

540

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1496

No. 540 AN ORDINANCE AMENDING THE APPROPRIATION
ORDINANCE CHAPTER 1489, BY APPROPRIATING THE SUM OF
TEN THOUSAND (\$10,000) DOLLARS TO PUBLIC WORKS-MUNICIPAL
DOCKS SECTION, ITEM 1.

Approved October 19, 1962

Be it ordained by the City of Providence:

SECTION 1. Chapter 1489 of the Ordinances of the City
of Providence as approved September 21, 1962 entitled: "An Ordinance
Making Appropriation of \$43,334,668.75 for the Support of the City
Government for the Fiscal Year Ending September 30, 1963", is
hereby amended by appropriating the sum of Ten Thousand (\$10,000)
Dollars to PUBLIC WORKS-MUNICIPAL DOCKS SECTION, ITEM 1.

SECTION 2. The said sum of Ten Thousand (\$10,000) Dollars
as thus added and appropriated shall be charged to the General Fund
from Funds Not Otherwise Appropriated.

SECTION 3. This Ordinance shall take effect upon its
passage.

IN CITY COUNCIL

OCT 4 1962

First Reading Read and Passed

Referred to Committee on

FINANCE

D. Everett Whelan
Clerk

IN CITY
COUNCIL

OCT 18 1962

FINAL READING
READ AND PASSED

Edward P. Duggley
PRESIDENT
D. Everett Whelan
CLERK

APPROVED

OCT 19 1962

PROVIDENCE

Walter S. ...
MAYOR

FILED

OCT 1 2 54 PM '62

CITY CLERK'S OFFICE
PROVIDENCE, R. I.

No.

CHAPTER

AN ORDINANCE

Mr. Weyler, by request

541

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1497

No. 541 **AN ORDINANCE** IN AMENDMENT OF AND IN ADDITION TO
CHAPTER 1419 OF THE ORDINANCES OF THE CITY OF PROVIDENCE

Approved October 19, 1962

Be it ordained by the City of Providence:

WHEREAS, the City Council of Providence did on the 10th day of August, 1961, adopt Chapter 1419 of the Ordinances of the City of Providence, which said Ordinance was duly approved August 11, 1961, and which said Ordinance is entitled: "An Ordinance Approving and Adopting the Official Redevelopment Plan for the Central-Classical Project No. R. I. R-2; and

WHEREAS, the Redevelopment Plan for the Central-Classical Project No. R. I. R-2, which is incorporated as a part of said Ordinance, contains therein a proposed land use and zoning map No. 1 to delineate the proposed R-4 and C-4 uses within the redevelopment project area.

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

1. That the land use and zoning map No. 1 contained in the redevelopment plan for the Central-Classical Project No. R. I. R-2, which said plan is incorporated as part of Chapter 1419 of the Ordinances of the City of Providence be hereby amended to include within a C-4 zone that area described below, which said area is presently within an R-4 zone on the said map.

Beginning at the intersection of the centerline of Broad Street and the centerline of tentative street No. 1;

thence, running generally northerly along the centerline of tentative street No. 1 three hundred thirty and 00/100 (330.00) feet, more or less, to a point;

thence, running North fifty nine degrees, fifty six minutes and no seconds East (N 59° 56' 00" E) one hundred twenty six and 00/100 (126.00) feet, more or less, to its intersection with the easterly boundary line;

thence, running southerly along said boundary line to its intersection with the centerline of Broad Street;

thence, running westerly along said centerline of Broad Street to the point and place of beginning.

No.

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AN ORDINANCE

The City of Providence
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

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2. That said Chapter 1419 of the Ordinances of the City of Providence be and the same is hereby ratified and affirmed in all other respects.

3. That this ordinance shall take effect upon its passage and be filed with the City Clerk who is hereby authorized and directed to forward a certified copy thereof to the Providence Redevelopment Agency.

IN CITY COUNCIL

OCT 4 1962

First Reading Read and Passed
Referred to Committee on
ORDINANCES

Everett Whelan
Clerk

IN CITY COUNCIL

OCT 18 1962

FINAL READING
READ AND PASSED

Edward P. Quigley
PRESIDENT
Everett Whelan
CLERK

APPROVED

OCT 19 1962

Walter H. Payne
MAYOR

No.

CHAPTER

AN ORDINANCE

FILED

OCT 1 2 50 PM '62

CITY CLERK'S OFFICE
PROVIDENCE, R.I.

542

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1498

NO. 542 AN ORDINANCE APPROVING AND ADOPTING THE OFFICIAL REDEVELOPMENT PLAN FOR THE WEYBOSSET HILL ANNEX PROJECT

Approved October 19, 1962

BE IT ORDAINED BY THE CITY OF PROVIDENCE:

WHEREAS, the Providence Redevelopment Agency (hereafter sometimes called the "Agency") pursuant to the provisions of Title 45, Chapters 31-33 (inclusive) of the General Laws of Rhode Island, 1956, entitled "Redevelopment act of 1956," has formulated and submitted to the City Council on September 6, 1962, for its consideration, a redevelopment plan for a project area, which said redevelopment plan is entitled "Weybosset Hill Annex Project Plan," and comprises a report consisting of text and 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 redevelopment plan concerns itself with an area which has been designated "Redevelopment Area D-9" 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 1387 of the Ordinances of the City of Providence, approved December 16, 1960, in conformity with the provisions of Section 22 of Chapter 1802 of the Public Laws of Rhode Island of 1946, as amended, and Title 45, Chapter 32, Section 4 of the General Laws of Rhode Island, 1956; and

WHEREAS, a copy of said Redevelopment Plan was transmitted to the City Plan Commission on September 27, 1962; and

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 Redevelopment Plan for the project area and has certified that said Redevelopment Plan conforms to the said general plan for the City as a whole, and the City Council has duly considered said report, recommendation and certification of the planning body; and

WHEREAS, the Plan indicates that evidence of physical deterioration was compiled from data provided by an evaluation of non-residential structures performed by the inspectors of the Providence Building Inspection Department; and

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STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

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WHEREAS, such data indicates that the area is a slum blighted area under the provisions of Title 45, Chapter 31, Section 8 (3) based upon the following characteristics:

- a. Of a total of 7 buildings within the project area, 5 of the buildings or 71% are found to be deteriorated or dilapidated.
- b. Social Indices. The impact which blighted conditions in the project area may have on the public health, safety, morals and welfare is indicated by the following evidence of social data assembled for recent periods from the records of public agencies:
 - (1) Transmission of Disease: 7 times the incidence of venereal disease. January, 1956, to January, 1962.
 - (2) Morals and Crime: Records of the Providence Police Department reveal that buildings located within the project area harbored a high rate of activities relative to prostitution and crime.
 - (3) Public Safety: Records of the Providence Fire Department, Bureau of Fire Prevention, indicate that due to the age and condition of buildings within the project area, a serious safety problem exists in that the buildings constitute a "... serious fire hazard endangering the lives and property of others."

WHEREAS, the Plan as submitted contains a finding that the area included in the proposed Redevelopment Plan qualified as a predominantly nonresidential blighted area under the provisions of Title I of the United States Housing Act of 1949, as amended (hereafter sometimes called the "Housing Act") and as a slum-blighted area within the meaning of the Rhode Island "Redevelopment act of 1956;" that said area is characterized by: (1) dilapidation, deterioration, age or obsolescence (2) defective design or insanitary or unsafe character or condition of physical construction (3) defective or inadequate street and lot layout or any combination of such factors and characteristics are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, injuriously affect the entire area and constitute a menace to the public health, safety, morals and welfare of the inhabitants of the community and of the state generally; and

WHEREAS, under the provisions of said Housing Act, the Housing and Home Finance Administrator of the United States of America is authorized to provide financial assistance to local public agencies for undertaking and carrying out of urban renewal projects; and

WHEREAS, the Providence Redevelopment Agency will apply for financial assistance under said Housing Act and will enter into contracts for financial assistance under said Act with the United States of America, acting by and through

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the Housing and Home Finance Administrator, pursuant to which Act federal funds have been provided for the project; and

WHEREAS, it is provided in said Act that contracts for financial aid under the Housing Act shall require that the Redevelopment Plan for the project area be approved by the governing body of the locality in which the project is situated and that such approval include findings by the governing body that (1) the financial aid to be provided in the contract is necessary to enable the land within the project area to be redeveloped in accordance with the Redevelopment Plan; (2) the redevelopment plans for the redevelopment areas in the locality will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the redevelopment of such areas by private enterprise; and (3) the Redevelopment Plan conforms to a general plan for the development of the locality as a whole; and

WHEREAS, at a public hearing held on October 1, 1962, following notice of the date, time, place and purposes of such hearing, the City Council Committee on Ordinances and Committee on Public Works duly considered the Redevelopment 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 Redevelopment Plan for the project area prescribes certain land uses for the project area, and will require, among other things, the vacation and removal of streets, the installation of new curbs at street closings and other public actions; and

WHEREAS, it is necessary that the City Council take appropriate official action respecting the Redevelopment Plan for the project, in conformity with the requirements of the "Redevelopment act of 1956" and the contract or contracts for financial assistance to be entered into between the Providence Redevelopment Agency and the Housing and Home Finance Administrator;

NOW, THEREFORE, BE IT ORDAINED by the CITY OF PROVIDENCE:

1. The Project is hereby designated as "Weybosset Hill Annex Project Area" (hereinafter sometimes called the "Area").

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

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STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

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3. It be and hereby is found and determined in relation to the Area on the basis of the facts set forth in the reports 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 Area:

1. Of a total of 7 buildings within the project area, 5 of the buildings or 71% are found to be deteriorated or dilapidated.

(b) That within the Area it is further found that:

1. Social Indices. The impact which blighted conditions in the project area may have on the public health, safety, morals and welfare is indicated by the following evidence of social data assembled for recent periods from the records of public agencies:
 - a. Transmission of Disease: 7 times the incidence of venereal disease. January, 1956, to January, 1962.
 - b. Morals and Crime: Records of the Providence Police Department reveal that buildings located within the project area harbored a high rate of activities relative to prostitution and crime.
 - c. Public Safety: Records of Providence Fire Department, Bureau of Fire Prevention, indicate that due to the age and condition of buildings within the project area, a serious safety problem exists in that the buildings constitute a ". . . serious fire hazard endangering the lives and property of others."

4. It be and hereby is found and determined that said facts determine that because of the existence of numerous conditions of dilapidation, deterioration, rate of immorality, crime and ill health, which injuriously affect the entire area, and are conducive to the further deterioration and decline of the area to the point where it is a slum blighted area and is detrimental to the public health, safety, morals and welfare of the inhabitants of the area and of the community generally, said project area is a blighted and substandard area within the meaning of Sections 2-8 (inclusive) of Chapter 31 of the "Redevelopment act of 1956" and that Area is hereby determined to be a blighted and substandard area.

5. It be and hereby is found that the Area requires clearance, replanning, redevelopment and improvement 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 blighted and substandard conditions existing in the Area and the replacement of such conditions by a well-planned area in accordance with

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

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and by the means provided in the "Redevelopment act of 1956."

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

(a) The Redevelopment Plan for the Weybosset Hill Annex Project Area will redevelop said project area in conformity with the provisions of the "Redevelopment act of 1956," will effectuate the purposes and policy of such Act and will promote the public health, safety, morals and welfare of the City of Providence.

(b) The Redevelopment Plan for said project area conforms to the general or master plan for the City of Providence as a whole.

(c) The Redevelopment Plan for said project area is feasible and the financial aid to be provided pursuant to the contract or contracts for financial assistance pertaining to the project between the Providence Redevelopment Agency and the Housing and Home Finance Administrator under the provisions of Title I of the U. S. Housing Act of 1949, as amended, is necessary to enable the land in the project area to be redeveloped in accordance with the Redevelopment Plan for the project area.

(d) The acquisition of the real property in accordance with said Plan for the Weybosset Hill Annex Project is in the public interest.

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

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

(g) The Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the redevelopment of other areas of the City by private enterprise.

8. The Providence Redevelopment Agency shall sell, lease or dispose of land in the project area only in accordance with the terms of the Redevelopment Plan and subject to the restrictions, covenants and conditions set forth therein and which are hereby found and declared to 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 relate to the adoption

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of a redevelopment plan for an approved project area so that the blighted and substandard conditions in this project area can be eliminated, and the project area can be redeveloped in accordance with the Redevelopment 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 of the State as a whole and particularly the people of this City.

10. The Redevelopment Plan for the Weybosset Hill Annex Project consisting of a booklet containing a table of contents, text and maps is hereby approved, adopted and designated as the Official Redevelopment Plan for the Weybosset Hill Annex 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 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.

12. In order to implement and facilitate the effectuation of the Redevelopment Plan hereby approved, it is found and determined that certain official actions must be taken by this body with reference to, among other, the vacation and removal of streets, the installation of new curbs at street closings and other public actions and, accordingly, this body hereby:

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

(b) Requests the various officials, departments, boards and agencies of the City of Providence having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the said Redevelopment Plan;

(c) Declares that it will institute proceedings for the closing of streets as set forth in the Official Redevelopment Plan;

(d) Declares that it will provide the City's share of the Net Project Cost of the redevelopment of the project area and hereby allocates the

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

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amount of \$187,977.00 representing the estimated amount of its share of Net Project Cost;

(e) Authorizes the Mayor, upon the execution of a loan and grant contract between the Providence Redevelopment Agency and the Housing and Home Finance Administrator, to convey to the Agency all of its right, title and interest in the parcels of land or any building or structure thereon and shall receive credit on its obligations hereunder for the full and fair market value thereof as approved by the government now estimated as Seven Hundred Twenty Six Thousand Six Hundred (\$726,600.00) Dollars.

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

13. It is further found and declared that the method and means set forth in the Redevelopment Plan for relocating families who are to be displaced by the project is feasible.

14. To obtain the financial assistance under the provisions of Title I of the "Housing act of 1949," as amended, necessary to carry out the Official Redevelopment Plan for said project area, the filing by the Providence Redevelopment Agency of any application or applications for such financial assistance under Title I of the "Housing act of 1949," as amended, is hereby approved.

15. 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.

EXHIBIT A

Description of the Perimeter Boundary of the Project Area

That certain tract of land located in downtown Providence approximately one fifth (1/5) of a mile from City Hall, which is bounded and described as follows:

Beginning at a point, said point being the intersection of the centerline of Fountain Street and the centerline of Beverly Street;

thence, running southeasterly along the centerline of Beverly Street to its intersection with the centerline of Washington Street;

thence, turning and running southwesterly along the centerline of Washington Street to its intersection with the centerline of Aborn Street;

thence, turning and running northwesterly along the centerline of Aborn Street to its intersection with the centerline of Fountain Street;

thence, turning and running northeasterly along the centerline of Fountain Street to the point and place of beginning.

IN CITY
COUNCIL

OCT 4 - 1962

FIRST READING

READ AND PASSED

Deverett Whelan
CLERK

IN CITY
COUNCIL

OCT 18 1962

FINAL READING
READ AND PASSED

Edward P. Dugley
PRESIDENT
Deverett Whelan
CLERK

APPROVED

OCT 19 1962

Nathan H. Reynolds
MAYOR

PROVIDENCE
CITY CLERK

OCT 1 5 03 PM '62

FILED

OCT 1 2 43 PM '62

CITY CLERK'S OFFICE
PROVIDENCE, R.I.

RECEIVED BY
CITY CLERK'S OFFICE
OCT 1 - 1962

COMMITTEE
IN CITY

THE COMMITTEE ON
Ordinance and the Committee on
Public Works
Approved Passage of
This Within Ordinance
Unanimously
Clerk of said Committee

REDEVELOPMENT PLAN

FOR THE

**WEYBOSSET HILL
ANNEX PROJECT**

PROVIDENCE REDEVELOPMENT AGENCY

PROVIDENCE RHODE ISLAND

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THE REDEVELOPMENT PLAN

INTRODUCTION

This Plan sets forth an outline for the redevelopment of land in the Weybosset Hill Annex Project Area in accordance with the provisions of Chapters 31-33 inclusive of Title 45 of the General Laws of Rhode Island 1956, as amended to date referred to in this Plan by its short title, "Redevelopment act of 1956" and with the provisions of the Housing Act of 1949 as amended to date. This Redevelopment Plan constitutes an Urban Renewal Plan for the project area within the meaning of the Housing Act of 1949 as amended to date.

The project undertaking outlined by the plan is designed to attain the purposes of the Redevelopment act of 1956 as amended to date by eliminating and preventing the recurrence of blighted and substandard conditions in the project area and by insuring the replacement of such conditions by a well-planned, integrated, stable, safe and healthful area.

This Plan is to be financed under the provisions of Title I of the Housing Act of 1949, as amended, and the Plan shall not become effective until approval in its entirety by the Housing and Home Finance Agency and provided further, that during the term of any contract to finance the carrying out of this Redevelopment Plan executed by the Providence Redevelopment Agency and the Housing and Home Finance Administrator, any substantial modification shall be submitted to said Administrator for determination by him that such modification meets the terms and requirements of the contract for Federal financial assistance.

B. Description of Project

1. Project Area Location and Boundaries

The Weybosset Hill Annex Project is located in downtown Providence approximately one fifth (1/5) of a mile from City Hall. In general the project lies within an area bounded by Fountain, Beverly, Washington and Aborn Streets and is located within Redevelopment Area D-9. This Redevelopment Area is one of 18 such Redevelopment Areas which are designated by Chapter 103, Ordinances of the City of Providence, approved July 6, 1948, as amended by Chapter 1387, Ordinances of the City of Providence approved December 16, 1960, as areas containing blight in need of redevelopment. See Map No. 1 Project Location and Map No. 2 Existing Land Use and Zoning Plan.

Description of the Perimeter Boundary of the Project Area

Beginning at a point, said point being the intersection of the centerline of Fountain Street and the centerline of Beverly Street;

thence running southeasterly along the centerline of Beverly Street to its intersection with the centerline of Washington Street;

thence turning and running southwesterly along the centerline of Washington Street to its intersection with the centerline of Aborn Street;

thence turning and running northwesterly along the centerline of Aborn Street to its intersection with the centerline of Fountain Street;

thence turning and running northeasterly along the centerline of Fountain Street to the point and place of beginning.

2. Types of Proposed Renewal Actions

Proposed redevelopment activities shall include, but not by way of limitation, (a) acquisition of land and improvements thereon, (b) relocation of site occupants, (c) demolition and clearance, (d) installation of site improvements and (e) disposition of land.

a. The major activity will be clearance and redevelopment. The entire project area is considered to constitute one clearance section.

b. Public Improvements

Changes in rights-of-way include abandonment of Hayden Street and that portion of Martha Street located within the project area. New curbs and sidewalks are to be installed at street closings. Since there are no public utilities included within the above rights-of-way, no action is required.

3. Blighted and Substandard Conditions

The project area is a "slum blighted area" within the meaning of the "Redevelopment act of 1956" as amended to date, because it is characterized by a predominance of buildings or improvements either used or intended to be used for living, commercial, industrial or other purposes or any combination of such uses which by reason of (1) dilapidation, deterioration, age or obsolescence (2) defective design or insanitary or unsafe character or condition of physical construction (3) defective or inadequate street and lot layout or any combination of such factors and characteristics are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, injuriously affect the entire area and constitute a menace to the public health, safety, morals and welfare of the inhabitants of the community and of the state generally.

Indices of Physical Deterioration

Evidence of physical deterioration was compiled from data provided by an evaluation of non-residential structures performed by the inspectors of the Providence Building Inspection Department. See Map No. 3 Structure Quality. Results of the inspection are as follows:

<u>Total Buildings</u>	<u>Buildings Deteriorated or Dilapidated</u>	<u>% Deteriorated or Dilapidated</u>
7	5	71%

Social Indices

The impact which blighted conditions in the project area may have on the public health, safety, morals and welfare is indicated by the following evidence of social data assembled for recent periods from the records of public agencies.

(1) Transmission of disease: 7 times the incidence of venereal disease for the City as a whole between the period, January 1956 to January 1962.

(2) Morals & Crime: Records of the Providence Police Department reveal that buildings located within the project area harbored a high rate of activities relative to prostitution and crime.

(3) Public Safety: Records of the Providence Fire Department, Bureau of Fire Prevention, indicate that due to the age and condition of buildings within the project area, a serious safety problem exists in that the buildings constitute a "...serious fire hazard endangering the lives and property of others".

C. Land Use Plan

1. Land Use Map: See Map No. 4 Proposed Land Use and Zoning

2. Land Use Provisions and Building Requirements

a. Statement of Uses to be Permitted

In order to achieve the objectives of this Redevelopment Plan, the redevelopment and use of the land constituting the Project Area will be made subject to the regulations and controls specified in this section.

b. Additional Regulations, Controls or Restrictions To Be Imposed By The Plan On All Real Property To Be Acquired

(1) General Requirements

(a) Applicability - The provisions of this section shall apply to land to be made available for redevelopment within the Project Area.

(b) Implementation in Disposition Instruments - The provisions of the Plan with respect to property in the Project Area shall be effectuated by

appropriate covenants in disposition instruments.

(c) Interpretation - Redevelopers will be required to agree that, in the event of any questions regarding the meaning of the standards and controls or other provisions of this Plan, the interpretation placed thereon by the Providence Redevelopment Agency shall be final and binding.

(d) Approval of Redeveloper's Plans - Architectural and landscaping plans and specifications, as well as any other information, as required by the Providence Redevelopment Agency shall be submitted by all redevelopers to the Providence Redevelopment Agency for its approval prior to the time of transfer of title to the redeveloper to insure their conformance with the provisions of this Redevelopment Plan.

(e) Notice of Proposed Sale of Project Land - A report concerning the proposed sale or lease of any land within the Project Area 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.

(f) Definitions Applicable to the Interpretation of Building Requirements and Controls:

Floor Area Ratio - The direct ratio of the total gross floor area of a building on and above ground level to the total area of the parcel.

Building Coverage - The percentage of the entire parcel covered by the ground floor of all structures.

Height - The height of a building shall be measured from the mean grade of the sidewalk or a given grade elevation to the top of the parapet or cornice line of the building facade.

Setback - The distance between the property line and the proposed building line at ground level.

(2) Proposed Standards and Controls

Permitted use: Multi-story Parking Garage

Proposed Zone: C-3 Downtown General Commercial

Building Controls

- (a) Floor area ratio - maximum 6
- (b) Building coverage - no restrictions
- (c) Height - maximum 48 feet
- (d) Setback - no restrictions
- (e) Capacity - must provide not less than 300 car spaces
- (f) Vehicle access - no direct vehicle access to or exit from

the structure shall be provided from either Aborn Street or Beverly Street

(g) Sign control - signs within the Project Area shall be restricted to the non-flashing type, identifying only the establishment and nature of its project. All signs must be suitably integrated with the architectural design of the structure which they identify. No sign shall project beyond the face of the building more than 24". The size, design, placement and number of signs must be specified in all Redevelopment proposals. All proposed signs as well as exceptions to the above controls, or the placement or replacement of any sign during the duration of the plan must be approved by the Redevelopment Agency.

(h) Design objective - since the structure will overlook a civic open space of great importance (as proposed by the Weybosset Hill Redevelopment plan) its facade facing on Fountain Street should be compatible with the other important proposed structures surrounding the square. This can be accomplished by suitable screening and/or exterior architectural treatment. In no case shall the structure be left simply as an open deck garage.

A similar treatment is recommended for the Washington Street facade.

c. Proposed Conditions, Covenants and Other Restrictions Controlling the Disposal and Further Use of Land and Buildings in the Project Area

The Providence Redevelopment Agency shall obligate redevelopers and their successors and assigns by deed, lease or contract containing restrictive covenants running with the land which shall commence on the date of adoption of the redevelopment plan by the City Council and shall run for a period of forty years (40) thereafter, except that the restriction mentioned in sub-paragraph (3) below shall run for a perpetual length or period of time, to:

(1) Use and devote such real property only for the purpose and in the manner stated in the Redevelopment Plan.

(2) Comply with such terms and conditions relating to the use and maintenance of the real property as in the opinion of the Providence Redevelopment Agency are necessary to carry out the provisions of the Redevelopment 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 his occupancy or possession thereof preferred, segregated or refused because of his race or color, creed or nationality of ancestry. The redeveloper will comply with all State and local laws, in effect from time to time, prohibiting discrimination or segregation by reason of race, religion, color or national origin in the sale, lease, or occupancy of the property.

(4) Comply with such terms and conditions as specified by the Providence Redevelopment Agency which will prevent holding of land for speculative purposes.

(5) Begin and complete the building improvements within a period of time deemed by the Providence Redevelopment Agency to be reasonable, subject to any provision which may be made for the extension of the time limit with the written approval of the Agency.

(6) The original construction and appearance of buildings, land and improvements and additions thereto on all sites of the project area shall be maintained in good repair and in safe, clean and sanitary conditions.

(7) No building or land within the project area shall be used for any other purpose than is permitted herein.

(8) That sale, lease or other disposition of the land at a profit shall be prohibited until such time as the initial purchaser thereof has completed the construction of such initial improvements; provided, however, that the Providence Redevelopment Agency, when these improvements have been completed, shall forward to said redeveloper a certificate to that effect.

(9) That the land and all improvements thereon shall be used and devoted only for the purposes and in the manner stated in the Redevelopment Plan for the Weybosset Hill Annex Project.

(10) That the redeveloper will be required to submit a construction progress schedule satisfactory to the Providence Redevelopment Agency.

d. Proposed Zoning Changes, Exceptions, Variances, or Modifications

The provisions of the Providence "Zoning Ordinance of the City of Providence" as approved September 21, 1951 and as amended to the date of approval of this Redevelopment Plan by the City Council shall apply to the project area in addition to the more restrictive provisions of this Redevelopment Plan. Land in the project area shall be zoned C-3 Downtown Commercial. See Map No. 4 Proposed Land Use and Zoning Plan.

D. Project Proposals

1. Land Acquisition and Structure Demolition

All real property in the project area proposed to be acquired as shown on Map No. 5 Proposed Acquisition and Map No. 7 Structure Demolition shall be

acquired by direct negotiation. All buildings and structures on said land to be acquired shall be demolished and removed.

2. Rehabilitation and Conservation

No real property in the project area is proposed to be acquired for rehabilitation of existing structures.

3. Redeveloper's Obligation

The redevelopers, their successors in interest, lessees or assigns, will 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 this Redevelopment Plan.

E. Other Provisions Necessary To Meet State Requirements

1. Conformity To The Master Plan

A multi-story parking garage on land bounded by Washington, Aborn, Fountain and Beverly Streets is one of four high priority multi-story parking garages recommended by the Downtown Master Plan as adopted by the City Plan Commission.

2. Extent of Relocation and Proposed Method of Rehousing Displaced Persons

a. Extent of Relocation

Recent surveys of the existing structures reveal 28 individual and 13 businesses are located in the area.

b. Method of Relocation

Individual occupants within the Project Area will have the services of the Family and Business Relocation Service of the City of Providence made available to them when the Redevelopment Agency acquires the property they occupy. Suitable accommodations of adequate size in the private housing market at a rental a person can afford and certified as decent, safe and sanitary by a trained housing inspector will be offered to each relocatee requesting assistance. This relocation

service will continue functioning until all relocatees living in the project area on the date of approval of this Redevelopment Plan have been satisfactorily relocated into acceptable housing. Relocatees eligible for public housing will receive priority in the low rent development of the Providence Housing Authority.

Business concerns within the project area will be offered the services of the Industrial Division of the Providence Redevelopment Agency which will make every reasonable effort to investigate and maintain a file of potential business sites within the community for use by the displaced businesses.

Financial assistance for relocation purposes shall be made by the City of Providence to individuals and businesses displaced from the project under the terms of Federal participation in the project undertaking and section 106(f) of Title I of the Housing Act of 1949 as amended, as well as rules and regulations of the U. S. Housing and Home Finance Agency. Such payments shall not exceed the maximum amount authorized by law.

3. Method of Financing

The estimated costs of carrying out this Redevelopment Plan are as follows:

ELIGIBLE PROJECT COSTS FOR COMPUTING FEDERAL AID

Gross Project Cost	\$824,933
Land Proceeds	261,000
Net Project Cost	563,933
Federal Grant	375,956
Local Grant	187,977

ADDITIONAL CITY COSTS

Real Estate Taxes	<u>17,000</u>
Total Additional City Cost	\$ 17,000

PROVISIONS OF FEDERAL GRANT

The estimated Federal Grant of \$375,956 will be provided under the terms and conditions of a Loan and Grant Contract between the Providence Redevelopment Agency and the U. S. Housing and Home Finance Agency which will provide either for direct borrowing from the Federal Government and the issuance of preliminary loan notes secured by the Federal Government in an amount necessary to pay project expenditures.

PROVISIONS OF LOCAL GRANT

The local grant of \$187,977 will be met by the donation of City owned land within the project area.

PROVISIONS OF ADDITIONAL CITY COSTS

Additional city costs of \$17,000 for real estate tax payments will be provided from funds set aside for these purposes.

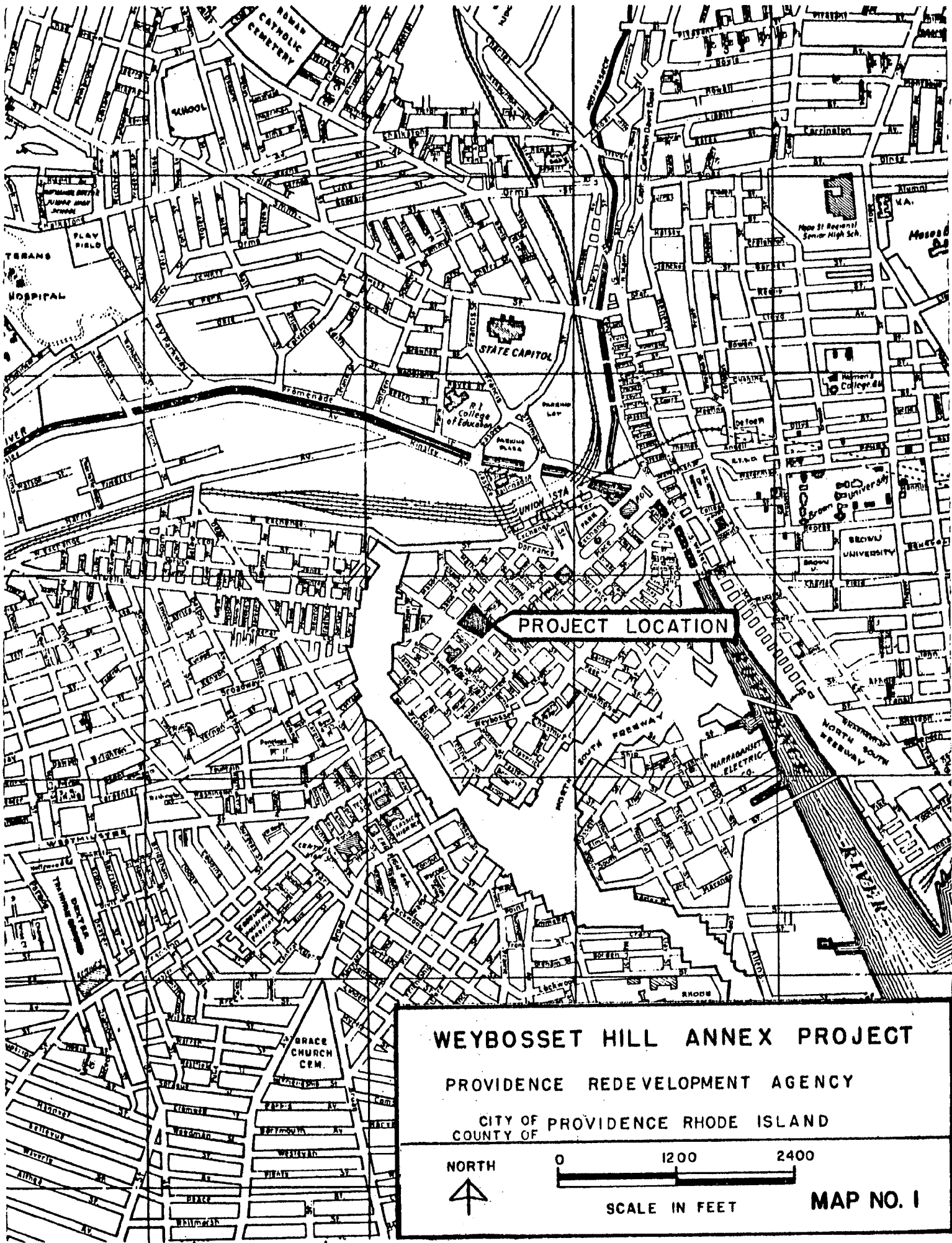
F. Procedure for Changes in Approved Plan

The City Council at its own discretion or upon recommendation of the Providence Redevelopment Agency may modify this plan at any time subject to HHFA concurrence. The City Council 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 Providence Redevelopment Agency of real property in the project area, such modifications shall be subject to such rights of law and in equity as the lessee or purchaser or his successor or successors or assigns in interest may be entitled to assert.

G. Accomplishment of Redevelopment Purposes

As set forth in the "Redevelopment Act of 1956" as amended to date, the purposes of redevelopment are declared to be "the elimination and prevention of blighted and substandard areas and their replacement through redevelopment by well-

planned, integrated, stable, safe and healthful neighborhoods..." A description of blighted conditions existing in the project area was set forth in Section (b) above. Other sections of the Redevelopment Plan outlined project improvement proposals and redevelopment activities designed to accomplish the above noted redevelopment purposes within the manner and by the means provided by the "Redevelopment Act of 1956" as amended to date, thereby carrying out the policy of the State as therein set forth.



WEYBOSSET HILL ANNEX PROJECT

PROVIDENCE REDEVELOPMENT AGENCY

CITY OF PROVIDENCE RHODE ISLAND
COUNTY OF

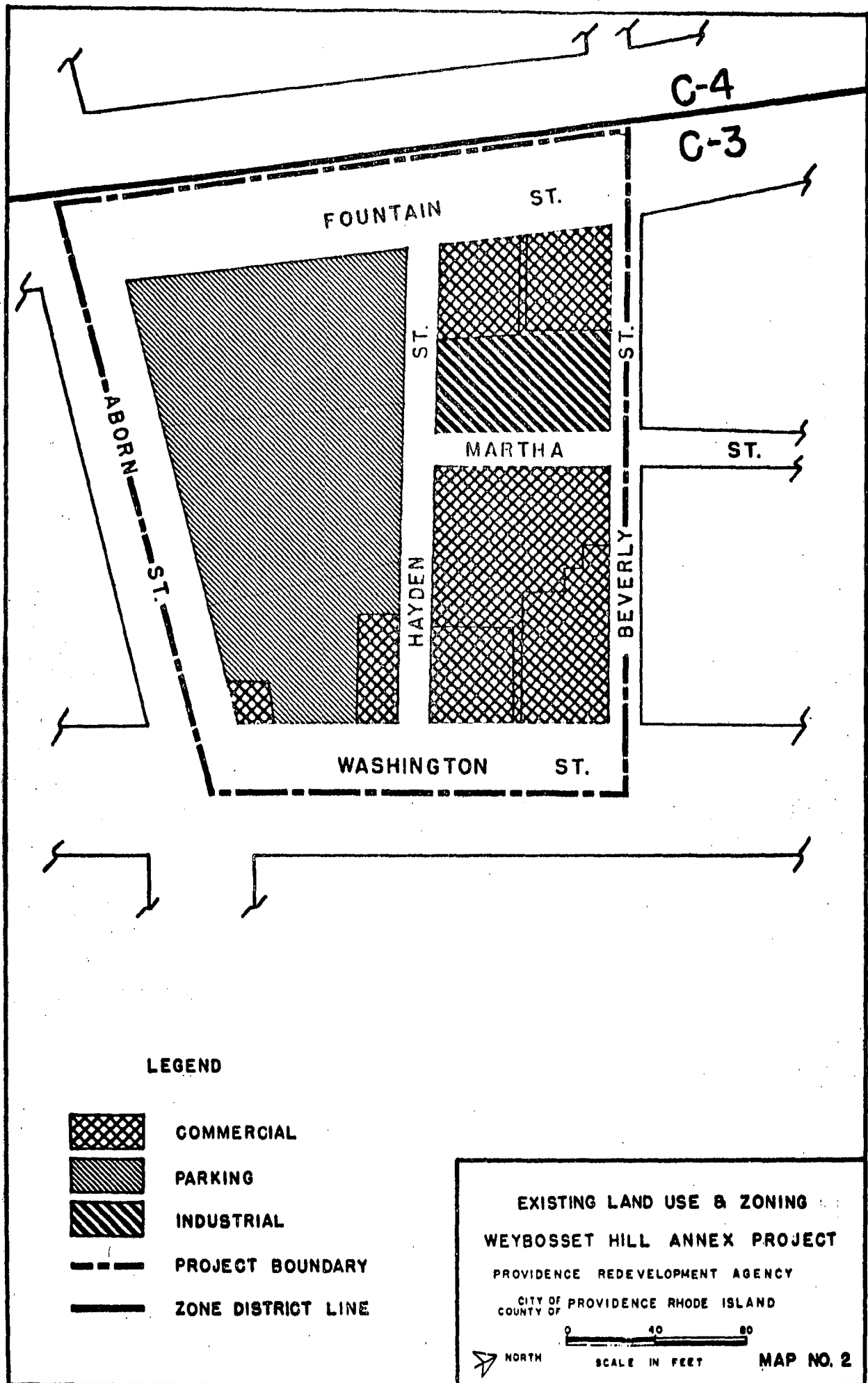
NORTH

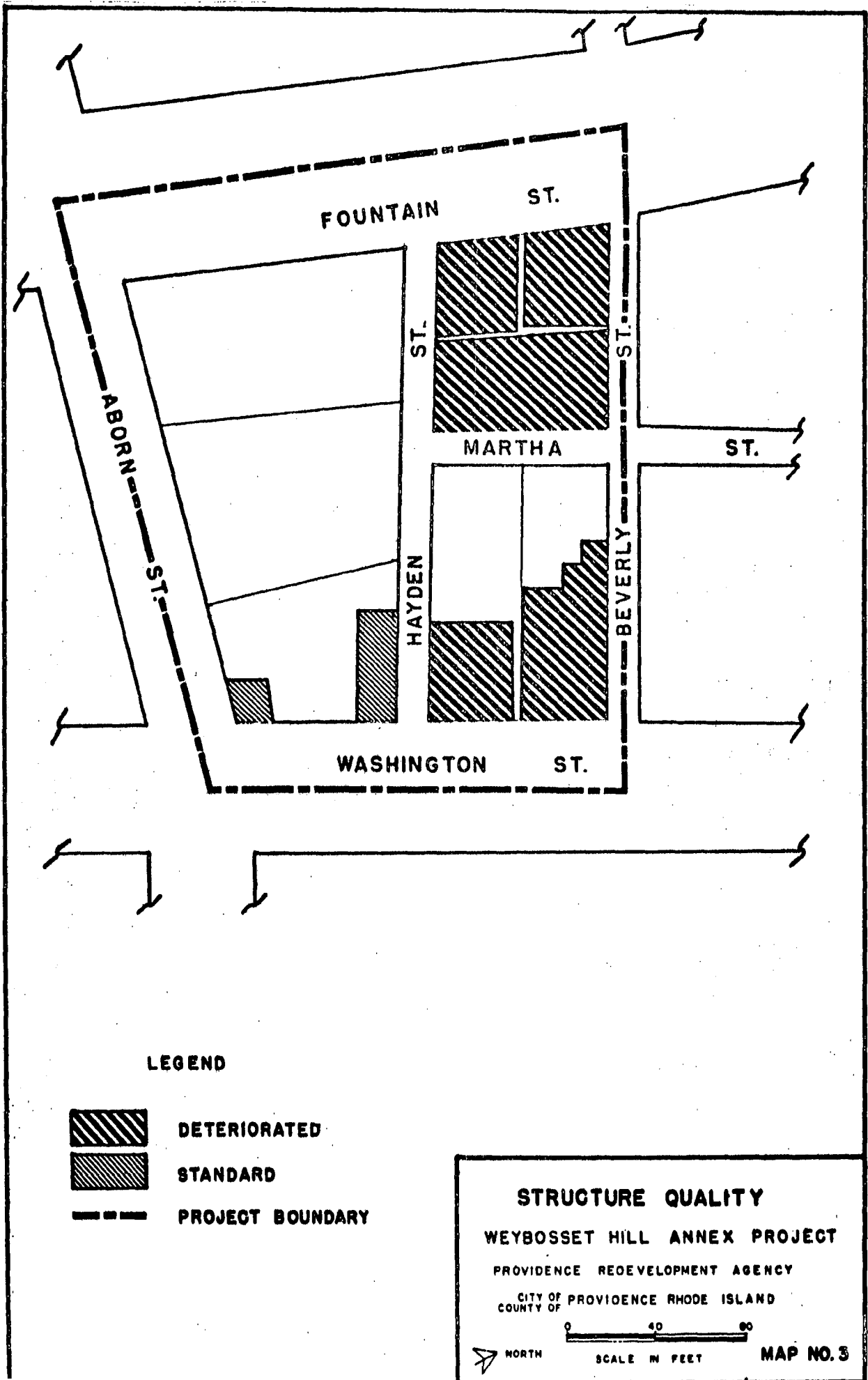


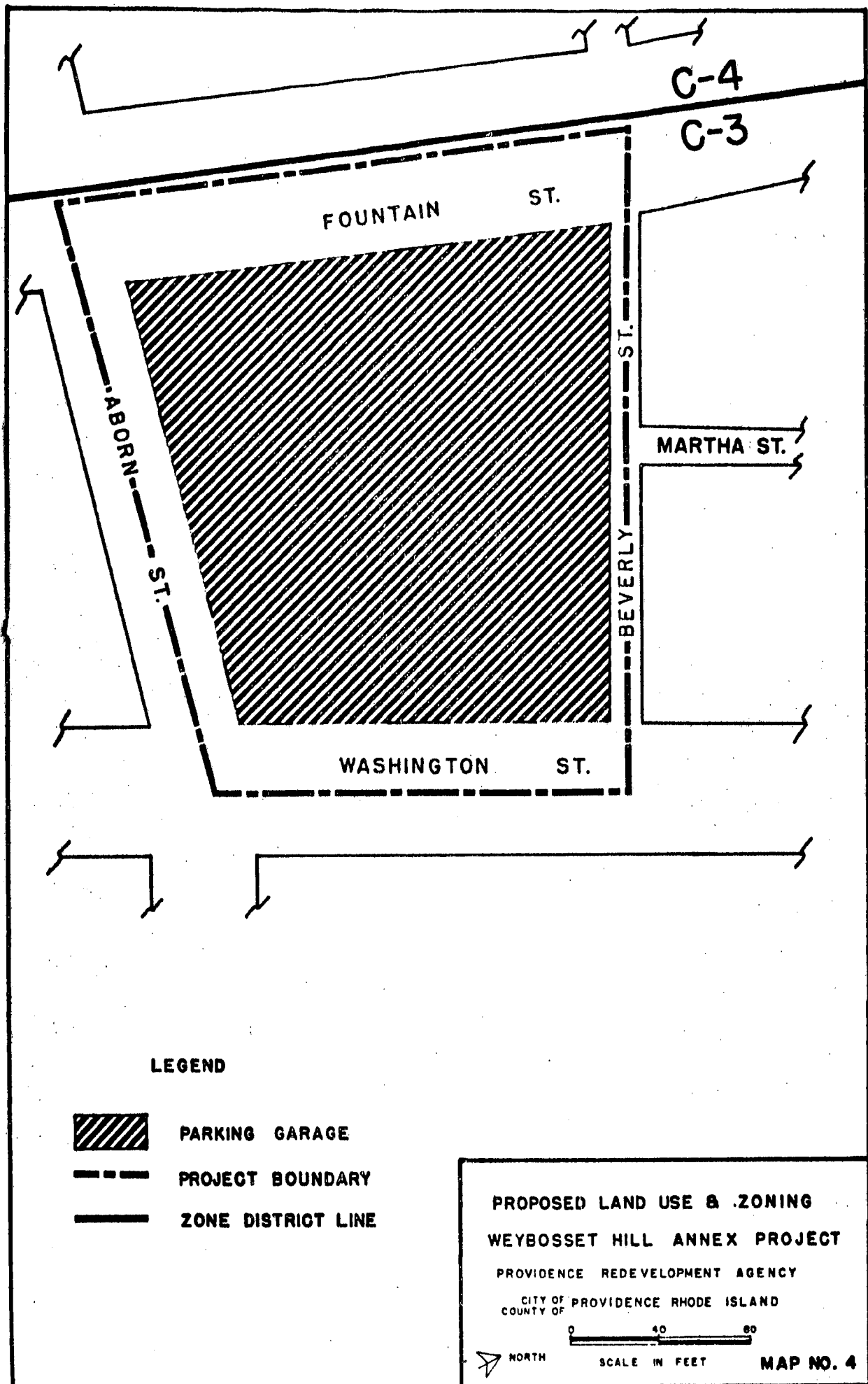
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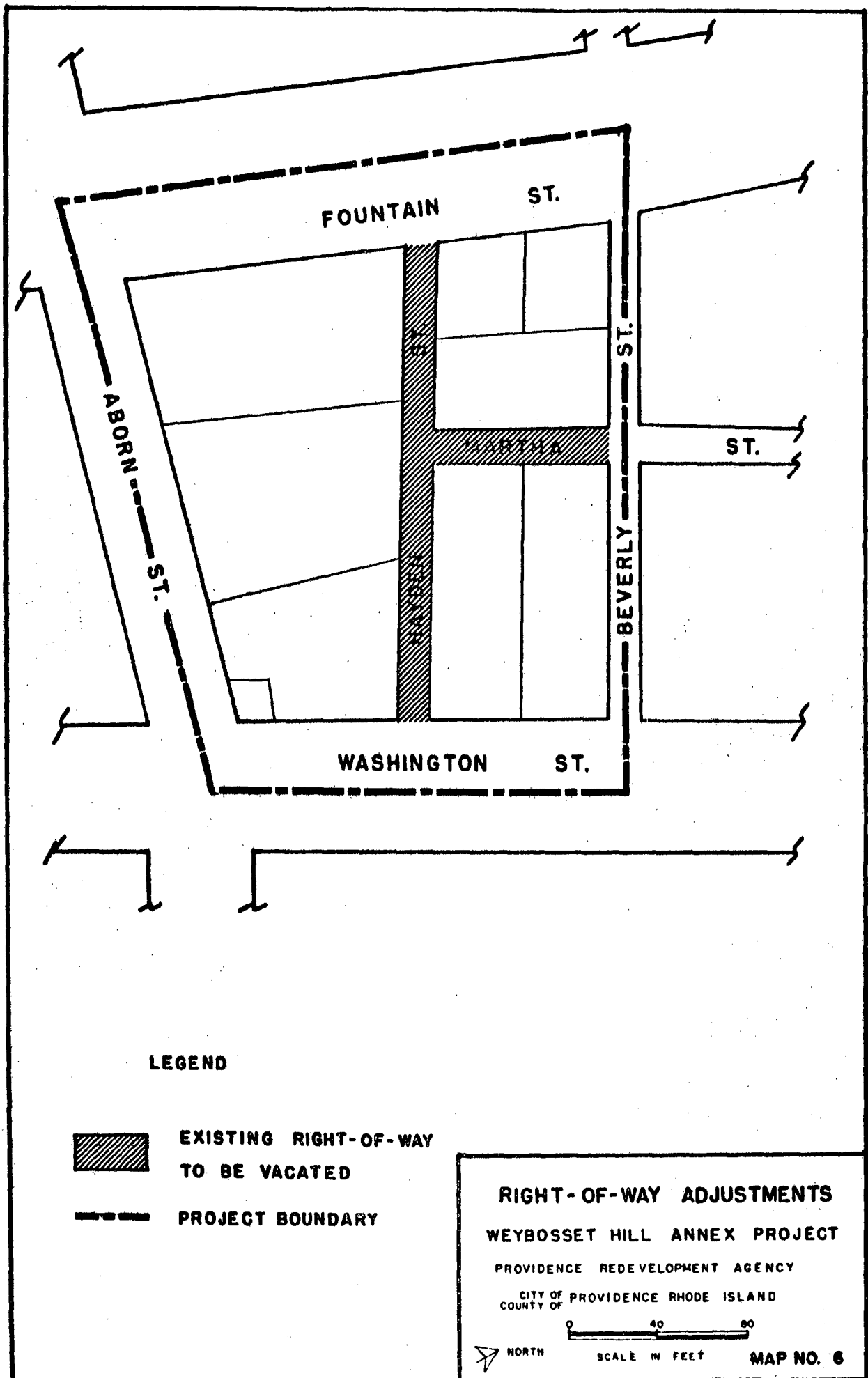
SCALE IN FEET

MAP NO. I









543

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 543

Approved October 19, 1962

RESOLVED,

That His Honor, the Mayor, is hereby authorized to execute a Cooperation Agreement, substantially in accordance with the accompanying draft agreement, between the City of Providence and the Providence Redevelopment Agency, providing for cooperation between the City of Providence and the Providence Redevelopment Agency with respect to the redevelopment project for the "Weybosset Hill Annex Project."

IN CITY COUNCIL

OCT 18 1962

READ and PASSED

Edward P. Quigley
President
D. Everett Whitman
Clerk

APPROVED

OCT 19 1962

Nathan H. Reynolds
MAYOR

RECEIVED
OCT 19 1962
CITY OF PROVIDENCE

FILED

OCT 15 12 29 PM '62

**CITY CLERK'S OFFICE
PROVIDENCE, R.I.**

15 OCT 1962

Mr. Wexler, by request

COOPERATION AGREEMENT

THIS AGREEMENT entered into this _____ day of _____, 1962, by and between the Providence Redevelopment Agency, a public body, corporate and politic, in the State of Rhode Island (hereinafter called the "Agency") and the City of Providence, a municipal corporation in the County of Providence, State of Rhode Island, (hereinafter called the "City").

W I T N E S S E T H:

WHEREAS, the Agency has processed a Redevelopment Plan calling for the redevelopment of the project area known as the "Weybosset Hill Annex Project" and bounded and described in Exhibit A (attached hereto and made a part hereof); and

WHEREAS, such plan has been approved and adopted by ordinance (Chapter _____, Number _____, dated _____, 1962) of the City Council of the City of Providence prior to any action commencing thereunder; and

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

WHEREAS, the City is authorized by Title 45, Chapters 31-33, inclusive, of the General Laws of Rhode Island, 1956, entitled "Redevelopment act of 1956" to lend, grant, or contribute funds to the Agency, and the Government is authorized by Title I of the Housing Act of 1949, as amended (hereinafter called the "Housing Act") to make loans and grants; and

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

WHEREAS, it is further provided in said Title I of the Housing Act that the aforesaid contributions or grants from the City defined therein as "Local Grants-in-Aid" may consist of "(1) cash grants and (2) donations at cash value of land (exclusive of land in streets, alleys, and other public rights-of-way which may be vacated in connection with the project) and demolition or removal work, or site improvements in the project area at their cost . . ."

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

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

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

3. The City will make a total contribution to the Agency of an amount (whether in cash, properties or services) equal to at least one-third of said aggregate net cost of the redevelopment project. In performance of its obligations hereunder, the City specifically agrees to provide for the following:

A. Non-Cash Grants

1. When the Agency shall require possession thereof and title thereto in execution of the redevelopment project, the City will convey to the Agency all of its right, title and interest in that parcel of land with all buildings or improvements situated thereon described below and shall receive credit on its obligations hereunder for the full and fair market value of its interest therein, as approved by the Government, now currently estimated as Seven Hundred Twenty Six Thousand Six Hundred (\$726,600) Dollars.

Parcel

That certain tract of land situated in the City of Providence, State of Rhode Island, bounded and described as follows:

Beginning at a point, said point being the intersection of the northerly

line and the easterly line of lot 179 on Assessor's Plat 25;

thence, running southerly along the easterly line of lot 179 two hundred and thirty (230) feet, more or less, to a point;

thence, turning westerly along the southerly line of lot 179 one hundred and seventy two (172) feet, more or less;

thence, turning northerly along the westerly line of lot 179 two hundred and twelve (212) feet, more or less;

thence, turning easterly along the northerly line of lot 179 two hundred and twenty six (226) feet, more or less, to the point and place of beginning.

Said tract herein described contains forty three thousand five hundred sixty seven (43,567) feet of land, more or less.

It is understood and agreed by the parties hereto that the amount listed as non-cash grant-in-aid in this section shall be credited toward the City's one-third share of the net project cost as set forth in this section.

B. Additional City Costs

1. Taxes

It is further understood by the parties hereto, that the Redevelopment act of 1956 requires the Agency to pay real estate taxes to the City on all Agency-owned property and that the Government has refused to consider as an eligible project cost the taxes assessed on unimproved land in the project area. The parties, therefore, agree that the sum of Seventeen Thousand (\$17,000) Dollars represents the total estimated amount of real estate taxes which may be assessed against Agency-owned land while such land is without improvements and that one hundred (100%) per cent of said sum shall be excluded and not considered as a grant-in-aid for purposes of computing the amount of local grant-in-aid for said project.

It is understood and agreed by the parties hereto that all of the amounts listed as additional city costs shall be in addition to the City's one-third share of the net project cost as set forth in this section.

2. It is estimated that the City's non-cash grant of the parcel as described herein, with an estimated fair market value of Seven Hundred Twenty Six Thousand Six Hundred (\$726,600) Dollars, will exceed the City's required one-third contribution of the actual net project cost and in that event the Agency will credit the excess to the City in conformity with federal regulations.

3. Notwithstanding any provision of this agreement to the con-

trary, it is expressly understood and agreed that all estimates of values and costs set forth herein are current estimates only, based on data presently available, and that the actual credit to be given for the property and services provided herein will be based on the actual value or costs thereof as they shall finally be determined by the U. S. Housing and Home Finance Agency subsequent to the accomplishment of the Redevelopment Plan.

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

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

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

IN WITNESS WHEREOF the City and the Agency has caused this agreement to be duly executed in triplicate as of the day and year first above written.

ATTEST:

CITY OF PROVIDENCE, RHODE ISLAND

City Clerk

Mayor

PROVIDENCE REDEVELOPMENT AGENCY

Secretary

Chairman

FILED

OCT 15 12 29 PM '62

CITY CLERK'S OFFICE
PROVIDENCE, R. I.

544

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 544

Approved October 19, 1962

Resolved,

That the Mayor be, and he hereby is, authorized to execute for and in behalf of the City of Providence easements running to the City of Cranston, a municipal corporation created by an act of the General Assembly, over and across Lot 116, as shown on Plat Card 10 of the Tax Assessors of the City of Cranston, for highway purposes subject to those certain conditions and restrictions set forth and provided for in the accompanying draft of said easements and the plan attached hereto which are made a part hereof by reference and which contain a more particular description of the location of said easements.

IN CITY COUNCIL

OCT 18 1962

READ and PASSED

Edward P. Dugley
President
Beverett Whelan
Clerk

APPROVED

OCT 19 1962

Walter H. Reynolds
MAYOR

RESOLUTION
OF THE
CITY COUNCIL

authorizing the Mayor to
execute an instrument granting
two easements running to the
City of Cranston for highway
purposes, over and across Lot
116 as shown on Plat Card 10
of the Tax Assessors of the
City of Cranston, subject to
certain conditions and
restrictions.

FILED
OCT 15 12 24 PM '62
CITY CLERK'S OFFICE
PROVIDENCE, R.I.

Mr. Wexler, by request

CITY OF PROVIDENCE, a municipal corporation created by the General Assembly of the State of Rhode Island, hereinafter called the grantor, in consideration of One Dollar and other good and valuable consideration to it paid by the CITY OF CRANSTON, a municipal corporation created by the General Assembly of the State of Rhode Island, hereinafter called the grantee, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto said grantee, their heirs and assigns forever, easements or rights-of-way for highway purposes only in a strip or parcel of land in the City of Cranston owned by the City of Providence and located southeasterly of New London Avenue, a public highway in said City of Cranston, and bounded and described as follows:

Beginning at a point on the southwesterly boundary line of lot numbered 116 owned by the City of Providence and shown on the City of Cranston Assessor's Card numbered 10, said point being two hundred twenty-three and no one-hundredths (223.00) feet southeasterly of the intersection of the southwesterly boundary line of said lot and the northeasterly boundary line of Sockanosset Crossroad so-called; thence northeasterly, making an interior angle of ninety degrees (90°), a distance of fifty and no one-hundredths (50.00) feet, to the northeasterly boundary line of said lot; thence southeasterly, making an interior angle of ninety degrees (90°), along the northeasterly boundary line of said lot, bounding on land now or formerly of Garden City Builders, Inc., a distance of eighty and no one-hundredths (80.00) feet to a corner; thence southwesterly, making an interior angle of ninety degrees (90°), a distance of fifty and no one-hundredths (50.00) feet, to the southwesterly boundary line of said lot; thence northwesterly, making an interior angle of ninety degrees (90°), along the southwesterly boundary line of said lot, bounding on land now or formerly of Garden City Builders, Inc., a distance of eighty and no one-hundredths (80.00) feet, to the point and place of beginning.

Also, beginning at a point on the southwesterly boundary line of lot numbered 116 owned by the City of Providence and shown on City of Cranston Assessor's Card numbered 10, said point being five hundred eighteen and no one-hundredths (518.00) feet southeasterly of the intersection of the southwesterly boundary line of said lot and the northeasterly boundary line of Sockanosset Crossroad so-called; thence northeasterly, making an interior angle of seventy degrees (70°), a distance of fifty-three and twenty-one one-hundredths (53.21) feet, to the northeasterly boundary line of said lot; thence southeasterly, making an interior angle of one hundred ten degrees (110°), along the northeasterly boundary line of said lot, bounding on land now or formerly of Garden City Builders, Inc., a distance of seventy-four and forty-nine one-hundredths (74.49) feet; thence southwesterly, making an interior angle of seventy degrees (70°), a distance of fifty-three and twenty-one one-hundredths (53.21) feet, to the southwesterly boundary line of said lot, said course being parallel to and seventy and no one-hundredths (70.00) feet distant from the first mentioned course; thence northwesterly, making an interior angle of one hundred ten degrees (110°) along the south-

westerly boundary line of said lot, bounding on land now or formerly of Garden City Builders, Inc., a distance of seventy-four and forty-nine one-hundredths (74.49) feet to the point and place of beginning, the whole being a part of that parcel of land described in a deed from John C. Harris et al to the City of Providence dated December 30, 1870 and recorded in Deed Book 51 at page 461 in the office of the Recorder of Deeds in the City of Cranston, Rhode Island, and further delineated in a plat entitled "City of Providence - Water Supply Board - Proposed Easements Across Lot No. 116, Southeasterly of New London Avenue, Cranston, R. I.", dated October 4, 1962, attached hereto and made a part of this deed.

PROVIDED, HOWEVER, that the City of Providence does hereby reserve unto itself, its successors and assigns, the right to, at any time, obstruct said easement of right-of-way for the purpose of inspecting, installing, repairing and maintaining its pipe line or lines located thereon.

Said grantee by their acceptance of this deed do hereby, for themselves, their heirs, executors, administrators and assigns, covenant to and with said grantor, its successors and assigns, that no sewer pipe line or lines will be installed across or under said easement or right-of-way until a plan and profile showing the construction of the proposed sewer pipe line or lines shall have been submitted to and approved by the Water Supply Board of the City of Providence or such other agency of said City or Providence as at the time has the control and administration of the Water Department of the City of Providence, and that said grantee will keep such sewer pipe line or lines in good order and repair at all times at the expense of said grantee, and shall not construct or erect any building or structure upon said easement or right-of-way which would in any way obstruct or prevent the grantor from inspecting, installing, repairing and maintaining its pipe line or lines located thereon.

IN WITNESS WHEREOF, said City of Providence has caused this instrument to be executed and its corporate seal to be hereunto affixed by Walter H. Reynolds, its Mayor, hereunto duly authorized by a resolution adopted by the City Council of the City of Providence.

CITY OF PROVIDENCE

by Walter H. Reynolds, Mayor

FILED

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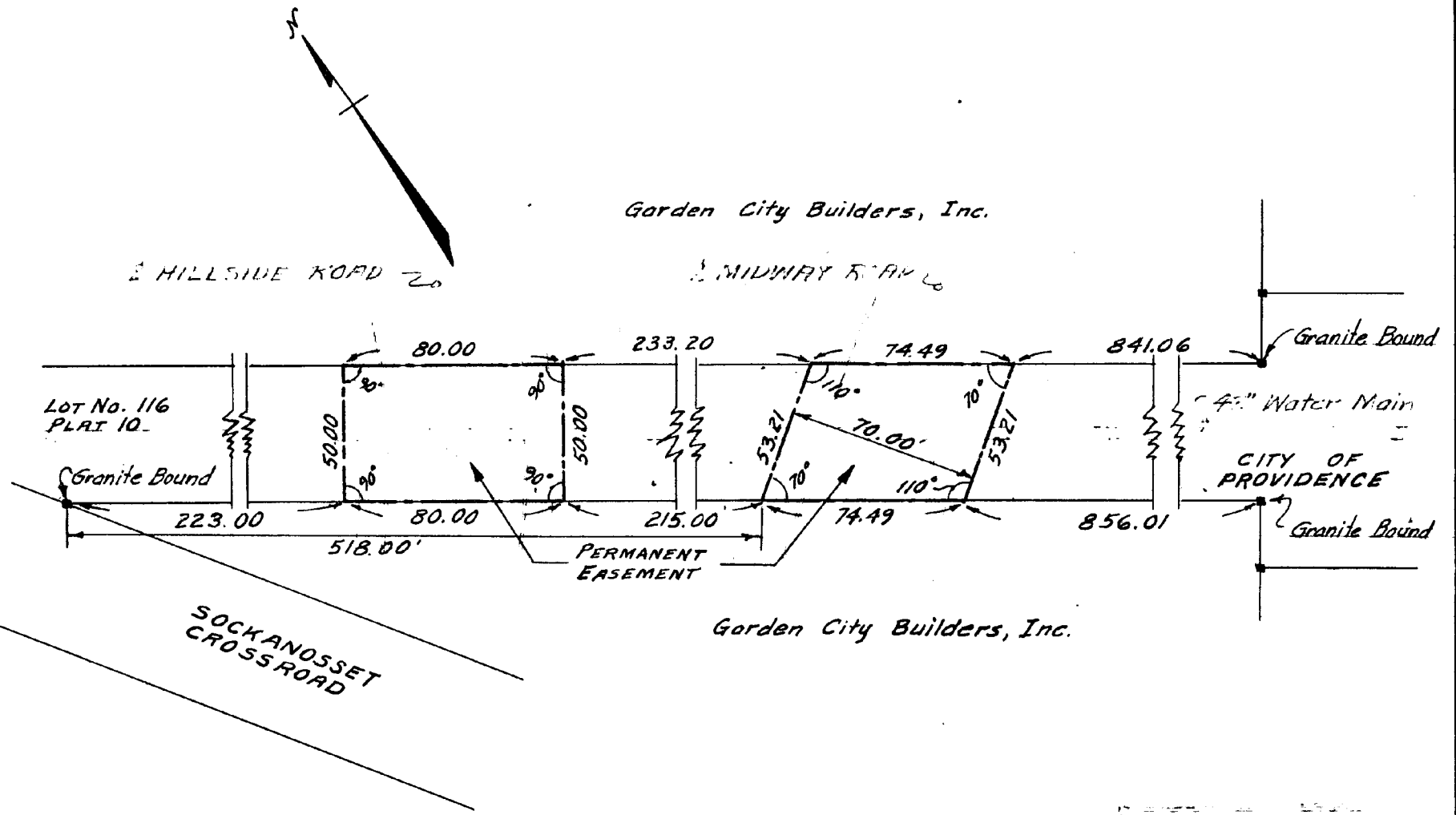
**CITY CLERK'S OFFICE
PROVIDENCE, R. I.**

STATE OF RHODE ISLAND

PROVIDENCE, Sc.

In Providence on the day of A.D. 19 , before me personally appeared Walter H. Reynolds, Mayor of the City of Providence, to me known and known by me to be the party executing the foregoing instrument for and in behalf of said City of Providence, and he acknowledged said instrument, by him executed, to be his free act and deed in said capacity, and the free act and deed of the City of Providence.

Notary Public



CITY OF PROVIDENCE
 WATER SUPPLY DEPT.

PROPOSED EASEMENTS ACROSS
 LOT No. 116 SOUTHEASTERLY OF
 NEW LONDON AVE. GRANSTON, R.I.

ALL RIGHTS RESERVED
 1" = 40' 10-4-62 5903
 Philip J. Holten

FILED

OCT 15 12 25 PM '62

**CITY CLERK'S OFFICE
PROVIDENCE, R. I.**