

# The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## CHAPTER 1982-49

No. 419      **AN ORDINANCE** APPROVING AND ADOPTING THE OFFICIAL  
REDEVELOPMENT PLAN FOR THE WASHINGTON PARK REVITALIZATION  
PROJECT.

*Approved*      July 8, 1982

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

WHEREAS, the Providence Redevelopment Agency (hereinafter sometimes called "Local Public Agency") pursuant to the provisions of Title 45, 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 April 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, "Washington Park Revitalization Project" and comprises a report consisting of approximately 33 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 69-44 of the Ordinances of the City of Providence, approved November 28, 1969, in conformity with the provisions of Section 22 of Chapter 1802 of the Public Laws of Rhode Island 1946, as amended, and Title 45, Chapter 32, Section 4 of the General Laws of Rhode Island, 1956, as amended.

WHEREAS, a copy of said Urban Renewal Plan was transmitted to the City Plan Commission on April 14, 1982.

WHEREAS, the City Plan Commission, which is the duly designated and acting official planning body for the City, has submitted to the City Council its report and recommendations respecting the Urban Renewal Plan for the Washington Park 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 or unsanitary or

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**AN ORDINANCE**

unsafe character of condition or physical construction, (4) defective or inadequate street and lot layout, (5) mixed character, deterioration or shifting of uses to which they are put, or any combination of such factors and characteristics are conducive to the further deterioration and decline of the area and injuriously affect the entire area.

WHEREAS, a structural quality survey was conducted by the City of Providence, Department of Planning and Urban Development and the results of that survey as set forth in the Urban Renewal Plan indicated that 32% of the structures have deficiencies that include serious deterioration; lack of sanitary facilities; and serious inadequacies in lighting and ventilation. The Washington Park 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 1950-56, 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 on \_\_\_\_\_ 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 Washington Park 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 "Washington Park Revitalization Project".

2. It is hereby found and determined that for the purpose of the Urban Renewal Plan, the Washington Park 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 Washington Park 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 Washington Park Revitalization Project Area 9.70% of the structures are substandard or seriously deficient or unsafe in that these structures contain serious deterioration, and

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

5. It be and hereby is found that the Washington Park 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 Washington Park 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 Washington Park 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 the said Plan for the Washington Park 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 Washington Park Revitalization Project Area only in accordance with the terms of the Redevelopment Plan and

subject to the restrictions, covenants and conditions set forth therein and which are hereby found and declared to be necessary to effectuate the purposes of the "Redevelopment Act of 1956".

9. In enacting this Ordinance, the City Council intends to comply with the provisions of the "Redevelopment Act of 1956" which relates to adoption of an Urban Renewal Plan for an approved Urban Renewal Area so that the blighted and substandard conditions in this Urban Renewal Area can be eliminated and the Urban Renewal Area can be redeveloped in accordance with the Urban Renewal Plan to attain the public purposes and policy of the "Redevelopment Act of 1956" and thereby to protect and promote and be in the interest of the public health, safety, morals and general welfare of the people in the State as a whole and particularly the people of this City.

10. The Urban Renewal Plan for the Washington Park Revitalization Project consisting of a booklet containing a table of contents, approximately 33 pages of text, exhibit and maps, is hereby approved, adopted and designated as the Official Redevelopment Plan for the Washington Park 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 \$1,200,000 representing the estimated amount of the Project Cost;

(d) That the City Treasurer, acting under the direction of the Committee on Finance, be and hereby is authorized and directed to borrow from time to time, in such sums as may be necessary, not exceeding One Million Two Hundred Thousand (\$1,200,000.00) 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 therefor, signed by him and countersigned by the Mayor and the Chairman of the Committee on Finance and to renew any such notes from time to time as the same become due. The money thus obtained shall be used exclusively for carrying out the Official Redevelopment Plan for the Washington Park 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  
APR 1 1982  
FIRST READING  
REFERRED TO COMMITTEE ON

URBAN REDEVELOPMENT  
RENEWAL & PLANNING

Rose M. Mendonca CLERK

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

Rose M. Mendonca  
Chairman  
June 1, 1982

Councilman Xavier, Flynn and Giffin (By Request)

IN CITY  
COUNCIL  
1982

FINAL READING  
READ AND PASSED

Robert A. Spivey

PRESIDENT

Rose M. Mendonca  
CLERK

IN CITY COUNCIL

JUN 24 1982

FIRST READING  
READ AND PASSED

Rose M. Mendonca CLERK

APPROVED  
JUL 8 1982  
Vincent A. Cianci  
MAYOR

EXHIBIT A

DESCRIPTION FOR THE BOUNDARIES OF THE WASHINGTON PARK REVITALIZATION  
PROJECT AREA

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 centerland 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 a point opposite the northerly side of Aldrich Street;

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

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



PROVIDENCE REDEVELOPMENT AGENCY

March 26, 1982

MAYOR VINCENT A. CIANCI, JR.  
Ex-Officio

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

Dear Mrs. Mendonca:

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

The Washington Park Revitalization Project was developed through the cooperative efforts of the Washington Park Citizen's 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 \$1,200,000.00 and will be funded from the sale of long-term general obligation bonds issued by the City of Providence for redevelopment purposes.

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

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

Sincerely,

A handwritten signature in dark ink, appearing to read "Stanley Bernstein", is written over a horizontal line.  
Stanley Bernstein  
Executive Director

SB/gl  
rhy  
Enclosures