

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1999-12

No. 182 AN ORDINANCE

IN AMENDMENT OF AND IN ADDITION TO CHAPTER 1982-15 OF THE ORDINANCE OF THE CITY OF PROVIDENCE APPROVED MARCH 26, 1982 AND ENTITLED "AN ORDINANCE APPROVING AND ADOPTING THE OFFICIAL REDEVELOPMENT PLAN FOR THE HARTFORD AVENUE RENEWAL PROJECT" FOR THE ACQUISITION OF ADDITIONAL PROPERTIES.

Approved April 8, 1999

Be it ordained by the City of Providence:

1. That Chapter 1982-15 of the Ordinances of the City of Providence approved March 26, 1982 and entitled, "An Ordinance approving and adopting the Official Redevelopment Plan for the Hartford Avenue Renewal Project" as amended by the following Ordinances of the City of Providence : Chapter 1986-21, approved April 24, 1986, Chapter 1991-28, approved October 10, 1991, Chapter 1995-11, approved June 9, 1995, Chapter 1997-4, approved January 27, 1997, and Chapter 1998-2, approved January 16, 1998, be and the same is hereby further amended as follows:

A. To the list of designated properties for acquisition in section 2, entitled, "Proposed Acquisition" under Chapter E, entitled "Renewal Plan Proposals" contained and set forth on Page 24 of that certain booklet entitled, "Hartford Avenue Renewal Project, Official Redevelopment Plan for 1981", which is part of the aforementioned Ordinance, the following lots shall be added:

Plat	Lot	#	Street
115	97	618	HARTFORD AVE
115	114	65	SETON
115	115	61	SETON
115	116	57	SETON
115	117	53	SETON
115	118	49	SETON
115	119	45	SETON
115	120	41	SETON
115	121	37	SETON
115	122	33	SETON
115	123	29	SETON
115	124	25	SETON
115	125	21	SETON
115	126	17	SETON
115	131	2	EMPEROR
115	132	6	EMPEROR
115	133	10	EMPEROR

No.

CHAPTER

AN ORDINANCE

IN CITY COUNCIL
FEB 4 1999
FIRST READING
REFERRED TO COMMITTEE ON
URBAN REDEVELOPMENT
RENEWAL & PLANNING

Michael A. Clement

Councilman Soligo (By request)

THE COMMITTEE ON

U.R.P.P.

Recommends P.H.

Barbara A. Puccio

2/25/99 P.H. held

2/25/99 (Continued)

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

Barbara A. Puccio

Clerk

3/10/99

115	134	14	EMPEROR
115	135	18	EMPEROR
115	136	22	EMPEROR
115	137	26	EMPEROR
115	138	30	EMPEROR
115	139	34	EMPEROR
115	140	38	EMPEROR
115	141	32	SPRINGFIELD
115	142	24	SPRINGFIELD
115	143	18	SPRINGFIELD
115	144	12	SPRINGFIELD
115	145	25	EMPEROR
115	146	21	EMPEROR
115	147	17	EMPEROR
115	148	13	EMPEROR
115	149	9	EMPEROR
115	150	25	THORNTON
115	151	29	THORNTON
115	152	33	THORNTON
115	153	37	THORNTON
115	154	41	THORNTON
115	155	45	THORNTON
115	156	51	THORNTON
115	169	11	WOODFALL
115	179	56	WRIGHT
115	180	52	WRIGHT
115	181	48	WRIGHT
115	182	44	WRIGHT
115	183	40	WRIGHT
115	184	36	WRIGHT
115	185	34	STANFIELD
115	186	30	STANFIELD
115	187	26	STANFIELD
115	188	20	STANFIELD
115	215	19	STANFIELD
115	216	25	STANFIELD
115	217	3	MILO
115	218	7	MILO
115	219	11	MILO
115	234	22	WRIGHT
115	235	26	WRIGHT
115	236	29	STANFIELD
115	237	33	STANFIELD
115	238	650	HARTFORD AVE
115	239	658	HARTFORD AVE
115	240	3	WRIGHT
115	241	7	WRIGHT
115	242	11	WRIGHT
115	243	15	WRIGHT
115	244	19	WRIGHT
115	245	23	WRIGHT
115	246	27	WRIGHT
115	247	31	WRIGHT
115	248	2	DIANA
115	249	6	DIANA
115	250	10	DIANA
115	251	14	DIANA
115	252	18	DIANA
115	253	22	DIANA
115	254	26	DIANA
115	255	30	DIANA

115 256 34	DIANA
115 257 636	HARTFORD AVE
115 258 632	HARTFORD AVE
115 259 630	HARTFORD AVE
115 261 39	DIANA
115 262 35	DIANA
115 263 31	DIANA
115 264 27	DIANA
115 265 23	DIANA
115 266 19	DIANA
115 267 15	DIANA
115 268 11	DIANA
115 269 7	DIANA
115 270 3	DIANA
115 271 53	WRIGHT
115 272 92	SPRINGFIELD
115 273 98	SPRINGFIELD
115 274 106	SPRINGFIELD
115 275 112	SPRINGFIELD
115 276 118	SPRINGFIELD
115 277 124	SPRINGFIELD
115 278 130	SPRINGFIELD
115 279 136	SPRINGFIELD
115 280 142	SPRINGFIELD
115 281 152	SPRINGFIELD
115 282 158	SPRINGFIELD
115 283 164	SPRINGFIELD
115 308 95	SPRINGFIELD
115 309 91	SPRINGFIELD
115 310 87	SPRINGFIELD
115 311 83	SPRINGFIELD
115 312 79	SPRINGFIELD
115 313 75	SPRINGFIELD
115 314 71	SPRINGFIELD
115 315 67	SPRINGFIELD
115 338 26	OPHELIA
115 339 28	OPHELIA
115 340 30	OPHELIA
115 341 32	OPHELIA
115 342 34	OPHELIA
115 343 36	OPHELIA
115 344 38	OPHELIA
115 345 40	OPHELIA

B. Certain maps of the aforementioned Official Redevelopment Plan herein identified, Proposed Acquisition and Disposition shall be amended to include the Proposed Acquisition of the aforementioned

2. That said Chapter 1982-15 of the Ordinances of the City of Providence as adopted and as heretofore amended and the same is hereby ratified and affirmed in all other respects.

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.

APPROVED
 APR 8 1999
Vincent A. Cianci
MAYOR

IN CITY COUNCIL
MAR 18 1999
FIRST READING
READ AND PASSED

IN CITY COUNCIL
MAR 30 1999
FINAL READING
READ AND PASSED

Michael P. Clement CLERK *Jma*

[Signature]
PRESIDENT
Michael P. Clement
CLERK

238 239

257 258

259

97

Hartford Ave

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256

241

255

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283

Wright St

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Dana Rd

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Eugene St

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AP 115

Wright St

Dana Rd

Eugene St

Springfield St

Ophelia St

Woodfall St

Stanfield St

Thornton St

Emperor St

Killingly St

Seton St

Buchard St

116
115
114

MEMORANDUM

TO : Michael Clement, City Clerk
FROM : Thomas E. Deller, AICP, Deputy Director
RE : Hartford Ave. Renewal Project
DATE : January 29, 1999

Attached is an original and twenty-two (22) copies of a proposed amendment to the Official Redevelopment Plan for the Hartford Ave. Renewal Project. Specifically, the amendment is for the proposed acquisition of property for the development of a elementary/middle school.

The Ordinance is being sponsored by Councilman John Igliazzi

FILED

JAN 29 3 32 PM '99

DEPT. OF T. Y. CLERK
PROVIDENCE, R. I.

ADDENDUM A

AN ORDINANCE TO AMEND THE HARTFORD AVENUE RENEWAL PLAN FOR ACQUISITION FOR THE DEVELOPMENT OF AN ELEMENTARY SCHOOL AND MIDDLE SCHOOL

This document is appended to the Redevelopment Plan Amendment of the Hartford Avenue Renewal Plan and is made part of the Ordinance.

Proposal

The Providence Redevelopment Agency submitted an Ordinance to the City Council in order to acquire (through purchase or condemnation), if necessary, property in the Hartford Avenue Redevelopment Area.

Background

Chapter 1982-15 of the Ordinances of the City of Providence established the Hartford Avenue Renewal Project on March 26, 1982. The proposal set forth in the Redevelopment Plan included extensive site improvements and traffic circulation improvement to Hartford Avenue, acquisition of deteriorated structures and vacant lots. Chapter 1991-28 amended the Hartford Avenue Project Area on September 10, 1991, to include the entire Hartford Neighborhood.

With the increase in student enrollment in the Providence school system, the City of Providence has been looking for suitable building sites for the construction of additional schools. The site located at Springfield Street and Hartford Avenue (see attached map) will serve as the site of a new 800 student middle school and a 400 student elementary school. These technology intensive schools will cost an estimated \$30,000,000.

The Providence Public Building Authority (PPBA) will issue bonds at the end of March 1999 to finance the new construction, of which \$1.6 million will be used in renovations to existing schools and public buildings. Funds will also be used to acquire the Gordon Avenue site. This site will be the future home of the Bailey School. In total, this new bond issue will be approximately \$35,000,000. To expedite site acquisition, the Providence Redevelopment Agency will condemn the site and transfer, at closing, the land to the PPBA.

Project Justification

The Springfield Street and Hartford Avenue Site is located within an Official Redevelopment Area, the Hartford Avenue Renewal Project and is part of an Official Redevelopment Plan in accordance with RIGL Sec. 45-31-1 et seq. The Redevelopment

Plan was used for the acquisition of blighted properties, to promote commercial development, and site improvements.

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

Statement of Development Objectives and Proposed Treatment

1. To provide development opportunities on specific parcels that are currently underutilized or certain structures that are substandard or whose uses are not compatible with plan's overall objective.
2. To provide site improvements to include traffic improvements at designated sites but not excluding any future improvements.

Findings as to Dangers from Substandard Areas

Pursuant to RIGL Sec. 45-31-3, it is hereby established that the area proposed to be acquired for the school site within the Hartford Avenue Renewal Plan is found to contain vacant land that contribute to the substandard conditions in the area. There have been attempts to develop some of the lots but for the most part these have been unsuccessful. It is the policy of the Agency to acquire vacant properties. Any property that contains buildings in active use as a residence or business will not be taken unless the owner of said property agrees to have it acquired.

Findings as to Obstacles to Private Redevelopment

Pursuant to RIGL Sec. 45-31-3, it is hereby found to be impossible for private enterprise alone to remedy the conditions in the project area and that the properties proposed to be acquired are found to be arrested and that the vacant lots contribute to the substandard conditions in the area. There are approximately one hundred and twenty one (121) parcels that range from 333 square feet to 6,900 square feet in size. Land assembly alone for a project of this magnitude can only be done under the powers of eminent domain granted to the PRA for redevelopment projects.

Declaration as to Redevelopment Methods

The PRA proposes to acquire all the lots described within the project boundaries (noted below). These may be by condemnation or purchase. Portions of the streets between the parcels will be abandoned by petition to the City Council. The parcels will be merged into a single parcel through an Administrative Subdivision and recorded in the City's Recorder of Deeds. To expedite site acquisition, the Agency will condemn the single parcel, which totals approximately 10 acres, and transfer, at closing, the land to the Providence Public Building Authority.

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

Project Boundaries

Springfield Street, Hartford Avenue, Milo Road (beginning at lot 219) to Stanfield Street and Seton Street to Thornton Street (see attached map). There are as many as one hundred and twenty one- (121) parcels, comprising approximately 10 acres.

Project Area Description

The proposed site is approximately 426,190 square feet, or 10 acres, and is comprised of one hundred and twenty one (121) lots. The site is comprised mostly of vacant land, however, there are several commercial and residential properties are situated along Hartford Avenue.

The area is not restricted to, nor does it consist entirely of lands and buildings, which are blighted or sub-standard, but is in an area in which such conditions exist.

The proposed development of the two schools is consistent with the Official Redevelopment Plan for the Hartford Avenue Neighborhood. Following the City's strategy for housing development, revitalization is concentrated in one educational focus area.

Project Elements

1. Property Acquisition - The total estimated land area is approximately ten (10) acres consisting of about one hundred and twenty one (121) parcels.

The Providence Redevelopment Agency will negotiate the purchase of the property with the property owners. If the Agency is unable to negotiate a price in fifteen (15) days following the offer to purchase, the Agency will exercise its powers of eminent domain. All vacant parcels are subject to eminent domain. The Agency will only acquire occupied parcels if the owner voluntarily agrees to have their parcels taken.

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

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

3. Street Abandonment - The site requirements include the abandonment of several public rights-of-ways, including Springfield Street, Diana Street, Wright Street, Emperor Street and portions of Buchard Street, Seton Street, Thornton Street, Stanfield Street, Milo Street and Woodfall Street. The PRA will arrange to submit a multiple street abandonment petition to the City Council.

Other Provisions Necessary To Meet Local Objectives

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

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

2. Method of Relocation - There are several occupied structures within the Proposed Project Area. The Agency, through the Department of Planning and Development, will provide services to assist in the relocation of any and all of the individuals and businesses concerned. Relocation payments and costs will be in compliance with the State Uniform Relocation Guidelines.

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

4. Miscellaneous Provisions - Whenever the controls in this Plan restricting the use and development of areas acquired for redevelopment conflict with provisions of the Zoning Ordinance or any other City Ordinances the higher standards of this Plan, or of the Zoning Ordinance shall govern.

5. Estimated Cost of Redevelopment and Proposed Method of Financing

The estimated cost for the Project is \$30 million dollars. The funds shall be provided from the sale of PPBA bonds at the end of March. In addition to the new construction, \$1.6 million in renovations to existing schools and public buildings and funding to acquire the Gordon Avenue site, the future home of the Bailey School. The total amount of this new bond issue will be approximately \$35 million dollars.