

TOWN OF WEST WARWICK

ORDINANCE

OF THE

TOWN COUNCIL

ORDINANCE NO. 2014-3

**AN ORDINANCE DESIGNATING THE ARCTIC VILLAGE
REDEVELOPMENT AREA**

WHEREAS, in 2012 the Town of West Warwick commissioned a study of the current conditions of the Arctic Village area and possible approaches for revitalizing the area;

WHEREAS, the July 2012 study "Arctic Village Redevelopment Strategy," a copy of which is on file with the Town Planner, recommended that the Town establish a redevelopment agency and designate the Arctic Village area as a redevelopment area in accordance with the Redevelopment Act of 1956, Title 45, Chapters 31—33 of the Rhode Island General Laws (the "Redevelopment Act");

WHEREAS, the Redevelopment Act authorizes the Town of West Warwick to establish a redevelopment agency for the purposes of the "elimination and prevention of blighted and substandard areas and their replacement through redevelopment by well-planned, integrated, stable, safe, and healthful neighborhoods in the manner and by the means provided" in the Redevelopment Act;

WHEREAS, in the exercise of its authority pursuant to the Redevelopment Act, the Town Council, on November 19, 2013 declared by the passage of Resolution No. 2013-215 that there is a need for a redevelopment agency to function in the Town of West Warwick;

WHEREAS, pursuant to Section 45-32-4 of the Redevelopment Act, the Town Council has the authority to designate one or more areas within the Town of West Warwick as a redevelopment area or redevelopment areas;

WHEREAS, The Cecil Group, Inc. prepared for the Town of West Warwick a report, "Documentation Report for the Designation of the Arctic Village Redevelopment Area," dated December 2013 ("Documentation Report"), that contains a technical evaluation and documentation of blighted and substandard conditions in the Arctic Village area and recommends that the Town Council designate the blighted and substandard area (the

“Arctic Village Redevelopment Area”) as a redevelopment area pursuant to the Redevelopment Act;

WHEREAS, the boundaries of the Arctic Village Redevelopment Area, as established in the Documentation Report, are described and delineated in Exhibit A, attached hereto and incorporated by reference herein;

WHEREAS, on January 6, 2014 the Planning Board of the Town of West Warwick reviewed the Documentation Report and the boundaries proposed in that report for the designation of the Arctic Village Redevelopment Area, and forwarded its recommendation to the Town Council that the Town Council designate the Arctic Village Redevelopment Area as a redevelopment area pursuant to the Redevelopment Act;

WHEREAS, the Town Council held a public hearing on this Ordinance on March 4, 2014 (first reading) and on March 18, 2014 (second reading), during which the Town Council considered the recommendations of the Planning Board in accordance with Section 45-32-4 of the Redevelopment Act;

WHEREAS, notice of the aforesaid public hearing was published in the Kent County Daily Times on February 14, 19 and 26th in accordance with Section 45-32-4 of the Redevelopment Act;

WHEREAS, based upon the information in the Documentation Report and the recommendations of the Planning Board presented at the public hearing on March 4, 2014 and on March 18, 2014, the Town Council hereby makes the following findings, determinations and declarations with regard to the Arctic Village Redevelopment Area:

1. The following conditions exist in the Arctic Village Redevelopment Area:

- unsuitable soil conditions;
- dumping and other unsanitary or unsafe conditions;
- ledge and rock;
- potential flooding, dam failure, and drainage problems;
- obsolete, inappropriate, or otherwise faulty platting or subdivision;
- diversity of ownership of plots, and

by reason of the foregoing conditions, or by reason of any combination of any of the foregoing conditions, the Arctic Village Redevelopment Area is unduly costly to develop soundly through the ordinary operations of private enterprise and impairs the sound growth of the community.

Based upon these findings, the Town Council hereby determines the Arctic Village Redevelopment Area to be an “arrested blighted area” as that term is defined in Section 45-31-8(2) of the Redevelopment Act.

2. There exist in the Arctic Village Redevelopment Area buildings and other improvements that are either used or intended to be used for living, commercial, industrial, or other purposes, or any combination of these uses, which by reason of:
- dilapidation, deterioration, age, or obsolescence;
 - inadequate provision for ventilation, light, sanitation, open spaces, and recreation facilities;
 - high density of population and overcrowding; and
 - mixed character, shifting, or deterioration of uses to which they are put, or any combination of these factors and characteristics, are conducive to the further deterioration and decline of the area to the point where the Arctic Village Redevelopment Area may become a "slum blighted area" as that term is defined in Section 45-31-8(18) of the Redevelopment Act, and are detrimental to the public health, safety, morals, and welfare of the inhabitants of the community and of the state generally.

Based on these findings, the Town Council hereby determines the Arctic Village Redevelopment Area to be a "deteriorated blighted area" as that term is defined in Section 45-31-8(6) of the Redevelopment Act.

3. The Town Council hereby further finds that, because the Arctic Village Redevelopment Area is an "arrested blighted area" and a "deteriorated blighted area," the Arctic Village Redevelopment Area is a "blighted and substandard area" as that term is defined in Section 45-31-8(3) of the Redevelopment Act.

NOW, THEREFORE, IT IS HEREBY ORDAINED by the Town Council of the Town of West Warwick that:

1. The Arctic Village Redevelopment Area, the boundaries of which are described and delineated in Exhibit A, is hereby designated a redevelopment area pursuant to the Redevelopment Act; and
2. The redevelopment area shall be known as the Arctic Village Redevelopment Area.
3. This Ordinance shall take effect upon passage.

Exhibit A: Arctic Village Redevelopment Area

Description of the Redevelopment Area

That certain tract of land shown on *Figure 1: Arctic Village Redevelopment Area* situated in the Town of West Warwick, Kent County, the State of Rhode Island, which contains the following parcels as designated on the Town of West Warwick Assessors' Map updated as of 2012 as well as the public and private rights-of-way adjacent thereto.

Assessor's Map Number	Lot Number
5	1-25, 27, 29, 38, 43, 49, 148, 163, 189, 201, 217, 346-348, 350, 352, 357, 358, 396, 398, 558, 572, 595, 620, 626, 627, 652, 657, 658, 662, 663, 671
6	1, 2, 3, 6, 7, 8, 11-14, 16-19, 23, 26, 31-33, 36-39, 41-43, 46-48, 50, 52, 53, 56-58, 61-63, 67, 68, 71-73, 77, 78, 81-83, 86, 88, 92, 152, 153, 156, 172, 176, 177, 178, 184, 185, 187, 188, 189, 191, 198, 201, 203, 206, 207, 212, 213, 216-218, 221-224, 236, 241, 253, 254, 262, 271, 273, 278, 281, 286-288, 291, 302, 306-308, 312, 313, 318, 321-323, 326-328, 331, 347, 351, 355, 357, 358, 362, 363, 366-368, 371-373, 376, 377, 381-383, 386, 391, 393, 396, 397, 403, 412, 413, 416, 417, 419, 420, 421, 423, 425-428, 436, 437, 456, 461, 471-478, 481, 482, 486, 488, 503, 507-509, 511-513, 516, 517, 521-523, 526, 528, 531-533, 779, 780, 784, 785, 1029, 1037, 1045, 1057, 1059-1061, 1067, 1069, 1070, 1079, 1102, 1115, 1130, 1136, 1138, 1139
7	266, 268-279, 292, 295, 308, 374, 390, 399, 471, 480, 486, 498, 499, 533, 638, 639
15	51, 70-74, 76, 77, 79-83, 85-89, 91, 95, 97, 98, 99, 101, 104, 106-109, 130, 141, 142, 146, 149, 162, 164, 166, 168, 467, 468, 477, 480, 482, 483, 484, 486, 490, 491, 497-500
16	21, 22, 25-28, 30, 31, 33-35, 38, 45, 48-50, 54-56, 58-60, 68-70, 73-76, 78-80, 83-93, 95, 96, 105, 107-111, 113, 115, 118-123, 129-131, 312, 314, 318, 334, 373, 374, 385, 390, 405, 424
17	3, 5, 8, 9, 13, 15, 18-20, 22, 24-27, 61, 122, 123, 127, 129, 140, 141, 144, 181, 188-190, 192-194

Figure 1: Arctic Village Redevelopment Area



Limits of the Redevelopment Area

REDEVELOPMENT AREA
(PROPOSED)

EARI Inc.
Ring Maps
City of West Warwick, Rhode Island
The Croll Group, Inc.

POSTED: FEBRUARY 18, 2014

FIRST READING AT COUNCIL MEETING ON: MARCH 4, 2014

SECOND READING AT COUNCIL MEETING ON: MARCH 25, 2014

INTRODUCED AND SPONSORED BY: COUNCIL VICE PRESIDENT GIROUX

COUNCIL PRESIDENT: David Giroux

TOWN CLERK: Mariane Gill

ADVERTISED IN: KENT COUNTY DAILY TIMES

TAKE EFFECT ON: APRIL 14, 2014