The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1230

No. 459 **AN ORDINANCE** IN AMENDMENT OF CHAPTER 474 OF THE ORDINANCES OF THE CITY OF PROVIDENCE ENTITLED "AN ORDINANCE APPROVING AND ADOPTING AN OFFICIAL REDEVELOPMENT PLAN FOR "POINT STREET PROJECT AREA D2-R".

Approved September 19, 1958

Be it ordained by the City of Providence:

WHEREAS, pursuant to the provisions of Section 72 of Chapter 3574 of the Public Laws of Rhode Island, 1950, the Providence Redevelopment Agency has recommended that the Official Redevelopment Plan for Point Street Project Area D2-R be modified; and

WHEREAS, the Providence Redevelopment Agency has reported that there has been no lease or sale of the project area or parts thereof prior to the modification; and

WHEREAS, it is necessary that the City Council take appropriate action respecting the said modification of the Official Redevelopment Plan;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF PROVIDENCE:

Section 1. It is hereby found and determined that for purposes of the Redevelopment Plan the "Point Street Project Area D2-R" comprises that certain tract of land situated on the northerly side of Point Street in the City of Providence and State of Rhode Island, being the same tract of land described in the approved "Tentative Plan for Point Street Project Area D2-R", which is bounded and described in accordance with the description and map attached hereto and made a part hereof and designated as "Exhibit A".

Section 2. It is hereby found and determined that:

A. The Redevelopment Plan for Point Street Project Area D2-R as modified, will redevelop said project area in conformity with the provisions of the Slum Clearance and Redevelopment Act; will effectuate the purposes and policy of such Act; and will promote the public peace, health, safety and welfare of the City of Providence.

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B. The redevelopment plan as modified for said project area conforms to the General or Master Plan for the City of Providence as a whole.

C. The redevelopment plan as modified for said project area is feasible and the financial aid provided and to be provided in the contracts between the Providence Redevelopment Agency and the Housing and Home Finance Administrator under the provisions of Title I of the Housing Act of 1949 is necessary to enable the land in the project area to be redeveloped in accordance with the redevelopment plan as modified for the project area.

D. The acquistion of the real property provided for in the redevelopment plan as modified and the undertaking of the redevelopment of Point Street Project Area D2-R, pursuant to said plan as modified is in the public interest.

E. The redevelopment plan as modified for the project area will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the redevelopment of said project area by private enterprise.

F. Adequate provision for payment for property which may be acquired by the exercise of eminent domain has been made in the redevelopment plan as modified.

G. Adequate provision for the payment of the principal and interest on bonds of the Agency which may be issued if property acquired is leased has been made in the redevelopment plan, as modified.

H. The redevelopment plan as modified contains adequate safeguards to assure the carrying out of the work of redevelopment in accordance with the redevelopment plan, as modified.

I. The redevelopment plan as modified provides for the retention of controls and the establishment of restrictions and covenants necessary to effectuate the purposes of the Slum Clearance and Redevelopment Act.

Sec. 3. In enacting this Ordinance, the City Council intends to comply and is complying with the provisions of the Slum Clearance and Redevelopment Act which relate to adoption of a redevelopment plan for an approved project area so that the blighted conditions in this project area can be eliminated and the project area can be redeveloped in accordance with the redevelopment plan as modified to attain the public purposes and policy of the Slum Clearance and Redevelopment Act and thereby to protect and promote and be in the interest of the public peace, health, safety and welfare of the people of the State.

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Sec. 4. The Redevelopment Plan for Point Street Project Area D2-R comprising the text and maps, as modified, recommended for approval by the Committee on Public Works and also recommended for approval by the Committee on Ordinances is incorporated herein and made a part hereof. Said redevelopment plan as modified is hereby approved, adopted and designated as the Modified Official Redevelopment Plan for Point Street Project Area D2-R.

Sec. 5. The Providence Redevelopment Agency is hereby fully authorized to carry out this modified official redevelopment plan. Provided, however, that the Agency shall not sell or lease real property until at least ten days after the City Council has received a report concerning the proposed sale or lease.

Sec. 6. In order to carry out said modified official redevelopment plan, this body hereby:

A. Pledges its cooperation in helping to carry out said modified official redevelopment 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 redevelopment plan, as modified;

C. Declares that it will institute proceedings to effect the changes in zoning set forth in the modified official redevelopment plan;

D. Declares that it will institute proceedings for the closing or widening of streets or alleys and other modifications of the street layout as set forth in the modified official redevelopment plan;

E. Declares that it will provide the City's share of the net project cost of the redevelopment of the project area, as modified, and hereby allocates from the issuance of $2,000,000 of general obligation bonds authorized for redevelopment purposes in the referendum of November, 1948 and from the issuance of $2,500,000 of general obligation bonds authorized for redevelopment purposes in the referendum of June, 1955, the amount of $ 79,162.00 representing the estimated amount of its

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Sec. 7. The Mayor of the City of Providence shall be and he hereby is authorized and directed, to execute a conveyance of Five Veterans Memorial Park, a plot or parcel of land laid out and designated as Lot 64 on Plat 21 as recorded on June 15, 1950 in the Office of the Assessor of the City of Providence, to the Providence Redevelopment Agency upon the request in writing of said agency.

Sec. 8. To obtain the additional financial assistance under the provisions of Title I of the "Housing Act of 1949" necessary to carry out the Modified Official Redevelopment Plan for said Project Area, the filing by the Providence Redevelopment Agency of an application or applications for such additional financial assistance under Title I of the "Housing Act of 1949" is hereby approved.

Sec. 9. This Ordinance shall take effect upon 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. (For Project Boundary Map see files of City Council.)

IN CITY COUNCIL
SEP 4 - 1958
FIRST READING
READ AND PASSED
Everett Whelan
CLERK

APPROVED
SEP 19 1958
Walter H. Lynch
MAYOR

IN CITY COUNCIL
SEP 18 1958
FINAL READING
READ AND PASSED
Angelo Aiello
PRESIDENT
Everett Whelan
CLERK

No.

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AN ORDINANCE

IN CITY COUNCIL

AUG 7 - 1958

FIRST READING

REFERRED TO COMMITTEE ON

ORDINANCES and PUBLIC WORKS

Thomas Shalom CLERK

EXHIBIT A

DESCRIPTION OF POINT STREET PROJECT AREA D2-R
(UR R.I. 1-1)

Beginning at the southwesterly corner of the tract herein described, at the northeasterly corner of Point and Plain Streets; thence running N-15°15'-00"W, along the easterly line of Plain Street, a distance of 282.20 feet to the southeasterly corner of Plain and Elm Street; thence turning an interior angle of 102°-48'-00" and running N-61°-57'-00"E, along the southerly line of Elm Street, a distance of 104.98 feet to a point in the range of the southeasterly line of Bassett Street; thence turning an exterior angle of 153°-33'-20" and running N-35°-30'-20"E, crossing Elm Street, and along the southeasterly line of said Bassett Street, a distance of 488.44 feet to an angle; thence turning an exterior angle of 179°-20'-20" and running N-34°-50'-40"E, along the southeasterly line of Bassett Street, a distance of 44.99 feet to the southeasterly corner of Bassett and Blount Streets*; thence turning an interior angle of 69°-06'-20" and running S-28°-15'-40"E, along the easterly line of Blount Street*, and its prolongation across South Street, a distance of 479.01 feet to the southerly line of South Street; thence turning an exterior angle of 90°-12'-40" and running N-61°-57'-00"E, along the southerly line of South Street, a distance of 241.00 feet to the southeasterly corner of South and Hospital Streets; thence turning an interior angle of 90°-00'-00" and running S-28°-03'-00"E, along the westerly line of Hospital Street, a distance of 280.92 feet to the northwesterly corner of Hospital and Point Streets; thence turning an interior angle of 90°-07'-22" and running S-61°-49'-38"W, along the northerly line of Point Street, a distance of 197.03 feet to an angle in the northerly line of Point Street; thence turning an interior angle of 158°-30'-46" and running S-83°-18'-52"W, along the said northerly line of Point Street, a distance of 374.81 feet to another angle in the said northerly line of Point Street; thence turning an interior angle of 183°-25'-32" and running S-79°53'-20"W, along said northerly line of Point Street, a distance of 359.00 feet to the northeasterly corner of Point and Plain Street, at the point and place of beginning.

* Blount Street is now designated Imperial Place.

PROVIDENCE REDEVELOPMENT AGENCY

CITY HALL PROVIDENCE 3, RHODE ISLAND GASPEE 1-7740

August 1, 1958

Mr. D. Everett Whelan
City Clerk
City Hall
Providence, Rhode Island

Dear Mr. Whelan:

The Providence Redevelopment Agency respectfully requests that the attached proposed ordinance be placed on the docket for the August 7, 1958 meeting of the City Council for its consideration. The subject of the ordinance is the approval and adoption of the Modified Redevelopment Plan for Point Street Project Area D2-R. The ordinance is entitled "An Ordinance in Amendment of Chapter 474 of the Ordinances of the City of Providence entitled 'An Ordinance Approving and Adopting an Official Redevelopment Plan for Point Street Project Area D2-R'".

Sincerely yours,

Robert C. Smith
for James F. Reynolds
Executive Director

JFR/af

Enclosure

PROVIDENCE REDEVELOPMENT AGENCY

CITY HALL PROVIDENCE 3, RHODE ISLAND GASPEE 1-7740

August 1, 1958

The Honorable City Council
City of Providence
City Hall
Providence 3, Rhode Island

Gentlemen:

The Providence Redevelopment Agency submits herewith the Modified Redevelopment Plan for "Point Street Project Area D2-R".

This Modified Plan consists of a report with supporting maps and describes the proposal to acquire real property within the Project Area, to remove streets and structures, to grade the land, and to develop the cleared land for industrial and commercial uses.

This modified Redevelopment Plan has been prepared and is being submitted in compliance with the provisions of Chapter 2574 of the Public Laws of Rhode Island, 1950, the "Slum Clearance and Redevelopment Act".

The Agency recommends that the City Council approve by ordinance the proposals contained in this Modified Plan and vest in this Agency the responsibility for carrying out the plan.

Respectfully submitted,

Chester R. Martin

Chester R. Martin
Chairman
Redevelopment Agency

CRM/af

Enclosure

cc: Mayor Walter H. Reynolds

MODIFIED

OFFICIAL REDEVELOPMENT PLAN

FOR THE APPROVED

POINT STREET PROJECT AREA

D2-R

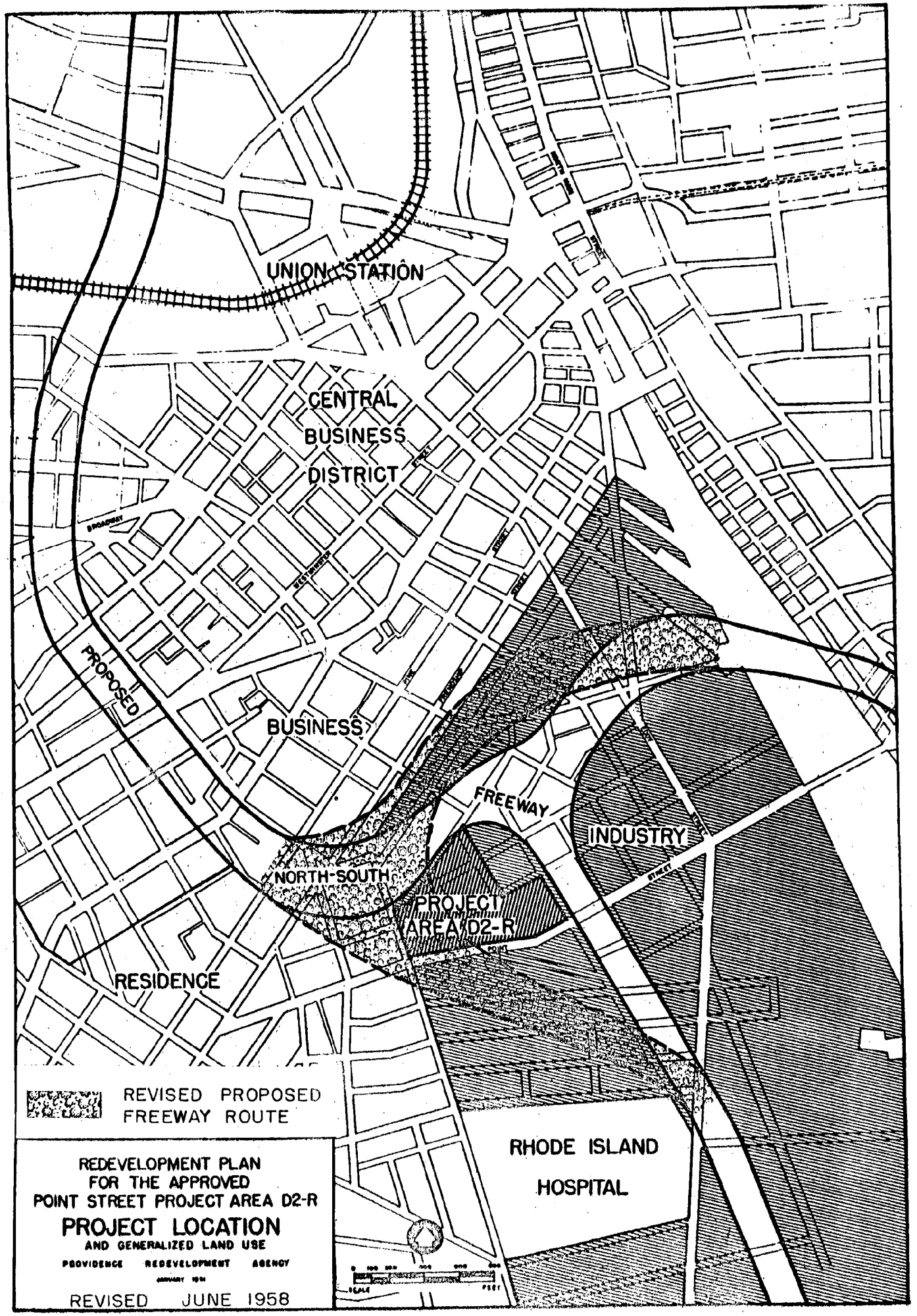
June 1958

Note: A. Proposed deletions from Official Redevelopment Plan as approved by City Council on May 7, 1951 shown by crossed out wording.

B. Proposed additions shown by underlining.

C. Dash underlining indicates underlining as in original plan.

D. Area D2-R bears federal designation UR R.I. 1-1.



REDEVELOPMENT PLAN
FOR THE APPROVED
POINT STREET PROJECT AREA D2-R

PROJECT LOCATION
AND GENERALIZED LAND USE

PROVIDENCE REDEVELOPMENT AGENCY

REVISED JUNE 1958

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MODIFIED

OFFICIAL REDEVELOPMENT PLAN

FOR THE APPROVED

POINT STREET PROJECT AREA

D2-R

June 1958

I. INTRODUCTION

The Point Street Project Area is situated north of Point Street and east of Plain Street in inner South Providence, as shown in Map No. 1, "Project Location". See also Map No. 2, "Project Area" at the end of this report.

This plan proceeds from the directive of the City Council contained in Resolution No. 817 as amended, which approved a Tentative Plan for this project area and designated it as the approved Point Street Project Area, D2-R, in accordance with Chapter 2574 of the Public Laws of 1950, the "Slum Clearance and Redevelopment Act." Said Resolution contains a full description of the boundary of said Project Area. In said Resolution the City Council stated "that it be and hereby is determined that it is necessary that the blighted conditions be eliminated and said Project Area be redeveloped in accordance with the approved tentative plan to attain the purposes of the Slum Clearance and Redevelopment Act and that the Providence Redevelopment Agency be and hereby is directed to prepare and submit a redevelopment plan for said Project Area based upon the approved tentative plan."

The Redevelopment Plan has been prepared for an area identical with that described in said Resolution. The description of the land within the Project Area and a map entitled "Providence Redevelopment Agency, Point Street Project Area, D2-R, Project Boundary Map, Showing All Street Lines Established by Perimeter Survey, by Charles A. Maguire and Associates, Engineers, Providence, R. I., and Boston, Mass., December 1, 1950" were filed in the office of the Recorder of Deeds by the City Clerk on January 15, 1951.

This Project Area lies within Redevelopment Area D-2, one of seventeen blighted areas which were designated on July 6, 1948, in Chapter 103 of the Ordinances of the City of Providence as Redevelopment Areas under the provisions of Chapter 1802 of the Public Laws of 1946, the "Community Redevelopment Act," then effective.

II. GENERAL PROVISIONS OF THE PLAN

The Redevelopment Plan proposes the acquisition of the properties within the Project Area which are necessary to carry out the Redevelopment Plan (excluding those properties which are not to be acquired and which

are to be continued in their present form and use), the clearance by demolition or removal of all structures within the acquired land, the vacating of some interior street areas, ~~and the dedication of other areas for street widenings or other~~ street improvements, the replatting and rough grading of the acquired land, and the disposition of the improved land by sale or lease, under suitable safeguards and conditions to be imposed under the terms of the sale or lease contracts. See Map No. 3, "Redevelopment Plan," at the end of this report.

A. Land Use and Buildings

The proposed land uses and building requirements are designed to promote the redevelopment of the Project Area in accordance with the "Slum Clearance and Redevelopment Act." The type, size, height, number and proposed use of buildings shall conform to the zoning ordinance, the building code and the air pollution ordinance as they exist on the date of approval of this Redevelopment Plan as modified, or as they may be amended by the City Council. The open space required under this Redevelopment Plan is the area in streets and alleys.

In addition to and notwithstanding the requirements of said zoning ordinance, the following provisions shall apply:

The land in the Project Area shall be used only for industrial, commercial and allied purposes. No residential structure or residential use within a structure shall be permitted within the Project Area.

The Project Area shall consist of two zones: (1) a heavy commercial zone and (2) a general industrial zone. No building or structure shall be built for any use other than that permitted in the zone in which such building or structure is to be located, nor will any building, structure or land be used for any use other than that permitted in the zone in which it is located.

1. Heavy Commercial Zone

The heavy commercial zone shall comprise the entire Plain Street frontage of the Project Area for a depth of 100 feet from the easterly property line of Plain Street. ~~after widening.~~

a. Permitted Uses

The following uses shall be permitted:

i. Retail uses designed primarily to serve industrial establishments and employees thereof;

ii. Office, display and allied uses in connection with industrial and commercial establishments;

iii. Public parking area, parking garage and private parking area, (except as noted in Section A3 below);

iv. Automobile service station;

v. ~~Wholesale-and-restricted-manufacturing-use-including-but-not-limited-to-the-following-uses:--Carpenter;-cabinet;-plumbing-or-sheet-metal-shop;-bottling-works;-creamery;-ice-manufacture-or-cold-storage;-laundry-or-dry-cleaning-establishment;-warehousing;-and-wholesale-merchandise-storage.~~ Public service including electric distributing substation, fire or police station, telephone exchange and the like; sign painting or tire shop; storage of self-propelled vehicles which are for remuneration or hire.

b. Height

i. Maximum height - Three stories not to exceed 45 feet.

ii. Exceptions: Structures permitted above height limit:

Penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, fire or parapet walls, skylights, towers, steeples, roof signs, flagpoles, chimneys, smoke stacks, wireless masts, water tanks, silos, gas containers or similar structures may be erected above the height limits herein prescribed, but no penthouse or roof structure or any space above the height limit shall be allowed for the purpose of providing additional floor space for commercial or industrial use.

2. General Industrial Zone

The entire Project Area other than that area specified as a heavy commercial zone shall be a general industrial zone.

a. Permitted Uses

i. Any use permitted in the Heavy Commercial Zone of this Project Area shall be permitted in the entire Project Area (except as noted in Section A3 below).

ii. The following uses shall be permitted:

(a) The manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, drugs, perfumes, pharmaceuticals, soap, textiles, toiletries and food products except the following: fish and meat products, sauerkraut, vinegar, yeast and the rendering or refining of fats and oils.

(b) The manufacture, compounding, assembling or treatment of articles, or merchandise from the following prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt fibre, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, shell, textiles, tobacco, wood (excluding a planing mill), yarns, and paint not employing a boiling process.

(c) The manufacture of pottery or figurines or other similar ceramic products, using only previously pulverized clay, or kilns fired only by electricity or gas.

(d) The manufacture or maintenance of electric or neon signs, billboards, commercial advertising structures, light sheet metal products including heating or ventilating ducts or equipment, cornices, eaves and the like.

(e) The manufacture of musical instruments, clocks, watches, toys, novelties and rubber or metal stamps.

(f) Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacture of small parts only, such as coils, condensers, transformers, crystal holders.

(g) Blacksmith shop, manufacture of metal products, machine tools, machinery including agricultural, electrical machinery or equipment, office or store machines, equipment or supplies and the like, machine shop excluding punch presses over 100 tons rated capacity and drop hammers.

(h) Foundry casting lightweight non-ferrous metal not causing noxious fumes or odors.

(i) Laboratory, experimental, photo, motion picture, film or testing.

(j) Draying, freighting or trucking yard or terminal.

(k) Animal hospital or kennels.

(l) Automobile assembling, painting, upholstering, rebuilding, reconditioning, truck repairing or overhauling, tire retreading or recapping, battery manufacture.

(m) Automobile or machinery wrecking.

(n) Bleaching or dyeing.

(o) Body or fender works.

(p) Bottling works.

(q) Brewery or liquor distillery.

(r) Brick, tile, terra cotta or cinder block manufacture.

(s) Building material sales yard, including the sale of lumber, rock, sand and gravel as an incidental part of the main business, but excluding concrete mixing.

(t) Contractor's equipment storage yard or plant or rental of equipment commonly used by contractors.

(u) Feed or fuel yard.

(v) Junkyard, storage, sorting, collecting or bailing of rags, paper, metal or junk.

(w) Public utility service yard or electrical receiving or transforming stations.

(x) Small boat storage and building, except shipbuilding.

(y) Stone cutting.

(z) Storage and sale of petroleum and petroleum products in quantities not exceeding 21,000 gallons.

(aa) Warehousing and wholesale merchandise storage.

b. Height

i. Maximum height - Six stories not to exceed 75 feet.

ii. Exception: Same as provided for in the heavy commercial zone.

3. Parking Use

The following provisions apply notwithstanding any other provisions of this Plan:

a. Ground public parking areas shall be permitted only in parcels C and D.

b. Parking garages and private parking areas shall be permitted only in parcels A, B, and E.

B. Street Layout

~~Three~~ One ~~separate~~ street areas ~~are~~ is to be vacated under the plan. This ~~These~~ is ~~are South Street from Plain Street to Blount Street,~~ Elm Street from Bassett Street to Imperial Place. ~~Blount Street and Hoppin Street from Point Street to Bassett Street.~~ With feasible adjustments in lines, adequate utilities exist in boundary streets to service the Project Area. See Map No. 4 - [redacted], "Right of Way Adjustment" [redacted]

~~These~~ This street vacations ~~are~~ is designed to effect an advantageous consolidation of the land tracts within the Project Area and to improve the traffic pattern in and around the Area. ~~To facilitate further~~

~~the-traffic-flow-around-the-Project-Area-the-widening-of-three-boundary streets-is-desirable.--As-a-part-of-the-Redevelopment-Plan,-Plain-Street will-be-widened-by-10-feet-on-its-easterly-side-from-Point-Street-to-Elm Street.--See-Map-No.-3,-"Redevelopment-Plan."~~

~~The-curb-radii-at-the-street-intersections-on-the-perimeter of-the-Project-Area-will-be-increased-and-additional-property-will-be-dedicated-as-shown-to-approximate-scale-on-Map-No.-4.~~ There are no street grade changes contemplated on this Plan.

~~It-is-desirable-that-Hospital-Street-be-widened-on-its-easterly-side-throughout-its-length,-that-Bassett-Street-be-widened-on-its northerly-side-throughout-its-length,-and-that-Plain-Street-be-widened-on its-westerly-side-from-Point-Street-to-its-northerly-terminus.--In-connection-with-the-development-of-the-North-South-Freeway,-due-consideration-to these-street-widenings-should-be-given-by-the-appropriate-officials.~~

~~When-the-necessary-street-widenings-have-been-made,-it-will be-desirable-to-make-Blount-Street-a-one-way-street-north-bound,-South Street-between-Blount-Street-and-Hospital-Street-a-one-way-street-west bound,-and-Elm-Street-between-Blount-Street-and-Hospital-Street-a-one-way street-east-bound.--Since-adequate-off-street-parking-should-be-provided under-the-Plan,-parking-need-not-be-permitted-at-the-curb-around-the-perimeter-of-the-Project-Area.--This-would-make-possible-full-use-of-the-pavement-for-moving-traffic.~~

C. Covenants, Conditions and Restrictions

The Agency shall remove or abrogate or cause to be removed or abrogated any covenant or other provisions in any agreement, deed, lease, conveyance or other instrument restricting, upon the basis of race, creed or color, the sale, lease or occupancy of any land in the Project Area which the Redevelopment Agency acquires.

The Agency shall obligate by deed, lease, contract, covenants running with the land or other appropriate means the purchaser or lessee or their successors in interest of such real property:

a. To use such real property only for the purpose and in the manner stated in this Redevelopment Plan;

b. To begin and complete the building of specified improvements within a period of time deemed by the Agency to be reasonable. Provision may be made for extension of the time limit with the approval of the Agency;

c. To include a covenant or other appropriate requirement in every deed or lease prohibiting the execution of any covenant, agreement or other instrument restricting the sale, lease or occupancy of any such real estate upon the basis of race, creed or color; ~~and~~

d. To comply with such terms and conditions specified by the Agency which will prevent speculation by redevelopers, by assuring that the sale or lease of the land by the Agency will be for the purpose of use

of the land by the purchaser or lessee rather than for re-sale. For the purpose of preventing speculation, each purchaser or lessee shall be obligated to retain his interest during the period of development and not to dispose of his interest or any part thereof during such period without the prior consent in writing of the Agency; and

e. To comply with such terms and conditions relating to the use and maintenance of such real property for such periods of time as in the opinion of the Agency are necessary to prevent a recurrence of slum conditions or conditions of blight, or otherwise carry out the provisions of the "Slum Clearance and Redevelopment Act."

f. To comply with such terms and conditions as in the judgment of the Agency are necessary or advisable to retain a careful control over the use and development of every parcel of land to be leased or sold to insure conformity to this Redevelopment Plan and to assure the establishment and maintenance of a safe, attractive and efficient pattern of development. The Agency shall include covenants in deeds and conditions in leases requiring off-street parking space and off-street loading space to the extent deemed reasonable and adequate by the Agency. Each plan for the lay-out of off-street parking and loading facilities and for access thereto submitted by a lessee or purchaser or a successor in interest thereof shall be subject to approval by the Traffic Engineer.

~~In establishing off-street parking requirements, the Agency shall make sure that no more than 60% of the total area included within the boundary of the Project Area will be used for parking lot purposes.~~

D. Other Provisions

1. Title to Five Veterans Memorial Park

The title to the parcel of land within the Project Area known as Five Veterans Memorial Park, which is in public ownership, is to be transferred to the Agency to accomplish this Redevelopment Plan.

~~The present boundary between business and industrial zoning districts in the blocks immediately east of Plain Street between Point Street and Elm Street is to be adjusted to coincide with the boundary shown on Map No. 5. Said boundary is parallel to and 100 feet easterly of the easterly property line of Plain Street after widening in accordance with Section II-B above. See Map No. 5, "Zoning Adjustments."~~

2. Landscaping and Site Improvements

a. Paved Area - All areas subject to wheeled traffic shall be paved with bituminous, concrete or equivalent surfacing and shall have appropriate bumper or wheel guards where needed.

b. Parking Area Illumination - Light standards for the illumination of parking areas shall be shielded in such a way that the light source will reflect away from the street or from adjacent properties.

c. Unpaved Portions of Site - Any area not paved shall be maintained in grass or landscaped.

3. Sign Regulations

The following sign regulations pertain to all property acquired and disposed of by the Agency:

a. Number of Signs Permitted - A maximum of two signs will be permitted for each industry occupying a building, including any sign which is part of the building's architecture, but not including the plaque, directional, and parking area signs permitted below. In multiple unit buildings the same number of signs will be allowed for each industry, provided that on any such building either wall signs or parapet signs will be permitted, but not both, and no sign fixed to the wall may extend above the roof or parapet.

b. Subject Matter - Signs shall pertain only to the identification of the business conducted within the building and the products sold or manufactured, to the direction of visitors and parking facilities. No pictures or samples will be permitted on a sign except as part of a trade mark.

c. Types of Signs - Only the following types of signs will be permitted:

(i) Horizontal wall signs otherwise known as belt or face signs, excluding signs painted on the wall itself.

(ii) Parapet signs, including signs on top of canopy or marquee.

(iii) Plaques attached to the face of building in close proximity to the main entrance and bearing the name or trade mark of the industry.

(iv) Necessary directional signs on the lot occupied by the building to which such signs pertain.

(v) Necessary signs on the lot to identify parking facilities.

d. Sign Dimensions - Wall signs and parapet signs shall have a maximum height of 4 feet; a maximum area of not more than three square feet for each running foot of the face of the building displaying such sign; and a maximum projection of not more than 12 inches from the face of the building.

Plaques shall have a maximum area of 8 square feet.

Directional signs shall not exceed 4 square feet. Parking area signs shall not exceed 15 square feet.

e. Sign Illumination - Any spotlight or similar illumination shall be so directed or shielded that the light source will reflect away from the street or from adjacent properties. No animated signs will be allowed.

4. Open Storage

Except for the loading and unloading operations, the parking of vehicles, and open storage all uses shall be conducted wholly within a building. No open storage shall be permitted except in suitably screened or enclosed locations.

5. Architectural and Landscaping Plans

Architectural and landscaping plans and specifications as well as any other information relating to structure or topography as may be necessary shall be submitted by all redevelopers to the Providence Redevelopment Agency for its approval to insure their conformance with the provisions of the Redevelopment Plan.

III. RELATIONSHIP TO DEFINITE LOCAL OBJECTIVES

This Redevelopment Plan has been designed within the long-range objectives of the City of Providence as outlined in the Master Plan adopted by the City Plan Commission. The ~~Project Area is partly encircled by the approximate~~ route of the proposed North-South Freeway, is located partly within the project area ~~according to the Master Plan for Thorofares as amended by the City Plan Commission in 1950~~, and the Redevelopment Plan takes maximum advantage of this improvement in the City's thorofare system and is in conformity with the Master Plan for Thorofares. as amended by the City Plan Commission in 1957.

The Master Plan for Land Use and Population Distribution includes the entire Project Area within a larger area to be devoted to industrial use and this Redevelopment Plan is in conformity with said Master Plan. The Project Area is within Redevelopment Area D-2 as defined in the Master Plan for Redevelopment of Residential Areas and this Redevelopment Plan is in conformity with said Master Plan.

Two City Plan Commission reports have also set forth general community objectives which have had a direct influence upon the preparation of the Redevelopment Plan for the Point Street Project Area. The first is the report made by the Commission in connection with the Proposed Zoning Ordinance submitted to the City Council in February 1949 and approved September 21, 1951 which reaffirmed the Master Plan for Land Use and Population Distribution finding that this area should be devoted predominantly to industrial use. The second report is the Capital Improvement Program 1950-1956 prepared jointly by the Commission and the Finance Director ~~which was adopted by the City Council and~~ which included the Point Street Project Area, D2-R, in a list of several redevelopment projects to be financed with federal assistance during this period.

Full consideration has been given to the relationship of this Redevelopment Plan to improved traffic, public transportation, public utilities, recreation and community facilities, and other public improvements.

The Tentative Plan upon which this Redevelopment Plan is based was certified by the City Plan Commission to be in conformity with the master or general plan for the City of Providence. The Agency has consulted with the members and staff of the City Plan Commission in the formulation of this Redevelopment Plan and its modification.

IV. ESTIMATES OF NET COSTS AND PROPOSED METHOD OF FINANCING

The net cost of redevelopment for the Point Street Project Area, D2-R, is estimated as follows:

Estimated gross project cost (the amount of expenditures by the Agency in undertakings necessary to carry out the project)	~~$605,000~~	$680,843
Estimated minimum recovery (total sales prices of all land sold and capital values of all land leased)	~~290,000~~	443,356
Estimated net project cost	~~$315,000~~	$237,487
Estimated Federal share of cost (two-thirds)	~~$210,000~~	$158,325
Estimated net cost to City of Providence	~~$105,000~~	$ 79,162

The Rhode Island "Slum Clearance and Redevelopment Act" and the Federal "Housing Act of 1949" provide for the financing of redevelopment projects with local and Federal funds. In accordance with the provisions of said Acts, the redevelopment of the Point Street Project Area, D2-R, is to be financed under a loan and grant contract between the Providence Redevelopment Agency and the Housing and Home Finance Administrator to provide:

(1) A loan (evidenced by obligations of the Agency) in the amount necessary to provide for all costs of planning, property acquisition, preparation of the site and disposition thereof for redevelopment in accordance with the above-cited Acts and this Redevelopment Plan;

(2) A Federal grant to cover two-thirds of the Net Project Cost of the redevelopment of the Point Street Project Area, D2-R;

(3) The City of Providence will convey to the Agency without cost the Five Veterans Memorial Park, the cash value of which will constitute part of the City's one-third share of the Net Project Cost. The balance of the City's one-third share of the Net Project Cost shall be provided by the issuance of general obligation bonds of the City of Providence authorized for this purpose by referendum in November 1948, and in June 1955.

(4) The property to be acquired by the Agency and prepared for redevelopment will be sold or leased at the fair value thereof for use in accordance with this Redevelopment Plan. The proceeds of the sale or

lease will be used to repay Agency loans outstanding. To the extent necessary when land is leased, the Agency ~~will~~ may issue bonds secured by mortgage, deed of trust or otherwise with provision that payment of principal and interest thereon shall be made from the income and revenue which the Agency will receive from such leased property.

V. PROPOSED METHOD OF LAND ACQUISITION, CLEARANCE AND SITE PREPARATION

The real property which must be acquired for purposes of redevelopment shall be acquired by purchase or by the exercise of the power of eminent domain granted to the Agency under the "Slum Clearance and Redevelopment Act." In the event it shall become necessary for the Agency to exercise the power of eminent domain a sum determined to be amply sufficient by the Superior Court shall be deposited in said Court for payment for properties so acquired. Five Veterans Memorial Park is to be transferred to the Agency by the City. The structures indicated on Map No. 3, "Redevelopment Plan," are not to be acquired since their present form and use is consistent with the Redevelopment Plan.

Construction of street improvement, demolition of structures and regrading of land shall be done or caused to be done by the Agency. Development of structures, landscaping, parking areas and loading facilities shall be the responsibility of private developers according to the agreements for lease or sale to be negotiated by the Agency and such developers.

The families now living in the Project Area will have the benefit of the assistance of the Family Relocation Service of the City of Providence. Families eligible for public housing will receive first consideration, with families displaced by low-rent public housing Title III projects, as required by the "Housing Act of 1949," in the low-rent projects of the Providence Housing Authority.

VI. PROPOSED DISPOSITION OF PROPERTY

The Agency will sell and/or lease all real property acquired for redevelopment on the basis of the fair value of such property for use in accordance with this Redevelopment Plan. In determining the fair value of said real property, the Agency shall have the benefit of appraisals made by competent independent fee appraisers employed by the Agency under contract to report their opinion of the fair value of the land taking into consideration the contemplated uses to which the property may be put and the restrictions thereon.

The Agency shall invite by public advertisement offers from all interested individuals or firms, or their authorized representatives, to purchase or lease all or any portion of the real property acquired for purposes of redevelopment. The Agency shall dispose of the real property either by sale or by lease to the bidder or combination of bidders with the proposal or proposals which conform to the provisions and intent of this Redevelopment Plan and the purposes of the "Slum Clearance and Redevelopment Act" and which will promote the most advantageous development of the Project Area.

Notwithstanding the above, the Agency may negotiate for the disposition of project land with any owner of real property within the Project Area on the date of the approval of the City Council of the ~~Tentative~~ Modified Redevelopment Plan from whom ~~whose~~ property is to be acquired by the Providence Redevelopment Agency, ~~and who submits a bid deemed by the Agency to be equivalent to the best bid received from any other bidder shall receive every reasonable consideration in the evaluation of bids,~~ if such a procedure will contribute, in the opinion of the Agency, to the most advantageous development of the Project Area.

The absolute right is reserved to the Providence Redevelopment Agency to determine in its sole discretion the best offer or offers resulting from negotiations or among the bids submitted. A report concerning each proposed sale or lease shall be received by the City Council at a regular or special meeting at least ten (10) days prior to the execution of final agreement of sale or lease.

The Agency shall reserve the right to reject any or all bids and to waive any irregularities in bids received. Lease or sale of real property within the Project Area shall be conditioned on the development and use of the property in conformity with this Redevelopment Plan. To assure proper redevelopment, each lessee or purchaser shall be required to submit his plans and such other information in such detail as shall be required by the Providence Redevelopment Agency for approval.

VII. MODIFICATION AND TERMINATION

A. Modification

Upon its own initiative or upon recommendation of the Agency, this Redevelopment Plan may be modified at any time by the City Council, provided that if modified after lease or sale of any land in the Project Area the modification must be consented to in writing by the lessee or purchaser of the property affected by the proposed modification, and provided further, that during the term of any contract to finance the carrying out of this Redevelopment Plan executed by the Redevelopment Agency and the Housing and Home Finance Administrator, any modification shall be submitted to the said Administrator for determination by him that such modification meets the terms and requirements of the Contract for Federal financial assistance.

B. Termination

This Redevelopment Plan, and/or any modification thereof, for Project Area D2-R shall be in full force and effect for a period of sixty (60) years commencing on the date of approval of this Plan by the City Council, or for the term of the longest lease executed by the Providence Redevelopment Agency within said sixty (60) year period, whichever is longer.

NOTE:—

NUMBERS REFER TO ASSESSORS LOTS, AS SHOWN ON PLAT 21 OF THE PLAT MAPS OF THE ASSESSOR OF THE CITY OF PROVIDENCE AS OF JUNE 15, 1950 REVISED DECEMBER 1956

REDEVELOPMENT PLAN

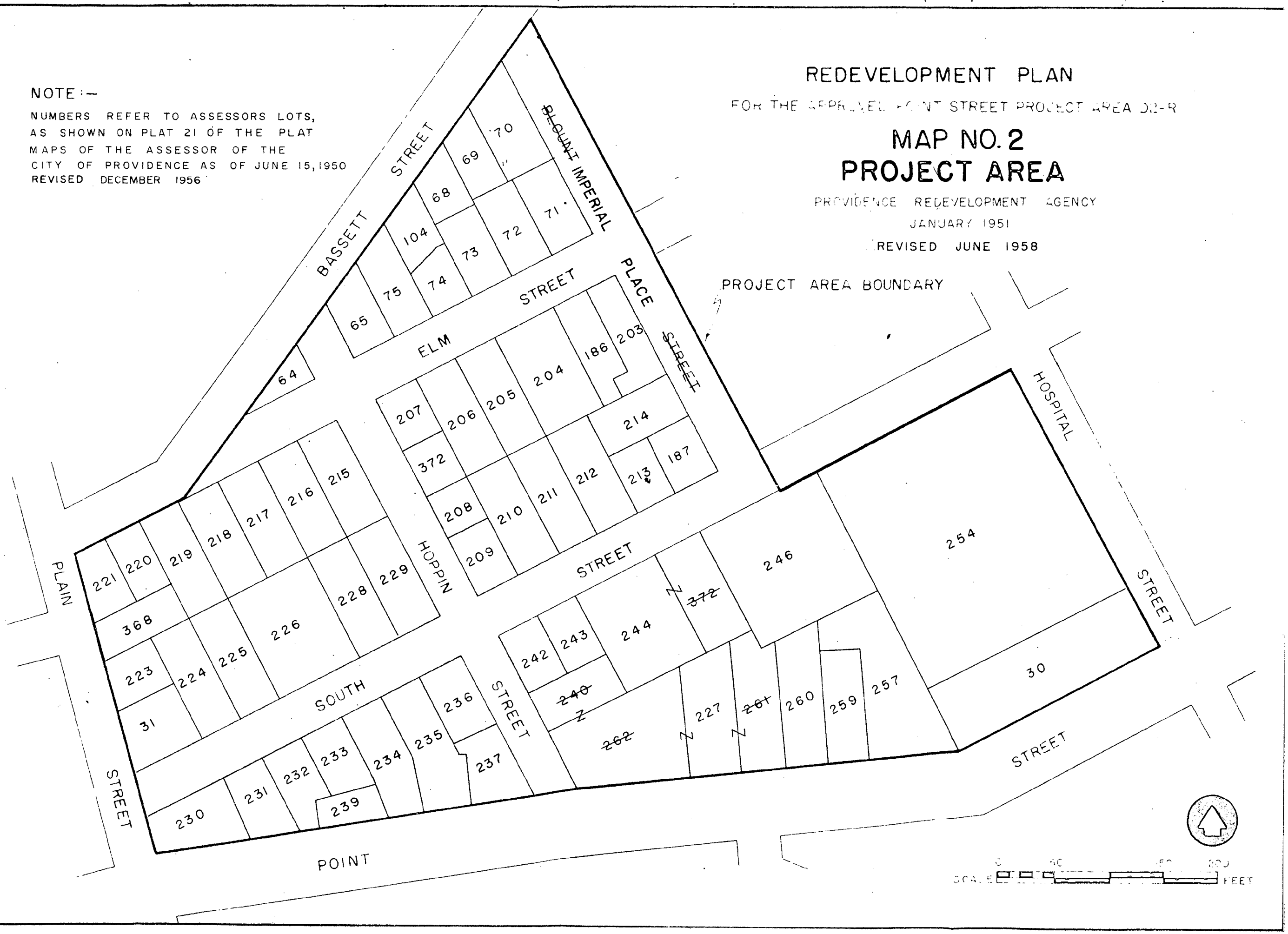
FOR THE APPROVED POINT STREET PROJECT AREA D2-R

MAP NO. 2
PROJECT AREA

PROVIDENCE REDEVELOPMENT AGENCY

JANUARY 1951

REVISED JUNE 1958



REDEVELOPMENT PLAN

FOR THE APPROVED POINT STREET PROJECT AREA D2-R

MAP NO. 3
REDEVELOPMENT PLAN

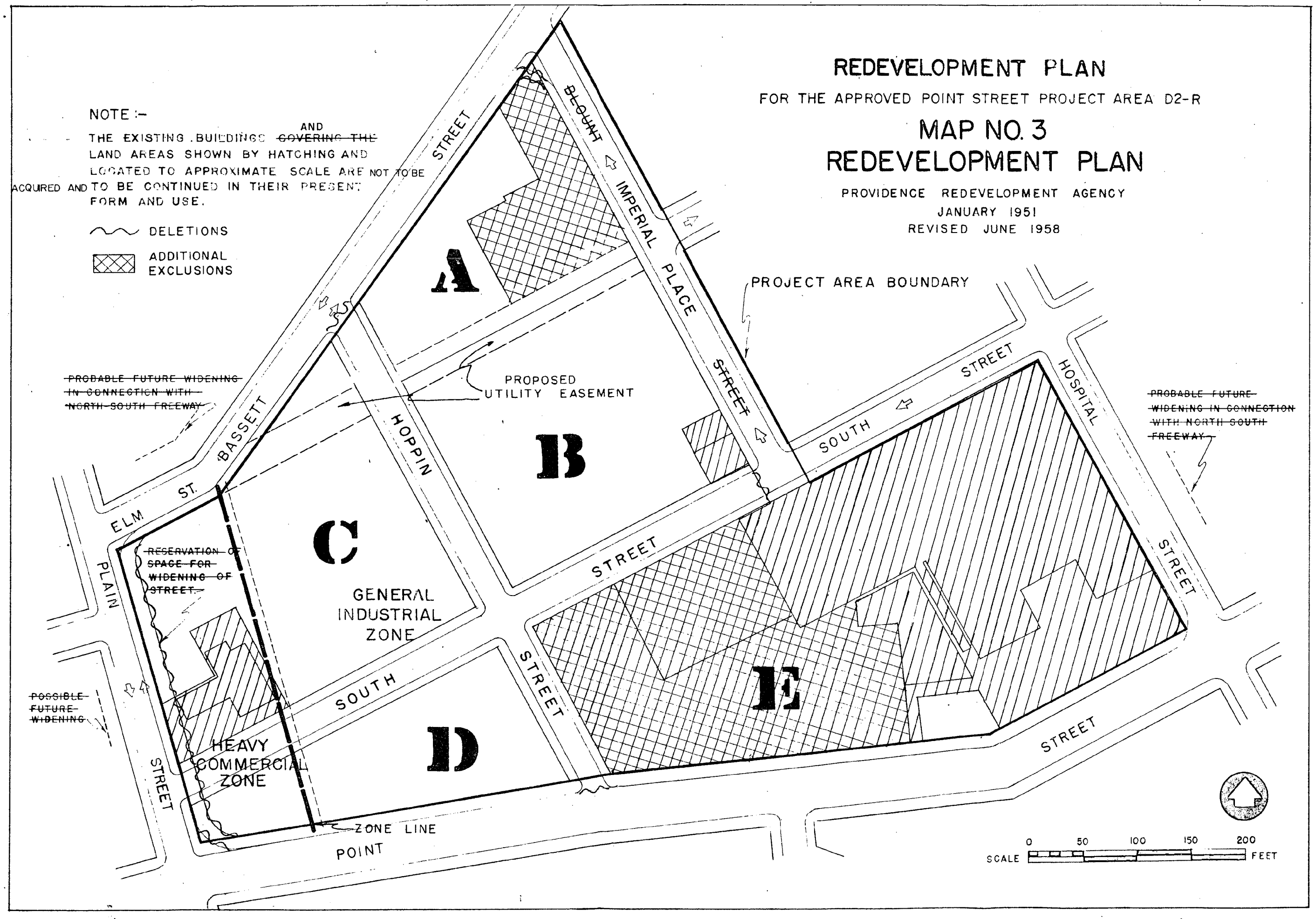
PROVIDENCE REDEVELOPMENT AGENCY
JANUARY 1951
REVISED JUNE 1958

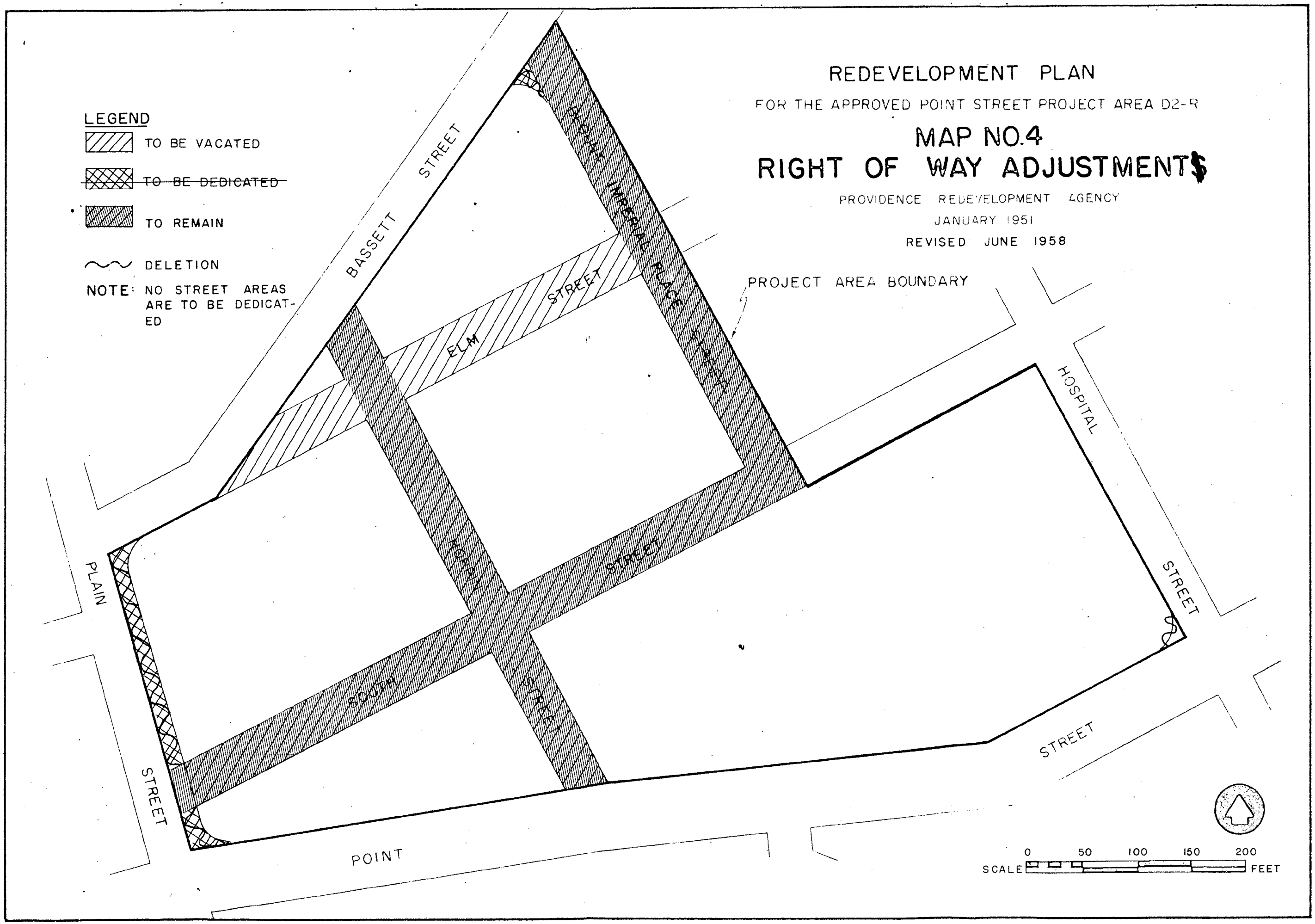
NOTE :-

THE EXISTING BUILDINGS ~~COVERING THE~~ AND LAND AREAS SHOWN BY HATCHING AND LOCATED TO APPROXIMATE SCALE ARE NOT TO BE ACQUIRED AND TO BE CONTINUED IN THEIR PRESENT FORM AND USE.

DELETIONS

ADDITIONAL EXCLUSIONS




REDEVELOPMENT PLAN
FOR THE APPROVED POINT STREET PROJECT AREA D2-R
MAP NO.4
RIGHT OF WAY ADJUSTMENTS
PROVIDENCE REDEVELOPMENT AGENCY
JANUARY 1951
REVISED JUNE 1958
LEGEND
TO BE VACATED
TO BE DEDICATED
TO REMAIN
DELETION
NOTE: NO STREET AREAS ARE TO BE DEDICATED
PROJECT AREA BOUNDARY
BASSETT STREET
ROSEN IMPERIAL PLACE
ELM STREET
HOSPITAL STREET
PLAIN STREET
POINT STREET
SOUTH STREET
POINT STREET
STREET
0 50 100 150 200
SCALE FEET

REDEVELOPMENT PLAN

FOR THE APPROVED POINT STREET PROJECT AREA D2-R

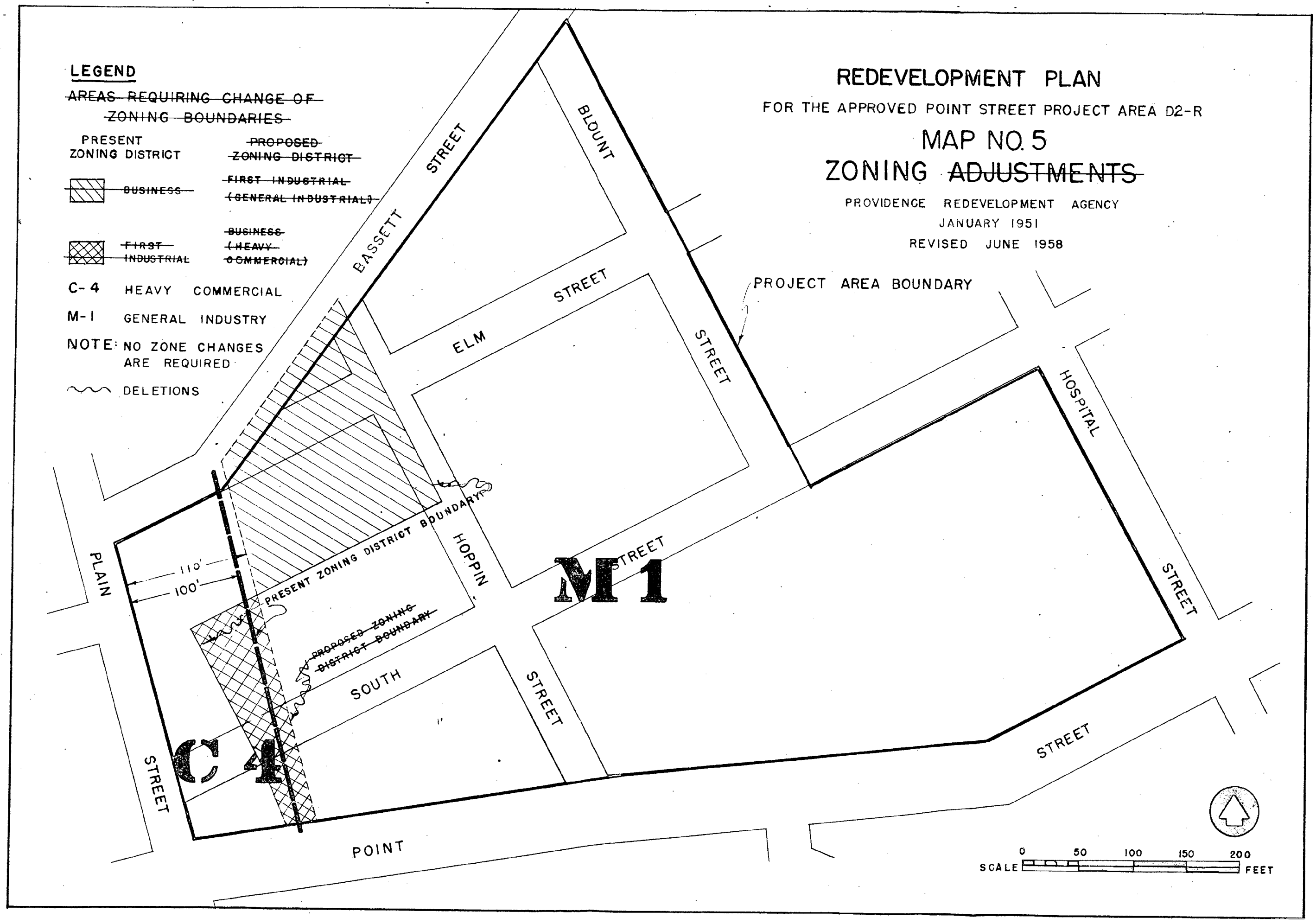
MAP NO. 5

ZONING ~~ADJUSTMENTS~~

PROVIDENCE REDEVELOPMENT AGENCY

JANUARY 1951

REVISED JUNE 1958



MEMORANDUM

DATE : August 1, 1958

TO : Honorable City Council

FROM : James F. Reynolds, Executive Director, Providence Redevelopment Agency

RE : MAJOR MODIFICATIONS TO THE POINT STREET REDEVELOPMENT PLAN

---

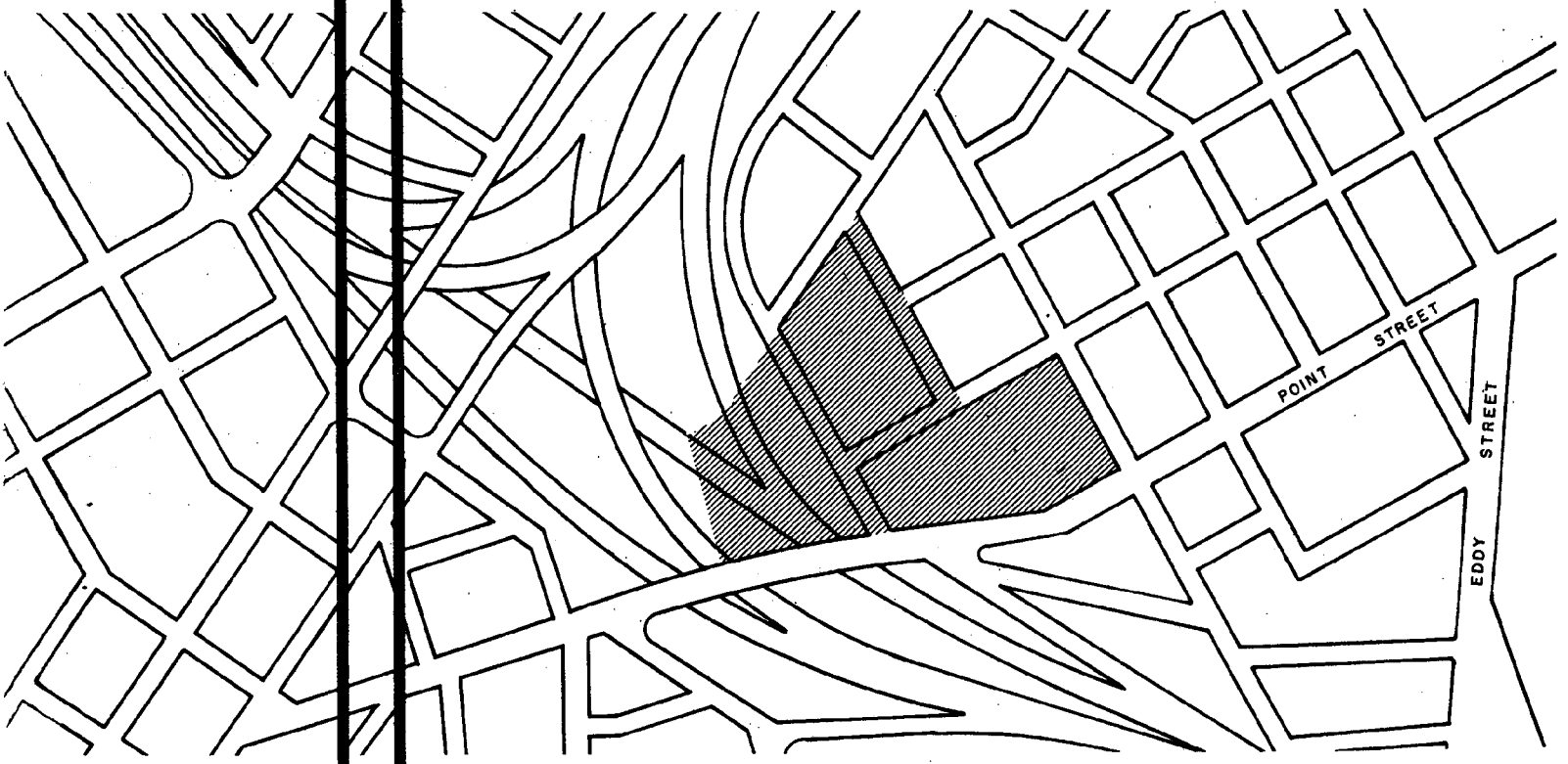
1. The only significant proposed modification to the approved Point Street Redevelopment Plan is to recognize and take into consideration the fact that the proposed Metropolitan Expressway will required some project land. At the time the Redevelopment Plan was approved by the City Council in 1951 the then proposed expressway alignment avoided the project area entirely. It is currently anticipated that the land taking for the expressway will include all land within the project area west of Hoppin Street. This revised alignment will necessitate the continuance of certain street areas originally proposed to be abandoned.

2. Previously, the Redevelopment Plan anticipated zoning changes deemed desirable; now no zoning changes are necessary because the 1951 ordinance contains said changes.

3. Previously, the Redevelopment Plan contemplated the acquisition of considerably more property than that now proposed. During the years that this project was delayed by litigation industrial concerns have acquired and cleared slum properties and are now devoting this land to uses consistent with the Plan. For this reason we have deleted this land from that to be acquired.

REDEVELOPMENT PLAN

POINT STREET



PROVIDENCE REDEVELOPMENT AGENCY

MODIFIED

OFFICIAL REDEVELOPMENT PLAN

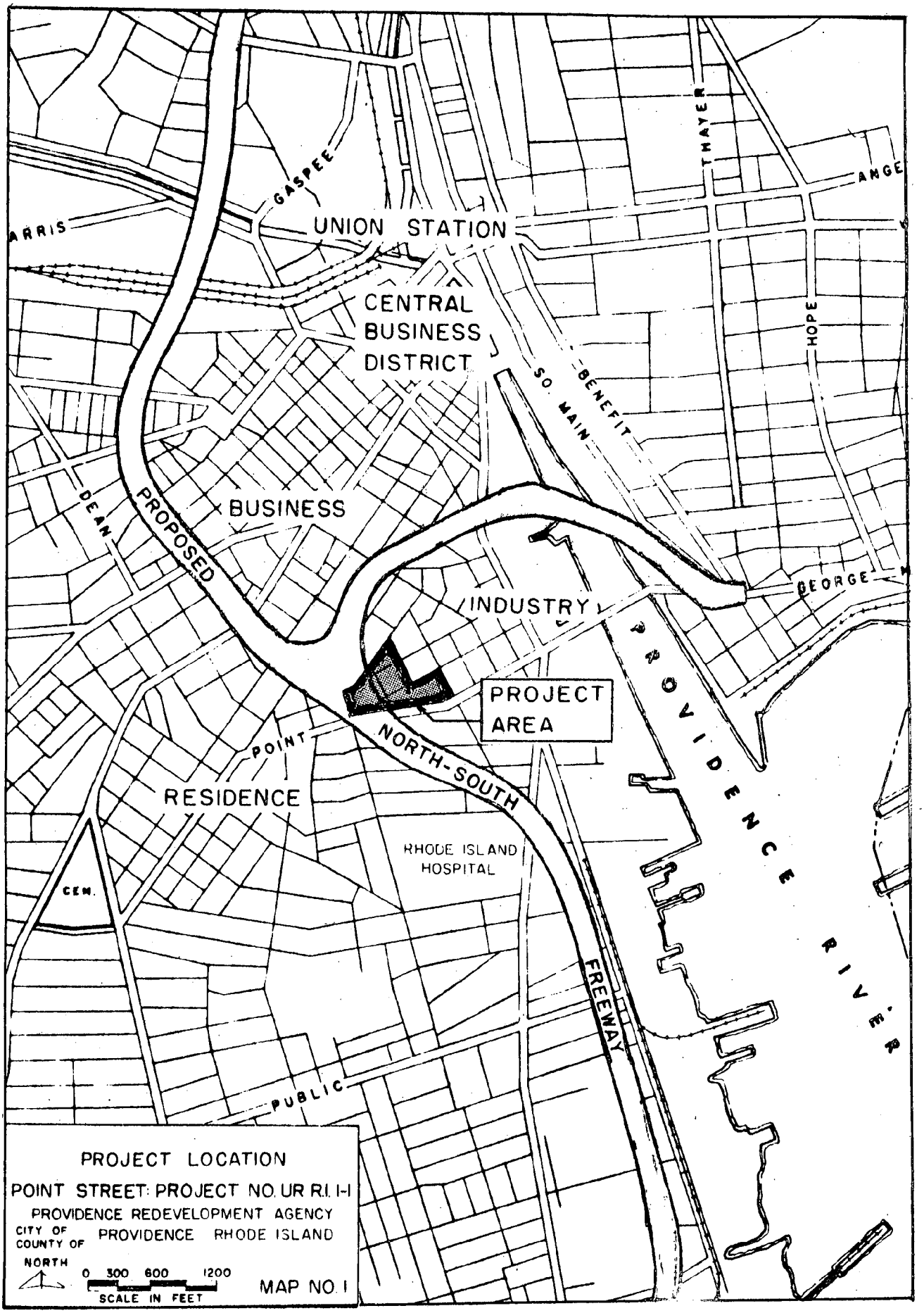
FOR THE APPROVED

POINT STREET PROJECT AREA

D2-R

June 1958

Note: A. Area D2-R bears federal designation UR R.I. 1-1.



PROJECT LOCATION

POINT STREET: PROJECT NO. UR R.I. I-1

PROVIDENCE REDEVELOPMENT AGENCY

CITY OF PROVIDENCE
COUNTY OF RHODE ISLAND

TABLE OF CONTENTS

MODIFIED

OFFICIAL REDEVELOPMENT PLAN

FOR THE APPROVED

POINT STREET PROJECT AREA

D2-R

June 1958

I. INTRODUCTION

The Point Street Project Area is situated north of Point Street and east of Plain Street in inner South Providence, as shown in Map No. 1, "Project Location". See also Map No. 2, "Project Area" at the end of this report.

This plan proceeds from the directive of the City Council contained in Resolution No. 817 as amended, which approved a Tentative Plan for this project area and designated it as the approved Point Street Project Area, D2-R, in accordance with Chapter 2574 of the Public Laws of 1950, the "Slum Clearance and Redevelopment Act". Said Resolution contains a full description of the boundary of said Project Area. In said Resolution the City Council stated "that it be and hereby is determined that it is necessary that the blighted conditions be eliminated and said Project Area be redeveloped in accordance with the approved tentative plan to attain the purposes of the Slum Clearance and Redevelopment Act and that the Providence Redevelopment Agency be and hereby is directed to prepare and submit a redevelopment plan for said Project Area based upon the approved tentative plan."

The Redevelopment Plan has been prepared for an area identical with that described in said Resolution. The description of the land within the Project Area and a map entitled "Providence Redevelopment Agency, Point Street Project Area, D2-R, Project Boundary Map, Showing All Street Lines Established by Perimeter Survey, by Charles A. Maguire and Associates, Engineers, Providence, R. I., and Boston, Mass., December 1, 1950" were filed in the office of the Recorder of Deeds by the City Clerk on January 15, 1951.

This Project Area lies within Redevelopment Area D-2, one of seventeen blighted areas which were designated on July 6, 1948, in Chapter 103 of the Ordinances of the City of Providence as Redevelopment Areas under the provisions of Chapter 1802 of the Public Laws of 1946, the "Community Redevelopment Act," then effective.

II. GENERAL PROVISIONS OF THE PLAN

The Redevelopment Plan proposes the acquisition of the properties within the Project Area which are necessary to carry out the Redevelopment Plan (excluding those properties which are not to be acquired and which are to be continued in their present form and use), the clearance by demolition or removal of all structures within the acquired land, the vacating of some

interior street areas, street improvements, the replatting and rough grading of the acquired land, and the disposition of the improved land by sale or lease, under suitable safeguards and conditions to be imposed under the terms of the sale or lease contracts. See Map No. 3 -"Redevelopment Plan," at the end of this report.

A. Land Use and Buildings

The proposed land uses and building requirements are designed to promote the redevelopment of the Project Area in accordance with the "Slum Clearance and Redevelopment Act." The type, size, height, number and proposed use of buildings shall conform to the zoning ordinance, the building code and the air pollution ordinance as they exist on the date of approval of this Redevelopment Plan as modified, or as they may be amended by the City Council. The open space required under this Redevelopment Plan is the area in streets and alleys.

In addition to and notwithstanding the requirements of said zoning ordinance, the following provisions shall apply:

The land in the Project Area shall be used only for industrial, commercial, and allied purposes. No residential structure or residential use within a structure shall be permitted within the Project Area.

The Project Area shall consist of two zones: (1) a heavy commercial zone and (2) a general industrial zone. No building or structure shall be built for any use other than that permitted in the zone in which such building or structure is to be located, nor will any building, structure or land be used for any use other than that permitted in the zone in which it is located.

1. Heavy Commercial Zone

The heavy commercial zone shall comprise the entire Plain Street frontage of the Project Area for a depth of 100 feet from the easterly property line of Plain Street.

a. Permitted Uses

The following uses shall be permitted:

i. Retail uses designed primarily to serve industrial establishments and employees thereof;

ii. Office, display and allied uses in connection with industrial and commercial establishments;

iii. Public parking area, parking garage and private parking area, (except as noted in Section A3 below);

iv. Automobile service station;

v. Public service including electric distributing substation, fire or police station, telephone exchange and the like; sign painting or tire shop; storage of self-propelled vehicles which are for remuneration or hire.

b. Height

i. Maximum height - Three stories not to exceed 45 feet.

ii. Exceptions: Structures permitted above height limit:

Penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, fire or parapet walls, skylights, towers, steeples, roof signs, flagpoles, chimneys, smoke stacks, wireless masts, water tanks, silos, gas containers or similar structures may be erected above the height limits herein prescribed, but no penthouse or roof structure or any space above the height limit shall be allowed for the purpose of providing additional floor space for commercial or industrial use.

2. General Industrial Zone

The entire Project Area other than that area specified as a heavy commercial zone shall be a general industrial zone.

a. Permitted Uses

i. Any use permitted in the Heavy Commercial Zone of this Project Area shall be permitted in the entire Project Area (except as noted in Section A3 below).

ii. The following uses shall be permitted:

(a) The manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, drugs, perfumes, pharmaceuticals, soap, textiles, toiletries and food products except the following: fish and meat products, sauerkraut, vinegar, yeast and the rendering or refining of fats and oils.

(b) The manufacture, compounding assembling or treatment of articles, or merchandise from the following prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt fibre, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, shell, textiles, tobacco, wood (excluding a planing mill), yarns, and paint not employing a boiling process.

(c) The manufacture of pottery or figurines or other similar ceramic products, using only previously pulverized clay, or kilns fired only by electricity or gas.

(d) The manufacture or maintenance of electric or neon signs, billboards, commercial advertising structures, light sheet metal products including heating or ventilating ducts or equipment, cornices, eaves and the like.

(e) The manufacture of musical instruments, clocks, watches, toys, novelties and rubber or metal stamps.

(f) Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacture of small parts only, such as coils, condensers, transformers, crystal holders.

(g) Blacksmith shop, manufacture of metal products, machine tools, machinery including agricultural, electrical machinery or equipment, office or store machines, equipment or supplies and the like, machine shop excluding punch presses over 100 tons rated capacity and drop hammers.

(h) Foundry casting lightweight non-ferrous metal not causing noxious fumes or odors.

(i) Laboratory, experimental, photo, motion picture, film or testing.

(j) Draying, freighting or trucking yard or terminal.

(k) Animal hospital or kennels.

(l) Automobile assembling, painting, upholstering, rebuilding, reconditioning, truck repairing or overhauling, tire retreading or recapping, battery manufacture.

(m) Automobile or machinery wrecking.

(n) Bleaching or dyeing.

(o) Body or fender works.

(p) Bottling works.

(q) Brewery or liquor distillery.

(r) Brick, tile, terra cotta or cinder block manufacture.

(s) Building material sales yard, including the sale of lumber, rock, sand and gravel as an incidental part of the main business, but excluding concrete mixing.

(t) Contractor's equipment storage yard or plant or rental of equipment commonly used by contractors.

(u) Feed or fuel yard.

(v) Junkyard, storage, sorting, collecting or bailing of rags, paper, metal or junk,

(w) Public utility service yard or electrical receiving or transforming stations.

(x) Small boat storage and building, except shipbuilding.

(y) Stone cutting.

(z) Storage and sale of petroleum and petroleum products in quantities not exceeding 21,000 gallons.

(aa) Warehousing and wholesale merchandise storage.

b. Height

i. Maximum height - six stories not to exceed 75 feet.

ii. Exception: Same as provided for in the heavy commercial zone.

3. Parking Use

The following provisions apply notwithstanding any other provisions of this Plan:

a. Ground public parking areas shall be permitted only in parcels C and D.

b. Parking garages and private parking areas shall be permitted only in parcels A, B, and E.

B. Street Layout

One street area is to be vacated under the Plan. This is Elm Street from Bassett Street to Imperial Place. With feasible adjustments in lines, adequate utilities exist in boundary streets to service the Project Area. See Map No. 2, "Right of Way Adjustments Plan."

This street vacation is designed to effect an advantageous consolidation of the land tracts within the Project Area and to improve the traffic pattern in and around the Area.

There are no street grade changes contemplated on this Plan.

C. Covenants, Conditions and Restrictions

The Agency shall remove or abrogate or cause to be removed or abrogated any covenant or other provisions in any agreement, deed, lease, conveyance or other instrument restricting, upon the basis of race, creed or color, the sale, lease or occupancy of any land in the Project Area which the Redevelopment Agency acquires.

The Agency shall obligate by deed, lease, contract, covenants running with the land or other appropriate means the purchaser or lessee or their successors in interest of such real property:

a. To use such real property only for the purpose and in the manner stated in this Redevelopment Plan;

b. To begin and complete the building of specified improvements within a period of time deemed by the Agency to be reasonable. Provision may be made for extension of the time limit with the approval of the Agency;

c. To include a covenant or other appropriate requirement in every deed or lease prohibiting the execution of any covenant, agreement or other instrument restricting the sale, lease or occupancy of any such real estate upon the basis of race, creed or color;

d. To comply with such terms and conditions specified by the Agency which will prevent speculation by redevelopers, by assuring that the sale or lease of the land by the Agency will be for the purpose of use of the land by the purchaser or lessee rather than for re-sale. For the purpose of preventing speculation, each purchaser or lessee shall be obligated to retain his interest during the period of development and not to dispose of his interest or any part thereof during such period without the prior consent in writing of the Agency; and

e. To comply with such terms and conditions relating to the use and maintenance of such real property for such periods of time as in the opinion of the Agency are necessary to prevent a recurrence of slum conditions or conditions of blight, or otherwise carry out the provisions of the "Slum Clearance and Redevelopment Act".

f. To comply with such terms and conditions as in the judgment of the Agency are necessary or advisable to retain a careful control over the use and development of every parcel of land to be leased or sold to insure conformity to this Redevelopment Plan and to assure the establishment and maintenance of a safe, attractive and efficient pattern of development. The Agency shall include covenants in deeds and conditions in leases requiring off-street parking space and off-street loading space to the extent deemed reasonable and adequate by the Agency. Each plan for the lay-out of off-street parking and loading facilities and for access thereto submitted by a lessee or purchaser or a successor in interest thereof shall be subject to approval by the Traffic Engineer.

D. Other Provisions

1. Title to Five Veterans Memorial Park

The title to the parcel of land within the Project Area known as Five Veterans Memorial Park, which is in public ownership, is to be transferred to the Agency to accomplish this Redevelopment Plan.

2. Landscaping and Site Improvements

a. Paved Area - All areas subject to wheeled traffic shall be paved with bituminous, concrete or equivalent surfacing and shall have appropriate bumper or wheel guards where needed.

b. Parking Area Illumination - Light standards for the illumination of parking areas shall be shielded in such a way that the light source will reflect away from the street or from adjacent properties.

c. Unpaved Portions of Site - Any area not paved shall be maintained in grass or landscaped.

3. Sign Regulations

The following sign regulations pertain to all property acquired and disposed of by the Agency:

a. Number of Signs Permitted - A maximum of two signs will be permitted for each industry occupying a building, including any sign which is part of the building's architecture, but not including the plaque, directional, and parking area signs permitted below. In multiple unit buildings the same number of signs will be allowed for each industry, provided that on any such building either wall signs or parapet signs will be permitted, but not both, and no sign fixed to the wall may extend above the roof or parapet.

b. Subject Matter - Signs shall pertain only to the identification of the business conducted within the building and the products sold or manufactured, to the direction of visitors and parking facilities. No pictures or samples will be permitted on a sign except as part of a trade mark.

c. Types of Signs - Only the following types of signs will be permitted:

(i) Horizontal wall signs otherwise known as belt or face signs, excluding signs painted on the wall itself.

(ii) Parapet signs, including signs on top of canopy or marquee.

(iii) Plaques attached to the face of building in close proximity to the main entrance and bearing the name or trade mark of the industry.

(iv) Necessary directional signs on the lot occupied by the building to which such signs pertain.

(v) Necessary signs on the lot to identify parking facilities.

d. Sign Dimensions - Wall signs and parapet signs shall have a maximum height of 4 feet; a maximum area of not more than three square feet for each running foot of the face of the building displaying such sign; and a maximum projection of not more than 12 inches from the face of the building.

Plaques shall have a maximum area of 8 square feet.

Directional signs shall not exceed 4 square feet. Parking area signs shall not exceed 15 square feet.

e. Sign Illumination - Any spotlight or similar illumination shall be so directed or shielded that the light source will reflect away from the street or from adjacent properties. No animated signs will be allowed.

4. Open Storage

Except for the loading and unloading operations, the parking of vehicles, and open storage all uses shall be conducted wholly within a building. No open storage shall be permitted except in suitably screened or enclosed locations.

5. Architectural and Landscaping Plans

Architectural and landscaping plans and specifications as well as any other information relating to structure or topography as may be necessary shall be submitted by all redevelopers to the Providence Redevelopment Agency for its approval to insure their conformance with the provisions of the Redevelopment Plan.

III. RELATIONSHIP TO DEFINITE LOCAL OBJECTIVES

This Redevelopment Plan has been designed within the long-range objectives of the City of Providence as outlined in the Master Plan adopted by the City Plan Commission. The route of the proposed North-South Freeway is located partly within the project area, and the Redevelopment Plan takes maximum advantage of this improvement in the City's thorofare system and is in conformity with the Master Plan for Thorofares as amended by the City Plan Commission in 1957.

The Master Plan for Land Use and Population Distribution includes the entire Project Area within a larger area to be devoted to industrial use and this Redevelopment Plan is in conformity with said Master Plan. The Project Area is within Redevelopment Area D-2 as defined in the Master Plan for Redevelopment of Residential Areas and this Redevelopment Plan is in conformity with said Master Plan.

Two City Plan Commission reports have also set forth general community objectives which have had a direct influence upon the preparation of the Redevelopment Plan for the Point Street Project Area. The first is the report made by the Commission in connection with the Proposed Zoning Ordinance submitted to the City Council in February 1949 and approved September 21, 1951 which reaffirmed the Master Plan for Land Use and Population Distribution finding that this area should be devoted predominantly to industrial use. The second report is the Capital Improvement Program 1950-1956 prepared jointly by the Commission and the Finance Director which included the Point Street Project Area, D2-R, in a list of several redevelopment projects to be financed with federal assistance during this period.

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(3) The City of Providence will convey to the Agency without cost the Five Veterans Memorial Park, the cash value of which will constitute part of the City's one-third share of the Net Project Cost. The balance of the City's one-third share of the Net Project Cost shall be provided by the issuance of general obligation bonds of the City of Providence authorized for this purpose by referendum in November 1958 and in June 1955.

(4) The property to be acquired by the Agency and prepared for redevelopment will be sold or leased at the fair value thereof for use in accordance with this Redevelopment Plan. The proceeds of the sale or lease will be used to repay Agency loans outstanding. To the extent necessary when land is leased, the Agency may issue bonds secured by mortgage, deed of trust or otherwise with provision that payment of principal and interest thereon shall be made from the income and revenue which the Agency will receive from such leased property.

V. PROPOSED METHOD OF LAND ACQUISITION, CLEARANCE AND SITE PREPARATION

The real property which must be acquired for purposes of redevelopment shall be acquired by purchase or by the exercise of the power of eminent domain granted to the Agency under the "Slum Clearance and Redevelopment Act". In the event it shall become necessary for the Agency to exercise the power of eminent domain a sum determined to be amply sufficient by the Superior Court shall be deposited in said Court for payment for properties so acquired. Five Veterans Memorial Park is to be transferred to the Agency by the City. The structures indicated on Map No. 3, "Redevelopment Plan," are not to be acquired since their present form and use is consistent with the Redevelopment Plan.

Construction of street improvement, demolition of structures and regrading of land shall be done or caused to be done by the Agency. Development of structures, landscaping, parking areas and loading facilities shall be the responsibility of private developers according to the agreements for lease or sale to be negotiated by the Agency and such developers.

The families now living in the Project Area will have the benefit of the assistance of the Family Relocation Service of the City of Providence. Families eligible for public housing will receive first consideration, with families displaced by low-rent public housing Title III projects, as required by the "Housing Act of 1949," in the low-rent projects of the Providence Housing Authority.

VI. PROPOSED DISPOSITION OF PROPERTY

The Agency will sell and/or lease all real property acquired for redevelopment on the basis of the fair value of such property for use in accordance with this Redevelopment Plan. In determining the fair value of said real property, the Agency shall have the benefit of appraisals made by competent independent fee appraisers employed by the Agency under contract to report their opinion of the fair value of the land taking into consideration the contemplated uses to which the property may be put and the restrictions thereon.

The Agency shall invite by public advertisement offers from all interested individuals or firms, or their authorized representatives, to purchase or lease all or any portion of the real property acquired for purposes of redevelopment. The Agency shall dispose of the real property either by sale or by lease to the bidder or combination of bidders with the proposal or proposals which conform to the provisions and intent of this Redevelopment Plan and the purposes of the "Slum Clearance and Redevelopment Act" and which will promote the most advantageous development of the Project Area.

Notwithstanding the above, the Agency may negotiate for the disposition of project land with any owner of real property within the Project Area on the date of the approval of the City Council of the Modified Redevelopment Plan from whom property is to be acquired by the Providence

Redevelopment Agency, if such a procedure will contribute, in the opinion of the Agency, to the most advantageous development of the Project Area.

The absolute right is reserved to the Providence Redevelopment Agency to determine in its sole discretion the best offer or offers resulting from negotiations or among the bids submitted. A report concerning each proposed sale or lease shall be received by the City Council at a regular or special meeting at least ten (10) days prior to the execution of final agreement of sale or lease.

The Agency shall reserve the right to reject any or all bids and to waive any irregularities in bids received. Lease or sale of real property within the Project Area shall be conditioned on the development and use of the property in conformity with this Redevelopment Plan. To assure proper redevelopment, each lessee or purchaser shall be required to submit his plans and such other information in such detail as shall be required by the Providence Redevelopment Agency for approval.

VII. MODIFICATION AND TERMINATION

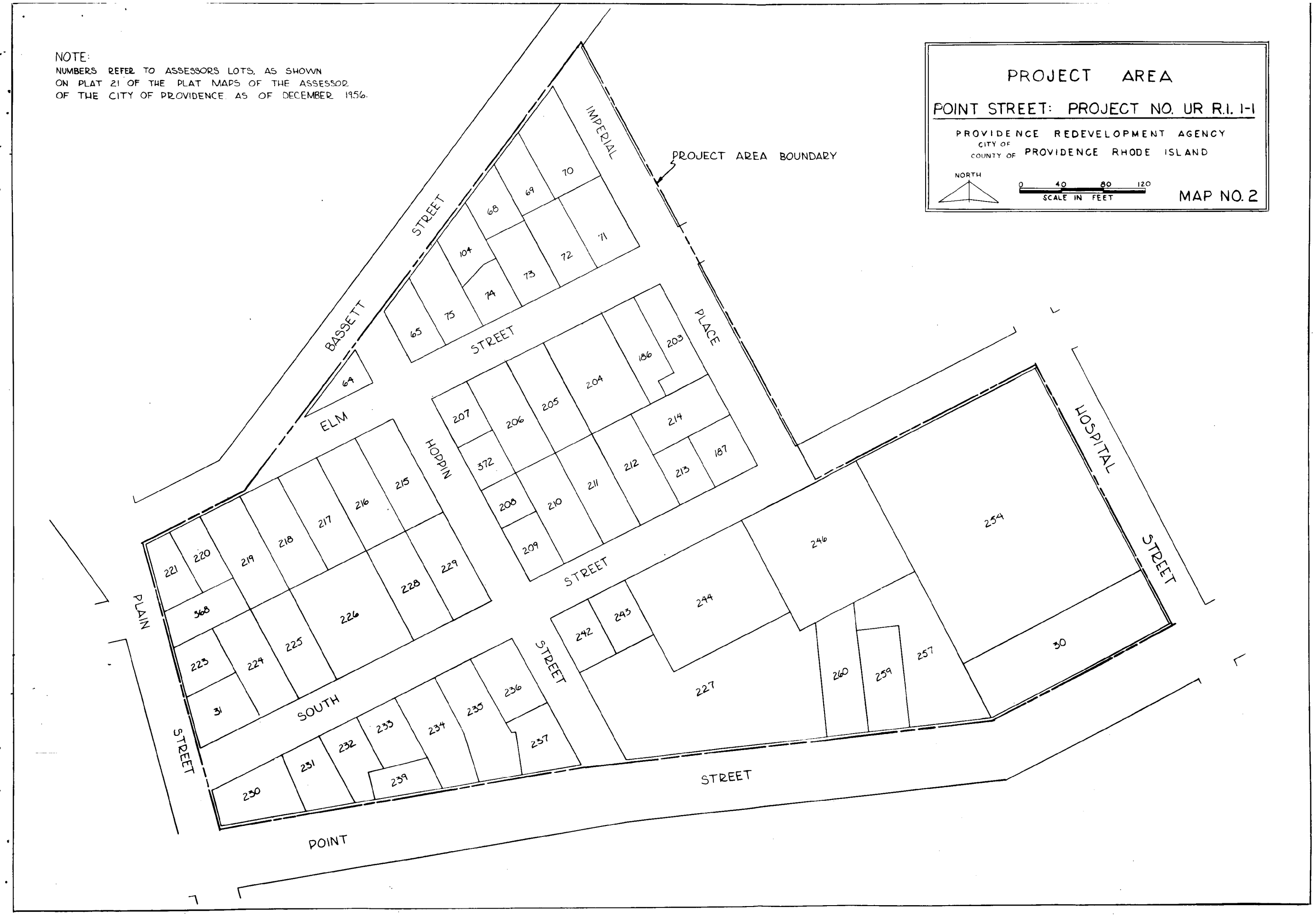
A. Modification

Upon its own initiative or upon recommendation of the Agency, this Redevelopment Plan may be modified at any time by the City Council, provided that if modified after lease or sale of any land in the Project Area the modification must be consented to in writing by the lessee or purchaser of the property affected by the proposed modification, and provided further, that during the term of any contract to finance the carrying out of this Redevelopment Plan executed by the Redevelopment Agency and the Housing and Home Finance Administrator, any modification shall be submitted to the said Administrator for determination by him that such modification meets the terms and requirements of the Contract for Federal financial assistance.

B. Termination

This Redevelopment Plan, and/or any modification thereof, for Project Area D2-R shall be in full force and effect for a period of sixty (60) years commencing on the date of approval of this Plan by the City Council, or for the term of the longest lease executed by the Providence Redevelopment Agency within said sixty (60) year period, whichever is longer.

NOTE:
NUMBERS REFER TO ASSESSORS LOTS, AS SHOWN ON PLAT 21 OF THE PLAT MAPS OF THE ASSESSOR OF THE CITY OF PROVIDENCE AS OF DECEMBER 1956.



NOTE:-
THE EXISTING BUILDINGS AND LAND AREAS SHOWN BY HATCHING AND LOCATED TO APPROXIMATE SCALE ARE NOT TO BE ACQUIRED AND TO BE CONTINUED IN THEIR PRESENT FORM AND USE.

REDEVELOPMENT PLAN

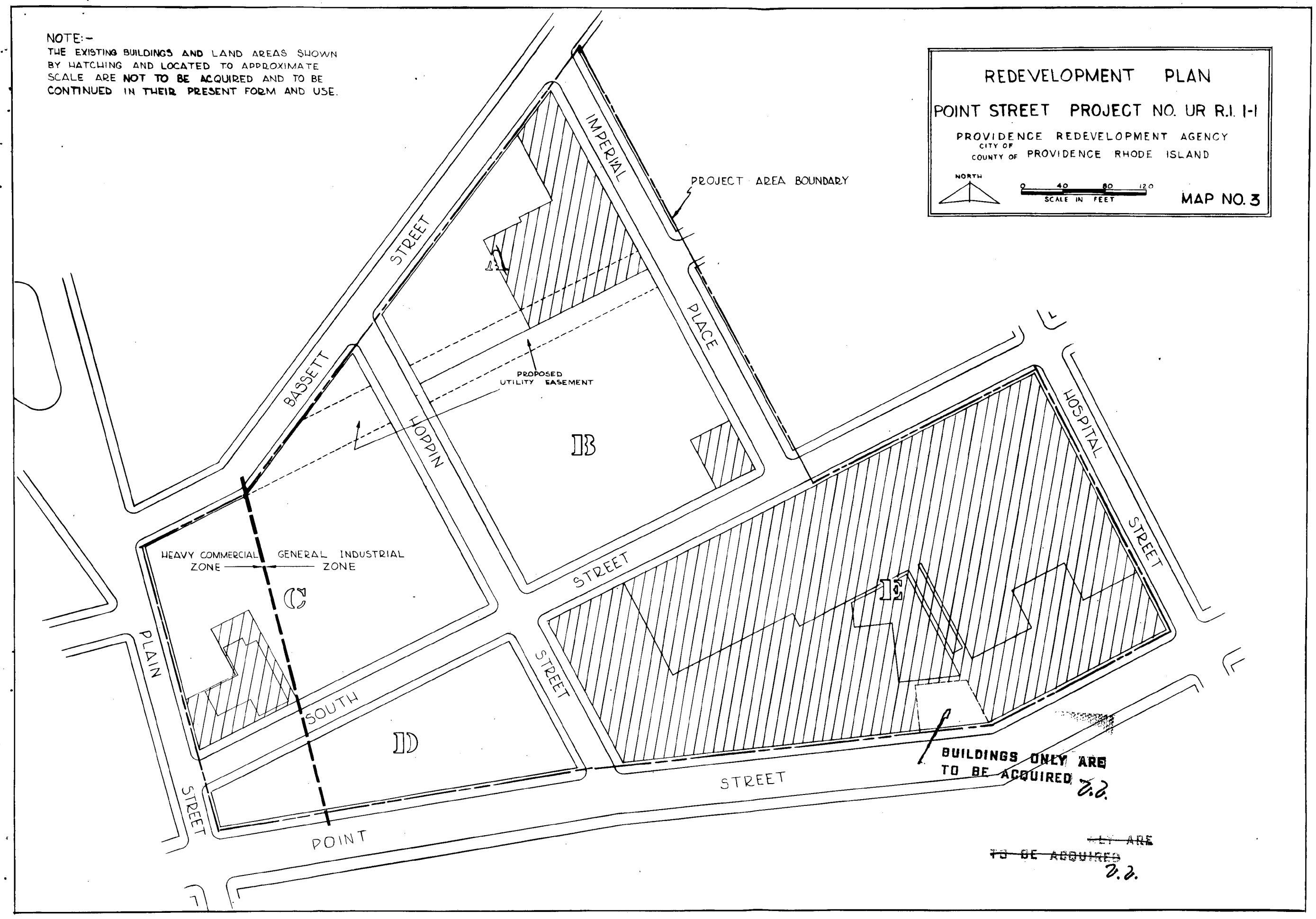
POINT STREET PROJECT NO. UR R.I. 1-1

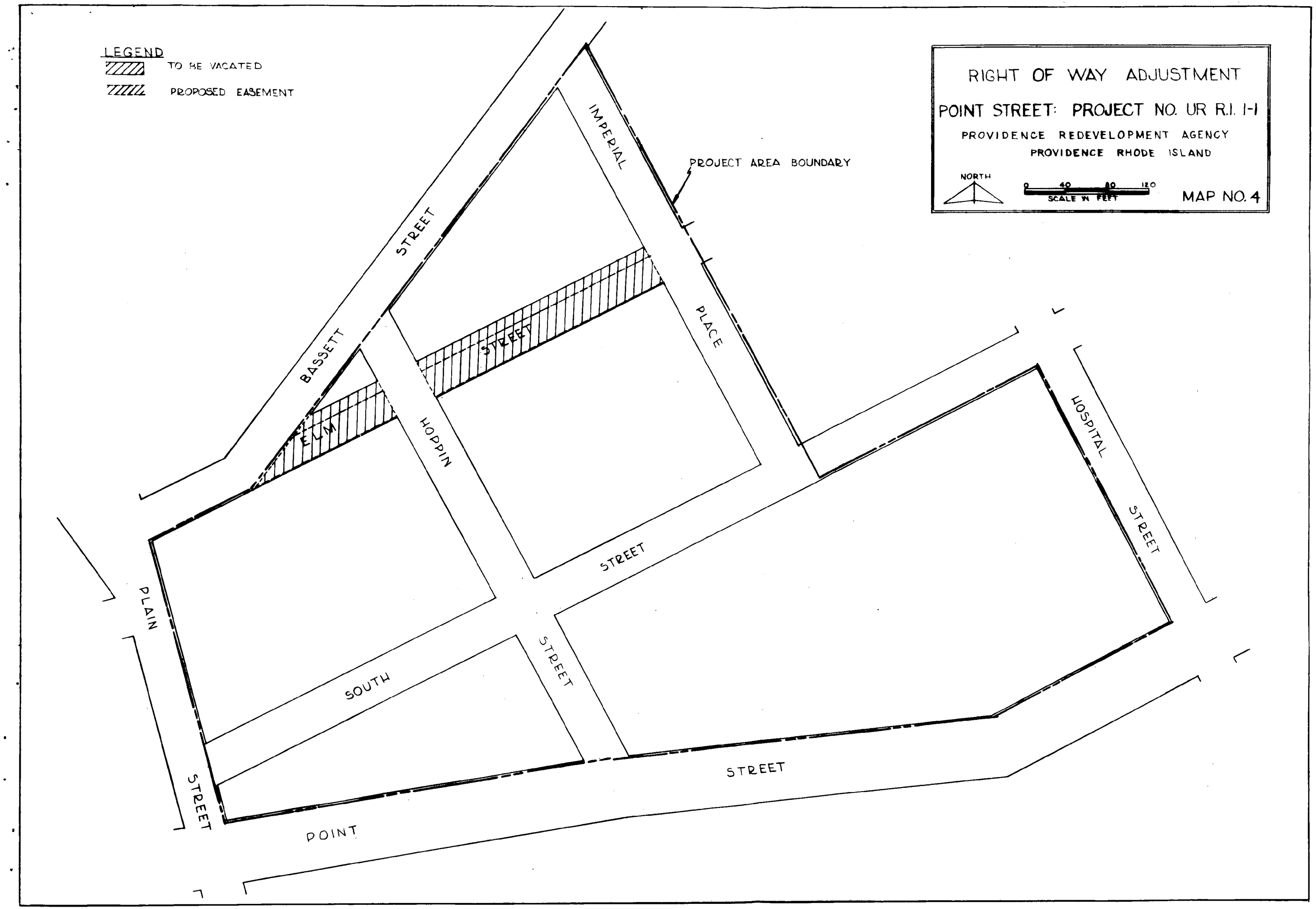
PROVIDENCE REDEVELOPMENT AGENCY
CITY OF
COUNTY OF PROVIDENCE RHODE ISLAND

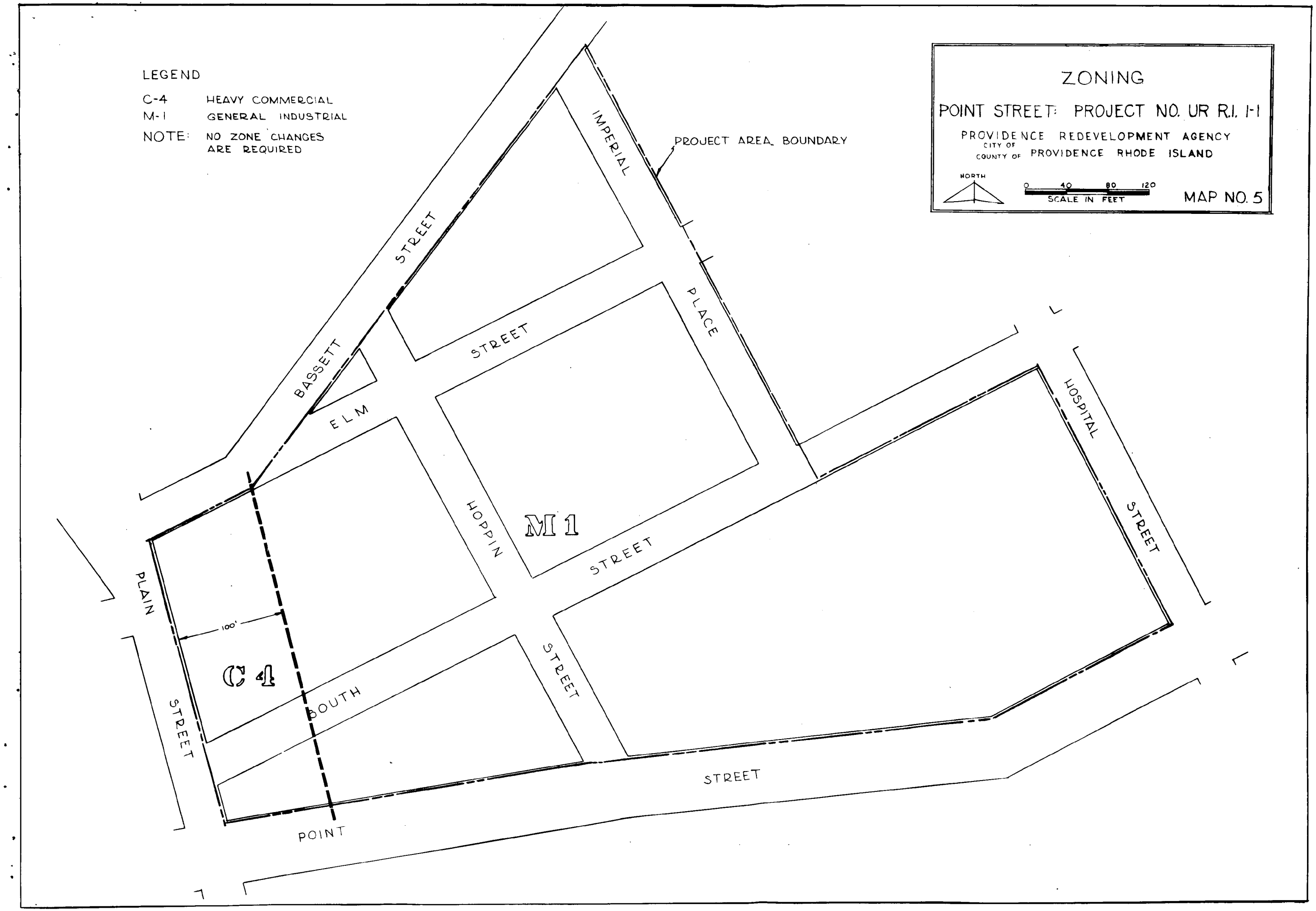
NORTH

0 40 80 120
SCALE IN FEET

MAP NO. 3




LEGEND
TO BE VACATED
PROPOSED EASEMENT
RIGHT OF WAY ADJUSTMENT
POINT STREET: PROJECT NO. UR R.I. 1-1
PROVIDENCE REDEVELOPMENT AGENCY
PROVIDENCE RHODE ISLAND
NORTH
0 40 80 120
SCALE IN FEET
MAP NO. 4
PROJECT AREA BOUNDARY
BASSETT STREET
IMPERIAL PLACE
ELM STREET
HOPPIN STREET
HOSPITAL STREET
PLAIN STREET
SOUTH STREET
POINT STREET


ZONING
POINT STREET: PROJECT NO. UR R.I. 1-1
PROVIDENCE REDEVELOPMENT AGENCY
CITY OF
COUNTY OF PROVIDENCE RHODE ISLAND
NORTH
0 40 80 120
SCALE IN FEET
MAP NO. 5
LEGEND
C-4 HEAVY COMMERCIAL
M-1 GENERAL INDUSTRIAL
NOTE: NO ZONE CHANGES ARE REQUIRED
PROJECT AREA BOUNDARY
IMPERIAL
PLACE
STREET
BASSETT
STREET
ELM
HOSPITAL
STREET
HOPPIN
STREET
M 1
PLAIN
STREET
100'
C 4
SOUTH
STREET
STREET
POINT

CITY OF PROVIDENCE • RHODE ISLAND • Walter H. Reynolds • Mayor

OFFICE OF THE CITY CLERK

CITY HALL

D. Everett Whelan
City Clerk

Vincent Vespia
First Deputy
William E. McWilliams
Second Deputy

November 25, 1958

CERTIFICATE

I, D. Everett Whelan, hereby certify that I am the City Clerk of the City of Providence and that the "Modified Official Redevelopment Plan Point Street Project Area D2-R June 1958" submitted to the City Council of the City of Providence by the Providence Redevelopment Agency by letter dated August 1, 1958 was adopted without change by the City Council of the City of Providence by Chapter 1230 of the Ordinances of the City of Providence entitled "An Ordinance In Amendment of Chapter 474 of the Ordinances of the City of Providence Entitled 'An Ordinance Approving and Adopting An Official Redevelopment Plan For "Point Street Project Area D2-R",' approved September 19, 1958.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said City the date first above written.

D. Everett Whelan
City Clerk

THE CITY OF PROVIDENCE

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 460

Approved September 19, 1958

Resolved,

That His Honor, the Mayor, is hereby authorized to execute a Cooperation Agreement, substantially in accordance with the accompanying draft agreement, between the City of Providence and the Providence Redevelopment Agency, providing for cooperation between the City of Providence and the Providence Redevelopment Agency with respect to the redevelopment project for the "Point Street Project Area D2-R". (For draft of agreement, see files of City Council).

IN CITY COUNCIL

SEP 18 1958

READ and PASSED

President

Clerk

APPROVED

SEP 19 1958

MAYOR

RESOLUTION

OF THE

CITY COUNCIL

AUTHORIZING HIS HONOR, THE MAYOR, TO EXECUTE A CO-OPERATION AGREEMENT BETWEEN THE CITY OF PROVIDENCE AND THE PROVIDENCE REDEVELOPMENT AGENCY WITH RESPECT TO THE REDEVELOPMENT PROJECT FOR THE "POINT STREET AREA D2-R".

IN CITY COUNCIL

AUG 7 - 1958

FIRST READING
REFERRED TO COMMITTEE ON
FINANCE

Lawrence Whalen CLERK

Mr. Wexler, (by request)

COOPERATION AGREEMENT

This Agreement entered into this day of , 1958 by and between the Providence Redevelopment Agency, a body corporate and politic in the State of Rhode Island (hereinafter called the "Agency") and the City of Providence, a municipal corporation in the County of Providence, State of Rhode Island, (hereinafter called the "City"),

W I T N E S S E T H :

WHEREAS, the Agency has processed a Modified Redevelopment Plan calling for the redevelopment of the Project Area known as the "Point Street Project Area D2-R" and bounded and described in Exhibit A attached hereto and made a part hereof; and

WHEREAS, the Agency will require contributions, loans, or grants of money, properties or services from the City and the United States Government (hereinafter called the "Government") in order to carry out and complete the approved and adopted Modified Redevelopment Plan; and

WHEREAS, the City is authorized by Chapter 2574 of the Public Laws of 1950, entitled "Slum clearance and redevelopment act" to lend, grant, or contribute funds to the Agency and the Government is authorized by Title I of the Housing Act of 1949 (hereinafter called the "Housing Act") to make loans and grants; and

WHEREAS, it is provided in said Title I of the "Housing Act" that a contract between the Government and a local body engaged in a redevelopment project providing for capital contributions or grants (as therein defined) from the Government shall require similar contributions or grants from the state, municipality or other public body or any other entity in an amount equal to at least one-third of the aggregate net project costs as defined therein, and

WHEREAS, it is further provided in said Title I of the "Housing Act" that the aforesaid contributions or grants from the City defined therein as "Local Grants-in-Aid" may consist of "(1) cash grants; (2) donations at cash value of land (exclusive of land in streets, alleys, and other public rights-of-way which may be vacated in connection with the project) and demolition or removal work, or site improvements in the project area, at their cost, and (3) the provision at their cost of parks, playgrounds, and public buildings or facilities . . . which are primarily of direct benefit to the project and which are necessary to serve or support the new uses of land in the project area in accordance with the redevelopment plan: Provided, that, in any case where, in the determination of the Administrator, any park, playground, public building, or facility is of direct and substantial benefit both to the project and to other areas, the Administrator shall provide that, for the purpose of computing the amount of local grants-in-aid for such project, there shall be included an allowance of an appropriate portion (as determined by the Administrator) of the cost of such park, playground, public building or facility . . ."

Now, Therefore, it is hereby agreed by and between the parties hereto on their own behalf and on behalf of the Government as follows:

1. The Agency will undertake the aforementioned Redevelopment Project in accordance with the Redevelopment Plan, as approved and adopted, upon receipt from the City of the estimated amount of money which represents the cash grant portion of the "Local Grant-in-Aid" and upon receipt of funds from the Government pursuant to the Amendatory Loan and Grant Contract between the Agency and the Government under the "Housing Act", (an application for said amendatory contract having been heretofore filed with the Government by the Agency) or upon receipt of funds borrowed from other sources under a financing transaction secured by said Loan and Grant Contract, provided, however, the City shall pay over its cash contribution before the Government shall be required to pay over funds under the Loan and Grant Contract.

2. To defray the aggregate net project cost of the project as computed and determined in accordance with the provisions of the "Housing Act", the Agency will take all necessary steps and comply with all necessary conditions, statutory or otherwise, to obtain a capital grant form the Government under Section 103 (a) of the "Housing Act" in the maximum amount allowed by law it being provided that said grant shall be in an amount equal to two-thirds of said aggregate net project costs.

3. The City will make a total contribution to the Agency of an amount (whether in cash, properties or services) equal to at least one-third of said aggregate net cost of the Redevelopment Project.

A. Non-Cash Grants

1. When the Agency shall require possession thereof and title thereto in execution of the Redevelopment Project, the City will donote and convey to the Agency all of its right, title and interest in the parcel of land described below and shall receive credit on its obligations hereunder for the full and fair market value thereof as approved by the government, now estimated as Two Thousand Seven Hundred Fifty ($2,750.00) Dollars:

That tract or parcel of land situated in the City of Providence known as the "Five Veterans Memorial Park" bounded and described as follows:

Beginning at the southwesterly corner of Lot 64 of the City of Providence Assessor's Plat No. 21, herein described, said corner being the intersection of the southerly line of Bassett Street and the northerly line of Elm Street;

thence, running North thirty-five degrees, thirty minutes and twenty seconds East (N 35° 30' 20"E) along the southerly line of Bassett Street eighty three and 14/100 (83.14) feet to the northeasterly corner of said Lot 64;

thence, turning an interior angle of sixty-three degrees, forty-six minutes, no seconds (63° 46' 00") and running south twenty-eight degrees, fifteen minutes, forty seconds East (S 28° 15' 40"E) along the westerly line of Hoppin Street thirty seven and 3/100 (37.03) feet to the southeasterly corner of said lot;

thence, turning an interior angle of eighty-nine degrees, forty seven minutes, twenty seconds (89° 47' 20") and running South sixty one degrees, fifty-seven minutes, no seconds West (S 61° 57' 00"W) along the northerly line of Elm Street seventy four and 58/100 (74.58) feet to the place and point of beginning.

Said tract herein described contains one thousand three hundred eighty and 47/100 (1,380.47) square feet of land.

B. Cash Grants

1. The City shall furnish the Agency with the sum of $72,437 on request and the government shall be under no obligation to make any payment on account of the Project Temporary Loan or the Project Capital Grant under this Agreement until the said sum of $72,437 has been provided by the City towards its estimated one-third share of the Net Project Cost.

4. Upon completion of the redevelopment project by the Agency and the determination of the actual net project cost thereof in accordance with the provisions of the aforementioned amended Loan and Grant Contract and paragraph 3 hereof, the City will make an additional cash grant to the Agency in an amount sufficient to bring the City's creditable contribution equal to one-third of the actual net project cost, provided, however, that if the initial cash and non-cash contributions exceed the actual one-third net project cost, this Agency will refund the difference to the City.

5. Notwithstanding any provision of this Agreement to the contrary, it is expressly understood and agreed that all estimates of values and costs set forth herein are estimates only, based on data presently available, and that the actual credit to be given for the property and services provided herein will be based on the actual value or costs thereof as they shall finally be determined.

6. It is understood and agreed that the City s financial obligation hereunder is to make total contributions or grants which shall equal not less than one-third of the aggregate net project cost computed in accordance with the terms of the Housing Act and this agreement.

7. The City shall vacate and abandon such public streets, roads and alleys within the project area as described in the redevelopment plan and shall convey without payment to the Agency such interest as the City may have in such vacated sites.

8. The City shall cooperate with the Agency in such other lawful actions or ways as may be necessary in connection with the undertaking and carrying out of the project in all of its phases.

In Witness Whereof the City and the Agency has caused this agreement to be duly executed in triplicate as of the day and year first above written.

Attest: CITY OF PROVIDENCE, RHODE ISLAND

_____ By_____
City Clerk Mayor

Attest: PROVIDENCE REDEVELOPMENT AGENCY

_____ By_____
Secretary Chairman

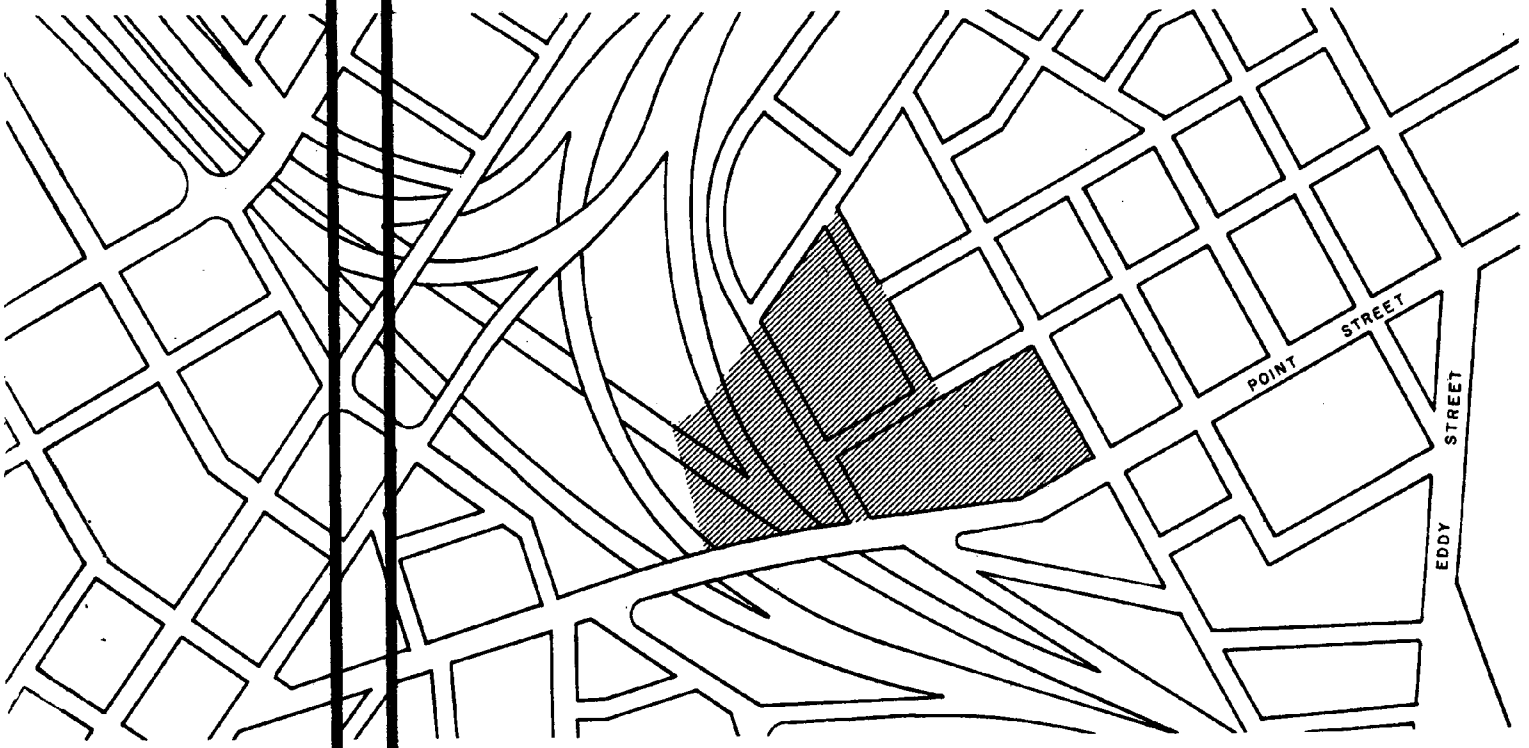
DESCRIPTION OF POINT STREET PROJECT AREA D2-R
(UR R.I. 1-1)

Beginning at the southwesterly corner of the tract herein described, at the northeasterly corner of Point and Plain Streets; thence running N-15°15'-00"W, along the easterly line of Plain Street, a distance of 282.20 feet to the southeasterly corner of Plain and Elm Street; thence turning an interior angle of 102°-48'-00" and running N-61°-57'-00"E, along the southerly line of Elm Street, a distance of 104.98 feet to a point in the range of the southeasterly line of Bassett Street; thence turning an exterior angle of 153°-33'-20" and running N-35°-30'-20"E, crossing Elm Street, and along the southeasterly line of said Bassett Street, a distance of 488.44 feet to an angle; thence turning an exterior angle of 179°-20'-20" and running N-34°-50'-40"E, along the southeasterly line of Bassett Street, a distance of 44.99 feet to the southeasterly corner of Bassett and Blount Streets*; thence turning an interior angle of 69°-06'-20" and running S-28°-15'-40"E, along the easterly line of Blount Street*, and its prolongation across South Street, a distance of 479.01 feet to the southerly line of South Street; thence turning an exterior angle of 90°-12'-40" and running N-61°-57'-00"E, along the southerly line of South Street, a distance of 241.00 feet to the southeasterly corner of South and Hospital Streets; thence turning an interior angle of 90°-00'-00" and running S-28°-03'-00"E, along the westerly line of Hospital Street, a distance of 280.92 feet to the northwesterly corner of Hospital and Point Streets; thence turning an interior angle of 90°-07'-22" and running S-61°-49'-38"W, along the northerly line of Point Street, a distance of 197.03 feet to an angle in the northerly line of Point Street; thence turning an interior angle of 158°-30'-46" and running S-83°-18'-52"W, along the said northerly line of Point Street, a distance of 374.81 feet to another angle in the said northerly line of Point Street; thence turning an interior angle of 183°-25'-32" and running S-79°53'-20"W, along said northerly line of Point Street, a distance of 359.00 feet to the northeasterly corner of Point and Plain Street, at the point and place of beginning.

* Blount Street is now designated Imperial Place.

REDEVELOPMENT PLAN

POINT STREET



PROVIDENCE REDEVELOPMENT AGENCY

MODIFIED

OFFICIAL REDEVELOPMENT PLAN

FOR THE APPROVED

POINT STREET PROJECT AREA

D2-R

June 1958

Note: A. Area D2-R bears federal designation UR R.I. 1-1.

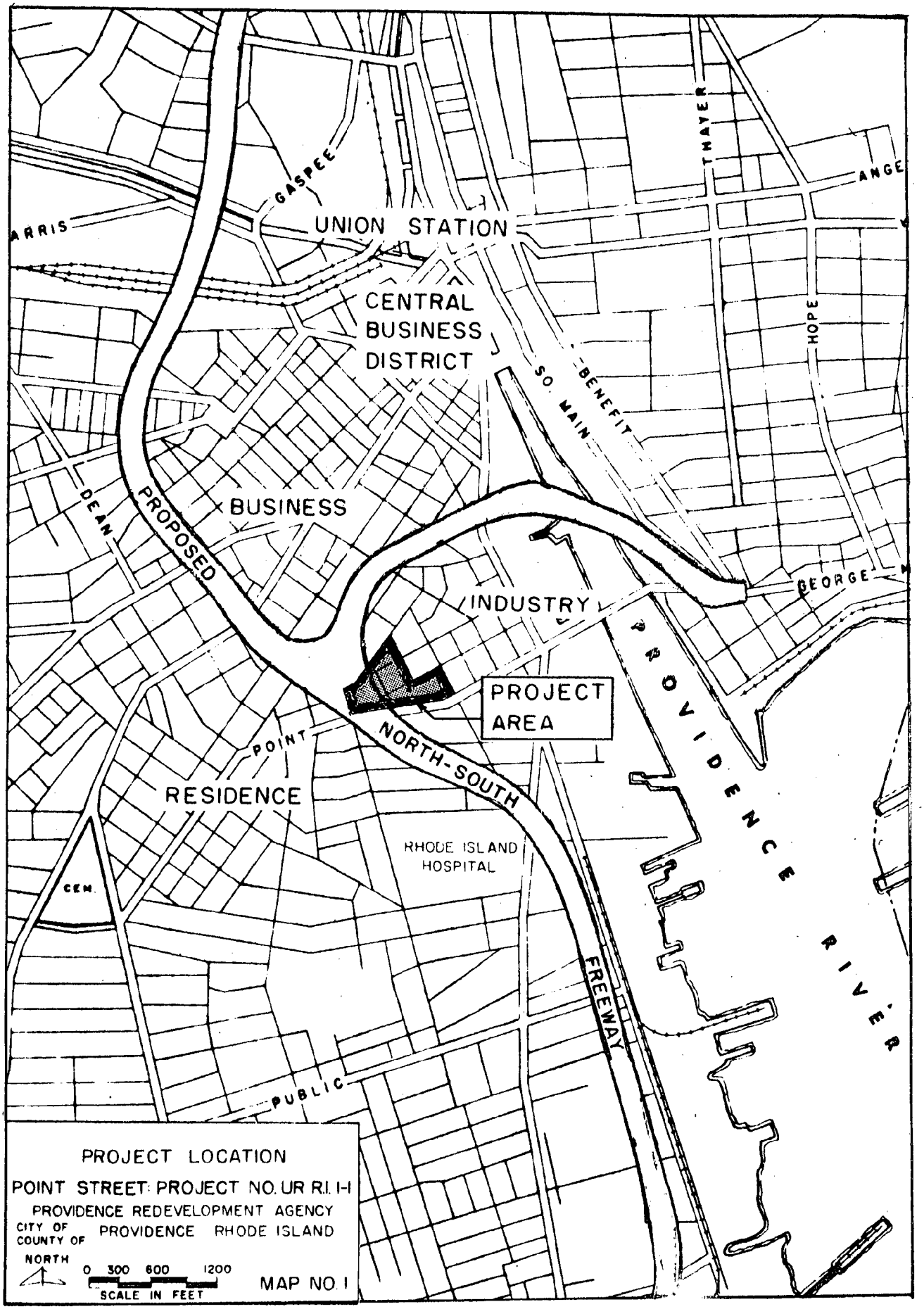

UNION STATION
CENTRAL BUSINESS DISTRICT
BUSINESS
INDUSTRY
RESIDENCE
PROJECT AREA
RHODE ISLAND HOSPITAL
PROPOSED NORTH-SOUTH FREEWAY
GASPEE
ARRIS
THAYER
ANGE
HOPE
SO. MAIN
BENEFIT
DEAN
POINT
GEORGE
PUBLIC
CEM
PROVIDENCE RIVER
PROJECT LOCATION
POINT STREET PROJECT NO. UR R.I. 1-1
PROVIDENCE REDEVELOPMENT AGENCY
CITY OF PROVIDENCE
COUNTY OF RHODE ISLAND
NORTH
0 300 600 1200
SCALE IN FEET
MAP NO. 1

TABLE OF CONTENTS

MODIFIED

OFFICIAL REDEVELOPMENT PLAN

FOR THE APPROVED

POINT STREET PROJECT AREA

D2-R

June 1958

I. INTRODUCTION

The Point Street Project Area is situated north of Point Street and east of Plain Street in inner South Providence, as shown in Map No. 1, "Project Location". See also Map No. 2, "Project Area" at the end of this report.

This plan proceeds from the directive of the City Council contained in Resolution No. 817 as amended, which approved a Tentative Plan for this project area and designated it as the approved Point Street Project Area, D2-R, in accordance with Chapter 2574 of the Public Laws of 1950, the "Slum Clearance and Redevelopment Act". Said Resolution contains a full description of the boundary of said Project Area. In said Resolution the City Council stated "that it be and hereby is determined that it is necessary that the blighted conditions be eliminated and said Project Area be redeveloped in accordance with the approved tentative plan to attain the purposes of the Slum Clearance and Redevelopment Act and that the Providence Redevelopment Agency be and hereby is directed to prepare and submit a redevelopment plan for said Project Area based upon the approved tentative plan."

The Redevelopment Plan has been prepared for an area identical with that described in said Resolution. The description of the land within the Project Area and a map entitled "Providence Redevelopment Agency, Point Street Project Area, D2-R, Project Boundary Map, Showing All Street Lines Established by Perimeter Survey, by Charles A. Maguire and Associates, Engineers, Providence, R. I., and Boston, Mass., December 1, 1950" were filed in the office of the Recorder of Deeds by the City Clerk on January 15, 1951.

This Project Area lies within Redevelopment Area D-2, one of seventeen blighted areas which were designated on July 6, 1948, in Chapter 103 of the Ordinances of the City of Providence as Redevelopment Areas under the provisions of Chapter 1802 of the Public Laws of 1946, the "Community Redevelopment Act," then effective.

II. GENERAL PROVISIONS OF THE PLAN

The Redevelopment Plan proposes the acquisition of the properties within the Project Area which are necessary to carry out the Redevelopment Plan (excluding those properties which are not to be acquired and which are to be continued in their present form and use), the clearance by demolition or removal of all structures within the acquired land, the vacating of some

interior street areas, street improvements, the replatting and rough grading of the acquired land, and the disposition of the improved land by sale or lease, under suitable safeguards and conditions to be imposed under the terms of the sale or lease contracts. See Map No. 3 -"Redevelopment Plan," at the end of this report.

A. Land Use and Buildings

The proposed land uses and building requirements are designed to promote the redevelopment of the Project Area in accordance with the "Slum Clearance and Redevelopment Act." The type, size, height, number and proposed use of buildings shall conform to the zoning ordinance, the building code and the air pollution ordinance as they exist on the date of approval of this Redevelopment Plan as modified, or as they may be amended by the City Council. The open space required under this Redevelopment Plan is the area in streets and alleys.

In addition to and notwithstanding the requirements of said zoning ordinance, the following provisions shall apply:

The land in the Project Area shall be used only for industrial, commercial, and allied purposes. No residential structure or residential use within a structure shall be permitted within the Project Area.

The Project Area shall consist of two zones: (1) a heavy commercial zone and (2) a general industrial zone. No building or structure shall be built for any use other than that permitted in the zone in which such building or structure is to be located, nor will any building, structure or land be used for any use other than that permitted in the zone in which it is located.

1. Heavy Commercial Zone

The heavy commercial zone shall comprise the entire Plain Street frontage of the Project Area for a depth of 100 feet from the easterly property line of Plain Street.

a. Permitted Uses

The following uses shall be permitted:

i. Retail uses designed primarily to serve industrial establishments and employees thereof;

ii. Office, display and allied uses in connection with industrial and commercial establishments;

iii. Public parking area, parking garage and private parking area, (except as noted in Section A3 below);

iv. Automobile service station;

v. Public service including electric distributing substation, fire or police station, telephone exchange and the like; sign painting or tire shop; storage of self-propelled vehicles which are for remuneration or hire.

b. Height

i. Maximum height - Three stories not to exceed 45 feet.

ii. Exceptions: Structures permitted above height limit:

Penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, fire or parapet walls, skylights, towers, steeples, roof signs, flagpoles, chimneys, smoke stacks, wireless masts, water tanks, silos, gas containers or similar structures may be erected above the height limits herein prescribed, but no penthouse or roof structure or any space above the height limit shall be allowed for the purpose of providing additional floor space for commercial or industrial use.

2. General Industrial Zone

The entire Project Area other than that area specified as a heavy commercial zone shall be a general industrial zone.

a. Permitted Uses

i. Any use permitted in the Heavy Commercial Zone of this Project Area shall be permitted in the entire Project Area (except as noted in Section A3 below).

ii. The following uses shall be permitted:

(a) The manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, drugs, perfumes, pharmaceuticals, soap, textiles, toiletries and food products except the following: fish and meat products, sauerkraut, vinegar, yeast and the rendering or refining of fats and oils.

(b) The manufacture, compounding assembling or treatment of articles, or merchandise from the following prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt fibre, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, shell, textiles, tobacco, wood (excluding a planing mill), yarns, and paint not employing a boiling process.

(c) The manufacture of pottery or figurines or other similar ceramic products, using only previously pulverized clay, or kilns fired only by electricity or gas.

(d) The manufacture or maintenance of electric or neon signs, billboards, commercial advertising structures, light sheet metal products including heating or ventilating ducts or equipment, cornices, eaves and the like.

(e) The manufacture of musical instruments, clocks, watches, toys, novelties and rubber or metal stamps.

(f) Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacture of small parts only, such as coils, condensers, transformers, crystal holders.

(g) Blacksmith shop, manufacture of metal products, machine tools, machinery including agricultural, electrical machinery or equipment, office or store machines, equipment or supplies and the like, machine shop excluding punch presses over 100 tons rated capacity and drop hammers.

(h) Foundry casting lightweight non-ferrous metal not causing noxious fumes or odors.

(i) Laboratory, experimental, photo, motion picture, film or testing.

(j) Draying, freighting or trucking yard or terminal.

(k) Animal hospital or kennels.

(l) Automobile assembling, painting, upholstering, rebuilding, reconditioning, truck repairing or overhauling, tire retreading or recapping, battery manufacture.

(m) Automobile or machinery wrecking.

(n) Bleaching or dyeing.

(o) Body or fender works.

(p) Bottling works.

(q) Brewery or liquor distillery.

(r) Brick, tile, terra cotta or cinder block manufacture.

(s) Building material sales yard, including the sale of lumber, rock, sand and gravel as an incidental part of the main business, but excluding concrete mixing.

(t) Contractor's equipment storage yard or plant or rental of equipment commonly used by contractors.

(u) Feed or fuel yard.

(v) Junkyard, storage, sorting, collecting or bailing of rags, paper, metal or junk.

(w) Public utility service yard or electrical receiving or transforming stations.

(x) Small boat storage and building, except shipbuilding.

(y) Stone cutting.

(z) Storage and sale of petroleum and petroleum products in quantities not exceeding 21,000 gallons.

(aa) Warehousing and wholesale merchandise storage.

b. Height

i. Maximum height - six stories not to exceed 75 feet.

ii. Exception: Same as provided for in the heavy commercial zone.

3. Parking Use

The following provisions apply notwithstanding any other provisions of this Plan:

a. Ground public parking areas shall be permitted only in parcels C and D.

b. Parking garages and private parking areas shall be permitted only in parcels A, B, and E.

B. Street Layout

One street area is to be vacated under the Plan. This is Elm Street from Bassett Street to Imperial Place. With feasible adjustments in lines, adequate utilities exist in boundary streets to service the Project Area. See Map No. 2, "Right of Way Adjustments Plan."

This street vacation is designed to effect an advantageous consolidation of the land tracts within the Project Area and to improve the traffic pattern in and around the Area.

There are no street grade changes contemplated on this Plan.

C. Covenants, Conditions and Restrictions

The Agency shall remove or abrogate or cause to be removed or abrogated any covenant or other provisions in any agreement, deed, lease, conveyance or other instrument restricting, upon the basis of race, creed or color, the sale, lease or occupancy of any land in the Project Area which the Redevelopment Agency acquires.

The Agency shall obligate by deed, lease, contract, covenants running with the land or other appropriate means the purchaser or lessee or their successors in interest of such real property:

a. To use such real property only for the purpose and in the manner stated in this Redevelopment Plan;

b. To begin and complete the building of specified improvements within a period of time deemed by the Agency to be reasonable. Provision may be made for extension of the time limit with the approval of the Agency;

c. To include a covenant or other appropriate requirement in every deed or lease prohibiting the execution of any covenant, agreement or other instrument restricting the sale, lease or occupancy of any such real estate upon the basis of race, creed or color;

d. To comply with such terms and conditions specified by the Agency which will prevent speculation by redevelopers, by assuring that the sale or lease of the land by the Agency will be for the purpose of use of the land by the purchaser or lessee rather than for re-sale. For the purpose of preventing speculation, each purchaser or lessee shall be obligated to retain his interest during the period of development and not to dispose of his interest or any part thereof during such period without the prior consent in writing of the Agency; and

e. To comply with such terms and conditions relating to the use and maintenance of such real property for such periods of time as in the opinion of the Agency are necessary to prevent a recurrence of slum conditions or conditions of blight, or otherwise carry out the provisions of the "Slum Clearance and Redevelopment Act".

f. To comply with such terms and conditions as in the judgment of the Agency are necessary or advisable to retain a careful control over the use and development of every parcel of land to be leased or sold to insure conformity to this Redevelopment Plan and to assure the establishment and maintenance of a safe, attractive and efficient pattern of development. The Agency shall include covenants in deeds and conditions in leases requiring off-street parking space and off-street loading space to the extent deemed reasonable and adequate by the Agency. Each plan for the lay-out of off-street parking and loading facilities and for access thereto submitted by a lessee or purchaser or a successor in interest thereof shall be subject to approval by the Traffic Engineer.

D. Other Provisions

1. Title to Five Veterans Memorial Park

The title to the parcel of land within the Project Area known as Five Veterans Memorial Park, which is in public ownership, is to be transferred to the Agency to accomplish this Redevelopment Plan.

2. Landscaping and Site Improvements

a. Paved Area - All areas subject to wheeled traffic shall be paved with bituminous, concrete or equivalent surfacing and shall have appropriate bumper or wheel guards where needed.

b. Parking Area Illumination - Light standards for the illumination of parking areas shall be shielded in such a way that the light source will reflect away from the street or from adjacent properties.

c. Unpaved Portions of Site - Any area not paved shall be maintained in grass or landscaped.

3. Sign Regulations

The following sign regulations pertain to all property acquired and disposed of by the Agency:

a. Number of Signs Permitted - A maximum of two signs will be permitted for each industry occupying a building, including any sign which is part of the building's architecture, but not including the plaque, directional, and parking area signs permitted below. In multiple unit buildings the same number of signs will be allowed for each industry, provided that on any such building either wall signs or parapet signs will be permitted, but not both, and no sign fixed to the wall may extend above the roof or parapet.

b. Subject Matter - Signs shall pertain only to the identification of the business conducted within the building and the products sold or manufactured, to the direction of visitors and parking facilities. No pictures or samples will be permitted on a sign except as part of a trade mark.

c. Types of Signs - Only the following types of signs will be permitted:

(i) Horizontal wall signs otherwise known as belt or face signs, excluding signs painted on the wall itself.

(ii) Parapet signs, including signs on top of canopy or marquee.

(iii) Plaques attached to the face of building in close proximity to the main entrance and bearing the name or trade mark of the industry.

(iv) Necessary directional signs on the lot occupied by the building to which such signs pertain.

(v) Necessary signs on the lot to identify parking facilities.

d. Sign Dimensions - Wall signs and parapet signs shall have a maximum height of 4 feet; a maximum area of not more than three square feet for each running foot of the face of the building displaying such sign; and a maximum projection of not more than 12 inches from the face of the building.

Plaques shall have a maximum area of 8 square feet.

Directional signs shall not exceed 4 square feet. Parking area signs shall not exceed 15 square feet.

e. Sign Illumination - Any spotlight or similar illumination shall be so directed or shielded that the light source will reflect away from the street or from adjacent properties. No animated signs will be allowed.

4. Open Storage

Except for the loading and unloading operations, the parking of vehicles, and open storage all uses shall be conducted wholly within a building. No open storage shall be permitted except in suitably screened or enclosed locations.

5. Architectural and Landscaping Plans

Architectural and landscaping plans and specifications as well as any other information relating to structure or topography as may be necessary shall be submitted by all redevelopers to the Providence Redevelopment Agency for its approval to insure their conformance with the provisions of the Redevelopment Plan.

III. RELATIONSHIP TO DEFINITE LOCAL OBJECTIVES

This Redevelopment Plan has been designed within the long-range objectives of the City of Providence as outlined in the Master Plan adopted by the City Plan Commission. The route of the proposed North-South Freeway is located partly within the project area, and the Redevelopment Plan takes maximum advantage of this improvement in the City's thorofare system and is in conformity with the Master Plan for Thorofares as amended by the City Plan Commission in 1957.

The Master Plan for Land Use and Population Distribution includes the entire Project Area within a larger area to be devoted to industrial use and this Redevelopment Plan is in conformity with said Master Plan. The Project Area is within Redevelopment Area D-2 as defined in the Master Plan for Redevelopment of Residential Areas and this Redevelopment Plan is in conformity with said Master Plan.

Two City Plan Commission reports have also set forth general community objectives which have had a direct influence upon the preparation of the Redevelopment Plan for the Point Street Project Area. The first is the report made by the Commission in connection with the Proposed Zoning Ordinance submitted to the City Council in February 1949 and approved September 21, 1951 which reaffirmed the Master Plan for Land Use and Population Distribution finding that this area should be devoted predominantly to industrial use. The second report is the Capital Improvement Program 1950-1956 prepared jointly by the Commission and the Finance Director which included the Point Street Project Area, D2-R, in a list of several redevelopment projects to be financed with federal assistance during this period.

Full consideration has been given to the relationship of this Redevelopment Plan to improved traffic, public transportation, public utilities, recreation and community facilities, and other public improvements.

The Tentative Plan upon which this Redevelopment Plan is based was certified by the City Plan Commission to be in conformity with the master or general plan for the City of Providence. The Agency has consulted with the members and staff of the City Plan Commission in the formulation of this Redevelopment Plan and its modification.

IV. ESTIMATES OF NET COSTS AND PROPOSED METHOD OF FINANCING

The net cost of redevelopment for the Point Street Project Area, D2-R, is estimated as follows:

Estimated gross project cost (the amount of expenditures by the Agency in undertakings necessary to carry out the project)	$680,843
Estimated minimum recovery (total sales prices of all land sold and capital values of all land leased)	443,356
Estimated net project cost	$237,487
Estimated Federal share of cost (two-thirds)	$158,325
Estimated net cost to City of Providence	$ 79,162

The Rhode Island "Slum Clearance and Redevelopment Act" and the Federal "Housing Act of 1949" provide for the financing of redevelopment projects with local and Federal funds. In accordance with the provisions of said Acts, the redevelopment of the Point Street Project Area, D2-R, is to be financed under a loan and grant contract between the Providence Redevelopment Agency and the Housing and Home Finance Administrator to provide:

(1) A loan (evidenced by obligations of the Agency) in the amount necessary to provide for all costs of planning, property acquisition, preparation of the site and disposition thereof for redevelopment in accordance with the above-cited Acts and this Redevelopment Plan;

(2) A Federal grant to cover two-thirds of the Net Project Cost of the redevelopment of the Point Street Project Area, D2-R;

(3) The City of Providence will convey to the Agency without cost the Five Veterans Memorial Park, the cash value of which will constitute part of the City's one-third share of the Net Project Cost. The balance of the City's one-third share of the Net Project Cost shall be provided by the issuance of general obligation bonds of the City of Providence authorized for this purpose by referendum in November 1958 and in June 1955.

(4) The property to be acquired by the Agency and prepared for redevelopment will be sold or leased at the fair value thereof for use in accordance with this Redevelopment Plan. The proceeds of the sale or lease will be used to repay Agency loans outstanding. To the extent necessary when land is leased, the Agency may issue bonds secured by mortgage, deed of trust or otherwise with provision that payment of principal and interest thereon shall be made from the income and revenue which the Agency will receive from such leased property.

V. PROPOSED METHOD OF LAND ACQUISITION, CLEARANCE AND SITE PREPARATION

The real property which must be acquired for purposes of redevelopment shall be acquired by purchase or by the exercise of the power of eminent domain granted to the Agency under the "Slum Clearance and Redevelopment Act". In the event it shall become necessary for the Agency to exercise the power of eminent domain a sum determined to be amply sufficient by the Superior Court shall be deposited in said Court for payment for properties so acquired. Five Veterans Memorial Park is to be transferred to the Agency by the City. The structures indicated on Map No. 3, "Redevelopment Plan," are not to be acquired since their present form and use is consistent with the Redevelopment Plan.

Construction of street improvement, demolition of structures and regrading of land shall be done or caused to be done by the Agency. Development of structures, landscaping, parking areas and loading facilities shall be the responsibility of private developers according to the agreements for lease or sale to be negotiated by the Agency and such developers.

The families now living in the Project Area will have the benefit of the assistance of the Family Relocation Service of the City of Providence. Families eligible for public housing will receive first consideration, with families displaced by low-rent public housing Title III projects, as required by the "Housing Act of 1949," in the low-rent projects of the Providence Housing Authority.

VI. PROPOSED DISPOSITION OF PROPERTY

The Agency will sell and/or lease all real property acquired for redevelopment on the basis of the fair value of such property for use in accordance with this Redevelopment Plan. In determining the fair value of said real property, the Agency shall have the benefit of appraisals made by competent independent fee appraisers employed by the Agency under contract to report their opinion of the fair value of the land taking into consideration the contemplated uses to which the property may be put and the restrictions thereon.

The Agency shall invite by public advertisement offers from all interested individuals or firms, or their authorized representatives, to purchase or lease all or any portion of the real property acquired for purposes of redevelopment. The Agency shall dispose of the real property either by sale or by lease to the bidder or combination of bidders with the proposal or proposals which conform to the provisions and intent of this Redevelopment Plan and the purposes of the "Slum Clearance and Redevelopment Act" and which will promote the most advantageous development of the Project Area.

Notwithstanding the above, the Agency may negotiate for the disposition of project land with any owner of real property within the Project Area on the date of the approval of the City Council of the Modified Redevelopment Plan from whom property is to be acquired by the Providence

Redevelopment Agency, if such a procedure will contribute, in the opinion of the Agency, to the most advantageous development of the Project Area.

The absolute right is reserved to the Providence Redevelopment Agency to determine in its sole discretion the best offer or offers resulting from negotiations or among the bids submitted. A report concerning each proposed sale or lease shall be received by the City Council at a regular or special meeting at least ten (10) days prior to the execution of final agreement of sale or lease.

The Agency shall reserve the right to reject any or all bids and to waive any irregularities in bids received. Lease or sale of real property within the Project Area shall be conditioned on the development and use of the property in conformity with this Redevelopment Plan. To assure proper redevelopment, each lessee or purchaser shall be required to submit his plans and such other information in such detail as shall be required by the Providence Redevelopment Agency for approval.

VII. MODIFICATION AND TERMINATION

A. Modification

Upon its own initiative or upon recommendation of the Agency, this Redevelopment Plan may be modified at any time by the City Council, provided that if modified after lease or sale of any land in the Project Area the modification must be consented to in writing by the lessee or purchaser of the property affected by the proposed modification, and provided further, that during the term of any contract to finance the carrying out of this Redevelopment Plan executed by the Redevelopment Agency and the Housing and Home Finance Administrator, any modification shall be submitted to the said Administrator for determination by him that such modification meets the terms and requirements of the Contract for Federal financial assistance.

B. Termination

This Redevelopment Plan, and/or any modification thereof, for Project Area D2-R shall be in full force and effect for a period of sixty (60) years commencing on the date of approval of this Plan by the City Council, or for the term of the longest lease executed by the Providence Redevelopment Agency within said sixty (60) year period, whichever is longer.

NOTE:
NUMBERS REFER TO ASSESSORS LOTS, AS SHOWN ON PLAT 21 OF THE PLAT MAPS OF THE ASSESSOR OF THE CITY OF PROVIDENCE AS OF DECEMBER 1956.

PROJECT AREA

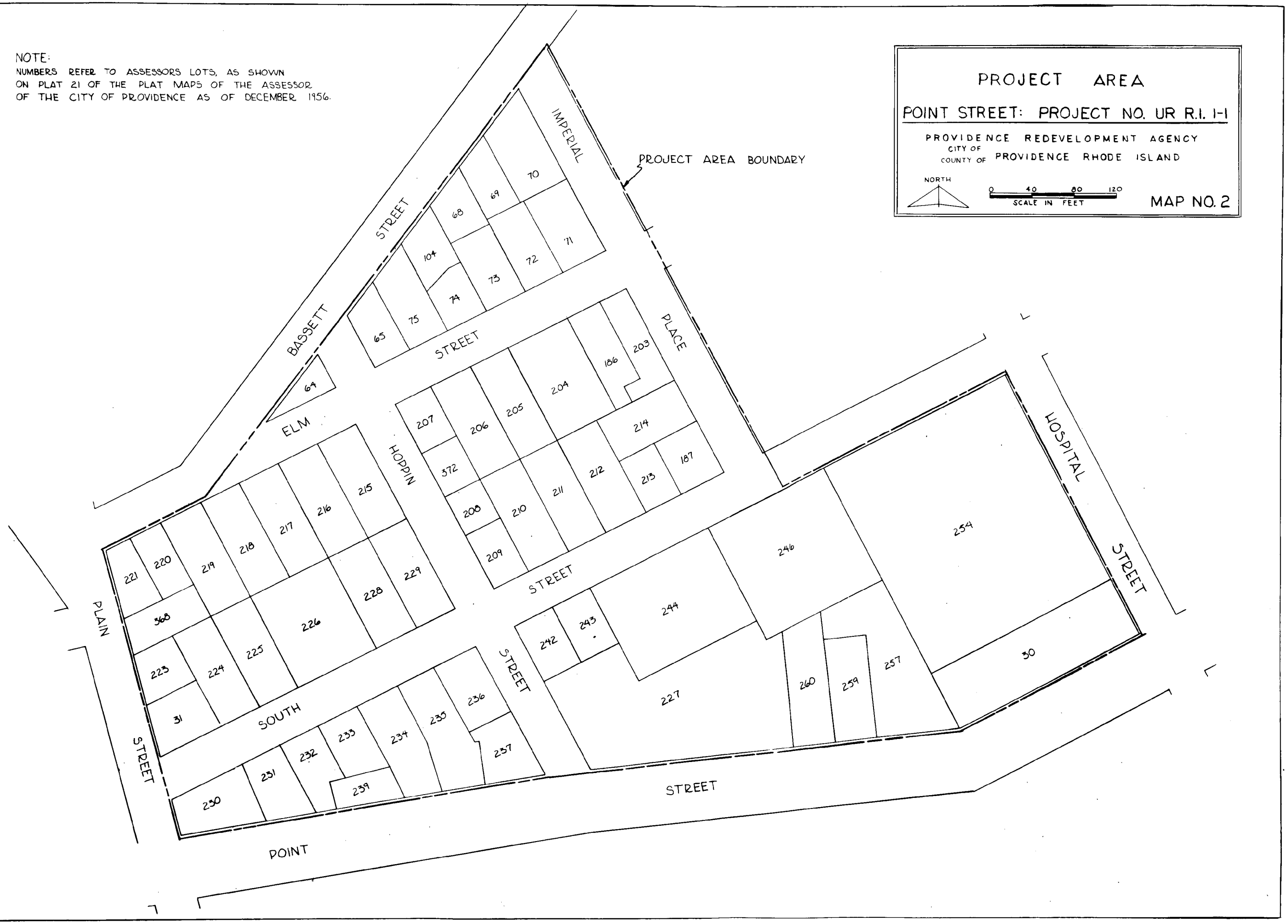
POINT STREET: PROJECT NO. UR R.I. 1-1

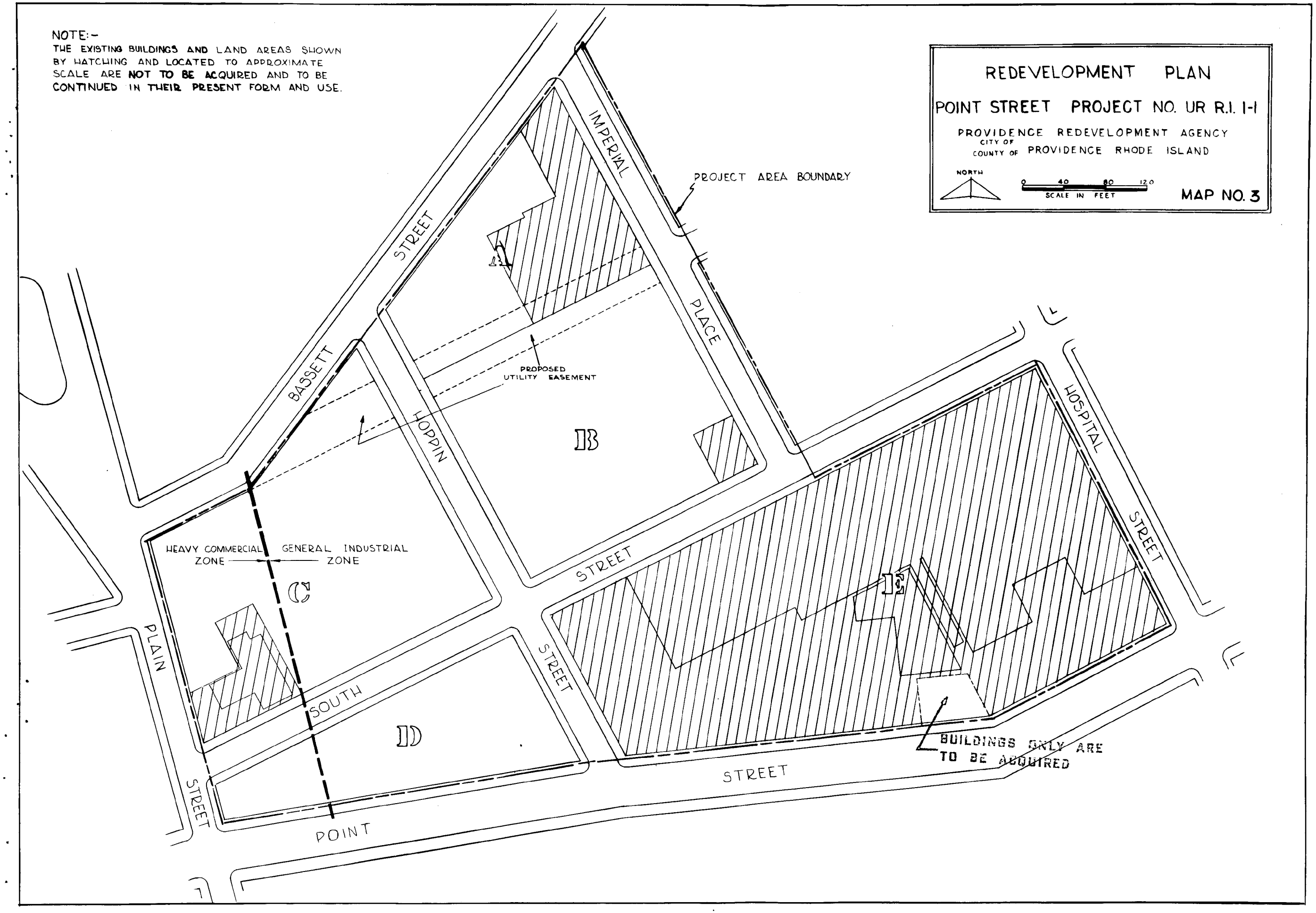
PROVIDENCE REDEVELOPMENT AGENCY
CITY OF
COUNTY OF PROVIDENCE RHODE ISLAND

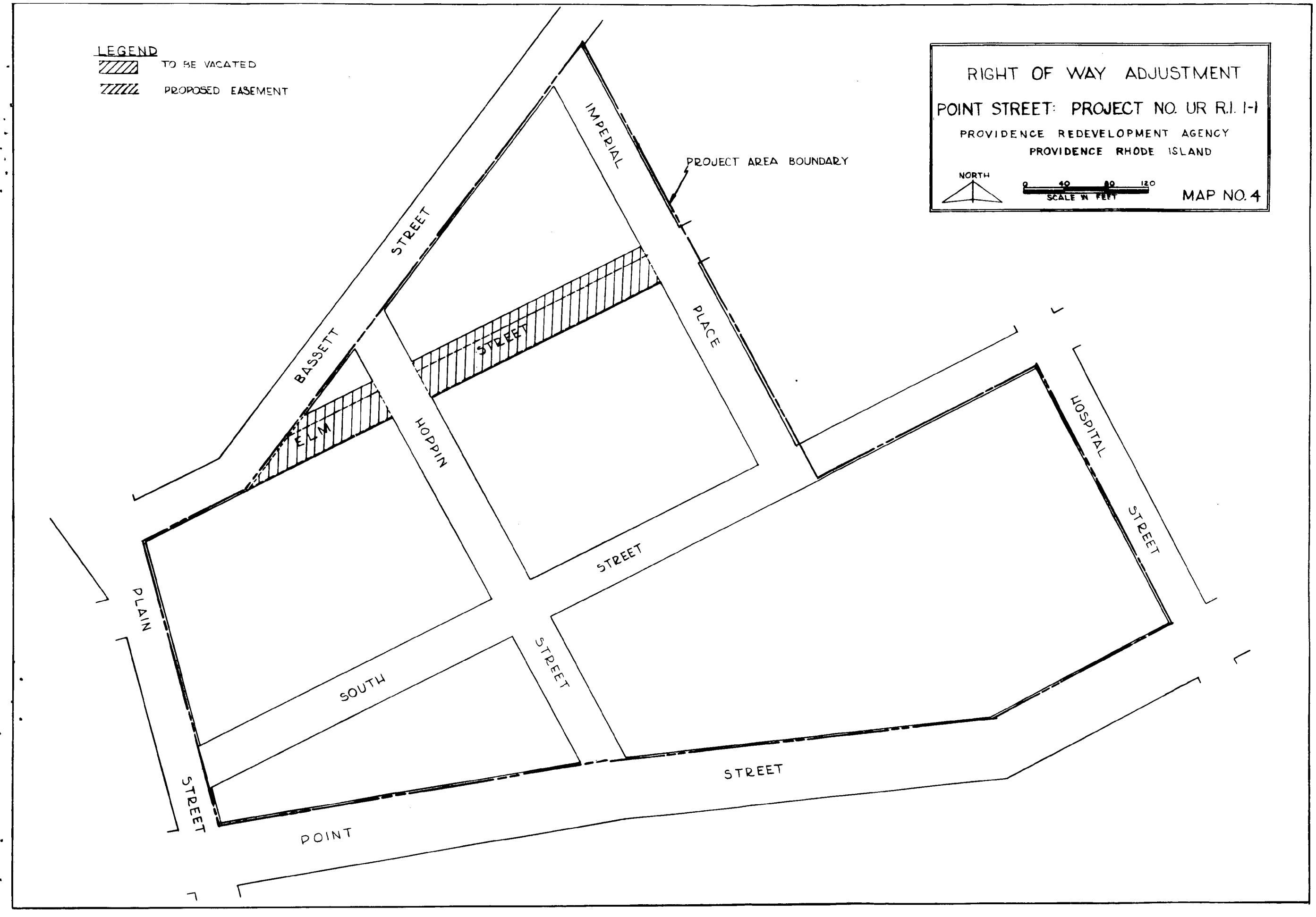
NORTH

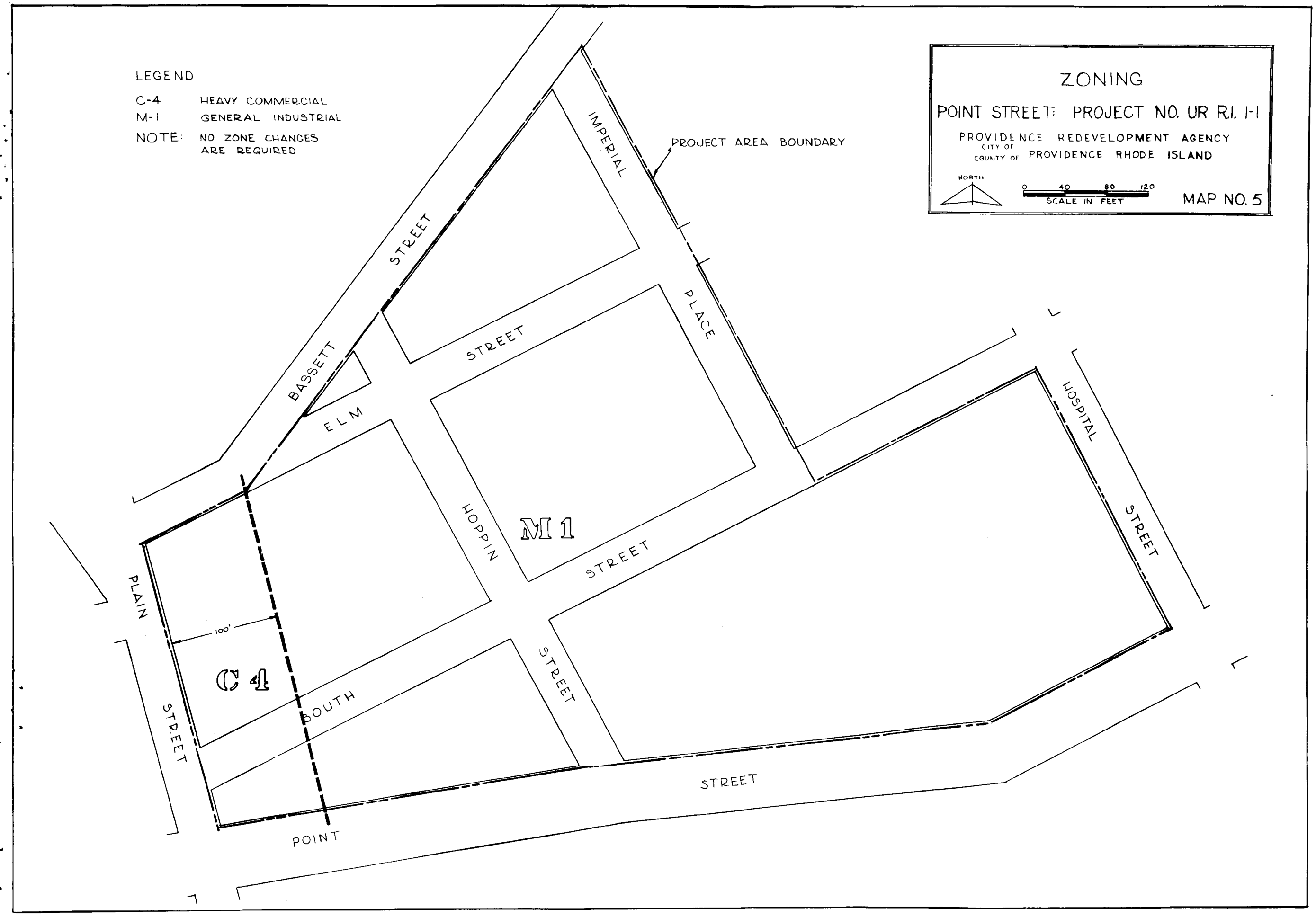
0 40 80 120
SCALE IN FEET

MAP NO. 2




NOTE:-
THE EXISTING BUILDINGS AND LAND AREAS SHOWN BY HATCHING AND LOCATED TO APPROXIMATE SCALE ARE NOT TO BE ACQUIRED AND TO BE CONTINUED IN THEIR PRESENT FORM AND USE.
REDEVELOPMENT PLAN
POINT STREET PROJECT NO. UR R.I. 1-1
PROVIDENCE REDEVELOPMENT AGENCY
CITY OF
COUNTY OF PROVIDENCE RHODE ISLAND
NORTH
0 40 80 120
SCALE IN FEET
MAP NO. 3
PROJECT AREA BOUNDARY
IMPERIAL
PLACE
STREET
BASSETT
HOPPIN
PROPOSED UTILITY EASEMENT
B
HEAVY COMMERCIAL ZONE
GENERAL INDUSTRIAL ZONE
C
D
E
HOSPITAL
STREET
STREET
PLAIN
STREET
SOUTH
STREET
POINT
STREET
BUILDINGS ONLY ARE TO BE ACQUIRED


LEGEND
TO BE VACATED
PROPOSED EASEMENT
RIGHT OF WAY ADJUSTMENT
POINT STREET: PROJECT NO. UR R.I. 1-1
PROVIDENCE REDEVELOPMENT AGENCY
PROVIDENCE RHODE ISLAND
NORTH
0 40 80 120
SCALE IN FEET
MAP NO. 4
PROJECT AREA BOUNDARY
IMPERIAL
PLACE
BASSETT
STREET
ELM
STREET
HOPPIN
STREET
HOSPITAL
STREET
PLAIN
STREET
SOUTH
STREET
STREET
POINT


ZONING
POINT STREET: PROJECT NO. UR R.I. 1-1
PROVIDENCE REDEVELOPMENT AGENCY
CITY OF
COUNTY OF PROVIDENCE RHODE ISLAND
NORTH
0 40 80 120
SCALE IN FEET
MAP NO. 5
LEGEND
C-4 HEAVY COMMERCIAL
M-1 GENERAL INDUSTRIAL
NOTE: NO ZONE CHANGES ARE REQUIRED
PROJECT AREA BOUNDARY
IMPERIAL
PLACE
STREET
BASSETT
STREET
ELM
HOSPITAL
STREET
HOPPIN
STREET
M 1
PLAIN
STREET
100'
C 4
SOUTH
STREET
STREET
POINT