

# City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## CHAPTER 2000-32

No. 620

### AN ORDINANCE

IN AMENDMENT OF AND IN ADDITION TO CHAPTER 1984-17 OF THE ORDINANCE OF THE CITY OF PROVIDENCE APPROVED MARCH 9, 1984, ENTITLED "AN ORDINANCE APPROVING AND ADOPTING THE OFFICIAL REDEVELOPMENT PLAN FOR THE UPPER SOUTH PROVIDENCE REVITALIZATION PROJECT" FOR ADDITIONAL ACQUISITION.

Approved September 29, 2000

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

1. That Chapter 1984-17 of the Ordinance of the City of Providence, approved March 9, 1984, entitled "An Ordinance Approving and Adopting the Official Redevelopment Plan for the Upper South Providence Revitalization Project" as amended by the following Ordinances of the City Of Providence: Chapter 1990-31 (December 26, 1990), Chapter 1991-17 (April 26, 1991), Chapter 1992-44 (November 25, 1992), Chapter 1995-13 (June 9, 1995), Chapter 1997-9 (February 26, 1997), Chapter 1998-15 (March 2, 1998) and Chapter 1998-51 (October 26, 1998) of the Ordinances of the City Providence is hereby further amended as follows:

A. Add the following lots to the acquisition list in Section E. 2 entitled "Proposed Acquisition" as contained and set forth on Page 20 of the certain booklet entitled, "Upper South Providence Official Revitalization Project" which is part of the aforementioned Ordinance:

<u>Plat/Lot</u>	<u>Address</u>
023/140	514 Broad St.
023/139	500 Broad St.
023/897	444 Friendship St
023/898	475 Friendship St.
023/896	475 Friendship St.
023/402	472 Friendship St
023/142	486 Broad St.
023/133	457 Friendship St.
023/777	451 Friendship St.
023/199	153 West Clifford St.
023/205	77 Linden St.
023/147	450 Friendship St.
023/146	454 Friendship St.
023/145	458 Friendship St.
023/203	62 Myrtle St.
023/756	56 Myrtle St.
023/584	126 Providence St.
023/61	120 Providence St.
023/715	116 Providence St.
023/716	110 Providence St.
023/758	31 Myrtle St.
023/135	463 Myrtle St.

B. All maps of the aforementioned Official Redevelopment Plan shall be amended to indicate the proposed acquisition.

No.

**CHAPTER**  
**AN ORDINANCE**

**THE COMMITTEE ON  
URBAN REDEVELOPMENT  
RENEWAL & PLANNING**

Approves Passage of  
The Within Ordinance, as amended

*Claire D. Betturd*  
Clerk

*Aug. 24, 2000*

IN CITY COUNCIL

**JUN. 15 2000**

**FIRST READING  
REFERRED TO COMMITTEE ON  
URBAN REDEVELOPMENT  
RENEWAL & PLANNING**

*Michael R. Clement*  
CLERK  
*CB*

**THE COMMITTEE ON**

**URRP**

Recommends *set up Public Hearing*

*Barbara L. Favier*  
Clerk  
*July 5, 2000*

**THE COMMITTEE ON**

**URRP**

Recommends *Public Hearing held*

*Claire D. Betturd*  
Clerk  
*Aug. 2, 2000*

*Councilman Allen & Councilman Aponte (By Request)*

2. That said Chapter 1984-17 of the Ordinance of the City of Providence as adopted and as heretofore amended, is hereby ratified and reaffirmed in all other respects.
3. This ordinance shall take effect upon passage and the City Clerk shall forward a certified copy to the Providence Redevelopment Agency.

IN CITY COUNCIL  
SEP 7 2000  
FIRST READING  
READ AND PASSED  
*Michael R. Clement*  
CLERK

IN CITY COUNCIL  
SEP 21 2000  
FINAL READING  
READ AND PASSED  
*[Signature]*  
PRESIDENT  
*Michael R. Clement*  
CLERK

APPROVED

SEP 29 2000  
*Vincent A. Cianci*  
MAYOR

This document is appended to the Redevelopment Plan Amendment of the Upper South Providence Revitalization Plan.

## **Background**

The proposed project will consist of a residential component which will be similar to the Blackstone on the South Side initiative and a commercial development component. The residential component is approximately an acre and one half and will be owner occupied single and multi family dwellings. HOME funds will be utilized to finance this portion of the proposed project. The proposed residential development shall be along Friendship Street, West Clifford Street and along Providence Street.

The proposed commercial development is three quarters of acre and will be at the intersection between Broad Street and Friendship Street. The properties in question are vacant commercial buildings and will be acquired with Community Development Block Grant funds.

## **Project Justification**

The proposed development site is located within Official Redevelopment Area, the Upper South Providence Revitalization Project and is part of an Official Redevelopment Plan in accordance with RIGL Sec. 45-31-1 et seq. The Redevelopment Plan was used for a number of projects in the past to promote housing programs, and most recently the acquisition of lots for Blackstone on the South Side, a single family housing initiative using a variety of federal funds.

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

## **Statement of Development Objectives and Proposed Treatment**

To provide development opportunities on specific parcels that are currently underutilized or certain structures that are substandard or whose uses are not compatible with plan's overall objective.

To provide site improvements to include traffic improvements at designated sites but not excluding any future improvements.

## **Findings as to Dangers from Substandard Areas**

Pursuant to RIGL Sec. 45-31-3, it is hereby established that the area proposed to be acquired within the Upper South Providence Redevelopment Plan is found to contain blighted structures and vacant lots that contribute to the substandard conditions in the

area. There have been attempts to develop some of the lots but for the most part these have been used for surface parking, a marginal use that does not contribute to neighborhood stability.

## **Findings as to Obstacles to Private Redevelopment**

Pursuant to RIGL Sec. 45-31-4, it is hereby found to be impossible for private enterprise alone to remedy the conditions in the project area. There are approximately twenty-four (24) parcels that range from 1,900 to 5,000 square feet in size. Land assembly alone for a project of this magnitude can only be done under the powers granted to the PRA for redevelopment projects.

## **Declaration as to Redevelopment Methods**

The PRA proposes to acquire all the lots described within the project boundaries (noted below). These may be by condemnation or purchase. It may be necessary to merge several parcels into a single parcel through an Administrative Subdivision. The new parcel will be recorded in the City's Recorder of Deeds.

If the PRA is unable to negotiate a price in the first two months after a proposal is offered, the PRA will exercise its powers of eminent domain. The PRA shall review any development proposal, Approval of such proposals will be in accordance with the Official Redevelopment Plan for Upper South Providence.

## **Project Boundaries**

The proposed area is contained within the Upper South Providence Redevelopment Area and is generally bounded by Broad Street, Dudley Street, Linden Street and Providence Street.

## **Project Area Description**

The general project area is characterized by a high percentage of vacant land and abandoned buildings. The area is approximately two and one half-(2.5) acres. The area is not restricted to, nor does it consist entirely of lands and buildings, which are blighted or sub-standard, but is in an area in which such conditions exist.

The area has become of interest in recent years as a result of the creation of owner occupied housing by the Blackstone on the Southside Project and the expansion of Rhode Island Hospital. Despite the recent interest in the area, and the private development recently undertake or proposed, the full development potential of the area has yet to be realized.

The proposed development is consistent with the Official Redevelopment Plan for the Upper South Providence Neighborhood. Following the City's strategy for housing development, revitalization is concentrated in one focus area. Concentrated revitalization efforts lead to more firmly rooted development and more visible impact than scattered development, and in turn creates more growth.

### Project Elements

1. Property Acquisition - The total estimated land area is approximately two and one half-(2.5) acres consisting of about twenty-four (24) parcels.

<u>Plat/Lot</u>	<u>Address</u>
023/140	514 Broad St.
023/139	500 Broad St.
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023/896	475 Friendship St.
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023/142	486 Broad St.
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023/777	451 Friendship St.
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023/205	77 Linden St.
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023/147	450 Friendship St.
023/146	454 Friendship St.
023/145	458 Friendship St.
023/203	62 Myrtle St.
023/756	56 Myrtle St.
023/584	126 Providence St.
023/61	120 Providence St.
023/715	116 Providence St.
023/716	110 Providence St.
023/223	108 Providence St.
023/758	31 Myrtle St.
023/135	463 Myrtle St.

The Providence Redevelopment Agency will negotiate the purchase of the property with the property owners. If the Agency is unable to negotiate a price in the first two months after the Plan is approved, the Agency will exercise its powers of eminent domain.

2. Design Review - The proposed development will have to comply with the design objectives as set forth in the design review procedures of redevelopment proposals by the Providence Redevelopment Agency. Combined with the land use and building requirement controls established in the Official Redevelopment Plan for Upper South

Providence, these objectives will permit the Agency to evaluate the proposal to ensure that it is consistent with the objectives and controls as noted in Chapter F - Land Disposition contained in the Official Redevelopment Plan entitled "The Upper South Providence Redevelopment Project."

3. Site Improvements – Improvements shall include sidewalk and street repair as well as tree planing. An essential part of the improvements will be the redesign of Dudley Street as its intersection with Myrtle Street. The redesign will improve the traffic flow and will enhance the residential development in the area.

### **Other Provisions Necessary To Meet Local Objectives**

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

The proposed development is within an area designated as Medium Density Residential, as determined by the Comprehensive Plan and is therefore within the guidelines of the Comprehensive Plan.

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

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

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

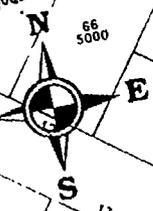
5. Estimated Cost of Redevelopment and Proposed Method of Financing

The estimated cost for the acquisition is One Million Five Hundred and Seventy Thousand Eight Hundred and Eighty-nine (\$1,570,889.00) Dollars. The estimated cost for the acquisition is based upon the assessed values for each of the properties involved in the acquisition. Full appraisals will be conducted once the City Council authorizes the Agency to proceed with the acquisition. The total assessed value for the properties are

\$1,020,889.00. The estimated cost for site clearance (demolition, surveys, title etc) and any relocation will be \$300,000. Site improvements shall include sidewalk repair, tree planting and the redesign of Dudley Street. The cost of the site improvements will be \$250,000. The Agency will seek authorization for this purchase through Council action by amending the Official Redevelopment Plan for the Upper South Providence Project.



**AP 23**



**Map Layers**

 Proposed Properties

0 100 Feet



**AP 23**



**Map Layers**

 Proposed Properties

0

100

Feet