

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1983-4

No. 178 AN ORDINANCE APPROVING AND ADOPTING THE OFFICIAL REDEVELOPMENT PLAN FOR THE SILVER LAKE REVITALIZATION PROJECT

Approved February 18, 1983

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, Chapter 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 July 1, 1982 for its consideration, an Urban Renewal Plan approved by the Local Public Agency, for an Urban Renewal Area, which said Urban Renewal Plan is entitled, "Silver Lake Revitalization Project" and comprises a report consisting of approximately 30 pages of text, 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; and

WHEREAS, a copy of said Urban Renewal Plan was transmitted to the City Plan Commission on June 21, 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 the Silver Lake Revitalization 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

No.

CHAPTER

AN ORDINANCE

or unsanitary or unsafe character of condition, (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; and

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 3.52% of the structures have deficiencies that include serious deterioration; lack of sanitary facilities; and serious inadequacies in lighting and ventilation. The Silver Lake Revitalization Project Area is not restricted to, nor does it consist entirely of lands, buildings, or improvements which of themselves are detrimental, but is an area in which such conditions exist and injuriously affect the entire area.

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

WHEREAS, at a public hearing held following notice of the date, time, place and purposes 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 Silver Lake Revitalization Project Area and will require, among other things, but not by way of limitation, property acquisition clearance and demolition, rehabilitation and reconstruction of certain streets, curbs 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 "Silver Lake Revitalization Project".

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

3. It be and hereby is found and determined in relation to the Silver Lake Revitalization 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 Silver Lake Revitalization Project Area 1.00% of the structures are substandard or seriously deficient or unsafe in that these structures contain serious deterioration, and

(b) Within the Silver Lake Revitalization 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 Silver Lake Revitalization Project Area is hereby determined to be deteriorated blighted area.

5. It be and hereby is found that the Silver Lake Revitalization 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 Silver Lake Revitalization 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 Silver Lake Revitalization 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 said Plan for the Silver Lake Revitalization 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 Silver Lake Revitalization Project Area only in accordance with the terms of the Redevelopment Plan and subject to the restrictions, covenants and conditions set forth herein 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 relates to the 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 Silver Lake Revitalization Project consisting of a booklet containing a table of contents, approximately 30 pages of text, exhibit and maps, is hereby approved, adopted and designated as the Official Redevelopment Plan for the Silver Lake Revitalization 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, however, that the Agency shall not enter into any contracts for disposition of property in the Urban Renewal Project Area until at least ten days after the City Council of the City of Providence has received at a regular or special meeting a report from the Providence Redevelopment Agency concerning the proposed sale or lease.

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

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

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

(c) Declares that it will provide the cost of the redevelopment of the Urban Renewal Project Area, and hereby allocates a cash contribution of \$867,750.00 representing the estimated amount of the Project Cost;

(d) That the City Treasurer, acting under the direction of the Committee on Finance, be and hereby is authorized and directed to borrow from time to time, in such sums as may be necessary, not exceeding Eight Hundred Sixty Seven Thousand Seven Hundred Fifty and 00/100 (\$867,750.00) Dollars in accordance with the provisions of Title 45, Chapter 32, Section 42, and Title 45, Chapter 33, Sections 1, 2, 4, and 17 of the General Laws of Rhode Island, 1956, entitled, "Redevelopment Act of 1956", and to issue the City's notes therefore, 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 the Silver Lake Revitalization 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

FEB 3 1983
FIRST READING
READ AND PASSED

Rose M. Mendonca CLERK

IN CITY
COUNCIL
FEB 17 1983

FINAL READING
READ AND PASSED

[Signature]
PRESIDENT
Rose M. Mendonca
CLERK

APPROVED

FEB 18 1983

Vincent A. Cianci
MAYOR

FILED

JUN 25 1 59 PM '82

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

THE COMMITTEE ON
URBAN REDEVELOPMENT
RENEWAL & PLANNING

Approves Passage of
The Within Ordinance

Rose M. Manderson
Chairman
January 24, 1983

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

URBAN REDEVELOPMENT
RENEWAL & PLANNING

Rose M. Manderson CLERK

THE COMMITTEE ON
URBAN REDEVELOPMENT
RENEWAL & PLANNING

Recommends

Clerk

July 28, 1982
Be Continued
Richard R. Clement

THE COMMITTEE ON
URBAN REDEVELOPMENT
RENEWAL & PLANNING

Recommends

Clerk

Nov. 18, 1982
Richard R. Clement

Councilman Xavier and Councilman Flynn (By Request)

STANLEY P. BLACHER
Chairman

JOHN RAO, JR.
Vice Chairman

ROBERT J. BEVILACQUA

FREDRICK LIPPITT

JOSEPH MOLLICONE

EDWARD W. XAVIER

LAURENCE K. FLYNN

STANLEY BERNSTEIN
Executive Director
and Secretary



PROVIDENCE REDEVELOPMENT AGENCY

June 25, 1982

MAYOR VINCENT A. CIANCI, JR.
Ex-Officio

Rose M. Mendonca, City Clerk
City Hall
Providence, R. I. 02903

Re: Silver Lake Revitalization Project

Dear Mrs. Mendonca:

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

The Silver Lake Revitalization Project was developed through the cooperative efforts of the Plainfield/Pocasset Business and Neighborhood Association, the City of Providence Department of Planning and Urban Development, and the Providence Redevelopment Agency.

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

The project cost is estimated at \$867,750.00 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 July 1, 1982 meeting of the City Council. Your cooperation in this matter is greatly appreciated.

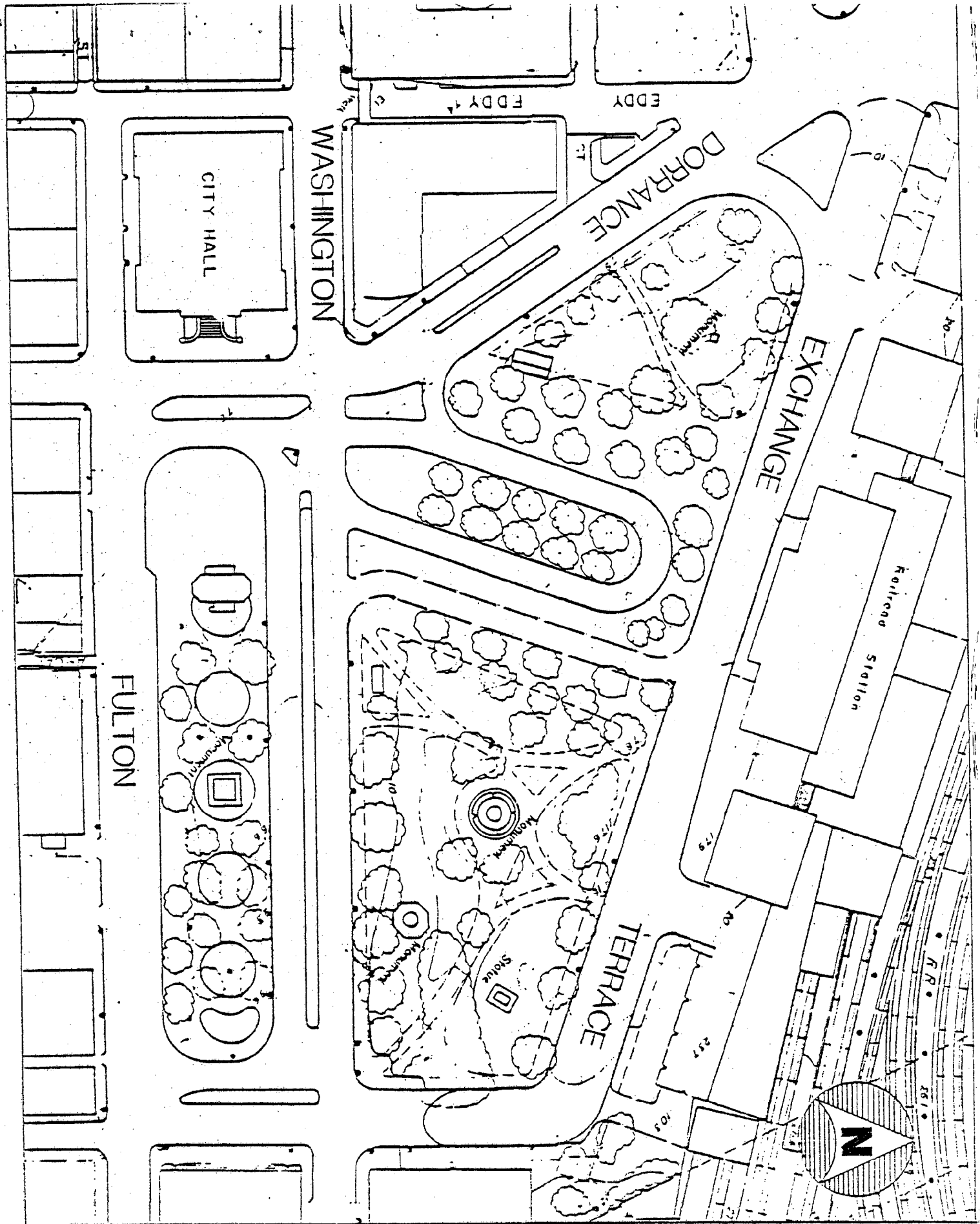
Sincerely,

A handwritten signature in cursive script that reads "Stanley Bernstein". To the right of the signature is a small, stylized circular mark or monogram.

Stanley Bernstein
Executive Director

SB/gl
mac

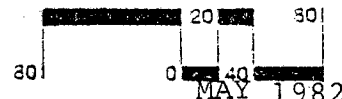
Enclosures



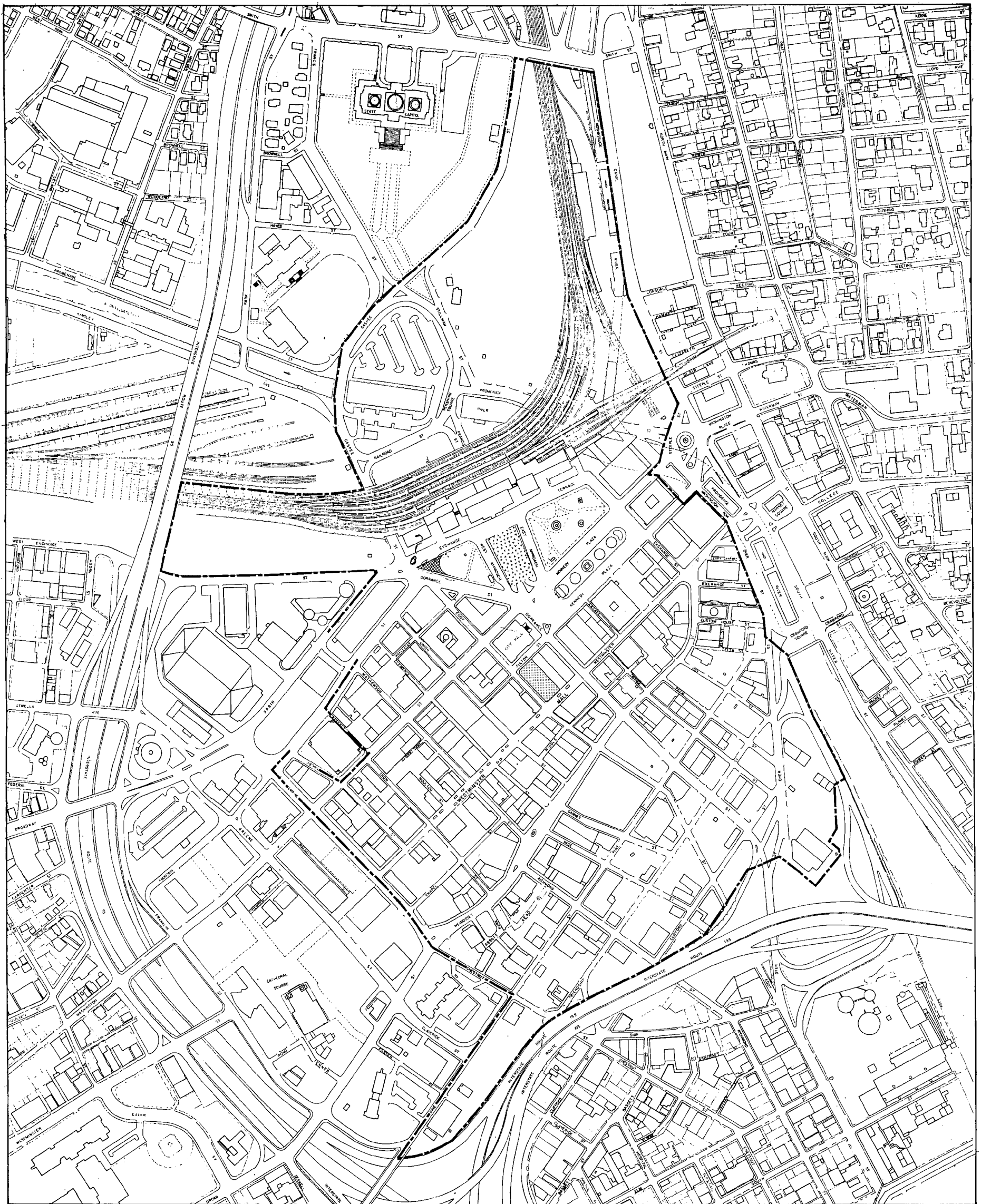
KENNEDY PLAZA PROJECT

Department of Planning and Urban Development

MAP NO. 5



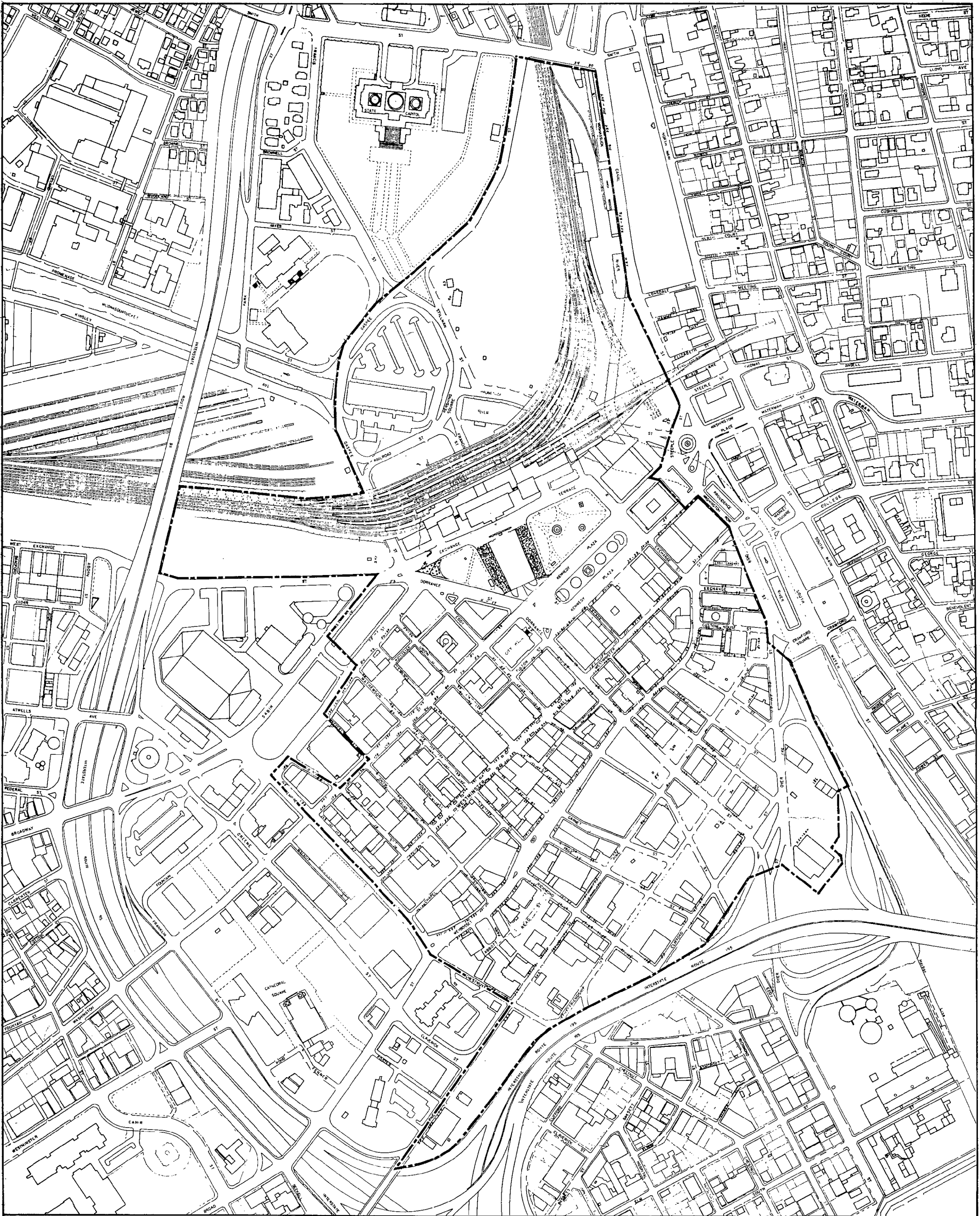
MAY 1982



LEGEND

- PROJECT BOUNDARY
- PROPERTY TO BE ACQUIRED (AMENDED MAY, 1982)
- PROPERTY NOT TO BE ACQUIRED
- ▨ PROPERTY TO BE ACQUIRED (AMENDED APR., 1980)
- ▩ PROPERTY TO BE ACQUIRED (ORIGINAL SEPT., 1976)

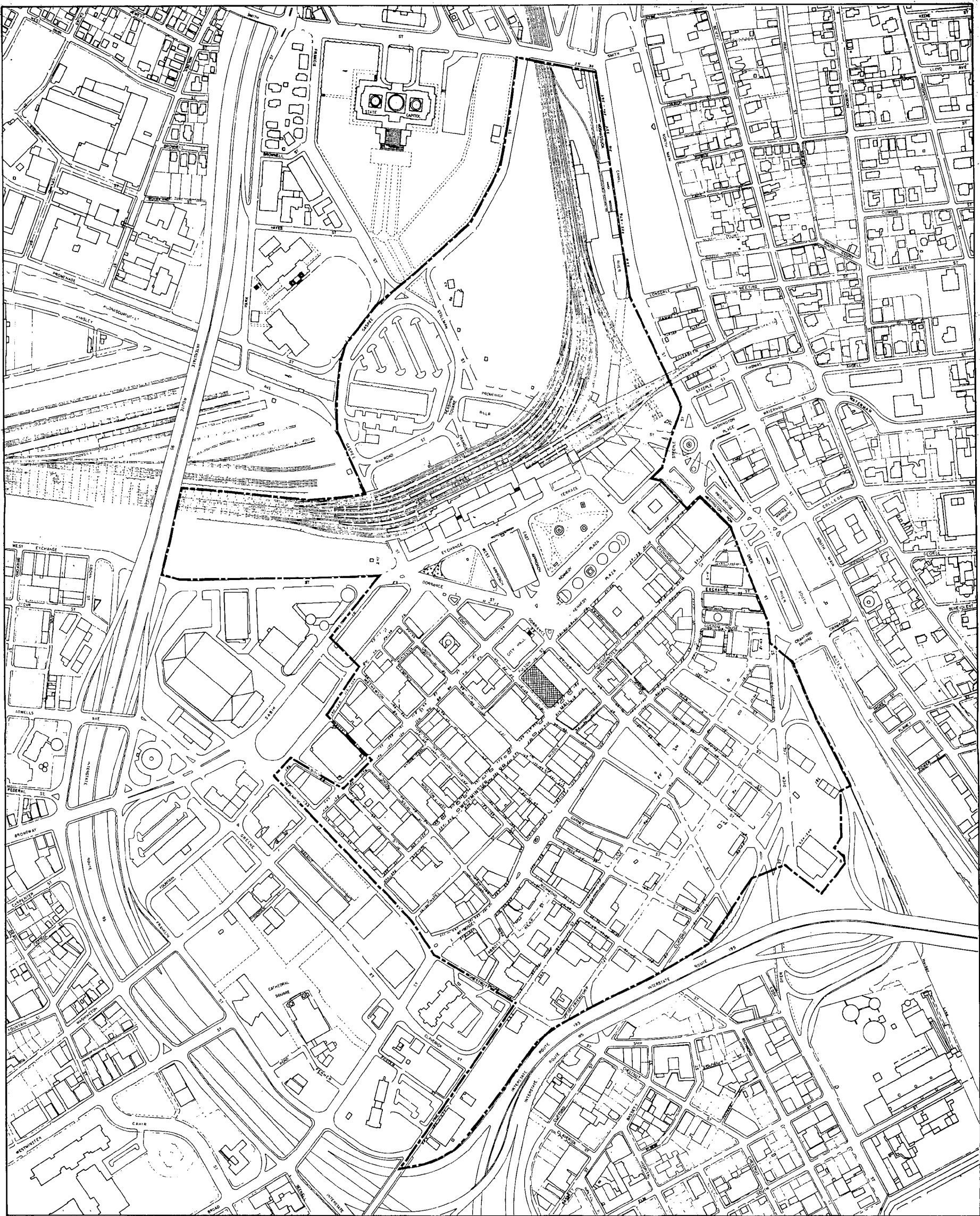
PROPOSED ACQUISITION			
DOWNTOWN PROVIDENCE RENEWAL			
DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.			
DATE: 5-82	SCALE: 1" = 160'	FILE NO:	
REVISIONS:		MAP NO:	
		3	



-LEGEND-

- PROJECT BOUNDARY
- EXISTING RIGHT-OF-WAY TO REMAIN
- EXISTING RIGHT-OF-WAY TO BE VACATED (AMENDED 6-78)
- NEW RIGHT-OF-WAY OR STREET WIDENING (AMENDED 5-82)

RIGHT-OF-WAY ADJUSTMENTS			
DOWNTOWN PROVIDENCE RENEWAL			
DEPT OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.			
DATE: 5-82	SCALE: 1"=160'	FILE NO:	
REVISIONS:		MAP NO:	6
		STATUS:	



LEGEND

- PROJECT BOUNDARY
- DISPOSITION PARCEL (AMENDED 4-80, 17,525± SQ. FT.)
- DISPOSITION PARCEL (AMENDED 5-82, 5,600± SQ. FT.)
USE: STREET BY DEDICATION

DISPOSITION MAP			
DOWNTOWN PROVIDENCE RENEWAL			
DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.			
DATE: 5-82	SCALE: 1" = 160'	FILE NO:	
REVISIONS:		MAP NO:	7
		STATUS:	

SILVER LAKE REVITALIZATION PROJECT

Proposed Redevelopment Plan, 1982



Providence Redevelopment Agency

PROVIDENCE, RHODE ISLAND 02903

PROPOSED REDEVELOPMENT PLAN
FOR
SILVER LAKE REVITALIZATION PROJECT

1982

PROVIDENCE REDEVELOPMENT AGENCY
Providence, Rhode Island

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I. EXHIBIT

A. LEGAL DESCRIPTION OF THE PROJECT BOUNDARIES

I.

J. LIST OF ATTACHED MAPS

1. EXISTING LAND USE AND ZONING (Sheet 1 and 2)

2. PROPOSED LAND USE AND ZONING (Sheet 2)

3. PROPOSED ZONING CHANGES (Sheet 2)

4. PROPOSED ACQUISITION (Sheet 2)

5. LAND DISPOSITION (Sheet 2)

6. PROPOSED SITE IMPROVEMENT (Sheet 2)

INTRODUCTION

1. SILVER LAKE REVITALIZATION PROJECT

The Silver Lake Revitalization Project comprises 102.20 acres of densely settled, mixed commercial and residential uses. It is located within the Silver Lake neighborhood, one of several viable inner-city neighborhoods which may be faced with unnecessary disinvestment and deterioration without corrective action. It is the desire of the neighborhood business-community residents and the Providence Redevelopment Agency to reverse trends of incipient decline and to promote the future stability of the Silver Lake neighborhood.

The Silver Lake neighborhood, in general, has not experienced the effects of physical deterioration, population decline and socio/economic change to the degree that other neighborhoods within the City have experienced such problems. The neighborhood has remained fairly stable in population and socio/economic structure with a predominance of middle income property owners. Some mixed and/or incompatible land uses along major thoroughfares have caused a downward trend in commercial activity in certain sections of the neighborhood. This trend must be reversed through this Project.

The neighborhood is characterized by its proximity to Route 6 and Route 10, the Olneyville Square and Hartford Avenue neighborhoods which are currently in the renewal process. An active Citizens & Business Association is also present in the neighborhood and is promoting private reinvestment.

In planning for the physical and economic revitalization of Silver Lake, a strong commitment is required from the business community to complement public commitment by the Redevelopment Agency. That commitment was in part satisfied by the Providence Redevelopment Agency's decision to utilize a portion of its bonding authority to revitalize Silver Lake, both within the Plainfield/Pocasset Oddfellows Square business area and the area along Pocasset Avenue to the Cranston City line.

This cooperative effort between the public and private sectors can be the catalyst for the revitalization of this desirable and livable inner-city neighborhood.

A two-prong strategy will be aimed primarily at reversing a trend of disinvestment and deterioration. The first part is concentrated in a triangular area located at the intersection of two major neighborhood thoroughfares: Plainfield Street and Pocasset Avenue. Both streets generate a heavy traffic flow through the project area, and together with the existing commercial uses therein, this Agency has identified this area as a potentially desirable location for retail-commercial expansion and development.

The second part of the strategy is to identify, condemn and remove selected blighted properties along Pocasset Avenue, from Oddfellows Square to the Cranston City line. This would allow for existing viable businesses to thrive and to provide new sites for business expansion.

Throughout this redevelopment plan, this two-pronged strategy will serve as the major goal through which all actions will be determined.

2. DEFINITIONS

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

and fronting on a street.

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

3. ABBREVIATIONS

- a. "Agency": Providence Redevelopment Agency.
- b. "Building Code": The Rhode Island State Building Code, as amended.
- c. "City": City of Providence.
- d. "City Council": City Council of the City of Providence.

- e. "Community Redevelopment Act": Redevelopment Act of 1956 of
the General Laws of Rhode Island, 1956, as amended.
- f. "Department": Department of Planning and Urban Development of
the City of Providence.
- g. "Minimum Housing Code": Minimum Standards Housing Ordinance.
- h. "Plan": Redevelopment Plan.
- i. "Project Area": Silver Lake Revitalization Project Area.
- j. "Zoning Ordinance": Zoning Ordinance of the City of Providence.
Chapter 54, approved September 21, 1951, as amended.
- k. "Zoning Board of Review": Zoning Board of Review of the City
of Providence.

A. DESCRIPTION OF THE PROJECT

1. BOUNDARIES AND LOCATION OF PROJECT

The Project is located within the Silver Lake neighborhood of Providence, more specifically beginning at the intersection of Plainfield Street and Pocasset Avenue and continuing generally southwesterly along Pocasset Avenue to the Cranston City line. It is an area comprised of mixed land uses in a generally stable socio/economic community.

The Project Area is generally bounded by Whittier Avenue, Viola Street, Dorchester Avenue, Ethan Street, Farmington Avenue, the Cranston City line, Laurel Hill Avenue, Magnolia Street and the rear lot lines of the south side of Pocasset Avenue. The major land use concentration within the Project is residential with several pockets of concentrated commercial and mixed uses including public and professional. Beyond the Project boundaries, the land is predominantly residential in character. The boundaries of the Project have been established without regard to sex, race, religion, national origin, or skin color. The boundaries of the Project are shown on Map No. 1 "Existing Land Use and Zoning" a description of the Project Boundary and is attached hereto as Exhibit A.

2. PHYSICAL CHARACTER OF THE SILVER LAKE REVITALIZATION PROJECT

The Silver Lake Revitalization Project is located within Silver Lake one of twenty four (24) separate and unique neighborhoods of the City.

The Project evolved from a need for a commercial revitalization effort recognized some months ago by the City and a neighborhood organization known as the Plainfield/Pocasset Business and Neighborhood Association.

During the past 10 years the Plainfield/Pocasset area of Silver Lake has experienced a lack of identity in terms of land use. It is often thought of as the "Gateway to Silver Lake", with Plainfield Street running west to the Johnston Town line and Pocasset Avenue running southwest to the Cranston City line. There are several neighborhood commercial streets that have for the most part been well maintained and have remained economically viable over the years.

Silver Lake and the Plainfield/Pocasset commercial area, are prime considerations for neighborhood and commercial revitalization for the following reasons:

- its contiguity to four other neighborhoods currently undergoing renewal activity: West End, Olneyville, Federal Hill and Hartford Avenue.
- its proximity to major highways and mass transit.
- the physical character and structural stability of its housing stock which has been well maintained over the years.

The Project Area totals 102.20 acres and includes the following land uses:

<u>USE</u>	<u>ACREAGE</u>	<u>PERCENTAGES</u>
Street	30.64	29.98
Commercial	1.51	1.48
Residential	55.93	54.73
Industrial	0.15	0.15
Institutional	3.68	3.60
Public	.29	0.28
Vacant (Improv. & Unimprov.)	9.25	9.25
Professional	<u>0.75</u>	<u>0.73</u>
	102.20	100%

Of the total 730 lots in the Project Area, 26 lots or 4% are unimproved.

3. DATA ON BLIGHTED AND SUBSTANDARD CONDITIONS

Base data was collected mainly from the City Wide Land use and Building Condition Survey conducted by the Department in 1980, which together with recent departmental surveys and additional information derived from the City of Providence Tax Assessor's Office, provided the basis for a comprehensive overview of the Project Area.

The structure quality for the Project Area was determined as follows:

<u>BUILDING CONDITION</u>	<u>NUMBER</u>	<u>PERCENTAGES</u>
Excellent	195	32.72
Good	152	25.50
Satisfactory	154	25.84
Light Deterioration	74	12.42
Advanced Deterioration	15	2.52
Heavy Deterioration	3	0.50
Dilapidated	<u>3</u>	<u>0.50</u>
	596	100%

Of the total 596 structures in the Project Area, 410 structures or 69% are residential. 3.52% of the structures, both residential and non-residential have deficiencies that include advanced deterioration, heavy deterioration, and dilapidation.

Of the total 596 structures within the Project Area, 95 structures or 16% have deficiencies that range from light deterioration to dilapidation.

The Project Area is a deteriorated, blighted area within the meaning of Section 45-31-8 of the General Laws of the State of Rhode Island, because there exists in the Area buildings and improvements used or intended to be used for commercial, industrial, professional, residential, or other purposes which by reason of 1) dilapidation, deterioration, age and obsolescence, 2) inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities, 3) defective design,, unsanitary or unsafe character and conditions of physical construction, 4) defective and inadequate street and lot layout, 5) mixed character and shifting of uses, 6) deterioration of site improvements and/or combinations of such factors and characteristics, are conducive to the further deterioration of the Area. The Area is not restricted to, nor does it consist entirely of lands, buildings and improvements which of themselves are detrimental, but it is the Area in which such conditions exist, and injuriously affect the entire Area.

B.. STATEMENT OF DEVELOPMENT OBJECTIVES

1. ECONOMIC AND COMMERCIAL REVITALIZATION

To revitalize the retail-commercial activity within Silver Lake, specifically in the Plainfield/Pocasset Area and the southerly commercial area of Pocasset Avenue, often referred to as "Downtown Silver Lake", near the Cranston City line. It will be necessary to first

create a new identity and then beautify its physical appearance.

This will be achieved by focusing on the Plainfield/Pocasset Area as one part of the overall plan (See Map No. 6 Site Improvements); by enhancing the Gateway to Silver Lake; by providing sites for new commercial construction, landscaping, street furnishings, signage, lighting, etc.; and by encouraging expansion of existing and new commercial uses. The second part of the Plan will focus on the remaining commercial strips along Pocasset Avenue, by proposing treatment such as the acquisition of vacant lots, blighted and substandard properties in an attempt to arrest any blight that may exist in the area. In conjunction with public investment the businesses within the Project Area will be expected to make visible capital improvements to their properties.

2. PROPERTY ACQUISITION, CLEARANCE AND REHABILITATION

The Project Plan provides for the acquisition and clearance or rehabilitation of certain land and buildings which are either in substandard or in deteriorating condition or that contain uses which are not compatible with adjacent properties.

Acquisition has also been proposed where there was a need to assemble land for new construction to achieve the objectives of the Plan.

In all instances, acquisition of property will be justified in accordance with the State of Rhode Island Redevelopment Act of 1965, as amended, and must be approved by the Agency and the City Council as part of this Official Redevelopment Plan.

Properties identified for acquisition and clearance will be designated for disposition use which will meet the goals and objectives of the Plan.

Properties to be acquired are set forth on the Proposed Acquisition Map No. 4.

3. NEW CONSTRUCTION

Vacant disposition sites will be offered for new development consistent with the objectives and controls of the Plan.

4. SITE IMPROVEMENTS

Site improvements proposed for the Project are specifically targeted towards the revitalization of the commercial district as previously described in this Plan.

5. LAND USE AND ZONING

The Project Area has been studied in terms of existing land use and zoning to determine if the present uses were compatible with the zoning ordinance and contiguous areas, and zoning changes are provided herein for necessary modifications.

A major Plan objective has been to identify land use trends and to eliminate spot zoning and non-conforming land uses. Accomplishment of this objective should result in a cohesive commercial district which would have its own identity and would complement the residential neighborhood uses.

C. PROPOSED GENERAL LAND USE

1. DESCRIPTION OF PREDOMINANT LAND USE CATEGORIES

The proposed land uses for the Project 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 major land use for the Project shall remain basically unchanged with the exception of the Plainfield/Pocasset Area and those other exceptions deemed necessary to meet planning objectives.

These areas are generally delineated on Map No. 2, entitled, "Proposed General Land Use and Zoning".

2. PLANNING CRITERIA

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

(1) 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 and in this Plan.

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

a) Demonstration that there is a need for such a facility to serve the area.

b) Compatibility between auxiliary uses and predominant land use.

c) Economic feasibility and availability of land for the provision of adequate off-street parking and loading.

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

(1) Guided by the City's "Master Plan for Circulation," alterations to the existing circulation systems within the Project will be determined by the following criteria:

- a) Proposed land use
- b) Existing land use
- c) Estimated traffic volume
- d) Existing or planned access to major thoroughfares

(2) The internal circulation system will ensure an effective separation between neighborhood traffic and through traffic.

(3) Circulation amenities will alleviate existing traffic congestion and facilitate traffic flow to, from, and through the commercial district.

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

(1) Site improvement will be provided within the Project Area. (See Map No. 6 "Proposed Site Improvements")

(2) Public improvements will be provided in support of land uses.

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

1. ACQUISITION AND CLEARANCE - The major treatment for the Project Area is rehabilitation, spot clearance, site improvements and rights-of-way adjustments. Revitalization will be realized by acquisition and

clearance in those instances where there is a need to:

(a) Remove blighting influences, such as:

- (1) Substandard buildings.
- (2) Overcrowding or improper location of structures on the land.
- (3) Obsolete building types.
- (4) Detrimental land uses or conditions.
- (5) Unsafe, congested, poorly designated or otherwise deficient streets.
- (6) Significant environmental deficiencies.

(b) Provide land for new development, or improvements to existing facilities.

(c) Promote historic and architectural preservation.

(d) Provide land for right-of-way adjustments.

(e) Provide land for other Plan objectives as specified in this Plan.

2. REHABILITATION

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

(b) Property Rehabilitation Standards

(1) Residential Rehabilitation Standards

a) Minimum Housing Standards

Minimum Housing Standards for acceptable dwelling rehabilitation within the Project Area shall consist of the legal requirements contained in the ordinance of the City of Providence entitled, "An Ordinance Providing Minimum Standards for Housing," Chapter 1040, approved July 9, 1956, as amended to date, and a code of the State of Rhode Island entitled, "Rhode Island Housing Maintenance and Occupancy Code", approved May 7, 1970, as amended.

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

(2) NON-RESIDENTIAL REHABILITATION STANDARDS

a) Minimum Non-Residential Standards

The State Building Code and the Zoning Ordinance shall control all matters concerning the construction, alteration, repair, removal, demolition, use, addition, location, occupancy, and maintenance

of all buildings and other structures and their service equipment.

b) Buildings Proposed for Rehabilitation

Buildings proposed for rehabilitation shall be subject to compliance with those controls for open space, off-street parking and loading, screening, and buffering, and the like which are set forth in Section F, "Land Disposition Supplement", and are applicable to non-residential properties. A waiver or modification to the strict application of these controls may be granted by the Agency, subject to the approval of the Zoning Board of Review, where necessary, due to the location of the structure on the land, lack of available open space, adverse topography, and the like where the objectives of the Plan are not abrogated by such action, and where such action is not in violation of the Zoning Ordinance or the State Building Code.

c) Non-Residential Area Standards

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

- 1) The cleaning or repainting of all exterior and interior metal, masonry, glass and woodwork where required.
- 2) The provisions of off-street parking and loading spaces relative to the type of establishment.
- 3) The screening, from the view of adjoining residential uses and rights-of-way, of all outdoor parking areas, loading areas and storage spaces, by use of a uniform appearing adequate year round screen.

4) The replacement of all broken, loose, or unsafe fenestration of all windows, doors, and store fronts.

5) The grading or regrading of all lots in such a manner as to provide a satisfactory drainage of water runoff away from buildings from the lot to a public street or drainage easement.

6) The suitable surfacing or resurfacing of all drive-ways, parking areas, walks and plazas so as not to constitute a nuisance to the surrounding areas.

7) The proper landscaping of all other open areas.

8) Either the replacement of existing undesirable signs or the placement of new signs which in either case are to be:

a) Neither flashing nor animated.

b) Integrated with the overall appearance of the structure to which the signs are affixed.

9) The placement and shielding of any spotlight or similar source of illumination so that the light source is not visible from any right-of-way or from adjacent properties.

10) The repair, painting or replacement of fencing, walls and screening as required.

d) Rehabilitation Procedures

The implementation of rehabilitation standards as well as the execution of rehabilitation activities outlined above will involve essentially (a) the enforcement by the City of its Minimum Standards Housing Ordinance; (b) the enforcement by the City of its

Zoning Ordinance; (c) the enforcement by the City of the State Building Code; (d) the enforcement by the City and State of all other applicable ordinances; and (e) the exercise from time to time and as necessary, by the Agency of its power of selective clearance in order to secure the acquisition of single or scattered parcels of real property within the Area, through purchase, condemnation or otherwise; and the relocation and the demolition and/or removal of buildings or improvements thereon where necessary.

3. ADDITIONAL AGENCY FUNCTIONS

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

(a) Relocation

(b) Installation and construction of site improvements

(c) Disposition

(d) Rehabilitation

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

E. PLAN PROPOSALS

1. ZONING MODIFICATIONS

Zoning changes are proposed where required to implement objectives

of this Plan. These changes shall be subject to the Zoning Ordinance, as amended. Areas designated for zone changes as part of the Project are delineated on Map No. 3, entitled, "Proposed Zoning Changes".

It is the intent of the Plan to establish a consistent C-2 (General Commercial Zone) at the intersection of Plainfield Street and Pocasset Avenue by re-zoning sections of existing R-3 (General Residence Zone) areas.

2. PROPOSED ACQUISITION

Properties designated for acquisition as part of the Plainfield/Pocasset Area are delineated on Map No. 4, entitled, "Proposed Acquisition" and further described as follows:

<u>Assessor's Plat</u>	<u>Lot No.</u>	<u>Location</u>
108	486	334-338 Plainfield St.
108	484	326-328 Plainfield St.
108	483	300 Plainfield St.
108	482	7-13 Pocasset Ave.
108	481	19 Pocasset Ave.
108	480	21 Pocasset Ave.
108	479	25 Pocasset Ave.

3. SITE IMPROVEMENTS

Site improvements proposed for the Silver Lake Revitalization Project are specifically targeted towards the revitalization of the commercial district proposed for the intersection of Plainfield Street and Pocasset Avenue, and will include street furnishings, signage, street and sidewalk reconstruction or repair and landscaping as delineated on Map No. 6, entitled, "Site Improvements".

F. LAND DISPOSITION SUPPLEMENT

1. STANDARDS AND CONTROLS FOR LAND DEVELOPMENT

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

C-2 GENERAL COMMERCIAL ZONE

(1) Permitted Uses

a) C-2 General commercial uses of the City of Providence Zoning Ordinance shall be permitted except for: Pawnshop, second hand store, bar, package store, hospital for contagious, mental, drug or alcoholic cases or an animal hospital. Parcel No. 1, as indicated on Map No. 5. entitled, "Disposition," shall be developed for either commercial/professional uses and shall be governed by the applicable controls of the C-2 General Commercial Zone with those exceptions stated herein.

(2) DEVELOPMENT CONTROLS FOR PERMITTED C-2 USES

a) Maximum Density, Minimum Lot Size, Lot Coverage, Building Setbacks and Building Height: Shall be governed by the applicable provisions of the Zoning Ordinance as amended.

b) Building Construction: The construction of buildings shall conform to the regulations set forth in the State Building Code.

c) Planning and Design Objectives: The design of any new building or structure shall be in a manner that will be harmonious with the surrounding area. Consideration shall be given on the establishment

of the front yard and building setback that will be consistent with good planning and design standards.

d) Permitted Signs

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

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

2) Plaques, attached to the face of the building in close proximity to the main entrance and bearing the name or trademark of the firm.

3) All necessary directional signs shall be located on the lot occupied by the building to which the signs pertain. All signs shall be integrated with the architectural design, style and facia of

the building to the exclusive satisfaction of the Agency. No sign shall exceed a maximum surface area of three (3) square feet for each linear foot of that face of the building displaying such sign. No sign shall project more than twelve (12) inches from the face of the building on which said sign is displayed. No plaque shall exceed eight (8) square feet in surface area. Any spotlight or similar illumination shall be so directed and shielded that the light source is not visible from any adjacent street or from any adjacent properties. In addition to all the sign controls, the following sign regulations shall pertain to multiple-unit buildings, namely: those signs pertaining to a given individual unit (within a multiple-unit building) shall not extend beyond that portion of the face of the building which directly encloses that given individual unit. The Agency, in its sole and absolute discretion, shall have the final right of approval.

e) Off-Street Parking:

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

f) Off-Street Loading:

At least one (1) off-street loading space measuring ten (10) feet by twenty five (25) feet by fourteen (14) feet high, if covered (for access, maneuverability and operation use) shall be provided for each 20,000 square feet of floor area, or fraction thereof over 4,000 sq.ft. of floor area, devoted to a use that involves the receipt or distribution by vehicles of material or merchandise. This

requirement may be waived by the Agency with the approval of the Zoning Board of Review. The site plan submitted to the Agency shall show the full number of required off-street loading spaces and shall designate the landscaped area reserved for off-street loading. In no case shall a site plan be acceptable which includes proposals providing for off-street loading spaces either to be developed for current use or to be reserved for future use which will adversely interfere with the Area's vehicular circulation pattern.

g) Parking Space Construction:

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

h) Screening:

Except for that portion of a driveway or accessway which opens directly onto a public right-of-way, out-door 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 ever-green plant materials at least (4) feet wide and at least (4 1/2) feet high at the time of planting (measured at the edge of the street right-of-way, in the case of parking areas located at or below the street

grade, and measured at the edge of the parking area pavement, in the case of parking areas located above the street grade) and which is of 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 set forth above for evergreens, which shall be of uniform appearance, and which shall be integrated with the architectural design, style and facia of the proposed buildings, as well as with the architecture(s) of adjacent existing buildings. However, neither rough, unfinished cinder block, nor rough, unfinished concrete shall be permitted, 2) continuous wooden fence, which shall not be greater in height than (4 1/2) feet nor less than (4) feet, measured as set forth above for evergreens, and which shall be of uniform appearance, and which shall be integrated with the architectural design, style, facia of the building, as well as with the architecture(s) of adjacent, existing buildings. On that portion of a lot in the triangle formed by the lines of streets intersecting at an angle of less than (135) degrees and a line joining points on such lines (15) feet distance from their point of intersection, screening shall be provided at a height of (3 1/2) feet. The Agency in its sole and absolute discretion shall have the final right of approval.

i) Landscaping and On-Site Improvements and Maintenance:

The entire site shall be properly graded and drained.

All unbuilt areas of the site shall be provided, where needed, with

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

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 be offered the services of the Business and Family Relocation Divisions of the 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 Agency shall be final and binding.

(b) A report concerning the proposed sale or lease of any land acquired by the Agency shall be submitted to the City Council at a regular or special meeting at least ten (10) days prior to the execution of said sale or lease agreement.

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

(1) To use and devote such real property only for the purpose and in the manner stated in the Plan;

(2) To comply with such terms and conditions relating to the use and maintenance of real property as in the opinion of the Agency to carry out the provisions of the Plan.

(3) To provide that at no time shall the acquisition, use, disposal or conveyance of land or improvements within the Project Area to or by any persons be denied, restricted or abridged, nor occupancy or possession therefore preferred, segregated or refused because of sex, race, color, creed, or nationality of ancestry. Further, all redevelopers shall comply with all Federal, State and Local Law, in effect from time to time, prohibiting discrimination or segregation by reason of sex, race, religion, color, or national origin, in the sale, lease or occupancy of any project property.

(4) To begin and complete the construction of improvements within a period of time deemed by the Agency to be reasonable, subject to any provisions which may be made for the extension of the time limit with the approval of the Agency.

(5) To comply with such terms and conditions specified by the Agency which will prevent holding of land for speculative purposes, and the sale or other disposition of land at a profit until such time as the required improvements have been completed.

(6) To submit to the Agency architectural and landscaping plans and specifications, as well as any other information required by the Agency, for its approval prior to the time of transfer of title to the redeveloper to insure their conformance with the provisions of

this Plan.

4. MISCELLANROUS PROVISIONS

(a) Whenever the controls in this Plan restricting the use and development of areas acquired for redevelopment conflict with provisions of the Zoning Ordinance or any other City Ordinance the higher standards of this Plan, if established, or of the Zoning Ordinance or any other City Ordinance shall govern.

(b) The Agency may, when it deems advisable, file a petition with the Zoning Board of Review for variances or exceptions to the Zoning Ordinance.

(c) Land sold to an adjoining owner shall first be utilized to satisfy the requirements of this Plan, with respect to his/her adjoining non-acquired property.

(d) The purchaser of land from the Agency is obligated to provide the necessary rehabilitation of his/her adjoining non-acquired property to meet the standards established by this Plan.

After receipt of notices from the purchaser to the Agency that he/she has complied with the standards established by this Plan and after the Agency has made a finding of such fact, the Agency will tender to the purchaser a Certificate of Completion suitable for recording with the Recorder of Deeds.

(e) All buildings and improvements in the Project shall be maintained in good repair and in safe, clean and sanitary condition.

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

(g) The Agency in its sole and absolute discretion shall have the final right of approval and interpretation of all redevelopment proposals.

5. OBLIGATIONS TO BE IMPOSED ON DEVELOPERS

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

6. DURATION AND EFFECTIVE DATE OF REGULATIONS AND CONTROLS

The foregoing regulations and controls contained in this Plan will be binding, effectively by deed or by contract containing restrictive covenants running with the land, upon all purchasers or contractors and their heirs and assigns of the land within the area of the City, covered by this Plan. The regulations and controls incorporated in this Plan

will be effective from the date of approval of this Plan by the City Council for forty (40) years; except that the provisions contained herein with respect to non-discrimination shall run for a perpetual length of time.

7. ESTIMATED COST OF REDEVELOPMENT AND PROPOSED METHOD OF FINANCING

The estimated Project cost of \$867,750 will be provided from the proceeds from the sale of long-term general obligation bonds issued by the City for Redevelopment purposes.

H. PROCEDURE FOR CHANGES IN APPROVED PLAN

The City Council at its own discretion, or upon recommendation of the Agency, may modify this Plan at any time, and shall, where mandated by law, or may, at its discretion, hold a Public Hearing on such proposed modification, provided that if the Plan is modified after lease or sale by the Agency of real property in the Area, such modification shall be subject to such rights of law and in equity as the lessee or purchaser or his/her successor or successor's in interest may be entitled to assert.

EXHIBIT A

DESCRIPTION OF THE BOUNDARIES OF THE SILVER LAKE REVITALIZATION PROJECT

Beginning at a point, said point being located at the southerly side of Plainfield Street at the intersection of Pilsudski Street.

Thence running westerly along the southerly side of Plainfield Street to the easterly lot line of Lot 300, Assessor's Plat 105.

Thence running southerly along said lot line to the rear lot line of Lot 300, Assessor's Plat 105.

Thence turning and running westerly along the rear lot lines of Lots 300, 301, 302, 303, 304, 305, 306 and 307, Assessor's Plat 105 to its intersection with the easterly side of Bancroft St.

Thence turning and running southerly along the easterly side of Bancroft St. to its intersection with Kelly Street.

Thence turning and running across Bancroft St. along the rear lot lines of Lots 446, 447, 448, 449 and 450, Assessor's Plat 108.

Thence turning and running south along the westerly side of Lot 450, Assessor's Plat 108 across Magnolia St. and southerly along the easterly lot line of Lot 432, Assessor's Plat 108.

Thence turning and running westerly along the rear lot lines of Lots 432, 433, 434, 435, 436 and 437, Assessor's Plat 108.

Thence turning and running southerly along the easterly side of Webster Ave. to its intersection with the southerly side of Roosevelt Ave.

Thence turning and running westerly along the southerly side of Roosevelt Ave. to its intersection with the easterly side of Laurel Hill Avenue.

Thence turning and running southerly along the easterly side of Laurel Hill Avenue to its intersection with the Cranston City Line.

Thence turning and running westerly along the Cranston City Line to its intersection with the westerly side of Farmington Ave.

Thence continuing north along said westerly side of Farmington Ave. to its intersection with the northerly side of Ethan St.

Thence turning and running easterly along said northerly side of Ethan St. to its intersection with the northerly side of Dorchester Ave.

Thence continuing along said northerly side of Dorchester Ave. to its intersection with the westerly side of Viola Street.

Thence turning and running north along the westerly side of Viola Street to its intersection with the northerly side of Plainfield St.

Thence turning and running easterly along the northerly side of Plainfield St. to its intersection with the westerly side of Dewey St.

Thence turning and running northerly along said westerly side of Dewey St. to its intersection with the northerly side of Whittier Ave.

Thence turning and running easterly along said northerly side of Whittier Ave. to its intersection with the easterly side of Heath St.

Thence turning and running southerly along the said easterly side of Heath Street to its intersection with the rear lot line of Lbt 308, Assessor's Plat 105.

Thence turning and running easterly along the rear lot lines of said Lots 308, 309, 310, 311, 312 and 313, Assessor's Plat 105 to its intersection with the easterly side of Gifford St.

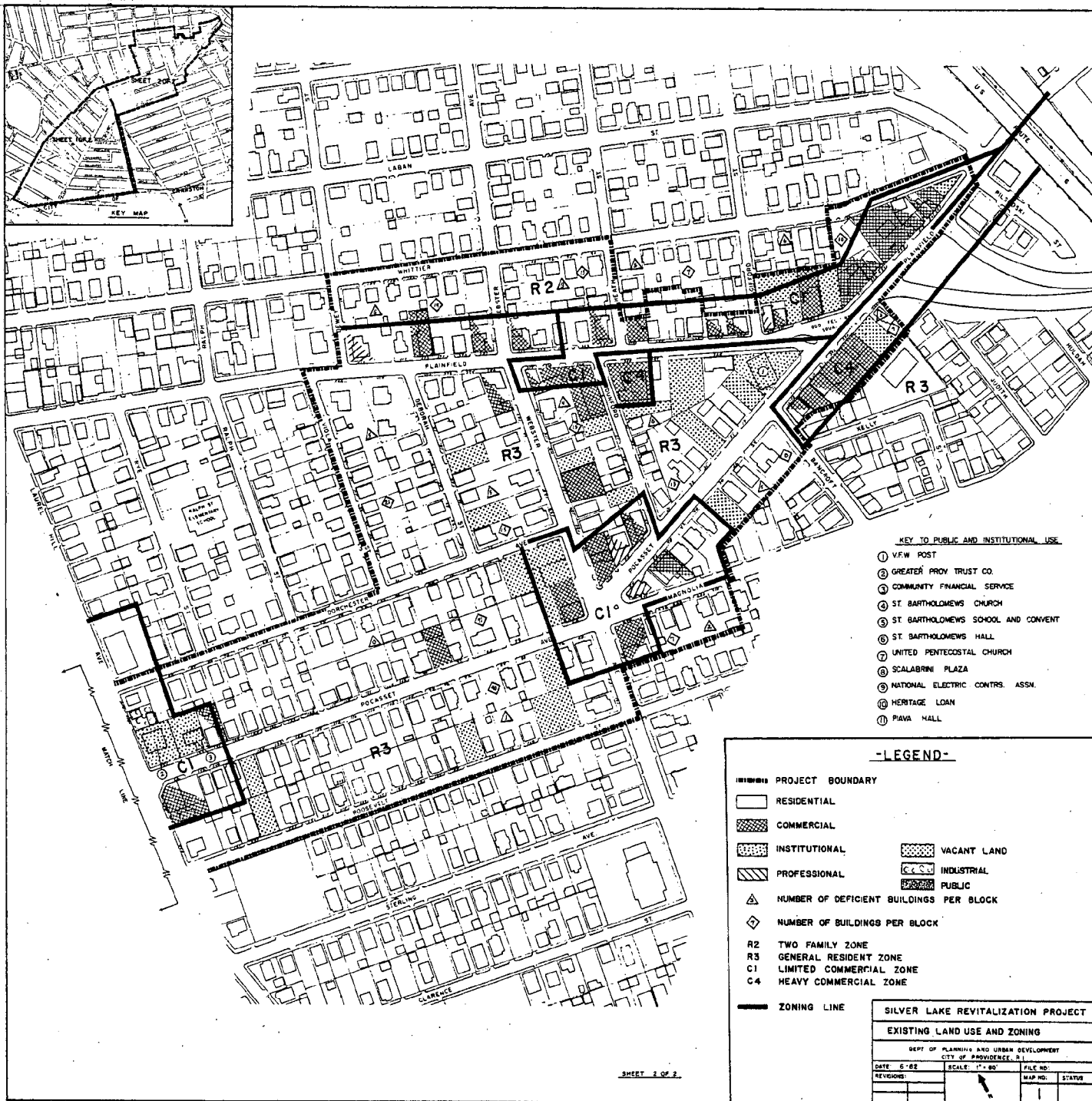
Thence turning and running northerly along said easterly side of Gifford St. to its intersection with the northerly side lot line of Lot 155, Assessor's Plat 105.

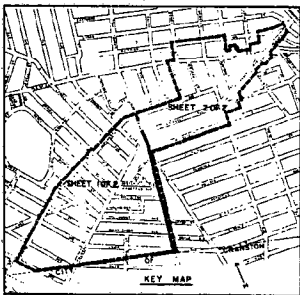
Thence turning and running easterly along said lot line and continuing along the rear lot lines of Lot 316, 317, 457 and 319, Assessor's Plat 105 to its intersection with the westerly side lot line of Lot 324, Assessor's Plat 105.

Thence turning and running northerly along said lot line across Whittier Ave. to its intersection with the northerly side of Whittier Ave.

Thence turning and running easterly along said northerly side of Whittier Ave. to its intersection with Plainfield St.

Thence turning and running southerly across said intersection to the point and place of beginning.





KEY TO PUBLIC AND INSTITUTIONAL USE

- ① V.F.W. POST
- ② GREATER PROV. TRUST CO.
- ③ COMMUNITY FINANCIAL SERVICE
- ④ ST. BARTHOLOMEWS CHURCH
- ⑤ ST. BARTHOLOMEWS SCHOOL AND CONVENT
- ⑥ ST. BARTHOLOMEWS HALL
- ⑦ UNITED PENTECOSTAL CHURCH
- ⑧ SCALABRINI PLAZA
- ⑨ NATIONAL ELECTRIC CONTRS. ASSN.
- ⑩ HERITAGE LOAN
- ⑪ PLANA HALL

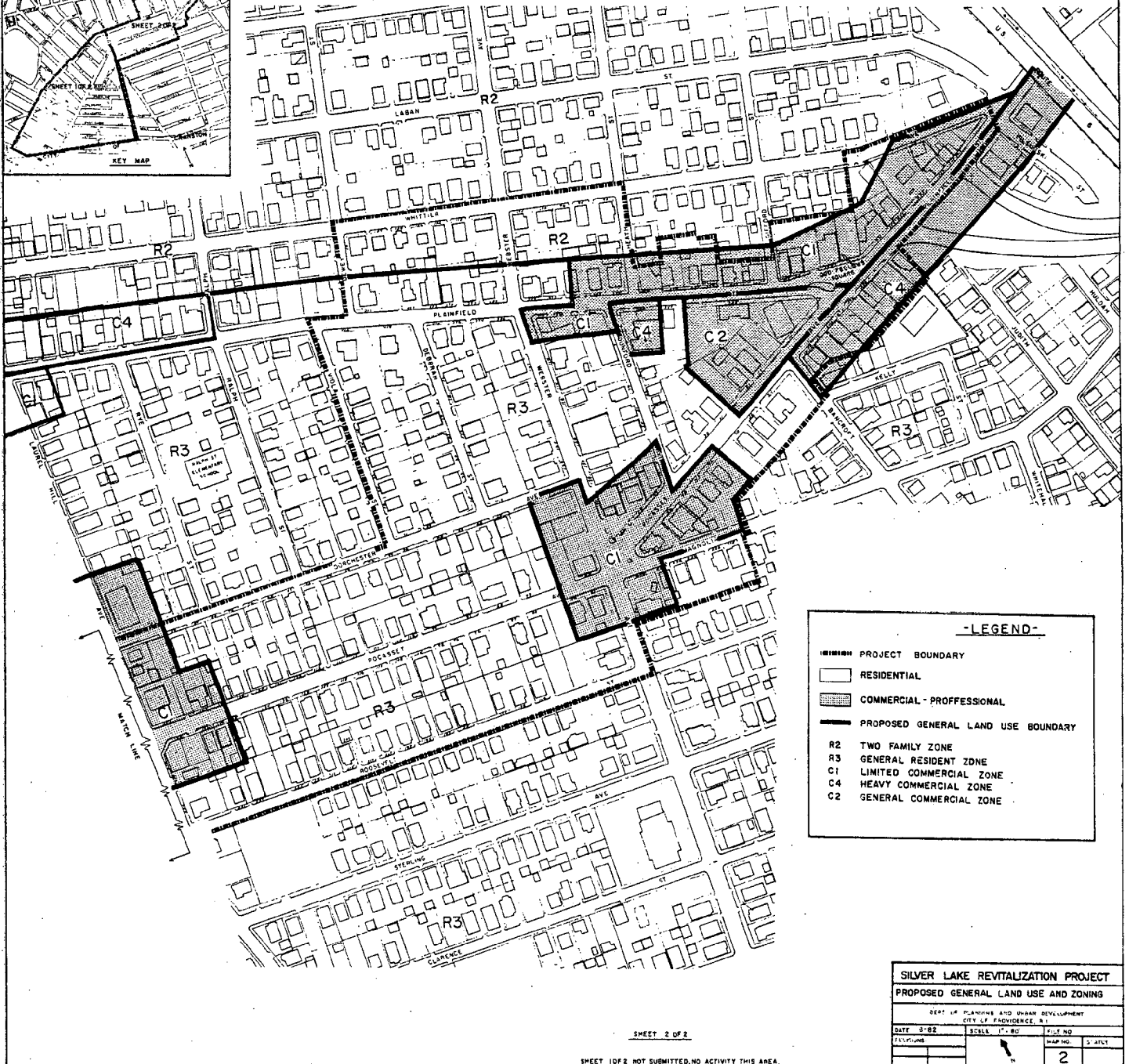
-LEGEND-

- PROJECT BOUNDARY
- RESIDENTIAL
 - COMMERCIAL
 - INSTITUTIONAL
 - PROFESSIONAL
 - VACANT LAND
 - INDUSTRIAL
 - PUBLIC
 - NUMBER OF EFFICIENT BUILDINGS PER BLOCK
 - NUMBER OF BUILDINGS PER BLOCK
 - R2 TWO FAMILY ZONE
 - R3 GENERAL RESIDENT ZONE
 - C1 LIMITED COMMERCIAL ZONE
 - C4 HEAVY COMMERCIAL ZONE
 - ZONING LINE



SILVER LAKE REVITALIZATION PROJECT			
EXISTING LAND USE AND ZONING			
DEPT. OF PLANNING AND URBAN DEVELOPMENT			
CITY OF PROVIDENCE, R.I.			
DATE: 6-82	SCALE: 1" = 50'	FILE NO.	
REVISIONS:		MAP NO.	1
		STATUS	

SHEET 1 OF 2



-LEGEND-

PROJECT BOUNDARY

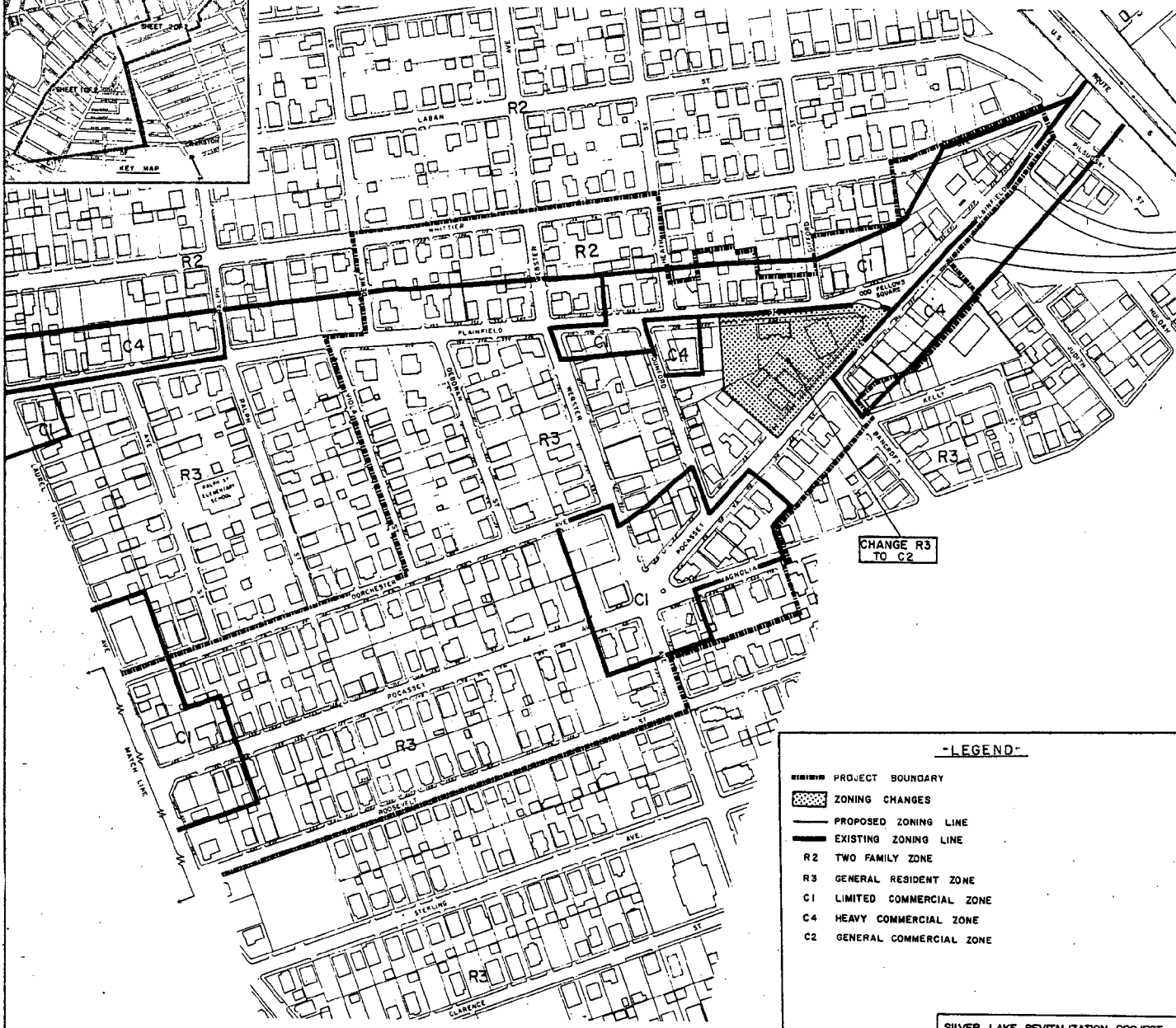
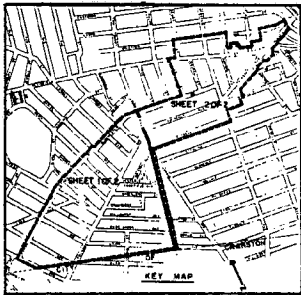
RESIDENTIAL

COMMERCIAL - PROFESSIONAL

PROPOSED GENERAL LAND USE BOUNDARY

R2 TWO FAMILY ZONE
 R3 GENERAL RESIDENTIAL ZONE
 C1 LIMITED COMMERCIAL ZONE
 C4 HEAVY COMMERCIAL ZONE
 C2 GENERAL COMMERCIAL ZONE

SILVER LAKE REVITALIZATION PROJECT			
PROPOSED GENERAL LAND USE AND ZONING			
DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.			
DATE: 8-82	SCALE: 1" = 80'	FILE NO.	
FILE NO.		MAP NO.	2



SHEET 2 OF 2

SHEET 1 OF 2 NOT SUBMITTED, NO ACTIVITY THIS AREA.

-LEGEND-

- PROJECT BOUNDARY
- ZONING CHANGES
- PROPOSED ZONING LINE
- EXISTING ZONING LINE
- R2 TWO FAMILY ZONE
- R3 GENERAL RESIDENT ZONE
- C1 LIMITED COMMERCIAL ZONE
- C4 HEAVY COMMERCIAL ZONE
- C2 GENERAL COMMERCIAL ZONE

SILVER LAKE REVITALIZATION PROJECT			
PROPOSED ZONING CHANGES			
DEPT. OF PLANNING AND URBAN DEVELOPMENT			
CITY OF PROVIDENCE, R.I.			
DATE: 6-12	SCALE: 1" = 50'	FILE NO.	
REVISIONS		MAP NO.	3





SHEET 2 OF 2

SHEET 1 OF 2 NOT SUBMITTED, NO ACTIVITY THIS AREA.

