

# The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## CHAPTER 1977-15

No. 267      **AN ORDINANCE** APPROVING AND ADOPTING THE OFFICIAL  
REDEVELOPMENT PLAN FOR FEDERAL HILL EAST

Approved April 28, 1977

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

WHEREAS, the Providence Redevelopment Agency (hereinafter sometimes called "Local Public Agency") pursuant to the provisions of Title 45, Chapters 31-33 (inclusive) of the General Laws of Rhode Island, 1956, as amended, entitled "Redevelopment Act of 1956", has formulated and submitted to the City Council on March 2, 1977 for its consideration, as Urban Renewal Plan approved by the Local Public Agency, for an Urban Renewal Area, which said Urban Renewal Plan is entitled, "Federal Hill East" and comprises a report consisting of 33 pages of text, 1 exhibit and 5 maps; and

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

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

WHEREAS, a copy of said Urban Renewal Plan was transmitted to the City Plan Commission on March 21, 1977.

WHEREAS, the City Plan Commission, which is the duly designated and acting official planning body for the City, has submitted to the City Council its report and recommendations respecting the Urban Renewal Plan for Federal Hill East and has certified that said Urban Renewal Plan conforms to the said general plan

**The City of Providence**  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

Page 2

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

WHEREAS, a structural quality survey was conducted by the City of Providence, Department of Planning and Urban Development and the results of that survey as set forth in the Urban Renewal Plan indicated that

346 of the structures have deficiencies that included serious deterioration; serious overcrowding; lack of sanitary facilities; and serious inadequacies in lighting and ventilation.

The Federal Hill East Area is not restricted to, nor does it consist entirely of lands, buildings, or improvements which of themselves are detrimental, but is an area in which such conditions exist, and injuriously affect the entire area.

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

WHEREAS, at a public hearing held on \_\_\_\_\_, following notice of the date, time, place and purpose of such hearing, the City Council Committee on Urban Redevelopment, Renewal and Planning duly considered the Urban Renewal Plan, and all evidence and testimony for and against the adoption of such

**The City of Providence**  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

Page 3

Plan, in accordance with the provisions of the "Redevelopment Act of 1956", and

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

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

1. The Project is hereby designated as "Federal Hill East".

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

3. It be and hereby is found and determined in relation to the Federal Hill East 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 Federal Hill East Area 156 of the structures are substandard or seriously deficient or unsafe in that these structures contain serious deterioration, and

(b) Within the Federal Hill East Area there exists the following environmental deficiencies:

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

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

**The City of Providence**  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

Page 4

of Chapter 31 of the "Redevelopment Act of 1956", as amended, and that said Federal Hill East is hereby determined to be a deteriorated blighted area.

5. It be and hereby is found that the Federal Hill East Area requires clearance, replanning, redevelopment, and improvement and rehabilitation under the provisions of the "Redevelopment Act of 1956".

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

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

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

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

(c) The acquisition of the real property in accordance with the said Plan for the Federal Hill East Area is in the public interest.

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

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

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

8. The Providence Redevelopment Agency shall sell, lease or dispose of land in the 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 adoption of an Urban Renewal Plan for an approved Urban Renewal Area so that the blighted and substandard conditions in this Urban Renewal Area can be eliminated and the Urban Renewal Area

**The City of Providence**  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

Page 5

can be redeveloped in accordance with the Urban Renewal Plan to attain the public purposes and policy of the "Redevelopment Act of 1956" and thereby to protect and promote and be in the interest of the public health, safety, morals and general welfare of the people in the State as a whole and particularly the people of this City.

10. The Urban Renewal Plan for the Federal Hill East Area consisting of a booklet containing a table of contents, 33 pages of text, 1 exhibit and 5 maps is hereby approved, adopted and designated as the Official Redevelopment Plan for the Federal Hill East Area and is herein incorporated by reference, made a part hereof and designated as "Exhibit B".

11. The Providence Redevelopment Agency is hereby fully authorized to carry out this Official Redevelopment Plan, provided, however, that the Agency shall not enter into any contracts for disposition of property in the Urban Renewal 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 Urban Renewal Plan hereby approved, it is found and determined that certain official action must be taken by this Body.

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

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

(c) Declares that it will provide the cost of the redevelopment of the Urban Renewal Area, and hereby allocates a cash contribution of \$3,053,546.00 representing the estimated amount of the Project Cost;

(d) Authorizes the Mayor, to convey to the Agency all of its rights, title and interest in any parcels of land or any building or structure thereon set forth in the Plan.

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

13. This Ordinance shall take effect on its passage and shall be filed with the City Clerk who is hereby authorized and directed to forward a certified copy of this Ordinance to the Providence Redevelopment Agency.

No.

CHAPTER

AN ORDINANCE

APPROVED

MAYOR

*Vincent A. Cianci*

APR 28 1977

IN CITY COUNCIL

APR 21 1977

FINAL READING

READ AND PASSED

PRESIDENT

CLERK

*Vincent A. Cianci*

IN CITY COUNCIL

MAR 2 1977

FIRST READING

REFERRED TO COMMITTEE ON URBAN REDEVELOPMENT  
RENEWAL & PLANNING

*Vincent A. Cianci*  
CLERK

THE COMMITTEE ON URBAN REDEVELOPMENT  
RENEWAL & PLANNING

Approves Passage of  
The Within Ordinance

*Vincent A. Cianci*  
April 7, 1977 Clerk

*Councilman Pearlman*  
and

*Councilman Bradshaw*  
*Councilman Merola and Councilman*  
*by Request Turcetta,*

DEPT. OF CITY CLERK  
PROVIDENCE, R.I.  
FEB 25 1 54 PM '77

FILED

IN CITY COUNCIL

APR 7 1977

FIRST READING

READ AND PASSED

*Vincent A. Cianci*  
CLERK

## EXHIBIT A

LEGAL DESCRIPTION OF THE BOUNDARIES OF THE FEDERAL HILL EAST RENEWAL AREA

Beginning at a point, said point being the intersection of the southerly side of Westminster Street and the easterly side of Knight Street;

thence, running generally northwesterly along the easterly side of Knight Street to its intersection with the southerly most taking line of Proposed Route 6 connector;

thence, turning and running generally easterly, then northerly, and then easterly along said southerly taking line of the Proposed Route 6 connector to its intersection with the extension of the easterly side of the westerly service road of Interstate Route 95;

thence, turning and running generally southerly and southeasterly along said easterly side of the westerly service road of Interstate Route 95 to its intersection with the southerly side of Westminster Street;

thence, turning and running generally southwestwardly and westerly along said southerly line of Westminster to the point and place of beginning.

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies that:

1. He is the duly qualified and acting City Clerk of the City Council of the City of Providence (hereinafter called the "Governing Body") and the custodian of the records of the Governing Body, including the Journal of the Proceedings of the City Council, and is duly authorized to execute this certificate.

2. Attached hereto is a true and correct copy of a resolution, including the WHEREAS clauses, adopted at a meeting of the Governing Body held on the            day of            , 1977.

3. Said resolution has been duly recorded in the minutes of said meeting and is now in full force and effect.

4. Said meeting was duly convened and held in all respects in accordance with law and the by-laws of the City Council of the City of Providence. To the extent required by law or said by-laws, due and proper notice of said meeting was given. A legal quorum of members of the Governing Body was present throughout said meeting and a legally sufficient number of members of the Governing Body voted in the proper manner for the adoption of said resolution. All other requirements and proceedings under law, said by-laws, or otherwise, incident to the proper adoption of said resolution, including any publication, if required by law have been duly fulfilled, carried out and otherwise observed.

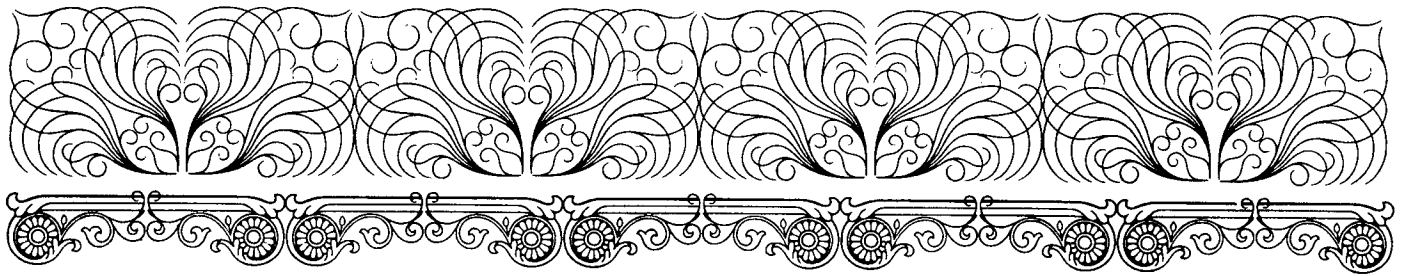
5. If the seal appears below, it constitutes the official seal of the City Council of the City of Providence and was duly affixed by the undersigned at the time this certificate was signed. If no seal appears below, the City Council of the City of Providence does not have and is not legally required to have an official seal.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this  
day of            , 1977.

---

CITY CLERK





# **FEDERAL HILL EAST**

**Official Redevelopment Plan, 1977**

**PROVIDENCE REDEVELOPMENT AGENCY**

## TABLE OF CONTENTS

### FEDERAL HILL EAST

	<u>PAGE</u>
<u>INTRODUCTION</u>	1
A. <u>DESCRIPTION OF THE PROJECT AREA</u>	3
1. Boundaries and Location of Project Area	3
2. Physical Character of the Federal Hill East Area	4
3. Data on Blighted and Substandard Conditions	6
B. <u>STATEMENT OF DEVELOPMENT OBJECTIVES</u>	9
1. Economic	9
2. Cultural	9
3. Restoration	10
4. Open Space	10
5. Planning	10
C. <u>PROPOSED GENERAL LAND USE</u>	10
1. Description of Predominant Land Use Categories	10
2. Planning Criteria	11
a. Type, Location and Other Uses Permitted Within Predominant Land Use Categories	11
b. Type, Location and Other Characteristics of the Internal Circulation System	12
c. Other Public Improvements and Facilities Not Identified on the Proposed General Land Use Map	13
D. <u>URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE     PLAN OBJECTIVES</u>	13

	<u>PAGE</u>
1. Acquisition and Clearance	13
2. Additional Redevelopment Agency Functions	14
E. <u>PLAN PROPOSALS</u>	15
1. Zoning Modifications	15
2. Proposed Acquisition	15
3. Site Improvements	15
F. <u>LAND DISPOSITION SUPPLEMENT</u>	15
1. Standards and Controls for Land Development	15
G. <u>OTHER PROVISIONS NECESSARY TO MEET LOCAL OBJECTIVES</u>	28
1. Conformity to General Plan	28
2. Method of Relocation	28
3. Other Conditions, Covenants, Restrictions and Provisions Controlling the Development and the Use of Acquired Land and Improvements	29
4. Miscellaneous Provisions	31
5. Obligations to be Imposed on Developers	32
6. Duration and Effective Date of Regulations and Controls	32
7. Estimated Cost of Redevelopment and Proposed Method of Financing	33
H. <u>PROCEDURES FOR CHANGES IN APPROVED PLAN</u>	

EXHIBIT A:

Legal Description of the Project Boundaries

LIST OF ATTACHED MAPS:

<u>MAP NO.</u>	<u>TITLE</u>
1	Existing Land Use and Zoning

MAP NO.

TITLE

2

Proposed General Land Use

3

Proposed Acquisition

4

Land Disposition

5

Proposed Site Improvement

## INTRODUCTION

FEDERAL HILL EAST is an area comprised of about 168 acres of densely mixed retail commercial, residential, industrial and institutional uses. It is an area known for its Italian ethnic character, the main feature of which is the Atwells Avenue commercial district, a major concentration of Italian markets, restaurants and specialty shops which, over the years, have captured the nostalgic interest of a major cross section of the shopping public. Atwells Avenue is a major east-west thoroughfare leading from the downtown central business district, oftentimes generating heavy traffic through the area. This along with the retail services provided to the immediate neighborhood have, over the years, caused it to become a shopping area which caters to a broad consumer market. Federal Hill East, in general, is a neighborhood that has suffered the effects of problems such as physical deterioration, population changes and structural obsolescence which have caused similar decline in other neighborhoods throughout the City. Mixed and incompatible land uses have prevailed in the area through the years causing a downward trend in the desirability of its residential character. However, there has been one outstanding element that has set the Federal Hill Area apart from other neighborhoods, and that is its strong ethnic influence which has managed to endure through the various population shifts and economic fluxuations in the neighborhood. It is this

element that now provides the spirit for the future of the area. In planning for the redevelopment and revitalization of any neighborhood it is necessary to have a strong commitment from the business, the public and the private sectors. In the Federal Hill East Area, this commitment is evident in terms of support by area residents, neighborhood and businessmens associations who have maintained the character of the area, specifically the Atwells Avenue commercial district. With the City's cooperation, the Atwells Avenue commercial district can provide the point of beginning for revitalization of the entire Federal Hill East Area.

The proposals set forth in this Plan include extensive site improvements to Atwells Avenue which should generate new capital investment in the immediate area. The acquisition of deteriorated structures and vacant lots should promote new construction and encourage private investment in residential and commercial rehabilitation. The lack of Federal funding precluded earlier plans to revitalize this neighborhood, however the Providence Redevelopment Agency's recent decision to utilize a portion of its bonding authority to revitalize the Federal Hill area, together with the positive attitude of the neighborhood residents, businessmen, and the general public can be the catalyst for the revitalization of the Federal Hill Area.

A. DESCRIPTION OF THE PROJECT AREA

1. Boundaries and Location of Project Area

The Federal Hill East Area is located within the D-3, D-4 and D-9 Redevelopment Areas which have been designated by Chapter 103, an Ordinance of the City of Providence, approved July 6, 1948, and as amended by Chapter 1387, an Ordinance of the City of Providence approved December 16, 1960, and by Chapter 69-47 an Ordinance of the City of Providence approved November 28, 1969, as areas containing blight and in need of redevelopment. The area is located on the western side of downtown Providence, between the West Broadway NDP Urban Renewal Area A2-1 and Interstate Route 95. In general, the area is bounded by Interstate Route 95 to the east, Westminster Street to the south, Knight Street to the west, and the southerly taking line of the proposed Route 6 connector to the north. The boundaries of the area have been established without regard to sex, race, religion, national origin or skin color. The boundaries of the Federal Hill East Area are shown on Map No. 1, EXISTING LAND USE AND ZONING. A legal description of the area boundary is attached hereto as EXHIBIT A of this Redevelopment Plan.

## 2. Physical Character of the Federal Hill East Area

The Federal Hill East Area is situated adjacent to the West Broadway Urban Renewal Project Area A2-1, and together, form an area of ethnic homogeneity known as "Federal Hill". The area is generally characterized by high ratios of building coverage to lot size, resulting in inadequate open spaces; by the presence in residential areas of industrial and heavy commercial uses, which represent a blighting influence on the neighborhood; by strip commercial uses, located along the major east-west arteries, which are generally non-neighborhood oriented and lack adequate parking and loading spaces; and by a superfluity of narrow streets, which are often made impassible by parked vehicles and which split up the area into a maze of tiny blocks.

Federal Hill East is an ethnic neighborhood with the majority of its population being of Italian descent. It is a community that is relatively economically stable, although portions of the neighborhood are threatened by decline from several factors that ranges from rising residential and commercial vacancies and a severe lack of property maintenance, to the out migration of younger families to the suburbs.



The proportion of elderly residents in the neighborhood is increasing as a result of the infusion of housing facilities for the elderly into the area.

The following area descriptions are keyed to the sectors delineated on Map No. 2 PROPOSED GENERAL LAND USE:

The commercial district along Atwells Avenue from Interstate 95 west to the Route 6 connector serves as a neighborhood shopping center and a congregating area for its nearby residents. The prevalent Italian character of the avenue with its restaurants and specialty shops attract shoppers throughout the city and state. To the north of the commercial district is a fairly heavy concentration of industrial uses bounded generally by Interstate 95, West Exchange Street, Dean Street, Cedar Street, and Mountain Street. To the south of the Atwells Avenue commercial district lies a heavy concentration of multi-family residential uses interspersed with non-conforming industrial and commercial uses; the majority of which are in disrepair. Broadway, which is another major east-west thoroughfare, contains mixed commercial and residential uses in various states of deterioration, while at the same time includes examples of victorian architecture which have been adequately maintained throughout

the years. Further south is another concentration of multi-family residential uses with deteriorating problems. At the southern most boundary of Westminster Street is a commercial strip which serves the lower portion of the Federal Hill East Area, and which to some degree is in a deteriorating condition.

### 3. Data on Blighted and Substandard Conditions

Base data was collected from a number of public sources, but primarily from the City's Department of Planning and Urban Development study of the Federal Hill East Neighborhood which was undertaken in 1971 for the purpose of receiving Federal Renewal Assistance. This study included a complete structural analysis utilizing the guidelines of the American Public Health Association. The information derived from this study was supplemented by the City Wide Land Use and Building Condition Survey conducted by the Department of Planning and Urban Development in 1975-1976, which along with recent staff surveys and additional information derived from the City of Providence Tax Assessor's Office provided the basis for a comprehensive overview of the Federal Hill East Project Area and provided the statistical data included in this plan.

The project area totals 169.8 acres and includes the following uses:

<u>Use</u>	<u>Acres</u>	<u>Percentage</u>
Streets	51.36	30.25%
Commercial	17.31	10.19
Public	22.06	1.21
Industrial	14.16	8.34
Institutional	3.78	2.23
Residential	46.84	27.59
Mixed Uses	14.32	8.43
Vacant	19.97	11.76

Of the total 1,180 lots in the project area, 235 or 19.91% are unimproved. Of the total 1,007 structures, 804 or 79.84% are residential making this the predominant land use within the area;

34% of the structures have deficiencies that include serious deterioration, serious overcrowding, lack of sanitary facilities and serious inadequacies in lighting and ventilation.

On the basis of a structure quality scale of A=Excellent, B=Good, C=Satisfactory, D=Light Deterioration, E=Advance Deterioration, F=Heavy Deterioration, and G=Dilapidated, the structure quality for the project area was determined as follows:

<u>Building Condition</u>	<u>Number</u>	<u>Percentages</u>
A	13	1.29%
B	248	24.62%
C	396	39.33%

<u>Building Condition</u>	<u>Number</u>	<u>Percentages</u>
D	194	19.27%
E	115	11.42
F	9	.89
G	32	3.18

The structure quality categories set forth above were developed by the City of Providence Dept. of Planning and Urban Development and implemented during the City Wide Land Use & Building condition survey conducted by the Dept. in 1975-76, and are expansions of the American Public Health Association's Categories to afford a greater range in determining degrees of deterioration.

The divisions of categories are:

- A - Excellent
- B - Good
- C - Satisfactory
- D - Light Deterioration
- E - Advance Deterioration
- F - Heavy Deterioration
- G - Dilapidated

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

The Federal Hill East Area is a deteriorated, blighted area within the meaning of Part 45-31-8 of the General Laws of the State of R. I. because there exists in the Area buildings and improvements used or intended to be used for commercial, industrial, professional, residential, or other purposes which by reason of 1) dilapidation, deterioration, age and obsolescence, 2) inadequate

provision for ventilation, light, sanitation, open spaces and recreation facilities, 3) defective design, unsanitary or unsafe character and conditions of physical construction, 4) defective and inadequate street and lot layout, 5) mixed character and shifting of uses, 6) deterioration of site improvements and/or combinations of such factors and characteristics, are conducive to the further deterioration of the Area. The Area is not restrictive to, nor does it consist entirely of lands, buildings and improvements which of themselves are detrimental, but it is an area in which such conditions exist, and injuriously affect the entire area.

B. STATEMENT OF DEVELOPMENT OBJECTIVES

1. Economic

- a) To improve the retail sales volume within the Atwells Avenue commercial district through the implementation of the proposed site improvement program.
- b) To increase the city's tax base by attracting new property investments within the area.
- c) To provide development sites for appropriate new construction.

2. Cultural

- a) To strengthen cultural and ethnic services by encouraging the redevelopment of the Atwells Avenue "Italian Piazza" shopping theme to serve an expanded consumer market.

### 3. Restoration

- a) To selectively remove those structures not feasible of rehabilitation and those not in conformance with good land use practices, and to encourage restoration of those remaining structures.

### 4. Open Space

- a) To provide adequate public open spaces for passive recreation.

### 5. Planning

- a) To insure consistency of land uses.
- b) To encourage improvements which will make the Federal Hill East Area a viable neighborhood and a strong ethnic economic center.

## C. PROPOSED GENERAL LAND USE

### 1. Description of Predominant Land Use Categories

The proposed land uses for the Federal Hill East Area are based mainly on the existing pattern of concentrations.

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

The northeastern section of the project area includes major industrial uses and companion facilities. To the south is the Atwells Avenue commercial district, which

comprises the heaviest concentration of commercial and institutional uses and services within the project area.

This commercial district runs east to west through the project area from Interstate 95 to Knight Street and contains three of the areas major churches.

Further south are major concentrations of multi-family residential uses, which are interspersed with spot commercial, industrial, institutional and public uses.

Through this section passes Broadway, a major east-west traffic artery lined with commercial, and institutional to professional and residential uses. It is the intent of this plan to minimize the number of commercial uses on Broadway and to encourage new professional/residential development.

The southern most street in the project area is Westminster Street, another major cross town artery lined with commercial uses and related services. The area contiguous to Westminster Street includes a concentration of combined industrial, commercial and multi-family residential uses. The boundaries of these areas are generally delineated on Map No. 2 entitled, PROPOSED GENERAL LAND USE.

## 2. 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.

(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 provision of adequate off-street parking, loading, etc.

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

- (1) Guided by the City's Master Plan for Circulation, alterations to the existing internal circulation system within the Federal Hill East Area will be determined by the following criteria:
- (a) Proposed land use
  - (b) Existing land use
  - (c) Estimated traffic volume
  - (d) Existing or planned access to major thoroughfares



- (2) The internal circulation system will insure an effective separation between neighborhood traffic and through traffic, and at the same time will allow for a smooth transition between internal and major perimeter streets.

c. Other Public Improvements and Facilities not Identified on the Proposed Land Use Map:

- (1) Site improvements will be provided along Atwells Avenue.
- (2) Public improvements and facilities will be provided in support of land uses.
- (3) Separation of storm and sanitary sewers where necessary.

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

1. Acquisition and Clearance - The major treatment for the Federal Hill East Area is rehabilitation rather than clearance, supported by extensive site improvements to the Atwells Avenue commercial district. Nevertheless, rehabilitation will be supported by acquisition and clearance in instances where there is a need to:

a. Remove blighting influences, such as:

- (1) Overcrowding or improper location of structures on the land.

- (2) Conversions to incompatible types of uses, such as industrial uses in commercial buildings.
  - (3) Obsolete building types.
  - (4) Detrimental land uses or conditions.
  - (5) Unsafe, congested, poorly designated or otherwise deficient streets.
  - (6) Other equally significant environmental deficiencies.
- b. Provide land for public facilities or improvements to existing facilities; or
  - c. Promote historic or architectural preservation; or
  - d. Provide land for other plan objectives.

Properties may be acquired and cleared in subsequent years after proper notice to the person, and after a public hearing.

## 2. Additional Redevelopment Agency Functions

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

- a. Relocation
- b. Installation and construction of site improvements.
- c. Disposition
- d. Rehabilitation
- e. Acceptance from the City of Donations of land, site improvements, supporting facilities, cash grants-in-aid,

services and other cooperative activities necessary to the execution of this Plan, which the City, under the terms of the same statute, is empowered to contribute with or without consideration to the program undertaking.

E. RENEWAL PLAN PROPOSALS

1. Zoning Modifications

Zoning changes will be proposed if required to implement objectives of this Plan. These changes will be subject to the Zoning Ordinance of the City of Providence, as amended to date.

2. Proposed Acquisition

Properties designated for acquisition as part of the Federal Hill East Plan are delineated on Map No. 3, Entitled Proposed Acquisition and further described as follows:

<u>ASSESSOR'S PLAT</u>	<u>LOT</u>	<u>ADDRESS</u>
28	363	263-267 Atwells Ave.
28	779	315 Broadway
28	777	301-303 Broadway
28	114	282-284 Broadway
28	113	280 Broadway
28	115	288 Broadway
28	116	294 Broadway

3. Site Improvements

Site improvements will be provided within the Atwells Ave. commercial district as delineated on Map No. 5 Entitled Site Improvements.

F. LAND DISPOSITION SUPPLEMENT

1. Standards and Controls for Land Development

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

a. R-4 Multiple Residence Zone

(1) Permitted Uses

- (a) R-4 Multiple dwelling uses of the City of Providence Zoning Ordinance shall be permitted within the Area except for: Apartment Hotel or Hotel, Fraternity or Sorority House, or Rooming House.

(2) Development Controls for Permitted R-4 Uses:

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

Shall be governed by 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 Ordinance of the City of Providence, as amended to date.

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

- (d) Name Plate or Sign - For each dwelling unit, one name plate not exceeding 1/2 square foot in area, shall be permitted, indicating the name and/or address of the occupant or any permitted Occupation, and shall be suitably integrated with the architectural design of the structure which it identifies. The size, design, placement and number of signs must be specified in all redevelopment proposals. The replacement or addition of any sign during the duration of the Plan must be approved by the Agency. The Agency in its sole and absolute discretion shall have the final right of approval.
- (e) Off-Street Parking - One off-street parking space for each dwelling unit, plus additional parking spaces equal in number to one-quarter of the number of dwelling units in excess of three dwelling units shall be provided. Any fraction of a required parking space shall mean an additional required whole parking space. The Agency in its sole and absolute discretion shall have the final right of approval.

(f) Screening - Except for that portion of a driveway or accessway which opens directly into a public right-of-way, the following screening shall be provided, namely: off-street parking for residential uses shall be screened from the street by a strip, at least four (4) feet wide, densely planted with ever-green shrubs or trees which are at least four (4) feet high at the time of planting and which are of a variety that will attain a height of at least six (6) feet; or a continuous wooden fence of uniform appearance, at least four (4) feet high but not more than five (5) feet high above the finished grade, the linear surface of which may be solid or perforated, but said perforation shall not exceed 25% of the total linear surface of the fence, except that wherever permanent outdoor parking facilities are to be established for four or more vehicles no portion of the required screening may be perforated. The Agency in its sole and absolute discretion shall have the final right of approval.

(g) Overnight Off-Street Parking - In residential zones, overnight off-street, outdoor parking shall be specifically prohibited except for pleasure vehicles.

(h) Landscaping, On-Site Improvements and Maintenance

All sites shall be properly graded and drained. All unbuilt areas of the site shall be provided, where needed, with suitable, properly designed and constructed walks and access drives. All unbuilt and unpaved areas of the site shall be suitably planted and permanently maintained with grass, shrubs, and trees; except where the Agency approves, an area not in excess of 20% of the unbuilt and unpaved area may be landscaped with another material for decorative purposes, or a garden only. After fully developed, the land, building and other improvements within the Area shall be maintained in good repair and in clean and sanitary condition. Sufficient and suitable refuse and garbage storage and disposal facilities including structural enclosures where appropriate shall be provided and properly maintained. The

Agency in its sole and absolute discretion shall have the final right of approval.

(i) Additional Applicable Controls are Listed Below Under the Headings:

(1) "Other Conditions, Covenants, Restrictions and Provisions Controlling the Development and Use of Acquired Land and Improvements." (See Page 29.)

(2) "Miscellaneous Provisions." (See Page 31.)

b. C-4 Heavy Commercial Zone

(1) Permitted Uses

(a) C-4 Heavy Commercial Uses of the City of Providence Zoning Ordinance shall be permitted within the Area except for: Bar room, service station, automobile and trailer sales, drive-in restaurant, sign painting or tire shop, amusement enterprise, garage repair shop.

(2) Development Controls for Permitted C-4 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 Ordinance of the



City of Providence 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, to the products sold, and to the direction of visitors. No pictures or samples shall be permitted on a sign, except as part of a trademark. No flashing or animated signs shall be permitted. In multiple-unit buildings, the same number of signs will be allowed for each business, subject to the controls for multiple-unit buildings stated below. No signs shall extend above the roof or parapet, and no signs shall be attached to, sit upon or be painted on the roof, or canopy. No free-standing sign shall be permitted, except for visitor directional signs allowed below. Only the following types of signs shall be permitted, namely:
- (1) Horizontal or vertical wall signs, otherwise known as belt or face signs, excluding

signs painted on the wall itself.

- (2) Plaques, attached to the face of the building in close proximity to the main entrance and bearing the name or trademark of the firm.
- (3) All necessary directional signs shall be located on the lot occupied by the building to which the signs pertain. All signs shall be integrated with the architectural design, style and facia of the building to the exclusive satisfaction of the Agency. No sign shall exceed a maximum surface area of (3) square feet for each linear foot of that face of the building displaying such sign. 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 spot-light 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: The redeveloper shall demonstrate that off-street parking is adequate in number, size, location, access and arrangement to meet the operational requirements of the land and building uses proposed. However, in lieu of such demonstration, for each one (1) square foot of gross floor area, there shall be provided at least one (1) square foot of off-street parking lot area; but in no event shall the number of parking spaces be less than the minimum required by the Zoning Ordinance. The Agency in its sole and absolute discretion shall have the final right of approval.

(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 of floor area, devoted to a use that involves the receipt or distribution by vehicles of material or merchandise. If this requirement is waived by the Zoning Board of Review there shall be reserved such additional off-street loading spaces as are required by this provision. The site plan, as submitted, shall show the full number of required off-street loading spaces and shall designate the landscaped area as 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 a future use which will adversely interfere with the Area's vehicular circulation pattern. No off-street loading shall be permitted between the street and the front of the building.

- (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 and shall be provided with appropriate bumper and wheel guards where needed. The parking area shall be screened as stated in paragraph (i). The parking area shall be landscaped such that for every 2,000 square feet of gross parking area there shall be at least one (1) live tree which shall be at least (15) feet high at the time of planting and which will attain a height of at least (20) feet, and there shall be an area of at least (200) square feet which shall be planted and permanently maintained in grass. 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 (4-1/2) feet high at the time of planting (measured at the edge of the street right-of-way, in case of parking areas located at or below the street grade; and measured at the edge of the parking area pavement, in the case of parking areas located above the street grade) and which is of 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 (4-1/2) feet nor less than (4) feet, measured as cited above for evergreens, which shall be of uniform appearance, and which shall be integrated with the architectural design, style and facia of the proposed buildings as well as with the architecture(s) of adjacent, existing buildings. However, neither rough, unfinished cinder block, nor rough, unfinished concrete shall be permitted. (2) continuous wooden fence, which shall not be greater in height than (4-1/2) feet nor less than (4) feet, measured as 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-around 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 (3-1/2) 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, except that subject to review and approval by the Agency, an area not in excess of 10% of the unbuilt and

unpaved portion of the site, may be maintained in a landscaping material other than grass, shrubs and trees. After fully developed, the land, buildings and other improvements to all sites in the project area shall be maintained in good repair and in clean and sanitary conditions. Sufficient and suitable refuse and garbage storage and disposal facilities, including structural enclosures where appropriate, shall be provided and properly maintained. The Agency in its sole and absolute discretion shall have the final right of approval.

(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".
- 2) "Miscellaneous Provisions". (See Page 31)

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 Improvements

- (a) With respect to those provisions of the Plan which exceed local law, redevelopers will be required to agree, in the event of any questions regarding the meaning of the standards and controls or other provisions of this Plan, that the interpretation of the Providence Redevelopment Agency shall be final and binding.
- (b) A report concerning the proposed sale or lease of any land acquired by the Providence Redevelopment 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 Providence Redevelopment 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 Federal Hill East Area to or by any persons be denied, restricted or abridged, nor occupancy or possession thereof preferred, segregated or refused because of sex, race, color, creed, or nationality of ancestry. Further, all redevelopers shall comply with all Federal, State and Local Law, in effect from time to time, prohibiting discrimination or segregation by reason of sex, race, religion, color, or national origin, in the sale, lease or occupancy of any project property;

- (4) To begin and complete the construction of improvements within a period of time deemed by the Providence Redevelopment 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 Providence Redevelopment Agency which will prevent holding of land for speculative purposes; and
- (6) To submit to the Providence Redevelopment 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 Providence Redevelopment Agency may, when it deems it advisable, file a petition with the Zoning Board of Review for variances or exceptions to the Zoning Ordinance.

5. Obligations to be Imposed on Developers

(a) The developers, their successors in interest, lessees, or assigns shall be required, as an effective part of all agreements and conveyances for the disposition of any part or parcel of land in the Federal Hill East 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 Providence Redevelopment Agency, in its sole and absolute discretion.

(b) Additional Regulations to be Imposed on Developers,  
(See Item 3, Page No. 30 ).

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 in 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 \$3,053,546.00 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 Providence City Council at its own discretion, or upon recommendation of the Providence Redevelopment Agency, may modify this Plan at any time. 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 area, such modification shall be subject to such rights of law and in equity as the lessee or purchaser or his successor or successors in interest may be entitled to assert.

EXHIBIT A

LEGAL DESCRIPTION OF THE BOUNDARIES OF THE FEDERAL HILL EAST AREA

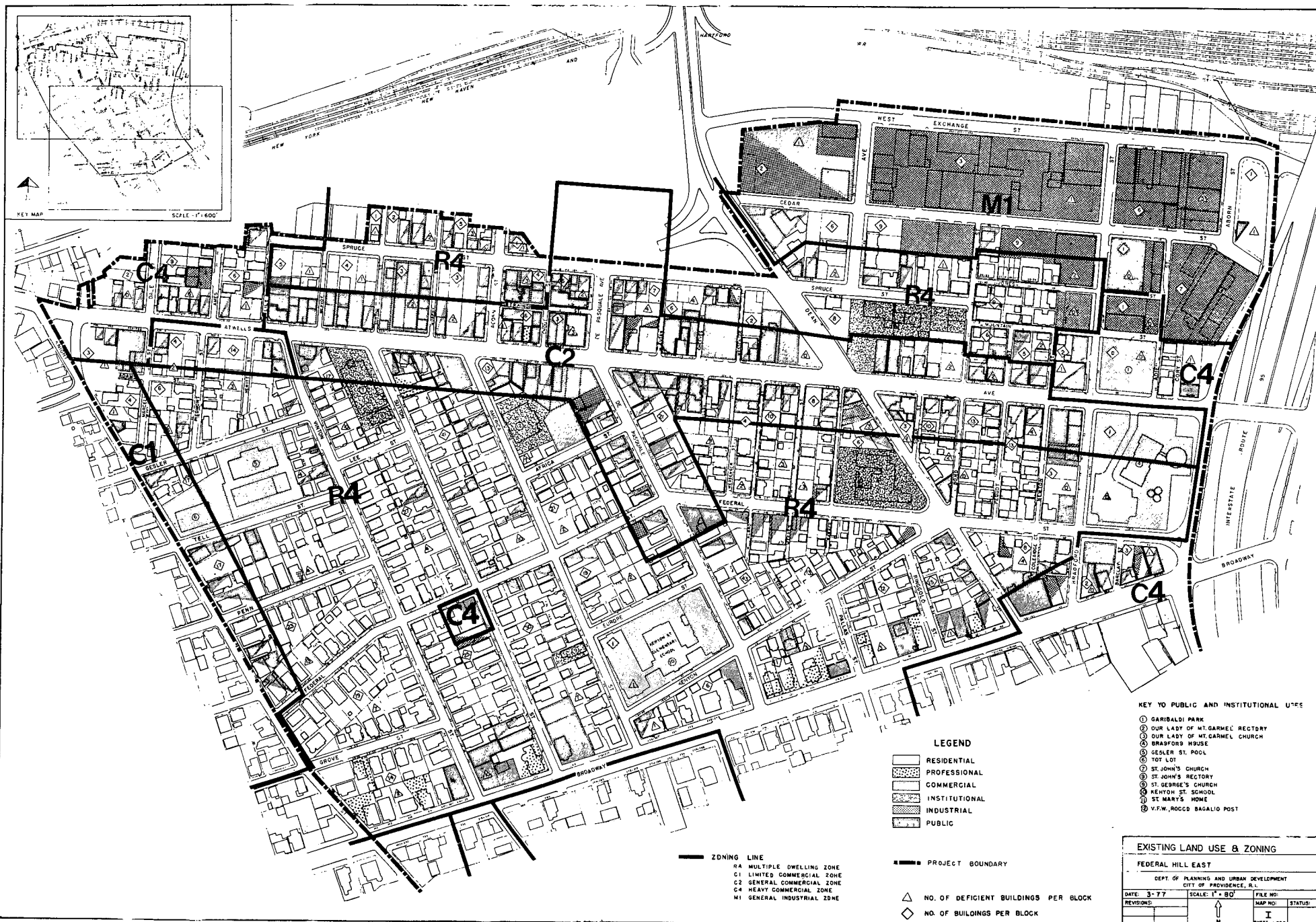
Beginning at a point, said point being the intersection of the southerly side of Westminster Street and the easterly side of Knight Street;

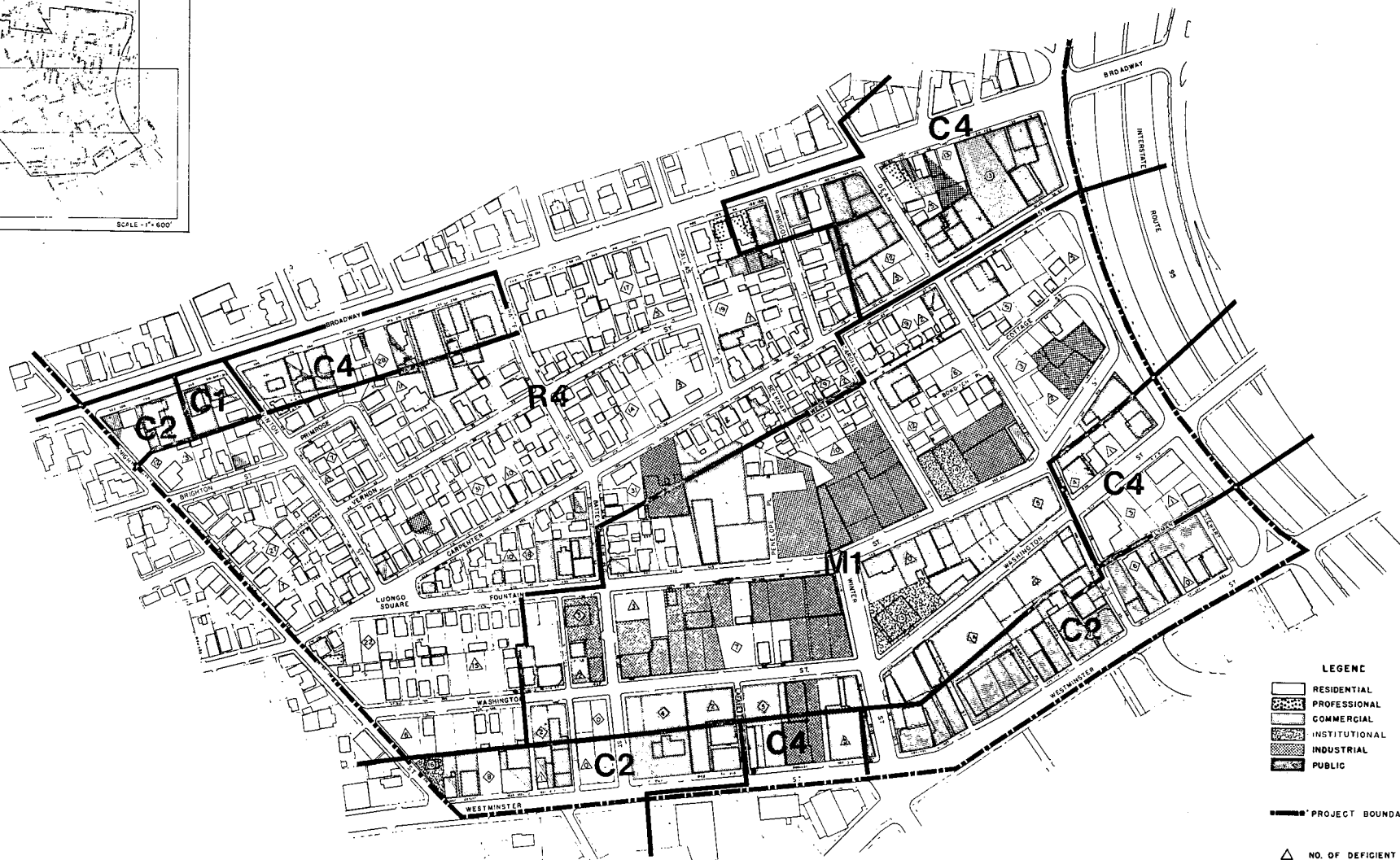
thence, running generally northwesterly along the easterly side of Knight Street to its intersection with the southerly most taking line of Proposed Route 6 Connector;

thence, turning and running generally easterly, then northerly, and then easterly along said southerly taking line of the Proposed Route 6 Connector to its intersection with the extension of the easterly side of the westerly service road of Interstate Route 95;

thence, turning and running generally southerly and southeasterly along said easterly side of the westerly service road of Interstate Route 95 to its intersection with the southerly side of Westminster Street;

thence, turning and running generally southwesterly and westerly along said southerly line of Westminster Street to the point and place of beginning.





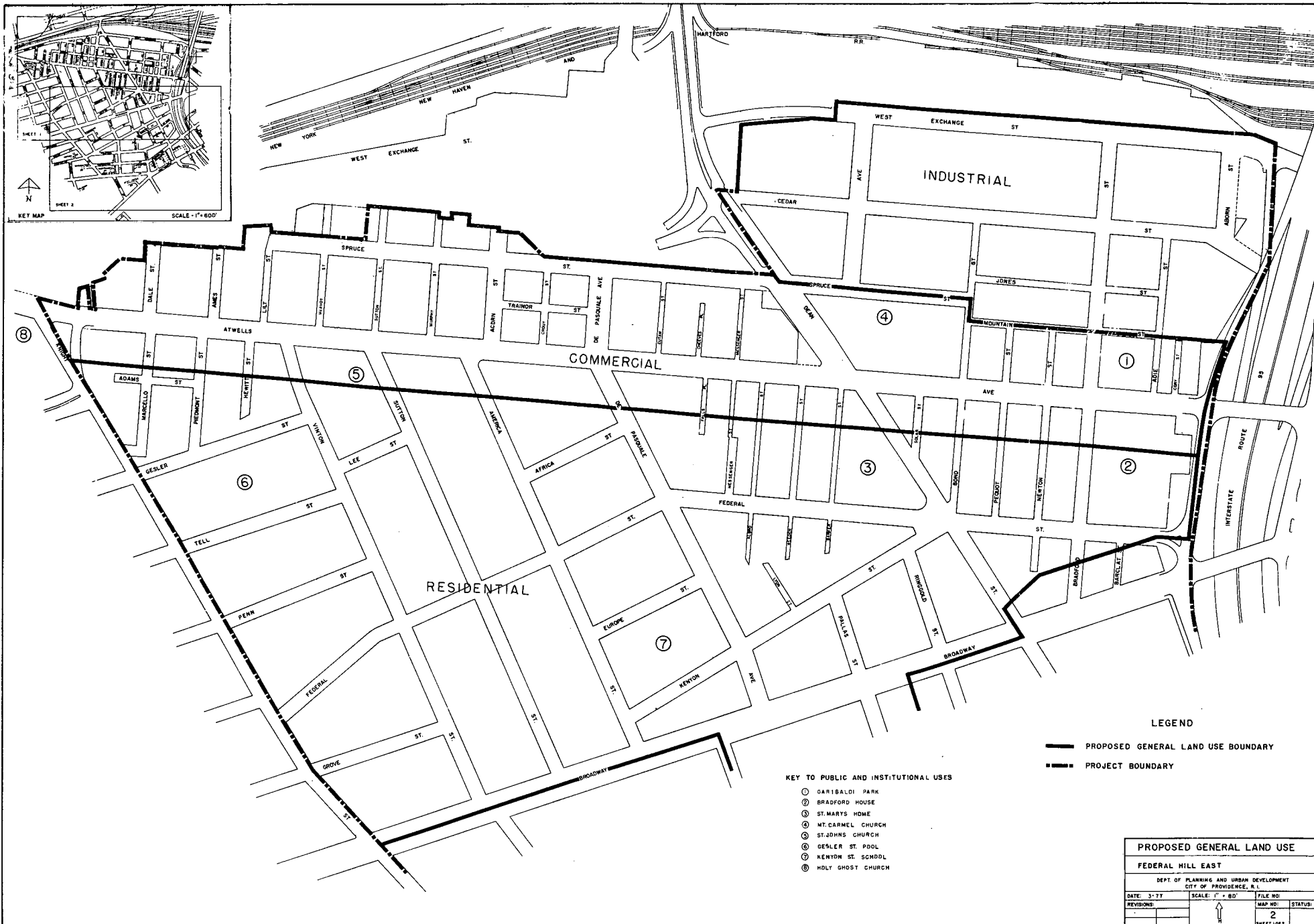
- LEGEND**
- RESIDENTIAL
  - PROFESSIONAL
  - COMMERCIAL
  - INSTITUTIONAL
  - INDUSTRIAL
  - PUBLIC
- PROJECT BOUNDARY
- NO. OF DEFICIENT BUILDINGS PER BLOCK
- ZONING LIR
- R4 MULTIPLE DWELLING ZONE
  - C1 LIMITED COMMERCIAL ZONE
  - C2 GENERAL COMMERCIAL ZONE
  - C4 HEAVY COMMERCIAL ZONE
  - M1 GENERAL INDUSTRIAL ZONE
- NO. OF BUILDINGS PER BLOCK

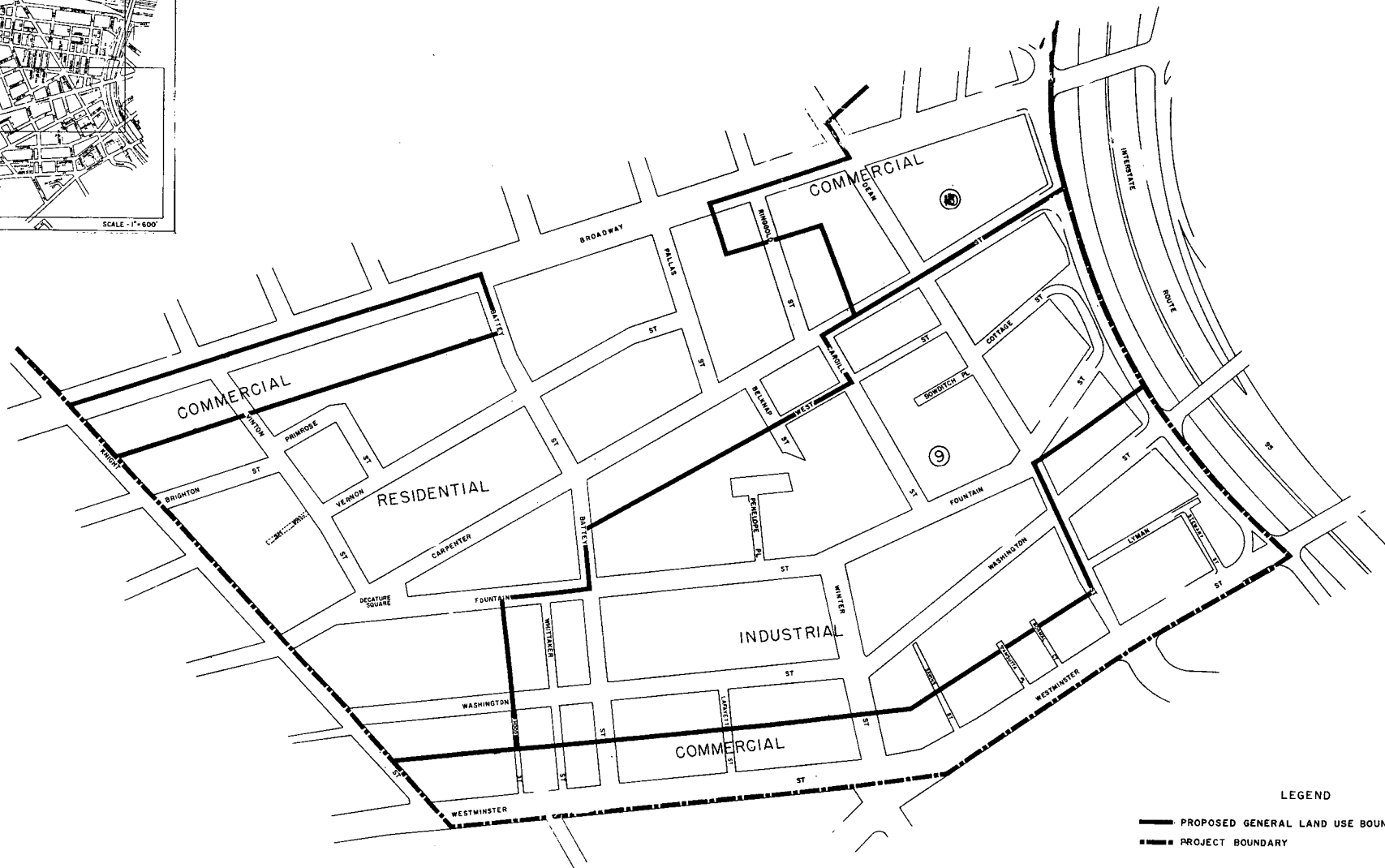
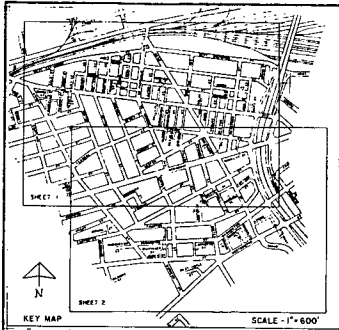
**KEY TO PUBLIC AND INSTITUTIONAL USES**

- INTERNAL REVENUE SERVICE
- R.I. TRADE SHOPS SCHOOL
- KNIGHTS OF COLUMBUS
- FULL GOSPEL MISSION

EXISTING LAND USE AND ZONING			
FEDERAL HILL EAST			
DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.			
DATE: 3-77	SCALE: 1" = 60'	FILE NO.	
REVISIONS:		MAP NO.	STATUS
		1	







#### LEGEND

- PROPOSED GENERAL LAND USE BOUNDARY
- - - PROJECT BOUNDARY

#### KEY TO PUBLIC AND INSTITUTIONAL USES

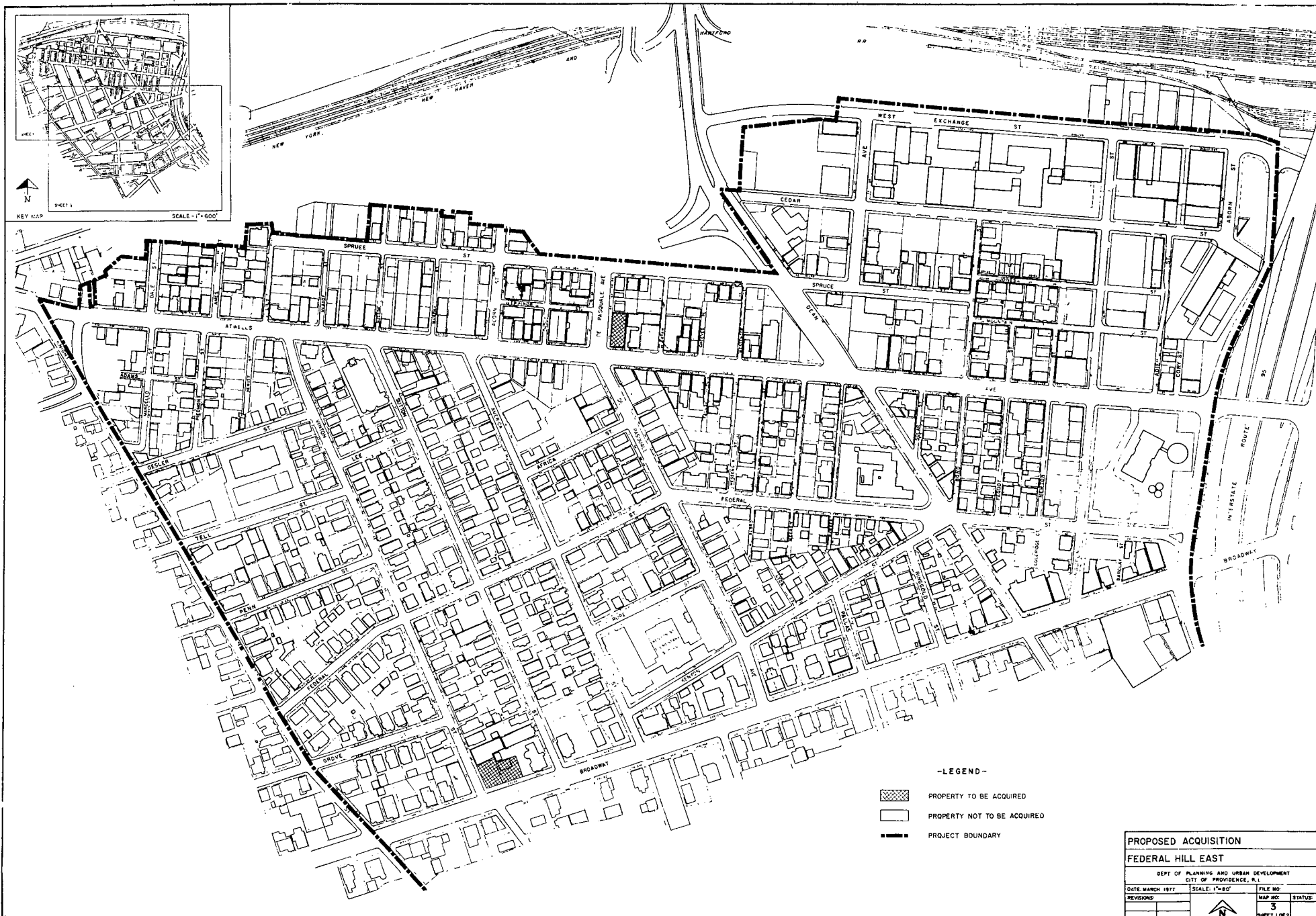
- ① R.I. TRADE SHOPS SCHOOL
- ② INTERNAL REVENUE SERVICE

#### PROPOSED GENERAL LAND USE




##### FEDERAL HILL EAST

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

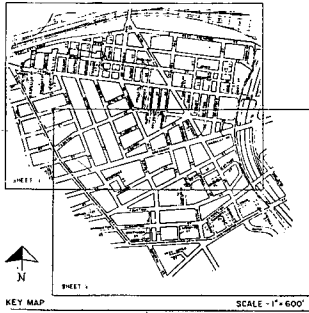
DATE: 3-77	SCALE: 1" = 80'	FILE NO.	
REVISIONS:		MAP NO.	2
		STATUS:	



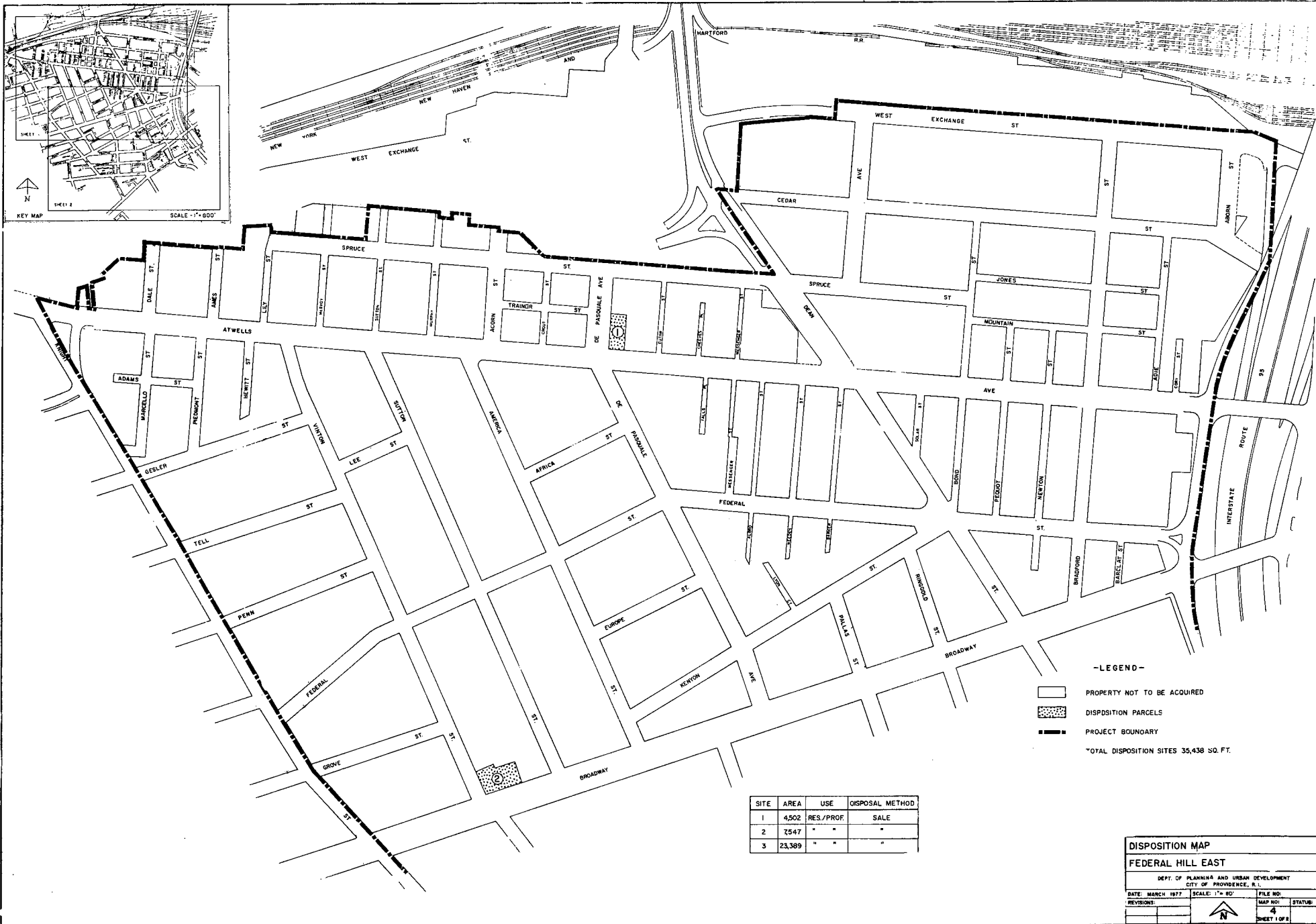
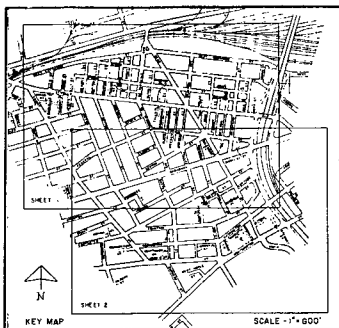
-LEGEND-

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

PROPOSED ACQUISITION			
FEDERAL HILL EAST			
DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.			
DATE: MARCH 1977	SCALE: 1"=60'	FILE NO:	STATUS:
REVISIONS:		MAP NO:	
		3	
		SHEET 1 OF 2	

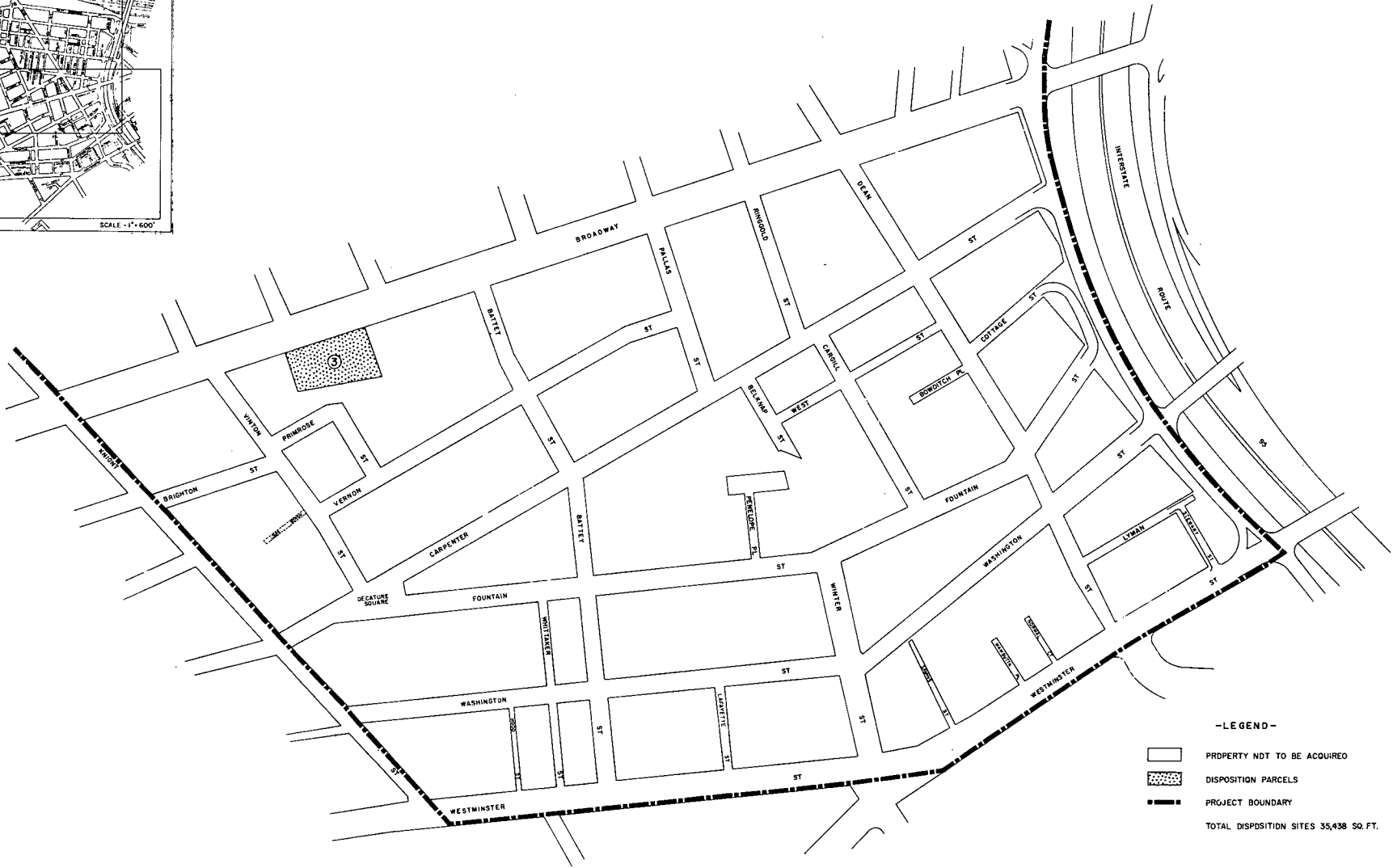
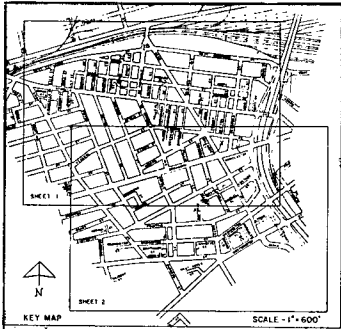


PROPOSED ACQUISITION			
FEDERAL HILL EAST			
DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.			
DATE: MARCH 1977	SCALE: 1" = 80'	FILE NO.	STATUS
REVISIONS		MAP NO.	
		3	
		SHEET 2 OF 2	

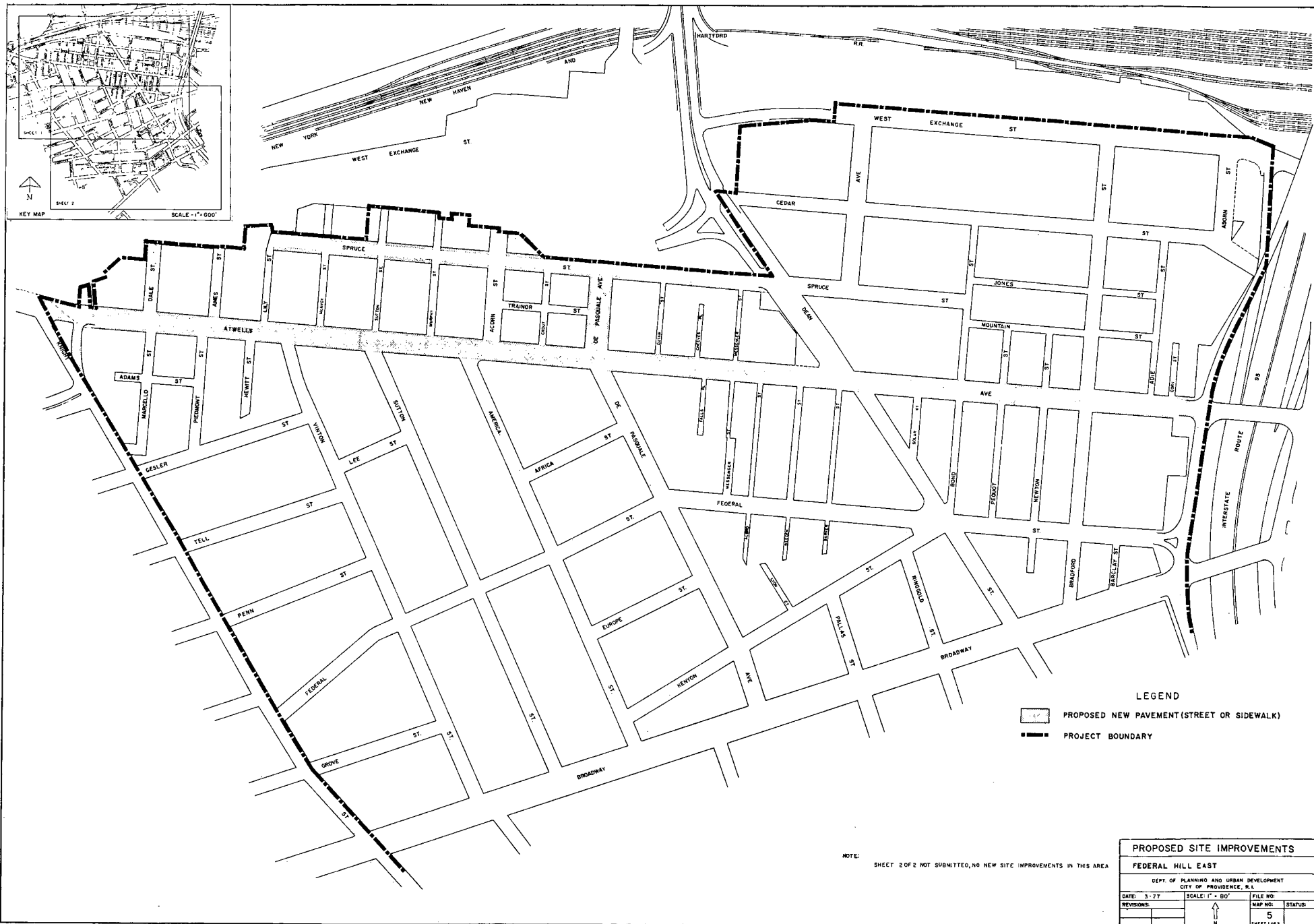


SITE	AREA	USE	DISPOSAL METHOD
1	4,502	RES./PROF.	SALE
2	7,547	" "	"
3	23,389	" "	"

<b>DISPOSITION MAP</b>			
<b>FEDERAL HILL EAST</b>			
DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.			
DATE: MARCH 1977	SCALE: 1" = 60'	FILE NO:	
REVISIONS:		MAP NO:	4
		STATUS:	
		SHEET 1 OF 2	



DISPOSITION MAP			
FEDERAL HILL EAST			
DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.			
DATE: MARCH 1971	SCALE: 1" = 60'	FILE NO:	
REVISIONS:		MAP NO:	4
		STATUS:	
		SHEET 2 OF 2	



City of Providence



Rhode Island

Department of City Clerk

**MEMORANDUM**

DATE: April 13, 1977  
TO: Members of City Council  
SUBJECT: ORDINANCES - SECOND READING

CONSIDERED BY: City Clerk Vincent Vespia

DISPOSITION: The following Ordinances, copies attached hereto, were in City Council April 7, 1977, Read and Passed the First Time and will be on the Docket of the City Council Meeting scheduled for April 21, 1977, for Passage the Second Time:

An Ordinance Approving and Adopting the Official Redevelopment Plan for Federal Hill East.

An Ordinance Authorizing the City Council of the City of Providence, Rhode Island, to File an Application for the Funding Under the Housing and Community Development Act of 1974, for Funds for the Community Development Block Grant Entitlement Funds for the Fiscal Year, 1978.

I submit the same under the provisions of Rule 17 of the Rules of the City Council.

*Vincent Vespia*

City Clerk



STANLEY P. BLACHER  
Chairman  
JOHN RAO, JR.  
Vice Chairman  
ROBERT J. BEVILACQUA  
RAYMOND E. GRIMES  
EDWARD A. SHAPIRA  
EDWARD W. XAVIER  
ANTHONY C. MEROLA  
VINCENT PALLOZZI  
Secretary  
STANLEY BERNSTEIN  
Executive Director



PROVIDENCE REDEVELOPMENT AGENCY

February 25, 1977

MAYOR VINCENT A. CIANCI, JR.  
Ex-Officio

Mr. Vincent Vespia  
City Clerk  
City Hall  
Providence, Rhode Island

Dear Mr. Vespia:

Enclosed are thirty (30) copies of an Ordinance Approving and Adopting the Official Redevelopment Plan for Federal Hill East together with thirty (30) copies of The Federal Hill East Plan.

It is respectfully requested that this matter be placed on the Docket for the March 2, 1977 City Council Meeting, so that it may be referred to the Committee on Urban Redevelopment, Renewal and Planning and a public hearing date may be established.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Stanley Bernstein".  
Stanley Bernstein  
Executive Director

SB/gl  
vfp

Enclosures

"4 a12"

STANLEY P. BLACHER  
Chairman

JOHN RAO, JR.  
Vice Chairman

ROBERT J. BEVILACQUA

RAYMOND E. GRIMES

EDWARD A. SHAPIRA

EDWARD W. XAVIER

ANTHONY C. MEROLA

VINCENT PALLOZZI  
Secretary

STANLEY BERNSTEIN  
Executive Director



PROVIDENCE REDEVELOPMENT AGENCY

March 10, 1977

MAYOR VINCENT A. CIANCI, JR.  
Ex-Officio

Councilman Ralph Fargnoli, Chairman  
Committee on Urban Redevelopment, Renewal and Planning  
City Hall  
Providence, Rhode Island 02903

Dear Councilman Fargnoli:

On February 25, 1977 the Providence Redevelopment Agency transmitted copies of the Federal Hill East Official Redevelopment Plan to the Providence City Council, and at its meeting on March 3, 1977 the Council referred it to The Committee on Urban Redevelopment, Renewal and Planning.

Subsequent to that date, the Providence Redevelopment Agency, at its meeting on March 8, 1977, voted to recommend to the Committee that the language in Section 3C(5) on Page 31 of the Federal Hill East Official Redevelopment Plan be amended to read as follows:

"To comply with such terms and conditions specified by the Providence Redevelopment Agency which will prevent the 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.)" - ADDED

In anticipation of your approval of this amendment to the Official Plan, we have inserted the new language in copies of the Federal Hill East Plan that will be distributed at the Public Hearing.

If you desire any further information on this matter, please feel free to contact this office.

Sincerely yours,

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

SB/gl  
vfp