

→ DELIVER TO	DEPARTMENT AND DIVISION <i>City Clerk's Office</i>	No.
	NAME <i>Hebbie</i>	DATE <i>9-23-05</i>
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DETAIL IDENTIFICATION <i>① Chapter 1982-15 #147 3-26-82</i> <i>② Chapter 1982-17 #149 3-26-82</i>	BOX LOCATION	
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The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1982 - 15

No. 147 **AN ORDINANCE** APPROVING AND ADOPTING THE OFFICIAL REDEVELOPMENT PLAN FOR THE HARTFORD AVENUE RENEWAL PROJECT

Approved March 26, 1982

Be it ordained by the City of Providence:

WHEREAS, the Providence Redevelopment Agency (hereinafter sometimes called "Local Public Agency") pursuant to the provisions of Title 45, Chapters 31-33 (inclusive) of the General Laws of Rhode Island, 1956, as amended, entitled "Redevelopment Act of 1956", has formulated and submitted to the City Council on November 5, 1981 for its consideration, as Urban Renewal Plan approved by the Local Public Agency, for an Urban Renewal Area, which said Urban Renewal Plan is entitled, "Hartford Avenue Renewal Project" and comprises a report consisting of 44 pages of text, 1 exhibit and 8 maps; and

WHEREAS, a general plan has been prepared by the City Plan Commission and is recognized and used as a guide for the general development of the City of Providence as a whole; and

WHEREAS, the said Urban Renewal Plan concerns itself with areas which have been designated Redevelopment Areas by the City Council of the City of Providence by Chapter 103 of the Ordinances of the City of Providence, approved July 6, 1948, as amended by Chapter 69-44 of the Ordinances of the City of Providence, approved November 28, 1969, in conformity with the provisions of Section 22 of Chapter 1802 of the Public Laws of Rhode Island 1946, as amended, and Title 45, Chapter 32, Section 4 of the General Laws of Rhode Island, 1956, as amended.

WHEREAS, a copy of said Urban Renewal Plan was transmitted to the City Plan Commission on _____.

WHEREAS, the City Plan Commission, which is the duly designated and acting official planning body for the City, has submitted to the City Council its report and recommendations respecting the Urban Renewal Plan for Hartford Avenue Renewal Project and has certified that said Urban Renewal Plan conforms to the said general plan for the City as a whole, and the City Council has duly considered said report, recommendations and certification of the planning body; and

No.

CHAPTER
AN ORDINANCE

WHEREAS, the plan as submitted contains a finding that the area included in the proposed Urban Renewal Plan qualified as a deteriorated blighted area within the meaning of the "Redevelopment Act of 1956" as amended to date, because there exist in the area buildings or improvements, used or intended to be used for living, commercial, industrial or other purposes, which by reason of (1) dilapidation, deterioration, age or obsolescence, (2) inadequate provisions for ventilation, light, sanitation, open spaces and recreation facilities, (3) defective design or unsanitary or unsafe character of condition or physical construction, (4) defective or inadequate street and lot layout, (5) mixed character, deterioration or shifting of uses to which they are put, or any combination of such factors and characteristics are conducive to the further deterioration and decline of the area and injuriously affect the entire area.

WHEREAS, a structural quality survey was conducted by the City of Providence, Department of Planning and Urban Development and the results of that survey as set forth in the Urban Renewal Plan indicated that 38% of the structures have deficiencies that included serious deterioration; lack of sanitary facilities; and serious inadequacies in lighting and ventilation. The Hartford Avenue Renewal Project Area is not restricted to, nor does it consist entirely of lands, buildings, or improvements which of themselves are detrimental, but is an area in which such conditions exist and injuriously affect the entire area.

WHEREAS, there has also been presented to the City Council information and data respecting Urban Renewal Plans for the Urban Renewal Areas in the City of Providence including the following: Capital Improvement Programs for 1950-1956, 1951-1957, 1952-1958, 1953-1959, 1954-1960, 1955-1961, 1956-1962, 1957-1963, 1958-1964; 1959-1965, 1960-1966, and 1961-1967, 1962-1968, 1963-1969, 1964-1970, 1965-1971, 1966-1972, 1967-1973, 1968-1974, 1979-1985, 1980-1986 and the Annual Reports of the Providence Redevelopment Agency for 1948 through 1979 (inclusive); and

WHEREAS, at a public hearing held on 2/16/82 following notice of the date, time, place and purpose of such hearing, the City Council Committee on Urban Redevelopment, Renewal and Planning duly considered the Urban Renewal Plan, and all evidence and testimony for and against the adoption of such plan, in accordance with the provisions of the "Redevelopment Act of 1956", and

WHEREAS, said Urban Renewal Plan for the Project Area prescribes certain land uses for the Hartford Avenue Renewal Project Area and will require, among other things, but not by way of limitation, property acquisition clearance and demolition, rehabilitation and reconstruction of certain streets, curbing and sidewalks, grading and other public improvements and other public actions; and

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

1. The Project is hereby designated as "Hartford Avenue Renewal Project".

2. It is hereby found and determined that for the purpose of the Urban Renewal Plan, the Hartford Avenue Renewal Project comprises that certain tract of land situated in the City of Providence and State of Rhode Island, which is bounded as described in Exhibit A, which is attached hereto and made a part hereof as if more fully set forth herein.

3. It be and hereby is found and determined in relation to the Hartford Avenue Renewal Project on the basis of the facts set forth in the report and documents mentioned in the Preamble of this Ordinance and upon the basis of evidence and testimony presented at the public hearing on said Plan:

(a) That within the Hartford Avenue Renewal Project Area 16% of the structures are substandard or seriously deficient or unsafe in that these structures contain serious deterioration, and

(b) Within the Hartford Avenue Renewal Project Area there exists the following environmental deficiencies:

- a. Defective or Inadequate Street and/or Lot Layout.
- b. Incompatible or Shifting Uses.
- c. Obsolete or Aged Buildings, Not Suitable for Improvement or Conversion.
- d. Inadequate Provision for Ventilation, Light Sanitation, Open Space and Recreation Facilities.
- e. Defective Design or Unsanitary or Unsafe Character or Condition of Physical Construction.

4. It be and hereby is found and determined that because of a predominance of conditions of dilapidation, deterioration, obsolescence, inadequate provision for light and sanitation, unsanitary and unsafe character and condition of physical construction, mixed character of uses injuriously affect the entire area and constitute a menace to the public health, safety and welfare of the inhabitants of the area and of the community generally, said Urban Renewal Area is a deteriorated and blighted area within the meaning of Sections 2-8 inclusive of Chapter 31 of the "Redevelopment Act of 1956", as amended, and that said Hartford Avenue Renewal Project Area is hereby determined to be a deteriorated blighted area.

5. It be and hereby is found that the Hartford Avenue Renewal Project Area requires clearance, replanning, redevelopment, and improvement and rehabilitation under the provisions of the "Redevelopment Act of 1956".

6. It be and hereby is declared to be the purpose and intent of this Body to eliminate the deteriorated and substandard conditions existing in the Hartford Avenue Renewal Project Area and the replacement of such conditions by a well-planned area in accordance with and by the means provided in the "Redevelopment Act of 1956".

7. It is hereby found, declared and determined that:

(a) The Urban Renewal Plan for the Hartford Avenue Renewal Project Area will redevelop said Urban Renewal Area in conformity with the provisions of the "Redevelopment Act of 1956"; will effectuate the purposes and policy of said Act; and will promote the public health, safety, morals and welfare of the City of Providence.

(b) The Urban Renewal Plan for said Urban Renewal Area conforms to the general or master plan for the City of Providence as a whole.

(c) The acquisition of the real property in accordance with the said Plan for the Hartford Avenue Renewal Project Area is in the public interest.

(d) Adequate provision for payment for property which may be acquired by the exercise of eminent domain has been made in the Urban Renewal Plan.

(e) The Urban Renewal Plan contains adequate safeguards to assure the carrying out of the work of redevelopment in accordance with the Urban Renewal Plan.

(f) The Urban Renewal Plan provides for the retention of controls and the establishment of restrictions and covenants which may run with the land.

8. The Providence Redevelopment Agency shall sell, lease or dispose of land in the Hartford Avenue Renewal Project Area only in accordance with the term of the Redevelopment Plan and subject to the restrictions, covenants and conditions set forth therein and which are hereby found and declared be necessary to effectuate the purposes of the "Redevelopment Act of 1956".

9. In enacting this Ordinance, the City Council intends to comply with the provisions of the "Redevelopment Act of 1956" which relates to adoption of an Urban Renewal Plan for an approved Urban Renewal Area so that the blighted and substandard conditions in this Urban Renewal Area can be eliminated and the Urban Renewal Area can be redeveloped in accordance with the Urban Renewal Plan to attain the public purposes and policy of the "Redevelopment Act of 1956" and thereby to protect and promote and be in the interest of the public health, safety, morals and general welfare of the people in the State as a whole and particularly the people of this City.

10. The Urban Renewal Plan for the Hartford Avenue Renewal Project consisting of a booklet containing a table of contents, 44 pages of text, 1 exhibit and 8 maps, is hereby approved, adopted and designated as the Official Redevelopment Plan for the Hartford Avenue Renewal Project and is herein incorporated by reference, made a part hereof and designated as "Exhibit B".

11. The Providence Redevelopment Agency is hereby fully authorized to carry out this Official Redevelopment Plan, provided, however, that the Agency shall not enter into any contracts for disposition of property in the Urban Renewal Project Area until at least ten days after the City Council of the City of Providence has received at a regular or special meeting a report from the Providence Redevelopment Agency concerning the proposed sale or lease.

APPROVED
CITY COUNCIL
MAY 5 1982
FIRST READING

12. In order to implement and facilitate the effectuation of the Urban Renewal Plan hereby approved, it is found and determined that certain official action must be taken by this Body.

(a) Pledges its cooperation in helping to carry out said Official Urban Renewal 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 Urban Renewal Plan;

(c) Declares that it will provide the cost of the redevelopment of the Urban Renewal Project Area, and hereby allocates a cash contribution of \$1,000,000.00 representing the estimated amount of the Project Cost;

(d) That the City Treasurer, acting under the direction of the Committee on Finance, be and hereby is authorized and directed to borrow from time to time, in such sums as may be necessary, not exceeding One Million (\$1,000,000.00) Dollars in accordance with the provisions of Title 45, Chapter 32, Section 42, and Title 45, Chapter 33, Sections 1, 2, 4, and 17 of the General Laws of Rhode Island 1956, entitled "Redevelopment Act of 1956", and to issue the City's notes therefor, signed by him and countersigned by the Mayor and the Chairman of the Committee on Finance and to renew any such notes from time to time as the same become due. The money thus obtained shall be used exclusively for carrying out the Official Redevelopment Plan for Hartford Avenue Renewal Project.

(e) Stands ready to consider and take appropriate action upon any other proposals and measures designed to effectuate said Urban Renewal Plan.

13. 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 of this Ordinance to the Providence Redevelopment Agency.

IN CITY COUNCIL

MAR 4 1982
FIRST READING
READ AND PASSED

Rose M. Mendonca CLERK

IN CITY COUNCIL

MAR 18 1982

FINAL READING
READ AND PASSED

Robert H. Lynch
PRESIDENT

Rose M. Mendonca
CLERK

APPROVED

MAR 26 1982

Vincent A. Cianci
MAYOR

FILED

JAN 18 9 53 AM '82

DEPT. OF CITY CLERK
PROVIDENCE, R. I.

FILED
CITY CLERK

NOV 18 1981
COUNCIL

NOV 18 1981

IN CITY COUNCIL
JAN 21 1982

- 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
February 16, 1982

Councilman Xavier and Councilman Flynn (By Request)

STANLEY P. BLACHER
Chairman

JOHN RAO, JR.
Vice Chairman

ROBERT J. BEVILACQUA

FREDRICK LIPPITT

JOSEPH MOLLICONE

EDWARD W. XAVIER

LAURENCE K. FLYNN

STANLEY BERNSTEIN
Executive Director
and Secretary



PROVIDENCE REDEVELOPMENT AGENCY

MAYOR VINCENT A. CIANCI, JR.
Ex-Officio

January 18, 1982

The Honorable Rose M. Mendonca
City Clerk
City Clerk's Office
City Hall
Providence, RI 02903 - 1887

RE: Resubmittal of Ordinances

Dear Mrs. Mendonca:

On November 2, 1981, this Agency transmitted an original and thirty (30) copies each of two (2) ordinances - one "Approving and Adopting the Official Redevelopment Plan for the Smith Hill Renewal Project", and the other "Approving and Adopting the Official Redevelopment Plan for the Hartford Avenue Project".

The public hearing for both projects was scheduled for January 14, 1982 and cancelled that date because of the snow storm.

This Agency's legal counsel has advised me that the Redevelopment Agency's enabling legislation requires that a public hearing must be held not more than sixty (60) days after receipt by the legislative body of the redevelopment plan from the Providence Redevelopment Agency. Because the sixty (60) day period has expired, originals of the two aforesaid plans are resubmitted herewith for introduction at the January 21, 1982 City Council meeting and subsequent referral to the City Council Committee on Urban Redevelopment, Renewal and Planning to designate a public hearing date within sixty (60) days therefrom.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Stanley Bernstein", is written over a circular stamp. The signature is fluid and cursive.

Stanley Bernstein
Executive Director

Attachments:

SB:MJD

PROPOSED REDEVELOPMENT PLAN
FOR
HARTFORD AVENUE RENEWAL PROJECT
1981

PROVIDENCE REDEVELOPMENT AGENCY
Providence, Rhode Island

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INTRODUCTION

1. HARTFORD AVENUE REDEVELOPMENT AREA

Many metropolitan areas throughout the country have experienced a recent trend of people moving back into the "cities". In light of this, the neighborhoods are considered to be the one of the strengths of Providence's future, and the Hartford Avenue Project area is one of these neighborhoods.

The Hartford Avenue Project is located in the western portion of Providence and consists of over 185 acres of land, portions of which are vacant, underutilized or in varied states of disrepair. Hartford Avenue from Route 6 to Killingly Street is almost 5,800 feet long, and the land uses along both sides vary from light industrial, institutional and commercial, to residential. Surrounding land uses, available vacant land, market potential and the enthusiasm of businessmen and property owners, make the Hartford Avenue Project a viable socio-economic planning unit.

The Hartford Avenue neighborhood is surrounded by major commercial areas. To the east is the Olneyville section, also the subject of a comprehensive and long range revitalization plan. Commercial uses in Olneyville and along Killingly Street, now and in the future, will compete for the "Out-of-Neighborhood" market potential of Hartford Avenue; therefore, Hartford Avenue

should be primarily focused on the immediate neighborhood market.

In general, the Hartford Avenue neighborhood has suffered the effects of problems such as physical deterioration, population changes and structural obsolescence, as have other neighborhoods through the City. Mixed and incompatible land uses have prevailed in the area, causing a decline in the commercial district.

Hartford Avenue is a major east-west thoroughfare leading from Olneyville to the Johnston town line, often times generating heavy traffic through the area. This, along with the retail services provided to the immediate neighborhood, has, over the years, caused it to become a shopping area which caters to a broad consumer market.

In its present condition, Hartford Avenue does not meet its full potential as a viable neighborhood shopping district. Well-kept buildings contrast with debris cluttered vacant land and poorly maintained properties. The Businessmen's Association recognizes that there is no incentive to collectively upgrade this area, and that they may easily lose an opportunity to regain their separate identity as a neighborhood.

In planning for the redevelopment and revitalization of any neighborhood, it is necessary to have a strong commitment from the business, the public and the private sectors. In the Hartford

Avenue area, this commitment is evident in terms of support by area residents and neighborhood and businessmen's associations who have maintained the character of the area, including the Hartford Avenue commercial district. With the cooperation of public and private sectors, the commercial district can generate further revitalization of the entire Hartford Avenue area.

The proposals set forth in this redevelopment plan include extensive site improvements and traffic circulation improvement to the Hartford Avenue Project Area which should generate new capital investment in the immediate area. The acquisition of deteriorated structures and vacant lots should promote new construction and encourage private investment in residential and commercial rehabilitation. The Providence Redevelopment Agency's recent decision to utilize a portion of its bonding authority to revitalize the Hartford Avenue area, together with the positive attitude of the businessmen, neighborhood residents and the general public, can be the catalyst for the revitalization of the Hartford Avenue area.

2. DEFINITIONS

- a. Accessory Building and Use: A subordinate building located on the same lot with the main building, or a sub-ordinate use of land, either of which is customarily incidental to the main building or to the principal use of the land.

- b. **Building Height:** The vertical distance measured from the average elevation of the finished lot grade at the front of the building to the highest point of ceiling of the top story, in the case of a flat roof; to the deck line of a mansard roof; and to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.
- c. **Building Setback:** The distance between the property line fronting a public right-of-way and the proposed building line.
- d. **Dwelling Density:** The number of dwelling units within a parcel.
- e. **Floor Area Ratio (FAR):** The total gross floor area divided by the total square footage of the parcel on which the structure is situated.
- f. **Gross Floor Area:** The total floor area of a structure exclusive of the floor area devoted to interior parking or of the floor area of a cellar which is used for storage of mechanical equipment.
- g. **Lot:** A parcel of land defined by metes, bounds or boundary lines in a recorded deed, or shown on a recorded plan or plat and fronting on a street.

- h. Lot Coverage: The percentage of the parcel area covered by the total ground floor area of all structures within said parcel.
- i. Open Space: Those portions of a parcel utilized for outdoor living and recreation, exclusive of access way to buildings or areas intended for off-street parking, loading, or driveways.
- j. Parcel: One or more contiguous lots comprising a disposition area.
- k. Parking Area: That portion of a parcel required by the Zoning Ordinance or the controls of this plan to be utilized and/or reserved for the parking of automobiles.
- l. Parking Space: An area, interior or exterior, of not less than 160 square feet net when considered separate from access thereto and screening and landscaping thereof; and not less than 300 square feet when considered in conjunction with access thereto and screening and landscaping thereof.

3. ABBREVIATIONS

- a. "Agency": Providence Redevelopment Agency
- b. "Building Ordinance": The Building Ordinance of the City of Providence, approved November 21, 1941, as amended to date.

- c. "City": City of Providence
- d. "City Council": City Council of the City of Providence
- e. "Community Redevelopment Act": Redevelopment Act of
1956 of the General Laws of Rhode Island, 1956,
as amended to date.
- f. "Department": Department of Planning and Urban Develop-
ment of the City of Providence.
- g. "Minimum Housing Code": Minimum Standards Housing Or-
dinance.
- h. "Plan": Redevelopment Plan.
- i. "Project Area": Hartford Avenue Renewal Project.
- j. "Zoning Ordinance": Zoning Ordinance of the City of
Providence, Chapter 54, approved September 21,
1951, as amended to date.
- k. "Zoning Board of Review": Zoning Board of Review of the
City of Providence.

A. DESCRIPTION OF THE PROJECT AREA

1. BOUNDARIES AND LOCATION OF PROJECT AREA

The Hartford Avenue Project Area is located within the Redevelopment Area which has been designated by Chapter 103 of the Ordinances of the City of Providence approved July 6, 1948, entitled, "An Ordinance Designating 17 Acres 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. This area within the Hartford Avenue neighborhood is bounded generally by Barbara Street to the north; Killingly Street to the west; Stanfield, Burchard, Nye, Grover, and Syracuse Streets to the south; and R. I. 195 and Heath Street to the east.

The boundaries of the project area have been established without regard to sex, race, religion, national origin, or skin color. The boundaries of the Hartford Avenue Project Area are shown on Map No. 1., "Existing Land Use and Zoning." A description of the area boundary is attached hereto as Exhibit A of this Redevelopment Plan.

2. PHYSICAL CHARACTER OF THE HARTFORD AVENUE PROJECT AREA

Hartford Avenue is located within one of the twenty-four (24) separate and unique neighborhoods of the City of Providence.

Historically, this area, as well as adjoining neighborhoods, was economically reliant upon the textile mills within the area. Early commercial activity on Hartford Avenue thrived on the immediate residential market, spin-offs from Olneyville Square and the through traffic generated by Route 6 (Hartford Avenue), a major east-west artery at that time. Reduction in the textile industries, construction of R. I. Route 195, and other highway improvements tended to divert traffic away from the neighborhood, thus diminishing the potential market area of Hartford Avenue businesses to primarily its immediate residential area.

By far, residential is the greatest area of existing land use in the Project Area and accounts for over 55.48% of the land area. All other types, including commercial, account for 29.89% (excluding street area: See attached Map No. 1, "Existing Land Use and Zoning").

The area description that follows are keyed to the sectors delineated on Map No. 2. "Proposed General Land Use and Zoning". Residential types are mostly one and two family. 13.53% of the total land area is vacant and generally consist of small, detached lots located through the Project Area. One of the two large tracts includes approximately four (4) acres of land contiguous to the Providence Gas Company's gasholder station; the other tract includes approximately eight (8) acres of land which once served as a landfill site. These two large

parcels give Hartford Avenue the appearance of neglect with low commercial intensity. Areas of deteriorated structures are mostly located within close proximity of the Hartford Park Housing Project and the gasholder station.

The easterly portion of the Hartford Avenue Project area is the Hartford park Housing Project, a typical example of 1950 style subsidized housing projects built throughout the nation. Poor planning and site design, coupled with the frustrations of a struggling social class usually result in what presently exists along this portion of Hartford Avenue which is an important entrance to the Hartford Avenue neighborhood.

The gasholder station located on Petteys Avenue and Hartford Avenue looms as a major concern to area property owners and potential investors. It is seen from Killingly Street to R. I. Route 195, Petteys and Glenbridge Avenues, and its presence in an area zoned predominantly residential has many ripple effects upon the neighborhood. A greater percentage of deterioration, vacant and renter-type structures have been found within its vicinity.

The Hartford Avenue Commercial District extends along Hartford Avenue from Flower Street west to Killingly Street. Commercial activity can be found the length of the street; however, it is concentrated near the Petteys-Glenbridge

intersection at Hartford Avenue. Along the commercial district, some sixty-six (66) structures have been designed or converted to accommodate commercial and light manufacturing activities. Of these structures, thirty-one (31) provide neighborhood-scale services, twenty-three (23) provide a more citywide service, and the remaining twelve (12) are vacant. Some of these commercial uses are incompatible with the adjacent land uses. From interviews and surveys of both merchants and residents, the general consensus of physical conditions of the commercial district was rated fair to poor, and revitalizing the commercial district is considered a major priority for the neighborhood. Redevelopment through proper reinvestment and neighborhood stabilization can turn upward the commercial districts present downward trend. Absence of private reinvestment at this point would reinforce and possibly accelerate the neighborhood's demise.

With the advent of the interstate system, traffic volume on Hartford Avenue has steadily decreased. This decrease is identified by some long time merchants to have resulted in the slow demise of commercial activity on Hartford Avenue. The Petteys-Glenbridge intersection at Hartford Avenue is a major bottleneck due to the staggered alignment of the streets. Similarly Bowlett Street is being used as a shortcut which adversely affects its residential character.

Certain public and semi-public land uses on Hartford Avenue

provide a stabilizing base for the neighborhood. Specifically, the Laurel Hill and Oliver Hazard Perry School Complex Site, which is bounded by Longo, Grover Streets, Laurel Hill and Hartford Avenues, provides the only organized recreation space in the quarter mile radius from Petteys and Glenbridge Avenues.

The project area totals 139.33 acres and includes the following uses:

<u>USE</u>	<u>ACREAGE</u>	<u>PERCENTAGE</u>
Streets	20.38	14.63%
Commercial	13.01	9.34%
Public	4.96	3.56%
Industrial	0.50	0.36%
Institutional	1.41	1.01%
Residential	77.31	55.48%
Mixed Uses	2.91	2.09%
Vacant	<u>18.85</u>	<u>13.53%</u>
TOTAL	139.33	100%

Of the total 640 lots in the project area, 124 are unimproved. Of the total 460 structures, 20 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, 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 Project Area and the statistical data included in this plan.

Although physical deterioration has taken its toll, the Hartford Avenue Neighborhood can be revitalized. As shown in the following table:

<u>BUILDING CONDITION</u>	<u>NUMBER</u>	<u>PERCENTAGE</u>
Excellent	65	14.13%
Good	110	23.91%
Satisfactory	109	23.70%
Light Deterioration	103	22.39%
Advance Deterioration	48	10.43%
Heavy Deterioration	21	4.57%
Dilapidated	4	0.87%
TOTAL	<u>460</u>	<u>100%</u>

Of the total 460 structures within the project area 176 or 38% have deficiencies that range from light deterioration to dilapidation.

The Project Area is a deteriorated, blighted area within the meaning of Section 45-31-8 of the General Laws of the State of Rhode Island, 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. STATEMENT OF DEVELOPMENT OBJECTIVES

1. Economic

- (a) To stimulate reinvestment and redevelopment of the Hartford Avenue commercial district.
- (b) To improve the retail sales volume within the commercial district through public improvements, new developments and the rehabilitation of existing structures.
- (c) To increase the city's tax base by attracting new property investment within the area.
- (d) To provide development sites for appropriate new construction.

2. Restoration or Rehabilitation

- (a) To selectively remove those structures not feasible for rehabilitation and/or not in conformance with acceptable land use practices, and to encourage the

restoration or rehabilitation of those remaining structures.

3. Open Space

- (a) To provide an open pedestrian plaza within the proposed commercial center at the Petteys-Glenbridge intersection.

4. Traffic Circulation

- (a) To alleviate traffic congestion and facilitate traffic flow. The intersections of Petteys, Glenbridge Avenues and Bowlett Street at Hartford Avenue is a priority objective.

5. Planning

- (a) To insure consistency of land uses.
- (b) To determine the best use of land and buildings as part of the overall redevelopment plan.
- (c) To encourage improvements which will make the Hartford Avenue area a viable neighborhood.
- (d) To enhance the physical environment of the commercial and residential districts, aesthetically and functionally.
- (e) To encourage the active participation of businessmen, property owners and tenants on neighborhood development.

C. PROPOSED GENERAL LAND USE

1. Description of Predominant Land Use Categories

The proposed land uses for the Project Areas are based mainly on the existing pattern of concentrations. It is the

intent of this plan to reinforce those uses which have proved their suitability through longevity in a given area.

The eastern section of the project area include a major residential use (Hartford Park Housing Project) and an institutional use (Laurel Hill & Oliver Hazard Perry School). The northern and southern sections of the project area have major concentrations of one and two family residential uses. The western most end of the project area contains commercial uses. The Hartford Avenue commercial district comprises the heaviest concentration of commercial and institutional uses within the project area. This commercial district runs along Hartford Avenue through the project area east to west from Flower Street to Killingly Street and includes the Holy Cross Church and a large parcel of vacant land. It is the intent of this plan to centralize the commercial district which runs from Ophelia Street to Alverson Avenue. These areas are generally delineated on Map No. 2 entitled, "proposed General Land Use and Zoning".

2. Planning Criteria

(a) Type, Location and Other Uses Permitted Within Predominant Land Use Categories:

- (1) Standard governing the type, intensity and location of secondary or auxiliary uses within predominant land use categories are contained in the City of Providence Zoning Ordinance, and in this Redevelopment Plan.

(2) Criteria used to determine the type, intensity and location of auxiliary uses (such as public, institutional) within predominant land use categories are:

- a) Demonstration that there is a need for such a facility to serve the area.
- b) Compatibility between auxiliary uses and predominant land use.
- c) Economic feasibility and availability of land for the provision of adequate off-street parking and loading.

(b) Type, Location and Other Characteristics of the Internal Circulation System

- (1) Guided by the City's "Master Plan for Circulation," alterations to the existing circulation system within the Hartford Avenue area will be determined by the following criteria:
 - a) Proposed land use
 - b) Existing land use
 - c) Estimated traffic volume
 - d) Existing or planned access to major thoroughfares
- (2) The internal circulation system will ensure an effective separation between neighborhood traffic and through traffic, and at the same time will allow for a smooth transition between internal and major perimeter streets.
- (3) Circulation amenities will alleviate existing traffic congestion and facilitate traffic flow to, from, and

through the commercial district.

(c) Other Public Improvements and Facilities Not Identified on the Proposed General Land Use Map.

- (1) Site improvements will be provided within the project area.
- (2) Public improvements will be provided in support of land uses.

D. URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES

1. Acquisition and Clearance - The major treatment for the Project Area is rehabilitation, spot clearance, site improvements and right-of-way adjustments. Revitalization will be supported by acquisition and clearance in those instances where there is a need to:

- (a) Remove blighting influences, such as:
 - (1) Substandard building.
 - (2) Overcrowding or improper location of structure on the land.
 - (3) Conversion to incompatible uses, such as industrial uses in commercial buildings.
 - (4) Absolute building types.
 - (5) Detrimental land uses or conditions.
 - (6) Unsafe, congested, poorly designated or otherwise deficient streets.
 - (7) Significant environmental deficiencies.

- (b) Provide land for new development, or improvements to existing facilities.
- (c) Promote historic and architectural preservation.
- (d) Provide land for right-of-way adjustments.
- (e) Provide land for other plan objectives as outlined in this Plan.

2. Rehabilitation

- (a) In those instances where a property owner is unable or unwilling to undertake rehabilitation of his property or to correct severe blighting influence, the Agency may acquire the property by purchase or by Eminent Domain and resell it to a buyer who will undertake its rehabilitation. At its discretion, the Agency may allow buildings to be removed or to have them demolished.

(b) Property Rehabilitation Standards

(1) Residential Rehabilitation Standards

a) Minimum Housing Standards

Minimum Housing Standards for acceptable dwelling rehabilitation within the project area shall consist of the legal requirements contained in the ordinance of the City of Providence entitled, "An Ordinance Providing Minimum Standards for Housing," Chapter 1040, approved July 9, 1956, as amended to date, and a code of the State of

Rhode Island entitled, "Rhode Island Housing Maintenance and Occupancy Code", approved May 7, 1970, as amended to date.

- b) In addition, buildings and uses proposed for rehabilitation shall be subject to compliance with those controls for open space, off-street parking facilities and screening, landscaping, etc. which are set forth herein in Section F "Land Disposition Supplement" and are applicable to residential properties. However, a waiver or modification of the strict application of these controls may be granted by the Agency, subject to the approval of the Zoning Board of Review where necessary, due to the location of the structure on the land, lack of available open space, adverse topography, etc. where the objectives of the Plan are not abrogated by such action and/or where such action is not in violation of the Zoning Ordinance or the State Building Code.

(2) NON-RESIDENTIAL REHABILITATION STANDARDS

a) Minimum Non-Residential Standards

The Building Ordinance and the Zoning Ordinance shall control all matters concerning the construction, alteration, repair, removal, demolition,

use, addition, location, occupancy, and maintenance of all buildings and other structures and their service equipment.

b) Buildings Proposed for Rehabilitation

Buildings proposed for rehabilitation shall be subject to compliance with those controls for open space, off-street parking and loading, screening, and buffering, and the like which are set forth in Section F, "Land Disposition Supplement", and are applicable to non-residential properties.

A waiver or modification to the strict application of these controls may be granted by the Agency, subject to the approval of the Zoning Board of Review, where necessary, due to the location of the structure on the land, lack of available open space, adverse topography, and the like where the objectives of the Plan are not abrogated by such action, and where such action is not in violation of the Zoning Ordinance of the State Building Code.

c) Non-Residential Area Standards

Owners of all non-residential properties shall be encouraged to undertake:

- 1) The cleaning or repainting of all exterior and interior metal, masonry, glass and woodwork where required.
- 2) The provision of off-street parking and loading spaces relative to the type of establishment.
- 3) The screening, from the view of adjoining residential uses and rights-of-way, of all outdoor parking areas, loading areas and storage spaces, by use of a uniform appearing adequate year round screen.
- 4) The replacement of all broken, loose, or unsafe fenestration of all windows, doors, and store fronts.
- 5) The grading or regrading of all lots in such a manner as to provide a satisfactory drainage of water runoff away from buildings from the lot to a public street or drainage easement.
- 6) The suitable surfacing or resurfacing of all driveways, parking areas, walks and plazas so as not to constitute a nuisance to the surrounding areas.
- 7) The proper landscaping of all other open areas.

- 8) Either the replacement of existing undesirable signs or the placement of new signs which in either case are to be:
 - a) Neither flashing nor animated.
 - b) Integrated with the overall appearance of the structure to which the signs are affixed.
- 9) The placement and shielding of any spotlight or similar source of illumination so that the light source is not visible from any right-of-way or from adjacent properties.
- 10) The repair, painting or replacement of fencing, walls and screening as required.

d) Rehabilitation Procedures

The implementation of rehabilitation standards as well as the execution of rehabilitation activities outlined above will involve essentially:

- (a) the enforcement by the City of its Minimum Standards Housing Ordinance;
- (b) the enforcement by the City of its Zoning Ordinance;
- (c) the enforcement by the City of the State Building Code;
- (d) the enforcement by the City and State of all other applicable ordinances; and
- (e) the exercise, from time to time and as necessary, by the Agency of its power of selective clearance in order to

secure the acquisition of single or scattered parcels of real property within the Area, through purchase, condemnation or otherwise; and the relocation and the demolition and/or removal of buildings or improvements thereon where necessary.

3. Additional Redevelopment Agency Functions

Under the provisions of the Redevelopment Act of 1956, as amended, the Agency is empowered to undertake, in addition to acquisition and clearance, the following redevelopment functions:

- (a) Relocation
- (b) Installation and construction of site improvements
- (c) Disposition
- (d) Rehabilitation
- (e) Acceptance from the City of Donations of land, site improvements, supporting facilities, cash grants-in-aid, services and other cooperative activities necessary to the execution of this Plan, which the City, under the terms of the same statute, is empowered to contribute with or without consideration to the program undertaking.

E. RENEWAL PLAN PROPOSALS

1. Zoning Modifications

Zoning changes are proposed where required to implement objectives of this Plan. These changes shall be subject to the Zoning Ordinance of the City of Providence, as amended.

Areas designated for zone changes as part of the Hartford Avenue Project are delineated on Map No. 3, entitled "Proposed Zoning Changes." Hartford Avenue from Killingly to Flower Street is generally zoned C-1, C-2, or C-4. Frequently residences occur mixed within these zones, although the general use is commercial. An M-1 parcel (possible spot zoning) at Kinfield Street and Hartford Avenue allows auto repair and sales activity. An R-4 parcel on Petteys Avenue opposite the gasholder station is surrounded by R-1 zoning.

2. Proposed Acquisition

Properties designated for acquisition as part of the Hartford Avenue Project are delineated on Map No. 4, entitled, "Proposed Acquisition" and further described as follows:

<u>Assessor's Plat</u>	<u>Lot</u>	<u>Location</u>
112	365	544-550 Hartford Ave.
112	192	518 Hartford Avenue
112	294	191-193 Petteys Ave.
112	295	197-199 Petteys Ave.
112	296	532-536 Hartford Ave.
113	235	533-535 Hartford Ave.
113	232	547 Hartford Avenue
113	233	543 Hartford Avenue

3. Site Improvements

Site improvements will be provided within the Project, in order to establish a well defined, easily accessible and concise commercial district. These can be combined with the re-alignment of Petteys Avenue to Glenbridge Avenue on Hartford Avenue to create a viable neighborhood center.

To accomplish this, a simple but attractive design will be used, including sidewalk pavements, signage, information graphics, lighting and signalization.

In general, the site improvements are intended to upgrade sidewalks and roadways, which are in disrepair, and to enhance the efforts to new private development with street trees and a more organized street lighting and signage scheme as delineated on Map No. 6, entitled "Site Improvements".

F. LAND DISPOSITION SUPPLEMENT

1. Standards and Controls for Land Development

In order to achieve the objectives of this Plan, the following controls shall restrict the use and development of those areas acquired for disposition and redevelopment within the project area.

(a) R-2 Two Family Zone

(1) Permitted Uses

a) R-2 two family dwelling uses of the City of Providence Zoning Ordinance shall be permitted, except for Crop or Tree Farming.

(2) Development Controls for Permitted R-2 Uses:

a) Maximum Density, Minimum Lot Size, Lot Coverage, Building Setbacks, and Building Heights:

Shall be governed by the applicable provisions of the Zoning Ordinance of the City of Providence, as amended.

b) Building Construction:

The construction of buildings shall conform to the regulations set forth in the Rhode Island State Building Code.

c) Dwelling Accommodations:

All living units shall be full-family dwelling accommodations, having separate and private access, complete bathroom and kitchen, and shall be otherwise in full conformity with the requirements of Chapter 1040, Ordinance of the City of Providence, entitled, "The Ordinance Providing Minimum Standards for Housing," as approved July 19, 1956 and as amended.

d) Name Plate or Sign:

For each dwelling unit, one name plate not exceeding 1/2 square foot in area shall be permitted indicating the name and/or address of the occupant or any permitted occupation, and shall be suitably integrated with the architectural design of the structure which it identifies. The sign, design, placement and number of signs must be specified in all redevelopment proposals. The placement or addition of any sign during the duration of the Plan must be approved by the Agency. The Agency in its sole and absolute

discretion shall have the final right of approval.

e) Off-Street Parking:

One off-street parking space for each dwelling unit, plus additional parking spaces equal in number to one-quarter of the number of dwelling units in excess of three dwelling units shall be provided. Any fraction of a required parking space shall mean an additional required whole parking space. The Agency in its sole and absolute discretion shall have the final right of approval.

f) Screening:

Except for that portion of a driveway or access-way which opens directly into a public right-of-way, the following screening shall be provided: off-street parking for residential uses shall be screened from the street by a strip, at least four (4) feet wide, densely planted with evergreen shrubs or trees which are at least four (4) feet high at the time of planting and which are of a variety that will attain a height of at least six (6) feet; or a continuous wooden fence of uniform appearance, at least four (4) feet high

but not more than five (5) feet high above the finished grade, the surface of which may be solid or perforated, but said perforation shall not exceed 25% of the total surface of the fence, except that wherever permanent outdoor parking facilities are to be established for four (4) or more vehicles no portion of the required screening may be perforated. The Agency in its sole and absolute discretion shall have the final right of approval.

g) Landscaping, On-Site Improvements and Maintenance:

All sites shall be properly graded and drained. All unbuilt areas of the site shall be provided, where needed, with suitable, properly designed and constructed walks and access drives. All unbuilt and unpaved areas of the site shall be suitably planted and permanently maintained with grass, shrubs, and trees; except where the Agency approves, an area not in excess of 50% of the unbuilt and unpaved area may be landscaped with another material for decorative purposes, or a garden only. After fully developed, the land, building and other improvements within the Area shall be maintained in good repair and in clean and sanitary condition.

Sufficient and suitable refuse and garbage storage and disposal facilities including structural enclosures where appropriate shall be provided and properly maintained. The Agency in its sole and absolute discretion shall have the final right of approval.

h) Additional Applicable Controls are Listed Below

Under the Headings:

1) "Other Conditions, Covenants, Restrictions and Provisions Controlling the Development and Use of Acquired Land and Improvements."

(See Pages 38 through 40)

2) "Miscellaneous Provisions.: (See Pages 40 through 42)

(b) C-2 General Commercial Zone

(1) Permitted Uses

a) C-2 General commercial uses of the City of Providence Zoning Ordinance shall be permitted except for pawnshop; second hand store; bar; and hospital for contagious, mental, drug, or liquor addict cases; or animal hospital.

(2) Development Controls for Permitted C-2 Uses

a) Maximum Density, Minimum Lot Size, Lot Coverage, Building Setbacks and Building Heights;
Shall be governed by the applicable provisions

of the Zoning Ordinance as amended.

b) Minimum Yard Requirement

For parcels 1, 2, and 4 only as indicated on Map No. 5, "Disposition" and in addition to the building setback requirements, the minimum yard area shall be governed by the yard requirements as indicated on the Map No. 5A "Minimum Yard Requirements". The required yard area as mentioned above shall be an integral element of the overall design theme of the open pedestrian plaza at the Petteys-Glenbridge intersection, in terms of construction materials, amenity and appearance. The required yard shall be accessible to the public at all times and shall be maintained in good repair and in safe, clean and sanitary condition. The required yard shall be landscaped in accordance with the applicable controls of this Plan. The Agency, in its sole and absolute discretion, shall have the final right of approval on the selection of construction materials and final design of the open space.

c) Building Construction:

The construction of buildings shall conform to the regulations set forth in the Rhode Island State Building Code.

d) Permitted Signs

A maximum of two (2) signs shall be permitted, including any plaques and any signs which are a part of the building's architecture. This limitation shall not include directional signs permitted below. Signs shall pertain only to the identification of the business conducted within the building, to the products sold and to the direction of visitors. No pictures or samples shall be permitted on a sign except as part of a trademark. No flashing or animated signs shall be permitted. In multiple-unit buildings, the same number of signs will be allowed for each business, subject to the controls for multiple-unit buildings stated below. No signs shall extend above the roof or parapet, and no sign shall be attached to, sit upon, or be painted on the roof or canopy. No free-standing sign shall be permitted, except for visitor directional signs allowed below. Only the following types of signs shall be permitted, namely:

- 1) Horizontal or vertical wall signs, otherwise known as belt or face signs, excluding signs painted on the wall, itself.

- 2) Plaques, attached to the face of the building in close proximity to the main entrance and bearing the name or trademark of the firm.
- 3) All necessary directional signs shall be located on the lot occupied by the building to which the signs pertain. All signs shall be integrated with the architectural design, style and facia of the building to the exclusive satisfaction of the Agency. No sign shall exceed a maximum surface area of three (3) square feet for each linear foot of that face of the building displaying such sign. No sign shall project more than twelve (12) inches from the face of the building on which said sign is displayed. No plaque shall exceed eight (8) square feet in surface area. Any spotlight or similar illumination shall be so directed and shielded that the light source is not visible from any adjacent street or from any adjacent properties. In addition to all the sign controls, the following sign regulations shall pertain to multiple-unit buildings, namely: those signs pertaining to a given individual unit (within

a multiple-unit building) shall not extend beyond that portion of the face of the building which directly encloses that given individual unit. The Agency, in its sole and absolute discretion, shall have the final right of approval.

e) Off-Street Parking:

Shall be governed by the applicable provisions of the Zoning Ordinance as amended.

f) Off-Street Loading:

At least one (1) off-street loading space measuring ten (10) feet by twenty five (25) feet by fourteen (14) feet high, if covered (for access, maneuverability and operation use) shall be provided for each 20,000 square feet of floor area, or fraction thereof over 4,000 sq. ft. of floor area, devoted to a use that involves the receipt or distribution by vehicles of material or merchandise. This requirement may be waived by the Agency with the approval of the Zoning Board of Review. The site plan submitted to the Agency shall show the full number of required off-street loading spaces and shall designate the

landscaped area reserved for off-street loading. In no case shall a site plan be acceptable which includes proposals providing for off-street loading spaces either to be developed for current use or to be reserved for future use which will adversely interfere with the Area's vehicular circulation pattern.

g) Parking Space Construction: All off-street parking and loading areas, including drives and other accessways, shall be adequately paved with bituminous or cement concrete or other equivalent surfacing material shall be provided with appropriate bumper and wheel guards where needed. The parking area shall be screened as stated in paragraph (h). Illumination shall be so arranged as to shield the light source from the view of all adjoining lots and from all abutting streets. The Agency in its sole and absolute discretion shall have the final right of approval.

h) Screening: Except for that portion of a driveway or accessway which opens directly onto a public right-of-way, outdoor parking and loading areas shall be screened from the view of all adjoining residential uses and

from all adjacent streets by means of a uniform growth of evergreen plant materials at least (4) feet wide and at least (4 1/2) feet high at the time of planting (measured at the edge of the street right-of-way, in the case of parking areas located at or below the street grade; and measured at the edge of the parking area pavement, in the case of parking areas located above the street grade) and which is of variety that will attain a height of at least (6) feet. With the approval of the Agency, the following types of screening may also be permitted, namely: 1) masonry wall which shall not be greater in height than (4 1/2) feet nor less than (4) feet, measured as set forth above for evergreens, which shall be of uniform appearance, and which shall be integrated with the architectural design, style and facia of the proposed buildings as well as with the architecture(s) of adjacent, existing buildings. However, neither rough, unfinished cinder block, nor rough, unfinished concrete shall be permitted, 2) continuous wooden fence,

which shall not be greater in height than (4 1/2) feet nor less than (4) feet, measured as set forth above for evergreens, and which shall be of uniform appearance, and which shall be integrated with the architectural design, style and facia of the building, as well as with the architecture(s) of adjacent, existing buildings. On that portion of a lot in the triangle formed by the lines of streets intersecting at an angle of less than (135) degrees and a line joining points on such lines (15) feet distance from their point of intersection, screening shall be provided at a height of (3 1/2) feet. The Agency in its sole and absolute discretion shall have the final right of approval.

- i) Landscaping and On-Site Improvements and Maintenance: The entire site shall be properly graded and drained. All unbuilt areas of the site shall be provided, where needed, with suitable walks and access drives which are properly designed and constructed. All unbuilt and unpaved areas of the site shall be planted and permanently maintained with grass, shrubs, trees, or other suitable

plants except that subject to review and approval by the Agency, an area not in excess of 10% of the unbuilt and unpaved portion of the site, may be maintained in a landscaping material other than grass, shrubs and trees. After fully developed, the land, buildings and other improvements to all sites in the project area shall be maintained in good repair and in clean and sanitary conditions. Sufficient and suitable refuse and garbage storage and disposal facilities, including structural enclosures where appropriate, shall be provided and properly maintained. The Agency in its sole and absolute discretion shall have the final right of approval.

j) Other Applicable Controls are Listed Below Under the Headings:

- 1) "Other Conditions, Covenants, Restrictions and Provisions Controlling the Development and the Use of Acquired Land and Improvements". (See Pages 38 through 40)
- 2) "Miscellaneous Provisions". (See Pages 40 through 42)

G. OTHER PROVISIONS NECESSARY TO MEET LOCAL OBJECTIVES

1. Conformity to General Plan

This plan is in conformity with all elements of the Master

Plan for the City of Providence. Proposed redevelopment activity in the project area is intended to implement local planning and development objectives.

2. Method Of Relocation

Businesses, families and individuals to be displaced by the Agency action within the project area will have the services of the Business and Family Relocation Division of the Department.

3. Other Conditions, Covenants, Restrictions and Provisions Controlling the Development and the Use of Acquired Land and Improvements

- (a) With respect to those provisions of the Plan which exceed local law, redevelopers will be required to agree, in the event of any questions regarding the meaning of the standards and controls or other provisions of this Plan, that the interpretation of the Agency shall be final and binding.
- (b) A report concerning the proposed sale or lease of any land acquired by the Agency shall be submitted to the City Council at a regular or special meeting at least ten (10) days prior to the execution of said sale or lease agreement.
- (c) The following controls of this Plan shall obligate and bind all redevelopers and their successors in interest

lessees or assigns. The controls, covenants, and restrictions incorporated in this Plan shall be in effect for a period of forty (40) years extending from the date of approval of this Plan by the City Council, except that the controls stated in Paragraph (3) below, shall run for a perpetual period of time. In addition, the following restrictive covenants or controls running with the land shall be inserted in and made an effective part of all agreements and conveyance for the disposition of any part or parcel of land in the area to require said redevelopers:

- (1) To use and devote such real property only for the purpose and in the manner stated in the Plan;
- (2) To comply with such terms and conditions relating to the use and maintenance of real property as in the opinion of the Agency are necessary to carry out the provisions of this Plan;
- (3) To provide that at no time shall the acquisition, use, disposal or conveyance of land or improvements within the Project Area to or by any persons be denied, restricted or abridged, nor occupancy or possession therefore preferred, segregated or refused because of sex, race, color, creed, or nationality of ancestry. Further, all redevelopers shall comply with all Federal, State and Local Law, in effect from time to

time, prohibiting discrimination or segregation by reason of sex, race, religion, color, or national origin, in the sale, lease or occupancy of any project property;

- (4) To begin and complete the construction of improvements within a period of time deemed by the Agency to be reasonable, subject to any provisions which may be made for the extension of the time limit with the approval of the Agency;
- (5) To comply with such terms and conditions specified by the Agency which will prevent holding of land for speculative purposes, and the sale or other disposition of land at a profit until such time as the required improvements have been completed;
- (6) To submit to the Agency architectural and landscaping plans and specifications, as well as any other information required by the Agency, for its approval prior to the time of transfer of title to the redeveloper to insure their conformance with the provisions of this Plan.

4. Miscellaneous Provisions

- (a) 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 Ordinance the higher standards of this Plan, if

established, or of the Zoning Ordinance or any other City Ordinance shall govern.

- (b) The Agency may, when it deems it advisable, file a petition with the Zoning Board of Review for variances or exceptions to the Zoning Ordinance.
- (c) Land sold to an adjoining owner shall first be utilized to satisfy the requirements of this Plan with respect to his/her adjoining non-acquired property.
- (d) The purchaser of land from the Agency is obligated to provide the necessary rehabilitation of his/her adjoining non-acquired property to meet the standards established by this Plan. After receipt of notice from the purchaser to the Agency that he/she has complied with the standards established by this Plan and after the Agency has made a finding of such fact, the Agency will tender to the purchaser a Certificate of Completion suitable for recording with the Recorder of Deeds.
- (e) All buildings and improvements in the Project shall be maintained in good repair and in safe, clean, and sanitary condition.

- (f) All mechanical equipment, whether located on the roof of a structure or on the ground or at any other location on a site shall be totally and effectively screened from view within the limits of safety and good design with respect to any given mechanical system - and said screening shall be integrated with the architectural design, style and facia of the building(s). The Agency in its sole and absolute discretion shall have the final right of approval.
- (g) The Agency in its sole and absolute discretion shall have the final right of approval and interpretation of all redevelopment proposals

5. Obligations to be Imposed on Developers

- (a) The developers, their successors in interest, lessees, or assigns shall be required, as an effective part of all agreements and conveyances for the disposition of any part or parcel of land in the Project Area, to observe all provisions of the Plan and to assuze construction of all required and/or necessary improvements in conformity with the Plan within a reasonable length of time, which shall be determined by the Agency, in its sole and absolute discretion.

6. Duration and Effective Date of Regulations and Controls

The foregoing regulations and controls contained in this Plan will be binding, effectively by deed or by contract containing restrictive covenants running with the land, upon all purchasers or contractors and their heirs and assigns of the land within the area of the City of Providence, Rhode Island covered by this Plan. The regulations and controls incorporated in this Plan will be effective from the date of approval of this Plan by the City Council for forty (40) years; except that the provisions contained herein with respect to non-discrimination shall run for a perpetual length of time.

7. Estimated Cost of Redevelopment and Proposed Method of Financing

The estimated project cost of \$1,000,000 will be provided from proceeds from the sale of long-term general obligation bonds issued by the City of Providence for redevelopment purposes.

H. PROCEDURE FOR CHANGES IN APPROVED PLAN

The Providence City Council at its own discretion, or upon recommendation of the Agency, may modify this Plan at any time, and shall, when mandated by law, or may, at its discretion, hold a Public Hearing on such proposed modification, provided that if

the Plan is modified after lease or sale by the Agency of real property in the area, such modification shall be subject to such rights of law and in equity as the lessee or purchaser or his/her successor or successors in interest may be entitled to assert.

EXHIBIT A

DESCRIPTION FOR THE BOUNDARIES OF THE HARTFORD AVENUE PROJECT AREA

Beginning at a point, said point being located at the center line intersections of Hartford Avenue and Heath Street;

thence running southerly along the said center line of Heath Street to where it intersects with the rear lot lines of the lots located on the northerly side of Eastwood Avenue;

thence turning and running westerly along the said rear lot lines of the northerly side of Eastwood Avenue to the easterly termination of Cleveland Street;

thence turning and running northerly along the easterly lines of Lots 272, 248 and 399 to the southerly line of Syracuse Street;

thence turning and running westerly along the southerly line of Syracuse Street a distance of 80.00± to a corner;

thence turning and running northerly to the center line of Syracuse Street;

thence turning and running westerly along the center line of Syracuse Street to the center line intersection of Laurel Hill Avenue and Syracuse Street;

thence turning and running southwesterly along the center line of Laurel Hill Avenue to the center line intersection of Grover Street and Laurel Hill Avenue;

thence turning and running along the center line of Grover Street to a point opposite the westerly property line of Lot 54 on A.P. 107;

thence turning and running northerly along the aforesaid lot line to the northwesterly corner of said lot;

thence turning and running westerly along the southerly line of Lot 38 to the center line located at the southerly termination of Ida Street;

thence turning and running northerly along the center line of Ida Street to the center line intersection of Ida and Nye Street;

thence turning and running westerly along the center line of Nye Street to the center line intersection of Nye Street and Petteys Avenue;

thence turning and running southerly along the center line of Petteys Avenue to the center line intersection of Burchard Street and Petteys Avenue;

thence turning and running westerly along the center line of Burchard Street to the center line intersection of Springfield and Burchard Streets;

thence turning and running northerly along the center line of Springfield Street to the center line intersection of Springfield and Wright Streets;

thence turning and running northwesterly along the center line of Wright Street to the center line intersection of Wright and Stanfield Streets;

thence turning and running southwesterly along the center line of Stanfield Street to the center line intersection of Stanfield and Killingley Streets;

thence turning and running northwesterly along the center line of Killingley Street to a center line point located on the southerly range of property now or formerly of the State of Rhode Island;

thence turning and running northeasterly, southeasterly and southerly along land now or formerly of the State of Rhode Island (Rte. 295) to a point located west of Middleton Street on the center line range of Barbara Street;

thence turning and running easterly along the center line of Barbara Street to the center line intersection of Ponagansett Avenue and Barbara Street;

thence turning and running southerly along the center line of Ponagansett Avenue to the center line intersection of Ponagansett Avenue and Dresser Street;

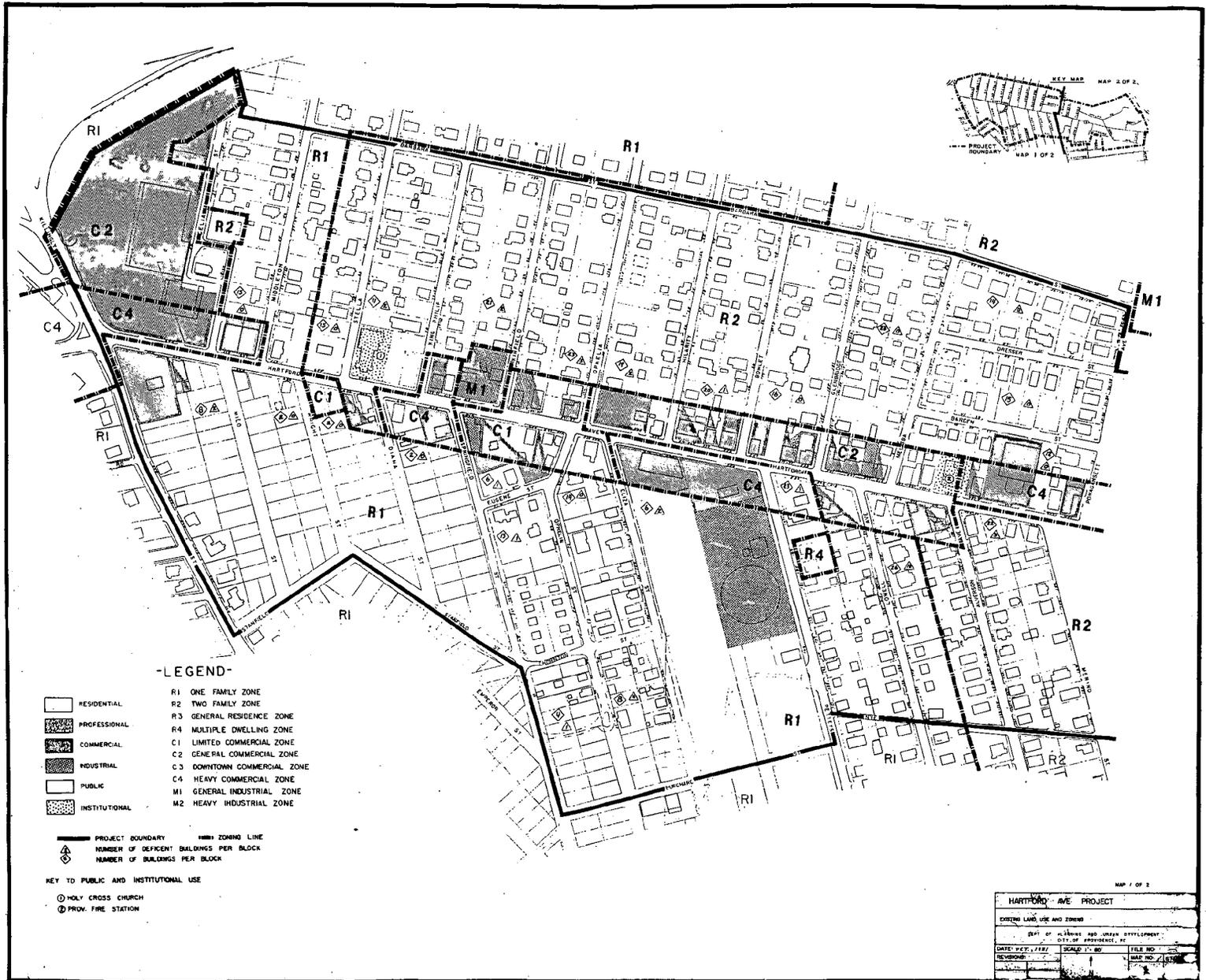
thence turning and running easterly along the center line of Dresser Street and City View Parkway to the easterly line of Flower Street;

thence turning and running northerly along the easterly line of said Flower Street to the southerly line of land now or formerly of the City of Providence;

thence turning and running in a general easterly direction curving northwesterly along said City of Providence land to a corner;

thence turning and running southeasterly, northeasterly and again southeasterly along said City of Providence land to the center line of Hartford Avenue;

thence turning and running westerly along the center line of Hartford Avenue to the point and place of beginning.



-LEGEND-

- RESIDENTIAL
 - R1 ONE FAMILY ZONE
 - R2 TWO FAMILY ZONE
 - R3 GENERAL RESIDENCE ZONE
 - R4 MULTIPLE DWELLING ZONE
- PROFESSIONAL
- COMMERCIAL
 - C1 LIMITED COMMERCIAL ZONE
 - C2 GENERAL COMMERCIAL ZONE
 - C3 DOWNTOWN COMMERCIAL ZONE
 - C4 HEAVY COMMERCIAL ZONE
- INDUSTRIAL
 - M1 GENERAL INDUSTRIAL ZONE
 - M2 HEAVY INDUSTRIAL ZONE
- PUBLIC
- INSTITUTIONAL

- PROJECT BOUNDARY
- ZONING LINE
- NUMBER OF DEFICIENT BUILDINGS PER BLOCK
- NUMBER OF BUILDINGS PER BLOCK

- KEY TO PUBLIC AND INSTITUTIONAL USE
- HOLY CROSS CHURCH
 - PROV. FIRE STATION



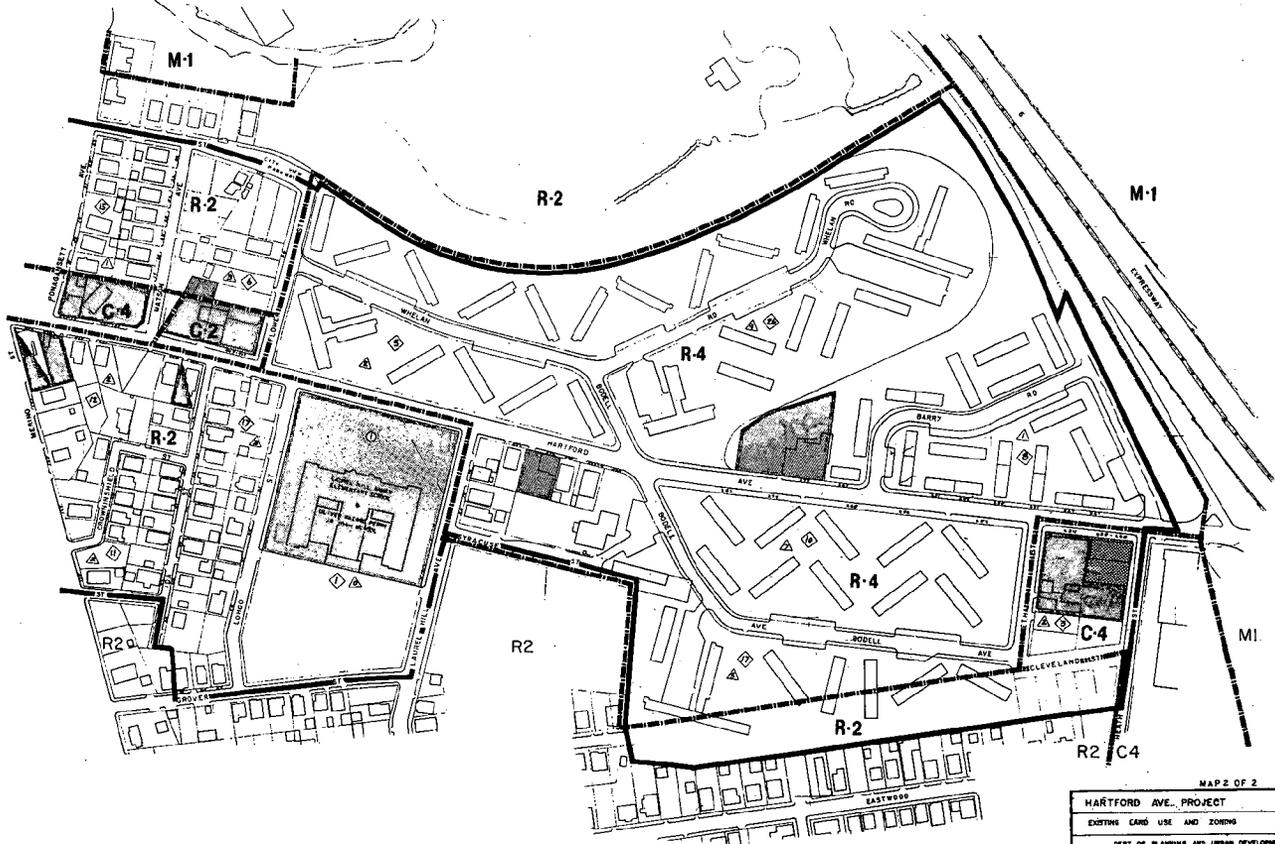
-LEGEND-

- | | | |
|--|---------------|-----------------------------|
| | RESIDENTIAL | R1 ONE FAMILY ZONE |
| | PROFESSIONAL | R2 TWO FAMILY ZONE |
| | COMMERCIAL | R3 GENERAL RESIDENCE ZONE |
| | INDUSTRIAL | R4 MULTIPLE DWELLING ZONE |
| | PUBLIC | C1 LIMITED COMMERCIAL ZONE |
| | INSTITUTIONAL | C2 GENERAL COMMERCIAL ZONE |
| | | C3 DOWNTOWN COMMERCIAL ZONE |
| | | C4 HEAVY COMMERCIAL ZONE |
| | | M1 GENERAL INDUSTRIAL ZONE |
| | | M2 HEAVY INDUSTRIAL ZONE |

- PROJECT BOUNDARY
 ZONING LINE
 NUMBER OF DEFICIENT BUILDINGS PER BLOCK
 NUMBER OF BUILDINGS PER BLOCK

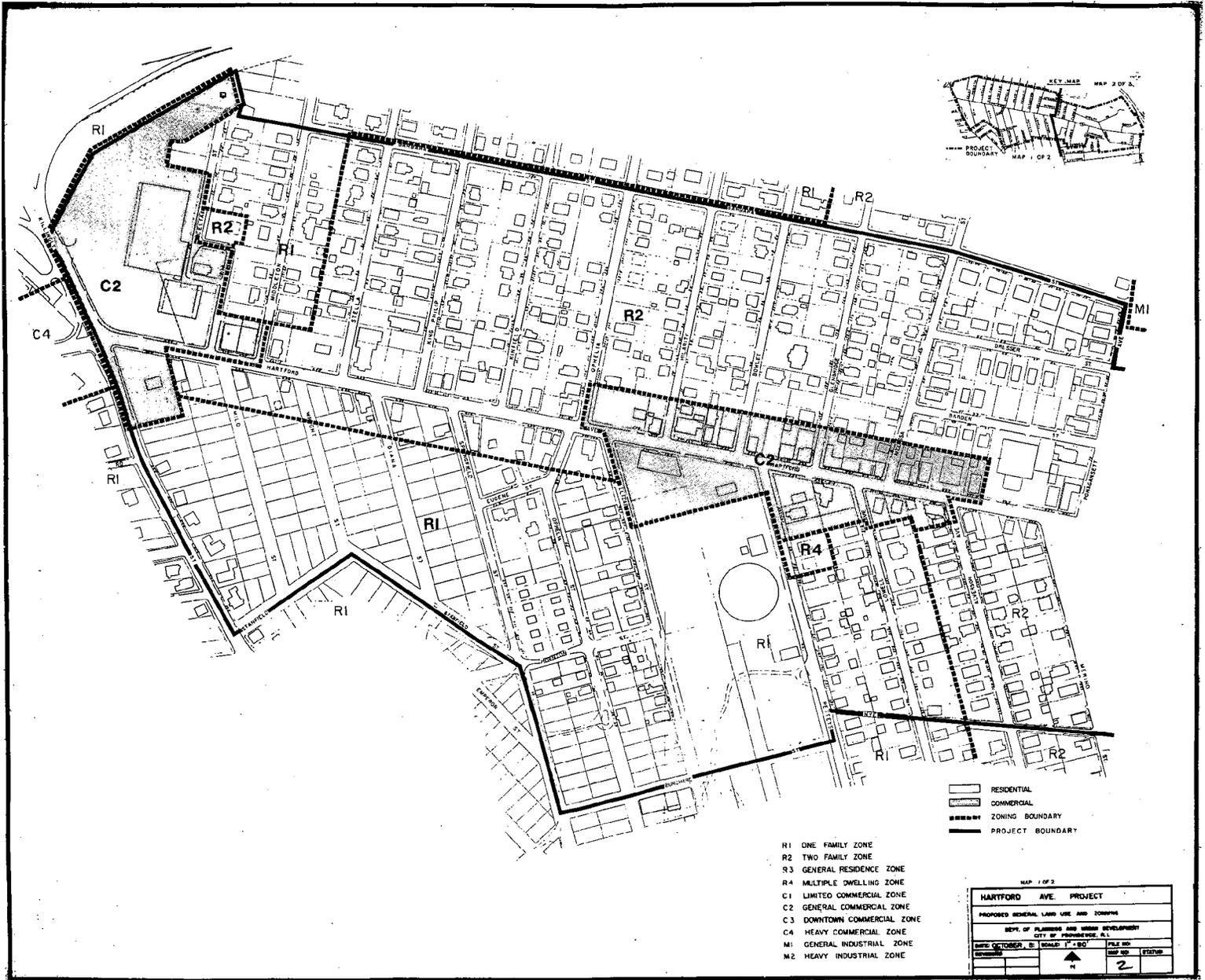
KEY TO PUBLIC AND INSTITUTIONAL USE

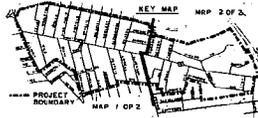
- HOLY CROSS CHURCH
 PROV. FIRE STATION



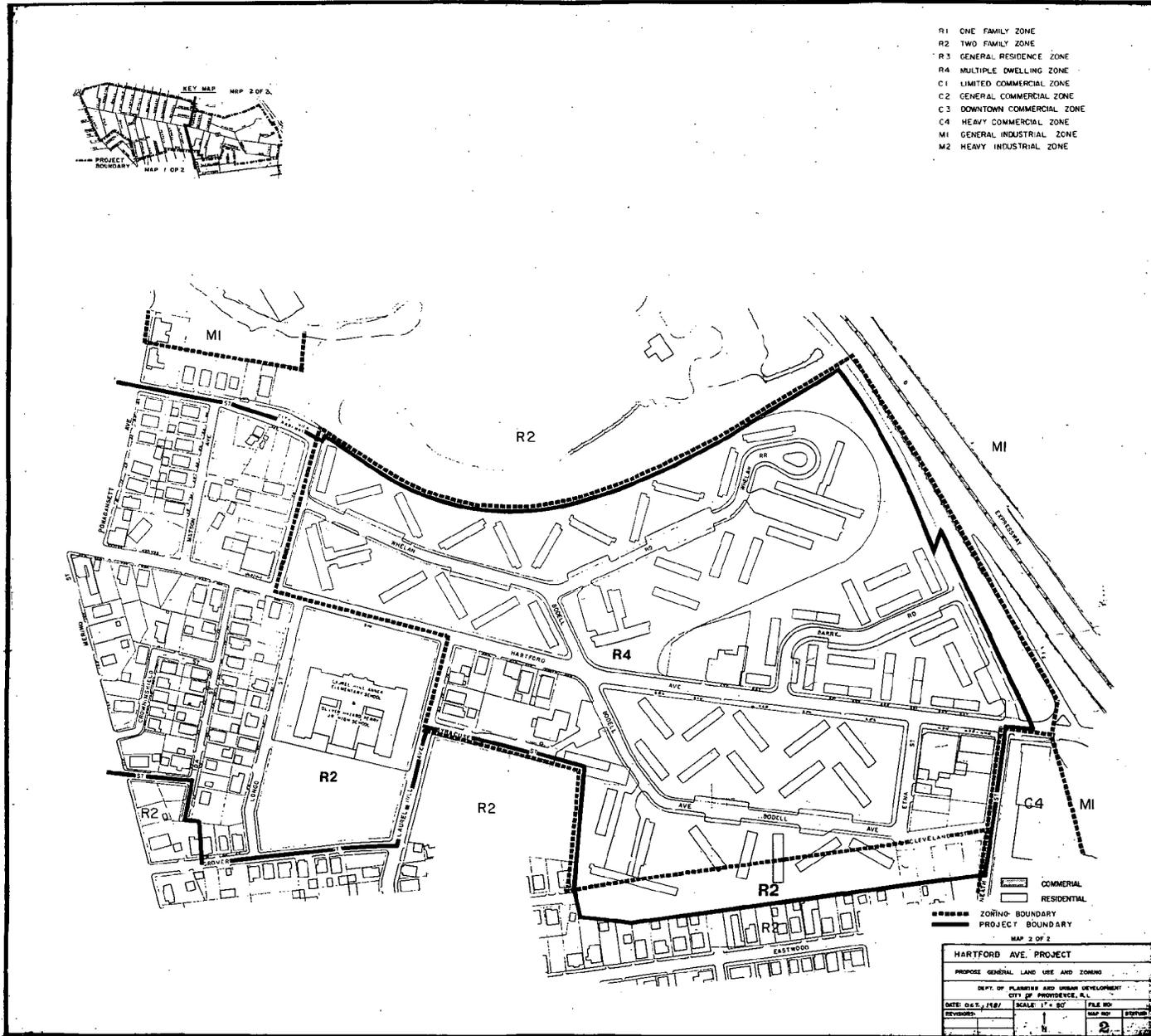
MAP 2 OF 2

HARTFORD AVE., PROJECT			
EXISTING LAND USE AND ZONING			
DEPT. OF PLANNING AND URBAN DEVELOPMENT			
CITY OF PROVIDENCE, R.I.			
DATE: 08/27/78	SCALE: 1" = 50'	FILE NO.	
REVISED:		MAP NO.	

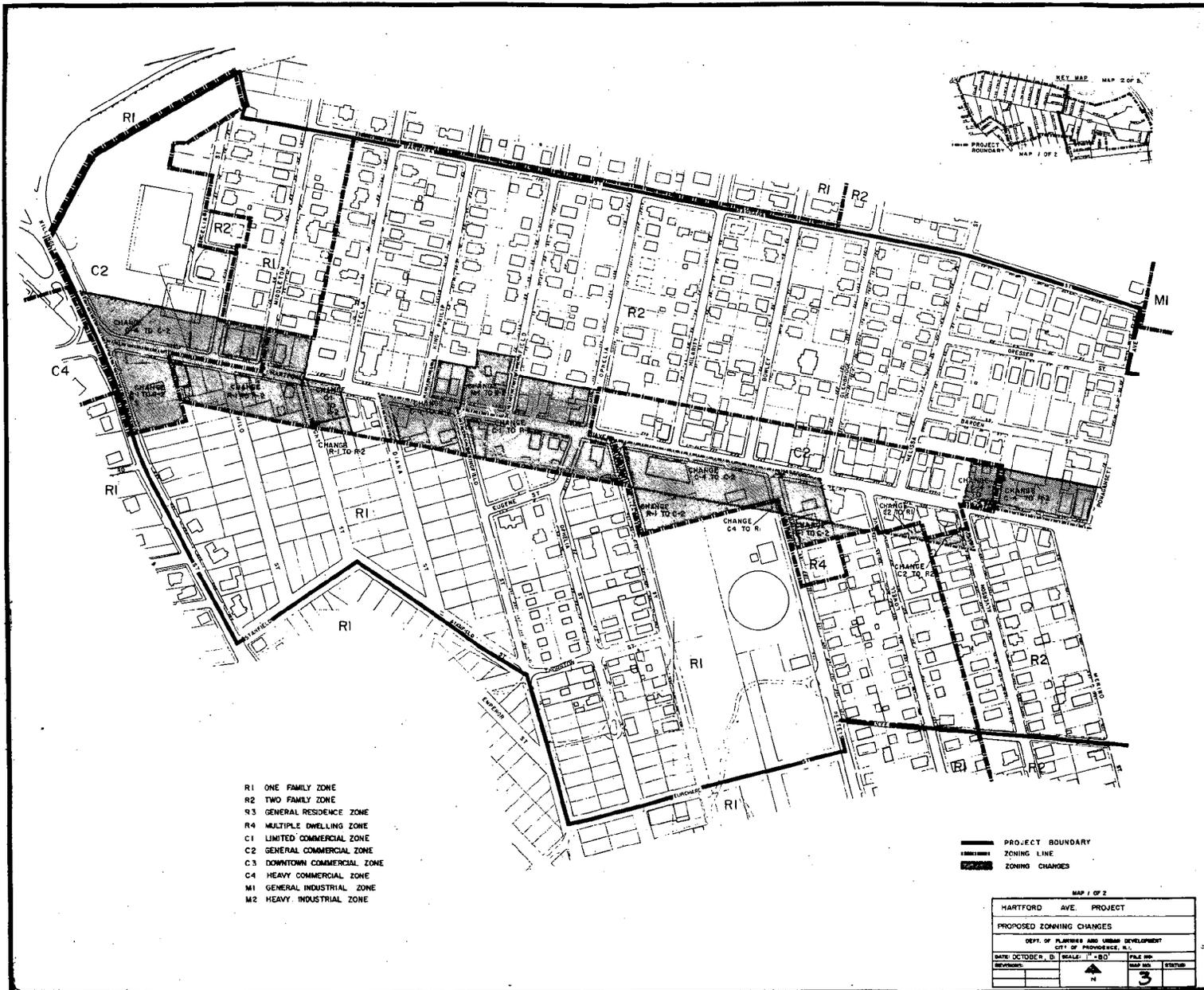




- R1 ONE FAMILY ZONE
- R2 TWO FAMILY ZONE
- R3 GENERAL RESIDENCE ZONE
- R4 MULTIPLE DWELLING ZONE
- C1 LIMITED COMMERCIAL ZONE
- C2 GENERAL COMMERCIAL ZONE
- C3 DOWNTOWN COMMERCIAL ZONE
- C4 HEAVY COMMERCIAL ZONE
- M1 GENERAL INDUSTRIAL ZONE
- M2 HEAVY INDUSTRIAL ZONE

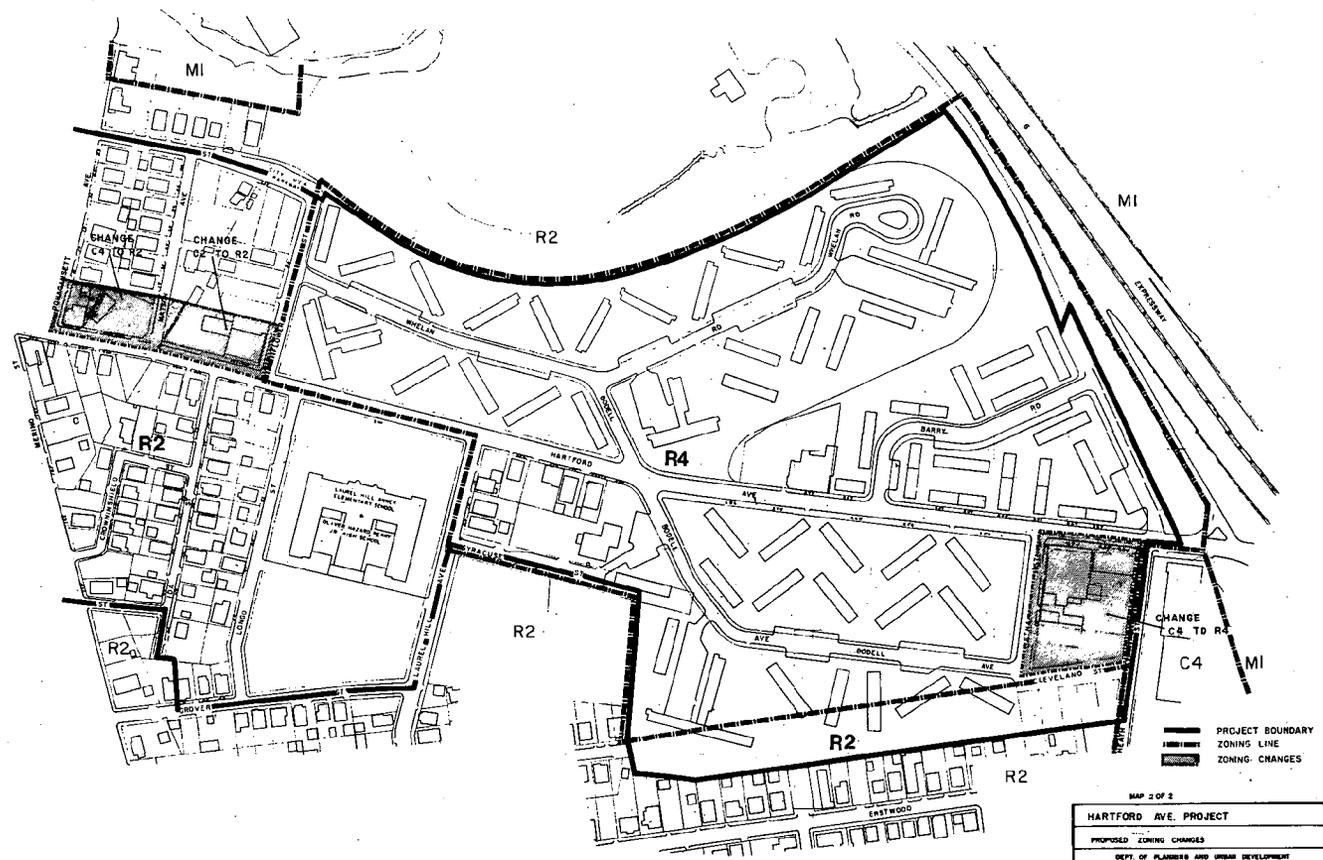


HARTFORD AVE. PROJECT			
PROPOSE GENERAL LAND USE AND ZONING			
DEPT. OF PLANNING AND URBAN DEVELOPMENT			
CITY OF PROVIDENCE, R.I.			
DATE: 05.1.78	SCALE: 1" = 50'	FILE NO:	
DESIGNED:		MAP NO:	2





- R1 ONE FAMILY ZONE
- R2 TWO FAMILY ZONE
- R3 GENERAL RESIDENCE ZONE
- R4 MULTIPLE DWELLING ZONE
- C1 LIMITED COMMERCIAL ZONE
- C2 GENERAL COMMERCIAL ZONE
- C3 DOWNTOWN COMMERCIAL ZONE
- C4 HEAVY COMMERCIAL ZONE
- M1 GENERAL INDUSTRIAL ZONE
- M2 HEAVY INDUSTRIAL ZONE



PROJECT BOUNDARY
ZONING LINE
ZONING CHANGES

MAP 2 OF 2
HARTFORD AVE. PROJECT

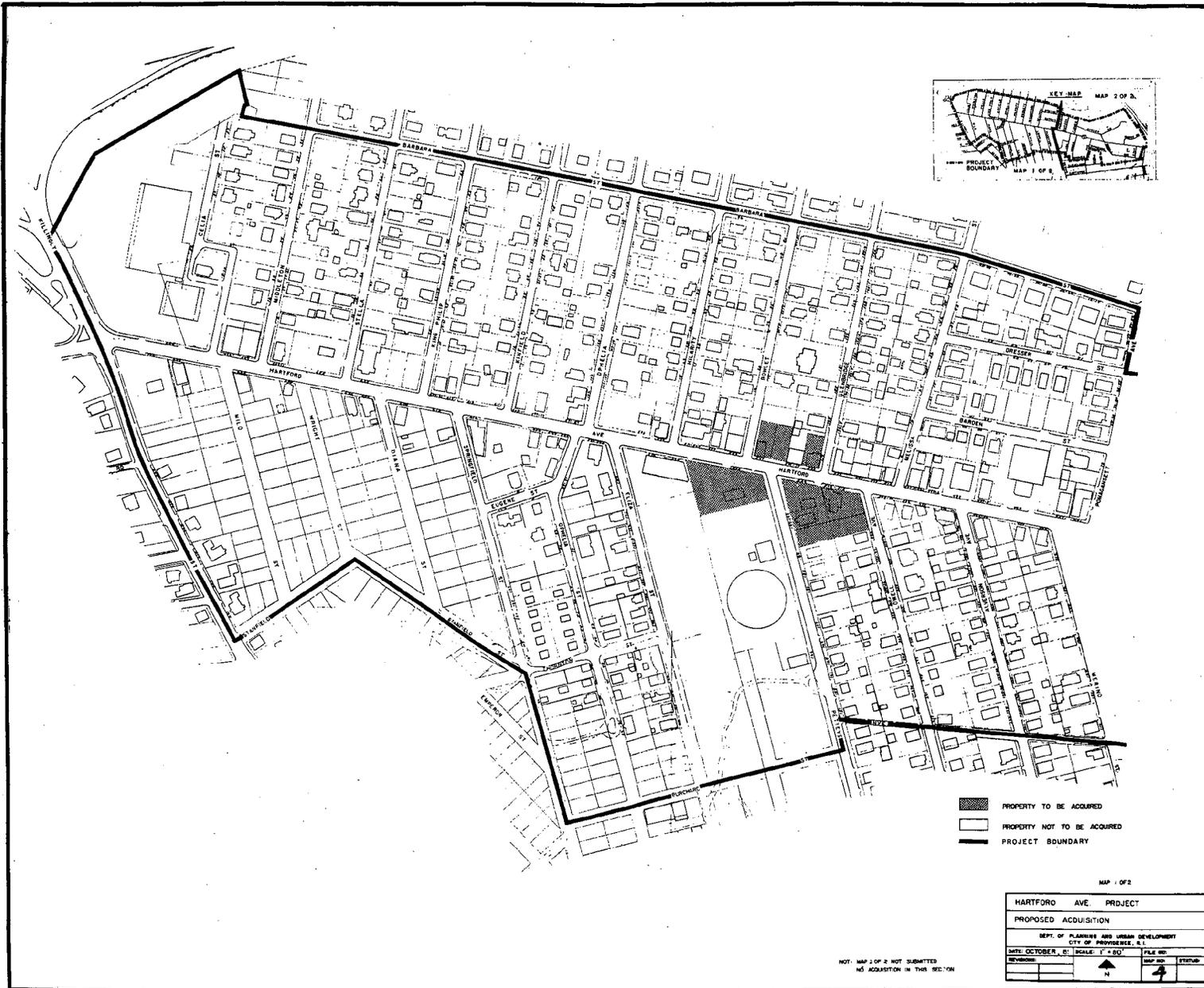
PROPOSED ZONING CHANGES

DEPT. OF PLANNING AND URBAN DEVELOPMENT
CITY OF PROVIDENCE, R.I.

DATE: 04/11/1981 SCALE: 1" = 80' FILE NO. 20000

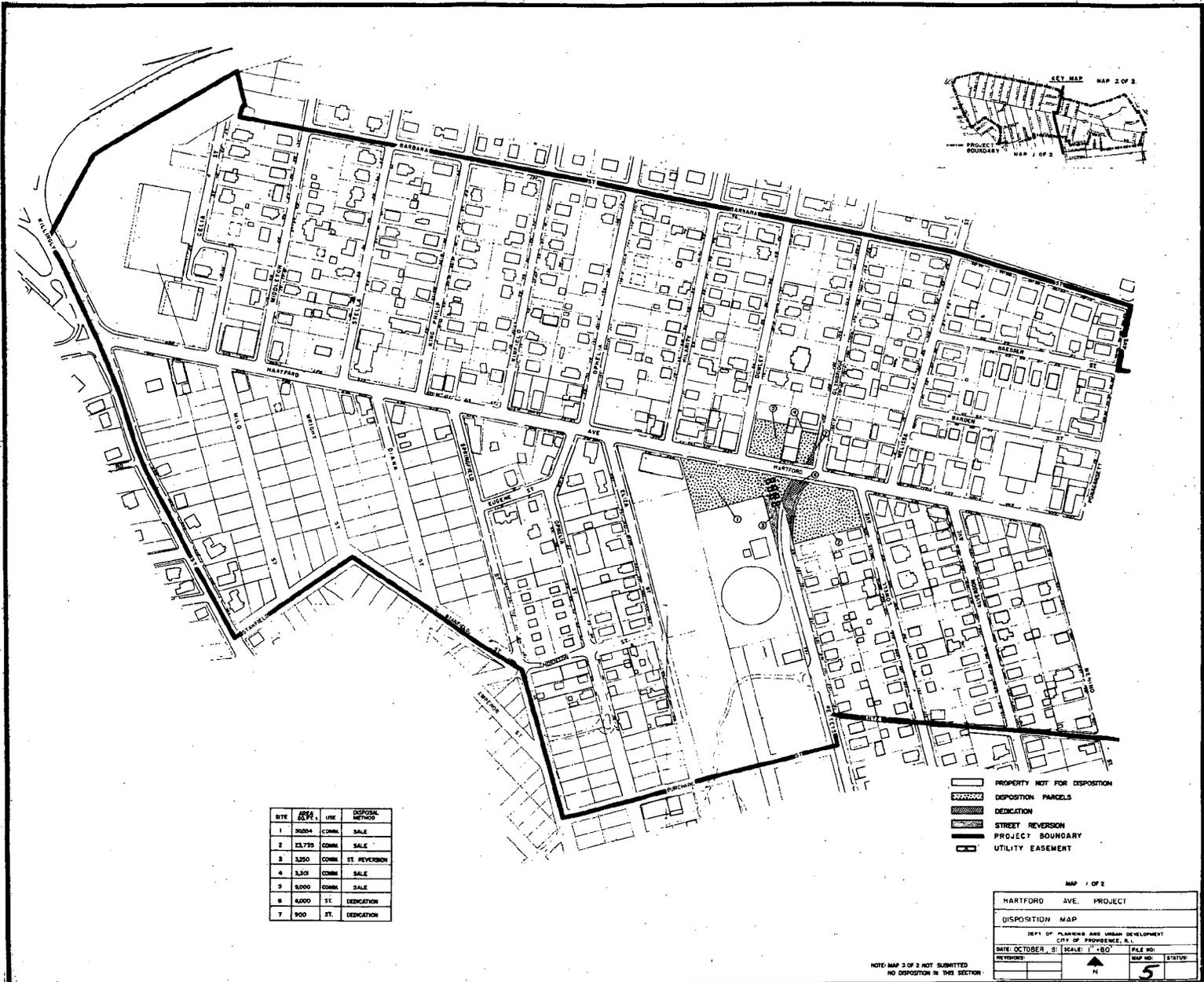
REVISIONS

NO.	DATE	BY	DESCRIPTION
1			
2			
3			



NOT: MAP 2 NOT SUBMITTED
NO ACQUISITION IN THIS SECTION

MAP 1 OF 2	
HARTFORD AVE. PROJECT	
PROPOSED ACQUISITION	
DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.	
MAY, OCTOBER, 51	SCALE: 1" = 50'
FILE NO.	STATUS
MAP NO.	4
N	N



BITE	AREA	USE	DISPOSAL METHOD
1	20204	COMM.	SALE
2	23735	COMM.	SALE
3	3250	COMM.	ST. REVERSION
4	3401	COMM.	SALE
5	8000	COMM.	SALE
6	8000	ST.	DEDICATION
7	900	ST.	DEDICATION

- PROPERTY NOT FOR DISPOSITION
- DISPOSITION PARCELS
- DEDICATION
- STREET REVERSION
- PROJECT BOUNDARY
- UTILITY EASEMENT

MAP 1 OF 2

HARTFORD AVE. PROJECT	
DISPOSITION MAP	
DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.	
DATE: OCTOBER, 5	SCALE: 1" = 80'
REVISION:	FILE NO:
	MAP NO. 5
	STATUS:

NOTE: MAP 2 OF 2 NOT SUBMITTED
NO DISPOSITION IN THIS SECTION

3,301 sq. ft. ±

4

EXIST. BLDG.

EXIST. BLDGS.

HARTFORD

GLENBRIDGE

AVE.

1

30,554 sq. ft. ±

30'-0"

50'-0"

AVE.

30'-0"

50'-0"

42'-0"

LEGEND

○ DISPOSITION PARCEL

▨ REQUIRED MINIMUM YARD AREA

2

23,735 sq. ft. ±

PETTEYS

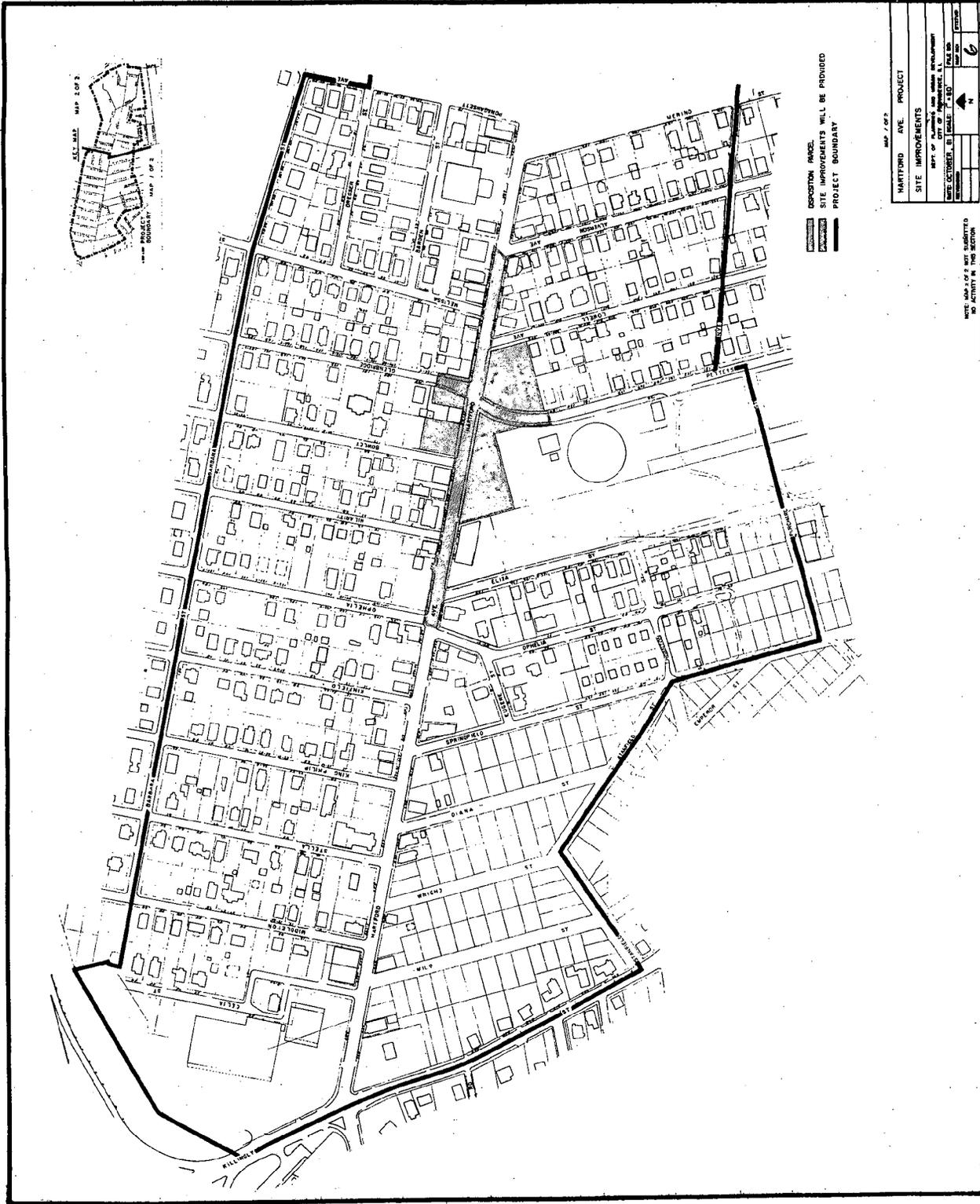
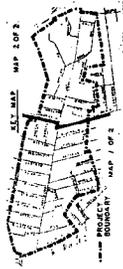


SCALE 1"=40'-0"

HARTFORD AVE. PROJECT

MAP NO. 5A

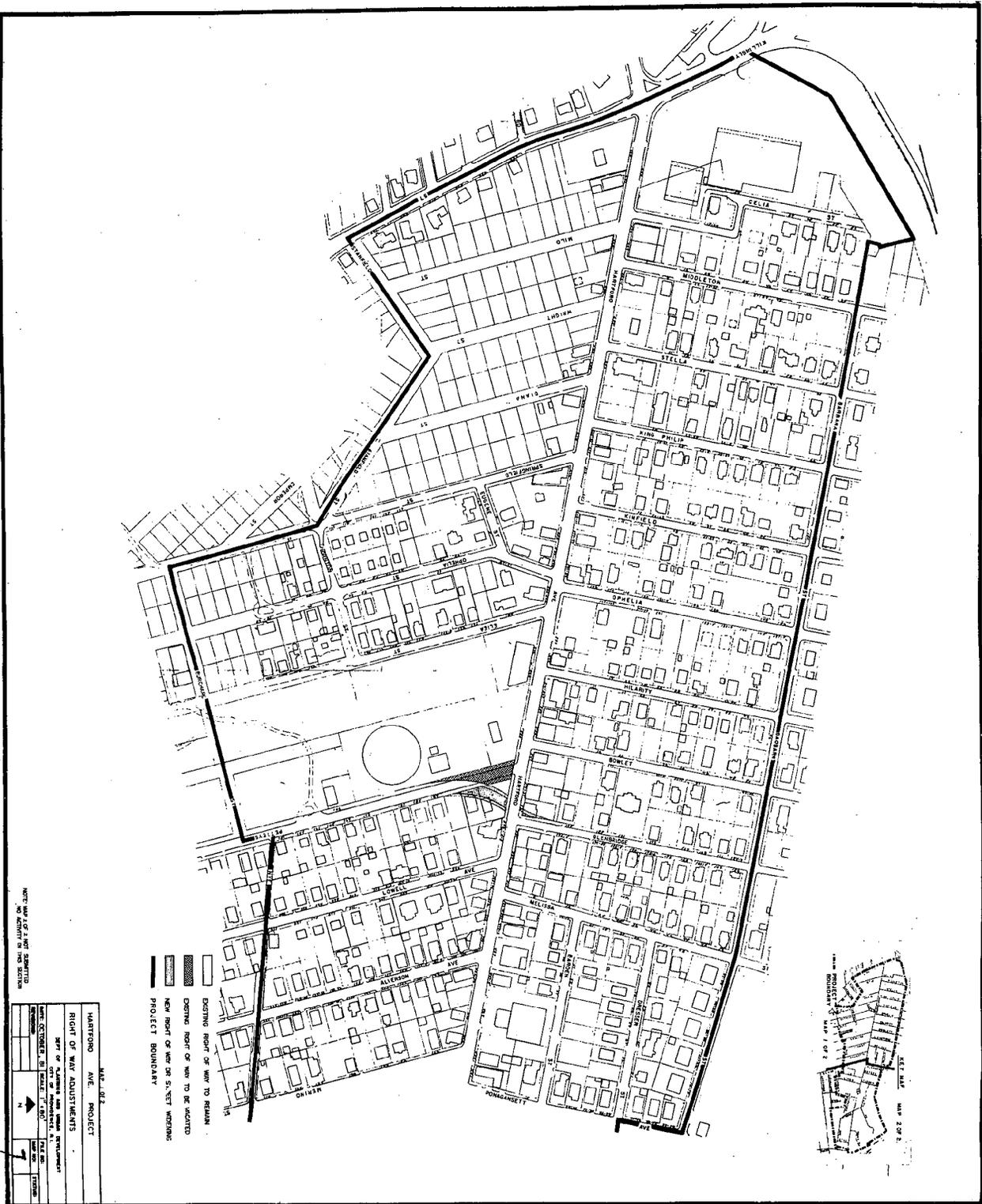
MINIMUM YARD REQUIREMENTS



DISPOSITION RANGE
SITE IMPROVEMENTS WILL BE PROVIDED
PROJECT BOUNDARY

MAP 2 OF 2	
HARTFORD AVE. PROJECT	
SITE IMPROVEMENTS	
CITY OF HARTFORD	
DEPT. OF PUBLIC WORKS	
DATE OCTOBER 1, 1964	
SCALE	1" = 100'
DATE	10/1/64
BY	6

NOT A PART OF THE MAP
NO ASSURANCE IS GIVEN



NOT: MAP IS NOT SCALED
NO ACTIVITY IN THIS SECTION

HARTFORD AVE. PROJECT	
RIGHT OF WAY ADJUSTMENTS	
DATE OF PREPARATION	DATE OF REVISION
BY	BY
CHECKED BY	CHECKED BY
APPROVED BY	APPROVED BY
SCALE	SCALE
N	

- EXISTING RIGHT OF WAY TO REMAIN
- EXISTING RIGHT OF WAY TO BE ACQUIRED
- NEW RIGHT OF WAY OR STREET WIDENING
- PROJECT BOUNDARY

