

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 DeFuria

FILED
OCT 8 10 58 AM '86
DEPT. OF 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*
Joseph M. Mendonca
Chairman
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 black ink, appearing to read "John F. Palmieri", is written over a faint, larger version of the same signature.

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



Clerk of Council

Clerk of Committees

Michael R. Clement

First Deputy

Grace Nobrega

Second Deputy

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,

Raymond Mannarelli
Legal Counsel

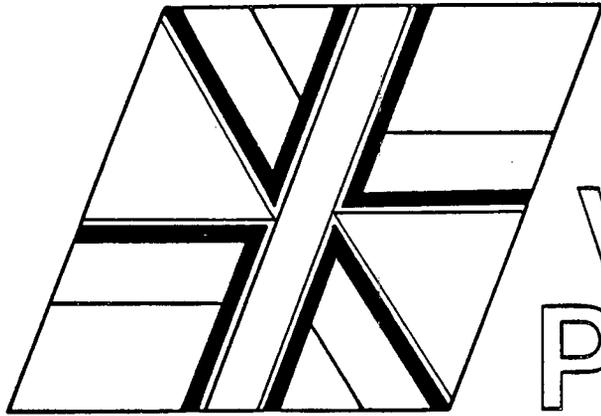
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DEPT. OF CITY CLERK
PROVIDENCE, R.I.
OCT 8 10 58 AM '86

FILED

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#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, lessees, or assigns shall be required, as an effective part of all agreements and conveyances for the disposition of any part

or parcel of land in the Project Area, to observe all provisions of the Plan and to assure construction of all required and/or necessary improvements in conformity with the Plan within a reasonable length of time, which shall be determined by the Agency, in its sole and absolute discretion.

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.

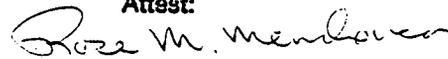
The Department shall be responsible for the maintenance of a list of all vacant land within the City, as well as the amount and nature of any liens thereon. The City Collector, City Treasurer, Director of Inspection and Standards, the Director of Public Works, shall inform the Department whenever there 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,
City Clerk

I. Attachment B

A List of Proposed Acquisitions and Dispositions

LIST OF PROPOSED ACQUISITIONS AND DISPOSITIONS

ASSESSORS		LOCATION		LOT	EXISTING	
PLAT	LOT	ST#	STREET	AREA	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
8	95	190	HOWELL	ST	3,200	R3
8	106	17	JENKINS	ST	3,691	R3
8	188	72	PLEASANT	ST	3,200	R3
8	195	4	MC DANNE	PL	3,420	R3
8	198	2	MC DANNE	PL	3,200	R3
8	202	4	WESTERN	ST	3,412	R3
8	256	55	DOYLE	ST	108	R3
8	286	33	PLEASANT	ST	3,200	R3
8	439	8	MC DANNE	PL	3,379	R3
23	220	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	2,192	R4
23	732	281	DUDLEY	ST	3,061	R4
27	51	594	VALLEY	ST	3,950	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	SO	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	4,947	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		LOCATION		LOT	EXISTING
PLAT	LOT	ST#	STREET	AREA	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 5,000	R3
31	80	300	DEXTER	ST 3,188	R4
31	96	97	SUPERIOR	ST 5,820	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	2,295	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		LOCATION		LOT	EXISTING	
PLAT	LOT	ST#	STREET			AREA
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	495	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	2,898	R3
45	32	7	HARVARD	AV	2,906	R3
45	203	5	WESLEYAN	AV	2,566	R3
45	223	26	HARVARD	AV	5,000	R3
45	236	26	TAYLOR	ST	4,155	R4
45	308	307	WILLARD	AV	1,858	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	CONSTOCK	AV	4,410	R4
45	539	67	CONSTOCK	AV	4,900	R4
45	541	75	CONSTOCK	AV	5,880	R4
45	547	99	CONSTOCK	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
46 395	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		LOCATION		LOT	EXISTING	
PLAT	LOT	ST#	STREET	AREA	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	3,300	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	BLADSTONE	ST	2,015	R3
48	955	10	OCEAN	ST	3,375	R3
48	979	146	POTTERS	AV	1,800	R3
48	1081	176	SARATOGA	ST	2,893	R3
49	9	28	MARNEY	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		LOCATION		LOT	EXISTING	
PLAT	LOT	ST#	STREET	AREA	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	SAGSAFRAS	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	BAFFIN	ST	428	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		LOCATION		LOT	EXISTING	
PLAT	LOT	ST#	STREET	AREA	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	2,778	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	DALAIS	ST	3,255	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	1,990	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	2,925	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	4,580	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		LOCATION		LOT	EXISTING	
PLAT	LOT	ST#	STREET	AREA	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	3,255	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	R1
123	141	850	DOUGLAS	AV 3,800	R1
598 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;

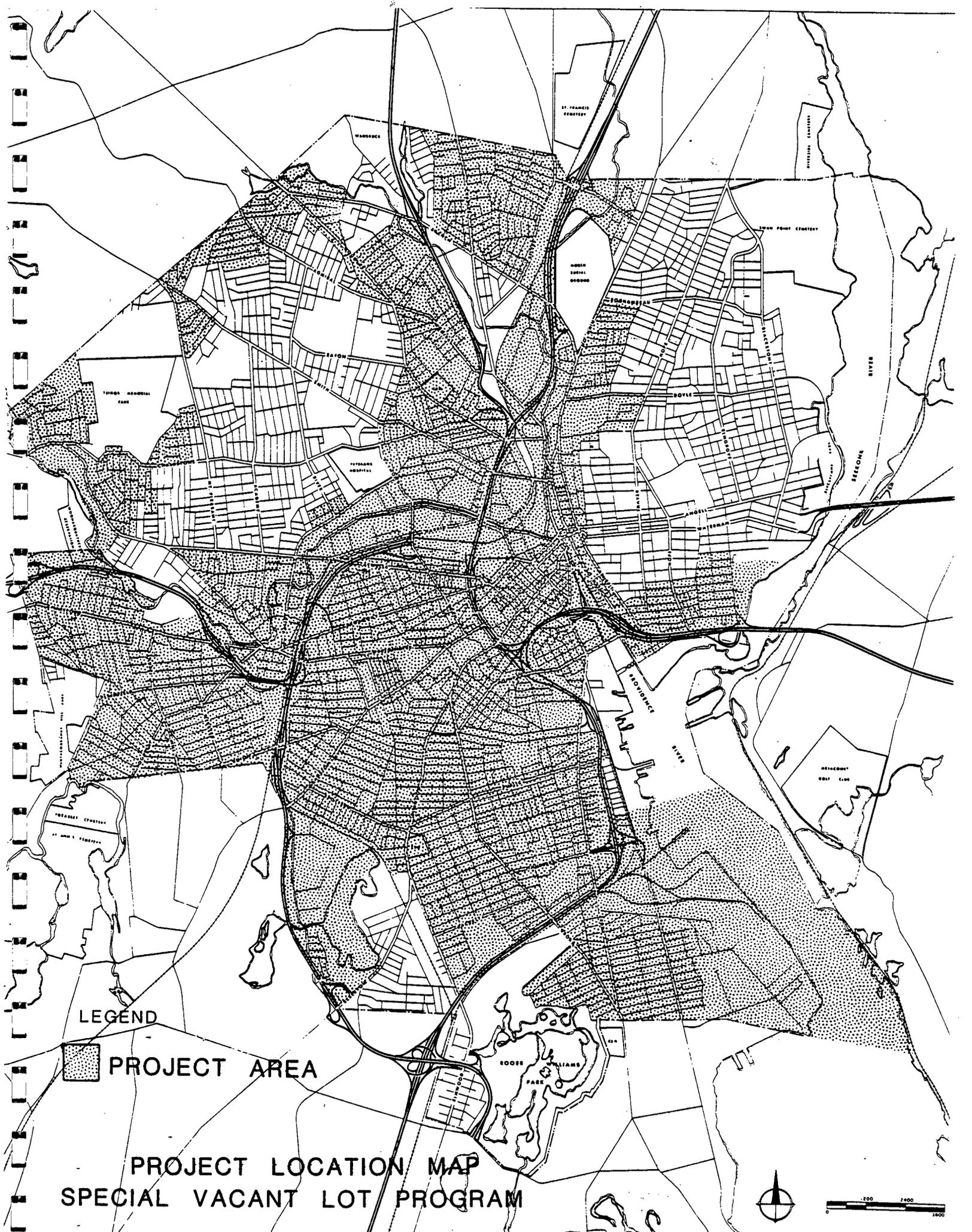
thence turning and running northerly along the New York, New Haven and Hartford Railroad tracks to where it intersects with the centerline of Branch Avenue;

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



ST. FRANCIS
CHURCH

WARRICK

WATERING
CANALS

LEON POINT
COURT

WATER
CLOCK
BUILDING

PROVIDENCE
COLLEGE

INDUSTRIAL
DISTRICT

RIVER

TORRES MEMORIAL
PARK

ST. JOSEPH'S
HOSPITAL

BOYLE

PROVIDENCE
RIVER

PROVIDENCE
RIVER

RETRACTOR
BRI CLIP

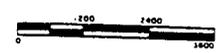
ST. JOHN'S
CHURCH

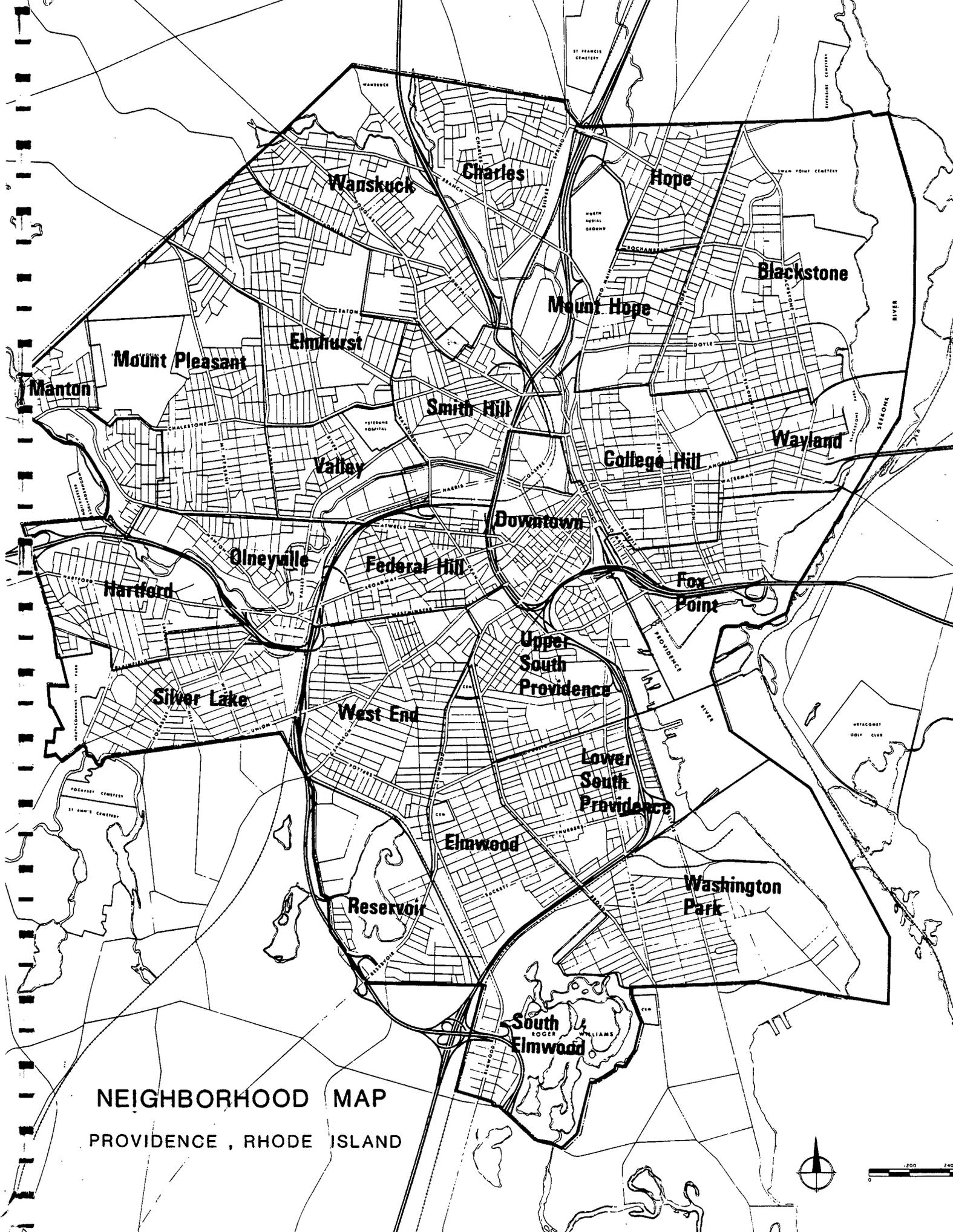
LEGEND

 PROJECT AREA

ROOSEVELT
PARK

PROJECT LOCATION MAP SPECIAL VACANT LOT PROGRAM





NEIGHBORHOOD MAP
PROVIDENCE , RHODE ISLAND

