

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1982-50

No. 420 **AN ORDINANCE** AMENDING SECTION 1 OF CHAPTER 103 OF THE ORDINANCES OF THE CITY OF PROVIDENCE, 1948, ENTITLED: AN ORDINANCE DESIGNATING 17 AREAS OF LAND IN THE CITY OF PROVIDENCE AS REDEVELOPMENT AREAS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22 OF CHAPTER 1802 OF THE PUBLIC LAWS, 1946, KNOWN AS THE COMMUNITY REDEVELOPMENT ACT" FOR THE WASHINGTON PARK REVITALIZATION PROJECT.

Approved July 8, 1982

Be it ordained by the City of Providence:

Section 1. Section 1 of Chapter 103 of the Ordinances of the City of Providence, 1948, entitled, "An Ordinance Designating 17 Areas of Land in the City of Providence as Redevelopment Areas in Accordance with the Provisions of Section 22 of Chapter 1802 of the Public Laws, 1946, Known as the "Community Redevelopment Act" as amended is hereby further amended as follows:-

A. Insert the following area description set forth under the heading "Redevelopment Area D-10";

That certain parcel of land beginning at a point, said point being located at the northerly side of Aldrich Street opposite the northerly lot line of Lot No. 187, Assessor's Plat 57;

Thence running southeasterly along the side lot line of Lot No. 187 and continuing along the rear lot lines of Lots Nos. 189 and 190, Assessor's Plat 57 across Cass Street;

Thence continuing along the side lot line of Lot No. 244 and the rear lot lines of Lots Nos. 245, 246 and 247, Assessor's Plat 57 to the centerline of Porter Street;

Thence continuing easterly along the centerline of Porter Street to a point opposite the easterly side lot line of Lot No. 398, Assessor's Plat 58;

Thence turning and running southerly along the easterly side lot line of Lot No. 398 to the centerline of Baker Street;

Thence turning and running easterly along said centerline of Baker Street to its intersection with the centerline of O'Connor Street;

Thence turning and running southerly along said centerline of O'Connor Street to its intersection with the centerline of Jillson Street;

Thence turning and running easterly along said centerline of Jillson Street to a point opposite the side lot line of Lot No. 264, Assessor's Plat 58;

Thence turning and running southerly along the side lot lines of Lots 264 and 253, Assessor's Plat 58 to the centerline of Broom Street;

No.

CHAPTER

AN ORDINANCE

Thence turning and running westerly along said centerline of Broom Street to a point opposite the easterly side lot line of Lot No. 367;

Thence running south along the rear lot lines of Lots Nos. 368, 369, 370, 371, Assessor's Plat 58 to the centerline of Calla Street;

Thence turning and running easterly along Calla Street to a point opposite the easterly side lot line of Lot No. 372, Assessor's Plat 58;

Thence running southerly along said easterly lot line to its intersection with the northerly lot line of Lot No. 446, Assessor's Plat 58;

Thence turning and running easterly along the northerly lot line of Lot No. 446, Assessor's Plat 58 to its intersection with the easterly side lot line of Lot No. 59, Assessor's Plat 58;

Thence turning and running southerly along said lot line across Morton Street and continuing along the easterly side lot lines of Lots Nos. 188, 469 and 468, Assessor's Plat 58 to its intersection with the northerly side lot line of Lot No. 467, Assessor's Plat 58;

Thence turning and running easterly along said lot line to its intersection with the rear lot line of Lot No. 467, Assessor's Plat 58;

Thence turning and running southerly along the rear lot lines of Lots Nos. 467, 466, 465, Assessor's Plat 58;

Thence turning and running easterly along the northerly side lot line of Lot No. 190, Assessor's Plat 58 to its intersection with the centerline of Eddy Street;

Thence turning and running southerly along said centerline of Eddy Street to its intersection with the southerly side of California Avenue;

Thence turning and running easterly along the southerly side of California Avenue to a point opposite the rear lot line of Lot No. 253, Assessor's Plat 87;

Thence turning and running southerly along said lot lines of Lots Nos. 253, 254, 295 and 296 across Vermont Avenue, 338 and 410, Assessor's Plat 87 to its intersection with the northerly side of Washington Avenue;

Thence turning and running westerly along said northerly side of Washington Avenue to a point opposite the rear lot line of Lot No. 407, Assessor's Plat 87;

Thence turning and running southerly along the rear lot lines of Lots Nos. 407 and 441, Assessor's Plat 87 to its intersection with the centerline of Massachusetts Avenue;

Thence turning and running along said centerline of Massachusetts Avenue to a point opposite the easterly side lot lines of Lot No. 481, Assessor's Plat 87;

Thence turning and running southerly along the easterly side lot line of Lot No. 481 and the rear lot line of Lot No. 514 to its intersection with the northerly side of Alabama Avenue;

Thence turning and running westerly along said northerly line of Alabama Avenue to its intersection with Montgomery Avenue and the Cranston City line;

Thence continuing westerly along said Cranston City line to its intersection with the westerly side of Cyr Street;

Thence turning and running northerly and then easterly along the northerly side of Cyr Street to a point opposite the westerly side lot line of Lot No. 46, Assessor's Plat 59;

Thence turning and running along said westerly side lot line of Lots Nos. 46, 75, Assessor's Plat 59, across Farragut Avenue Lots Nos. 77 and 129, Assessor's Plat 59 across Marion Avenue to its intersection with a point opposite the westerly side lot line of Lot 131, Assessor's Plat 59.

Thence turning and running northerly along the westerly side lot line of Lot No. 131, 33 across Payton Street Lots Nos. 32, 31 and 29, Assessor's Plat 59 to its intersection with the centerline of Homer Street;

Thence turning and running westerly along said centerline of Homer Street to a point opposite the westerly side lot line of Lot No. 283, Assessor's Plat 59;

Thence turning and running northerly along said westerly side lot line of Lot 283, and 400, Assessor's Plat 59 to its intersection with the centerline of Carr Street;

Thence turning and running easterly along said centerline of Carr Street to a point opposite the rear lotline of Lot No. 24, Assessor's Plat 59;

Thence turning and running northerly along said rear lot lines of Lot No. 24, 23, 22 and 21, Assessor's Plat 59 to its intersection with the centerline of Calla Street;

Thence turning and running westerly along said intersection of Calla Street to a point opposite the rear lot line of Lot No. 20, Assessor's Plat 59;

Thence turning and running northerly along said rear lot lines of Lots Nos. 20, 19, 17, Assessor's Plat 59 across Babcock Street the rear lot line of Lot No. 16, Assessor's Plat 59 to its intersection with the rear lot line of Lot 731, Assessor's Plat 59;

Thence turning and running westerly along said rear lot lines of Lots Nos. 731, 730 and 729 to its intersection with the westerly side lot line of Lot No. 729, Assessor's Plat 59;

Thence turning and running northerly along the westerly side lot line of Lot No. 729, Assessor's Plat 59 to its intersection with the centerline of Fisk Street;

Thence turning and running easterly along said centerline of Fisk Street to a point opposite the rear lot line of Lot No. 11, Assessor's Plat 59;

Thence turning and running northerly along the rear lot lines of Lots Nos. 11, 10, Assessor's Plat 59 across Spicer Street, lots Nos. 8, 5, 4, Assessor's Plat 59 across Verndale Avenue Lot No. 1 to its intersection with the rear lot line of Lot No. 447, Assessor's Plat 59;

Thence turning and running westerly along said rear and side lot line of Lot No. 447, Assessor's Plat 59 to its intersection with the northerly side of Miller Avenue;

Thence turning and running easterly along said northerly side of Miller Avenue to its intersection with the westerly side of Broad Street;

Thence turning and running northerly along said westerly side of Broad Street to its intersection a point opposite the northerly side of Aldrich Street;

Thence turning and running easterly across Broad Street to the point and place of beginning.

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

IN CITY COUNCIL
JUN 24 1982
FIRST READING
READ AND PASSED

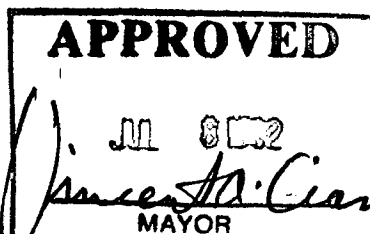
Rose M. Mendonca CLERK

IN CITY
COUNCIL
JUL 1 1982

FINAL READING
READ AND PASSED

Robert D. Lynch
PRESIDENT

Rose M. Mendonca
CLERK



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

Rose M. Mendenhall CLERK

CITY REDEVELOPMENT
COMMITTEE ON
RENEWAL & PLANNING

THE COMMITTEE ON
URBAN REDEVELOPMENT
~~RENEWAL & PLANNING~~
Approves Passage of
The Within Ordinance

Rose M. Mendenhall
Clerk ~~Chairman~~
June 1, 1982

Councilman Xavier, Flynn and Griffin (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 M. Mendonca, City Clerk
City Hall
Providence, Rhode Island

Dear Mrs. Mendonca:

Enclosed are an original and thirty (30) copies of An Ordinance Amending Section 1 of Chapter 103 of the Ordinances of the City of Providence, 1948, Entitled: "An Ordinance Designating 17 Areas of Land in the City of Providence As Redevelopment Areas in Accordance with the Provisions of Section 22 of Chapter 1802 of the Public Laws, 1946, known as the Community Redevelopment Act".

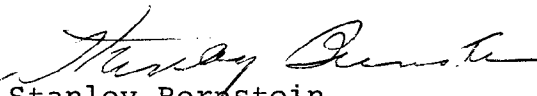
The purpose of this Ordinance is to include the boundaries of the D-10 Redevelopment Area, thus qualifying the proposed Washington Park Revitalization Project as a redevelopment area under State law.

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

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

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

Sincerely,


Stanley Bernstein
Executive Director

SB/gl
rhy

Enclosures

PUBLIC HEARING
WASHINGTON PARK
May 18, 1982, 7:45 P.M.

Mr. Chairman, and Councilmanic Members of the Committee, We are here this evening to consider the proposed Washington Park Revitalization Project, a project of the Providence Redevelopment Agency, which was planned by the Department of Planning and Urban Development, and which throughout the planning process has had the active participation and approval of the Washington Park Citizens Association.

Statistically, the project area comprises 32 acres of densely mixed commercial, residential, industrial and institutional uses, ^{and} contains 151 lots with 103 structures, 63% of which are residential.

The plan proposes the acquisition of 13 structures for clearance or rehabilitation for residential and commercial reuse and on the basis of a recent survey, the relocation of 7 families and 6 businesses. Acquisition values will be established by competent private real estate appraisers, and relocation efforts will be provided by the Department of Planning and Urban Development's Family and Business Relocation staff.

The cost of the project, \$1.2 Million, will be provided from funds authorized by the June 26, 1979 \$25 Million Bond Referendum, and the proposed ordinance approving the Washington Park Revitalization Project, cites, in part, that the City Council declares that it will allocate

the \$1.2 Million required to undertake the project.

At this time, with the approval of the Committee, Sam Shamoon, Chief of Planning of the Department of Planning and Urban Development, will present the details of the Washington Park Renewal Plan.

WASHINGTON PARK

Revitalization Project

Proposed Redevelopment Plan, 1982



Providence Redevelopment Agency

Providence, Rhode Island 02903

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I. EXHIBIT

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A. LEGAL DESCRIPTION OF THE PROJECT BOUNDARIES

(i)

J. LIST OF ATTACHED MAPS

1. EXISTING LAND USE AND ZONING
2. PROPOSED LAND USE AND ZONING
3. PROPOSED ZONING CHANGES
4. PROPOSED ACQUISITION
5. LAND DISPOSITION
6. PROPOSED SITE IMPROVEMENT
7. RIGHT-OF-WAY ADJUSTMENT

INTRODUCTION

1. WASHINGTON PARK REVITALIZATION PROJECT

The Washington Park Revitalization Project comprises thirty-two (32) acres of densely mixed commercial, residential, industrial, and institutional uses. It is located within the Washington Park Neighborhood, one of several viable neighborhoods which could be faced with unnecessary disinvestment and deterioration. Washington Park is an attractive and liveable inner city neighborhood which showed signs of residential and commercial decline as early as the mid 1970's. It is the desire of the neighborhood residents and the Providence Redevelopment Agency to reverse those trends and promote the future stability of the Washington Park Neighborhood.

The Project Area is concentrated along Broad Street, a major north-south thoroughfare within the neighborhood, between the entrance to Roger Williams Park and the Cranston City line. Broad Street generates a heavy traffic flow through the Project Area, and, together with the retail-commercial uses therein, has over the years identified it as a retail shopping district, the center of which is Washington Park Square. The Washington Park neighborhood, in general, has experienced the effects of problems such as physical deterioration, population decline, and socio/economic change, as have other neighborhoods within the City. Mixed and incompatible land uses have prevailed in the area causing a downward trend in commercial activity, particularly in the past 5 to 10 years.

The neighborhood is characterized by its close proximity to Roger Williams Park, a middle class economic grouping of residents, and a strong, active and effective Citizens Association which has promoted several improvements in the neighborhood, including a new Community Center and street lighting and open space improvements. In planning for the revitalization of the Project Area, both physical and economic, a strong commitment is required from the business, public and private sectors within the Washington Park Neighborhood.

That commitment was, in part, satisfied by the Providence Redevelopment Agency's decision to utilize a portion of its bonding authority to revitalize the Washington Park/Broad Street Business area, and by the positive attitude of the neighborhood residents, businessmen and general public. This cooperative effort can be the catalyst for the revitalization of this desirable and liveable inner city neighborhood.

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 front-
ing 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 struc-
ture 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 build-
ings or areas intended for off-street parking, loading,
or driveways.
- 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":** Washington Park 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 runs north/south through the Washington Park neighborhood which is generally bounded by Interstate Route 95 to the north, the "Harborside" industrial area to the east, the City of Cranston to the south and Roger Williams Park to the west. It is an economically stable community of many ethnic backgrounds.

The Project is centered around the commercial strip on Broad Street and includes Washington Park Square, which has been recognized for many years as the center of retail-commercial activity in the neighborhood. Recently, however, the shopping district has been providing services that attract a broader consumer market. Generally characterized by a high ratio of building coverage to lot size, the major land use concentration within the Project boundaries is mixed residential-commercial with public uses, including the newly constructed Washington Park Community Center, a renovated sitting park, housing for senior citizens, the Broad Street Elementary School, the Washington Park Methodist Church, a Public Library and a U.S. Post Office.

Beyond the project boundaries, the land is predominantly residential in character.

The boundaries of the Project Area have been established without regard to sex, race, religion, national origin, or skin color. The boundaries of the Project Area are shown on Map No. 1.,

"Existing Land Use and Zoning." A description of the area boundary is

attached hereto as Exhibit A of this Plan.

2. PHYSICAL CHARACTER OF THE WASHINGTON PARK REVITALIZATION PROJECT

Washington Park is one of the twenty four (24) separate and unique neighborhoods of the City.

The Project Area evolved from several planning studies conducted over the past five years by the Department and the University of Rhode Island.

During the past twenty years, the part of Broad Street within the Project Area declined from a vital retail, commercial district. The past five to seven years of that decline is evidenced by the closings of the larger retail commercial uses and by the filling of vacancies by smaller and less desirable uses. These changes have had an adverse effect on the neighborhood. In 1977, the Department released its first Neighborhood Analysis for Washington Park which inspired the neighborhood to view its future with optimism.

The Washington Park Neighborhood, and more specifically the Project Area, are prime candidates for neighborhood and commercial revitalization for the following reasons:

- its proximity to Roger Williams Park
- its proximity to industrial uses which provide jobs for neighborhood residents
- its proximity to major highways and mass transit
- its proximity to the newly constructed community center
- the architectural character and structural stability of its housing stock, which shows positive signs of being rehabilitated

The Project Area totals 31.82 acres and includes the following land uses:

<u>USE</u>	<u>ACREAGE</u>	<u>PERCENTAGES</u>
Street	11.42	35.89
commercial	4.08	12.82
Public	2.24	7.03
Industrial	0.33	1.04
Institutional	0.59	1.85
Residential	6.91	21.72
Mixed Uses	2.29	7.20
Vacant (Unimproved and Improved)	<u>3.96</u>	<u>12.45</u>
	31.82	100.00%

Of the total 151 lots in the project area, 4 lots or 2.65% 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	26	25.24
Good	7	6.80
Satisfactory	17	16.50
Light Deterioration	20	19.43
Advanced Deterioration	23	22.33
Heavy Deterioration	5	4.85
Dilapidated	<u>5</u>	<u>4.85</u>
	103	100.00%

Of the total 103 structures in the Project Area, 65 structures or 63.11% are residential. 32.03% of the structures, both residential and non residential have deficiencies that include advanced deterioration, heavy deterioration, and dilapidation.

Of the total 103 structures within the project area, 53 structures or 51% 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 an 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 the Washington Park Square area, it will be necessary to first create a new identity and to then beautify its physical appearance.

This will be achieved by focusing on the square as a "Demonstration Area" (see Site Improvement Map No. 6) for commercial revitalization

by providing street furnishings, signage, landscaping, etc. to enhance the existing and proposed commercial uses. In appreciation of the public investment, the businesses within the Project Area will be required to make visible capital improvements to their property.

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 sub-standard 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 concentration within the Project boundaries is mixed residential-commercial with some public uses. Within the Project Area is the newly constructed Washington Park Community Center, a renovated sitting park, housing for senior citizens, the Broad Street Elementary School, the Washington Park Methodist Church, a Public Library, and a U.S. Post Office.

Beyond the Project boundaries, the land is predominantly residential in character. The predominant land use for the Project shall remain basically unchanged with those 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 system 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 improvements 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) Conversion to incompatible uses, such as industrial uses in commercial buildings.
 - (4) Obsolete building types.
 - (5) Detrimental land uses or conditions.
 - (6) Unsafe, congested, poorly designated or otherwise deficient streets.
 - (7) 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) Building Proposed for Rehabilitation

Building 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 provision of off-street parking and loading spaces relative to the type of establishment.
- 3) The screening, from the view of adjoining residential uses and 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 driveways, parking areas, walks and plazas so as not to constitute a nuisance to the surrounding areas.
- 7) The proper landscaping of all other open areas.
- 8) Either the replacement of existing undesirable signs or the placement of new signs which in either case are to be:
 - a) Neither flashing nor animated.
 - b) Integrated with the overall appearance of the structure to which the signs are affixed.
- 9) The placement and shielding of any spotlight or similar source of illumination so that the light source is not visible from any right-of-way or from adjacent properties.
- 10) The repair, painting or replacement of fencing, walls and screening as required.

d) Rehabilitation Procedures

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

Housing Ordinance; (b) the enforcement by the City of its Zoning Ordinance; (c) the enforcement by the City of the 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, supportings 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 this Plan to establish a consistent C-2 (general commercial zone) along Broad Street within the Project by rezoning sections of existing C-1, and C-4 areas.

2. PROPOSED ACQUISITION

Properties designated for acquisition as part of the Washington Park Revitalization Project are delineated on Map No. 4, entitled, "Proposed Acquisition" and are further described as follows:

<u>ASSESSOR'S PLAT</u>	<u>LOT</u>	<u>LOCATION</u>
57	318	1220 Broad Street
57	244	-- Cass Street
57	245.	1226 Broad Street
57	246	1234 Broad Street
57	247	1236 Broad Street
58	418	1266 Broad Street
58	419	1274 Broad Street
58	420	1286 Broad Street
58	423	-- Chapman Street
58	383	325 Chapman Street
58	382	1294 Broad Street
58	381	1296 Broad Street
58	426	1298 Broad Street
58	380	335 O'Connor Street
58	62	1304 Broad Street

ASSESSOR'S PLATLOTLOCATION

58	378	1306 Broad Street
58	417	22 Parkview Avenue
58	416	-- Parkview Avenue
58	340	1336 Broad Street
58	468	1398 Broad Street
59	10	1311 Broad Street
59	16	1333 Broad Street
59	17	1343 Broad Street

3. SITE IMPROVEMENTS

Site improvements proposed for the Project are specifically targeted towards the revitalization of the commercial district and include, street furnishings, signage, street and sidewalk reconstruction and landscaping, as delineated on Map No. 6 entitled, "Site Improvements".

Additional site improvements, including new sidewalks and street trees, will be provided to enhance new disposition sites.

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.

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.

Mixed residential/professional shall be the preferred permitted use for Parcel 1 as indicated on Map No. 5., entitled, "Disposition", and residential uses shall be governed by the applicable controls of the applicable residential zone of the Zoning Ordinance as indicated on Map No. 5, entitled "Disposition". Parcel No. 2 shall be limited to mixed commercial/professional uses and the remaining Parcels 3 through 7 shall be governed by the permitted uses 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 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 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 are necessary 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. 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 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 it advisable, file a petition with the Zoning Board of Review for variances or exceptions to the Zoning Ordinance.
- (c) Land sold to an adjoining owner shall first be utilized to satisfy the requirements of this Plan, with respect to his/her adjoining non-acquired property.
- (d) The purchaser of land from the Agency is obligated to provide the necessary rehabilitation of his/her adjoining non-acquired property to meet the standards established by this Plan.

After receipt of 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 \$1,200,000 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 WASHINGTON PARK REVITALIZATION PROJECT

Beginning at a point, said point being located at the northerly side of Aldrich Street opposite the northerly lot line of Lot No. 187, Assessor's Plat 57;

Thence running southeasterly along the side lot line of Lot No. 187 and continuing along the rear lot lines of Lots Nos. 189 and 190 Assessor's Plat 57 across Cass Street;

Thence continuing along the side lot line of Lot No. 244 and the rear lot lines of Lots Nos. 245, 246 and 247, Assessor's Plat 57 to the centerline of Porter Street;

Thence continuing easterly along the centerline of Porter Street to a point opposite the easterly side lot line of Lot No. 398, Assessor's Plat 58;

Thence turning and running southerly along the easterly side lot line of Lot No. 398 to the centerline of Baker Street;

Thence turning and running easterly along said centerline of Baker Street to its intersection with the centerline of O'Connor Street;

Thence turning and running southerly along said centerline of O'Connor Street to its intersection with the centerline of Jillson Street;

Thence turning and running easterly along said centerline of Jillson Street to a point opposite the side lot line of Lot No. 264, Assessor's Plat 58;

Thence turning and running southerly along the side lot lines of Lots 264 and 253, Assessor's Plat 58 to the centerline of Broom Street;

Thence turning and running westerly along said centerline of Broom Street to a point opposite the easterly side lot line of Lot No. 367;

Thence running south along the rear lot lines of Lots Nos. 368, 369, 370, 371, Assessor's Plat 58 to the centerline of Calla Street;

Thence turning and running easterly along Calla Street to a point opposite the easterly side lot line of Lot No. 372, Assessor's Plat 58;

Thence running southerly along said easterly lot line to its intersection with the northerly lot line of Lot No. 446, Assessor's Plat 58;

Thence turning and running easterly along the northerly lot line of Lot No. 446, Assessor's Plat 58 to its intersection with the easterly side lot line of Lot No. 59, Assessor's Plat 58;

Thence turning and running southerly along said lot line across Morton Street and continuing along the easterly side lot lines of Lots Nos. 188, 469 and 468, Assessor's Plat 58 to its intersection with the northerly side lot line of Lot No. 467, Assessor's Plat 58;

Thence turning and running easterly along said lot line to its intersection with the rear lot line of Lot No. 467, Assessor's Plat 58;

Thence turning and running southerly along the rear lot lines of Lots Nos. 467, 466, 465, Assessor's Plat 58;

Thence turning and running easterly along the northerly side lot line of Lot No. 190, Assessor's Plat 58 to its intersection with the centerline of Eddy Street;

Thence turning and running southerly along said centerline of Eddy Street to its intersection with the southerly side of California Avenue;

Thence turning and running easterly along the southerly side of California Avenue to a point opposite the rear lot line of Lot No. 253, Assessor's Plat 87;

Thence turning and running southerly along said lot lines of Lots Nos. 253, 254, 295, 296 across Vermont Avenue, 338 and 410 Assessor's Plat 87 to its intersection with the northerly side of Washington Avenue;

Thence turning and running westerly along said northerly side of Washington Avenue to a point opposite the rear lot line of Lot No. 407, Assessor's Plat 87;

Thence turning and running southerly along the rear lot lines of Lots Nos. 407 and 441, Assessor's Plat 87 to its intersection with the centerline of Massachusetts Avenue;

Thence turning and running along said centerline of Massachusetts Avenue to a point opposite the easterly side lot line of Lot No. 481, Assessor's Plat 87;

Thence turning and running southerly along the easterly side lot line of Lot No. 481 and the rear lot line of Lot No. 514 to its intersection with the northerly side of Alabama Avenue;

Thence turning and running westerly along said northerly line of Alabama Avenue to its intersection with Montgomery Avenue and the Cranston City line;

Thence continuing westerly along said Cranston City line to its intersection with the westerly side of Cyr Street;

Thence turning and running northerly and then easterly along the northerly side of Cyr Street to a point opposite the westerly side lot line of Lot No. 46, Assessor's Plat 59;

Thence turning and running along said westerly side lot line of Lots Nos. 46, 75, Assessor's Plat 59, across Farragut Avenue Lots Nos. 77 and 129, Assessor's Plat 59 across Marion Avenue to its intersection with a point opposite the westerly side lot line of Lot 131, Assessor's Plat 59;

Thence turning and running northerly along the westerly side lot line of Lot No. 131, 33 across Payton Street Lots Nos. 32, 31 and 29, Assessor's Plat 59 to its intersection with the centerline of Homer Street;

Thence turning and running westerly along said centerline of Homer Street to a point opposite the westerly side lot line of Lot No. 283, Assessor's Plat 59;

Thence turning and running northerly along said westerly side lot line of Lot 283, and 400, Assessor's Plat 59 to its intersection with the centerline of Carr Street;

Thence turning and running easterly along said centerline of Carr Street to a point opposite the rear lot line of Lot No. 24, Assessor's Plat 59;

Thence turning and running northerly along said rear lot lines of Lot No. 24, 23, 22 and 21, Assessor's Plat 59 to its intersection with the centerline of Calla Street;

Thence turning and running westerly along said intersection of Calla Street to a point opposite the rear lot line of Lot No. 20, Assessor's Plat 59;

Thence turning and running northerly along said rear lot lines of Lots Nos. 20, 19, 17, Assessor's Plat 59 across Babcock Street the rear lot line of Lot No. 16, Assessor's Plat 59 to its intersection with the rear lot line of Lot 731, Assessor's Plat 59;

Thence turning and running westerly along said rear lot lines of Lots Nos. 731, 730 and 729 to its intersection with the westerly side lot line of Lot No. 729, Assessor's Plat 59;

Thence turning and running northerly along the westerly side lot line of Lot No. 729, Assessor's Plat 59 to its intersection with the centerline of Fisk Street;

Thence turning and running easterly along said centerline of Fisk Street to a point opposite the rear lot line of Lot No. 11, Assessor's Plat 59;

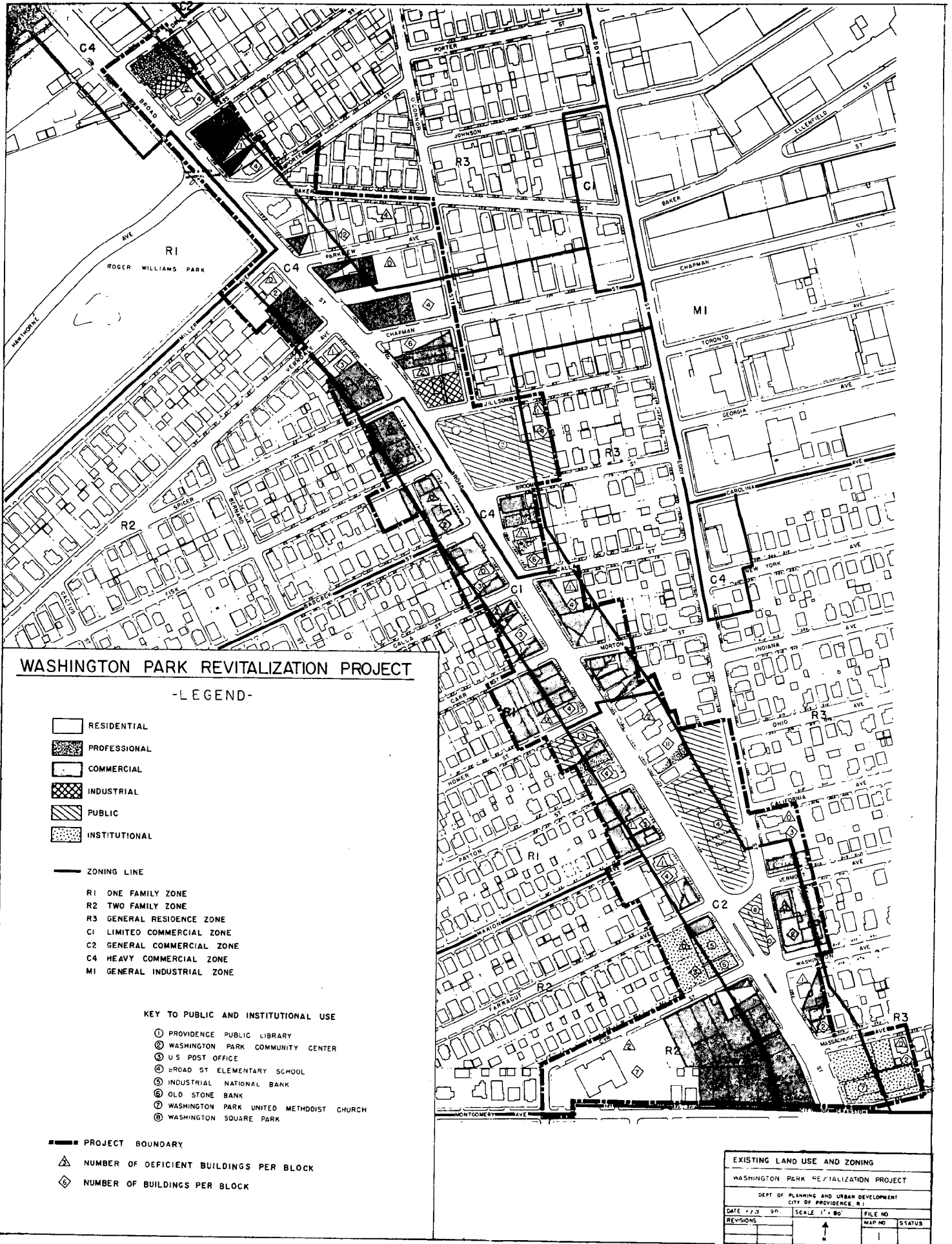
Thence turning and running northerly along the rear lot lines of Lots Nos. 11, 10, Assessor's Plat 59 across Spicer Street, Lots Nos. 8, 5, 4, Assessor's Plat 59 across Verndale Avenue Lot No. 1 to its intersection with the rear lot line of Lot No. 447, Assessor's Plat 59;

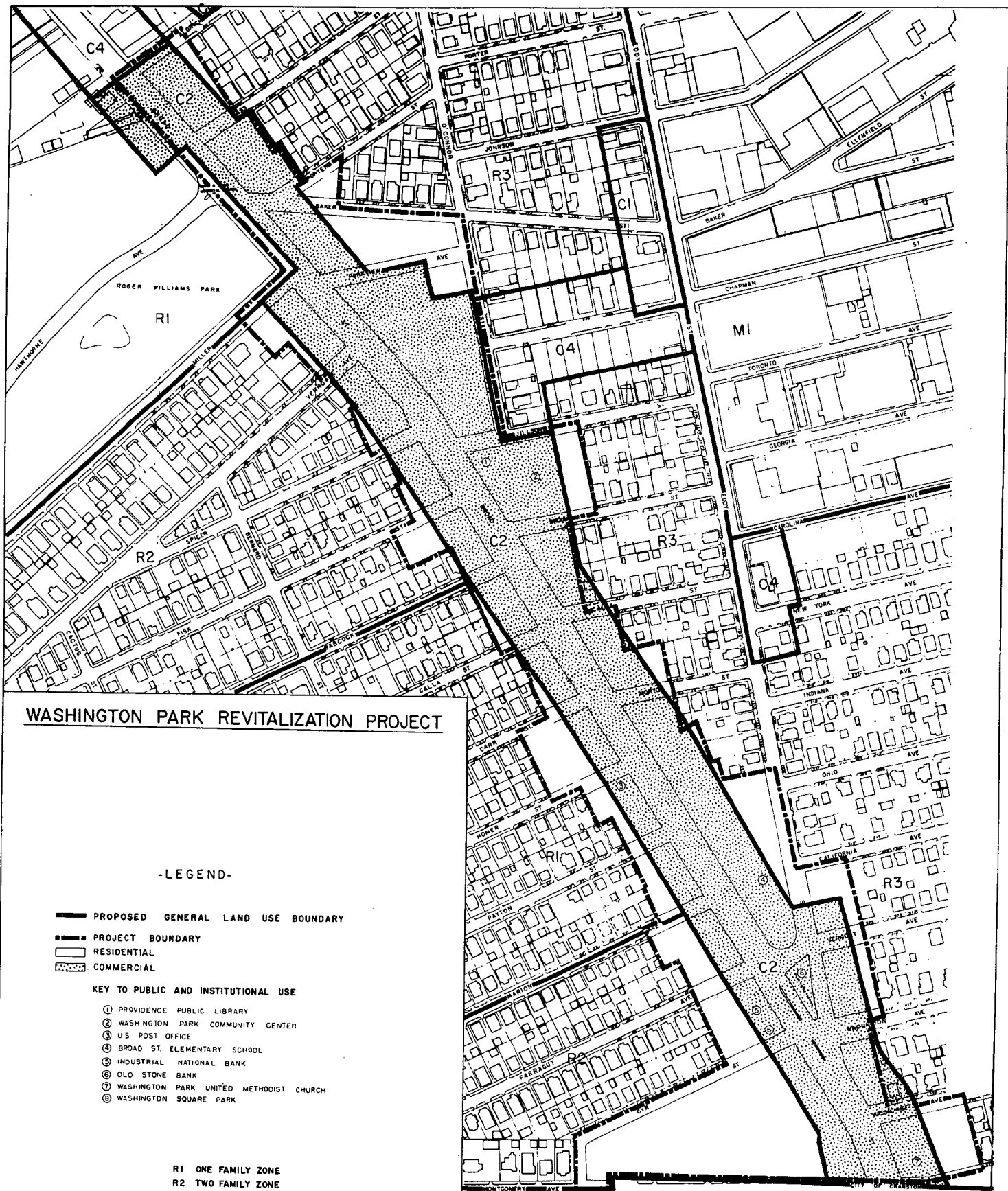
Thence turning and running westerly along said rear and side lot line of Lot No. 447, Assessor's Plat 59 to its intersection with the northerly side of Miller Avenue;

Thence turning and running easterly along said northerly side of Miller Avenue to its intersection with the westerly side of Broad Street;

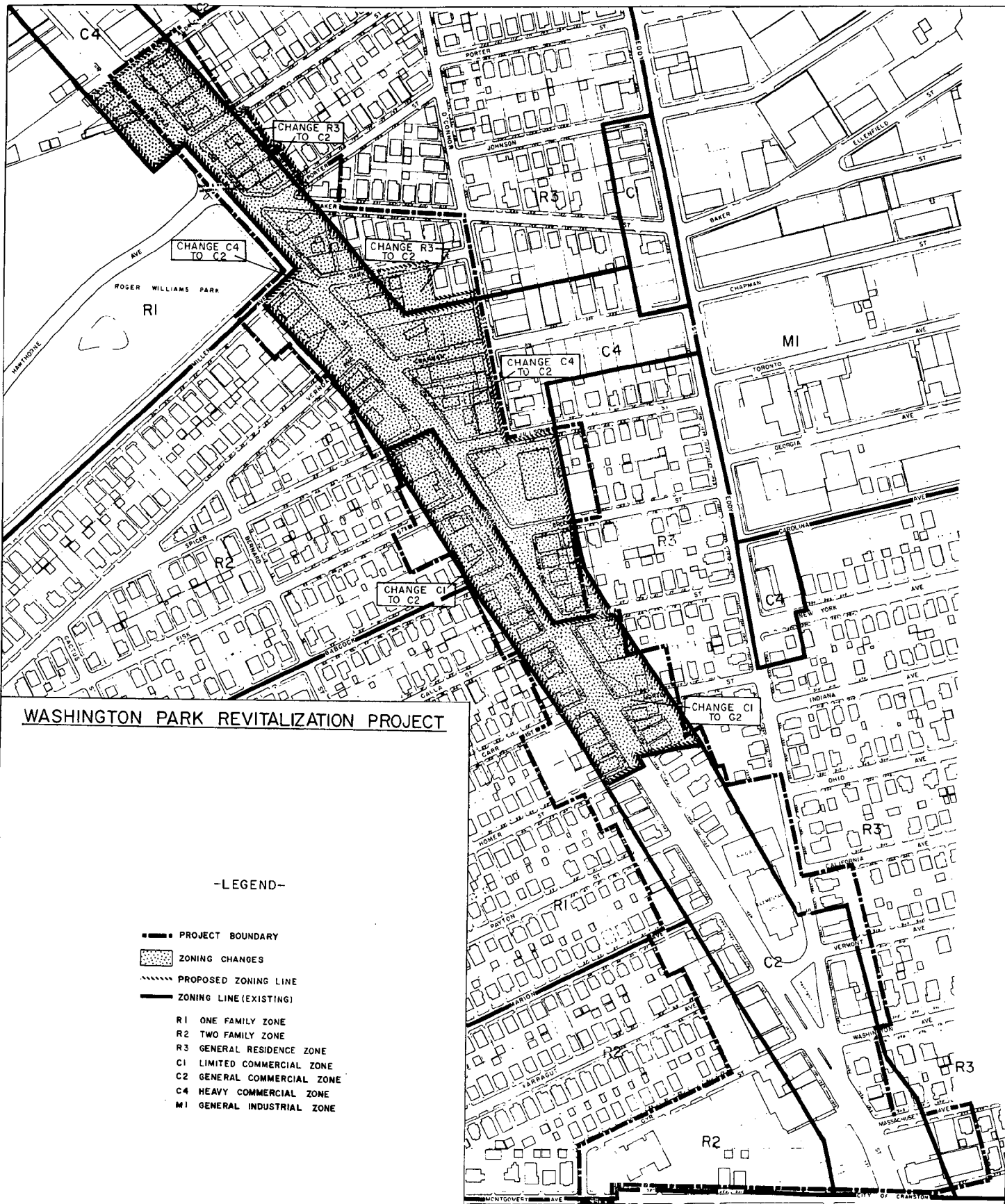
Thence turning and running northerly along said westerly side of Broad Street to its intersection at a point opposite the northerly side of Aldrich Street;

Thence turning and running easterly across Broad Street to the point and place of beginning.





PROPOSED GENERAL LAND USE & ZONING				
WASHINGTON PARK REVITALIZATION PROJECT				
DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.				
DATE FEB 1982	SCALE 1" = 80'	FILE NO.		
REVISIONS		MAP NO.	2	STATUS

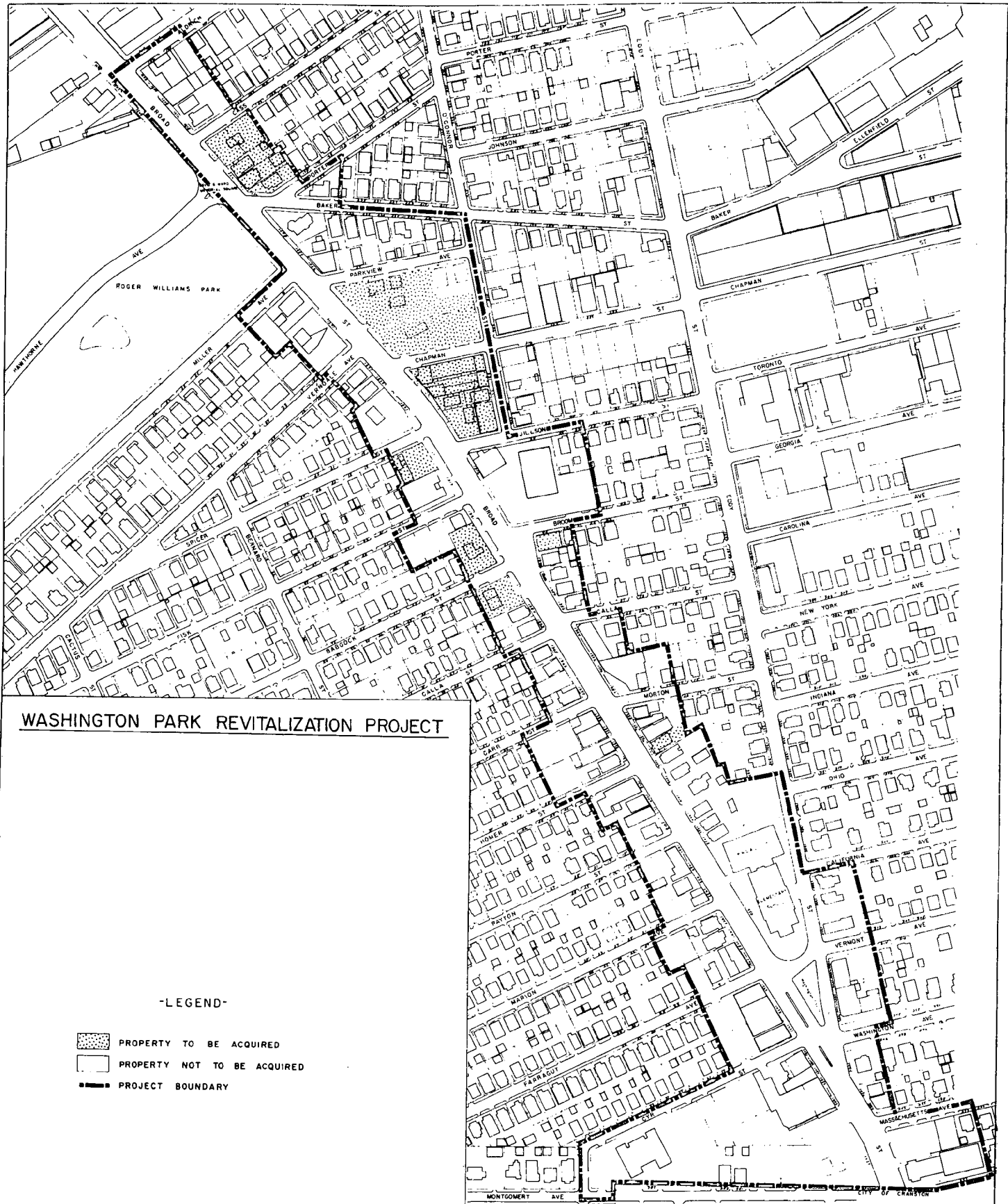


WASHINGTON PARK REVITALIZATION PROJECT

-LEGEND-




- PROJECT BOUNDARY
- ▨ ZONING CHANGES
- PROPOSED ZONING LINE
- ZONING LINE (EXISTING)
- R1 ONE FAMILY ZONE
- R2 TWO FAMILY ZONE
- R3 GENERAL RESIDENCE ZONE
- C1 LIMITED COMMERCIAL ZONE
- C2 GENERAL COMMERCIAL ZONE
- C4 HEAVY COMMERCIAL ZONE
- M1 GENERAL INDUSTRIAL ZONE

PROPOSED ZONING CHANGES			
WASHINGTON PARK REVITALIZATION PROJECT			
DEPT OF PLANNING AND URBAN DEVELOPMENT			
CITY OF PROVIDENCE, R.I.			
DATE: FEB. 1982	SCALE: 1" = 50'	FILE NO.	MAP NO.
REVISIONS			3
			STATUS

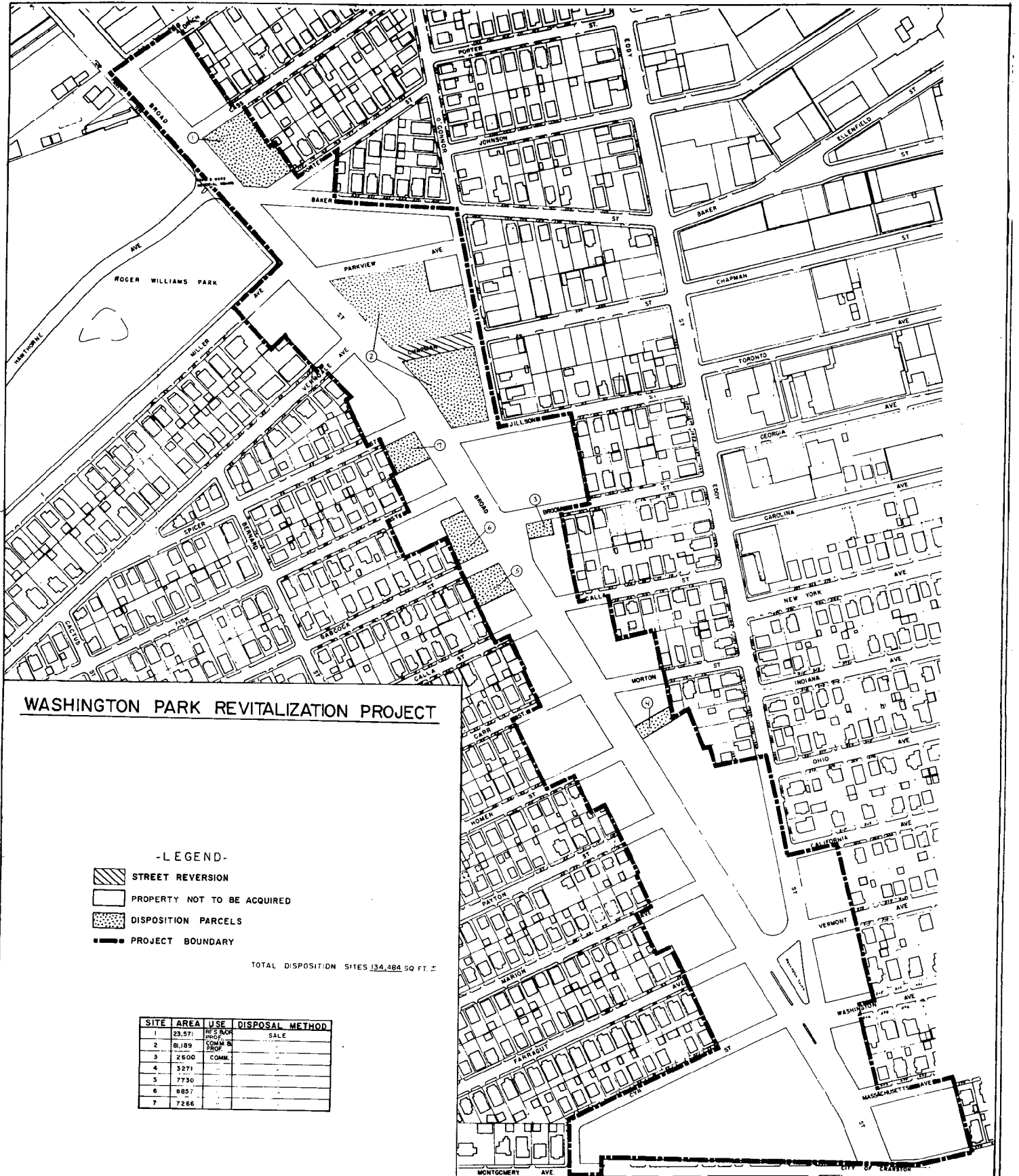


WASHINGTON PARK REVITALIZATION PROJECT

-LEGEND-

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

PROPOSED ACQUISITION			
WASHINGTON PARK REVITALIZATION PROJECT			
DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.			
DATE FEB 1982	SCALE 1" = 80'	FILE NO	
REVISIONS		MAP NO	4
		STATUS	



WASHINGTON PARK REVITALIZATION PROJECT

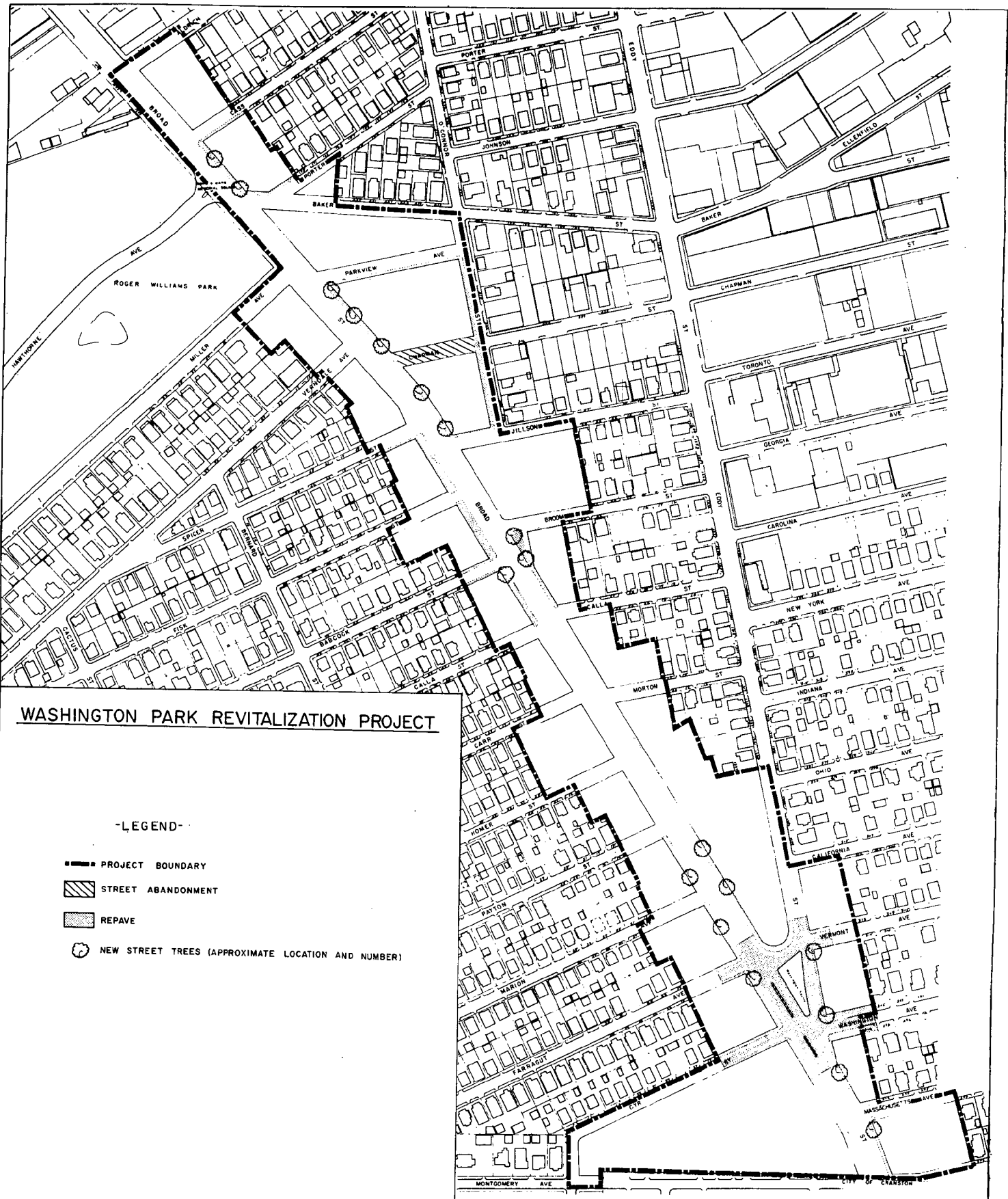
- LEGEND-
- STREET REVERSION
 - PROPERTY NOT TO BE ACQUIRED
 - DISPOSITION PARCELS
 - PROJECT BOUNDARY

TOTAL DISPOSITION SITES 134,384.50 FT. ±

SITE	AREA	USE	DISPOSAL METHOD
1	23.57	RES. BDR	SALE
2	8,189	COMM. B. DRGP	
3	2,600	COMM.	
4	3,271		
5	7,730		
6	8857		
7	7,266		

NOTE NEW SIDEWALKS ON ALL DISPOSITION PARCELS

DISPOSITION MAP			
WASHINGTON PARK REVITALIZATION PROJECT			
DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, RI			
DATE FEB. 1997	SCALE: 1" = 80'	FILE NO.	STATUS
REVISIONS		MAP NO.	
		5	

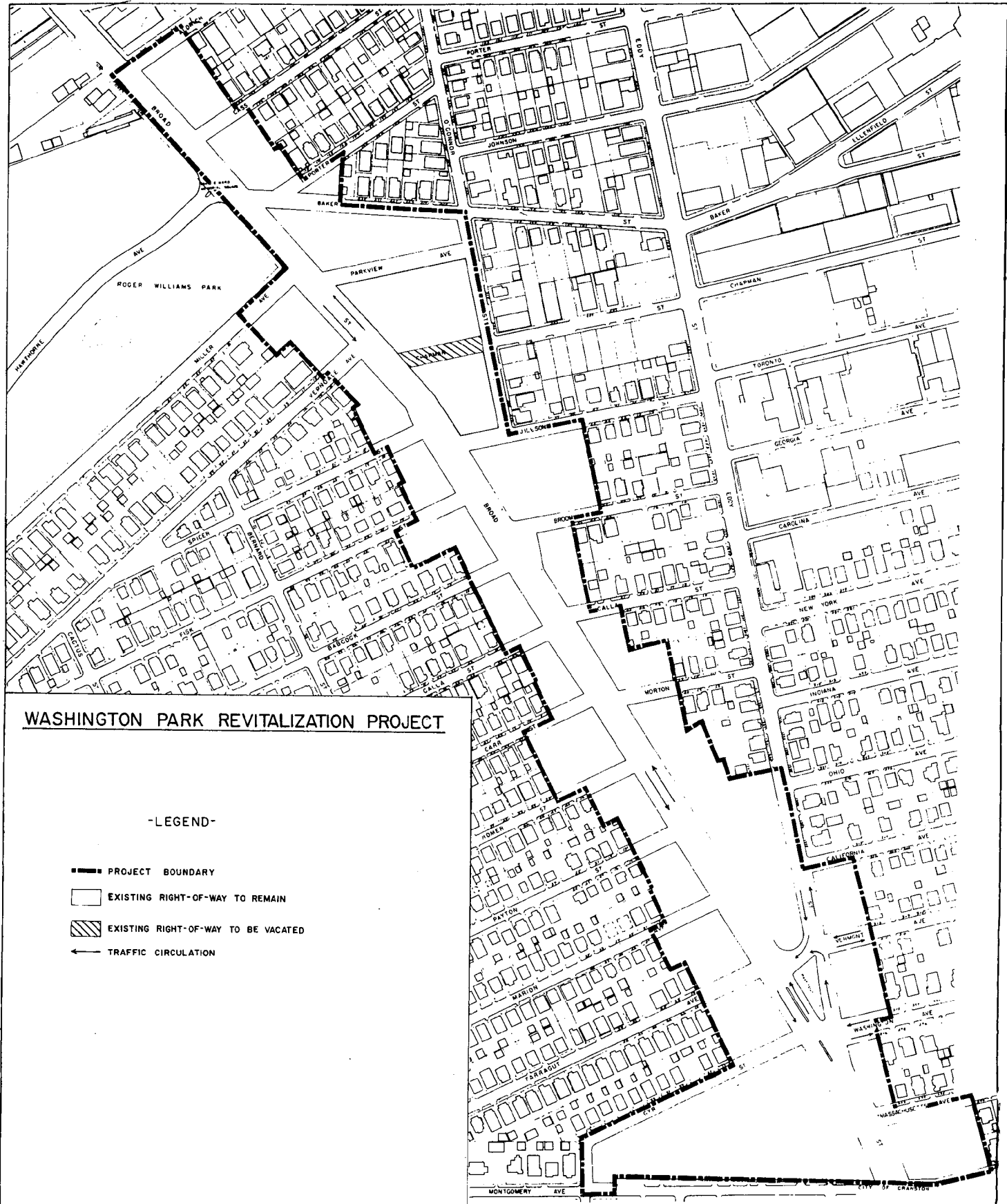


WASHINGTON PARK REVITALIZATION PROJECT

-LEGEND-

- PROJECT BOUNDARY
- STREET ABANDONMENT
- REPAVE
- NEW STREET TREES (APPROXIMATE LOCATION AND NUMBER)

PROPOSED SITE IMPROVEMENTS				
WASHINGTON PARK REVITALIZATION PROJECT				
DEPT. OF PLANNING AND URBAN DEVELOPMENT				
CITY OF PROVIDENCE, R.I.				
DATE: FEB. 1984	SCALE: 1" = 50'	FILE NO.	MAP NO.	
REVISIONS			6	STATUS



WASHINGTON PARK REVITALIZATION PROJECT

-LEGEND-

- PROJECT BOUNDARY
- EXISTING RIGHT-OF-WAY TO REMAIN
- EXISTING RIGHT-OF-WAY TO BE VACATED
- TRAFFIC CIRCULATION

RIGHT-OF-WAY ADJUSTMENTS				
WASHINGTON PARK REVITALIZATION PROJECT				
DEPT. OF PLANNING AND URBAN DEVELOPMENT				
CITY OF PROVIDENCE, R.I.				
DATE FEB. 1982	SCALE 1" = 80'	FILE NO.		
REVISIONS		MAP NO.	7	STATUS