

# The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## CHAPTER 1983-60

No. 727 **AN ORDINANCE** IN AMENDMENT OF AND IN ADDITION TO CHAPTER 1982-16 OF THE ORDINANCE OF THE CITY OF PROVIDENCE APPROVED MARCH 26, 1982 AND ENTITLED, "AN ORDINANCE APPROVING AND ADOPTING THE OFFICIAL REDEVELOPMENT PLAN FOR THE SMITH HILL RENEWAL PROJECT" FOR THE REVISION OF PROJECT BOUNDARIES AND THE EXPANSION OF PROJECT AREA.

*Approved* November 10, 1983

### *Be it ordained by the City of Providence:*

1. That Chapter 1982-16 of the Ordinances of the City of Providence, approved March 26, 1982 and entitled, "An Ordinance Approving and Adopting the Official Redevelopment Plan for the Smith Hill Renewal Project" as amended by Chapter 1982-34 of the Ordinance of the City of Providence, approved June 30, 1982, as amended by Chapter 1983-21 of the Ordinance of the City of Providence, approved May 3, 1983, be and the same is hereby further amended as follows: -
  - A. Chapter A entitled, "Description of the Project Area" as contained in and set forth in Pages 7 to 12 of that certain booklet entitled, "Smith Hill Renewal Project, Official Redevelopment Plan, 1981" which is a part of the aforementioned Ordinance be and the same is hereby deleted and the following substituted therefore:
    - A. DESCRIPTION OF THE PROJECT AREA
      1. Boundaries and Location of Project Area

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

The Smith Hill Project is located within the Smith Hill neighborhood, one of the twenty-four (24) separate and

No.

**CHAPTER**

**AN ORDINANCE**

unique neighborhoods of the City of Providence. The neighborhood is predominantly a residential working-class district on the outskirts of downtown Providence.

The commercial artery of Smith Street bisects the neighborhood and has historically served as its shopping district. The Project Area encompasses over 25 acres of land along and immediately adjacent to Smith Street, which is the commercial service area for residents of the immediate area, and to a lesser degree, serves as a convenience shopping area for commuters. Generally characterized by a high ratio of building coverage to lot size, the major land use concentration within the project boundaries is mixed residential commercial with interspersions of spot institutional, commercial and public uses. The Project area extends from the intersection of Chalkstone Avenue and Smith Street easterly along the commercial strip of Smith Street to the intersection of Orms and Smith Streets, two arteries which intersect at the Candace Street Playground, a large public open space that needs improvements. Smith Street is also an important corridor to other parts of the City. Beyond the project boundaries, land use is mostly residential. The project area totals 25.59 acres and includes the following uses:

<u>USE</u>	<u>ACREAGE</u>	<u>PERCENTAGE</u>
Streets	6.88	27
Commercial	5.20	20
Public	1.21	5
Industrial	0	0
Institutional	2.28	9
Residential	5.58	21
Mixed Uses	1.45	6
Vacant	<u>2.99</u>	<u>12</u>
Total	25.59	100%

Of the total 122 lots in the project area, 13 or 11% are unimproved. Of the total 98 residential structures, 19 or 19% are mixed use.

### 3. Data on Blighted and Substandard Conditions

Base data was collected mainly from the City Wide Land Use and Building Condition Survey conducted by the Department in 1980 and 1983, which together with recent departmental surveys and additional information derived from the City of Providence Tax Assessor's Office, provided the basis for a comprehensive overview of the Smith Hill Project Area and the statistical data included in this plan.

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

<u>Residential Building Condition</u>	<u>Number</u>	<u>Percentages</u>
Excellent	4	4
Good or Satisfactory	60	61.2
Light Deterioration	27	27.6
Advanced or Heavy Deterioration	7	7.2
Dilapidated	<u>0</u>	<u>0</u>
Total	98	100%

<u>Non-Residential Building Condition</u>	<u>Number</u>	<u>Percentages</u>
Sound	7	29.2
Deteriorating	7	29.2
Dilapidated	<u>10</u>	<u>41.6</u>
Total	24	100%

Of the total 98 residential structures, 34 or 34.7% have deficiencies that range from light deterioration to heavy deterioration. 17 or 70.8% of the non-residential structures have deficiencies that range from deterioration to dilapidation.

Of the total 122 structures within the project area a 51 or 41.8% have deficiencies that range from light deterioration to dilapidation.

The Project Area is a deteriorated, blighted area within the meaning of Sec. 45-31-8 of the General Laws of the State of R.I., because there exists in the Area buildings and improvements used or intended to be used for commercial, industrial professional, residential, or other purposes which by reason of 1) dilapidation, deterioration, age and obsolescence, 2) inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities, 3) defective design, unsanitary or unsafe character and conditions of physical construction, 4) defective and inadequate street and lot layout, 5) mixed character and shifting of uses, 6) deterioration of site improvements and/or combinations of such factors and characteristics, are conducive to the further deterioration of the Area. The Area is not restricted to, nor does it consist entirely of lands, buildings and improvements which of themselves are detrimental, but it is an area in which such conditions exist, and injuriously affect the entire area.

- B. Exhibit A, entitled "Description of the Boundaries of the Smith Hill Renewal Project" as contained in that certain booklet entitled, "Smith Hill Renewal Project", Official Redevelopment Plan, 1981" which is a part of the aforementioned ordinance, be and the same is hereby deleted and the attached Exhibit A, entitled "Description of the Boundaries of the Smith Hill Renewal Project" substituted therefore.

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

- (1) Map No. 1 "Existing Land Use & Zoning" dated 10/81.
- (2) Map No. 2 "Proposed General Land Use & Zoning" dated 10/81.
- (3) Map No. 3 "Proposed Zoning Changes" dated 10/81.
- (4) Map No. 4 "Proposed Acquisition" dated 2/10/83.
- (5) Map No. 5 "Disposition" dated 2/10/83.
- (6) Map No. 6 "Proposed Site Improvements" dated 2/10/83.
- (7) Map No. 7 "Right-of-Way Adjustments" dated 10/81.

D. Insert the following attached maps in its stead:

- (1) Map No. 1 "Existing Land Use & Zoning" dated 9/1/83.
- (2) Map No. 2 "Proposed General Land Use & Zoning" dated 9/1/83.
- (3) Map No. 3 "Proposed Zoning Changes" dated 9/1/83.
- (4) Map No. 4 "Proposed Acquisition" dated 9/1/83.
- (5) Map No. 5 "Disposition" dated 9/1/83.
- (6) Map No. 6 "Proposed Site Improvements" dated 9/1/83.
- (7) Map No. 7 "Right-of-Way Adjustments" dated 9/1/83.

- 2. That said Chapter 1982-16 of the Ordinance of the City of Providence as adopted and as heretofore amended, be and the same is hereby ratified and affirmed in all other respects.
- 3. That this Ordinance shall take effect on its passage and shall be filed with the City Clerk who is hereby authorized and directed to forward a certified copy thereof to the Providence Redevelopment Agency.

**IN CITY COUNCIL**  
**OCT 20 1983**  
**FIRST READING**  
**READ AND PASSED**

*Rose M. Mendonca* CLERK

**IN CITY COUNCIL**  
**NOV 3 1983**  
**FINAL READING**  
**READ AND PASSED**

*[Signature]*  
PRESIDENT  
*Rose M. Mendonca*  
CLERK

**APPROVED**  
NOV 10 1983  
*Vincent A. Cianci*  
MAYOR

IN CITY COUNCIL  
SEP 15 1983  
FIRST READING  
REFERRED TO COMMITTEE ON URBAN REDEVELOPMENT  
RENEWAL & PLANNING

*Rose M. Mendonca* CLERK

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

*Rose M. Mendonca*  
Clerk Chairman  
October 13, 1983

RECEIVED  
CITY CLERK  
OCT 13 1983  
CITY OF CHICAGO

RECEIVED  
CITY CLERK  
OCT 8 1983  
CITY OF CHICAGO

Councilman Blair and Councilman Hillon (By Request)

STANLEY P. BLACHER  
*Chairman*

FREDERICK LIPPITT  
*Vice Chairman*

JOSEPH MOLLICONE

LESLIE A. HENSHAW

JOSEPH M. CERILLI

THOMAS M. GLAVIN

DAVID G. DILLON

STANLEY BERNSTEIN  
*Executive Director  
and Secretary*



PROVIDENCE REDEVELOPMENT AGENCY

September 7, 1983

MAYOR VINCENT A. CIANCI, JR.  
*Ex-Officio*

Rose M. Mendonca, City Clerk  
City Hall  
Providence, RI

Re: Ordinance - Amendment to Official Redevelopment Plan  
Smith Hill Renewal Project

Dear Mrs. Mendonca:

Transmitted herewith is an original and ten (10) copies of a proposed Ordinance amending the Official Redevelopment Plan for the Smith Hill Renewal Project. Specifically, the Ordinance expands the boundaries along Smith Street to Jefferson and Francis Streets so that the Agency can do site improvement work in this area. The site improvements will be similar to the work already completed on Smith Street between Orms Street and Chalkstone Avenue; namely, the installation of sidewalks, street trees, crosswalks and benches.

It is respectfully requested that this Ordinance be placed on the Docket for the City Council meeting scheduled for September 15, 1983.

Sincerely,

  
Stanley Bernstein  
Executive Director

SB/gl  
rhy

Enclosures

cc: Councilman Thomas M. Glavin  
Councilman David G. Dillon

DESCRIPTION OF THE BOUNDARIES OF THE  
SMITH HILL REVITALIZATION PROJECT

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

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

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

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

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

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

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

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

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

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

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

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

EXHIBIT A

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

thence turning and running southerly along the said center line of Winsor Street to the extension of the northerly line of Lot 638 on said A.P. 68;

thence turning and running easterly along said northerly line of Lot 638 to a corner being the easterly line of Lot 638;

thence turning and running southerly along the easterly line of Lot 638 to a corner being the northerly line of Lot 638 and the southwesterly corner of Lot 649;

thence turning and running easterly along the southerly line of Lot 649 extended to the center line of Washburn Street and a corner;

thence turning and running southerly along the center line of Washburn Street to the intersection with the center line of Common Street;

thence turning and running easterly along the center line of Common Street to the intersection of the extended westerly line of Lot 755 on A.P. 68;

thence turning and running southerly along westerly line of Lot 755 to the southwesterly corner of Lot 755;

thence turning and running easterly to the southeasterly corner of Lot 755 also being the northwesterly corner of Lot 680 A.P. 68;

thence turning and running southerly along the westerly line of Lot 680 to a corner;

thence turning and running easterly along the southerly line of Lot 680 to its extension to the center line of Holden Street;

thence turning and running southerly along the said center line of Holden Street to the extension of the southerly line of Lot 756 on A.P. 68;

thence turning and running easterly along the southerly line of Lot 756 to the southeasterly corner of Lot 756 also being the easterly line of Lot 713 on A.P. 68;

thence turning and running in a southerly direction along the easterly line of Lot 713 to its intersection with the northerly line of Smith Street and a corner;

thence turning and running easterly along the northerly line of Smith Street to the southwesterly corner of Lot 456 on A.P. 3;

thence turning and running northerly along the westerly line of Lot 456 to the northwesterly corner of Lot 456;

thence turning and running in a westerly direction along the northerly lines of Lots 456 and Lot 455 on A.P. 3 extend to the easterly line of Jefferson Street;

thence turning and running southerly along the easterly line of Jefferson Street to the northerly line of Smith Street;

thence turning and continuing southerly to the southerly line of Smith Street being perpendicular with the said southerly line of Smith Street and a corner;

thence turning and running westerly along the southerly line of Smith Street to the northeasterly corner of Lot 135 on A.P. 4;

thence turning and running southerly to the southeasterly corner of Lot 135 on A.P. 4;

thence turning and running westerly along the southerly line of Lot 135 extended to the center line of Holden Street ;

thence turning and running northerly along the center line of Holden Street to the extended southerly line of Lot 411 on A.P. 67;

thence turning and running westerly along the southerly lines of Lots 411, 410, 409 to its extend line in the middle of Shaffer Street;

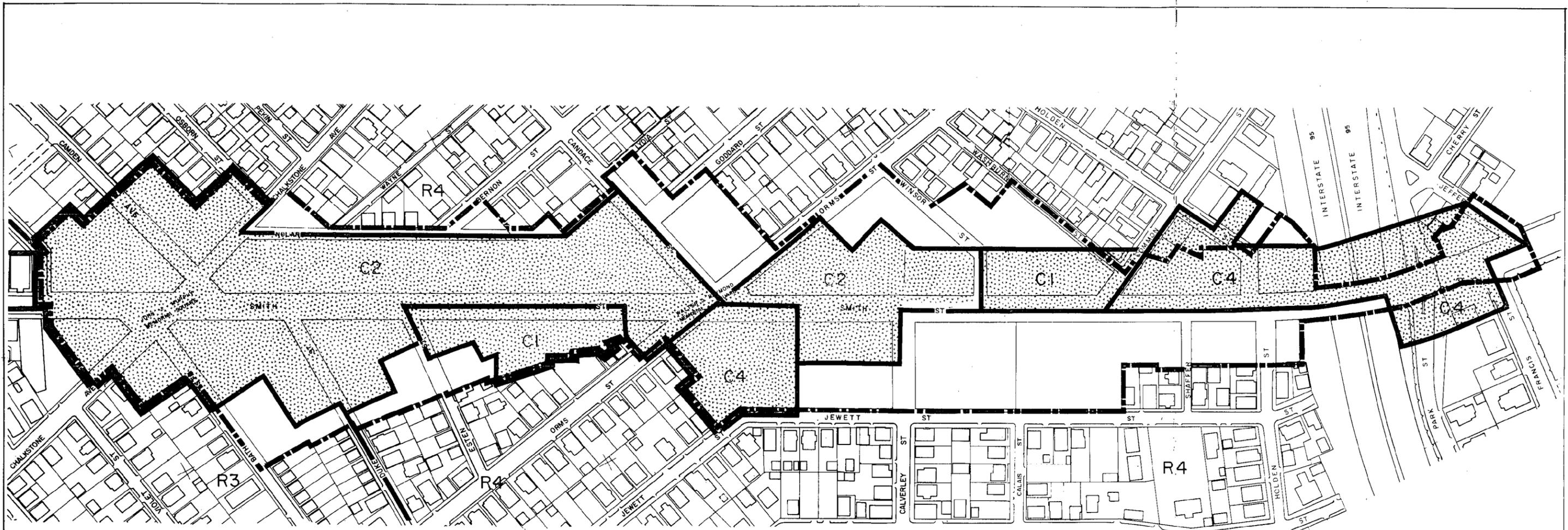
thence turning and running northerly along the center line of Shaffer Street to the intersection with the extended southerly line of Lot 70 on A.P. 67;

thence turning and running westerly along the southerly lines of Lots 70, 100 and 74 to the southwesterly corner of Lot 74 on A.P. 67 also being the northwesterly corner of Lot 102 on A.P. 67;

thence turning and running southerly along the westerly line of Lot 102 to the northerly line of Jewett Street and a corner;

thence turning and running westerly along the northerly line of Jewett Street to the center line of Calvery Street also being the point and place of beginning.

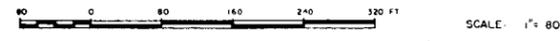




# SMITH HILL REVITALIZATION PROJECT

## PROPOSED GENERAL LAND USE AND ZONING

DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT



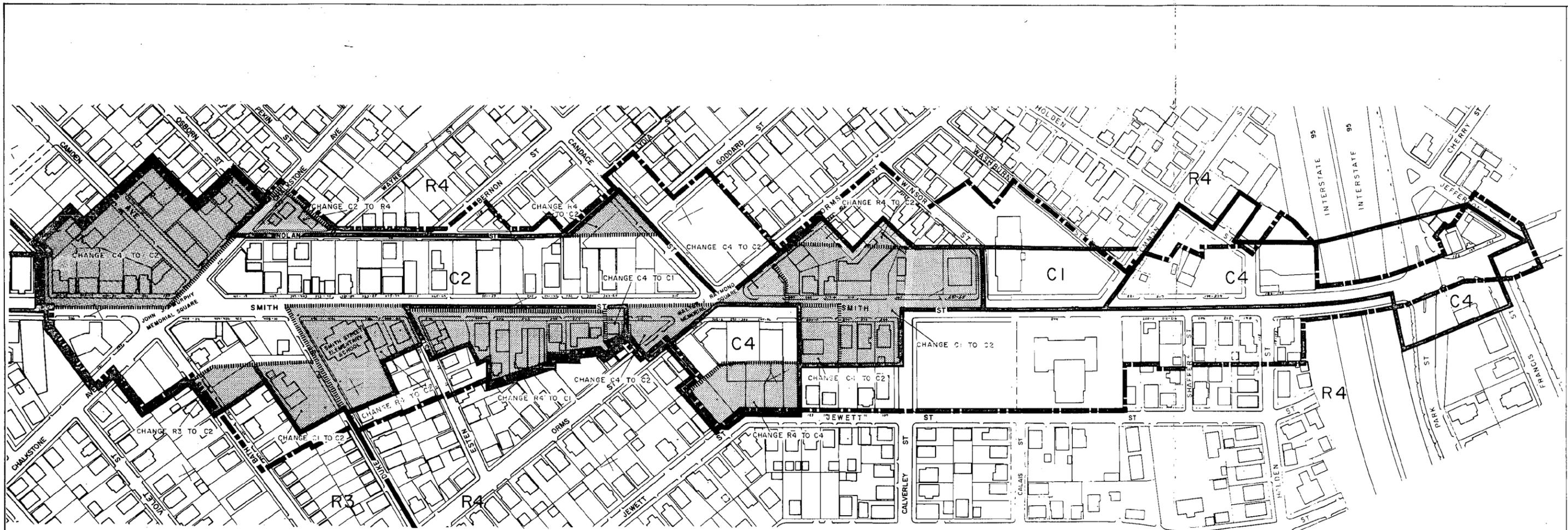
DATE: JULY 22, 1980  
 REVISIONS:  
 SEPT. 1, 1983



FILE NO:  
 MAP NO: **2**  
 STATUS:

**LEGEND:**

- ▬ PROJECT BOUNDARY
- ▬ RESIDENTIAL
- ▨ COMMERCIAL
- ▬ PROPOSED ZONING LINE
- R3 GENERAL RESIDENCE ZONE
- R4 MULTIPLE DWELLING ZONE
- C1 LIMITED COMMERCIAL ZONE
- C2 GENERAL COMMERCIAL ZONE
- C4 HEAVY COMMERCIAL ZONE



# SMITH HILL REVITALIZATION PROJECT

## PROPOSED ZONING CHANGES

DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT



DATE: JULY 22, 1980  
 REVISIONS:  
 SET 1, 1983

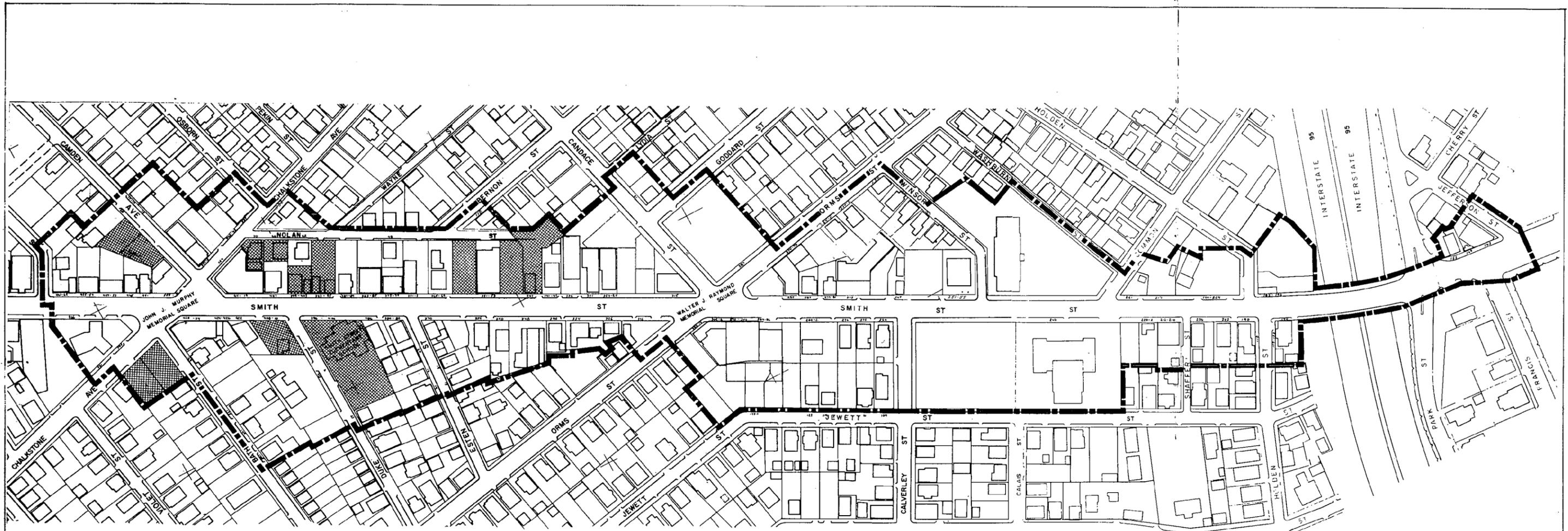


FILE NO:  
 MAP NO: **3**  
 STATUS:

### LEGEND:

- PROJECT BOUNDARY
- ZONING LINE
- ZONING CHANGES

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



# SMITH HILL REVITALIZATION PROJECT

PROPOSED ACQUISITION

DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT



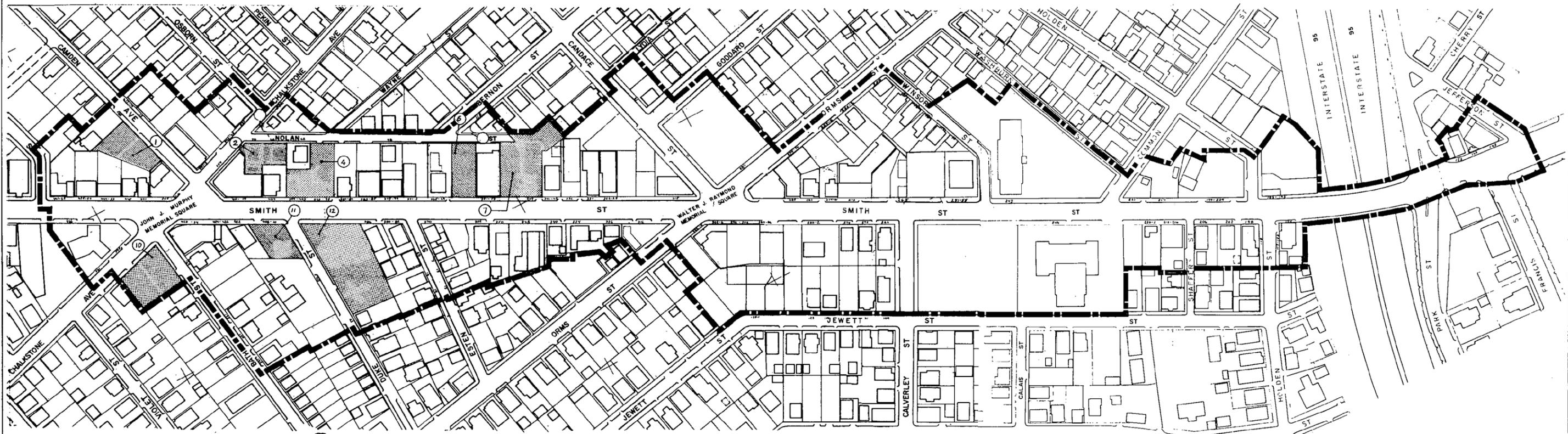
DATE: JULY 22, 1980  
 REVISIONS:  
 SEPT. 1, 1983



FILE NO.	
MAP NO.	4
STATUS:	

**LEGEND:**

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



# SMITH HILL REVITALIZATION PROJECT

DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT

SCALE: 1" = 80'

DATE: JULY 22, 1980  
 REVISIONS:  
 SEPT 1, 1983

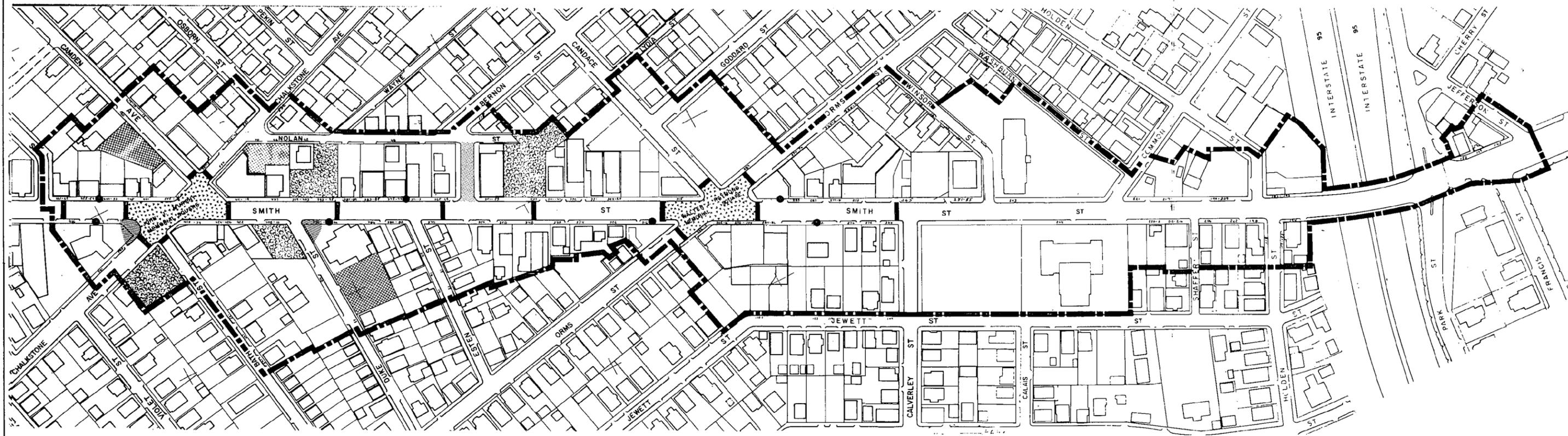


FILE NO.  
 MAP NO. **5**  
 STATUS:

- LEGEND:**
- ▬ PROJECT BOUNDARY
  - PROPERTY NOT FOR DISPOSITION
  - ▨ DISPOSITION PARCELS

SITE	AREA SQ. FT.	USE	DISPOSITION METHOD
1	7,367	PARKING	SALE
2	4,975	PARKING & LOADING	SALE
4	8,850	COMM.	SALE
6	5,900	STREET	DEDICATION
7	13,968	COMM.	SALE
10	9,047	COMM.	SALE
11	5,320	COMM.	SALE
12	20,858	COMM.	SALE

## DISPOSITION



# SMITH HILL REVITALIZATION PROJECT

## PROPOSED SITE IMPROVEMENTS

DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT



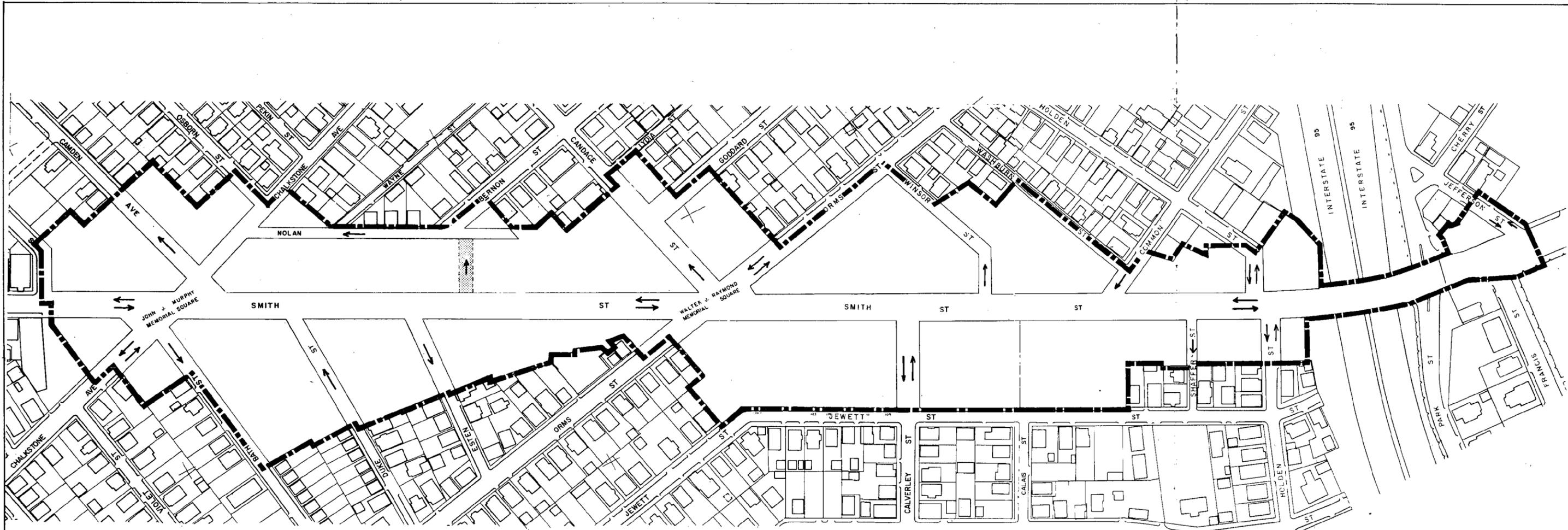
DATE: JULY 22, 1980  
 REVISIONS:  
 SEPT. 1, 1983



FILE NO  
 MAP NO STATUS  
**6**

### LEGEND:

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



# SMITH HILL REVITALIZATION PROJECT

## RIGHT-OF-WAY ADJUSTMENTS

DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT



DATE: JULY 22, 1980  
 REVISIONS:  
 Sept 1, 1983



FILE NO:  
 MAP NO: **7**  
 STATUS:

**LEGEND:**

- PROJECT BOUNDARY
- EXISTING RIGHT-OF-WAY TO REMAIN
- EXISTING RIGHT-OF-WAY TO BE VACATED
- NEW RIGHT-OF-WAY OR STREET WIDENING
- TRAFFIC CIRCULATION