

# City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## CHAPTER 1986-53

No. 561

### **AN ORDINANCE** APPROVING AND ADOPTING THE OFFICIAL REDEVELOPMENT PLAN FOR THE SPECIAL VACANT LOT PROJECT, AS AMENDED.

*Approved* October 23, 1986

#### ***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 for its consideration, a Redevelopment Plan approved by the Local Public Agency, for an Urban Renewal Area, which said Redevelopment Plan is entitled, "Special Vacant Lot Project" and comprises a report consisting of a text including attachment, 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 Redevelopment 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 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 Redevelopment Plan was transmitted to the City Plan Commission.

WHEREAS, the City Plan Commission which is the duly designated and acting official planning body for the City, has transmitted to the City Council its report and recommendations respecting the Redevelopment Plan for Special Vacant Lot Project and has certified that said Redevelopment 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 Redevelopment Plan qualified as a deteriorated blighted area within the meaning of the "Redevelopment Act of 1956, as amended to date, because there exist in the area buildings or improvements, used or intended to be used for living, commercial, industrial or other purposes, which by reason of (1) dilapidation, deterioration, age or obsolescence, (2) inadequate provisions for ventilation, light, sanitation, open spaces and recreation facilities, (3) defective design or unsanitary or unsafe character of condition or 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

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further deterioration and decline of the area and injuriously affect the entire area.

WHEREAS, a lot quality survey was conducted by the City of Providence, Department of Planning and Development and the results of that survey as set forth in the Redevelopment Plan. The Special Vacant Lot 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, 1983-1988-1985-1991, 1986-1991, and the Annual Report of the Providence Redevelopment Agency for 1949 through 1983 (inclusive); and

WHEREAS, at a public hearing held following notice of the date, time, place and purpose of such hearing, the City Council Committee on Urban Redevelopment, Renewal and Planning duly considered the Redevelopment 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 Redevelopment Plan for the Project Area prescribes certain land uses for the Special Vacant Lot Project and will require among other things, but not by way of limitation, property acquisition, clearance and disposition 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 "Special Vacant Lot Project".

2. It is hereby found and determined that for the purpose of the Redevelopment Plan, the Special Vacant Lot Project comprises that certain tract of land situated in the City of Providence and State of Rhode Island, which is bounded as described in Exhibit 1, which is attached hereto and made a part hereof as if more fully set forth herein.

3. It be and hereby is found and determined in relation to the Special Vacant Lot 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 Special Vacant Lot Project Area the vacant and unused lots have become more and more numerous and these lots often become littered with debris and filled with abandoned vehicles, providing harborages for rats and other vermin, causing a danger to the public health.

(b) Within the Special Vacant Lot 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 that the Special Vacant Lot Project Area requires acquisition, clearance, disposition, re-development and improvement under the provisions of the "Redevelopment Act of 1956".

5. 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 Special Vacant Lot 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."

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

(a) The Redevelopment Plan for the Special Vacant Lot 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 Redevelopment 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 Special Vacant Lot 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 Redevelopment Plan.

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

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

7. The Providence Redevelopment Agency shall sell, lease or dispose of land in the Special Vacant Lot 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."

7.(a) All revenues obtained from the sale of said parcels shall be placed in a Special Vacant Lot account and shall be used solely for uses in conformity with this Redevelopment Plan.

8. In enacting this Ordinance, the City Council intends to comply with the provisions of the "Redevelopment Act of 1956" which relate to adoption of a Redevelopment 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 Redevelopment 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.

9. The Urban Renewal Plan for the Special Vacant Lot Project consisting of a booklet containing a table of contents, a text, including attachment exhibit and maps, is hereby approved, adopted and designated as the Official Redevelopment Plan for the Special Vacant Lot Project and is herein incorporated by reference and made a part hereof.

10. The Providence Redevelopment Agency is hereby fully authorized to carry out this Official Redevelopment Plan provided, however, that the Agency shall not enter into any contracts for disposition of property in the Urban Renewal Project Area until at least ten days after the City Council of the City of Providence has received at a regular or special meeting a report from the Providence Redevelopment Agency concerning the proposed sale of lease.

11. In order to implement and facilitate the effectuation of the Redevelopment 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 Redevelopment 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 the Community Development Block Grant Program will provide the cost of the Redevelopment of the Special Vacant Lot Project Area and hereby allocates a cash contribution of \$60,000 representing the estimated amount of the Project Cost;

(d) Stands ready to consider and take appropriate action upon any other proposals and measures designed to effectuate said Redevelopment 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

SEP 4 1986

First Reading Read and Passed  
Referred to Committee on  
URBAN REDEVELOPMENT  
RENEWAL & PLANNING

*Rose M. Mendonca* CLERK

IN CITY  
COUNCIL

OCT 16 1986

FINAL READING  
READ AND PASSED, as amended

*Michael W. E. Van*  
PRESIDENT  
*Rose M. Mendonca*  
CLERK

APPROVED

OCT 23 1987

*John L. Funch*

FILED  
OCT 8 10 58 AM '86  
DEPT. OF PLANNING & CLERK  
PROVIDENCE, R.I.

THE COMMITTEE ON  
URBAN REDEVELOPMENT  
RENEWAL & PLANNING

Recommends

*Be Continued*  
Michael R. Clement  
Clerk  
Oct 1, 1986

THE COMMITTEE ON  
URBAN REDEVELOPMENT  
RENEWAL & PLANNING

Approves Passage of  
The Within Ordinance

*, a second time  
as amended*  
Rose M. Mendonca  
Chairman  
Clerk  
October 8, 1986

EDMUND M. MAURO, JR.

*Chairman*

JOSEPH R. ESPOSITO, JR.

*Vice Chairman*

LESLIE A. GARDNER

JOSEPH M. CERILLI

ALBERT E. CARRINGTON

THOMAS M. GLAVIN

DAVID G. DILLON

STANLEY BERNSTEIN

*Executive Director*

*and Secretary*



PROVIDENCE REDEVELOPMENT AGENCY

August 21, 1986

MAYOR JOSEPH R. PAOLINO, JR.

*Ex-Officio*

Rose M. Mendonca

City Clerk

City Hall Providence, Rhode Island 02903

RE: Ordinance - "Special Vacant Lot Project"

Dear Mrs. Mendonca:

Transmitted herewith is an original and fifteen (15) copies of an ordinance approving and adopting the Official Redevelopment Plan for the Special Vacant Lot Redevelopment Project. Fifteen (15) copies of the Redevelopment Plan will be provided under separate cover.

The special vacant lot project cost estimated at \$60,000.00 will be funded with Community Development Funds.

Since the state enabling legislation requires a public hearing on the plan, and further that the notice of public hearing be advertised once a week for three (3) 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 notice in the newspaper.

It is respectfully requested that the enclosed ordinance be placed on the docket for the next City Council meeting.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "John F. Palmieri", is written over a horizontal line.

John F. Palmieri

Secretary/Providence Redevelopment Agency

For

Arthur J. Markos

Executive Director

Providence Redevelopment Agency

AJM

JFP/BMS

Enclosures

Rose M. Mendonca  
City Clerk



Michael R. Clement  
First Deputy

Clerk of Council

Grace Nobrega  
Second Deputy

Clerk of Committees

DEPARTMENT OF CITY CLERK  
CITY HALL

October 2, 1986

Mr. Edward C. Clifton,  
City Solicitor  
Law Department  
60 Eddy Street  
Providence, RI 02903

Dear Mr. Clifton:

I have been directed by Councilman Thomas F. O'Connor, Jr., Chairman of the Committee on Urban Redevelopment, Renewal and Planning, to forward to you the enclosed Ordinances for your study and report back to the said Committee on or before the scheduled Public Hearing to be held on Wednesday, October 8, 1986 at 7:00 o'clock P.M.

The Committee has requested that you check the language of the Ordinance if it prohibits any other activities, other than the acquisition of vacant lots and that no sidewalks, streets and any other fiscal improvements appear in the proposed Ordinances.

It is also requested that you incorporate in the Ordinances that any and all funds generated from the sale of said lots are to funneled back into the special vacant lot project, and that these Ordinances do not allow for any activity, other than vacant lots.

Very truly yours,

Michael R. Clement,  
First Deputy City Clerk

MRC:lc



ARTHUR J. MARKOS  
DIRECTOR



JOSEPH R. PAOLINO, JR.  
MAYOR

## Department of Planning and Development

*"Building Pride In Providence"*

October 8, 1986

Honorable Thomas F. O'Connor, Jr.  
Chairman of Committee on Urban Redevelopment,  
Renewal and Planning  
City Hall  
Providence, Rhode Island

Dear Councilman O'Connor:

In behalf of the City Solicitor, Edward C. Clifton, I have examined the proposed Special Vacant Lot Ordinance and find that the Ordinance is restricted solely for the acquisition of vacant lots. No other activities such as sidewalks, streets or any other improvements are permitted in the proposed Ordinance.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Raymond Mannarelli", is written over the typed name.

Raymond Mannarelli  
Legal Counsel

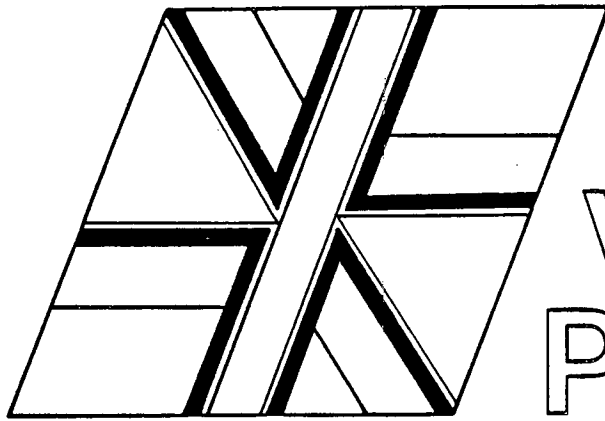
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DEPT. OF CITY CLERK  
PROVIDENCE, R.I.  
OCT 8 10 58 AM '86

FILED

1986-53

#561



# SPECIAL VACANT LOT PROJECT

**proposed redevelopment plan 1986**

**PROVIDENCE REDEVELOPMENT AGENCY  
PROVIDENCE, RHODE ISLAND 02903**

PROPOSED REDEVELOPMENT PLAN

FOR

THE SPECIAL VACANT LOT PROJECT

1986

PROVIDENCE REDEVELOPMENT AGENCY

PROVIDENCE, RHODE ISLAND

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## INTRODUCTION

### 1. Special Vacant Lot Project

As part of the Mayor's concern with the state of the City's neighborhoods, it has become clear that one of the most negative influences impacting these areas is that of blighted vacant lots. Not only are their numbers increasing but they are contributing to disinvestment in both commercial and residential areas as well as creating a public health and safety problem. Accordingly, this plan is an attempt to curb and reverse these conditions and to help clean up the neighborhoods and to strengthen their economic potential.

The City Council also recognized the existing vacant lot problems and its effects on the neighborhoods and passed a city ordinance authorizing the Providence Redevelopment Agency to create the Special Vacant Lot Project for the purpose of acquiring and disposing of the vacant land within the City of Providence and providing for the systematic foreclosure of city liens on vacant land. A copy of said ordinance is attached hereto as Attachment A of this Redevelopment Plan.

The proposals set forth in this Plan include an inovative vacant lot program with the methods of acquisition and disposition of deteriorated vacant lots which should promote new construction and/or new site improvements and encourage

private investment in the neighborhoods throughout the City.

With the positive attitude of the city government, the neighborhood residents, businessmen, and the general public this redevelopment plan can be the catalyst for the revitalization of all the neighborhoods of the City.

## 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. 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.

c. Lot Coverage: The percentage of the parcel area covered by the total ground floor area of all structures within said parcel.

d. 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 driveways.

e. Parcel: One or more contiguous lots comprising a disposition area.

f. 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.



g. 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. Abbrievations

- a. "Agency": Providence Redevelopment Agency.
- b. "Building Code": The Rhode Island State Building Code, 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 Development of the City of Providence.
- g. "Minimum Housing Code": Minimum Standards Housing Ordinance.
- h. "Plan": Redevelopment Plan.
- i. "Project Area": Special Vacant Lot 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 Area

#### 1. Boundaries and Location of Project Area

The Special Vacant Lot Project Area is totally comprised of Redevelopment Areas which have been designated by Chapter 103,

an Ordinance of the City of Providence, approved July 6, 1948, as amended, as areas containing blight and in need of redevelopment. The Project Area in general covers a very large portion of the city except some neighborhoods such as Blackstone, Wayland, South Elmwood and portions of Hope, Mount Hope, College Hill, Wanskuck, Elmhurst, Valley, Mount Pleasant and the Reservoir neighborhood. Said neighborhoods are shown on the attached neighborhood map. The boundaries of the area have been established without regard to sex, race, religion, national origin or skin color. The boundaries of the Special Vacant Lot Project are shown on the attached Project Location Map. A description of the area boundary is attached hereto as Exhibit A of the Redevelopment Plan.

## 2. Physical Conditions of the Special Vacant Lot Project Area

The Project Area is comprised entirely of deteriorated and arrested areas within the meaning of Paragraph 45-31-8 of the General Laws of the State of Rhode Island because there exists in the area buildings and improvements 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 conditions exist which injuriously affect the entire area.

The major concern of this Plan is the blighted vacant lots which are located throughout the project area. These lots become overgrown with weeds, littered with debris and filled with abandoned vehicles, providing breeding areas for rats and other vermin, causing a danger to the public health. They are contributing conditions of blight to the adjacent properties and its surrounding areas.

B. Statement of Development Objectives

The development objectives are as follows: -

- a. The removal of blighted conditions of vacant lots
- b. The prevention of new deteriorated lots.
- c. The provision of decent, safe and sanitary properties for every citizen of the communities.
- d. The provision of new improvements of properties and maintenance throughout the project area by providing for the intensification of the enforcement of parcel controls of this plan, and all applicable city code standards.
- e. Acquisition and disposition by the Agency for private development of deteriorated and blighted vacant lots.
- f. Provision of sites for the expansion and development of its adjoining properties.

g. Provision of sites for all types of new development.

h. Improvement of residential properties by the elimination of environmental deficiencies caused by the blighted vacant land.

i. Provision of sites for the highest and best use of the properties.

j. Provision of sites for the purpose of increasing the tax base of the City.

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. 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.

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 Zoning Ordinance and in this plan.

(2) Criteria used to determine the type, intensity and location of auxiliary uses (such as public and 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.

### 3. Conformance to City's Master Plan

Since this project area covers all existing urban renewal projects, proposed reuses of all disposition parcels which are located within the boundaries of existing Redevelopment Plans shall be disposed of in accordance with the objectives of each plan which is in conformance with the the City's Master Plan.

In addition, as stated in above paragraphs 1 and 2 of this Section C, this redevelopment plan conforms to the City's Master Plan.

### D. Urban Renewal Techniques to be Used to Achieve Plan Objectives

#### 1. Acquisition

The major treatment for the Project Area is acquisition and disposition of the blighted vacant lots. Some of those lots are tax reverted parcels with an unclear title. It is necessary to acquire these parcels by the Agency. Under the provisions of the Redevelopment Act of 1956, as amended, the Agency is empowered to undertake all redevelopment functions, including acquisition and disposition.

## 2. Disposition

All acquired lots will be disposed of by the Agency to the buyer/developer who best meets the use requirements determined for the parcel. Hence, the Agency will be able, in some cases, to offer to a contiguous homeowner of a vacant lot an inexpensive parcel with a clear title for the purpose of expanding his or her side yard and/or rear yard with the provision that the lot be cleared and developed in accordance with the parcel controls of this Plan.

Other than for yard expansion some of the disposition parcels will be used for neighborhood parking, private or public development and land-bank pool. The Agency, in its sole and absolute discretion, shall have the final right of approval on the appropriate reuse of each parcel.

## 3. Additional Agency Functions

The Agency is also empowered to undertake additional 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.

In addition to acquisition and clearance, the Agency is also empowered to undertake 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 not required in this instance to implement objectives of this Plan.

##### 2. Proposed Acquisition

Properties designated for acquisition are described and attached hereto as Attachment B of this Redevelopment Plan.

F. Land Disposition Supplement

1. Standards and Controls for Land Development

a. Any disposition parcel shall be regulated by its applicable provisions of the Zoning Ordinance as amended to date.

b. Parcels located within the boundaries of any existing Redevelopment Plan Area shall be governed also by the controls of the Redevelopment Plan of that project.

c. Additional Controls for Residential Reuse

(1) Building Construction: The construction of buildings shall conform to the regulations set forth in the Building Ordinance, as amended to date.

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

(3) Name Plate or Sign: For each dwelling unit, one name plate not exceeding 1/2 square foot in area, shall be permitted, indicating the name and/or address of the occupant or any permitted occupation, and shall be suitably integrated with the architectural design of the structure which it identifies. The size, design, placement and number of signs must be specified in all redevelopment proposals. The replacement or addition of



any sign during the duration of the Plan must be approved by the Agency. The Agency in its sole and absolute discretion shall have the final right of approval.

(4) Off-Street Parking: One off-street parking space for each dwelling unit, plus additional parking spaces equal in number to one-quarter of the number of dwelling units in excess of three dwelling units shall be provided. Any fraction of a required parking space shall mean an additional required whole parking space. The Agency in its sole and absolute discretion shall have the final right of approval.

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

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

(7) Landscaping, On-Site Improvements and Maintenance: All sites shall be properly graded and drained. All unbuilt areas of the site shall be provided, where needed, with suitable, properly designed and constructed walks and access drives. All unbuilt and unpaved areas of the site shall be suitably planted and permanently maintained with grass, shrubs, and trees; except that where the Agency approves, an area not in excess of 20% of the unbuilt and unpaved area may be landscaped with another material for decorative purposes or a garden only. After fully developed, the land, buildings and other improvements within the Project Area shall be maintained in good repair and in clean and sanitary condition. Sufficient and suitable refuse and garbage storage and disposal facilities, including structural enclosures where appropriate, shall be provided and properly maintained. The Agency in its sole and absolute discretion shall have the final right of approval.

(8) In addition, every development shall be subject to compliance with those controls for open space, off-street parking facilities and screening, landscaping, etc., which are set forth in this Section F, "Land Disposition Supplement," and are applicable to residential properties. Provided, however, that a waiver or modification to the strict application of these controls may be granted by the Agency, and by the Zoning Board of Review, where

necessary, due to 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.

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

(a) "Other conditions, covenants, restrictions and provisions controlling the development and use of acquired land and improvements".

(b) "Miscellaneous Provisions".

d. Additional Controls for Non-residential Reuse

(1) Building Construction: The construction of buildings shall conform to the regulations set forth in the Building Ordinance, as amended to date.

(2) Permitted Signs:

(a) Number of Signs permitted A maximum of two (2) signs shall be permitted, including any plaques and signs which are integrated into the building's architecture. This limitation shall not include directional signs nor signs for multiple-unit buildings, where the same number of signs will be allowed for each business.

(b) Subject Matter - Signs shall pertain only to the identification of the business conducted within the building, to the product sold, or to the direction of visitors. No pictures or samples shall be permitted on a sign except as a part of a trade mark. No flashing or animated signs shall be permitted.

(c) Type of Signs Permitted - Horizontal or vertical wall signs, otherwise known as belt or face signs. Signs painted on the wall shall not be allowed. Plaques, attached to the face of the building in close proximity to the main entrance and bearing the name or trademark of the firm, will be permitted. All necessary directional signs on the lot occupied by the building to which the signs pertain will also be permitted.

(d) Permitted Sign Location - No signs shall extend above the roof or parapet, and no signs shall be attached to, sit upon or be painted on the roof or canopy. No free-standing signs shall be permitted other than for visitor directional signs.

(e) Sign Dimensions - No signs shall exceed a maximum surface area of (2) square feet for each linear foot of that face of the building displaying such signs. No sign shall project more than (12) inches from the face of the building on which said sign is displayed. No plaques shall exceed (8) square feet in surface area.

(f) Sign Illumination - Any spotlight or similar illumination shall be so directed and shielded that the light source is not visible from any adjacent right-of-way or from any adjacent properties.

(g) Additional Regulations - In addition to the above sign controls, signs of an individual unit

(within a multiple unit building) shall not extend beyond that portion of the face of the building which directly encloses that unit. The Agency in its sole and absolute discretion shall have the final right of approval.

3) Off-Street Parking: Shall be governed by applicable provisions of the Zoning Ordinance.

(4) Off-Street Loading: For every 20,000 sq. ft. or fraction thereof of floor area over 4,000 sq.ft., there shall be a minimum of one off-street loading space at least 10' x 25' with a 14 ft. height clearance, if covered. If this requirement is waived or modified by the Agency and by the Zoning Board of Review, there shall be reserved such additional off-street loading spaces as are required by this provision. The site plan, as submitted shall show the full number of required off-street loading spaces and shall designate the landscaped area as reserved for off-street loading. In no case shall a site plan be acceptable which includes proposals providing for off-street loading spaces, either to be developed for current use or to be reserved for future use, which will adversely interfere with the area's circulation pattern. No off-street loading shall be permitted in front yard. All loading and unloading activities and all maneuvering shall take place on private property.

(5) Parking Space Construction: All off-street parking and loading areas, including drives and other accessways shall be adequately paved with bituminous or cement concrete or other equivalent surfacing material and shall be provided with appropriate bumper and wheel guards where needed. The parking area shall be screened as set forth below in paragraph (i). The parking area shall be landscaped such that for every (2000) square feet of gross parking area there shall be at least one live tree which shall be at least (15) feet high at the time of planting, and

which will attain a height of at least (20) ft. and there shall be an area of at least (200) square feet, which shall be planted and permanently maintained in grass. Illumination shall be so arranged as to shield the light source from the view of adjoining lots and abutting rights-of-way.

(6) Screening - Except for that portion of a driveway or accessway which opens directly into a public right-of-way, outdoor parking and loading areas shall be screened from the view of all adjoining residential uses and from all adjacent rights-of-way by means of a uniform growth of evergreen plant materials at least four (4) feet wide and at least four and one-half (4-1/2) ft. 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 parking areas located above the street grade), and which is a variety that will attain a height of at least six (6) ft. With the approval of the Agency, the following types of screening may also be permitted:

(1) masonry wall, which shall not be greater in height than four and one-half (4 1/2) feet nor less than four (4) ft., measured as above for evergreens, which shall be integrated with the architectural design, style and facia 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 four and one-half (4 1/2) feet nor less

than four (4) feet, measured as above for evergreens, which shall be of uniform appearance, and which shall be integrated with the architectural design, style and facial of the building as well as with the architect of adjacent, existing buildings. A uniform appearing, adequate year round screen shall be approved by the Agency. The Agency in its sole and absolute discretion shall have the final right of approval.

(7) Landscaping: The entire site shall be properly graded and drained. All unbuilt areas of the site shall be provided, where needed, with suitable walks and access drives which are properly designed and constructed. All unbuilt and unpaved areas of the site shall be planted and permanently maintained with grass, shrubs and trees. Except that, where the Agency approves, 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 within Area (1) shall be maintained in good repair and in clean and sanitary condition. Sufficient and suitable refuse and garbage storage and disposal facilities, including structural enclosures where appropriate, shall be provided and properly maintained. The Agency in its sole and absolute discretion shall have the final right of approval.

(8) In addition, every development shall be subject to compliance with those controls for open space, off-street parking and loading, screening, and buffering etc., which are set

forth in this Section F, "Land Disposition Supplement," and are applicable to non-residential properties. Provided, however, that waiver or modification to the strict application of these controls may be granted by the Agency, and by the Zoning Board of Review, where necessary, due to location of 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 where such action is not in violation of the Zoning Ordinance or the Building Ordinance.

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

(a) "Other conditions, covenants, restrictions, and provisions controlling the development and use of acquired land and improvements."

(b) "Miscellaneous Provisions."

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. Proposed redevelopment activity in the Project Area is intended to implement local planning and development objectives.

2. 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 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 the 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.

### 3. 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 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 Minimum Housing Code and a code of the State of Rhode Island entitled "Rhode Island Housing Maintenance and Occupancy Code" approved May 7, 1970, as amended.

(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.

#### 4. Obligations To Be Imposed on Developers

(a) The developers, their successors in interest, lesses, 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.

5. 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 years; except that any amendment to this Plan shall be effective from the date of approval by the City Council and that the provisions contained herein with respect to non-discrimination shall run for a perpetual length of time.

6. Estimated Cost of Redevelopment and Proposed Method of Financing

The estimated project cost is \$60,000. which has been allocated from the current Community Development Block Grant Program. In addition, at a later date the City may propose to allocate some fund to establish a non-interest, long-term mortgage program as an incentive for potential purchasers of vacant lots.

H. Procedure for Changes in Approved Plan

The City Council at its own discretion, or upon the

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 interest may be entitled to assert.

I. ATTACHMENT A

AN ORDINANCE AUTHORIZING THE PROVIDENCE REDEVELOPMENT  
AGENCY TO CREATE A SPECIAL VACANT LOT PROJECT

## City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## CHAPTER 1986-28

No. 318 **AN ORDINANCE** AN ORDINANCE AUTHORIZING THE PROVIDENCE REDEVELOPMENT AGENCY TO CREATE A SPECIAL PROJECT AREA FOR THE PURPOSE OF ACQUIRING AND DISPOSING OF VACANT LAND WITHIN THE CITY AND PROVIDING FOR THE SYSTEMATIC FORECLOSURE OF CITY LIENS ON VACANT LAND, AS AMENDED.

Approved June 12, 1986

*Be it ordained by the City of Providence:*

WHEREAS, Vacant and unused lots have become more and more numerous in the City of Providence, and

WHEREAS, These lots often become littered with debris and filled with abandoned vehicles, providing harborage for rats and other vermin, causing a danger to the public health, and

WHEREAS, Title to these properties is often clouded by various liens, and

WHEREAS, These liens make it nearly impossible to transfer these properties, leaving the City of Providence "landlord by default" shouldering all the burdens of ownership while enjoying none of its benefits, and

WHEREAS, The City of Providence expends considerable resources in the cleaning, and maintenance of these properties while receiving no taxes in return, and

WHEREAS, The auctioning of these properties under provisions of the Rhode Island General Laws, while providing some revenue to the City, does not insure the highest and best use of the properties, and gives no consideration to the Comprehensive Plan or plans and projects in various sections of the City, and

WHEREAS, These lots are therefore, found to be a blighting influence as defined in the legislation creating the Providence Redevelopment Agency.

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

SECTION 1. Upon passage of this Ordinance, the Department of Planning and Development (Department) shall cause a master list of all the vacant land on which the City of Providence has liens for taxes, demolition, boarding or cleaning to be assembled and maintained. The list shall also be depicted on an Assessor's Plat Book which shall be on file at the Department's Office.

The Department shall note the nature and amount of any liens on the properties on the master list. The list shall then be distributed to the following:

- a. The City Solicitor, who shall determine the most expedient and inexpensive legal method to quiet title to each property.
- b. The Providence Redevelopment Agency, which shall evaluate lots which fall under existing plans and projects.
- c. The City Plan Commission, which shall evaluate the potential use of lots in accordance with the Comprehensive Plan.
- d. The City Council, to inform its Members of the existence and location of lots within their respective wards, and to solicit their opinion as to the most beneficial disposition of those lots.

Based on the information provided from the sources mentioned above the Department shall refer each lot on the list either to the City Solicitor, who shall institute or cause to be instituted, legal action necessary to secure clear title for the City, or to the Providence Redevelopment Agency for inclusion in the Special Vacant Lot Project.

SECTION 2. The Providence Redevelopment Agency is hereby authorized and directed to take any action within its existing powers to acquire and/or condemn all properties referred to it under Section 1. These actions may include the expansion of existing redevelopment areas for such acquisition and create new project areas in accordance with its own governing statutes, ordinances and regulations for the purpose of implementing this Ordinance. The City Council hereby authorizes the City Treasurer and/or the City Collector to transfer by deed all tax reverted vacant land in their possession to the Providence Redevelopment Agency for disposition by them as set forth in this Ordinance. All taxes assessed as of December 31, 1985 and prior thereto shall not be chargeable to or constitute a lien against the Providence Redevelopment Agency and subsequent owners of the property.

SECTION 3. Disposition of Property.

Lots located within the boundaries of existing Redevelopment Plans shall be disposed of in accordance with the objectives of each plan. Parcels sold for side yards shall not be referred to the project area committees.



Lots not located in an approved project area shall be disposed of under the following criteria:

1. Recognizing that considerable density exists in all neighborhoods of the City, first priority for lots under 7,500 sq. ft. shall be given to owner/occupant of adjacent property for expansion of their yard and/or parking facilities. Second priority shall be given to the residing within the area. These owners will be required to bring their own property to minimum standards.
2. Wherever possible lots shall be assembled and marketed as a single development parcel. Not for profit housing development cooperation, may be given preference in selection and in disposition prices.
3. Wherever lots cannot be disposed of in accordance with the first two priorities, they shall be placed in a Land Bank. Interim uses may be permissible for Land Bank properties with the consent of the Redevelopment Agency and such uses may include community gardens, recreation areas and for use by community organizations.
4. Disposition of all parcels shall be in conformance with the Comprehensive Plan.

Disposition by the Committee on City Property.

The Committee on City Property shall dispose of property acquired hereunder according to the same criteria used by the Providence Redevelopment Agency, insofar as this is possible, without violating the provisions of the Providence Home Rule Charter of 1980.

#### SECTION 4. Subsequent Action.

Subsequent to the passage of this Ordinance, it shall be the policy of the City of Providence to systematically foreclose its liens on properties.

The Tax Collector, when contracting for title searches for the Collector's Sale, shall ensure that the contract for title search services includes the periodic updating of the title search until the City disposes of the properties.

Prior to the Collector's Sale, the list of properties to be auctioned shall be referred to the City Plan Commission, the Providence Redevelopment Agency, and the City Council. Where the City's planning goals are served, by the acquisition of a property on that list, the Collector shall reject all bids and purchase the property for the City.

The City Treasurer and the City Solicitor shall provide for the systematic foreclosure of the previous owner's rights of redemption as provided by State Law. Where title to the property is clouded by liens from other creditors, the property shall be included in an amendment to the Special Redevelopment Plan.

The Director of Inspection and Standards shall insure that liens are recorded for boarding and demolition. These liens shall be foreclosed at the earliest possible date.

The Director of Public Works shall cause liens for cleaning of vacant lots to be recorded.

The Department shall be responsible for the maintenance of a list of all vacant land within the City, as well as the amount and nature of any liens thereon. The City Collector, City Treasurer, Director of Inspection and Standards, the Director of Public Works, shall inform the Department whenever there is a lien attached to a property as a result of the actions of their department.

The Providence Redevelopment Agency shall inform the City Solicitor of the lots it has condemned so that, the Law Department may recover any amounts due the City from the amounts deposited with the Superior Court at the time of condemnation.

SECTION 5. This Ordinance shall take effect upon its passage.

A true copy,

Attest:

*Rose M. Mendonca*

Rose M. Mendonca,  
City Clerk

I. Attachment B

A List of Proposed Acquisitions and Dispositions

## LIST OF PROPOSED ACQUISITIONS AND DISPOSITIONS

ASSESSORS PLAT LOT	LOCATION ST# STREET	LOT AREA	EXISTING ZONE
3 22	33 NORTH DAVIS ST	2,000	C4
4 1	95 HOLDEN ST	311	R4
5 77	55 KNOWLES ST	3,078	R3
5 83	18 LOCUST ST	2,541	R3
5 241	101 GRAND VIEW ST	2,780	R3
6 509	46 LARCH ST	24	R2
6 15	55 JENKINS ST	3,200	R3
6 30	8 WESTERN ST	5,750	R3
6 95	190 HOWELL ST	3,200	R3
6 106	17 JENKINS ST	3,691	R3
6 188	72 PLEASANT ST	3,200	R3
6 195	4 MC DANNE PL	3,420	R3
6 196	2 MC DANNE PL	3,200	R3
6 202	4 WESTERN ST	3,412	R3
6 256	55 DOYLE ST	108	R3
6 286	33 PLEASANT ST	3,200	R3
6 439	8 MC DANNE PL	3,379	R3
23 223	108 PROVIDENCE ST	3,000	R4
23 226	72 PROVIDENCE ST	3,015	R4
23 321	93 LINDEN ST	344	R4
23 377	242 DUDLEY ST	4,024	R4
23 444	90 PROVIDENCE ST	5,015	R4
23 445	84 PROVIDENCE ST	5,015	R4
23 446	90 PROVIDENCE ST	5,015	R4
23 458	363 BLACKSTONE ST	1,866	R4
23 536	98 WEST CLIFFORD ST	4,779	R4
23 551	393 BLACKSTONE ST	2,772	R4
23 553	381 BLACKSTONE ST	4,322	R4
23 559	363 BLACKSTONE ST	3,012	R4
23 561	351 BLACKSTONE ST	4,513	R4
23 601	61 PROVIDENCE ST	4,779	R4
23 679	51 TANNER ST	3,000	R4
23 724	11 WEST CLIFFORD ST	2,182	R4
23 732	281 DUDLEY ST	3,061	R4
27 51	594 VALLEY ST	3,960	M1
29 14	117 CARPENTER ST	2,240	R4
28 158	4 HEWITT ST	1,933	C1
28 159	388 ATWELLS AV	1,531	C1
28 849	241 FEDERAL ST	3,780	R4
28 937	194 VINTON ST	4,954	R4
29 28	11 LUONGO MEM SQ	4,022	R4
29 31	296 KNIGHT ST	4,473	R4
29 47	6 HOOD ST	677	R4
29 48	492 WASHINGTON ST	3,044	R4
29 70	441 WEST FOUNTAIN ST	4,847	M1
29 174	35 HAYWARD ST	1,720	R4
29 196	403 PINE ST	1,991	M1
29 330	11 PORTLAND ST	5,040	R4
29 331	15 PORTLAND ST	3,314	R4
29 386	405 PINE ST	3,823	M1
29 387	153 SUMMER ST	1,258	M1
29 473	60 BATTEY ST	2,979	M1
29 474	64 BATTEY ST	2,778	M1

# LIST OF PROPOSED ACQUISITIONS AND DISPOSITIONS

ASSESSORS PLAT LOT	LOCATION ST# STREET	LOT AREA	EXISTING ZONE
30 204	27 GILMORE ST	3,940	R4
30 205	23 GILMORE ST	4,560	R4
30 211	33 CONSTITUTION ST	3,973	R4
30 218	184 LESTER ST	3,200	R4
30 232	11 CONSTITUTION ST	3,490	R4
30 243	87 WILSON ST	2,600	R4
30 248	67 WILSON ST	2,794	R4
30 249	61 WILSON ST	3,039	R4
30 341	95 WILSON ST	1,946	R4
30 553	46 BRIDGHAM ST	4,000	R4
30 558	34 BRIDGHAM ST	4,000	R4
30 563	18 BRIDGHAM ST	8,000	R4
30 566	16 BRIDGHAM ST	8,909	R4
31 2	62 WAVERLY ST	3,960	R3
31 11	145 HARRISON ST	2,042	R2
31 22	146 HANOVER ST	4,050	R3
31 26	218 HANOVER ST	4,064	R3
31 36	171 DEXTER ST	8,000	R3
31 80	300 DEXTER ST	3,181	R4
31 96	97 SUPERIOR ST	8,820	R3
31 100	79 SUPERIOR ST	3,080	R3
31 110	87 DIAMOND ST	4,520	R3
31 111	73 DIAMOND ST	1,661	R3
31 152	32 SUPERIOR ST	3,200	R3
31 158	58 SUPERIOR ST	3,200	R3
31 161	68 SUPERIOR ST	3,200	R3
31 164	80 SUPERIOR ST	3,200	R3
31 168	96 SUPERIOR ST	3,200	R3
31 177	145 HANOVER ST	4,750	R3
31 182	16 DIAMOND ST	4,500	R3
31 183	22 DIAMOND ST	6,232	R3
31 201	23 DIAMOND ST	2,967	R3
31 203	31 DIAMOND ST	4,309	R3
31 222	35 HOLLIS ST	6,787	R3
31 244	10 HOLLIS ST	4,000	R3
31 246	2 HOLLIS ST	6,392	R3
31 315	144 BELLEVUE AV	4,049	R3
31 321	168 BELLEVUE AV	4,054	R3
31 383	61 ALTHEA ST	4,000	R3
31 384	67 ALTHEA ST	4,000	R3
31 397	77 ALTHEA ST	8,000	R3
31 474	49 WAVERLY ST	3,960	R3
31 481	194 HANOVER ST	4,060	R3
31 482	192 HANOVER ST	4,059	R3
31 483	186 HANOVER ST	4,058	R3
31 496	159 HANOVER ST	6,079	R3
31 501	183 HANOVER ST	4,057	R3
31 502	187 HANOVER ST	6,087	R3
31 517	140 PARADE ST	3,931	R3
31 520	116 HANOVER ST	4,044	R3
31 536	38 WAVERLY ST	3,960	R3
31 548	37 FORD ST	3,040	R3
31 557	16 WAVERLY ST	3,960	R3

# LIST OF PROPOSED ACQUISITIONS AND DISPOSITIONS

ASSESSORS		LOCATION		LOT	EXISTING
PLAT	LOT	ST#	STREET	AREA	ZONE
31	558	12	WAVERLY	ST 3,960	R3
32	77	169	COURTLAND	ST 5,209	R4
32	79	273	KNIGHT	ST 3,001	R4
32	183	78	MARSHALL	ST 1,342	R4
32	242	63	HARRISON	ST 2,761	R4
32	243	67	HARRISON	ST 3,191	R4
32	247	89	HARRISON	ST 5,526	R4
32	269	45	POWATAN	ST 1,024	R4
32	272	36	HARRISON	ST 9,759	R4
32	273	26	HARRISON	ST 5,025	R4
32	288	41	HAMMOND	ST 5,528	R4
32	290	47	HAMMOND	ST 9,528	R4
32	299	54	HAMMOND	ST 5,327	R4
32	301	48	HAMMOND	ST 5,327	R4
32	302	44	HAMMOND	ST 5,327	R4
32	317	154	BRIDGEM	ST 3,196	R4
32	352	22	POWATAN	ST 1,551	R4
32	373	29	DIVISION	ST 1,507	R4
32	420	311	KNIGHT	ST 5,346	R4
32	478	1236	WESTMINSTER	ST 3,300	R4
33	32	25	RING	ST 2,440	R4
33	148	99	TELL	ST 4,000	R4
33	199	52	PENN	ST 2,537	R4
33	327	25	TIPPECANOE	ST 20	M1
34	26	819	MANTON	AV 10,000	R4
34	33	741	MANTON	AV 13,500	R2
34	52	54	MC CLELLAN	ST 3,770	R2
34	53	48	MC CLELLAN	ST 3,166	R2
34	54	4	LADD	ST 3,163	R2
34	55	51	BRINKLEY	ST 3,308	R2
34	152	731	MANTON	AV 4,000	R2
34	154	723	MANTON	AV 4,000	R2
34	237	16	PERRIN	ST 3,798	R2
34	238	12	PERRIN	ST 3,857	R2
34	241		RIDGEWAY	ST 5,125	R2
34	242		RIDGEWAY	ST 3,700	R2
34	243		RIDGEWAY	ST 4,270	R2
34	253		LEANDER	ST 3,200	R2
34	254		LEANDER	ST 3,480	R2
34	346		RIDGEWAY	ST 800	R2
36	8	90	WILLOW	ST 3,598	R4
36	66	53	HUDSON	ST 4,500	R4
36	133	99	SYCAMORE	ST 1,440	R4
36	144	19	CAROL	CT 1,891	R4
36	156	101	HUDSON	ST 2,759	R4
36	207	17	CAROL	CT 1,600	R4
36	226	19	WENDELL	ST 3,200	R4
36	299	158	FORD	ST 1,066	R4
36	312	427	CRANSTON	ST 60	R4
36	314	101	SYCAMORE	ST 2,926	R4
37	307	135	CHAPIN	AV 4,500	R4
37	429	30	ROSEDALE	ST 2,504	R4
37	459	160	WENDELL	ST 4,012	R4

# LIST OF PROPOSED ACQUISITIONS AND DISPOSITIONS

ASSESSORS		LOCATION		LOT	EXISTING
PLAT	LOT	ST#	STREET	AREA	ZONE
42	3	170	UNION	AV 300	M1
42	10	719	CRANSTON	ST 6,054	C2
42	11	12	BUFFALO	CT 6,811	R3
42	281	13	AVON	ST 2,596	C2
42	330	205	ALTHEA	ST 2,500	R3
42	352	287	WALDO	ST 4,600	R3
43	17	- 10	MADISON	ST 3,200	R3
43	70	564	DEXTER	ST 2,275	R3
43	85	523	DEXTER	ST 3,200	R3
43	86	527	DEXTER	ST 3,200	R3
43	87	531	DEXTER	ST 3,200	R3
43	88	535	DEXTER	ST 3,200	R3
43	89	539	DEXTER	ST 3,200	R3
43	90	543	DEXTER	ST 3,200	R3
43	91	547	DEXTER	ST 3,137	R3
43	106	48	PLYMOUTH	ST 3,251	R3
43	113	10	PLYMOUTH	ST 3,626	R3
43	123	51	PLYMOUTH	ST 3,200	R3
43	124	53	PLYMOUTH	ST 3,200	R3
43	168	50	SEABURY	ST 3,200	R3
43	182	23	SEABURY	ST 3,200	R3
43	366	11	HOMESTEAD	AV 4,400	R3
43	401	767	POTTERS	AV 4,000	M1
43	402	756	POTTERS	AV 4,000	M1
43	410	46	CALHOUN	ST 2,800	R3
43	414	696	POTTERS	AV 3,200	R3
43	431	614	POTTERS	AV 2,500	R3
43	438	49	GREENWICH	ST 4,500	R3
43	468	100	BURNETT	ST 3,330	R3
43	471	92	BURNETT	ST 2,640	R3
43	473	105	BURNETT	ST 4,500	R3
43	486	87	BURNETT	ST 2,067	R3
43	507	181	BUCKLIN	ST 2,925	R3
43	536	26	CALHOUN	ST 2,900	R3
43	537	24	CALHOUN	ST 2,800	R3
43	556	490	DEXTER	ST 2,410	M1
43	557	132	MAWNEY	ST 2,226	M1
43	566	96	MAWNEY	ST 4,500	R3
43	569	86	MAWNEY	ST 2,925	R3
43	610	83	BENEDICT	ST 2,204	R3
43	616	101	BENEDICT	ST 2,904	R3
43	645	70	WADSWORTH	ST 3,485	R3
43	708	42	BRATTLE	ST 2,924	R3
43	726	152	WALDO	ST 3,397	R3
43	823	139	WALDO	ST 2,951	R3
43	828	161	WALDO	ST 3,832	R3
43	829	163	WALDO	ST 2,691	R3
43	912	642	CRANSTON	ST 4,512	R3
43	913	650	CRANSTON	ST 4,037	R3
43	949	14	CALHOUN	ST 2,800	R3
43	954	582	POTTERS	AV 4,974	R3
44	36	74	DABOLL	ST 3,220	R3
44	76	19	DABOLL	ST 3,600	R3

# LIST OF PROPOSED ACQUISITIONS AND DISPOSITIONS

ASSESSORS PLAT LOT	LOCATION ST# STREET	LOT AREA	EXISTING ZONE
44 83	10 MOORE ST	6,278	R3
44 86	22 MOORE ST	3,600	R3
44 89	36 MOORE ST	3,600	R3
44 320	149 WESLEYAN AV	4,000	R3
44 329	76 DARTMOUTH AV	4,000	R3
44 358	45 DARTMOUTH AV	8,000	R3
44 434	50 CROWWELL ST	3,520	R3
44 493	152 PEACE ST	4,200	R3
44 637	50 HANDOVER ST	4,805	R3
45 21	477 PUBLIC ST	3,197	R3
45 22	47 HARVARD AV	7,177	R3
45 27	27 HARVARD AV	3,210	R3
45 28	21 HARVARD AV	3,210	R3
45 31	9 HARVARD AV	2,808	R3
45 32	7 HARVARD AV	2,808	R3
45 203	5 WESLEYAN AV	2,888	R3
45 223	26 HARVARD AV	5,000	R3
45 236	26 TAYLOR ST	4,155	R4
45 308	307 WILLARD AV	1,852	R4
45 325	357 WILLARD AV	3,690	R3
45 327	351 WILLARD AV	3,155	R3
45 329	341 WILLARD AV	2,640	R3
45 330	339 WILLARD AV	2,378	R3
45 331	325 WILLARD AV	2,091	R3
45 332	321 WILLARD AV	3,298	R3
45 335	360 WILLARD AV	4,024	R3
45 340	338 WILLARD AV	4,024	R3
45 341	334 WILLARD AV	4,024	R3
45 342	330 WILLARD AV	4,024	R3
45 464	54 CHESTER AV	3,665	R4
45 536	53 COMSTOCK AV	4,410	R4
45 539	67 COMSTOCK AV	4,900	R4
45 541	75 COMSTOCK AV	5,880	R4
45 547	99 COMSTOCK AV	5,880	R4
45 601	58 GLENHAM ST	3,200	R3
45 609	388 BLACKSTONE ST	2,767	R4
45 614	368 BLACKSTONE ST	2,767	R4
45 623	328 BLACKSTONE ST	3,689	R4
45 624	320 BLACKSTONE ST	3,689	R4
45 626	316 BLACKSTONE ST	3,689	R4
45 657	356 WILLARD AV	3,620	R3
45 696	65 GLENHAM ST	4,000	R3
45 701	41 GLENHAM ST	4,314	R4
45 715	24 SAINT JAMES ST	3,192	R4
45 716	8 MT VERNON ST	3,457	R4
45 721	28 MT VERNON ST	4,200	R4
45 722	14 SAINT JAMES ST	3,889	R4
45 724	31 GLENHAM ST	3,543	R4
45 725	25 GLENHAM ST	3,494	R4
45 726	23 GLENHAM ST	3,883	R4
45 735	19 SAINT JAMES ST	3,020	R4
45 736	21 SAINT JAMES ST	3,020	R4
45 737	23 SAINT JAMES ST	2,897	R4



# LIST OF PROPOSED ACQUISITIONS AND DISPOSITIONS

ASSESSORS PLAT LOT	LOCATION ST# STREET	LOT AREA	EXISTING ZONE
45 742	84 GLENHAM ST	4,000	R3
45 756	54 TAYLOR ST	2,199	R4
46 161	330 PLAIN ST	4,009	R3
46 264	235 RHODES ST	5,000	R3
46 267	10 ALPHONSO ST	5,000	R3
46 385	49 POTTERS AV	8,982	R3
46 394	15 POTTERS AV	5,000	R3
47 22	262 SAYLES ST	1,742	R3
47 715	267 SWAN ST	6,000	R3
47 744	408 PLAIN ST	2,960	R3
47 749	17 SEARLE ST	3,200	R3
47 751	133 OXFORD ST	3,200	R3
47 769	130 OXFORD ST	4,224	R3
48 14	840 BROAD ST	8,242	C1
48 57	38 ASHMONT ST	3,520	R3
48 80	42 BURNSIDE ST	1,313	R3
48 99	16 GLADSTONE ST	2,509	R3
48 163	314 SAYLES ST	2,271	R3
48 164	316 SAYLES ST	5,047	R3
48 167	307 SAYLES ST	3,195	R3
48 168	305 SAYLES ST	3,200	R3
48 169	301 SAYLES ST	3,200	R3
48 184	54 BURNSIDE ST	3,150	R3
48 215	285 SWAN ST	2,942	R3
48 218	361 CAHILL ST	2,226	R3
48 249	91 TRASK ST	4,800	R3
48 257	61 TRASK ST	3,200	R3
48 338	98 OCEAN ST	8,082	R3
48 351	79 ASHMONT ST	1,600	R3
48 377	95 OCEAN ST	4,230	R3
48 385	65 OCEAN ST	1,900	R3
48 386	61 OCEAN ST	3,800	R3
48 391	39 OCEAN ST	4,314	C1
48 392	35 OCEAN ST	4,135	R3
48 396	15 OCEAN ST	3,983	R3
48 410	434 PUBLIC ST	4,502	R3
48 429	512 PUBLIC ST	4,122	R3
48 432	522 PUBLIC ST	5,050	R3
48 436	58 BURNSIDE ST	2,265	R3
48 437	130 POTTERS AV	1,480	R3
48 439	66 BURNSIDE ST	3,800	R3
48 441	74 BURNSIDE ST	3,800	R3
48 490	91 BURNSIDE ST	3,981	R3
48 523	112 MINER ST	1,955	R3
48 551	13 MINER ST	3,200	R3
48 552	11 MINER ST	3,200	R3
48 553	158 POTTERS AV	3,200	R3
48 565	47 HARRIET ST	3,200	R3
48 607	37 HARRIET ST	3,200	R3
48 643	476 PRAIRIE AV	3,200	R3
48 703	151.5 POTTERS AV	1,909	R3
48 706	179 POTTERS AV	4,095	R3
48 707	175 POTTERS AV	4,032	R3

# LIST OF PROPOSED ACQUISITIONS AND DISPOSITIONS

ASSESSORS PLAT LOT	LOCATION ST# STREET	LOT AREA	EXISTING ZONE
48 711	167 POTTERS AV	4,095	R3
48 715	161 POTTERS AV	5,109	R3
48 721	155 POTTERS AV	1,643	R3
48 741	153 POTTERS AV	2,760	R3
48 743	28 REYNOLDS AV	4,725	R3
48 745	143 POTTERS AV	4,706	R3
48 760	94 BAXTER ST	3,200	R3
48 761	90 BAXTER ST	3,200	R3
48 779	284 POTTERS AV	2,080	R3
48 780	61 BAXTER ST	3,200	R3
48 794	171 POTTERS AV	4,095	R3
48 837	313 OXFORD ST	3,200	C1
48 889	111 HOUSTON ST	3,200	R3
48 919	44 BURNSIDE ST	2,615	R3
48 920	38 BURNSIDE ST	4,243	R3
48 922	374 PUBLIC ST	4,826	R3
48 928	62 SARATOGA ST	1,657	R3
48 929	10 BURNSIDE ST	2,200	R3
48 931	306 PUBLIC ST	6,417	R3
48 945	40 GLADSTONE ST	2,015	R3
48 955	10 OCEAN ST	3,375	R3
48 979	146 POTTERS AV	1,800	R3
48 1081	196 SARATOGA ST	2,893	R3
49 9	28 MAWNEY ST	3,785	R3
49 11	101 MITCHELL ST	5,000	R3
49 27	8 BURNETT ST	1,919	R2
49 64	635 PUBLIC ST	4,950	R3
49 113	78 GREENWICH ST	2,591	C4
49 181	135 STANWOOD ST	3,428	R3
49 216	109 LAURA ST	4,000	R3
49 217	104 LAURA ST	5,500	R3
49 242	25 NIAGARA ST	4,261	R3
49 262	377 POTTERS AV	3,625	R3
49 289	57 LAURA ST	7,500	R3
49 318	51 MITCHELL ST	3,160	R3
49 332	66 LAURA ST	3,200	R3
49 344	37 CONGRESS AV	3,700	R3
49 362	20 REDWING ST	4,892	R3
49 376	566 POTTERS AV	7,462	R3
49 411	136 MITCHELL ST	5,000	R3
49 412	130 MITCHELL ST	5,000	R3
49 416	124 MITCHELL ST	4,000	R3
49 417	118 MITCHELL ST	4,000	R3
49 418	116 MITCHELL ST	4,000	R3
49 428	111 CONGRESS AV	4,000	R2
49 433	131 CONGRESS AV	3,682	R2
49 457	16 HAWTHORNE ST	5,597	R3
49 462	214 BUCKLIN ST	4,975	R3
49 553	29 NIAGARA ST	3,415	R3
49 564	38 REDWING ST	2,881	R3
49 567	28 NIAGARA ST	1,775	R3
52 135	98 ATLANTIC AV	5,000	R2
53 50	39 ADELAIDE AV	5,600	R2

# LIST OF PROPOSED ACQUISITIONS AND DISPOSITIONS

ASSESSORS PLAT LOT	LOCATION ST# STREET	LOT AREA	EXISTING ZONE
53 70	163 GALLUP ST	2,021	R3
53 83	200 GALLUP ST	2,038	R3
53 93	158 GALLUP ST	3,000	R3
53 113	43 ADELAIDE AV	4,400	R2
53 122	627 PRAIRIE AV	4,023	R3
53 171	14 PENNSYLVANIA AV	3,800	R3
53 290	94 SASSAFRAS ST	3,188	R2
53 299	20 PENNSYLVANIA AV	3,200	R3
53 334	134 EARLY ST	4,000	R2
53 409	47 ADELAIDE AV	5,000	R2
53 472	990 BROAD ST	9,152	C4
53 533	30 ADELAIDE AV	4,500	R2
54 47	26 WYATT ST	3,421	R3
54 72	89 GALLUP ST	3,200	R3
54 91	84 GALLUP ST	3,000	R3
54 92	80 GALLUP ST	3,000	R3
54 99	197 OCEAN ST	3,248	R3
54 106	18 GALLUP ST	3,000	R3
54 123	186 OCEAN ST	2,520	R3
54 179	93 PAVILION AV	3,479	M1
54 248	71 COLFAX ST	1,828	R3
54 249	75 COLFAX ST	3,000	R3
54 250	77 COLFAX ST	3,000	R3
54 252	85 COLFAX ST	2,768	R3
54 253	89 COLFAX ST	253	R3
54 275	213 BURNSIDE ST	3,422	R3
54 462	91 COLFAX ST	1,423	R3
54 564	23 MILLARD ST	3,585	R3
54 565	143 PAVILION AV	1,910	R3
54 648	144 RUGBY ST	3,600	R3
54 705	29 NEBRASKA ST	4,200	R3
54 754	82 RUGBY ST	3,690	R3
54 756	78 RUGBY ST	1,964	R3
54 802	20 SAFFIN CT	429	R3
54 850	78 RUGBY ST	3,757	R3
54 884	56 GALLUP ST	3,275	R3
57 35	686 PRAIRIE AV	3,325	C1
57 317	170 RUGBY ST	1,690	R3
58 271	15 JILLSON ST	4,000	R3
58 302	128 JOHNSON ST	3,200	R3
58 303	132 JOHNSON ST	3,200	R3
58 394	138 PORTER ST	2,811	R3
59 418	75 CARR ST	3,216	R1
59 419	79 CARR ST	3,216	R1
61 316	248 ROGER WILLIAMS AV	144	R1
61 391	72 RUTHERGLEN AV	1,000	R2
61 578	264 RESERVOIR AV	5	R1
62 30	72 JULIAN ST	4,750	R4
62 80	89 JULIAN ST	3,800	R4
62 125	135 PUTNAM ST	2,800	R4
62 142	63 PUTNAM ST	2,800	R4
62 143	57 PUTNAM ST	2,800	R4
62 156	5 PUTNAM ST	3,800	R4

LIST OF PROPOSED ACQUISITIONS AND DISPOSITIONS

ASSESSORS PLAT LOT	LOCATION ST# STREET	LOT AREA	EXISTING ZONE
62 188	122 BOWDOIN ST	2,800	R4
62 309	19 BOWDOIN ST	3,090	R4
63 6	20 ERASTUS ST	3,200	R4
63 117	255 AMHERST ST	3,200	R4
63 149	43 AMSTERDAM ST	4,136	R4
63 154	46 COVELL ST	1,946	R4
63 298	293 MANTON AV	2,921	R4
63 305	276 AMHERST ST	2,775	R4
63 311	301 MANTON AV	3,200	R4
63 558	6 STEERE AV	1,519	R4
65 169	101 ALLSTON ST	3,800	R3
65 672	70 RILL ST	3,052	R4
66 329	74 AYRAULT ST	240	R3
66 362	1 REGENT AV	4,218	R3
67 51	12 ESTEN ST	3,200	R4
67 129	96 JEWETT ST	4,000	R4
67 130	86 JEWETT ST	3,200	R4
67 133	43 CALAIS ST	3,855	R4
67 153	121 WEST PARK ST	4,000	R4
67 512	147 BATH ST	3,227	R3
68 50	447 CHALKSTONE AV	3,627	R4
68 64	16 CRIMEA ST	3,558	R4
68 90	22 MATTHEW ST	4,520	R3
68 91	21 NORTH DAVIS ST	92	M1
68 115	20 VESTA ST	3,246	R3
68 116	16 VESTA ST	2,790	R3
68 119	12 VESTA ST	8,650	R3
68 121	8 VESTA ST	2,400	R3
68 125	50 FILLMORE ST	1,920	R3
68 126	56 FILLMORE ST	1,980	R3
68 127	60 FILLMORE ST	2,240	R3
68 128	5 VESTA ST	2,400	R3
68 129	7 VESTA ST	2,400	R3
68 130	9 VESTA ST	1,840	R3
68 136	20 WILEY ST	2,825	R3
68 137	15 VESTA ST	15,977	R3
68 139	16 WILEY ST	480	R3
68 142	68 FILLMORE ST	2,360	R3
68 162	21 FILLMORE ST	2,182	R3
68 167	33 FILLMORE ST	2,100	R3
68 173	53 FILLMORE ST	1,404	R3
68 179	8 ARK CT	2,700	R3
68 231	49 DERRY ST	2,527	M1
68 252	36 DERRY ST	2,400	R3
68 253	38 DERRY ST	2,400	R3
68 258	60 DERRY ST	2,400	R3
68 259	64 DERRY ST	2,400	R3
68 270	51 WHIPPLE ST	2,400	R3
68 446	40 DELHI ST	1,855	R3
68 472	305 CHALKSTONE AV	2,946	M1
68 473	311 CHALKSTONE AV	3,111	M1
68 474	315 CHALKSTONE AV	3,010	M1
68 516	74 WAYNE ST	3,012	R4

# LIST OF PROPOSED ACQUISITIONS AND DISPOSITIONS

ASSESSORS		LOCATION		LOT	EXISTING	
PLAT	LOT	ST#	STREET	AREA	ZONE	
68	566	37	BODDARD	ST	2,548	R4
68	753	58	WAYNE	ST	3,207	R4
69	278	63	CAMDEN	AV	3,200	R4
69	591	78	PEKIN	ST	4,000	R4
69	634	96	PEKIN	ST	3,125	R4
70	466	90	BERKSHIRE	ST	3,560	R3
71	461	31	TOURO	ST	4,540	R3
76	287	105	SALINA	ST	3,200	R3
76	425	171	ADMIRAL	ST	5,000	R3
77	405	91	WINDMILL	ST	51,367	R1
77	541		EDGEWORTH	AV	4,000	R1
77	580		BUCHANAN	ST	40	R1
77	726	207	WINDMILL	ST	50	R1
78	195	1113	DOUGLAS	AV	8,617	R4
79	158	200	SUNBURY	ST	3,200	R3
79	159	204	SUNBURY	ST	3,200	R3
79	173	21	HYMER	ST	3,200	R3
79	353	110	WAITE	ST	4,000	R3
80	33		DEVEREUX	AV	17,475	M1
80	87		BULLOCK	AV	4,010	R1
80	92		BULLOCK	AV	3,220	R1
80	93		BULLOCK	AV	2,940	R1
80	94		BULLOCK	AV	2,660	R1
80	95		BULLOCK	AV	2,320	R1
80	98		BULLOCK	AV	1,606	R1
80	99		BULLOCK	AV	3,325	R1
80	100		BULLOCK	AV	4,140	R1
80	101		BULLOCK	AV	4,680	R1
80	102		BULLOCK	AV	4,000	R1
80	103		BULLOCK	AV	4,000	R1
80	104		BULLOCK	AV	4,000	R1
80	500		BULLOCK	AV	6,100	R1
80	614	27	GLOSSOP	ST	80	R2
80	717		DUNBAR	ST	160	R1
80	866	25	DEVEREUX	AV	226,512	M1
86	613		ALTON	RD	700	R1
87	187	320	OHIO	AV	1,550	R3
87	275	236	CALIFORNIA	AV	3,200	R3
87	457	233	MASSACHUSETTS	AV	4,000	R3
89	289	0	THURSTON	ST	46	R1
90	6	301	NORWOOD	AV	1,000	R1
90	29	22	WHEELER	AV	101	R1
94	203	140	ORTOLEVA	DR	10,360	R2
94	231		BRUSH HILL	RD	3,200	R2
94	233		BRUSH HILL	RD	1,600	R2
94	234		BRUSH HILL	RD	3,200	R2
94	389	75	FREEDOM	RD	3,219	R2
94	398	34	OAKWOOD	AV	2,476	R2
94	579		RUSHMORE	AV	3,200	R2
94	580		RUSHMORE	AV	2,236	R2
94	583		RUSHMORE	AV	3,200	R2
94	584		RUSHMORE	AV	3,200	R2
94	585		RUSHMORE	AV	3,200	R2

# LIST OF PROPOSED ACQUISITIONS AND DISPOSITIONS

ASSESSORS PLAT LOT	LOCATION ST# STREET	LOT AREA	EXISTING ZONE
94 586	RUSHMORE AV	3,200	R2
94 595	16 IMERA AV	4,010	R2
94 596	24 IMERA AV	1,114	R2
94 601	24 IMERA AV	2,556	R2
94 604	40 IMERA AV	3,000	R2
94 605	44 IMERA AV	3,000	R2
94 606	RUSHMORE AV	3,316	R2
94 607	RUSHMORE AV	4,011	R2
94 608	50 IMERA AV	4,011	R2
95 480	55 RIDGEWAY AV	3,888	R2
95 484	41 RIDGEWAY AV	3,200	R2
95 485	39 RIDGEWAY AV	3,200	R2
95 492	29 RIDGEWAY AV	3,200	R2
95 493	27 RIDGEWAY AV	3,200	R2
95 495	WOODSIDE RD	4,043	R2
95 496	WOODSIDE RD	3,253	R2
95 499	RUBY AV	3,200	R2
95 500	RUBY AV	3,200	R2
95 503	RUBY AV	3,200	R2
95 504	RUBY AV	3,200	R2
95 657	WOODSIDE RD	657	R2
97 210	LANGDON ST	97	R2
97 758	WINDMILL ST	1,020	R1
98 212	GREELEY ST	309	R2
99 100	144 SHERWOOD ST	5,360	R3
99 101	140 SHERWOOD ST	3,520	R3
99 102	136 SHERWOOD ST	3,760	R3
102 102	939 DOUGLAS AV	760	R3
102 166	821 DOUGLAS AV	5,059	R3
105 98	14 ATWOOD AV	5,064	M1
105 193	13 HULDAH ST	3,200	R3
105 221	MAGNOLIA ST	546	R3
105 237	JUDITH ST	3,200	R3
105 383	21 LABAN ST	2,580	M1
105 419	EASTWOOD ST	5,000	R2
105 420	EASTWOOD ST	5,000	R2
105 421	EASTWOOD ST	5,000	R2
105 422	EASTWOOD ST	5,000	R2
107 25	32 CROWNINSHIELD ST	2,800	R2
107 191	98 LAUREL HILL AV	4,000	R2
108 200	436 PLAINFIELD ST	6,093	R3
109 55	UNION AV	40	R3
109 312	7 WAKEFIELD AV	3,200	R3
109 373	9 HILLHURST AV	1,700	R3
109 529	WHAT CHEER AV	151	R3
110 313	66 SILVER LAKE AV	3,267	R3
112 74	139 ALVERSON AV	5,000	R2
113 198	92 BOWLET ST	4,500	R1
113 199	96 BOWLET ST	4,500	R1
113 412	9 DRESSER ST	4,039	R2
113 413	5 DRESSER ST	4,066	R2
113 414	1 DRESSER ST	5,125	R2
114 66	68 MIDDLETON ST	93	R1

# LIST OF PROPOSED ACQUISITIONS AND DISPOSITIONS

ASSESSORS		LOCATION		LOT	EXISTING
PLAT	LOT	ST#	STREET	AREA	ZONE
114	183	106	KING PHILIP	ST 110	R1
114	228	106	KING PHILIP	ST 2,700	R1
115	120		SETON	ST 3,200	R1
115	121		SETON	ST 3,200	R1
115	122		SETON	ST 3,200	R1
115	123		SETON	ST 3,200	R1
115	124		SETON	ST 3,200	R1
115	272	116	SPRINGFIELD	ST 2,800	R1
115	310	85	SPRINGFIELD	ST 3,200	R1
115	311	81	SPRINGFIELD	ST 3,200	R1
122	72	29	BRIGHTWOOD	AV 4,500	R1
122	81	41	STILLWATER	AV 4,000	R1
122	179		STILLWATER	AV 28	R1
123	138	852	DOUGLAS	AV 3,405	R2
123	141	850	DOUGLAS	AV 3,800	C1

599 LOTS

2,361,507 SQ FT

J. EXHIBIT A

DESCRIPTION OF PROJECT BOUNDARIES



## EXHIBIT A

### Description for the Boundaries of the Vacant Lot Project Area

Beginning at a point, said point being at the centerline intersections of Victor Avenue and the boundary line for the Town of North Providence;

thence running easterly along said boundary line of the Town of North Providence and continuing to where it intersects with the centerline of Powell Street;

thence turning and running southwesterly along Powell Street to where it intersects with the centerline of Nashua Street;

thence turning and running southwesterly along the centerline of Nashua Street to where it intersects with the centerline of Cemetery Street;

thence turning and running northwesterly along the centerline of Cemetery Street to where it intersects with the centerline of Pomfret Street;

thence turning and running northerly along the centerline of Pomfret Street to where it intersects with the centerline of the Service Road;

thence turning and running northwesterly along the centerline of the Service Road to the most easterly New York, New Haven and Hartford Railroad track;

thence turning and running southerly along said Railroad track to the centerline of Branch Avenue;

thence turning and running southeasterly along the centerline of Branch Avenue to where it intersects with the centerline of North Main Street;

thence turning and running northeasterly along the centerline of North Main Street to where it intersects with the centerline of Rochambeau Avenue;

thence turning and running easterly along the centerline of Rochambeau Avenue to where it intersects with the centerline of Camp Street;

thence turning and running southwesterly along the centerline of Camp Street to where it intersects with the centerline of Doyle Avenue;

thence turning and running easterly along the centerline of Doyle Avenue to where it intersects with the centerline of Hope Street;

thence turning and running southeasterly along the centerline of Hope Street to where it intersects with the centerline of Olney Street;

thence turning and running westerly along the centerline of Olney Street to where it intersects with the centerline of Camp Street;

thence turning and running southerly along the centerline of Camp Street to where it intersects with the centerline of Hidden Street;

thence turning and running westerly along the centerline of Hidden Street to where it intersects with the centerline of Congdon Street;

thence turning and running southerly along the centerline of Congdon Street to where it intersects with the centerline of DeFoe Place;

thence turning and running easterly along the centerline of DeFoe Place to where it intersects with the centerline of the Angell Street;

thence turning and running westerly along the centerline of Angell Street to where it intersects with the centerline of Benefit Street;

thence turning and running southeasterly along the centerline of Benefit Street to where it intersects with the centerline of John Street;

thence turning and running easterly along the centerline of John Street to where it intersects with the centerline of Thayer Street;

thence turning and running northerly along the centerline of Thayer Street to where it intersects with the centerline of Power Street;

thence turning and running easterly along the centerline of Power Street to where it intersects with the centerline of Governor Street;

thence turning and running northerly along the centerline of Governor Street to where it intersects with the centerline of East George Street;

thence turning and running easterly along the centerline of East George Street to where it intersects with the centerline of Gano Street;

thence turning and running southerly along the centerline of Gano Street to where it intersects with the centerline of the New York, New Haven and Hartford Railroad tracks;

thence turning and running southeasterly along the centerline of the New York, New Haven and Hartford Railroad tracks to where it intersects with the Harbor Line;

thence turning and running southerly along Harbor line to where it intersects with the southerly side of 195;

thence turning and running westerly along the southerly side of 195 to where it intersects with the centerline of India Street;

thence turning and running southwesterly along the centerline of India Street to where it intersects with the centerline of South Main Street;

thence turning and running northwesterly along the centerline of South Main Street to where it intersects with the centerline of Tockwotton Street;

thence turning and running southwesterly along the centerline of Tockwotton Street to where it intersects with the centerline of South Water Street;

thence turning and running northwesterly along the centerline of South Water Street to where it intersects with the centerline of Point Street;

thence turning and running southwesterly along the centerline of Point Street to where it intersects with the centerline of Eddy Street;

thence turning and running southerly along the centerline of Eddy Street to where it intersects with the centerline of Blackstone Street;

thence turning and running along the centerline of Blackstone Street to where it intersects with the centerline of Allens Avenue;

thence turning and running southeasterly along the centerline of Allens Avenue to where it intersects with the centerline of Public Street;

thence turning and running southeasterly along the centerline of Public Street to where it intersects with the centerline of Poe Street;

thence turning and running southeasterly along the centerline of Poe Street to where it intersects with the centerline of Pleasure Street;

thence turning and running northeasterly along the centerline of Pleasure Street and continuing to where it intersects with the boundary line of the City of East Providence;

thence turning and running southeasterly along the boundary line of the City of East Providence to where it intersects with the boundary line of the City of Cranston;

thence turning and running easterly along the boundary line of the City of Cranston to where it intersects with the centerline of Montgomery Avenue;

thence running along the centerline of Montgomery Avenue to where it intersects with the centerline of Frederick Green Memorial Boulevard;

thence turning and running northerly along the centerline of Frederick Green Memorial Boulevard to where it intersects with the centerline of Miller Avenue;

thence turning and running northeasterly along the centerline of Miller Avenue to where it intersects with the centerline of Broad Street;

thence turning and running northwesterly along the centerline of Broad Street to where it intersects with the centerline of Interstate 95;

thence turning and running southerly along the centerline of Interstate 95 to where it intersects with the centerline of Elmwood Avenue;

thence turning and running northeasterly along the centerline of Elmwood Avenue to where it intersects with the centerline of Earl Street;

thence turning and running southwesterly along the centerline of Earl Street to where it intersects with the New York, New Haven and Hartford Railroad tracks;

thence turning and running northwesterly along the New York, New Haven and Hartford Railroad tracks to where it intersects with the northwesterly corner of the property of the Gorham Manufacturing Company;

thence turning and running westerly and southerly bounded northerly and westerly by the property of the State of Rhode Island and Providence Plantations to the southeasterly termination of Humes Street;

thence turning and running northerly along the centerline of Humes Street to where it intersects with the centerline of Crescent Street;

thence turning and running southeasterly along the centerline of Crescent Street to where it intersects with the centerline of Reservoir Avenue;

thence turning and running southwesterly along the centerline of Reservoir Avenue to where it intersects with the boundary of the City of Cranston;

thence turning and running northerly along the boundary line of the City of Cranston to where it intersects with the easterly side of Route 10;

thence running northerly along the easterly side of Route 10 to where it intersects with the centerline of Dean Street;

thence turning and running northerly along the centerline of Dean Street to where it intersects with the westerly side of Route 10;

thence turning and running southerly along the westerly side of Route 10 to where it intersects with the boundary line of the City of Cranston;

thence turning and running westerly along the boundary line of the City of Cranston to where it intersects with the centerline of Plainfield Street;

thence turning and running northeasterly along the centerline of Plainfield Street to where it intersects with the centerline of Duxbury Street;

thence continuing along the centerline of Duxbury Street to where it intersects with the centerline of Killingly Street;

thence turning and running northwesterly along the centerline of Killingly Street to where it intersects with the centerline of Sunset Avenue;

thence continuing along the centerline of Sunset Avenue to where it intersects with the boundary line of the Town of Johnston;

thence turning and running northerly along the boundary line of the Town of Johnston and continuing to the boundary line of the Town of North Providence

thence continuing along the boundary line of the Town of North Providence to where it intersects with the northeasterly lot line of Lot 47;

thence turning and running southerly along Lot 47 and continuing to the centerline of Bullock Avenue;

thence continuing along the centerline of Bullock Avenue to where it intersects with the centerline of Dunbar Street;

thence turning and running westerly along the centerline of Dunbar Street to the where it intersects with the centerline of Rowley Street;

thence turning and running southerly along the centerline of Rowley Street to where it intersects with the centerline of Chalkstone Avenue;

thence turning and running southeasterly along the centerline of Chalkstone Avenue to where it intersects with the centerline of Galileo Avenue;

thence turning and running northerly along the centerline of Galileo Avenue to where it intersects with the centerline of Standish Avenue;

thence turning and running northerly along the centerline of Standish Avenue to where it intersects with the centerline of Metropolitan Road;

thence turning and running easterly along the centerline of Metropolitan Road to where it intersects with the centerline of Mount Pleasant Avenue;

thence turning and running southerly along the centerline of Mount Pleasant Avenue to where it intersects with the centerline of Canonchet Street;

thence turning and running westerly along the centerline of Canonchet Street to where it intersects with the centerline of Winthrop Street;

thence turning and running southerly along the centerline of Winthrop Street to where it intersects with the centerline of Chalkstone Avenue;

thence turning and running westerly along the centerline of Chalkstone Avenue to where it intersects with the centerline of Imera Avenue;

thence turning and running southerly along the centerline of Imera Avenue to where it intersects with the centerline of Almira Avenue;

thence turning and running easterly along the centerline of Almira Avenue to where it intersects with the centerline of Sisson Street;

thence turning and running southerly along the centerline of Sisson Street to where it intersects with the centerline of Activa Street;

thence turning and running westerly along the centerline of Activa Street to where it intersects with the centerline of Rushmore Avenue;

thence turning and running northerly along the centerline of Rushmore Avenue to where it intersects with the centerline of Ada Avenue;

thence turning and running westerly along the centerline of Ada Avenue to where it intersects with the centerline of Ortoleva Drive;

thence turning and running southerly along the centerline of Ortoleva Drive to where it intersects with the centerline of Atwells Avenue;

thence turning and running westerly along the centerline of Atwells Avenue to where it intersects with the centerline of Riverdale Avenue;

thence turning and running southwesterly along the centerline of Riverdale Avenue and continuing to the northern side of the Woonasquatucket River;

thence turning and running southeasterly and westerly along the Woonasquatucket River to where it intersects with the centerline of Ponagansett Street;

thence turning and running southerly along the centerline of Ponagansett Street to where it intersects with the centerline of Dresser Street;

thence turning and running easterly along the centerline of Dresser Street to where it intersects with the centerline of Flower Street;

thence turning and running southerly along the centerline of Flower Street to where it intersects with the centerline of Whelan Road;

thence turning and running easterly and northeasterly along the centerline of Whelan Road to where it intersects with the centerline of 195 (Route 6);

thence turning and running northerly along the centerline of 195 (Route 6) to where it intersects with the termination and centerline of Bosworth Street;

thence turning and running northeasterly along the centerline of Bosworth Street to where it intersects with the centerline of Manton Avenue;

thence turning and running northwesterly along the centerline of Manton Avenue to where it intersects with the centerline of Atwells Avenue;

thence turning and running easterly along the centerline of Atwells Avenue to where it intersects with the centerline of Valley Street;

thence turning and running northeasterly along the centerline of Valley Street to where it intersects with the centerline of Rill Street;

thence turning and running northwesterly along the centerline of Rill Street to where it intersects with the centerline of Aurora Street;

thence turning and running northeasterly along the centerline of Aurora Street to where it intersects with the centerline of Harold Street;

thence turning and running northerly along the centerline of Harold Street to where it intersects with the centerline of Prescott Street;

thence turning and running northeasterly along the centerline of Prescott Street to where it intersects with the centerline of Wolcott Street;

thence turning and running southeasterly along the centerline of Wolcott Street to where it intersects with the centerline of Valley Street;

thence turning and running northeasterly along the centerline of Valley Street to where it intersects with the centerline of Raymond Street;

thence turning and running northerly along the centerline of Raymond Street and continuing on Oakland Avenue to where it intersects with the centerline of the Chad Brown Street;

thence turning and running easterly along the centerline of Chad Brown Street to where it intersects with the centerline of Malbone Street;

thence turning and running northerly along the centerline of Malbone Street to where it intersects with the centerline of Eaton Street;

thence turning and running easterly along the centerline of Eaton Street to where it intersects with the centerline of Douglas Avenue;

thence turning and running northerly along the centerline of Douglas Avenue to where it intersects with the centerline of Admiral Street;

thence turning and running westerly along the centerline of Admiral Street to where it intersects with the centerline of Eva Street;

thence turning and running northerly along the centerline of Eva Street to where it intersects with the centerline of Veazie Street;

thence turning and running northwesterly along the centerline of Veazie Street to where it intersects with the centerline of Damon Street;

thence turning and running southwesterly along the centerline of Damon Street to where it intersects with the centerline of Sunbury Street;

thence turning and running northwesterly along the centerline of Sunbury Street to where it intersects with the centerline of O'Neil Street;

thence turning and running southwesterly along the centerline of O'Neil Street to where it intersects with the centerline of Hymer Street;

thence turning and running northwesterly along the centerline of Hymer Street to where it intersects with the centerline of Seamens Street;

thence turning and running northerly along the centerline Seamens Street to where it intersects with the centerline of Douglas Avenue;

thence turning and running northwesterly along the centerline of Douglas Avenue to where it intersects with the centerline of General Street;

thence turning and running southwesterly along the centerline of General Street to where it intersects with the centerline of Hazel Street;

thence turning and running southerly along the centerline of Hazel Street to where it intersects with the centerline of Admiral Street;

thence turning and running northwesterly along the centerline of Admiral Street to where it intersects with the centerline of Sharon Street;

thence turning and running southerly along the centerline of Sharon Street to where it intersects with the centerline of Naples Avenue;

thence turning and running westerly along the centerline of Naples Avenue to where it intersects with the centerline of Enfield Avenue;

thence turning and running northerly along the centerline of Enfield Avenue to where it intersects with the centerline of the Isabella Avenue;

thence turning and running westerly along the centerline of Isabella Avenue to where it intersects with the centerline of Longwood Avenue;

thence turning and running southwesterly along the centerline of Longwood Avenue to where it intersects with the centerline of Smith Street;

thence turning and running southeasterly along the centerline of Smith Street to where it intersects with the centerline of Cathedral Avenue;

thence turning and running southwesterly along the centerline of Cathedral Avenue to where it intersects with the centerline of Mount Pleasant Avenue;

thence turning and running northerly along the centerline of Mount Pleasant Avenue to the boundary line of the Town of North Providence;

thence turning and running northeasterly along the boundary line of the Town of North Providence to where it intersects with the West River;

thence turning and running easterly along the West River and continuing to where it intersects with the centerline of Veazie Street;

thence turning and running southerly along the centerline of Veazie Street to where it intersects with the centerline of Douglas Avenue;

thence turning and running southeasterly along the centerline of Douglas Avenue to where it intersects with the centerline of Stanbury Street;

thence turning and running northeasterly along the centerline of Stanbury Street to where it intersects with the centerline of Vandewater Street;

thence turning and running northerly along the centerline of Vandewater Street to where it intersects with the centerline of Branch Avenue;

thence turning and running easterly along the centerline of Branch Avenue to where it intersects with the centerline of Louisquisset Pike;

thence turning and running southeasterly along the centerline of Louisquisset Pike to where it intersects with the centerline of Orms Street;

thence turning and running easterly along the centerline of Orms Street to where it intersects with the centerline of State Street;

thence turning and running southeasterly along the centerline of State Street to where it intersects with the centerline of Smith Street;



thence turning and running easterly along the centerline of Smith Street to where it intersects with the New York, New Haven and Hartford Railroad tracks;

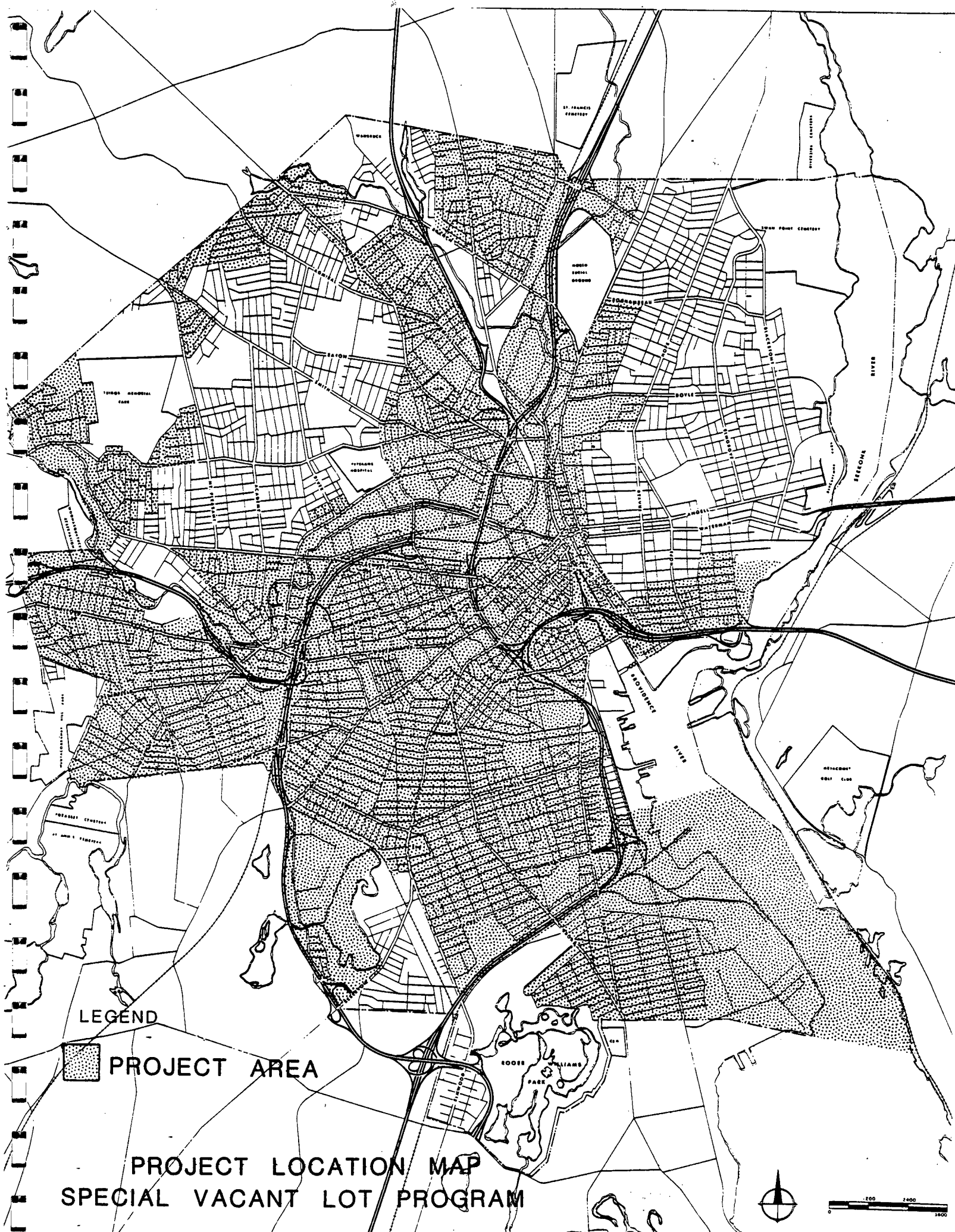
thence turning and running northerly along the New York, New Haven and Hartford Railroad tracks to where it intersects with the centerline of Branch Avenue;

thence turning and running northwesterly along the centerline of Branch Avenue to where it intersects with the centerline of Langdon Street;

thence turning and running northerly along the centerline of Langdon Street to the point and place of beginning.

K. MAPS

PROJECT LOCATION MAP &  
NEIGHBORHOOD MAP



LEGEND



PROJECT AREA

# PROJECT LOCATION MAP SPECIAL VACANT LOT PROGRAM

NEIGHBORHOOD MAP  
PROVIDENCE, RHODE ISLAND

