

CHAPTER

No. **AN ORDINANCE** IN AMENDMENT OF AND IN ADDITION TO CHAPTER 1977-5 OF THE ORDINANCE OF THE CITY OF PROVIDENCE APPROVED FEBRUARY 14, 1977 AND ENTITLED, "AN ORDINANCE APPROVING AND ADOPTING THE OFFICIAL REDEVELOPMENT PLAN FOR DOWNTOWN PROVIDENCE RENEWAL" FOR THE ACQUISITION OF LOT NOS. 92, 145, 147 and 148 ON ASSESSOR'S PLAT NO. 25.

Approved

Be it ordained by the City of Providence:

1. That Chapter 1977-5 of the Ordinance of the City of Providence, approved February 14, 1977 and entitled, "An Ordinance Approving and Adopting the Official Redevelopment Plan for Downtown Providence Renewal" as amended by Chapter 1978-44 of the Ordinance of the City of Providence, approved November 24, 1978, be and the same is hereby further amended as follows:
 - A. The first paragraph and all paragraphs in Sections 1 and 2 under Section F entitled "Standards and Controls for Land Development" as contained in and set forth in Page 18 of that booklet entitled, "Downtown Providence Renewal, Official Redevelopment Plan, 1976" which is a part of the aforementioned Ordinance be and the same is hereby deleted and the following substituted therefore: -

F. STANDARDS AND CONTROLS FOR LAND DEVELOPMENT

All development shall be controlled by applicable provisions of the Zoning Ordinance, as amended to date, or by more restrictive controls established by this plan.

Wherever the controls in this Plan restricting the use and development of areas acquired for redevelopment conflict with the provisions of the Zoning Ordinance, the higher standards of this Redevelopment Plan or of the Zoning Ordinance shall govern. The Agency in its sole and absolute discretion shall have the final right of approval.

(1) Additional Requirements for Specific Disposition
Parcels as indicated in Map No. 7 "Disposition"
Parcels Nos. 1 and 2

- a. Building Height: - Minimum Seven (7) stories
- b. Gross Floor Area:- Minimum 150,000 square feet, excluding automobile parking and loading area.
- c. Off-Street Parking-Any on-site parking shall be located within the building only.
- d. Signs: - Only those signs or plaques approved by the Agency shall be permitted. The Agency in its sole and absolute discretion shall have the final right of approval.

No.

CHAPTER

AN ORDINANCE

- e. Screening: - Except for that portion of a driveway or accessway which opens directly into a public right-of-way, indoor parking and loading areas shall be screened from the view of all adjacent streets. A uniform appearing, adequate, year-round type screen which shall be integrated with the architectural design, style and facia of the building, as well as with the architecture(s) of adjacent, existing buildings, shall be provided. The Agency it its sole and absolute discretion shall have the final right of approval.

Parcel No. 3

- a. Signs: - Only those signs or plaques approved by the Agency shall be permitted. The Agency in its sole and absolute discretion shall have the final right of approval.

(2) Additional Development Objectives for Parcels 1 & 2

The development of the said Parcels may include the utilization or appropriation of the necessary air-rights over the northerly end of Eddy Street between Parcels 1 and 2, between Fountain Street and Worcester Street.

- B. Paragraph numbered 7 entitled, "Estimated Cost of Redevelopment and Proposed Method of Financing: under Section G entitled "Other Provisions Necessary to Meet Local Objectives" as contained in and set forth in Page 23 of that certain booklet entitled, "Downtown Providence Renewal Official Redevelopment Plan, 1976" which is a part of the aforementioned Ordinance be and the same is hereby deleted and the following substituted therefore:

7. Estimated Cost of Redevelopment and Proposed Method of Financing

Line 1	\$2,065,000	- Cost of acquisition, demolition, relocation, site improvements and other execution activities for those properties as indicated in Map No.3 "Proposed Acquisition".
Line 2	\$4,906,000	- Kennedy Plaza Capital Improvements
Line 3	\$6,971,000	- Total Project Cost
Line 4	\$3,925,000	- (80% of Line 2) UMTA (Urban Mass. Transit Administration) financing of Kennedy Plaza Improvements.
Line 5	\$3,046,000	- Total City Share (100% of Line 1 and 20% of Line 2)

- C. Certain maps of the aforementioned Official Redevelopment Plan hereinafter identified are deleted:

- (1) Map No. 3. "Proposed Acquisition" dated 4-80.
- (2) Map No. 7. "Disposition" dated 4-80.

- D. Insert the following maps in its stead:

- (1) Map No. 3. "Proposed Acquisition" dated 5-81.
- (2) Map No. 7. "Disposition" dated 5-81.

- 2. That the City Treasurer, acting under the City Council 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 Eight Hundred Sixty-Five Thousand (\$865,000) Dollars in accordance with the provisions of Title 45, Chapter 32, Section 42, and Title 45, Chapter 33, Section 1,2,4 and 17 of the General Laws of Rhode Island 1956, entitled

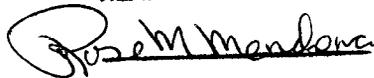
"Redevelopment Act of 1956", and to issue the City's notes therefore, signed by him and countersigned by the Mayor and the Chairman of the Committee on Finance and to renew any such notes from time to time as the same become due. The money thus obtained shall be used exclusively for carrying out the Official Redevelopment Plan for the Downtown Providence Renewal Project.

3. That said Chapter 1977-5 of the Ordinance of the City of Providence as adopted and as heretofore amended, be and the same is hereby ratified and affirmed in all other respects.
4. 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 therefore to the Providence Redevelopment Agency.

IN CITY COUNCIL

OCT 1 1981

READ AND DENIED

 Rose M. Mendonca CLERK

FILED
MAY 18 12 34 PM '81
DEPT. OF CITY CLERK
PROVIDENCE, R.I.

THE COMMITTEE ON
URBAN REDEVELOPMENT
RENEWAL & PLANNING
Recommends *Be Denied*
Rose M. Mendonca
Clerk
Sept 23, 1981

IN CITY COUNCIL
JUN 4 1981
FIRST READING
REFERRED TO COMMITTEE ON
URBAN REDEVELOPMENT
RENEWAL & PLANNING
Rose M. Mendonca
Clerk

THE COMMITTEE ON
URBAN REDEVELOPMENT
RENEWAL & PLANNING
Recommends
Be Continue
Michael R. Clement
Clerk
June 25, 1981

THE COMMITTEE ON
URBAN REDEVELOPMENT
RENEWAL & PLANNING
Recommends
Be Continue
Michael R. Clement
Clerk
Aug. 28, 1981

Councilman Xavier and Councilman Flynn (By Request)

STANLEY P. BLACHER
Chairman

JOHN RAO, JR.
Vice Chairman

ROBERT J. BEVILACQUA

FREDRICK LIPPITT

JOSEPH MOLLICONE

EDWARD W. XAVIER

LAURENCE K. FLYNN

STANLEY BERNSTEIN
Executive Director
and Secretary



PROVIDENCE REDEVELOPMENT AGENCY

May 15, 1981

MAYOR VINCENT A. CIANCI, JR.
Ex-Officio

Mrs. Rose Mendonca
City Clerk
City Hall
Providence, Rhode Island

Dear Mrs. Mendonca:

The attached copies of a proposed ordinance to amend the Official Redevelopment Plan for the Downtown Renewal Project is transmitted herewith in accordance with the approval given by the Providence Redevelopment Agency at its May 12, 1981 meeting, and provides for the acquisition of two parcels of land bounded by Fountain, Dorrance, Worcester and Union Streets.

The original Downtown Renewal Plan provided \$500,000 for the acquisition and demolition of the parking deck in front of Union Station; the first amendment provided an additional \$981,000 as the City's 20% local share of the Kennedy Plaza capital improvements budget of \$4,906,000; the second amendment provided an additional \$700,000 for the acquisition of the Old Journal Building; and this amendment will provide an amount of \$865,000 for acquisition, demolition, and disposition activities for the two parcels of land as described above.

An explanation of the line item budget set forth in the proposed ordinance is as follows:

Line (1) \$2,065,000 - This sum represents the cost of all properties proposed to be acquired. This item is 100% city funded.

Line (2) \$4,906,000 - This sum represents the funds required to construct site improvements within the Kennedy Plaza Project. Of this amount, the federal share is \$3,925,000 and \$981,000 represents the city share.

Line (3) \$6,971,000 - This sum represents the gross project cost of all the amendments described herein.

Line (4) \$3,925,000 - Federal share of Kennedy Plaza site improvements.

Rose Mendonca, City Clerk
Page Two
May 15, 1981

Line (5) \$3,046,000 - City share represented by all of Line (1) (\$2,065,000) and 20% of Line (2) (\$981,000).

This amendment requires a public hearing. The following dates are recommended for advertisement in the Providence Journal and Evening Bulletin if we are to satisfy a schedule for Spring construction:

June 1, 8, 15 and 22, 1981 with a public hearing to be held on June 24, 1981.

If these dates are acceptable to the Committee on Urban Redevelopment Renewal and Planning, this department will place the ads and make the necessary arrangements for the hearing.

It is respectfully requested that this matter be placed on the agenda for the next City Council meeting.

Sincerely yours,

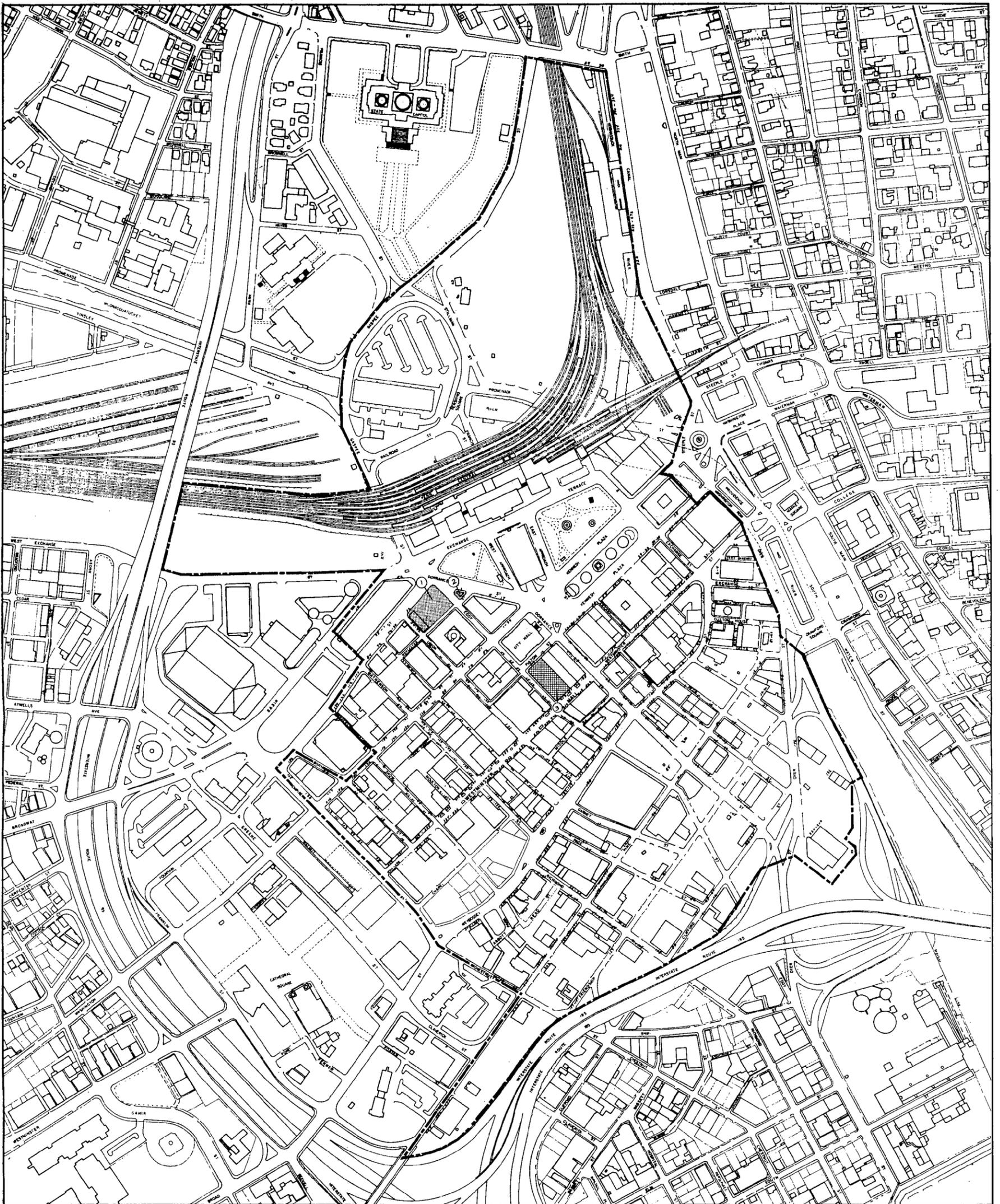
A handwritten signature in cursive script, appearing to read "Stanley Bernstein", followed by a small handwritten mark that looks like "JD".

Stanley Bernstein
Executive Director

SB/gl
jd

Enclosures

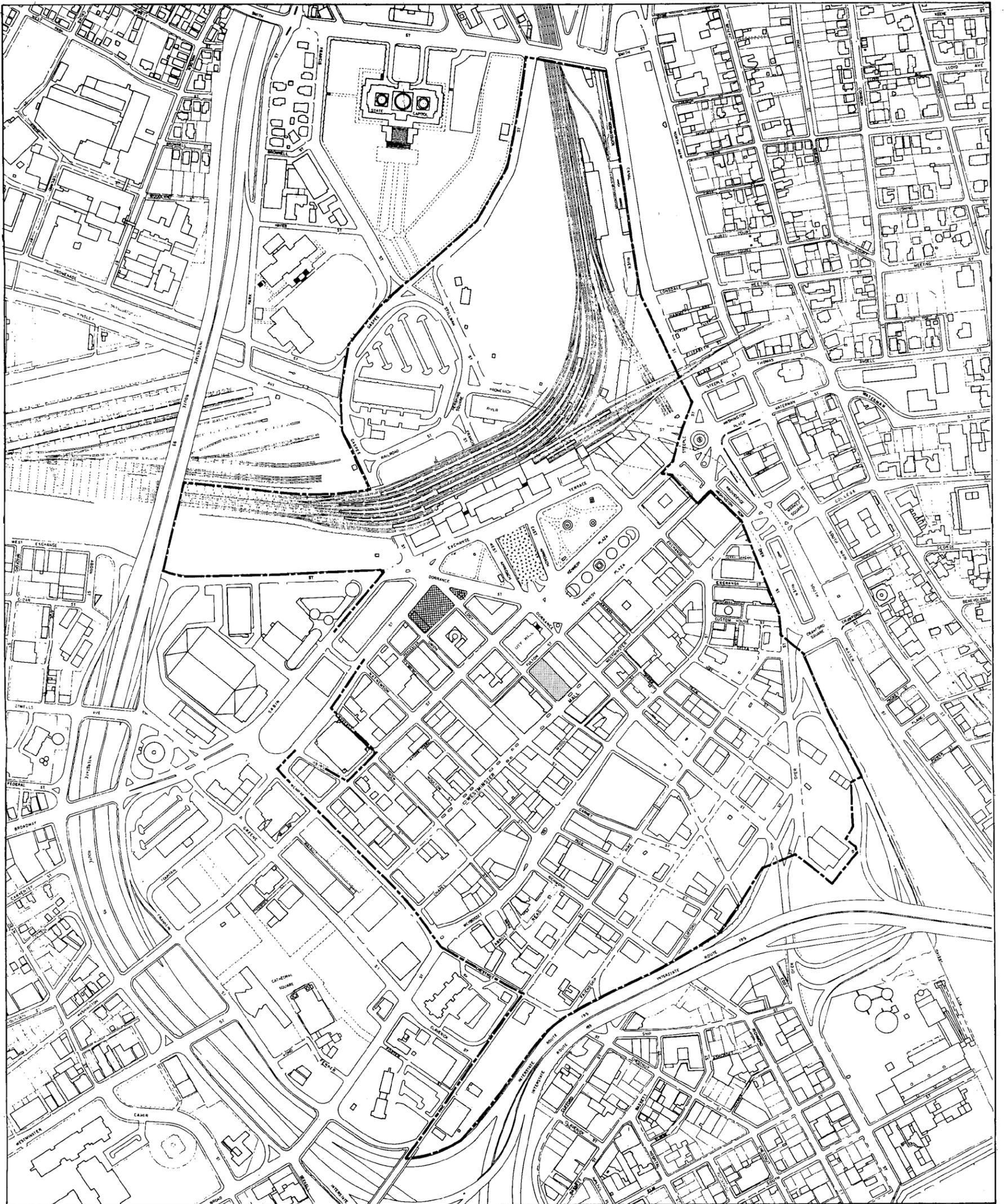
cc: Councilman Laurence K. Flynn
Councilman Edward W. Xavier



- LEGEND -

- PROJECT BOUNDARY
- ▨ DISPOSITION PARCEL (AMENDED 4-80) ① 17,525 SQ. FT. ±
- DISPOSITION PARCEL (AMENDED 5-81) ② 20,676 SQ. FT. ±
- ③ 1,225 " " ±

DISPOSITION MAP			
DOWNTOWN PROVIDENCE RENEWAL			
DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.			
DATE: 4-80	SCALE: 1"=160'	FILE NO.	
REVISIONS:		MAP NO.	STATUS:
5-81		7	



LEGEND

- PROJECT BOUNDARY
- ▨ PROPERTY TO BE ACQUIRED (AMENDED MAY, 1981)
- PROPERTY NOT TO BE ACQUIRED
- ▧ PROPERTY TO BE ACQUIRED (AMENDED APR., 1980)
- ▩ PROPERTY TO BE ACQUIRED (ORIGINAL SEPT., 1976)

PROPOSED ACQUISITION			
DOWNTOWN PROVIDENCE RENEWAL			
DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.			
DATE: 9-76	SCALE: 1" = 160'	FILE NO:	
REVISIONS:		MAP NO:	STATUS:
4-80			
5-81		3	

