

# City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## CHAPTER 1982-48

No. 418 **AN ORDINANCE** AMENDING SECTION 1 OF CHAPTER 103 OF THE ORDINANCES OF THE CITY OF PROVIDENCE, 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" FOR THE EAGLE PARK RENEWAL PROJECT.

*Approved* July 8, 1982

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

Section 1. Section 1 of Chapter 103 of the Ordinances of the City of Providence, 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 is hereby further amended as follows:-

A. Insert the following area description at the end of the area description set forth under the heading "Redevelopment Area A-7".

That certain parcel of land situated on the southerly side of Damon Street, northwesterly side of Douglas Avenue, southerly side Virginia Street, southerly side Fernando Street, southerly side Corina Street, southerly side Appian Street, southerly side Anchor Street, southeasterly side of Hawkins Street, southwesterly side Tappan Street, southerly side Cheshire Street, westerly side Sussex Street, northerly side Longmont Street, northerly side Coggs Hall Street, northerly side Forsyth Street, northerly side Mowry Street, northerly side Clym Street, westerly side Douglas Avenue, northerly side August Street, easterly side Veto Street, southerly side Admiral Street, southerly side Addeo Street and the northerly side Veazie Street in the City of Providence, County of Providence, State of Rhode Island being bounded and described as follows:

Beginning at the centerline intersection of Damon Street and Veazie Street;

Thence turning and running easterly along the centerline of Damon Street to the centerline of Douglas Avenue;

Thence turning and running southeasterly along the said centerline of Douglas Avenue to the centerline of Virginia Street;

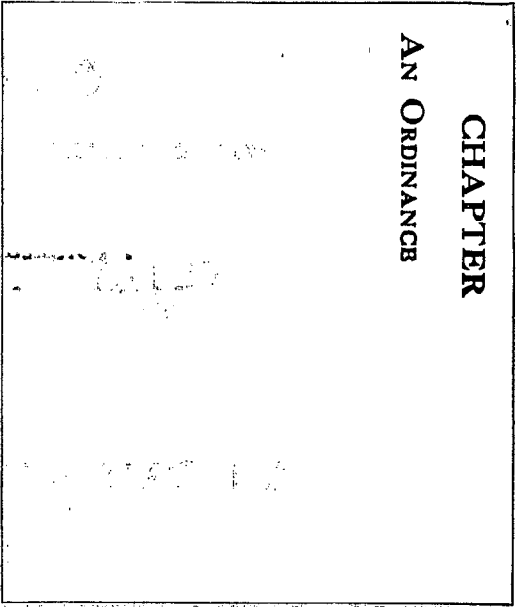
Thence turning and running northeasterly along the said centerline of Virginia Street to the centerline of Fernando Street;

Thence turning and running southeasterly along the said centerline of Fernando Street to the centerline of Corina Street;

Thence turning and running northeasterly along the centerline of said Corina Street to the centerline of Appian Street;

No.

CHAPTER  
AN ORDINANCE



SECTION

OF THE

Thence turning and running southeasterly along the said centerline of Appian Street to the centerline intersection with Anchor Street;

Thence turning and running northeasterly along the centerline of Anchor Street to the northerly termination of said Anchor Street;

Thence turning and running southeasterly along the northerly property line of Lot 277 on A.P. 99 to the southeasterly corner of said lot;

Thence turning and running northeasterly along the northerly property lines of Lots 271 and 273 to the northeasterly corner of said Lot 273 on A.P. 99;

Thence turning and running southeasterly along the easterly line of said lot 273 to the centerline of Hawkins Street;

Thence turning and running southeasterly along the said centerline of said Cornwall Street to a centerline point opposite and on range with the southerly property lines of Lots 193, 194 and 196 on A.P. 76;

Thence turning and running southwesterly along the said southerly property lines of Lots 193, 194 and 196 to the centerline of Yorkshire Street;

Thence turning and running southeasterly along the centerline of said Yorkshire Street to a centerline point opposite and on range with the southerly property line of Lot 256;

Thence turning and running southwesterly along the said southerly line of Lot 256 to the southeasterly corner of said lot;

Thence turning and running southeasterly along the easterly line of said Lot 258 on A.P. 76 to the southeasterly corner;

Thence turning and running southwesterly along the southerly property lines of Lots 258, 259 and 260 to the centerline of Salina Street;

Thence turning and running southeasterly along the centerline of said Salina Street to a centerline point opposite and on range with the southerly line of Lots 291 and 292 on A.P. 76;

Thence turning and running southwesterly along the said southerly line of Lots 291 and 292 to a corner;

Thence turning and running southeasterly along the easterly line of Lot 293 to the southeasterly corner of said Lot 293;

Thence turning and running southwesterly along the southerly lot lines of Lots 293, 294 and 295, crossing Glasgow Street and continuing southwesterly along the southerly lot lines of Lots 63, 64, 65, 95, 28 and 27 to a centerline point in Tappan Street;

Thence turning and running southeasterly along the centerline of said Tappan Street to the northerly line of Lot 68 on A.P. 70;

Thence turning and running northeasterly along the said northerly line of Lot 68 to its northeast corner;

Thence turning and running southeasterly along the easterly line of said Lot 68 and continuing southeasterly along the easterly line of Lot 327 on A.P. 76 to the centerline of Cheshire Street;

Thence turning and running northeasterly along the said centerline of Cheshire Street to the centerline intersection with Sussex Street;

Thence turning and running southeasterly along the said centerline of Sussex Street to the centerline intersection with Longmont Street;

Thence turning and running southwesterly along the said centerline of Longmont Street to the centerline intersection with Admiral Street;

Thence turning and running southeasterly along the said centerline of Admiral Street to the centerline intersection with Mowry Street;

Thence turning and running westerly along the said centerline of Mowry Street to the centerline intersection with Coggeshall Street;

Thence turning and running northwesterly along the said centerline of Coggeshall Street to the centerline intersection with Forsyth Street;

Thence turning and running southwesterly along the said centerline of Forsyth Street to the centerline of said Mowry Street;

Thence turning and running westerly along the said centerline of Mowry Street to a centerline point opposite and on range with the easterly line of Lot 287 on A.P. 70;

Thence turning and running southerly, easterly and southerly along the property line of Lot 287 on A.P. 70 to the centerline of Clym Street;

Thence turning and running westerly along the said centerline of Clym Street to the centerline intersection with Douglas Avenue;

Thence turning and running southerly along the said centerline of Douglas Avenue to the centerline intersection with August Street;

Thence turning and running westerly along the said centerline of August Street to a centerline point opposite and on range with the westerly line of Lot 103 on A.P. 119;

Thence turning and running northerly along the westerly lines of Lots 103 and 228, crossing Mowry Street and continuing northerly along the westerly lines of Lots 41, 12 and 195 on A.P. 119;

Thence turning and running northwesterly along the southerly lines of Lots 100 in part, 101, 98 and 97 to the southwesterly corner of Lot 97 on A.P. 70;

Thence turning and running northeasterly along the westerly line of Lot 97 on A.P. 70 to the centerline of Alicant Street;

Thence turning and running northwesterly along the centerline of said Alicant Street to its intersection with the centerline of Veto Street;

Thence turning and running northerly along the centerline of Veto Street to a centerline point opposite and on range with the southerly line of Lot 79 on A.P. 70;

Thence turning and running westerly along the said line of Lot 79 to its southwesterly corner;

Thence turning and running northerly along the westerly line of Lot 79 to the southeasterly corner of Lot 71 on A.P. 70;

Thence turning and running northwesterly along the southerly line of Lot 71 to the centerline of Grape Street;

Thence continuing northwesterly along the southerly lines of Lots 213 and 37 on A.P. 119 to the centerline of Dante Street;

Thence turning and running northerly along the centerline of said Dante Street to a centerline point opposite and on range with the southerly line of Lot 48 on said plat;

Thence turning and running westerly along the said line of Lot 48 to its southwesterly corner;

Thence turning and running northerly along the westerly line of said Lot 48 to the southeasterly corner of Lot 46 on A.P. 119;

Thence turning and running westerly along the southerly line of Lot 46 to the centerline of Italy Street;

Thence turning and running northerly along the centerline of said Italy Street to a centerline point opposite and on range with the southerly line of Lot 55 on A.P. 119;

Thence turning and running westerly along the said southerly line of Lot 55 to the southwesterly corner;

Thence turning and running southerly along the easterly lines of Lots 59 in part and 49 to its southeasterly corner;

Thence turning and running westerly along the southerly line of Lot 49 on A.P. 119 to the centerline of Huxley Avenue;

Thence turning and running northerly along the said centerline of Huxley Avenue to the centerline of Admiral Street;

Thence turning and running northwesterly along the said centerline of Admiral Street to a point opposite and on range with the northerly line of Lots 43 and 490 on A.P. 123;

Thence turning and running northeasterly along the said lines of Lots 43 and 490 to the centerline of Addeo Street;

Thence turning and running southeasterly and northeasterly along the said line of Addeo Street to the centerline of Veazie Street;

Thence turning and running in a general northwesterly direction

along the centerline of Veazie Street to the point and place of beginning.

Section 2. This Ordinance shall take effect upon the passage.

IN CITY COUNCIL  
JUN 24 1982  
FIRST READING  
READ AND PASSED

*Rose M. Mendonca* CLERK

IN CITY COUNCIL  
JUL 1 1982

FINAL READING  
READ AND PASSED

*Robert H. Lynde*  
PRESIDENT

*Rose M. Mendonca*  
CLERK

APPROVED  
JUL 8 1982  
*Vincent A. Cianci*  
MAYOR

Councilmen Xavier, Flynn and Duffin (By Request)

*Rose M. Henderson*  
CLERK

IN CITY COUNCIL  
APR 1 1982  
FIRST READING  
REFERRED TO COMMITTEE ON  
URBAN REDEVELOPMENT  
RENEWAL & PLANNING

IN CITY COUNCIL  
APR 1 1982  
FINAL READING  
APPROVED AND PASSED

THE COMMITTEE ON  
ORDINANCES  
Approves Passage of  
The Within Ordinance

*Rose M. Henderson*  
Clerk  
June 1, 1982

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

March 24, 1982

MAYOR VINCENT A. CIANCI, JR.  
Ex-Officio

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

Dear Mrs. Mendonca:

Enclosed are an original and thirty (30) copies of An Ordinance Amending Section 1 of Chapter 103 of the Ordinances of the City of Providence, 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".

The purpose of this Ordinance is to expand the boundaries of the A-7 Redevelopment Area, thus qualifying the proposed Eagle Park Renewal Project as redevelopment area under State law.

Since the State of Rhode Island enabling legislation requires a public hearing on this Ordinance and further requires that the notice of public hearing be advertised once a week for four weeks, it would be appreciated if you would advise me of the date of the proposed public hearing in enough time so that we may insert the required notices in the newspaper.

Since this Ordinance must be enacted prior to the Ordinance Approving and Adopting the Official Redevelopment Plan for the Eagle Park Renewal Project, it is strongly recommended that both public hearings be held on the same evening, with the public hearing on this Ordinance preceding in time the public hearing on the Ordinance Approving and Adopting the Eagle Park Renewal Project.

It is respectfully requested that this matter be placed on the Docket for the April 1, 1982 meeting of the City Council.

Sincerely,

A handwritten signature in dark ink, appearing to read "Stanley Bernstein", is written over the typed name.  
Stanley Bernstein  
Executive Director

SB/gl  
vfp

Enclosures

STANLEY BERNSTEIN  
DIRECTOR



VINCENT A. CIANCI, JR.  
MAYOR

DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT

40 FOUNTAIN ST., - PROVIDENCE, R. I. 02903 - TEL. 401-831-6550

April 21, 1982

City of Providence  
c/o Rose Mendonca, City Clerk  
City Hall  
Providence, Rhode Island 02903

RE: Public Hearing - Eagle Park Renewal Project

Dear Ms. Mendonca:

Please be advised that the Committee on Planning and Urban Renewal will be holding a public hearing on May 18, 1982 at 7:30 P.M. to propose the acquisition of your property located on A.P. 70, Lot 653.

The hearing will be held at the City Hall, Providence, Rhode Island, in the City Council Chambers. Should you have any questions concerning the above, please call our Real Estate Department at 831-6550.

Very truly yours,

*William G. Floriani*  
William G. Floriani  
Supervisor of Real Estate

WGF/BMS

Enclosure

Certified Mail

**CITY OF PROVIDENCE  
COMMITTEE ON URBAN DEVELOPMENT  
RENEWAL AND PLANNING**

- (A) AMENDMENT TO REDEVELOPMENT AREA D-7
- (B) AMENDMENT TO REDEVELOPMENT AREA D-10
- (C) EAGLE PARK RENEWAL PROJECT
- (D) WASHINGTON PARK REVITALIZATION PROJECT
- (E) CAPITAL CENTER SPECIAL DEVELOPMENT DISTRICT

Pursuant to the requirements of Section 4 and 11 of Chapter 32, Title 45 of the General Laws of Rhode Island, 1956, as Amended (1970 Reenactment) entitled the "Redevelopment Act of 1956", and pursuant to the requirements of Sections 5, 6, & 7 of Chapter 24.4, Title 45 of the General Laws of Rhode Island 1981, entitled the "Rhode Island Special Development District Enabling Act", the Committee on Urban Redevelopment, Renewal and Planning of the City Council of the City of Providence will conduct the following Public Hearings on May 18, 1982 in the Chamber of the City Council of the City of Providence will conduct the following Public Hearings on May 18, 1982 in the Chamber of the City Council, City Hall, Providence, R.I. at the times set forth below:

**(A) 7:00 P.M.-Amendment to Redevelopment Area A-7**

This hearing will be concerned with Redevelopment Area A-7 which is proposed to be amended to include the Eagle Park Project and is described as that certain parcel of land situated on the southerly side of Damon Street, northwesterly side of Douglas Avenue, southerly side of Virginia Street, southerly side of Fernando Street, southerly side of Corina Street, southerly side of Appian Street, southerly side of Anchor Street, south-easterly side of Hawkins Street, southwesterly side of Tappen Street, southerly side of Cheshire Street, westerly side of Sussex Street, northerly side of Longmont Street, northerly side of Cogshall Street, northerly side of Forsythe Street, northerly side of Mowry Street, northerly side of Clyn Street, westerly side of Douglas Avenue, northerly side of August Street, easterly side of Vero Street, southerly side of Admiral Street, southerly side of Addeo Street and the northerly side of Veezie Street in the City of Providence, County of Providence, State of Rhode Island.

**(B) 7:15 P.M.-Amendment to Redevelopment Area D-10**

This hearing will be concerned with the designation of the new redevelopment area D-10 which is proposed to include the Washington Park Project and is described as that certain parcel of land situated on the easterly and the westerly sides of Broad Street from Aldrich Street running southerly to Montgomery Avenue including the intersection of Broad and Eddy Streets and the intersection of Broad and O'Connor Streets.

**(C) 7:30 P.M.-Eagle Park Renewal Project**

This hearing will be concerned with the Urban Renewal Plan for the Eagle Park Renewal Project as proposed by the Providence Redevelopment Agency in a report titled Eagle Park Renewal Project-Proposed Redevelopment Plan 1982. The Eagle Park Renewal Project Area is located within the southern portion of the Wanskuck Neighborhood and is generally bounded by the Charles Street neighborhood to the northeast, the Smith Hill neighborhood to the south and the Elmhurst neighborhood to the west.

**(D) 7:45 P.M.-Washington Park Revitalization Project**

This hearing will be concerned with the Washington Park Revitalization Project as proposed by the Providence Redevelopment Agency in a report titled Washington Park Revitalization Project-Proposed Redevelopment Plan 1982.

The Washington Park Revitalization Project Area is concentrated along Broad Street between the entrance to Roger Williams Park and the Cranston City line and is bounded generally by Aldrich Street on the north; O'Connor Street and the rear lot lines of those lots fronting the easterly side of Broad Street and a portion of Eddy Street on the east; Montgomery Avenue on the south; and the rear lot lines of those lots fronting the westerly side of Broad Street from Cyr Street to Miller Avenue to the west.

The purpose of these hearings is to consider proposals for the undertaking of projects under state and local law to acquire certain properties for rehabilitation or demolition, to install or construct site improvements, and to make land available for redevelopment by private enterprise or public agencies as authorized by law.

**(E) 8:00 P.M.-Capital Center Special Development District**

The purpose of the Hearing will be to consider a proposed ordinance establishing a special development district in the City of Providence and designating the Capital Center Commission, a commission created by the Rhode Island General Assembly as a public body of the City of Providence to adopt, implement and administer a plan of development for such special development district pursuant to Sections 45-24.4 et seq. "Rhode Island Special Development District Enabling Act."

The proposed Special Development District is located within the area generally bounded by Gaspee Street, Smith Street, Canal Street, West Exchange Street and Interstate Route 95.

All persons or agencies interested in the above listed redevelopment areas, projects and ordinances will have an opportunity to be heard and/or to submit communications in writing. Copies of the proposed redevelopment areas, plans and ordinances and information thereon may be obtained prior to said Hearing at the Providence Redevelopment Agency, 40 Fountain Street, Providence, Rhode Island between 8:30 A.M. and 4:30 P.M. on regular business days.

PER ORDER: Committee on Urban Redevelopment,  
Renewal and Planning.  
Councilman Thomas F. O'Connor, Jr., Chairman  
Councilman Joseph R. Patino, Jr. Vice Chairman  
Councilman Thomas C. Boyle

Councilman Nicholas W. Easton  
Councilman Anthony P. Pennine  
Councilman David G. Dillen  
Councilman William J. Moise  
Rose Mendonca, City Clerk

A

PRESENTATION AT PUBLIC HEARING BEFORE CITY COUNCIL  
COMMITTEE ON URBAN REDEVELOPMENT, RENEWAL AND PLANNING  
ON Tuesday, May 18, 1982 at 7:00 P.M.

The legal basis for Urban Renewal activity within the City of Providence is Title 45, Chapters 31-33 of the General Laws of Rhode Island, 1956, as amended.

Section 4 of Chapter 32 of that Legislation requires that the City Council must have designated by resolution or ordinance specific areas of the City as redevelopment areas as the Providence Redevelopment Agency can only develop urban renewal projects within those approved areas. That action was undertaken at a Public Hearing on May 19, 1948, and on July 6, 1948 the City Council adopted an ordinance designating 17 redevelopment areas within the City of Providence.

Certain of the approved redevelopment areas were enlarged from time to time to accommodate proposed urban renewal projects whose boundaries extended beyond the approved redevelopment area boundaries, and in 1960 the total was increased to 18 redevelopment areas by the adding of the R-9 Downtown area.

Because the Providence Redevelopment Agency can only develop renewal plans within approved redevelopment areas; because a portion of the Eagle Park Renewal Project area extends <sup>beyond</sup> the A-7 redevelopment area boundary; and because conditions within that extended portion of the proposed project require renewal treatment, the Providence Redevelopment Agency and the Eagle Park Revitalization Committee are requesting

at this Hearing that the City Council enlarge the approved A-7 redevelopment area.

With the Committees approval, Sam Shamoon, Chief of Planning of the Department of Planning and Urban Development, will make a short presentation of the proposed change.

PUBLIC HEARING  
May 18, 1982, 7:30 P.M.  
EAGLE PARK RENEWAL PROJECT

Mr. Chairman, and Councilmanic Members of the Committee; we are here this evening to consider the proposed Eagle Park Renewal Project, a project of the Providence Redevelopment Agency, which was initially planned by Mac Donald/Casner, Kelly under the direction of the Department of Planning and Urban Development through a \$5,000 MOCD Grant, and which throughout the planning process has had the active participation and approval of the Eagle Park Revitalization Commission.

The Project area comprises over 56 acres of land, the focal point of which is Eagle Park Square. In recent years the areas population has declined, and physical deterioration and disinvestment has become increasingly evident inspite of the fact that it is<sup>a</sup> relatively stable neighborhood. The potential exists for commercial development to satisfy the undergraduate student market of Providence College, which has a student population of 3,400 just outside the project area.

The plan proposes the acquisition of one vacant improved and seven unimproved properties for commercial reuse and public right-of-way improvements, and the rezoning of certain sections to encourage the economic growth of the area. Acquisition values will be established by competent private real estate appraisers. There will be no relocation of families or businesses.

The cost of the project, \$478,000, will be provided from funds

authorized by the June 26, 1979 \$25 Million Bond Referendum, and the proposed ordinance approving the Eagle Park Renewal Project cites, in part, that the City Council declares that it will allocate the \$478,000 required to undertake the project.

At this time and with the approval of the Committee, Sam Shamoon, Chief of Planning of the Department of Planning and Urban Development, will present the details of the Eagle Park Renewal Project, including the May 11<sup>th</sup> decision of the P-R-A- to request the Committee at this Public Hearing to delete from acquisition the vacant lot at the corner of Veto and Ceres Sts. set forth as lot 124 on A.P. 70 in the proposed Redev. Plan.

Sam -

11 A 11

<u>Assessor's Plat</u>	<u>Lot</u>	<u>Location</u>
70	115	Vacant lot at the corner of Admiral St. and Douglas Avenue. (380 Admiral St.)
70	129	Vacant lot at corner of Admiral and Veto Streets formerly 396-398 Admiral St.
70	128	Vacant lot adjacent to above: formerly 53 Veto St.
70	127	Vacant lot adjacent to above, on Veto Street.
70	126	Vacant lot on Veto St. adjacent to above.
70	653	Corner of Douglas Ave. and Admiral Street (city-owned)

### 3. Site Improvements

Site improvements will be provided within the Project Area commercial district as delineated on Map #5 entitled: Site Improvements. In general, the site improvements are primarily intended to upgrade sidewalks and roadways which are in disrepair, provide open space, with adequate landscaping, aesthetically enhance the project area, and provide a more functional commercial district.

## 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) C-2 General Commercial Zone

##### 1 Permitted Uses

C-2 General Commercial Uses of the Zoning Ordinances shall be permitted except for: Apartment Hotel or Hotel, Auditorium, Bar, Bath, turkish and the like, Crop or





# **EAGLE PARK Renewal Project**

**Proposed Redevelopment Plan, 1982**



**Providence Redevelopment Agency  
Providence, Rhode Island 02903**

PROPOSED REDEVELOPMENT PLAN

FOR

EAGLE PARK RENEWAL PROJECT

MARCH, 1982

PROVIDENCE REDEVELOPMENT AGENCY

PROVIDENCE. RHODE ISLAND

## TABLE OF CONTENTS

	<u>PAGE</u>
<u>INTRODUCTION</u>	
1. Eagle Park Redevelopment Area	1
2. Definitions	3
3. Abbreviations	4
A. <u>DESCRIPTION OF THE PROJECT AREA</u>	
1. Boundaries and Location of Project Area	5
2. Physical Character of the Eagle Park Project Area	5
3. Data on Blighted and Substandard Conditions	7
B. <u>STATEMENT OF DEVELOPMENT OBJECTIVES</u>	
1. Economic	8
2. Restoration/New Development	9
3. Open Space	9
4. Traffic Circulation	9
5. Overall Planning	9
C. <u>PROPOSED GENERAL LAND USE</u>	
1. Planning Criteria	10
(a) Type, Location and Other Uses Permitted within Predominant Land Use Categories	10
(b) Type, Location and Other Characteristics of the Internal Circulation System	11
(c) Other Public Improvement and Facilities Not Identified on the Proposed General Land Use Map	11

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

- |  |    |
|--|----|
| 1. Acquisition                               | 11 |
| 2. Rehabilitation                            | 12 |
| 3. Additional Redevelopment Agency Functions | 16 |

E. PLAN PROPOSALS

- |                         |    |
|-------------------------|----|
| 1. Zoning Modifications | 16 |
| 2. Proposed Acquisition | 17 |
| 3. Site Improvements    | 18 |

F. LAND DISPOSITION SUPPLEMENT

- |  |    |
|--|----|
| 1. Standards and Controls for Land Development | 18 |
|--|----|

G. OTHER PROVISIONS NECESSARY TO MEET LOCAL OBJECTIVES

- |  |    |
|--|----|
| 1. Conformity to General Plan  | 23 |
| 2. Method of Relocation  | 24 |
| 3. Other Conditions, Covenants, Restrictions, and Provisions Controlling the Development and the Use of Acquired Land and Improvements | 24 |
| 4. Miscellaneous Provisions  | 26 |
| 5. Obligations to be Imposed on Development  | 27 |
| 6. Duration and Effective Date of Regulations and Controls   | 27 |
| 7. Estimated Cost of Redevelopment and Proposed Method of Financing  | 28 |

H. PROCEDURES FOR CHANGES IN APPROVED PLAN 28

I. EXHIBIT

- |  |    |
|--|----|
| 1. Legal Description of the Project Boundaries | 29 |
|--|----|

J. MAPS 34

- |   |  |
|---|--|
| 1. Existing Land Use and Zoning         |  |
| 2. Proposed General Land Use and Zoning |  |

J. MAPS (continued)

3. Proposed Zoning Changes
4. Proposed Acquisition
5. Disposition
6. Proposed Site Improvement
7. Right-of-Way Adjustment

## INTRODUCTION

### Eagle Park Redevelopment Area

Eagle Park is one of several city neighborhoods wherein specific activities by the Providence Redevelopment Agency will serve to catalyze the commercial sector into an overall revitalization of the area. With limited funds which will be used primarily to encourage new investment in the "core" of Eagle Park, the success of this project will depend heavily on the commitment of the private sector.

Eagle Park is located in the southern portion of the Wanskuck Neighborhood, the focal point of which is Eagle Park Square at the junction of Admiral Street and Douglas Avenue. Although recent years have witnessed some decline in population, physical deterioration, and considerable disinvestment in commercial activities, the neighborhood is relatively stable.

The presence of Providence College, with a total undergraduate student population of 3,400, just outside the project area, offers an important potential market for the neighborhood. Over one-half of the student body resides off-campus, i.e., either living within the project area or within commuting distance.

The visual, physical, and economic importance of the Eagle Park Square and its radial streets to the life of the surrounding neighborhood is a major factor in defining the objectives for the proposals set forth in this Eagle Park Redevelopment Plan. Through revitalization in this area, Eagle Park merchants should begin to recapture customers that have been attracted to mass marketing techniques of larger shopping areas. By presenting a large enough mix of retail stores to supply the weekly shopping needs of the neighborhood residents, including the student population, that goal can be realized.

This Plan addresses issues of land use, traffic circulation and design for the Eagle Park Project Area in the belief that this approach will have a beneficial effect on the entire neighborhood, and generate interest and reinvestment in commercial properties. It provides a blueprint for revitalization activities to be implemented by both public and private sectors. To date, area merchants have committed themselves to a total investment of several hundred thousand dollars. This commitment together with the on-going efforts of the Eagle Park Revitalization Committee (EPRC), a group which has created the enthusiasm and spirit within the neighborhood to develop positive steps toward revitalization, has provided the kind of interest needed in planning for the future.

However, in planning for the future of any neighborhood, the strong commitment from business and private sectors must be complemented by an equally strong public commitment. With the City's cooperation, the Eagle Park Redevelopment Plan can generate further capital investment in the immediate area.

The Providence Redevelopment Agency's recent decision to utilize a portion of its bonding fund to revitalize the Eagle Park Area together with the positive attitude of the neighborhood residents, businessmen, and the general public can create the moving force needed for the rejuvenation of this potentially viable area.

The proposals set forth in the Plan address the key problems in the Project Area and recommend solutions including site improvements and traffic circulation adjustments within the Eagle Park Project Area.

The overall objective is to recapture for Eagle Park the vitality and sense of community which characterized this area in earlier days. Not alone, but in conjunction with all dedicated parties, this Plan can be the major contribution in providing the solutions for those problems which plague this area and prevent it from realizing its full potential.

## Definitions

1. Accessory Building and Use: A subordinate building located on the same lot with the main building, or a subordinate use of land, either of which is customarily incidental to the main building or to the principal use of the land.
2. 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.
3. Building Setback: The distance between the property line fronting a public right-of-way and the proposed building line.
4. Dwelling Density: The number of dwelling units within a parcel.
5. Floor Area Ratio (FAR): The total gross floor area divided by the total square footage of the parcel on which the structure is situated.
6. 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.
7. 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.
8. Lot Coverage: The percentage of the parcel area covered by the total ground floor area of all structures within said parcel.
9. 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.

10. Parcel: One or more contiguous lots comprising a disposition unit.
11. 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.
12. 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.

#### Abbreviations

1. "Agency": Providence Redevelopment Agency
2. "Building Code": Rhode Island State Building Code as amended.
3. "City": City of Providence
4. "City Council": City Council of the City of Providence
5. "Community Redevelopment Act": Redevelopment Act of 1956 of the General Laws of Rhode Island, 1956, as amended to-date.
6. "Department": Department of Planning and Urban Development of the City of Providence.
7. "Minimum Housing Code": Minimum Standards Housing Ordinance.
8. "Plan": Redevelopment Plan.
9. "Project Area": Eagle Park Renewal Project Area.
10. "Zoning Ordinance": Zoning Ordinance of the City of Providence, Chapter 54, approved September 21, 1951, as amended to-date.
11. "Zoning Board of Review": Zoning Board of Review of the City of Providence.

A. DESCRIPTION OF PROJECT AREA

1. Boundaries and Location

The Project Area is located within the A-7 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, located within the southern portion of the Wanskuck Neighborhood is generally bounded to the north-east by the Charles Street Neighborhood, separated by Louisquissett Pike (Rt. 146), to the south by Smith Hill and to the west by Elmhurst.

The boundaries of the Project Area are delineated on Map #1 Existing Land Use and Zoning, and described in Exhibit 1 attached hereto as part of this Redevelopment Plan. These boundaries have been established without regard to sex, race, religion, national origin or skin color.

2. Physical Characteristics of Project Area.

Eagle Park has fared better than most neighborhoods, having evaded the extensive physical decay and decline of population, and having survived the exodus to the suburbs with a minimum of housing damage. However, heavy use of Douglas Avenue and Admiral Street by through traffic, and major changes in marketing and merchandising have caused dramatic changes within the Square itself. Commercial activity has declined with a resultant increase in vacant lots and vacant buildings.

The Project Area extends two-lots deep on both sides of Douglas Avenue, Admiral Street and Hawkins

Street within the Project boundaries. The Project Area is densely developed including 271 structures of predominantly residential and commercial use.

EXISTING LAND USE

<u>USE</u>	<u># OF STRUCTURES</u>
Residential	213
Commercial	31
Mixed	21
Industrial	3
Institutional	1
Public	1
Professional	1

The Project Area totals 56.79 acres and includes the following uses:

Use	Acreage	Percentage
Street	14.04	24.70%
Commercial	4.33	7.68
Public	.3	.61
Industrial	1.46	2.57
Institutional	.15	.26
Residential	22.64	39.80
Mixed Use	3.33	5.88
Professional	.05	.03%
Vacant	10.49	18.47

The 10.49 acres of Vacant Land has been subdivided as follows:

Use	Acreage	Percentage
Auxilliary to Residential	5.32	9.36%
Auxilliary to Commercial	.22	.40
Off-Street Parking	1.17	2.06
Undeveloped	3.78	6.65

Of the total 56.79 acres in the project area, 3.78 or 6.65% are unimproved. Of the total structures, 213 or 79% are residential, making this the predominant land used within the area. The 31 commercial structures are concentrated mostly within Eagle Park Square comprising the commercial district of the area.

### 3. Data on Blighted and Substandard Conditions

Base data collected mainly from the Citywide Land Use and Building Condition Survey conducted by the City's Department of Planning and Urban Development in 1980 which together with recent surveys within the Project Area 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.

The structure quality for the project area was determined as follows:

<u>Building Condition</u>	<u>#</u>	<u>Percentage</u>
Excellent	37	13%
Good	84	31%
Satisfactory	95	35%
Light Deterioration	51	19%
Advanced Deterioration	2	1%
Heavy Deterioration	2	1%
Delapidation	0	0
TOTAL	271	100%

All initial rating determinations were made on the site by members of the department's survey team, and the final determinations were made after a detailed evaluation by its planning staff.

The Project Area is a deteriorated, blighted area within the meaning of Part 45-31-8 of the General Laws of 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 be 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 OBJECTIVES

1. Economic

- a) To improve the retail sales volume within the Eagle Park commercial district through public improvements, the rehabilitation of existing structures and provision of development sites for appropriate new construction.
- b) To increase the city's tax base by attracting new property investments within the area.
- c) To reverse the trend of commercial disinvestment by stimulating redevelopment of the Eagle Park commercial area.

- d) To strengthen the local Merchant's Organization and launch a program for business development.
- e) To capture the potential market-demand of Providence College students.

## 2. Restoration/New Development

- a) To acquire selected structures for rehabilitation.
- b) To encourage restoration of remaining structures.
- c) To acquire vacant undeveloped land for resale to potential developers.

## 3. Open Space

To provide landscape amenities and pedestrian sitting areas within the Square.

## 4. Traffic Circulation

- a) To alleviate traffic congestion and facilitate traffic flow through redesign of the intersection at Admiral Street and Douglas Avenue.
- b) To reinstate the importance of the pedestrian through widening of the sidewalk and provision of suitable safe crossing areas.

## 5. Planning

- a) To develop a blueprint for directing future growth.
- b) To rezone for compatible uses within certain areas for future development thereby insuring optimal land use as an integral component of a overall plan.

- c) To encourage improvement which will make the Eagle Park area a strong neighborhood commercial center.
- d) To enhance the physical environment of the commercial-residential area both aesthetically and functionally.
- e) To encourage the active participation of businessmen, property owners and tenants in this neighborhood development project.

#### C. PROPOSED GENERAL LAND USE

The proposed land use for the Eagle Park Project Area is based mainly on the existing pattern of concentrations. It is the intent of this plan to reinforce those uses which have proved their suitability and to rezone within certain areas to provide consistency of land use. Map #2 entitled "Proposed General Land Use" illustrates those changes.

#### Planning Criteria

- a) Type, Location and Other Uses Permitted Within Predominant Land Use Categories:
  - 1. Standards 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, as amended to-date, and in this 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 use 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. Alterations to the existing circulation system within the Eagle Park Area shall be provided having been 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. Pedestrian flow in front of commercial uses shall be facilitated.
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 use

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

1. Acquisition - Acquisition of property for resale to potential developers of commercial sites supported by site improvements to the commercial area will be the primary techniques to be implemented to achieve the plan objectives as set forth for the Eagle Park Project. However, these techniques shall be further supported by rehabilitation in those instances where structures are acquired that can be feasibly restored.

Acquisition will be used in those instances where there is a need to:

- a) remove blighting influences such as:
  1. incompatible land uses

2. unsafe, congested, poorly designated or otherwise deficient streets and pedestrian areas.

3. significant environmental deficiencies.

b) provide land for new development

c) promote historic and architectural preservation

d) 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 Housing Maintenance and Occupancy Code", approved May 7, 1970, as amended.

- 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 and 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 Building Code.

## 2. Non-Residential Rehabilitation Standards

### a) Minimum Non-Residential Standards

The Building Code 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, etc. 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, etc. where the objectives of the Plan are not abrogated by such action, and where such action is not in violation of the Zoning Ordinance or the 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 right-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 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 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 Modification

Zoning changes are proposed where required to implement objectives of this Plan. These changes will be subject

to the Zoning Ordinance of the City of Providence, as amended. The existing zoning classifications within the Project Area are shown on Map #1 entitled Existing Land Use and Zoning.

The majority of land within the Project Area is zoned R-3 (residential) with a major concentration of commercial C-4 along Douglas Avenue from Messina Street to Ventura Street. The major concentration of commercial C-2 is located at Eagle Park Square, i.e., Douglas Avenue and Admiral Street convergence between Corina and Tappan Streets).

This plan provides for certain zoning adjustments which are necessary to avoid nonconforming uses and to encourage proper use of land in the future. Areas designated for zone changes as part of this Project are delineated on Map #3 entitled Proposed Zoning Changes.

In particular, the proposed rezoning to commercial along the street frontage should encourage the creation of a healthy mix of various types of retail shops and personal services which serve the needs of residents of the immediate neighborhood with consideration of the student market demand. However, zoning should exclude such uses as auto service stations and garages, auto and trailer sales, billboards, and similar uses. To eliminate industrial use, existing M-1 shall be rezoned to C-2. Map #2, entitled Proposed General Land Use and Zoning, illustrates the proposed zoning changes.

## 2. Proposed Acquisition

Properties designated for acquisition as part of the Eagle Park Project are delineated on Map #3 entitled: Proposed Acquisition and further described as follows:

<u>Assessor's Plat</u>	<u>Lot</u>	<u>Location</u>
70	13	Vacant structure at the corner of Admiral and Hawkins Sts. (369-373 Admiral St

<u>Assessor's Plat</u>	<u>Lot</u>	<u>Location</u>
70	115	Vacant lot at the corner of Admiral St. and Douglas Avenue. (380 Admiral St.)
70	129	Vacant lot at corner of Admiral and Veto Streets formerly 396-398 Admiral St.
70	128	Vacant lot adjacent to above: formerly 53 Veto St.
70	127	Vacant lot adjacent to above, on Veto Street.
70	126	Vacant lot on Veto St. adjacent to above.
70	124	Vacant lot at corner of Veto and Ceres Streets.
70	653	Corner of Douglas Ave. and Admiral Street (city-owned)

### 3. Site Improvements

Site improvements will be provided within the Project Area commercial district as delineated on Map #5 entitled: Site Improvements. In general, the site improvements are primarily intended to upgrade sidewalks and roadways which are in disrepair, provide open space, with adequate landscaping, aesthetically enhance the project area, and provide a more functional commercial district.

## 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) C-2 General Commercial Zone

##### 1 Permitted Uses

C-2 General Commercial Uses of the Zoning Ordinances shall be permitted except for: Apartment Hotel or Hotel, Auditorium, Bar, Bath, turkish and the like, Crop or

Tree Farming and Fraternity or Sorority House, Parking garage, Pawnshop, Second Hand Store, Hospital or Sanitarium for contagious, mental, drug or liquor addict cases or animal hospital.

Residential use shall be excluded from all parcels.

2. Development Controls for C-2 Uses

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

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

- b) Building Construction: The construction of buildings shall conform to the regulations set forth in the Building Code as amended to date.

- c) 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 and/or to the products sold and/or 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 project more than (12) inches from the face of the building on which said sign is displayed. No plaque shall exceed (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.
- d) Off-Street Parking: Shall be governed by the applicable provisions of the Zoning Ordinance as amended.
- e) Off-Street Loading: At least one (1) off-street loading space measuring (10) feet by (25) feet by (14) feet high, if covered (for access, maneuverability

and operational use) shall be provided for each 20,000 square feet of floor area, or fraction thereof over 4,000 square feet area, or fraction thereof over 4,000 square feet 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.

- f) 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 (g). 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.
- g) Screening: Except for that portion of a driveway or accessway which opens directly into 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  $\frac{1}{2}$ ) 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 a 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  $(4 \frac{1}{2})$  feet nor less than (4) feet, measured as 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  $(4 \frac{1}{2})$  feet nor less than (4) feet, measured as 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. A uniform appearing, adequate, year-round screen shall be approved by the Agency. 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 distant from their point of intersection, screening shall be provided at a height of  $(3 \frac{1}{2})$  feet. The Agency in its sole and absolute discretion shall have the final right of approval.

h) 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 and 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 or plants. 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.

i) 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 Page 24 )
2. "Miscellaneous Provisions". (See Page 26 )

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 Agency action within the project area will have the services of the Business and Family Relocation Divisions of the City's Department of Planning and Urban Development.

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

- 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 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 provision 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 or 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 the 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, the higher standards of this Plan, if established, or of the Zoning 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 the 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 in accordance with the Building Code and any other applicable controls.
- 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

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 assure 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 of the City of Providence, Rhode Island, 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 \$478,000.00 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 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.

## I. Exhibit

### 1. Legal Description of the Project Boundaries

That certain parcel of land situated on the southerly side of Damon Street, southerly side Sherwood Street, southerly side Fernando Street, southerly side Corina Street, southerly side Appian Street, southerly side Anchor Street, southeasterly side of Hawkins Street, southwesterly side Tappan Street, southerly side Cheshire Street, westerly side Sussex Street, northerly side Longmont Street, northerly side Coggshall Street, northerly side Forsyth Street, northerly side Mowry Street, northerly side Clym Street, westerly side Douglas Avenue, northerly side August Street, easterly side Veto Street, southerly side Admiral Street, southerly side Addeo Street and the northerly side Veazie Street in the City of Providence, County of Providence, State of Rhode Island being bounded and described as follows:

beginning at the center line intersection of Damon Street and Veazie Street;

thence turning and running easterly along the center line of Damon Street to the center line of Douglas Avenue;

thence turning and running northwesterly along the center line of Douglas Avenue to the center line of Sherwood Street extended;

thence turning and running northeasterly along the center line of Sherwood Street to a center line point opposite and on range with the extended northerly property line of Lot 135 on A.P. 99;

thence turning and running southeasterly along the easterly property line of Lots 135 and 336 crossing Lancashire Street, along the easterly property line of Lots 337 and 289 crossing Columbus Street and along the easterly property line of Lot 372 to the southeasterly corner property of said Lot 372 on A.P. 99;

thence turning and running southwesterly along the southerly property line of said Lot 372 to the northeasterly corner of Lot 166 on said plat;

thence turning and running southeasterly along the easterly line of said Lot 166 on A.P. 99 to a center line point in Messina Street;

thence turning and running southwesterly along the center line of said Messina Street to a center line point opposite and on range with the easterly property line of Lot 117 on A.P. 99;

thence turning and running southeasterly along the said easterly line of Lot 117 on A.P. 99 to the southeasterly corner of said Lot 117;

thence turning and running northeasterly along the northerly lot lines of Lots 137 and 437 to the northeasterly corner of said Lot 437 on A.P. 99;

thence turning and running southeasterly along the easterly line of said Lot 437, crossing Virginia Lane and along the center line of Fernando Street to the center line of Corina Street;

thence turning and running northeasterly along the center line of said Corina Street to the center line of Appian Street;

thence turning and running southeasterly along the said center line of Appian Street to the center line intersection with Anchor Street;

thence turning and running northeasterly along the center line of Anchor Street to the northerly termination of said Anchor Street;

thence turning and running southeasterly along the northerly property line of Lot 277 on A.P. 99 to the southeasterly corner of said lot;

thence turning and running northeasterly along the northerly property lines of Lots 271 and 273 to the northeasterly corner of said Lot 273 on A.P. 99;

thence turning and running southeasterly along the easterly line of said Lot 273 to the center line of Hawkins Street;

thence turning and running southeasterly along the said center line of said Cornwall Street to a center line point opposite and on range with the southerly property lines of Lots 193, 194 and 196 on A.P. 76;

thence turning and running southwesterly along the said southerly property lines of Lots 193, 194 and 196 to the center line of Yorkshire Street;

thence turning and running southeasterly along the center line of said Yorkshire Street to a center line point opposite and on range with the southerly property line of Lot 256;

thence turning and running southwesterly along the said southerly line of Lot 256 to the southeasterly corner of said lot;

thence turning and running southeasterly along the easterly line of said Lot 258 on A.P. 76 to the southeasterly corner;

thence turning and running southwesterly along the southerly property lines of Lots 258, 259 and 260 to the center line of Salina Street

thence turning and running southeasterly along the center line of said Salina Street to a center line point opposite and on range with the southerly line of Lots 291 and 292 on A.P. 76;

thence turning and running southwesterly along the said southerly line of Lots 291 and 292 to a corner;

thence turning and running southeasterly along the easterly line of Lot 293 to the southeasterly corner of said Lot 293;

thence turning and running southwesterly along the southerly lot lines of Lots 293, 294 and 295, crossing Glasgow Street and continuing southwesterly along the southerly lot lines of Lots 63, 64, 65 95, 28 and 27 to a center line point in Tappan Street;

thence turning and running southeasterly along the center line of said Tappan Street to the northerly line of Lot 68 on A.P. 70;

thence turning and running northeasterly along the said northerly line of Lot 68 to its northeast corner;

thence turning and running southeasterly along the easterly line of said Lot 68 and continuing southeasterly along the easterly line of Lot 327 on A.P. 76 to the center line of Cheshire Street;

thence turning and running northeasterly along the said center line of Cheshire Street to the center line intersection with Sussex Street;

thence turning and running southeasterly along the said center line of Sussex Street to the center line intersection with Longmont Street;

thence turning and running southwesterly along the said center line of Longmont Street to the center line intersection with Admiral Street;

thence turning and running southeasterly along the said center line of Admiral Street to the center line intersection with Mowry Street;

thence turning and running westerly along the said center line of Mowry Street to the center line intersection with Coggeshall Street;

thence turning and running northwesterly along the said center line of Coggeshall Street to the center line intersection with Forsyth Street;

thence turning and running southwesterly along the said center line of Forsyth Street to the center line of said Mowry Street;

thence turning and running westerly along the said center line of Mowry Street to a center line point opposite and on range with the easterly line of Lot 287 on A.P. 70;

thence turning and running southerly, easterly and southerly along the property line of Lot 287 on A.P. 70 to the center line of Clym Street;

thence turning and running westerly along the said center line of Clym Street to the center line intersection with Douglas Avenue;

thence turning and running southerly along the said center line of Douglas Avenue to the center line intersection with August Street;

thence turning and running westerly along the said center line of August Street to a center line point opposite and on range with the westerly line of Lot 103 on A.P. 119;

thence turning and running northerly along the westerly lines of Lots 103 and 228, crossing Mowry Street and continuing northerly along the westerly lines of Lots 41, 12 and 195 on A.P. 119;

thence turning and running northwesterly along the southerly lines of Lots 100 in par, 101, 98 and 97 to the southwesterly corner of Lot 97 on A.P. 70;

thence turning and running northeasterly along the westerly line of Lot 97 on A.P. 70 to the center line of Alicant Street;

thence turning and running northwesterly along the center line of said Alicant Street to its intersection with the center line of Veto Street;

thence turning and running northerly along the center line of Veto Street to a center line point opposite and on range with the southerly line of Lot 79 on A.P. 70;

thence turning and running westerly along the said line of Lot 79 to its southwesterly corner;

thence turning and running northerly along the westerly line of Lot 79 to the southeasterly corner of Lot 71 on A.P. 70;

thence turning and running northwesterly along the southerly line of Lot 71 to the center line of Grape Street;

thence continuing northwesterly along the southerly lines of Lots 213 and 37 on A.P. 119 to the center line of Dante Street;

thence turning and running northerly along the center line of said Dante Street to a center line point opposite and on range with the southerly line of Lot 48 on said plat;

thence turning and running westerly along the said line of Lot 48 to its southwesterly corner;

thence turning and running northerly along the westerly line of said Lot 48 to the southeasterly corner of Lot 46 on A.P. 119;

thence turning and running westerly along the southerly line of Lot 46 to the center line of Italy Street;

thence turning and running northerly along the center line of said Italy Street to a center line point opposite and on range with the southerly line of Lot 55 on A.P. 119;

thence turning and running westerly along the said southerly line of Lot 55 to the southwesterly corner;

thence turning and running southerly along the easterly lines of Lots 59 in part and 49 to its southeasterly corner;

thence turning and running westerly along the southerly line of Lot 49 on A.P. 119 to the center line of Huxley Avenue;

thence turning and running northerly along the said center line of Huxley Avenue to the center line of Admiral Street;

thence turning and running northwesterly along the said center line of Admiral Street to a point opposite and on range with the northerly line of Lots 43 and 490 on A.P. 123;

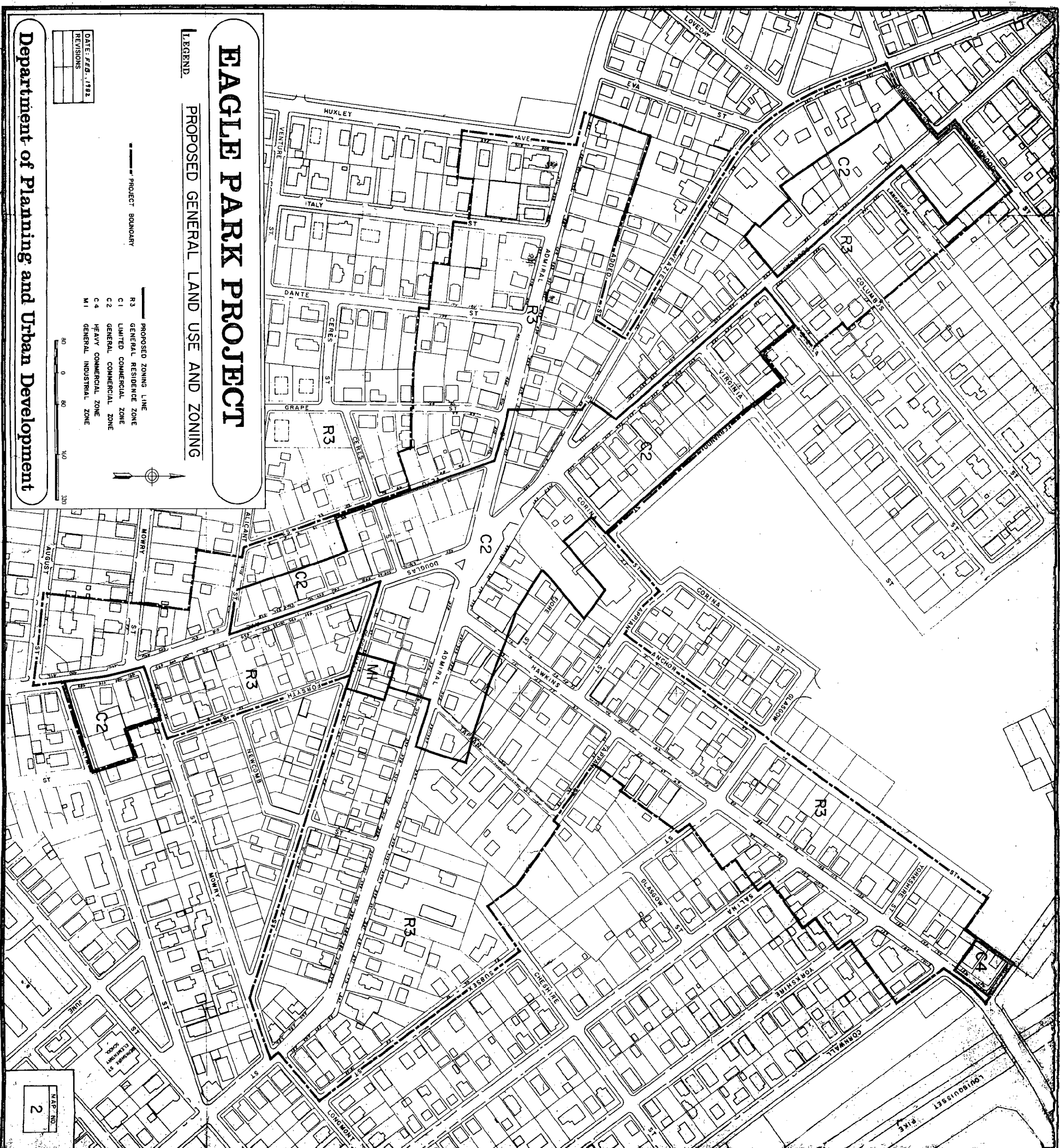
thence turning and running northeasterly along the said lines of Lots 43 and 490 to the center line of Addeo Street;

thence turning and running southeasterly and northeasterly along the said line of Addeo Street to the center line of Veazie Street;

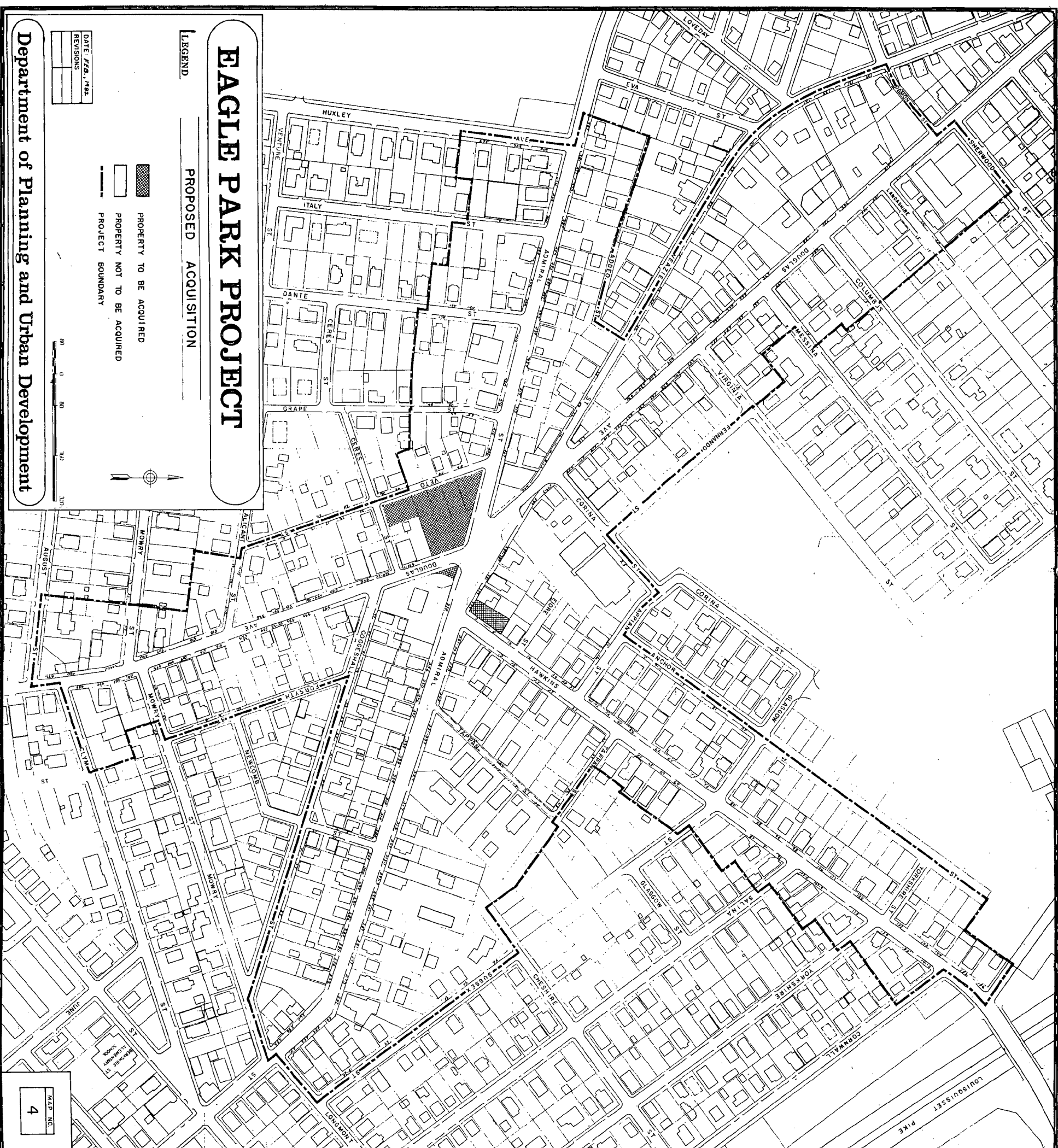
thence turning and running in a general northwesterly direction along the center line of Veazie Street to the point and place of beginning.

J. MAPS









# EAGLE PARK PROJECT

## DISPOSITION MAP

### LEGEND

SITE	AREA S.F.	USE	DISPOSITION
1	26,035	COMM.	SALE
2	1,000	ST.	DEDICATION
3	4,210	COMM.	SALE
TOTAL			31,245

- PROJECT BOUNDARY
- PROPERTY NOT FOR DISPOSITION
- DISPOSITION PARCELS



0 90 180 360

DATE: FEB. 1982

REVISIONS

Department of Planning and Urban Development

MAP NO.  
5

—

## PROPOSED SITE IMPROVEMENTS

PROJECT BOUNDARY  
PRECAST PAVERS  
PROPOSED PLANTINGS (APPROXIMATE LOCATION AND NUMBER)  
REPAIRS

DATE: FEB., 1962

## REVISIONS

[illegible]

Department of Planning and Urban Development

MAP NO.

၈

