

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1982-47

No. 417 AN ORDINANCE APPROVING AND ADOPTING THE OFFICIAL REDEVELOPMENT PLAN FOR THE EAGLE PARK RENEWAL PROJECT

Approved July 8, 1982

Be it ordained by the City of Providence:

WHEREAS, the Providence Redevelopment Agency (hereinafter sometimes called "Local Public Agency") pursuant to the provisions of Title 45, Chapters 31-33 (inclusive) of the General Laws of Rhode Island, 1956, as amended, entitled, "Redevelopment Act of 1956", has formulated and submitted to the City Council on April 1, 1982 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, "Eagle Park Renewal Project and comprises a report consisting of approximately 41 pages of text including exhibit 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 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 April 14, 1982.

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 Eagle Park Renewal Project and has certified that said Urban Renewal Plan conforms to the said general plan for the City as a whole, and the City Council has duly considered said report, recommendations and certification of the planning body; and

WHEREAS, the plan as submitted contains a finding that the area included in the proposed Urban Renewal Plan qualified as a deteriorated blighted area within the meaning of the "Redevelopment Act of 1956, as amended to date, because there exist in the area buildings or improvements, used or intended to be used for living, commercial, industrial or other purposes, which by reason of (1) dilapidation, deterioration, age or obsolescence, (2) inadequate provisions for ventilation, light, sanitation, open spaces and recreation facilities, (3) defective design or unsanitary or unsafe character of condition or

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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 21% of the structures have deficiencies that included serious deterioration; lack of sanitary facilities; and serious inadequacies in lighting and ventilation. The Eagle Park Renewal Project Area is not restricted to, nor does it consist entirely of lands, buildings, or improvements which of themselves are detrimental, but is an area in which such conditions exist and injuriously affect the entire area.

WHEREAS, there has also been presented to the City Council information and data respecting Urban Renewal Plans for the Urban Renewal Areas in the City of Providence including the following: Capital Improvement Programs for 1950-1956, 1951-1957, 1952-1958, 1953-1959, 1954-1960, 1955-1961, 1956-1962, 1957-1963, 1958-1964, 1959-1965, 1960-1966, and 1961-1967, 1962-1968, 1963-1969, 1964-1970, 1965-1971, 1966-1972, 1967-1973, 1968-1974, 1979-1985, 1980-1986 and the Annual Report of the Providence Redevelopment Agency for 1949 through 1980 (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 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 Eagle Park Renewal Project and will require, among other things, but not by way of limitation, property acquisition, clearance and demotion, rehabilitation, and reconstruction of certain streets, curbing and sidewalks, grading and other public improvements and other public actions; and

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

1. The Project is hereby designated as "Eagle Park Renewal Project".
2. It is hereby found and determined that for the purpose of the Urban Renewal Plan, the Eagle Park Renewal Project comprises that certain tract of land situated in the City of Providence and State of Rhode Island, which is bounded as described in Exhibit 1, 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 Eagle Park Renewal Project on the basis of the facts set forth in the report and documents mentioned in the Preamble of this Ordinance and upon the basis of evidence and testimony presented at the public hearing on said Plan;

(a) That within the Eagle Park Renewal Project Area 2% of the structures are substandard or seriously deficient or unsafe in that these structures contain serious deterioration, and

(b) Within the Eagle Park Renewal Project Area there exists the following environmental deficiencies:

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

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

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

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

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

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

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

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

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

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

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

8. The Providence Redevelopment Agency shall sell, lease or dispose of land in the Eagle Park Renewal 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 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 Eagle Park Renewal Project consisting of a booklet containing a table of contents, approximately 41 pages of text, including exhibit and maps, is hereby approved, adopted and designated as the Official Redevelopment Plan for the Eagle Park Renewal Project and is herein incorporated by reference, and made a part hereof.

11. The Providence Redevelopment Agency is hereby fully authorized to carry out this Official Redevelopment Plan, provided, however, that the Agency shall not enter into any contracts for disposition of property in the Urban Renewal Project Area until at least ten days after the City Council of the City of Providence has received at a regular or special meeting a report from the Providence Redevelopment Agency concerning the proposed sale of 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 Eagle Park Renewal Project Area and hereby allocates a cash contribution of \$478,000 representing the estimated amount of the Project Cost;

(d) That the City Treasurer, acting under the direction of the Committee on Finance, be and hereby is authorized and directed to borrow from time to time, in such sums as may be necessary, not exceeding Four Hundred Seventy Eight Thousand (\$478,000) Dollars in accordance with the provisions of Title 45, Chapter 32, Section 42, and Title 45, Chapter 33, Sections 1, 2, 4 and 17 of the General Laws of Rhode Island 1956, entitled, "Redevelopment Act of 1956, and to issue the City's notes therefor, signed by him and countersigned by the Mayor and the Chairman of the Committee on Finance and to renew any such notes from time to time as the same become due. The money thus obtained shall be used exclusively for carrying out the Official

Redevelopment Plan for Eagle Park Renewal Project.

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

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

IN CITY COUNCIL
JUN 24 1982
FIRST READING
READ AND PASSED

Rose M. Mendonca CLERK

IN CITY
COUNCIL
JUL 1 1982

FINAL READING
READ AND PASSED

Robert F. Lynch
PRESIDENT
Rose M. Mendonca
CLERK

APPROVED
JUL 8 1982
Vincent A. Cianci
MAYOR

APR 5 4 1982

COMMITTEE ON
CITY PLANNING

APPROVED

APR 8 1982

IN CITY COUNCIL
APR 1 1982
FIRST READING
REFERRED TO COMMITTEE ON

URBAN REDEVELOPMENT
RENEWAL & PLANNING

Grace Meadows
CLERK

THE COMMITTEE ON
URBAN REDEVELOPMENT
AND PLANNING
Approves Passage of
The Within Ordinance

Grace Meadows
Clerk
June 1, 1982

Councilman Xavier, Flynn and Shifflin (By Request)

STANLEY P. BLACHER
Chairman
JOHN RAO, JR.
Vice Chairman
ROBERT J. BEVILACQUA
FREDRICK LIPPITT
JOSEPH MOLLICONE
EDWARD W. XAVIER
LAURENCE K. FLYNN
STANLEY BERNSTEIN
Executive Director
and Secretary



PROVIDENCE REDEVELOPMENT AGENCY

March 26, 1982

MAYOR VINCENT A. CIANCI, JR.
Ex-Officio

Rose Mendonca, City Clerk
City Hall
Providence, Rhode Island 02903

Dear Mrs. Mendonca:

Enclosed is an original and thirty (30) copies of an Ordinance Approving and Adopting the Official Redevelopment Plan for the Eagle Park Renewal Project. Thirty (30) copies of the Eagle Park Renewal Plan will be transmitted under separate cover.

The Eagle Park Renewal Project was developed through the cooperative efforts of the Eagle Park Revitalization Commission, the City of Providence Department of Planning and Urban Development, and the Providence Redevelopment Agency.

The Plan proposes the acquisition of land, rehabilitation, and disposition of land for new development, as well as installation of site improvements.

The Project Cost is estimated at \$478,000.00 and will be funded from the sale of long-term general obligation bonds issued by the City of Providence for redevelopment purposes.

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

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

Sincerely,

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

SB/gl
vfp
Enclosures

Richard A. Catallozzi Building Co., Inc.

COMMERCIAL & RESIDENTIAL BUILDING - SNOW REMOVAL
18 BEL-AIR DRIVE - PROVIDENCE, RHODE ISLAND 02911 - PHONE 421-6988

May 14, 1982

Mr. William G. Floriani
Supervisor of Real Estate
40 Fountain Street
Providence, R.I. 02903

RE: Public Hearing - Eagle Park Renewal Project

Dear Mr. Floriani:

Please be advised that we are objecting to the proposed acquisition
of land located on A.P. 70, Lots 115, 129, 128, 127, and 126.

Our reason being that we have many interested parties.

Very truly yours,

Richard A. Catallozzi
Richard A. Catallozzi

RAC:bc