

RESOLUTION OF THE CITY COUNCIL

No. 568

Approved December 20, 1971

WHEREAS, the City of Warwick is authorized by the provisions of Chapter 1278 of the Public Laws of 1915, as amended, to take and receive water from the City of Providence for use for domestic, fire and ordinary municipal supply purposes, and

WHEREAS, the City of Providence is desirous of selling water to the City of Warwick in accordance with the provisions of said Chapter 1278 of the Public Laws of 1915, as amended.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor be, and he hereby is, authorized to execute for and in behalf of the City of Providence a written agreement with the City of Warwick providing for the purchase of water by said City of Warwick from the City of Providence and establishing the price to be paid therefor substantially in accordance with the terms of the proposed agreement, a copy of which is attached hereto and made a part hereof by reference.

IN CITY COUNCIL

DEC 16 1971

READ and PASSED

Robert J. Dutton
President
Vincent Vecchia
Clerk

APPROVED

DEC 20 1971

Joseph A. Porley
MAYOR

RESOLUTION
OF THE
CITY COUNCIL

AGREEMENT OF THE CITY OF PROVIDENCE
AND THE CITY OF WARWICK PROVIDING
FOR THE SALE OF WATER.

IN CITY
COUNCIL

NOV 13 1971

FIRST READING
REFERRED TO COMMITTEE ON
FINANCE

Vincent Vespa CLERK

THE COMMITTEE ON

Finance
Approves Passage of
The Within Resolution

Vincent Vespa
Dec. 9, 1971, Clerk

*Councilman Arcanotte
and Councilman Lynch, by request*

PROVIDENCE, R.I.

AGREEMENT made this day of , A.D. 19

by and between the City of Warwick, a municipal corporation in the State of Rhode Island, and the City of Providence, another municipal corporation in the State of Rhode Island.

W I T N E S S E T H:

WHEREAS, the City of Warwick acting pursuant to the provisions of applicable law of the State of Rhode Island, is desirous of taking and receiving a supply of water from the City of Providence, and

WHEREAS, the City of Providence, acting by and through the Water Supply Board thereof, thereunto duly authorized, has elected to sell said water to said City of Warwick at wholesale rates and in accordance with the provisions of applicable law of the State of Rhode Island, and

WHEREAS, the parties hereto believe it to be in their mutual interest to provide for the sale and purchase of said water by written agreement.

NOW, THEREFORE, the said City of Warwick in consideration of the promises and agreements on the part of the City of Providence herein contained, hereby promises and agrees with the City of Providence and the City of Providence in consideration of the promises and agreements on the part of the City of Warwick hereby agrees with the City of Warwick, each of them as follows:

(1) The term of this agreement shall be the period from April 1, 1971 to December 1, 1973.

(2) The City of Providence agrees that it will deliver and supply the City of Warwick with all water sold under and by virtue of the terms of this agreement to the City of Warwick at the following locations:

(a) At or near the former Pettaconsett Pumping Station in the City of Cranston.

(b) At or near Natick Avenue in the City of Warwick, at which location the City of Providence maintains a 102-inch aqueduct.

And said City of Warwick agrees that no booster pump shall be installed by it to increase the flow of water in any said connections or the pipes or connections leading therefrom.

And the City of Warwick further agrees that it will accept at said locations all water sold to it under the terms of this agreement and at its own expense, it will, subject to such reasonable rules and regulations as may be adopted from time to time by the Water Supply Board of the City of Providence,

(I) Purchase, install, maintain and keep in good repair and operating condition connections with the water supply system of the City of Providence and meters together with instrumentation to record the quantity of water delivered by the City of Providence and taken by the City of Warwick at the locations aforesaid.

(II) Whenever requested so to do by the Chief Engineer of the Water Supply Board of the City of Providence, or such other duly authorized officer or officers as may for the time being have charge of the waterworks and water supply system of the City of Providence, test the operating condition of its connection with the water supply system of the City of Providence and the accuracy of the meter or meters installed, as aforesaid, in the presence of a representative of the Water Supply Board of the City of Providence and said City of Warwick does further agree:

(i) That in the event it should fail to comply with any such request made, as aforesaid, that said City of Providence may check and test said connections and meters or instrumentation and charge the cost thereof to the City of Warwick.

(ii) That if the connections with the water supply system at the locations aforesaid or the meters together with the instrumentation installed

for registering the quantity of water used are found by the City of Warwick not to be in good and proper operating condition or inaccurate, that it will immediately, at its own expense, remedy said condition or if it fails to do so, that said City of Providence may undertake to do so and charge the cost thereof to the City of Warwick or if the City of Providence should pay said cost, that it will reimburse said City of Providence therefor.

(3) The City of Providence agrees to supply and the City of Warwick agrees to take the water provided for in this agreement, during the entire term hereof, in accordance with and subject to all provisions, limitations, restrictions, rights and privileges set forth in Section 18 of Chapter 1278 of the Public Laws of Rhode Island, 1915, as amended to date of this agreement.

(4) The City of Warwick agrees that during the term of this contract no pipes or mains used for water supply purposes in said City of Warwick and carrying water from a source other than the connections specified herein shall be connected with the pipes and mains in said City of Warwick bearing water coming from the connections designated in Par.(2), Page 1 of this agreement. The City of Warwick agrees that it will, upon request of the Water Supply Board of the City of Providence, file in the office of said Water Supply Board of the City of Providence detailed plans of its distribution system and/or any extension thereof and that it will not place any extension thereof in service before the same shall have been approved by the Water Supply Board or the Chief Engineer thereof.

(5) The City of Warwick agrees that during the term of this agreement it will not establish any rate for water or charge any user for water a rate which is less than the rate charged by the City of Providence for the same class of user but will always maintain water rates equal to or above those charged by the City of Providence.

(6) The City of Warwick agrees that in the operation of its waterworks it will abide by such reasonable rules and regulations as may from time to

time be established by the Water Supply Board of the City of Providence, or such other duly authorized officer or officers as may for the time being have charge of the waterworks and water supply system of the City of Providence; that it will enforce such reasonable rules and regulations in regard to the installation of fixtures by its customers as may be made or approved by said Water Supply Board, or other authorized officer or officers, in order that a pollution of the water supply of the City of Warwick and the City of Providence may be effectively prevented, and further agrees that so far as practicable it will follow the rules and regulations established from time to time by the Water Supply Board of the City of Providence, or other authorized officer or officers, for the water system of the City of Providence.

(7) The City of Providence agrees to charge and the City of Warwick agrees to pay for all water delivered to said City of Warwick under and by virtue of the terms of this agreement, the amounts, charges and rates hereinafter set forth and in accordance with the following provision:

(a) During the entire two (2) year and eight (8) month term of this agreement a minimum sum of one hundred twenty-four (\$124.00) dollars per million gallons and at the same rate for any lesser quantity of water delivered, the amount of water delivered to be determined by readings of the meters installed and maintained in accordance with the provisions of Paragraph (2) hereof.

(8) Payments shall be made by the City of Warwick for all water delivered based upon readings of the meter and as shown on bills to be rendered quarterly by the City of Providence and the City of Warwick agrees to pay all bills for water within twenty (20) days from and after the bill therefor has been rendered. Water service to the City of Warwick may be discontinued if any bill is not paid within twenty (20) days of due date. The City of Warwick hereby waives any and all claims for damages resulting from such discontinuance of service.

(9) The City of Warwick agrees to all rules and regulations of the Providence Water Supply Board pertaining to the control of or restriction to the use of water taken from the Providence Water Supply System.

(10) Notwithstanding any provision herein to the contrary, should the City of Warwick request water of the City of Providence for any period subsequent to December 1, 1973 the rate of charge therefor, shall be that agreed upon by the parties or otherwise determined as provided by applicable law of the State of Rhode Island. Should either party to this agreement desire to establish a different rate of charge for the period subsequent to December 1, 1973, said party shall notify the other party in writing of such desired change not less than ninety (90) days prior to such date subsequent to December 1, 1973 upon which the desired new rate would take effect. If such notice is given and a new rate is established by agreement of the parties or otherwise under provisions of prevailing state law said new rate shall be retroactive to December 1, 1973 or to the date of the notice, whichever is later. If no notice is given as provided herein the rate of charge specified in this agreement shall continue in effect subsequent to December 1, 1973.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed, the City of Warwick by its Mayor, thereunto duly authorized, and the City of Providence by Joseph A. Doorley, Jr., Mayor of said City of Providence, thereunto duly authorized, the day and year first herein written.

Signed in presence of:

CITY OF WARWICK

By _____

Mayor

CITY OF PROVIDENCE

By _____

Mayor

December 21, 1971

Mayor Philip W. Noel
Executive Chamber
City Hall
Warwick, Rhode Island

Dear Mayor Noel:

Enclosed find Resolution of the City
Council No. 568, approved December 21, 1971
relative to purchase of water by City of Warwick
from City of Providence.

Very sincerely yours,

Vincent Vespia,
City Clerk of Providence.

VV/gn
Enc

JOHN A. DOHERTY, CHAIRMAN

EARL H. ASHLEY

UGO RICCIO

JOHN J. TIERNEY

DAVID R. MCGOVERN, EX-OFFICIO

WATER SUPPLY BOARD

CITY OF PROVIDENCE, R. I. 02908

552 ACADEMY AVENUE

JOSEPH E. MARTIN
CHIEF ENGINEER

JOHN E. ROGERS
DEPUTY CHIEF ENGINEER

JOHN T. WALSH, LEGAL ADVISOR
JOHN J. DEARY, SECRETARY

November 17, 1971

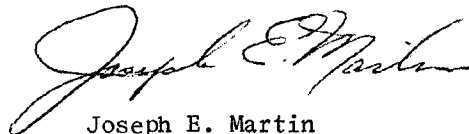
Mr. Vincent Vespia, City Clerk
City Hall
Providence, Rhode Island

Dear Mr. Vespia:

At a meeting of the Water Supply Board on November 12, 1971 it was voted to request that you include the resolution covering the sale of water to the City of Warwick on the Docket of the next Council Meeting.

Enclosed herewith is the original and three copies of the subject resolution together with a copy of the agreement.

Very truly yours,



Joseph E. Martin
Chief Engineer

JEM/ms

Encs.

Approved December 20, 1971

Report of the Board of Park Commissioners Relative to the North Burial Ground

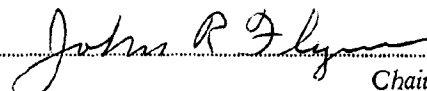
To the Honorable, the City Council of the City of Providence:

The Board of Park Commissioners report that they have received from the following named persons, the following sums of money, the income thereof to be applied to the preservation and care of the following specified burial lots in said grounds, respectively as follows:

From	The Sum of	For Lot Standing in Name of
Lottie M. Brown	\$23.00	Same
Alice G. Bowder	23.00	"
Harry Bedrosian	23.00	"
Bernice Robertson	23.00	"
Domingos Silva	23.00	"
John & Joseph Miller	23.00	"

and recommend the passage of the accompanying Resolution.

Respectfully submitted for the Board of Park Commissioners,


Chairman.

Resolution of the City Council

RESOLVED, That the following gifts of the following sums of money, to the Board of Park Commissioners, in trust, the income thereof to be applied, under the provisions of Chapter 367 of the Public Laws, January Session 1861, to the preservation and care of the following specified burial lots in said ground be and the same are hereby respectively accepted ~~as follows, viz:~~

From	The Sum of	For Lot Standing in Name of	Fund Accepted Under the Name of
Lottie M. Brown	\$23.00	Same	Same
Alice G. Bowder	23.00	"	"
Harry Bedrosian	23.00	"	"
Bernice Robertson	23.00	"	"
Domingos Silva	23.00	"	"
John & Joseph Miller	23.00	"	"

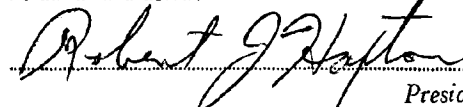
In City Council,

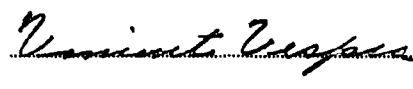
Approved,

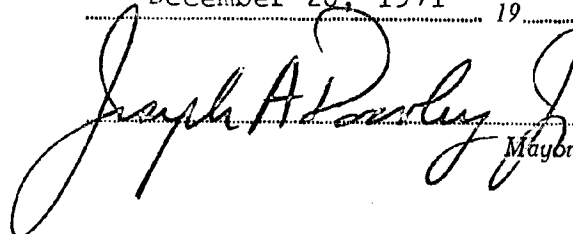
DEC 16 1971

December 20, 1971

Read and Passed.


President


Clerk


Mayor

1100
CIVIL

NOV 13 1971

FIRST READING
REFERRED TO COMMITTEE ON
FINANCE

Vincent Vesper
CLERK

THE COMMITTEE ON

Finance

Approves Passage of
The Within Resolution

Unanimously Passed
Dec 9, 1971 *CL*

*Councilman Scarnetta
and Councilman Lynch, by request*

Approved December 20, 1971

Report of the Board of Park Commissioners Relative to the North Burial Ground

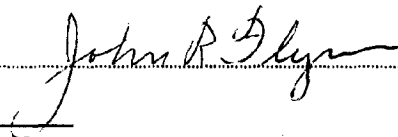
To the Honorable, the City Council of the City of Providence:

The Board of Park Commissioners report that they have received from the following named persons, the following sums of money, the income thereof to be applied to the preservation and care of the following specified burial lots in said grounds, respectively as follows:

From	The Sum of	For Lot Standing in Name of
Albina C. Brault	\$53.00	Same
Satenig Thomasian	98.00	"
William Lipscomb	23.00	"
Kathryn Walker	23.00	"
Jones-Walton-Sheridan	20.00	"
Ell Johnson	23.00	"

and recommend the passage of the accompanying Resolution.

Respectfully submitted for the Board of Park Commissioners,



Chairman.

Resolution of the City Council

RESOLVED, That the following gifts of the following sums of money, to the Board of Park Commissioners, in trust, the income thereof to be applied, under the provisions of Chapter 367 of the Public Laws, January Session 1861, to the preservation and care of the following specified burial lots in said ground be and the same are hereby respectively accepted ~~as follows, viz:~~

From	The Sum of	For Lot Standing in Name of	Fund Accepted Under the Name of
Albina C. Brault	\$53.00	Same	Same
Satenig Thomasian	98.00	"	"
William Lipscomb	23.00	"	"
Kathryn Walker	23.00	"	"
Jones-Walton-Sheridan	20.00	"	"
Ell Johnson	23.00	"	"

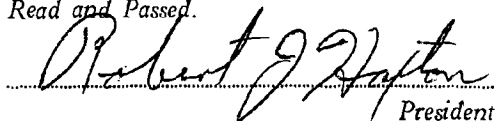
In City Council,

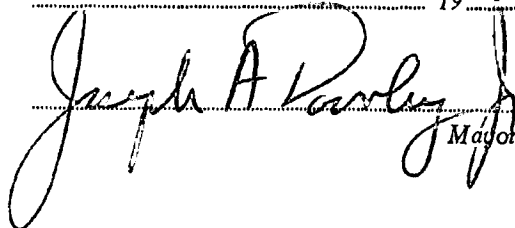
Approved,

DEC 16 1971

December 20, 19 71

Read and Passed.


President


Mayor


Clerk

IN CITY
COUNCIL

NOV 13 1971

FIRST READING
REFERRED TO COMMITTEE ON
FINANCE

Vincent Vespa
CLERK

THE COMMITTEE ON

Finance
Approves Passage of
The Within Resolution

Vincent Vespa
Chairman
DEC 9 1971 Clerk

*Councilman Scarnetta
and Councilman Lynch, by request*

Report of the Board of Park Commissioners Relative to the North Burial Ground

To the Honorable, the City Council of the City of Providence:

The Board of Park Commissioners report that they have received from the following named persons, the following sums of money, the income thereof to be applied to the preservation and care of the following specified burial lots in said grounds, respectively as follows:

From	The Sum of	For Lot Standing in Name of
Susie Hazarian	\$53.00	Same
Haig Teshcoian & wf. Beatrice	53.00	"
Mrs. Manooshag Weston	53.00	"

and recommend the passage of the accompanying Resolution.

Respectfully submitted for the Board of Park Commissioners,

John R. Flynn
Chairman.

Resolution of the City Council

RESOLVED, That the following gifts of the following sums of money, to the Board of Park Commissioners, in trust, the income thereof to be applied, under the provisions of Chapter 367 of the Public Laws, January Session 1861, to the preservation and care of the following specified burial lots in said ground be and the same are hereby respectively accepted as follows:

From	The Sum of	For Lot Standing in Name of	Fund Accepted Under the Name of
Susie Hazarian	\$53.00	Same	Same
Beatrice Haig Teshcoian & wf.	53.00	"	"
Mrs. Manooshag Weston	53.00	"	"

In City Council,

Approved,

DEC 16 1971
Read and Passed.
Robert J. Hyatt
President
Vincent Crespi
Clerk

December 20, 1971
Joseph A. Porley
Mayor

IN CITY
COUNCIL

NOV 18 1971

FIRST READING
REFERRED TO COMMITTEE ON
FINANCE

Ummut Vespa
CLERK

THE COMMITTEE ON

Finance

Approves Passage of
The Within Resolution

Ummut Vespa
Dec 9, 1971 Clerk

*Councilman Scavetta
and Councilman Squire by request*

RESOLUTION OF THE CITY COUNCIL

No. 572

Approved December 20, 1971

WHEREAS, Under authority of Section 116 of the Housing Act of 1949, as amended, the United States of America, acting by and through the Secretary of Housing and Urban Development has agreed to make a Federal grant to the City of Providence to assist in a program of demolition of structures which are unsound and unfit for human habitation, which program is described in Application for Demolition Grant No. R. I. M-4, and

WHEREAS, As a condition precedent to the payment of a grant under Section 116, it is necessary that the City of Providence exhaust all other available legal procedures to secure remedial action by the owners of the structures before governmental action is had to demolish them, and

WHEREAS, Certain demolition work has been carried out under the program and the City of Providence is desirous of receiving a grant payment to cover the costs of such demolition,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PROVIDENCE,

1. That the demolition of the structures set forth on the schedule supporting the requisition for payment of Federal grant was in accord with the requirements of State and local law and in the public interest.
2. That all other available legal procedures to secure remedial action by the owners of such structures were exhausted before governmental action to demolish them was taken.

IN CITY COUNCIL

DEC 16 1971

READ and PASSED

Robert J. Hyman
Clerk

APPROVED

DEC 21 1971

Joseph A. Rowley
MAYOR

IN CITY
COUNCIL

OCT 7 - 1971

FIRST READING
REFERRED TO COMMITTEE ON

URBAN REDEVELOPMENT
RENEWAL & PLANNING

Vincent Vespa
CLERK

THE COMMITTEE ON

*Urban Redevelopment, Renewal
and Planning*
Approves Passage of
The Within Resolution

Vincent Vespa
Dec 9, 1971 Clerk

*Councilman Scarnetto
and Councilman Lynch, by request*

VINCENT PALLOZZI
DIRECTOR



JOSEPH A. DOORLEY, JR.
MAYOR

DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT
CITY HALL, PROVIDENCE, RHODE ISLAND 02903

September 30, 1971

Mr. Vincent Vespia
City Clerk
City of Providence
City Hall
Providence, R. I.

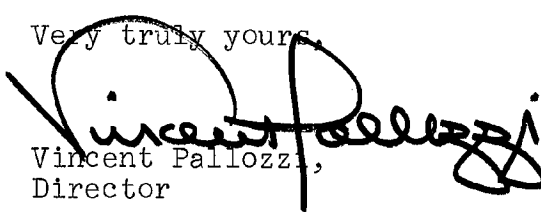
Re: Resolution to Support Third Interim
Requisition for Model Cities Demolition
Project R. I. M-4

Dear Mr. Vespia:

Transmitted herewith is the original and five copies of a Resolution of the City Council authorizing the submission to the Department of Housing and Urban Development of the third interim requisition for funds under the program. The money is to be reimbursed to the City for expenditures already made for demolition of structures. The program is administered by the City Department of Planning and Urban Development.

Please place the Resolution on the Docket for the October 7, 1971 meeting of the City Council. If you have any questions concerning this matter, please call Barbara Saydam in our Research Division.

Very truly yours,


Vincent Pallozzi,
Director

VP/rb
Enclosure

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 573

Approved December 20, 1971

RESOLVED, that the Director of the Department of Planning and Urban Development is requested to submit an application to the proper Federal Agency for a Renewal Project in accordance with the West End Study.

IN CITY COUNCIL

DEC 16 1971

READ and PASSED
Robert J. Taylor
President
Annmarie C. Casper
Clerk

APPROVED

DEC 20 1971

Joseph A. Darby
MAYOR

IN CITY
COUNCIL

NOV 18 1971

FIRST READING URBAN REDEVELOPMENT
REFERRED TO COMMITTEE ON RENEWAL & PLANNING

Y. M. Vesper
CLERK

*Samuel President Hopton
and Councilman Payne*

THE COMMITTEE ON

*Urban Redevelopment, Renewal
and Planning*
Approves Passage of
The Within Resolution

Y. M. Vesper
DEC 9 1971 *Clk*

EDMUND M. MAURO
Chairman
JOSEPH E. ADELSON
Vice Chairman
STANLEY P. BLACHER
JOHN RAO, JR.
ROBERT H. DIAMOND
STANLEY BERNSTEIN
Secretary
VINCENT PALLOZZI
Executive Director



PROVIDENCE REDEVELOPMENT AGENCY

November 15, 1971

Vincent Vespia
City Clerk
City Hall
Providence, Rhode Island

Dear Mr. Vespia:

This letter transmits a study undertaken by the Department of Planning and Urban Development at the request of the City Council. It was the purpose of this study to determine the feasibility of an urban renewal project within the 8th Ward of the City of Providence.

As outlined in this study, possible action in this area would be primarily of a rehabilitation nature though some clearance and redevelopment areas could be undertaken between Potters Avenue and Huntington Avenues. Other portions of this study area, particularly west of Cranston Street, are in very good structural condition and little or no urban renewal treatment need be undertaken.

A rough estimate of expenditures for such a Project is in the \$6,000,000 range, but it should be emphasized that this figure, as well as the other contents of this report are entirely preliminary and would be studied in deeper detail should the City Council direct this department to prepare the appropriate application for Federal funding.

This report was presented to the Providence Redevelopment Agency on November 9, 1971, and the Agency directed this department to submit it to the City Council.

Very truly yours,

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

Vincent Pallozzi
Executive Director

VP/gl

WEST END STUDY

Department of Planning and Urban Development
Providence, Rhode Island

MEMORANDUM

DATE: October 28, 1971

TO: Vincent Pallozzi

FROM: Model Cities Field Office Planning Staff

RE: WEST END STUDY

This memorandum transmits a study of a portion of the West End neighborhood. This study is intended to determine an appropriate renewal treatment.

This study covers about half of the area in Providence known as the West End neighborhood. It is generally bounded by Althea Street on the north, the rear lot line of Dexter Street on the west, Bucklin Street on the east, and Carter Street and the Huntington Avenue Expressway on the south and west. It is an older area of the city, and of its 137.9 acres, 54.3%, or 74.8 acres is in residential use. Single family homes and two and three-family units are the predominant structures in the area. Commercial uses (excluding mixed uses) occupy 6.3 acres, or 4.5%. These are concentrated along Potters Avenue and Cranston Street, many in obsolete structures. Industrial uses are concentrated in the eastern position of the area around Dexter, Waldo and Bucklin Streets. Most of these buildings are in good structural condition, but create some mixed use blocks in residential areas. 21.3 acres, or 15.4% is industrial. Public uses, primarily the Gilbert Stuart Middle School playground, and the Providence Fire

Department training facility take up 10.9 acres, 7.9%.

Mixed uses, mostly commercial-residential around the Cranston-Potters area account for 2.7 acres or 2.0%.

Finally, vacant land is 20.9 acres or 15.9%.

Mixed land uses are characteristic of the area; out of 58 blocks, 16 have mixed commercial and residential land uses, and another 14 have mixed industrial and residential land uses. The latter, particularly could be considered a blighting influence in the area.

The vacant land is not concentrated in large parcels, except for an area (of about 3.6 acres) bounded by Benedict Street, Buffalo Court, Avon Street and Huntington Avenue. Other vacant parcels are found between Potters and Huntington Avenue, although many blocks have one or more vacant lots, often used for residential parking.

Planning and renewal proposals for the West End area in the recent past are included in the Master Plan for Providence, the Federal Hill-South Providence General Neighborhood Renewal Plan, and, to a degree, the West Broadway and Model Cities projects.

The Master Plan generally follows existing patterns of residential, public and industrial land uses, while commercial areas are to be removed from Potters Avenue and concentrated on Cranston Street. The only circulation proposal in the Master Plan affecting this area is an improved connection between Huntington Avenue and Pub-

lic Street and Potters Avenue as a main crosstown route.

Long-range planning affecting the West End includes the revised Master Plan for Public Schools. The Vineyard Street School, built in 1883, the Althea Street School, built in 1876, and the elementary portion of Gilbert Stuart, would all be closed. The only new school in the area, in line with the "mini-park" school concept, would be the new Elmwood Elementary School, proposed to be built in the Bucklin-Burnett vicinity. The Althea Street School is not within the boundaries of this study.

The G.N.R.P. is similar in its proposed land use, and the suggested urban renewal treatment for this part of the West End is rehabilitation rather than clearance.

The West Broadway project abuts a corner of the West End around Cranston Street and Messer Streets. Action in this Neighborhood Development Program in the near future could involve residential rehabilitation. No clearance or acquisition is currently indicated.

Indirectly, the planning now under way for a Neighborhood Development Plan for Upper South Providence, as well as activities in Lower South Providence would reinforce improvements in the West End.

Federally-assisted code enforcement areas are also proposed in the West End area. Immediately north of this study area, one of three code enforcement sections applied for is bounded by Waverly Street, Althea Street, the rear

lot line of Dexter Street, Cranston Street, Messer Street, Wood Street, and Huntington Avenue. This 97 acre area, if carried out would strongly reinforce any renewal activities in the lower West End. A second of the three code enforcement areas, bounded by West Friendship Street, Broad Street, Adelaide Avenue and Elmwood Avenue is basically adjacent to the West End and again would complement West End work.

There are a total 751 structures, of which 671 are residential. Based on a modified American Public Health Association structural condition survey, 269 of the total, 36%, are sound. 297, or 39% are standard, which include houses with some easily correctable deficiencies. Deficient buildings, requiring significant rehabilitation, number 139, or 18%. Substandard structures, warranting clearance, are 7%, or 51.

A further breakdown of these figures by residential and non-residential structures is shown in Table A:

A. Structural Condition (Entire Area)

1.	<u>Number</u>	<u>Sound</u>	<u>Standard</u>	<u>Deficient</u>	<u>Sub-Standard</u>
Res.	671	249	251	126	45
Non-Res.	80	20	46	8	6
Total	751	269	297	134	51
2.	<u>Percentage</u>				
Res.	89%	38%	37%	19%	6%
Non-Res.	11%	25%	57%	10%	8%
Total	100%	36%	39%	18%	7%

These figures do not reflect the distribution of deficient structures in the West End. A mapping of this distribution shows the blocks west of Cranston Street and north of Benedict Street contain only seven deficient and one substandard structure, and very few vacant lots. This area does not require any major renewal activities. The area north of Waldo Street, between Cranston and Dexter Streets, is also in very good structural condition.

The remaining area has structural conditions warranting renewal activity, as shown in Table B:

B. Structural Condition (Treatment Area)

1.	<u>Number</u>	<u>Sound</u>	<u>Standard</u>	<u>Deficient</u>	<u>Sub-Standard</u>
Res.	486	130	196	116	44
Non-Res.	65	20	31	8	6
Total	551	150	227	124	50
2.	<u>Percentage</u>				
Res.	87%	29%	40%	24%	9%
Non-Res.	13%	31%	48%	12%	9%
Total	100%	27%	41%	23%	9%

Thus, 73.0% of the residential structures require correction of some deficiencies, and 33.0% require either major rehabilitation or possible clearance. Environmental deficiencies in this part of the area include a section of undersized residential blocks between Potters and Huntington Avenues. Anthony Avenue is an unnecessary through street, and adjustments could be made by vacating

this right-of-way in alternate blocks, or possible eliminated entirely. A small amount of developable land would be made available in this way.

Other blocks in Potters Avenue area have large percentages of vacant land. There are only five structures, two standard, two deficient and one substandard on the block between Calhoun Street and Halton Street, and nine structures between Halton and Chambers Street. Between Grand and Plymouth Streets, there are twelve structures, nine in good condition, but all concentrated in the south end of the block, leaving the rest of the block available for development.

Because of the extremely high percentage of sound and standard structures, and the absence of any significant environmental deficiencies in the area west of Cranston Street and the two blocks north of Waldo Street, these areas were excluded from the following discussion of proposed treatment areas.

The distribution of deficient structures indicates the area could qualify for either a Part 1 Urban Renewal Program or an N.D.P. Program with treatment consisting of major rehabilitation, spot clearance, and several redevelopment areas. The size of the area would make it necessary to phase the project in three stages. The first phase would include the area bounded by Potters Avenue, Cranston Street, Waldo Street, and Dexter Street. The reason this area was chosen first is because it would reinforce the proposed West End Code Enforcement application which is adjacent to the area, and secondly,

the area has the second highest percentage of deficient and substandard housing which is beginning to have a deteriorating effect on the sound and standard housing.

Treatment in this area would consist of spot clearance and rehabilitation. No redevelopment projects are proposed for this area because those structures warranting clearance are not concentrated in any one area and there are no large vacant or undeveloped parcels that could be combined to justify such a project.

The second phase would consist of the area bounded by Dexter Street, Mawney Street, Bucklin Street, Carter Street, and Huntington Avenue. This area is characterized by the highest percentage of sound and standard housing to the North and East. The major treatment in this area would be rehabilitation, and spot clearance. For the same reasons given in the first phase there would be no redevelopment areas.

The third phase would consist of the area bounded by Cranston Street, Huntington Avenue, Dexter Street, and Potters Avenue. This area has the highest percentage of deficient and substandard structures in addition to the largest number of vacant and undeveloped parcels. Renewal activities proposed for this area include spot clearance, rehabilitation, and several redevelopment areas. One proposed redevelopment area would combine the two blocks bounded by Calhoun Avenue, Potters Avenue, Chambers Street, and Huntington Avenue. It would eliminate

Halton Street and provide a large residential or industrial site. Another potential redevelopment site is the area bounded by Grand Street, Potters Avenue, Dexter Street, and Huntington Avenue. Like the first redevelopment area, these two blocks have a very high percentage of substandard and deficient housing in addition to a large number of vacant and undeveloped land which could be used for residential or industrial uses. A third redevelopment area would take in the two blocks bounded by Puritan Street, Potters Avenue, Ninigret Avenue, and Huntington Avenue. Substandard structures account for 50% of the structures located in these undersized blocks which could be redeveloped for residential or industrial uses.

A major consideration in the feasibility of the activities outlined above is the cost of such a project. Based on the information available we have made a "ball-park" estimate of project cost. The three major components of this estimate are real estate purchases, project improvements and relocation payments. The proposed acquisition would include 87 structures and 76 vacant lots. There are approximately 130 families presently living in these structures. These two figures were the basis for computing acquisition and relocation costs. Project improvement costs were computed by establishing ratios with such costs in previous projects. The remaining project costs were computed based on the above items or based on past experience.

A grouping of project costs estimates is as follows:

Real Estate Purchases.	\$ 1,200,000.
Project Improvements	3,340,000. ¹
Other Project Costs.	1,050,000.
SUB TOTAL	5,590,000.
Relocation Payments.	400,000. ²
Rehabilitation Grants.	150,000.
TOTAL	6,140,000

As mentioned earlier, this project cost is a "ball-park" estimate. If it was required, a more accurate estimate could be made with further study. However, the estimate included within this memorandum is sufficient for the purposes of this study.

¹Assumes separation of storm and sanitary sewers.

²100% Federal cost.



STUDY AREA
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WEST END