Street to a center line point on the range of the easterly line of Lot 26 on A.P. 68 extended;

thence turning and running southerly along the said line of Lot 26 to the southwesterly corner of Lot 23 on A.P. 68;

thence turning and running southeasterly and easterly along the northerly lot line of Lot 8 to the northeasterly corner of said Lot 8 on A.P. 68;

thence turning and running southerly along the easterly lot line of Lot 8 to a corner;

thence turning and running easterly along the northerly lot line of Lot 10 to the center line of Candace Street;

thence turning and running northerly along the center line of Candace Street to the southerly line of Lydia Street extended;

thence turning and running easterly along the southerly line of Lydia Street to a corner;

thence turning and running southerly along the easterly lot line of Lots 551 and 417 to the center line of Goddard Street;

thence turning and running easterly along the center line of Goddard Street to a center line point on a range opposite the easterly lot line of Lot 597;

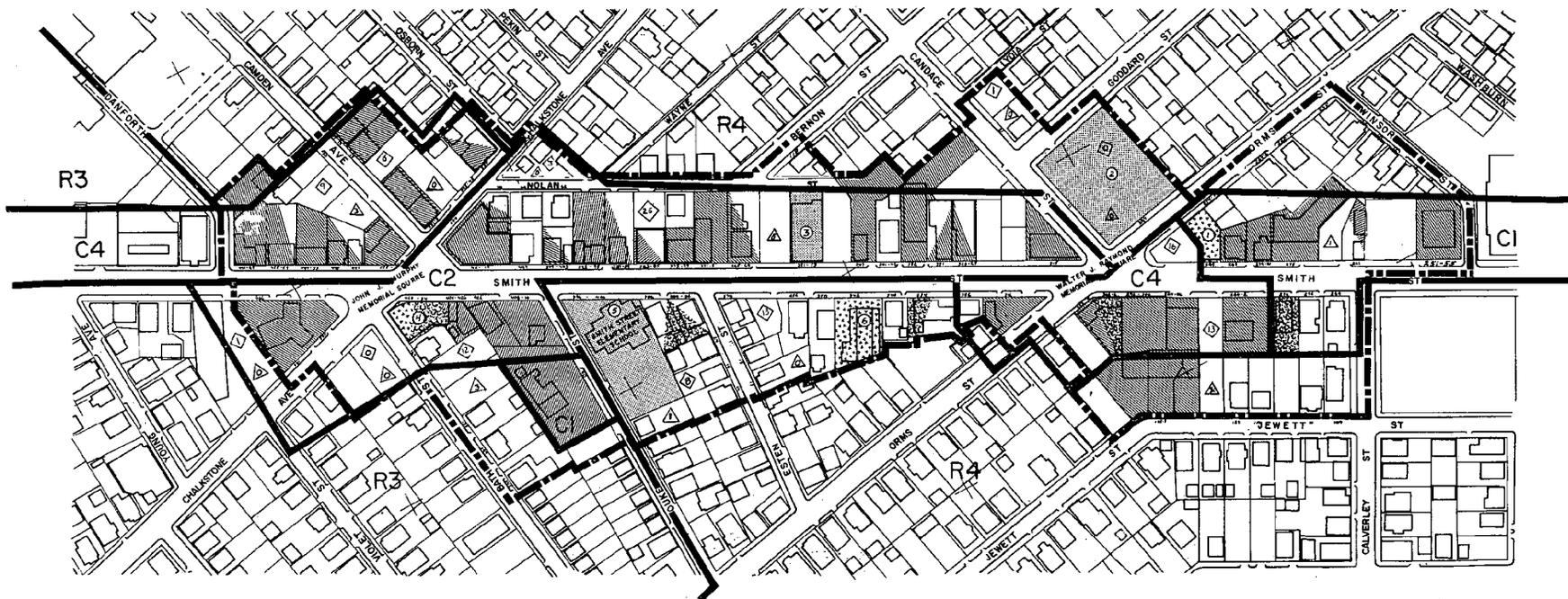
thence turning southerly along the easterly lot line of Lot 597 on A.P. 68 to the center line of Orms Street.

thence turning and running easterly along the center line of Orms Street to the center line of Winsor Street;

thence turning and running southerly and westerly along the center line of Winsor Street to the center line of Smith Street;

thence turning and running northwesterly along the center line of Smith Street to the center line of Calverley Street extended;

thence turning and running southwesterly along the center line of Calverley Street to the northerly line of Jewett Street and the point and place of beginning.



# SMITH HILL REVITALIZATION PROJECT

## EXISTING LAND USE AND ZONING

DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT

0 50 100 150 200 250 FT. SCALE: 1" = 80'

DATE: 10-91  
REVISIONS:



FILE NO:  
MAP NO: 1 STATUS:

### LEGEND:

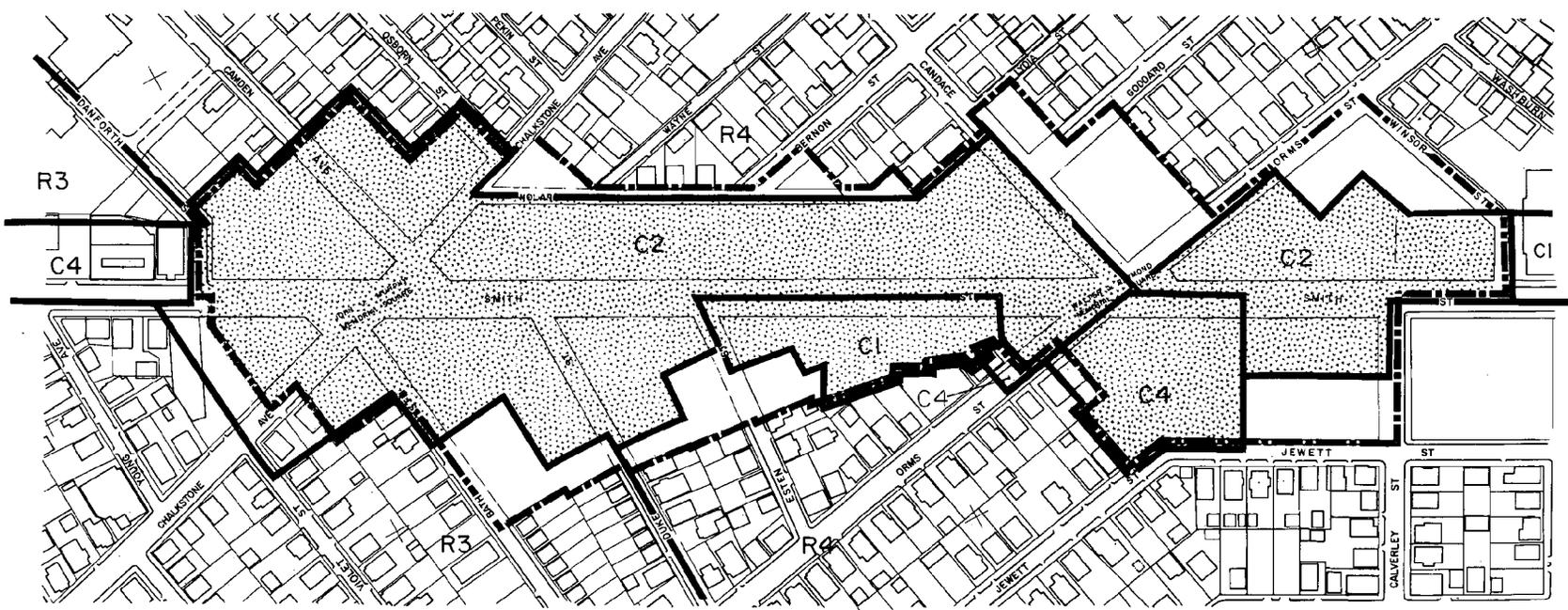
- PROJECT BOUNDARY
- RESIDENTIAL
- PROFESSIONAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC

- INSTITUTIONAL
- ZONING LINE
- R3 GENERAL RESIDENCE ZONE
- R4 MULTIPLE DWELLING ZONE
- C1 LIMITED COMMERCIAL ZONE
- C2 GENERAL COMMERCIAL ZONE
- C4 HEAVY COMMERCIAL ZONE

### KEY TO PUBLIC AND INSTITUTIONAL USE

- ① AMERICAN LEGION POST
- ② CANDANCE ST. PLAYGROUND
- ③ U.S. POST OFFICE
- ④ R.I. HOSPITAL TRUST BANK
- ⑤ SMITH ST. SCHOOL
- ⑥ ST. CASIMIR'S CHURCH

- NUMBER OF DEFICIENT BUILDINGS PER BLOCK
- NUMBER OF BUILDINGS PER BLOCK



# SMITH HILL REVITALIZATION PROJECT

## PROPOSED GENERAL LAND USE AND ZONING

DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT



DATE: 10-81  
 REVISIONS:

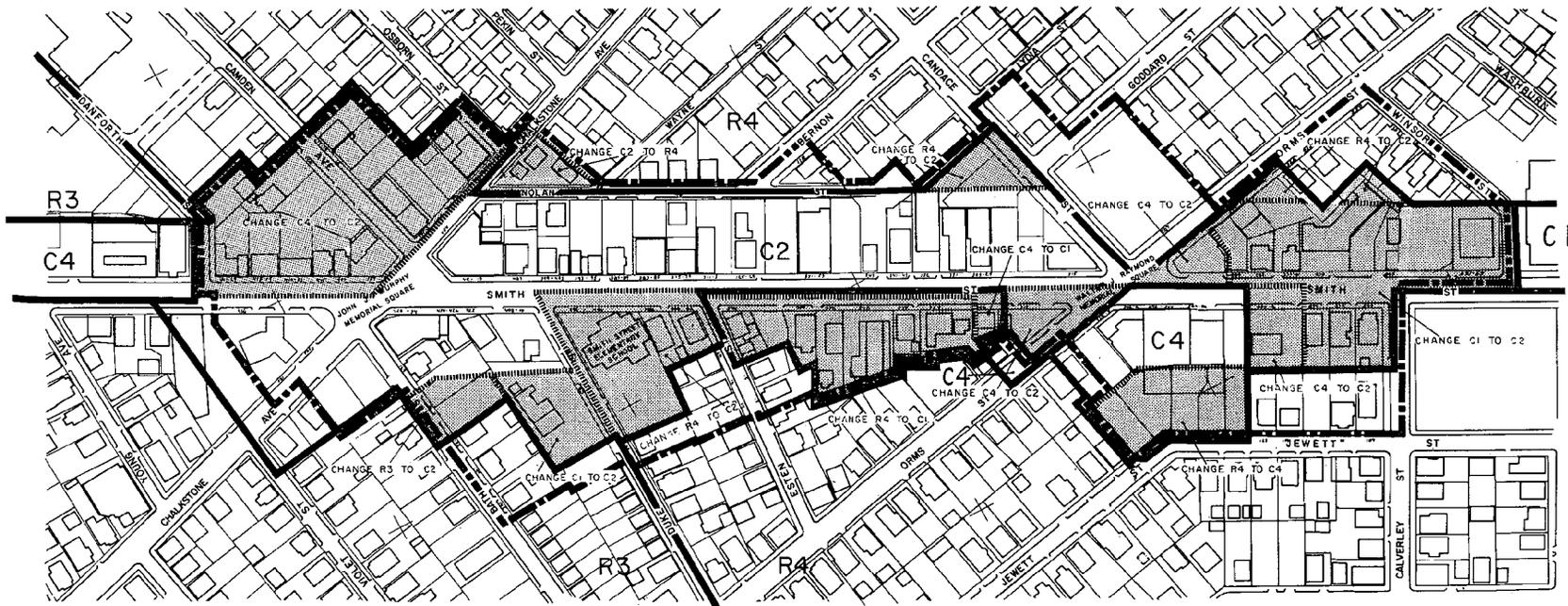


FILE NO:  
 MAP NO: 2  
 STATUS:

### LEGEND:

- PROJECT BOUNDARY
- RESIDENTIAL
- COMMERCIAL

- PROPOSED ZONING LINE
- R3 GENERAL RESIDENCE ZONE
- R4 MULTIPLE DWELLING ZONE
- C1 LIMITED COMMERCIAL ZONE
- C2 GENERAL COMMERCIAL ZONE
- C4 HEAVY COMMERCIAL ZONE



# SMITH HILL REVITALIZATION PROJECT

# PROPOSED ZONING CHANGES

DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT

0 50 100 150 200 250 300 FT. SCALE: 1" = 50'

DATE: 10-81

REVISIONS:



FILE NO:

MAP NO:

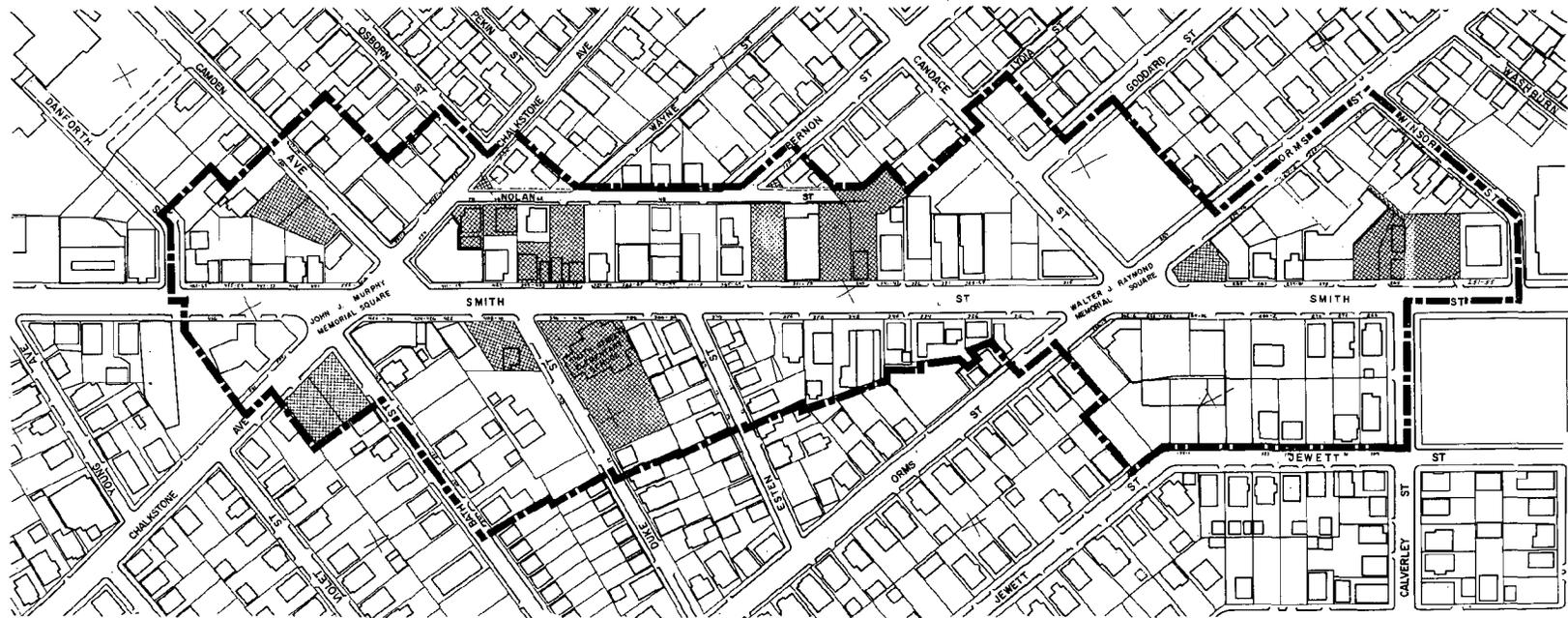
STATUS:

3

### LEGEND:

- PROJECT BOUNDARY
- ZONING LINE
- ZONING CHANGES

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



# SMITH HILL REVITALIZATION PROJECT

PROPOSED ACQUISITION

DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT



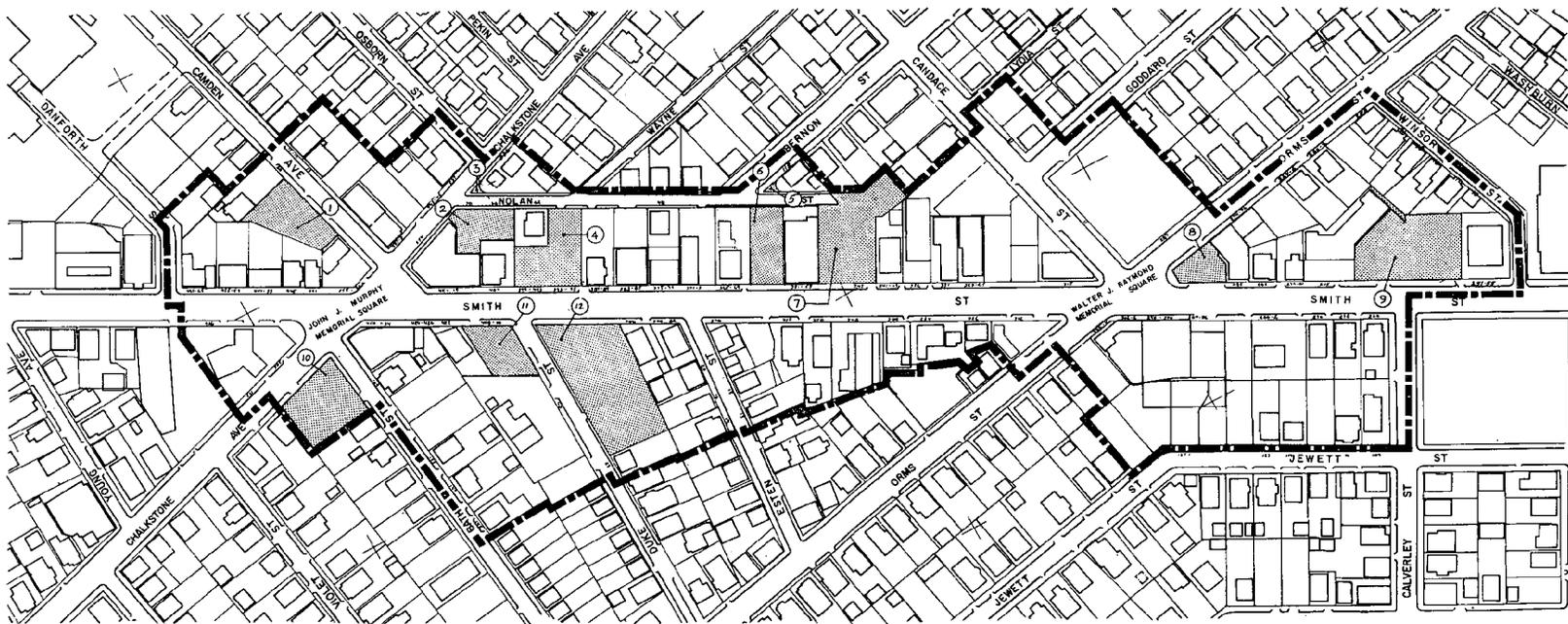
DATE: 10-81  
 REVISIONS:



FILE NO:  
 MAP NO: 4  
 STATUS:

### LEGEND:

- PROJECT BOUNDARY
- ▨ PROPERTY TO BE ACQUIRED
- PROPERTY NOT TO BE ACQUIRED



# SMITH HILL REVITALIZATION PROJECT

DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT

SCALE: 1" = 80'

DATE: 10-81  
REVISIONS:



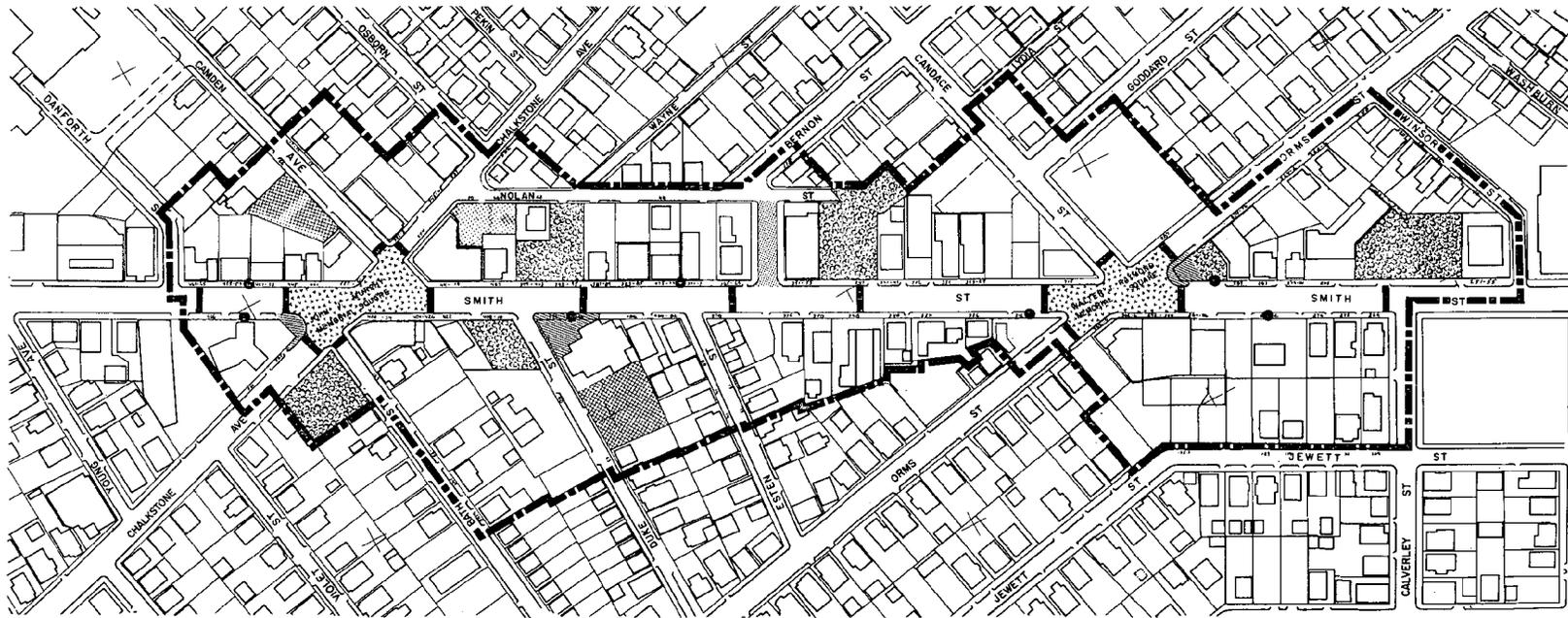
FILE NO:  
MAP NO: 5  
STATUS:

**LEGEND:**

- PROJECT BOUNDARY
- PROPERTY NOT FOR DISPOSITION
- DISPOSITION PARCELS

| SITE | AREA SQ. FT. | USE               | DISPOSITION METHOD |
|------|--------------|-------------------|--------------------|
| 1    | 7,367        | PARKING           | SALE               |
| 2    | 4,375        | PARKING & LOADING | SALE               |
| 3    | 200          | STREET            | DEDICATION         |
| 4    | 8,850        | COMM.             | SALE               |
| 5    | 200          | STREET            | DEDICATION         |
| 6    | 5,900        | STREET            | DEDICATION         |
| 7    | 13,968       | COMM.             | SALE               |
| 8    | 3,120        | COMM.             | SALE               |
| 9    | 14,239       | COMM.             | SALE               |
| 10   | 3,047        | COMM.             | SALE               |
| 11   | 3,320        | COMM.             | SALE               |
| 12   | 20,858       | COMM.             | SALE               |

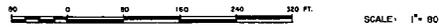
DISPOSITION



# SMITH HILL REVITALIZATION PROJECT

# PROPOSED SITE IMPROVEMENTS

DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT



DATE: 10-81  
 REVISIONS:



FILE NO:  
 MAP NO: 6  
 STATUS:

**LEGEND:**

- PROJECT BOUNDARY
- PRECAST PAVERS
- PARKING
- REPAVE
- NEW STREET
- NEW COMMERCIAL REUSE
- PEDESTRIAN PARKS
- BUS SHELTERS

