

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

*Amended by:
Chapter 1986-5*

No. 116

Approved Feb. 27, 1986

CHAPTER 1984-36

No. 326 **AN ORDINANCE** APPROVING AND ADOPTING THE OFFICIAL REDEVELOPMENT PLAN FOR THE LOWER SOUTH PROVIDENCE REDEVELOPMENT PROJECT, AS AMENDED.

Approved May 24, 1984

Be it ordained by the City of Providence:

WHEREAS, the Providence Redevelopment Agency (hereinafter sometimes called "Local Public Agency") pursuant to the provisions of Title 45, Chapter 31-33 (inclusive) of the General Laws of Rhode Island, 1956, as amended, entitled, "Redevelopment Act of 1956", has formulated and submitted to the City Council on March 1, 1984, for its consideration, an Urban Renewal Plan approved by the Local Public Agency, for an Urban Renewal Area, which said Urban Renewal Plan is entitled, "Lower South Providence Redevelopment Project" and comprises a report consisting of a text, 3 exhibits and 6 maps; and

WHEREAS, a general plan has been prepared by the City Plan Commission and is recognized and used as a guide for the general development of the City of Providence as a whole; and

WHEREAS, the said Urban Renewal Plan concerns itself with areas which have been designated Redevelopment Areas by the City Council of the City of Providence by Chapter 103 of the Ordinances of the City of Providence, approved July 6, 1948, as amended to date, 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; and

WHEREAS, a copy of said Urban Renewal 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 submitted to the City Council its report and recommendations respecting the Urban Renewal Plan for the Lower South Providence Redevelopment Project and has certified that said Urban Renewal Plan conforms to the said General plan for the City as a whole, and the City Council has duly considered said report, recommendations and certification of the planning body; and

WHEREAS, the plan as submitted contains a finding that the area included in the proposed Urban Renewal Plan qualified as a deteriorated blighted area within the meaning of the "Redevelopment Act of 1956" as amended to date, because there exist in the area buildings or improvements, used or intended to be used for living, commercial, industrial, or other purposes, which by reason of (1) dilapidation, deterioration, age or obsolescence, (2) inadequate provisions for ventilation, light sanitation, open spaces and

No.

CHAPTER

ORDINANCE

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recreation facilities, (3) defective design or unsanitary or unsafe character of condition, (4) defective or inadequate street and lot layout, (5) mixed character, deterioration or shifting of uses to which they are put, or any combination of such factors and characteristics are conducive to the further deterioration and decline of the area and injuriously affect the entire area; and

WHEREAS, a structural quality survey was conducted by the City of Providence, Department of Planning and Urban Development and the results of that survey as set forth in the Urban Renewal Plan indicated that 56% of the structures have deficiencies that include serious deterioration; lack of sanitary facilities; and serious inadequacies in lighting and ventilation. The Lower South Providence Redevelopment 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; and

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, and the Annual Reports of the Providence Redevelopment Agency for 1948 through 1983 (inclusive); and

WHEREAS, at a public hearing held following notice of the date, time, place and purposes of such hearing, the City Council Committee on Urban Redevelopment, Renewal and Planning duly considered for Urban Renewal Plan, and all evidence and testimony for and against the adoption of such plan, in accordance with the provisions of the "Redevelopment Act of 1956"; and

WHEREAS, said Urban Renewal Plan for the Project Area prescribes certain land uses for the Lower South Providence Redevelopment Project Area and will require, among other things, but not by way of limitation, property acquisition clearance and demolition, rehabilitation and reconstruction of certain streets, curbs and sidewalks, grading and other public improvements and other public actions; and

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

1. The Project is hereby designated as "Lower South Providence Redevelopment Project".
2. It is hereby found and determined that for the purpose of the Urban Renewal Plan, the Lower South Providence Redevelopment Project comprises that certain tract of land situated in the City of Providence and State of Rhode Island, which is bounded as described in Exhibit A, which is attached hereto and made a part hereof as if more fully set forth herein.
3. It be and hereby is found and determined in relation to the Lower South Providence Redevelopment 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 Lower South Providence Redevelopment Project Area 31% of the structures are substandard or seriously deficient or unsafe in that these structures contain serious deterioration, and

b) Within the Lower South Providence Redevelopment Project Area there exists the following environmental deficiencies:

- a. Defective or Inadequate Street and/or Lot Layout.
- b. Incompatible or Shifting Uses.
- c. Obsolete or Aged Buildings, Not Suitable for Improvement or Conversion.
- d. Inadequate Provision for Ventilation, Light, Sanitation, Open Space and Recreation Facilities.
- e. Defective Design or Unsanitary or Unsafe Character or Condition of Physical Construction.

4. It be and hereby is found and determined that because of a predominance of conditions of dilapidation, deterioration, obsolescence, inadequate provision for light and sanitation, unsanitary and unsafe character and condition of physical construction, mixed character of uses injuriously affect the entire area and constitute a menace to the public health, safety and welfare of the inhabitants of the area and of the community generally, said Urban Renewal Area is a deteriorated and blighted area within the meaning of Sections 2-8 inclusive of Chapter 31 of the "Redevelopment Act of 1956", as amended, and that said Lower South Providence Redevelopment Project Area is hereby determined to be a deteriorated blighted area.

5. It be and hereby is found that the Lower South Providence Redevelopment Project Area requires clearance, replanning, redevelopment, and improvement and rehabilitation under the provisions of the "Redevelopment Act of 1956".

6. It be and hereby is declared to be the purpose and intent of this Body to eliminate the deteriorated and substandard conditions existing in the Lower South Providence Redevelopment Project Area and the replacement of such conditions by a well-planned area in accordance with and by the means provided in the "Redevelopment Act of 1956".

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

a) The Urban Renewal Plan for the Lower South Providence Redevelopment Project Area will redevelop said Urban Renewal Area in conformity with the provisions of the "Redevelopment Act of 1956"; will effectuate the purposes and policy of said Act; and will promote the public health, safety, morals and welfare of the City of Providence.

b) The Urban Renewal Plan for said Urban Renewal Area conforms to the general or master plan for the City of Providence as a whole.

c) The acquisition of the real property in accordance with said plan for the Lower South Providence Redevelopment Project Area is in the public interest.

d) Adequate provision for payment for property which may be acquired by the exercise of eminent domain has been made in the Urban Renewal Plan.

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

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

8. The Providence Redevelopment Agency shall sell, lease or dispose of land in the Lower South Providence Redevelopment Project Area only in accordance with the terms of the Redevelopment Plan and subject to the restrictions, covenants and conditions set forth herein and which are hereby found and declared to be necessary to effectuate the purposes of the "Redevelopment Act of 1956".

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

10. The Urban Renewal Plan for the Lower South Providence Redevelopment Project consisting of a booklet containing a table of contents, a text, 3 exhibits and 6 maps, is hereby approved, adopted and designated as the Official Redevelopment Plan for the Lower South Providence Redevelopment Project and is herein incorporated by reference and made a part hereof.

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

12. In order to implement and facilitate the effectuation of the Urban Renewal Plan hereby approved, it is found and determined that certain official action must be taken by this Body.

a) Pledges its cooperation in helping to carry out said Official Urban Renewal Plan;

b) Requests the various officials, departments, boards, and agencies of the City of Providence having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with said Urban Renewal Plan;

c) Declares that it will provide the City's share of the project cost of the redevelopment of the Urban Renewal Project Area, and hereby allocates out of the \$25,000,000. of general obligation bonds authorized for redevelopment purposes in the 1979 referendum, the amount of \$3,860,000. representing its share of the gross project cost of \$4,800,000.

d) Stands ready to consider and take appropriate action upon any other proposals and measures designed to effectuate said Urban Renewal Plan.

13. Hiring Practices

a) Goals

There is a very high rate of unemployment in the City of Providence among both white and minority residents;

The subsequent multiplier effect of this high level of unemployment has a direct and deleterious effect upon all the neighborhoods of the City of Providence, resulting in the physical deterioration of neighborhoods, vandalism and crime;

The City of Providence expends Millions of dollars in contracts, part of this money derived from taxes paid by City residents;

Many workers employed on such projects are individuals who do not reside in the City of Providence;

Black, Hispanic, Asian and native American residents of the City of Providence as well as female residents have historically been systematically excluded from the construction trades and unions in the City of Providence;

b) Definitions

The following words as used in this Ordinance shall, unless the context otherwise requires, have the following meanings:

"Minority person" shall include those persons who are Black, Hispanic, Asian, or native American.

"Resident" is any person for whom the principal place where that person normally eats and sleeps and maintains his or her normal personal and household effects is within the City limits for the City of Providence.

"Agency" shall mean Providence Redevelopment Agency.

c) Policy

(1) The worker hours on a craft-by-craft basis shall be performed, in accordance with the contract documents provided for in Section (3) below as follows:

(a) at least fifty percent of the total employee manhours in each trade shall be by bona fide Providence residents;

(b) at least twenty-five percent of the total employee manhours in each trade shall be by minorities;

(c) at least ten percent of the total employee manhours in each trade shall be by women.

(2) For purposes of this paragraph, worker hours shall include work performed by persons filling apprenticeship and on-the-job training positions.

(3) In order to insure compliance with the Ordinance, the provisions of this Ordinance shall be included by the Agency in all contracts with any private corporation or individual for construction projects covered by this Ordinance.

d) Compliance, Enforcement, Sanctions

(A) The Agency, as defined in Section 13 Paragraph b. shall be designated as responsible for the planning implementation and enforcement of this Ordinance, and shall prior to the commencement of the project, or capital works, covered by this Ordinance review spending plans for such project; and identify the number of job positions to be created by the project, upon completion of previous steps, the Providence Human Relations Commission shall take the following actions:

- (1) in conjunction with appropriate unions and their existing collective bargaining agreements, recruit employees and arrange for training through established union apprenticeship programs; and
- (2) establish a job screening and referral mechanism which shall refer City residents, minorities, and women to contractors and subcontractors to enable such contractors and subcontractors to comply with this Ordinance.

(B) The Agency, shall be responsible for enforcing and monitoring compliance with the provisions of this Ordinance and the contract provisions established in accordance therewith shall have the following duties:

- (1) to require all contractors and sub-contractors affected by this Ordinance to submit weekly workforce charts listing workers by name, residential address, craft, job category, hours worked, sex and race. These charts shall be public records.
- (2) to negotiate with all contractors/developers in order to identify and classify construction jobs by job titles, hiring dates, duration and training.
- (3) to register all interested community-based organizations, and notify such organizations of any pre-bid or pre-construction conferences between the Agency and contractor relating to hiring requirements and goals as stated herein.

(C) The Agency shall have the power, by means of the contract provisions referred to in Section (3) above, to impose sanctions upon contractors and subcontractors found to be in non-compliance with this Ordinance. Such sanctions shall include, but not be limited to:
i) suspension of payments, ii) termination of the contract, iii) recovery by the City of 10% of the contract award price as liquidated damages, and iv) denial of right to participate in future projects for up to three years.

e) Liaison Committee

The Agency shall establish a liaison committee which shall meet monthly, in a forum open to the public, to review the Agency's reports, monitor compliance with the provisions of the Ordinance, and make recommendations to the Agency and the City Council regarding enforcement of this Ordinance.

The Agency shall accept nominations of up to three persons from any of the interested groups including, but not limited to: Union Contractors, Non-Union Contractors, State Office of Minority Business Assistance, Contractor Association of Rhode Island, Training Agency personnel, Human Rights Activist Groups, Women's Organizations, Community Based Organizations and the Providence Chamber of Commerce.

The Agency Shall thereafter select one person from those nominations submitted by each organization to serve without compensation for a term of two years. This nomination and selection process shall be used to fill any vacancy.

f) Training Program

The City of Providence shall establish or cause to be established, either independently or in concert with craft unions and construction contractors, job training programs to train minorities, Providence residents, and women for skilled or semi-skilled construction jobs. These programs shall be supervised by the Agency.

g) Fines

Any person who provides false information regarding his or her residence address shall be subject to a fine of not more than \$200.

h) Independent Agencies

Any and all activities of any independent agency, operating or acting on behalf on the City of Providence, including but not limited to, the Providence Redevelopment Agency shall comply with the provisions of this Ordinance.

14. PROJECT AREA COMMITTEE

The Providence Redevelopment Agency shall, within sixty days of passage of this ordinance, designate a new Project Area Committee in two steps.

In the first step which shall take place within thirty days the Providence Redevelopment Agency shall designate ten members of the new Project Area Committee as follows:

a) Five Members appointed from within the membership of the South Providence Revitalization Committee to be chosen by said Committee.

b) Five Members appointed from within the membership of the South Providence Community Board to be chosen by said Board.

In the second step which shall take place within thirty days of the designation of the ten members as outlined above those ten members shall meet and select five additional members as follows:

a) Two members who are elected officials representing the project area.

b) Two members who are tenants in Roger Williams Homes.

c) One member who is a business person in the project area.

At the completion of these two steps the Providence Redevelopment Agency shall designate the newly constituted Project Area Committee as the official Project Area Committee for the project and no work shall commence on the project until the above process is completed and said designation is made.

Vacancies in any seat on the Project Area Committee shall be filled in the same manner as outlined above.

15. SEPARABILITY:

The unconstitutionality or invalidity of any section or part thereof of this Ordinance and amendments thereof shall not invalidate or impair the validity, force or effect of any other section or part thereof, unless it clearly appears from the context that such other section or part thereof is wholly and necessarily dependent for its operation upon the section or part thereof held unconstitutional or invalid.

16. 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

MAY 2 1984

First Reading Read and Passed

Referred to Committee on
URBAN REDEVELOPMENT
RENEWAL & PLANNING

Rose M. Mandlow CLERK

IN CITY COUNCIL

MAY 17 1984

FINAL READING
READ AND PASSED

Joseph R. Stravato
PRESIDENT
Rose M. Mandlow
CLERK

APPROVED
MAY 2 8 1984
MAYOR

APPROVED
MAY 24 1984
John J. Pary
MAYOR

NO REVISIONS

NO REVISIONS

FILED

IN CITY COUNCIL
MAR 1 1984

FIRST READING
REFERRED TO COMMITTEE ON

URBAN REDEVELOPMENT
RENEWAL & PLANNING

Rose M. Mendonca CLERK

1530

THE COMMITTEE ON
URBAN REDEVELOPMENT
RENEWAL & PLANNING

Recommends Be Continued

Rose M. Mendonca
Clerk

March 26, 1984

April 2, 1984

April 16, 1984

APR 18 1984

APR 18 1984

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

Rose M. Mendonca
Chairman
Clerk

April 18, 1984

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

Rose M. Mendonca
Chairman
Clerk

May 15, 1984

Councilman Farmer (By Request)

STANLEY P. BLÄCHER
Chairman

JOSEPH MOLLICONE, SR.
Vice Chairman

LESLIE A. HENSHAW

JOSEPH M. CERILLI

ALBERT E. CARRINGTON

THOMAS M. GLAVIN

DAVID G. DILLON

STANLEY BERNSTEIN
*Executive Director
and Secretary*



PROVIDENCE REDEVELOPMENT AGENCY

February 27, 1984

MAYOR VINCENT A. CIANCI, JR.
Ex-Officio

Rose Mendonca, City Clerk
City Hall
Providence, Rhode Island

Dear Mrs. Mendonca:

Enclosed is an original and twenty (20) copies of an Ordinance Approving and Adopting the Official Redevelopment Plan for the Lower South Providence Redevelopment Project. Twenty (20) copies of the Lower South Providence Redevelopment Project Plan will be provided under separate cover.

Also enclosed is an original and twenty copies of a Resolution authorizing the borrowing of money to fund the project in the amount of \$3,860,000.

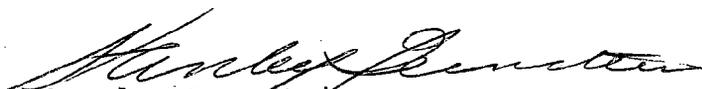
The Lower South Providence Redevelopment Project was developed through the cooperative efforts of the South Providence Revitalization Commission, the City Department of Planning and Urban Development and the Providence Redevelopment Agency.

The project cost is estimated at \$4,800,000 and will be funded from the sale of long-term general obligation bonds issued by the City of Providence for redevelopment purposes, \$400,000 from bonding monies remaining for the purchase of the former Providence Journal Building, and \$540,000 from Federal, State and City sources.

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

It is respectfully requested that the enclosed ordinance and the accompanying resolution be placed on the Docket for the March 1, 1984 meeting of the City Council.

Sincerely,


Stanley Bernstein
Executive Director

SB/gl

Enclosures

LOWER SOUTH PROVIDENCE

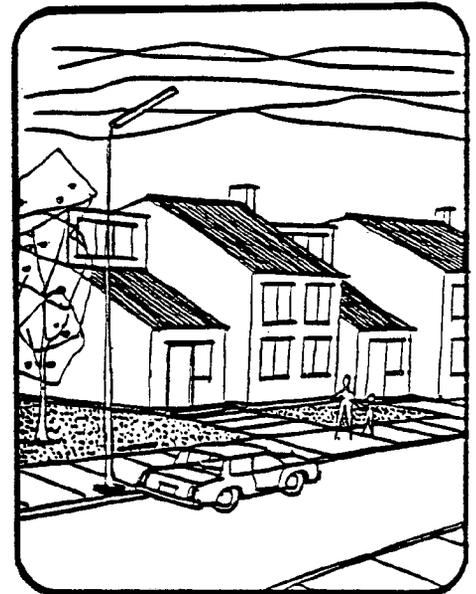
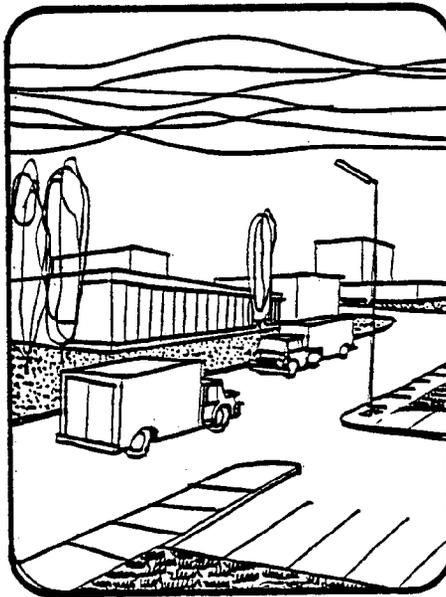
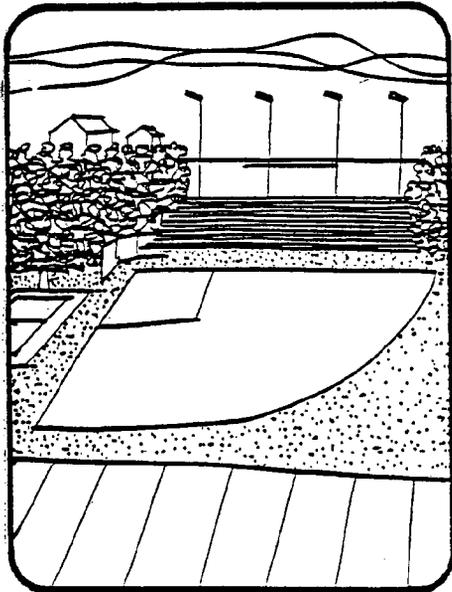
OFFICIAL REDEVELOPMENT PLAN 1984



PROVIDENCE
REDEVELOPMENT
AGENCY



SOUTH PROVIDENCE
REVITALIZATION
COMMITTEE



PROVIDENCE REDEVELOPMENT AGENCY
PROVIDENCE, RHODE ISLAND 02903

OFFICIAL REDEVELOPMENT PLAN

FOR

LOWER SOUTH PROVIDENCE REDEVELOPMENT PROJECT

1984

PROVIDENCE REDEVELOPMENT AGENCY
Providence, Rhode Island

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6. SITE IMPROVEMENTS (MAPS A AND B)



INTRODUCTION

1. PLANNING PROCESS

Planning in the Lower South Providence area has been an on-going process for several decades. The efforts and results of both public and private actions are documented in the report Lower South Providence Neighborhood Analysis, prepared by the Department of Planning and Urban Development in 1980. That report also documents physical characteristics and socio-economic data within the neighborhood. Following the taking of the 1980 census, the Bureau of the Census published its data by neighborhoods within the City of Providence. The "Narrative Profile" for Lower South Providence is attached to this Redevelopment Plan in Exhibit C.

The neighborhood was also the subject of a Model Cities Project, a 19.6 acre project bounded by Ocean, Oxford and Eddy Streets and Thurbers Avenue. It was one of the renewal projects under HUD's Neighborhood Development Program during 1971. The overall public objective of the local N.D.P. was to achieve stabilization and maximum retention of existing residential structures while proceeding in the planned development of desired new facilities. The renewal activities for this project were acquisition of properties, preparation of disposition sites, street improvements and rehabilitation of residential structures. The project was completed in 1973.

The Lower South Providence Redevelopment Plan is part of an overall comprehensive plan for the neighborhood that was prepared by consulting firm Stull and Lee (Boston, Massachusetts) under the direction of an inter-agency task force and the South Providence Revitalization Committee (SPRC). The former included the Mayor's Office, The Department of Planning and Urban Development, The Mayor's Office of Community Development and the Providence Office of Economic Development. The latter is the officially recognized project area committee for Lower South Providence.

2. GOALS AND OBJECTIVES

The project goals evolved from a need to address the problem of deterioration and disinvestment, particularly within the Roger Williams Housing Project. Built almost 42 years ago, the Housing Project originally comprised 770 units in 28 three-story structures. A declining resident population and deterioration of many structures led to demolition of several buildings leaving only 17 standing today. Of these only 2 buildings are occupied, leaving the rest in advanced stages of deterioration. The 15 unoccupied units are presently boarded-up; the grounds have been subjected to illegal dumping of refuse and pose serious health and safety hazards to the community.

The blighting influence of the Roger Williams Housing Project has inhibited the orderly development of housing and related amenities. Almost 70% of all housing units were built before 1940 and over half these have deficiencies that range from light deterioration to dilapidation. The neighborhood is also deficient in recreational opportunities. Richardson Street Park serves both the Roger Williams Middle School and the Housing Project but is not suitable in its present state to meet the recreational needs of the community.

The major highway corridors of Lower South Providence provide access and visibility to many commercial and industrial enterprises. Eddy Street and Thurbers Avenue with their fine access to Interstate Route 95 are the most notable examples. Broad Street on the west is a commercial corridor that links the entire south side of the city to Downtown. Within thickly settled urban areas, residential neighborhoods with their non-residential thoroughfares have co-existed for many decades.

In the formulation of the comprehensive plan for Lower South Providence, the general goals can be summarized as follows:

1. To eliminate the blighting influence of the vacant 15 structures in the Roger Williams Housing Project.
2. To improve conditions that would allow for rehabilitation of existing housing and development of new housing construction.

3. To provide a major site for multi-purpose outdoor recreation center.
4. To establish a new industrial park in place of the Roger Williams Housing Project.

In light of the above stated goals, the project objectives are as follows:

- A. To acquire from the Providence Housing Authority all abandoned structures in the Housing Project.
- B. To acquire vacant parcels, unoccupied and/or deteriorated structures in the immediate vicinity of the Housing Project.
- C. To demolish dilapidated structures and physically move structures that can be rehabilitated to appropriate nearby locations.
- D. To relocate the existing Richardson Street Playground to a proposed site behind the Roger Williams Middle School.
- E. To provide site improvements for the widening of a portion of Thurbers Avenue and the Intersection of Eddy Street and Thurbers Avenue and to provide new right-of-ways and sidewalks within the proposed industrial park area.
- F. To acquire land for a new regional playground located in the upper portion of the neighborhood generally bounded by Sherburne Street, I-95, Mutual Street and Devine Street.

By acquiring the land shown on Maps No. 3 and 3A, entitled "Proposed Acquisition" and developing it for industrial uses and relocation of residential structures along with the site improvements and right-of-way adjustments shown on Map No. 5 "Site Improvements" and Map No. 6 "Right-of-Way Adjustment", it will prove to be beneficial to the Lower South Providence Area.

A. DESCRIPTION OF THE PROJECT

1. Boundaries and Location of the Project

The project area is generally bounded by Public Street, I-95, Byfield Street and Broad Street. (See Exhibit A)

The major land use categories within the project area are residential, industrial and commercial. The boundaries and land use pattern are depicted in Map No. 1 "Existing Land Use and Zoning"

2. Physical Character of the Lower South Providence Redevelopment Project

More than one half of all land in the project area is used for residential purposes, comprising mostly of two-and three-story wood frame buildings housing from one to four families. Over two-thirds of all units are renter-occupied. 16% of all land is vacant, which is scattered lots throughout the neighborhood and formerly used for housing.

There are also several rather large non-residential uses, including the Roger Williams Middle School, Richardson Street Playground, Mary Fogarty Elementary School, and a substantial number of general commercial uses along Broad Street and a number of industrial firms along Eddy Street and Thurbers Avenue.

Many of the blocks within the Project Area contain a number of abandoned buildings. This combination of deterioration, vacancy and abandonment is a severe blighting factor upon the entire project.

The Lower South Providence Redevelopment Project is a prime consideration for neighborhood and commercial revitalization for the following reasons:

- o its contiguity to the other areas currently undergoing renewal activity: Port Project, Upper South Providence Redevelopment Project and the Washington Park Revitalization Project

- o The commitment of residents to housing rehabilitation and neighborhood renewal through the efforts of SPRC. That effort is recognized by the 92 units of Section 8 substantial rehabilitation.
- o The blighting influence of the vacant Roger Williams Housing Project and other vacant and/or dilapidated structures which inhibits the orderly growth and development of the neighborhood.
- o The need for public action to condemn the blighted properties and provide amenities as a catalyst for orderly growth and development.

The project area totals 314 acres and includes the following land uses:

TABLE I LAND USE AND ACREAGE

<u>USE</u>	<u>ACREAGE</u>	<u>PERCENTAGES</u>
Residential	162.87	51.87
Commercial	16.32	5.20
Industrial	14.83	4.72
Institutional	6.03	1.92
Vacant (improved & unimproved)	51.32	16.35
Public	11.89	3.79
Street	50.72	16.15
	<u>313.98</u>	<u>100%</u>

Of the total 1804 lots in the Project Area, 456 lots or 25.28% are unimproved.

3. Data on Blighted and Substandard Conditions

Base data was collected mainly from the City Wide Land Use and Building Condition Survey conducted by the Department in 1983, which together with recent departmental surveys and additional information derived from the City of Providence Tax Assessor's Office, provided the basis for a comprehensive overview of the Project Area.* The condition of buildings within the Project can be found on Table II.

TABLE II BUILDING CONDITION

<u>BUILDING CONDITION</u>	<u>NUMBER</u>	<u>PERCENTAGES</u>
Excellent	52	4.77
Good	120	11.01
Satisfactory	310	28.44
Light Deterioration	270	24.77
Advanced Deterioration	222	20.37
Heavy Deterioration	53	4.86
Dilapidated	63	5.78
	<u>1090</u>	<u>100%</u>

Of the total 1090 structures in the Project Area, 949 structures or 87.06% are residential. 31% of the structures, both residential and non residential have deficiencies that include advanced deterioration, heavy deterioration, and dilapidation. 600 structures or 55.78% have deficiencies that range from light deterioration to dilapidation.

* See Exhibit B on Methodology

The Project Area qualifies for urban renewal within the meaning of Section 45-31-8 of the General Laws of the State of Rhode Island, because the following conditions exist:

"There exists in the area buildings and improvements used or intended to be 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 wherever such conditions exist, they injuriously affect the entire area.

B. STATEMENT OF DEVELOPMENT OBJECTIVES AND PROPOSED TREATMENT

- o to provide development opportunities on specific parcels that are currently underutilized or certain structures that are substandard or whose uses are not compatible with adjacent uses or which do not meet the concept plan's overall objectives.
- o to provide site improvements, including street widening and new rights-of-way and sidewalks.
- o to provide new sites for relocated residential structures.
- o to provide a site for a regional playground.

1. Property Acquisition, Clearance and Relocation

The Project Plan provides for the acquisition of certain land and buildings which are either in substandard or in deteriorating condition. Acquisition is also proposed where there is a need to assemble land for new construction, relocation of existing structures and uses or establishment of new uses to achieve the objectives of the Plan. In all instances, acquisition of property is justified in accordance with the State of Rhode Island Redevelopment Act of 1956, as amended, and have been approved by the Agency and the City Council upon passage of this Official Redevelopment Plan.

Properties to be acquired are set forth on Map No.3 "Proposed Acquisition".

2. New Construction

Acquired property will be offered for new development consistent with the objectives and controls of the Plan, as noted in Section F - Land Disposition. Disposition parcels are set forth on Map No. 4 "Disposition Map".

3. Site Improvements

Site Improvements proposed for the Project includes widening a portion of Thurbers Avenue and the intersection of Eddy Street and Thurbers Avenue, new Rights-of-Way and construction of streets and sidewalks to support the new industrial park; these improvements are shown on Map No. 6 "Site Improvements" and Map No. 7 "Right-of-Way Adjustments".

C. PROPOSED GENERAL LAND USE

1. Description of Predominant Land Use Categories

The major land-use change will be on all the parcels to be acquired within the Roger Williams Housing Project and its immediate vicinity. These will be re-zoned from their current residential zones to the M-1 General Industrial Zone as set forth in the Zoning Ordinance of the City of Providence, but with additional restrictions with respect to use, site controls and performance standards as set forth in this Redevelopment Plan. The intent is to establish an industrial park with access to I-95 via Thurbers Avenue. Due to its proximity to the residential areas within Lower South Providence and adjacent neighborhoods, it is intended that industrial uses as provided herein (Section F.1.) will be further restricted to prohibit the manufacture, treatment, storage or sales of toxic, hazardous, explosive and/or radioactive material and substances.

The parcels to be acquired in the vicinity of Eddy Street, Sherbourne and Mutual Streets will not be re-zoned but they will be combined into a single public recreation site. Wherever needed, public rights-of-way will be abandoned to permit such land assembly. The recreation site will remain in public ownership under the jurisdiction of the Board of Park Commissioners as authorized by the Providence Home Rule Charter of 1980. Site improvements for and maintenance of said recreation site will be funded seperately from this Redevelopment Plan.

Other than the above, the balance of the Project Area will not be re-zoned nor is there any other proposed land-use change resulting from this Redevelopment Plan. The Plan's objectives call for the reinforcement of remaining residential properties with rehabilitation of existing structures and new construction of new housing.

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, 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.

b) Type, Location and Other Characteristics of
the Internal Circulation System:

1. Alterations to the existing circulation systems within the Project will be determined by the following criteria:
 - a. Proposed land use.
 - b. Existing land use.
 - c. Estimated traffic volume.
 - d. Existing or planned access to major thoroughfares.
2. The internal circulation system will ensure an effective separation between neighborhood traffic and through traffic.
3. Circulation amenities will alleviate existing traffic congestion and facilitate traffic flow to, from, and through the commercial district.

c. Other Public Improvements and Facilities

Other public improvements will be provided in support of existing land uses, stated project objectives and in consultation with the SPRC.

D. URBAN RENEWAL TECHNIQUES TO MEET PLAN OBJECTIVES

1. Acquisition

To acquire real property by negotiation or condemnation for the following purposes:

- a. Provide land for new development, or improvements to existing and/or relocated facilities.
- b. Provide land to support needed public facilities.
- c. Remove blight and blighting influences.
- d. Provide land for public rights-of-way.
- e. Promote historic and architectural preservation.
- f. Provide land to meet other objectives as provided in this Plan

2. Clearance

To demolish certain structures on acquired parcels as specified in this plan, that are in deteriorated condition and for the purpose of land assembly. Wherever feasible salvagable structures will be relocated to an adjacent site with a new foundation and attachment to available utilities from a public right-of-way.

3. Site Improvements

In support of planned development and to encourage private investment, site improvements are required to achieve the Plan's objectives. These include:

- a. Right-of-way acquisition or condemnation for new streets or to widen existing streets.
- b. Engineering and site design to achieve City and/or State highway construction standards.
- c. Construction of streets, sidewalks, curbs, including utilities and amenities, as needed, in accordance with above standards.

Whenever appropriate, the Agency may use its site improvement funds to match State and Federal Highway funds and to request such assistance from the Rhode Island Department of Transportation under its various highway improvement programs.

4. Family and Business Relocation

Families and individuals who are residents within the proposed acquisition parcels at the time of Agency action to acquire or condemn will be offered the services of the Family Relocation Division of the Department of Business that will be displaced by such Agency action will be offered the services of the Business Relocation Division of the Department. These services will be provided in accordance with Chapter 31 of Title 45 of the General Laws of Rhode Island, 1956, referred to by its short title, "Redevelopment Act of 1956" as amended to date.

5. Disposition

Properties acquired and assembled in accordance with this Plan will be disposed for private and public use as provided in Section F of this Plan.

6. Rehabilitation

In those instances where a property owner is unable to undertake rehabilitation of his/or her property or to correct severe blighting influences, the Agency may acquire the property by purchase or by eminent domain and resell it to a buyer who will undertake its rehabilitation. (Exhibit D - Property Rehabilitation Standards shall govern all procedures under this subsection).

7. Additional Agency Functions

Under the provisions of the Community Redevelopment Act, the Agency is empowered to undertake the additional following redevelopment functions:

- a. 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. Proposed Acquisition

Properties designated for acquisition as part of the Lower South Providence Redevelopment Project Area are delineated on Map No. 3 and 3A entitled, "Proposed Acquisition" and further described as follows:

<u>ASSESSOR'S PLAT</u>	<u>LOT NO.</u>	<u>STREET ADDRESS</u>
54	322	Prairie Avenue
	323	550 Prairie Avenue
	324	556 Prairie Avenue
	321	289 Thurbers Avenue
	320	283 Thurbers Avenue
	319	269 Thurbers Avenue
	317	265 Thurbers Avenue
	316	261 Thurbers Avenue
	315	Thurbers Avenue
	312	253 Thurbers Avenue
	314	247 Thurbers Avenue
	122	Burnside Street
	820	221 Burnside Street
	311	220 Burnside Street
	167	224 Burnside Street
	310	241 Thurbers Avenue
	831	235 Thurbers Avenue
	825	Thurbers Avenue
	309	225 Thurbers Avenue
	143	227 Ocean Street
	839	219 Ocean Street
	843	224 Ocean Street
	308	230 Ocean Street
	26	R Ocean Street
	313	233 Thurbers Avenue
	307	215 Thurbers Avenue
	306	211 Thurbers Avenue
	305	209 Thurbers Avenue

<u>ASSESSOR'S PLAT</u>	<u>LOT NO.</u>	<u>STREET ADDRESS</u>
54	304	201 Thurbers Avenue
	818	199 Thurbers Avenue
	301	Thurbers Avenue
	300	181 Thurbers Avenue
	888	179 Thurbers Avenue
	292	155 Thurbers Avenue
	303	6 Baffin Ct.
	302	Baffin Ct.
	802	20 Baffin Ct.
	816	5 Baffin Ct.
	817	3 Baffin Ct.
	297	46 Rugby Street
	889	Rugby Street
	276	66 Colfax Street
	277	64 Colfax Street
	278	58 Colfax Street
	280	213 Ocean Street
	279	215 Ocean Street
Portion of	325	278 Thurbers Avenue
Portion of	121	672 Prairie Avenue
	682	64 Richardson Street
	358	1011 Eddy Street
	359	Eddy Street
	360	1015 Eddy Street
	361	1017 Eddy Street
	801	1023 Eddy Street
	886	158 Thurbers Avenue
	353	162 Thurbers Avenue
	352	168 Thurbers Avenue
	351	178 Thurbers Avenue
	853	66 Rugby Street
	849	72 Rugby Street
	850	78 Rugby Street
	875	1 Dayton Ct.
	842	Rugby Street
	841	Rugby Street

<u>ASSESSOR'S PLAT</u>	<u>LOT NO.</u>	<u>STREET ADDRESS</u>	
54	832	3 Dayton Ct.	
	851	4 Dayton Ct.	
	879	2 Dayton Ct.	
	650	132 Rugby Street	
	649	140 Rugby Street	
	648	144 Rugby Street	
	522	148 Rugby Street	
	521	152 Rugby Street	
	565	143 Pavillion Avenue	
	778	137 Pavillion Avenue	
	563	131 Pavillion Avenue	
	564	23 Millard Street	
	585	19 Millard Street	
	64	Millard Street	
	57	35	686 Prairie Avenue
		36	692 Prairie Avenue
		79	182 Pavillion Avenue
78		176 Pavillion Avenue	
77		172 Pavillion Avenue	
76		164 Pavillion Avenue	
72		152 Pavillion Avenue	
70		146 Pavillion Avenue	
69		136 Pavillion Avenue	
68		Pavillion Avenue	
75		159 Rugby Street	
74		167 Rugby Street	
73		168 Rugby Street	
317		170 Rugby Street	
80		336 Ocean Street	
113	125 Byfield Street		
114	Byfield Street		
71	Pavillion Avenue		

ASSESSOR'S PLATLOT NO.STREET ADDRESS

57	115	117 Byfield Street
	116	115 Byfield Street
	327	113 Byfield Street
	117	173 Rugby Street
	118	101 Byfield Street
	5	97 Byfield Street
	120	93 Byfield Street
	121	Byfield Street
53	383	1112 Broad Street
47	74	Sherburne Street
	75	Sherburne Street
	83	208 Sherburne Street
	84	200 Sherburne Street
	86	190 Sherburne Street
	87	188 Sherburne Street
	88	Sherburne Street
	149	176 Sherburne Street
	89	178 Sherburne Street
	120	209 Swan Street
	119	Swan Street
	118	Swan Street
	117	Swan Street
	116	Swan Street
	115	185 Swan Street
	114	Swan Street
	132	180 Swan Street
	131	Swan Street
	130	Swan Street
	129	196 Swan Street
	128	200 Swan Street
	145	204 Swan Street
	127	206 Swan Street
	126	210 Swan Street
	125	216 Swan Street
	205	Sayles Street
	204	Sayles Street

<u>ASSESSOR'S PLAT</u>	<u>LOT NO.</u>	<u>STREET ADDRESS</u>
47	203	Sayles Street
	202	Sayles Street
	201	Sayles Street
	200	185 Sayles Street
	199	Sayles Street
	198	Sayles Street
	216	Sayles Street
	215	Sayles Street
	214	Sayles Street
	213	Sayles Street
	212	Sayles Street
	211	Sayles Street
	210	Sayles Street
	209	216 Sayles Street
	293	5 Mutual Street
	292	Mutual Street
	291	Mutual Street
	290	Mutual Street
	289	Mutual Street
	288	Mutual Street
	287	Mutual Street
	286	51 Mutual Street

2. Clearance

All parcels identified in Section E.1. above will be cleared of all existing structures and rough-graded for development, except that for the following parcels. The Agency will make every effort to relocate the existing structure to a suitable vacant parcel.

<u>ASSESSOR'S PLAT</u>	<u>LOT NO.</u>	<u>STREET ADDRESS</u>
54	563	131 Pavilion Avenue
57	116,327	113-115 Byfield Street
54	313	233 Thurbers Avenue
54	307	215 Thurbers Avenue
54	352	168 Thurbers Avenue
57	74	167 Rugby Street
57	117	173 Rugby Street
47	84	200 Sherburne Street
47	120	209 Swan Street

3. Site Improvements

Site improvements will be provided within the Project Area in the form of street widening, near right-of-way adjustment and new sidewalks shown on Map No. 6, 6A "Site Improvements" and Map No. 7, "Right-of-Way Adjustments".

4. Zoning Modifications

Zoning changes are proposed where required to implement objectives of this Plan. These changes shall be subject to the Zoning Ordinance. Areas designated for zone changes as part of the Project are delineated on Map No. 2 entitled, "Proposed Land Use and Zoning Changes". It is the intent of the plan to change certain sections of the R-4 (general REsidential Zone) including the Roger Williams Housing Project to M-1 (General Industrial Zone) along Prairie Avenue to be more compatible with the surrounding area.

F. LAND DISPOSITION

1. Standards and Controls for Land Development

In order to achieve the objectives of this Plan the following controls shall restrict the use and development of those areas acquired for disposition and redevelopment within the Project.

(a) M-1 General Industrial Zone

(1). Permitted Uses

a) M-1 General Industrial Uses of the Zoning Ordinance of the City of Providence shall be the only uses permitted in the project area except those M-1 General Industrial Uses identified below.

- 1) Animal Hospital or kennels
- 2) Storage and sale of petroleum and petroleum products in quantities not exceeding 21,000 gallons
- 3) Building material sales yard, including the sale of lumber, rock, sand and gravel as an incidental part of the main business, but excluding concrete mixing
- 4) Contractor's equipment storage yard or plant or rental of equipment commonly used by contractors
- 5) Feed or fuel yard
- 6) Automobile or machinery wrecking
- 7) Body or fender works
- 8) Brick, tile, terra cotta or cinder block manufacture
- 9) Junkyard, storage, sorting or collecting or bailing of rags, paper, metal or junk
- 10) Foundry casting lightweight non-ferrous metal not causing noxious fumes or odors
- 11) Bleaching or dyeing
- 12) Brewery or liquor distillery
- 13) Warehousing and wholesale merchandise storage, as a principal use
- 14) Public utility service yard or electrical receiving or transforming stations
- 15) Small boat storage and building, except shipbuilding
- 16) Stonecutting
- 17) Automobile assembling, painting, upholstering, rebuilding, reconditioning, truck repairing or overhauling, tire retreading or recapping, battery manufacture

The uses permitted herein shall be further restricted so as to prohibit the manufacture, treatment, storage or sales of toxic, hazardous, explosive and/or radioactive materials and substances.

b) Height

No building in the project area shall exceed six stories or 75 feet in height, measured from the average elevation of the finished lot grade at the front of the building to the roof line. Penthouses or roof structures for the housing of elevators, tanks, ventilating fans or similar equipment required to operate and maintain the building, fire or parapet walls, skylights, television or radio antennas, chimneys, smoke stacks, similar structures, or permitted signs on top of parapet may be erected above the height limits herein described, but no penthouse or roof structure or any space above the height limit shall be allowed for the purpose of providing additional floor space for industrial or office use or for sign display other than the permitted signs on top of the parapet.

c) Area

- 1) Required Yards - Front yards shall be provided measuring at least 20 ft. from property line to extended building line for all structures. This shall include extensions of and additions to existing structures and shall apply to both sides of any project right-of-way to be utilized for street purposes. In addition, side yards shall be provided measuring at least 20 feet from interior property line to building line. Wherever a lot abuts upon a railroad lead track easement or right-of-way, sufficient space shall be reserved to permit the construction of a side track approximately parallel to the railroad easement or right-of-way.
- 2) Maximum Site Coverage - Coverage by structures shall not exceed 60 percent of the gross area of the lot.
- 3) Minimum Lot Frontage - The frontage for any lot shall be not less than 150 feet.
- 4) Minimum Lot Area - No lot shall be less than 25,000 sq. ft.

d) Off-Street Parking

Five hundred (500) square feet of off-street parking area shall be reserved for every 1,000 sq. ft. of gross floor area of the building.

Parking area may be provided anywhere on the lot except in the required minimum front yard.

e) Loading Facilities

The minimum requirement for off-street loading facilities shall be one loading space at least 10' x 25' with a 14 foot height clearance, if covered, for every 20,000 square feet or fraction thereof of floor area over 4,000 sq. ft. Loading bays shall be located only on those sides of the building not facing the street. The Agency may, at its discretion, permit the location of a loading bay on the side of the building facing the street for a corner lot provided that said side not be the front of the main building.

f) Landscaping and Site Improvements

- 1) Front Yard - Required front yards of building sites shall be maintained in grass except for walks, drives, planting and flag poles. Suitable planting shall be provided and maintained in front of the building or incorporated in the architecture of the structure by means of planting boxes. No driveway parallel to the street shall be permitted in the required minimum front yard.
- 2) Side Yards - A partial foundation planting shall be provided.
- 3) Paved Area - All areas subject to wheeled traffic shall be paved with bituminous, concrete or equivalent surfacing and shall have appropriate bumper or wheel guards where needed.
- 4) Parking Area - Wherever a parking area is provided between the front of the building and the required minimum front yard it shall be screened from view from the street. Light standards for the illumination of parking areas shall be shielded in such a way that the light source will not be visible from the street or from adjacent properties.
- 5) Unpaved Portions of Site - Any area not paved shall be maintained in grass and landscaped.

6) Screening

Outdoor parking and loading areas, except for that portion of a driveway or accessway which opens directly onto a public right-of-way, shall be screened from the view of all adjacent streets and from all adjoining residential uses by means of a uniform growth and year-round type of evergreen plant materials at least (4) feet wide and at least (4-1/2) feet high at the time of planting (measured at the edge of the public right-of-way, in the case of parking areas located at or below the street grade; and measured at the edge of the parking pavement, in the case of parking areas located above the street grade) and which is of a variety that will attain a height of at least (6) feet. With the approval of the Agency, the following type of screening may also be permitted, namely:

((1)) Masonry wall which shall not be greater in height than (6') ft. nor less than (4) ft. measured as set forth above for evergreens, which shall be of uniform appearance, and which shall be integrated with the architectural design, style and facia of the proposed buildings, as well as with the architecture(s) of adjacent existing buildings. However, neither rough, unfinished concrete shall be permitted.

((2)) Continuous wooden fence, which shall not be greater in height than (6') ft. nor less than (4) ft. measured as set forth above for evergreens, and which shall be of uniform appearance, and which shall be integrated with the architectural design, style, facia of the building, as well as with the architecture(s) of adjacent, existing buildings. On that portion of a lot in the triangle formed by the lines of streets intersecting at an angle of less than (135) degrees and a line joining points on such lines (15) feet distance from their point of intersection, screening shall be provided at a height of (3 1/2) ft.

((3)) A (4) ft. high earth berm or earth wall, which shall be of uniform appearance

and shall be integrated with the architectural design of the proposed building and the landscape design of the entire site and shall be suitably planted and properly maintained.

The Agency in its sole and absolute discretion shall have the final right of approval.

7) Site Maintenance

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, trees, or other suitable plants except that subject to review and approval by the Agency, 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 to all sites in 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) Storage

Except for the loading and unloading of freight cars and trucks, the parking of vehicles, and open storage, all uses shall be conducted wholly within a building. No open storage shall be permitted except in suitably screened or enclosed locations.

9) Building Construction

The construction of buildings shall conform to the regulations set forth in the Rhode Island State Building Code.

10) Building or Use Alternation

No building or structure shall be erected, reconstructed, enlarged or moved for any use other than that which is permitted herein, nor

shall any building, structure or land be used for any other use than is permitted herein.

11) Mechanical Equipment

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. Sign Regulations

The following sign regulations pertain to all buildings unless otherwise specified:

1) Number of Signs Permitted - A maximum of two signs will be permitted for each industry, or each commercial establishment occupying a building, including any sign which is part of the building's architecture, but not including the plaque and directional signs permitted below. In multiple unit buildings the same number of signs will be allowed for each industry, or each commercial establishment, provided that on any such building either wall signs or parapet signs will be permitted, but not both, and no sign fixed to the wall may extend above the roof or parapet.

2) Subject Matter

Signs shall pertain only to the identification of the business conducted within the building and the products sold or manufactured, and to the direction of visitors. No pictures or samples will be permitted on a sign except as part of a trade mark.

3) Types of Signs

Only the following types of signs will be permitted:

- (a) Horizontal wall signs otherwise known as belt or face signs, excluding signs painted on the wall itself.
- (b) Parapet signs, including signs on top of canopy or marquee.
- (c) Plaques attached to the face of building in close proximity to the main entrance and bearing the name or trade mark of the industry.
- (d) All necessary directional signs on the lot occupied by the building to which such signs pertain.

4) Sign Dimensions

Wall signs and parapet signs shall have a maximum height of 4 feet; a maximum area of not more than three square feet for each running foot of the face of the building displaying such sign; and a maximum projection of not more than 12 inches from the face of the building.

Plaques shall have a maximum area of 8 square feet.

5) Sign Illumination

Any spotlight or similar illumination shall be so directed or shielded that the light source is not visible from the street or from adjacent properties. No animated signs will be allowed.

(b) C-4 Heavy Commercial Zone

(1) Permitted Uses

C-4 Heavy Commercial uses of the Zoning Ordinance of the City of Providence shall be permitted except for automobile or trailer sale, automobile service station, billboards, sign painting or tire shop, amusement enterprise, including billiard or pool hall, bowling alley, boxing arena, dance hall, games of skill or science, penny arcade, shooting gallery and the like, the storage of self-propelled vehicles which are for remuneration or hire, camp ground, circus or transient amusement, creamery or ice cream manufacture, drive-in movie, driving tees or ranges, feed or fuel store, ice manufacture or cold storage, poultry or rabbit killing incidental to retail sales on the premises,

stadium, pawnshop, second hand store, bar, and hospital for contagious, mental, drug, or liquor addict cases, or animal hospital, crop or tree farming, fraternity or sorority house.

(2) Development Controls for Permitted Uses for the C-4 Zone

a) Maximum Density, Minimum Lot Size, Lot Coverage,

Building Setbacks and Building Heights;

shall be governed by the applicable provisions of the Zoning Ordinance as amended.

b) Building Construction:

The construction of buildings shall conform to the regulations set forth in the Rhode Island State Building Code.

c) Permitted Signs

A maximum of two (2) signs shall be permitted, including any plaques and any signs which are a part of the building's architecture. This limitation shall not include directional signs permitted below. Signs shall pertain only to the identification of the business conducted within the building, to the products sold and to the direction of visitors. No pictures or samples shall be permitted on a sign except as part of a trademark. No flashing or animated signs shall be permitted. In multiple-unit buildings, the same number of signs will be allowed for each business, subject to the controls for multiple-unit buildings stated below. No signs shall extend above the roof or parapet, and no sign shall be attached to, sit upon, or painted on the roof or canopy. No freestanding sign shall be permitted, except for visitor directional signs allowed below. Only the following types of signs shall be permitted namely:

- 1) Horizontal or vertical wall signs, otherwise known as belt or face signs, excluding signs painted on the wall, itself.
- 2) Plaques, attached to the face of the building in close proximity to the main entrance and bearing the name or trademark of the firm.

- 3) All necessary directional signs shall be located on the lot occupied by the building to which the signs pertain. All signs shall be integrated with the architectural design, style and facia of the building to the exclusive satisfaction of the Agency. No sign shall exceed a maximum surface area of three (3) square feet for each linear foot of that face of the building displaying such sign.

No sign shall project more than (12) inches from the face of the building on which said sign is displayed. No plaque shall exceed eight (8) square feet in surface area. Any spotlight or similar illumination shall be so directed and shielded that the light source is not visible from any adjacent street or from any adjacent properties. In addition to all the sign controls, the following sign regulations shall pertain to multiple-unit buildings, namely: those signs pertaining to a given individual unit (within a multiple-unit building) shall not exceed beyond that portion of the face of the building which directly encloses that given individual unit. The Agency, shall have the final right of approval.

- d) Off-Street Parking

Shall be governed by the applicable provisions of the Zoning Ordinance as amended.

- e) Off-Street Loading

At least one (1) off-street loading space measuring ten (10) feet by twenty five (25) feet by fourteen (14) feet high, if covered (for access, maneuverability and operation use) shall be provided for each 20,000 square feet of floor area, or fraction thereof over 4,000 sq. ft. of floor area, devoted to a use that involves the receipt or distribution by vehicles of material or merchandise. This requirement may be waived by the Agency with the approval of the Zoning Board of Review. The site plan submitted to the Agency shall show the full number of required off-street loading spaces and shall designate the landscaped area 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 vehicular circulation pattern.

f) 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 shall be provided with appropriate bumper and wheel guards where needed. The parking area shall be screened as stated in paragraph (h). Illumination shall be so arranged as to shield the light source from the view of all adjoining lots and from all abutting streets. The Agency in its sole and absolute discretion shall have the final right of approval.

g) Screening

Except for that portion of a driveway or accessway which opens directly onto 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 streets by means of a uniform growth of evergreen plant materials at least (4) feet wide and at least (4 1/2) feet 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 the parking area pavement, in the case of parking areas located above the street grade) and which is of a variety that will attain a height of at least (6) feet. With the approval of the Agency, the following types of screening may also be permitted, namely: 1) masonry wall which shall not be greater in height than (4 1/2) feet nor less than (4) feet, measured as set forth above for evergreens, which shall be of uniform appearance, and which shall be integrated with the architectural design, style and facia of the proposed buildings as well as with the architecture(s) 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 (4 1/2) feet nor less than (4) feet, measured as set forth above for evergreens, and which shall be of uniform appearance, and which shall be integrated with the architectural design, style and facia of the building, as well as with the architecture(s) of adjacent, existing buildings. On that portion of a lot in the triangle formed by the lines of streets intersecting at an angle of less than (135) degrees and a line joining points on such lines (15)

feet distance from their poing of intersection, screening shall be provided at a height of (3 1/2) feet. The Agency in its sole and absolute discretion shall have the final right of approval.

h) Landscaping and On-Site Improvements and Maintenance

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, trees, or other suitable plants except that subject to re-view and approval by the Agency, 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 to all sites in the project area shall be maintained in good repair and in clean and sanitary conditions. 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.

(c) C-1 Limited Commercial Zone

(1) Permitted Uses

a) C-1 Limited Commercial Uses of the Zoning Ordinance shall be permitted except for: Crop or tree farming, fraternity or sorority house.

(2) Development Controls for Permitted Uses for the C-1 Zone

a) Maximum Density, Minimum Lot Size, Lot Coverage, Building Setbacks, and Building Height: Shall be governed by the applicable provisions of the Zoning Ordinance, as amended.

b) Building Construction, Permitted Signs, Off-Street Loading, Parking Space Construction, Screening, Landscaping and On-Site Improvements and Maintenance: Shall be identical to those Development controls stated herein for permitted C-4 uses.

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 IMPROVEMENT

- (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 the execution of said sale or lease agreement.
- (c) This Redevelopment Plan shall obligate and bind all redevelopers and their successors in interest, lessees or assigns. The controls, covenants, and restrictions incorporated in this 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 race, color, religious creed, national origin, age or sex. 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 race, color, religious creed, national origin, age or sex 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.
- (d) Prior to purchase of property, the developer shall furnish the Providence Redevelopment Agency with a certificate prepared by a qualified registered engineer which states that the proposed operation of the plant conforms to Local and State Performance Standards. Such certification shall include a description of industrial operations including the materials and substances to be utilized in the manufacturing process sufficient in detail to indicate the effects of these operations in producing noise, vibration, smoke and other forms of air pollution, liquid or solid waste, odors, toxic gases, and heat and glare. A copy of such certification shall be submitted by the Agency for comment to the Department of Inspection and Standards

of the City of Providence, the Chief of the Fire Department and the approved Project Area Committee. When filing for a building permit with the Department of Inspection and Standards, the developer shall include a copy of the engineer's certificate together with approvals of all applicable Local, State and Federal agencies responsible for regulating the utilization of materials and substances and the control of noise, vibration, smoke and other forms of air pollution, liquid and solid waste, odors, toxic gases, and heat and glare.

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 standards established by this Plan
- (e) 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 FUTURE PLAN AMENDMENTS

Further amendments to this Redevelopment 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 that plan amendment of this Plan. The regulations and controls incorporated in any amendments to this Plan, shall be effective from the date of approval of that amendment by the City Council for forty (40) years; except 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 \$4,800,000. \$3,860,000 will be provided from the proceeds from the sale of long-term general obligation bonds issued by the City for redevelopment purposes; \$400,000 will be provided from bonding monies remaining for the purchase of the former Providence Journal Building; and the balance of \$540,000 will be provided from Federal, State and City sources.

H. PROCEDURE FOR CHANGES IN APPROVED PLAN

The City Council at its own discretion, or upon 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 in interest may be entitled to assert.

I. 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. Building Height: The vertical distance measured from the average elevation of the finished lot grade at the front of the building to the highest point of ceiling of the top story, in the case of a flat roof, to the deck line of a mansard roof; and to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.
- c. Building Setback: The distance between the property line fronting a public right-of-way and the proposed building line.
- d. Dwelling Density: The number of dwelling units within a parcel.
- e. Floor Area Ratio (FAR): The total gross floor area divided by the total square footage of the parcel on which the structure is situated.
- f. Gross Floor Area: The total floor area of a structure inclusive of the floor area devoted to interior parking or the floor area of a cellar which is used for storage of mechanical equipment.
- g. 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.

- h. Lot Coverage: The percentage of the parcel area covered by the total ground floor area of all structures within said parcel.
- i. 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.
- j. Parcel: One or more contiguous lots comprising a disposition area.
- k. 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.
- l. Parking Space: An area, interior or exterior, of not less than 150 square feet net when considered separate from access thereto and screening and landscaping thereof, and not less than 300 sq. ft. when considered in conjunction with access thereto and screening and landscaping thereof.
- m. Project Boundary: Lower South Providence Redevelopment Project Boundary as described in Exhibit A of this plan.

J. ABBREVIATIONS:

- a. "Agency": Providence Redevelopment Agency
- b. "Building Code": The Rhode Island State Building Code, as 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 Urban Development of the City of Providence.
- g. "Minimum Housing Code": Minimum Standards Housing Ordinance of the City of Providence.
- h. "Plan": Redevelopment Plan.
- i. "Project Area": Lower South Providence Redevelopment Project Area.
- j. "State": State of Rhode Island.
- k. "Zoning Ordinance": Zoning Ordinance of the City of Providence, Chapter 54, approved September 21, 1951, as amended.
- l. "Zoning Board of Review": Zoning Board of Review of the City of Providence.

EXHIBIT A

LEGAL DESCRIPTION OF THE BOUNDARIES
OF LOWER SOUTH PROVIDENCE
REDEVELOPMENT PROJECT

Beginning at the most westerly corner of Tract herein described, at the intersection of the westerly right-of-way line of Broad Street and the southerly right-of-way line of Public Street.

Thence, running generally easterly along the southerly right-of-way line of Public Street to the intersection of the westerly line of Interstate Route 95 and the southerly right-of-way line of Public Street.

Thence, turning and running along said westerly line of Route 95, generally southerly and southwesterly to the intersection of said Route 95 and the westerly right-of-way line of Broad Street.

Thence, running generally northerly along the westerly right-of-way line of Broad Street to the point and place of beginning.

EXHIBIT B

METHODOLOGY OF THE PHYSICAL SURVEY

The exterior conditions of each structure was determined from a detailed examination of each visible element of the structure including foundation, exterior shell paint and structural condition, roof, chimney, gutters and downspouts, doors and windows. Three categories of exterior conditions were established for the non-residential structures:

1. Sound
2. Deteriorating
3. Dilapidated

Seven categories of exterior conditions were established for the residential structures:

1. Excellent
2. Good
3. Satisfactory
4. Light Deterioration
5. Advanced Deterioration
6. Heavy Deterioration
7. Dilapidated

Vacant land was divided into two categories: improved land and unimproved. Unimproved land refers to lots which are not used for any specific purpose, usually covered by grass or dirt. Improved vacant land refers to lots which have been landscaped, or have been fenced in, or used as a parking lot.

Streets and sidewalk conditions were recorded on the basis of visual observation and placed in three categories as follows:

STREET CONDITION

- Good - no repair required
- Fair - street in need of partial resurfacing
- Poor - street in need of total resurfacing

SIDEWALK CONDITION

- None - lack of sidewalk
- Good - no repair required
- Fair - minor repair work required
- Poor - entire replacement required

EXHIBIT C

BUREAU OF THE CENSUS
NEIGHBORHOOD STATISTICS PROGRAM
NARRATIVE PROFILES OF NEIGHBORHOODS IN
PROVIDENCE, R.I.

LOWER SOUTH PROVIDENCE

I. INTRODUCTION

Your community has joined the U.S. Commerce Department's Census Bureau in a special Neighborhood Statistics program. The purpose of this program is to produce demographic and economic information based on the results of the 1980 Census of Population and Housing for officially recognized neighborhoods in participating areas.

Lower South Providence is one of the neighborhoods in Providence, R.I. The following profile is a standardized, computer-produced narrative which highlights general population and housing trends. Statistics for the specific neighborhood are "plugged into" the narrative. References to detailed statistical tables appear in the narrative.+

The term "Neighborhood Publication Area" (NPA) used in the narrative refers to the total geographic area within which a set of neighborhoods was defined by program participants for this special Census Bureau program. Please refer to the Geographic Definition of Neighborhoods accompanying this NPA's profiles for exact NPA and individual neighborhood boundaries.

+ Some statements in this profile are flagged with a "*". In these statements, two or more figures derived from the 1980 census sample are discussed in a fashion that could imply a comparison between the figures. Also, in some instances, comparisons are implied between figures cited in different sentences, for example, when citing figures for the population as a whole, and for specific race groups or for different age groups. Since the figures were derived from the 1980 census sample, they are subject to a certain amount of sampling variability. Appendix D in this report contains a discussion of sampling variability and also details methods to determine if a difference between two sample estimates is beyond that expected to result from sampling variability. The reader is urged to apply these methods to the flagged statements in order to conclude whether the estimated differences cited for this neighborhood are real or could merely be the result of sampling variability.

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II. POPULATION CHARACTERISTICS

According to the census, 5,623 persons lived in Lower South Providence on April 1, 1980. They comprised 3.6 percent of the NPA's total population of 156,804.

Race and Spanish Origin (Tables P-1 and P-6)

The census showed that Lower South Providence had 1,484 Whites; 2,704 Blacks; 175 American Indians, Eskimos, and Aleuts; and 68 Asians and Pacific Islanders. Persons of Spanish origin (who may be of any race) numbered 1,162.

The above numbers are based on 100-percent tabulations shown in Table P-1; comparable sample estimates by race and Spanish origin are found in Table P-6. However, it is important to note that sample totals for race and Spanish origin may differ from complete-count totals because of sampling variability and other factors. For a discussion of comparability between complete and sample counts, see Appendix B, "Definitions and Explanations". Also, certain paragraphs or sentences will provide specific information by race or Spanish origin group if that group meets certain thresholds based on the 100-percent tabulations for that neighborhood.

Age, Household, and Family Characteristics (Tables P-1, P-3, and P-6)

Among the 5,623 persons in Lower South Providence, 34.1 percent, or 1,918, were under 15 years old and 7.2 percent, or 407, were 65 years and over. In the NPA, 18.8 percent were under 15 years and 15.3 percent were 65 years and over. The neighborhood's median age was 22.5 as compared with the NPA's 29.9 years.

One of the major national trends over the past ten years has been an increase in the number of households, especially small households. The 1,712 households in Lower South Providence represented 2.8 percent of all NPA households. Among the neighborhood households, 23.8 percent consisted of 1 person and 15.0 percent had 6 or more persons. Nonfamily households composed of householders who lived alone or only with unrelated persons represented 27.1 percent of all the households. There were 62 persons in group quarters. Among persons 65 and over 58.2 percent lived in family households, 41.0 percent in nonfamily households, and 0.7 percent in group quarters.

Marital status is one indicator used to describe family life and its changing patterns. Among persons in Lower South Providence 15 years and older, 38.0 percent of 1,690 men and 32.3 percent of the 2,015 women were married (excluding separated) at the time of

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the census.

Comparable percentages for the NPA were 46.3 percent for men and 38.2 percent for women. Of the 2,215 persons in the neighborhood who had ever been married, 30.0 percent were either separated or divorced as compared with 16.4 percent separated or divorced in the NPA.

Fertility, family type and the presence of children are also important measurements of the trends in family life. Table P-3 contains data on these topics. Lower South Providence had 1,262 families, of which 44.0 percent were maintained by a married couple, 47.4 percent by a female householder with no husband present, and 8.6 percent by a male householder with no wife present.* Of the neighborhood's 853 families with own children under 18 years, 57.7 percent were one-parent families maintained by the mother.* Of the families with own children under 18 years, the average number of persons per family was 3.82. (This is a derived measure based on sample data in STF 3 which cannot be obtained from Table P-3.)

Table P-6 contains data by major race group and Spanish origin for family type and the presence of children. Of the neighborhood's 309 White families, 50.8 percent were married-couple families and 45.3 percent were maintained by a female householder with no husband present.* One-parent families maintained by the mother accounted for 55.9 percent of the White families with own children under 18 years old.* Of the neighborhood's 651 Black families, 39.6 percent were married-couple families and 50.2 percent were maintained by a female householder with no husband present.* One-parent families maintained by the mother accounted for 60.3 percent of the Black families with own children under 18 years old.* Of the neighborhood's 275 Spanish origin families, 40.4 percent were married-couple families and 48.4 percent were maintained by a female householder with no husband present.* One-parent families maintained by the mother accounted for 54.9 percent of the Spanish origin families with own children under 18 years old.*

Nativity, Ancestry, and Language (Tables P-2 and P-3)

The percent foreign born in Lower South Providence was 16.7 percent. The foreign born category relates to first generation immigrants. On the other hand, ancestry can reflect several generations of ethnic or national origin. In the 1980 census, the neighborhood reported 177 persons of Portuguese ancestry, 169 persons of Irish ancestry, and 129 persons of English ancestry.*

Language spoken at home is another indicator of ethnic diversity. Of the neighborhood's 1,853 persons aged 5 to 17 years old, 392 or 21.2 percent were reported speaking a language other than English at home.* Among the persons in this age group who spoke a

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language other than English at home, 80.4 percent were reported speaking Spanish.* Among those 18 and over, 30.1 percent reported speaking a language other than English at home.* About 639 or 68.4 percent of these adults were reported to be Spanish speaking.* Of the persons who were reported to speak a language other than English, 25.3 percent of the children and 48.4 percent of the adults in Lower South Providence reported that they could speak English not well or not at all.*

School Enrollment (Table P-2)

In Lower South Providence, 1,960 persons aged 3 and over were enrolled in school. They included 102 in nursery schools, 1,235 in kindergarten through eighth grade, and 522 in high school.* Of the students in grades K-12, 17.4 percent were enrolled in private schools. The 101 persons enrolled in colleges included only those students living in the neighborhood while attending school. (These enrollment figures do not include students who attended schools in the neighborhood but who lived elsewhere nor students whose parental homes were in the neighborhood but who lived elsewhere while attending college.) Of persons 16 to 19 years old residing in the neighborhood, 31.4 percent were not enrolled in schools and were not high school graduates and thus may be considered dropouts.

Educational Attainment (Tables P-2 and P-6)

Of those 25 years old and over in Lower South Providence, 32.0 percent had a grade school education or less, and 40.4 percent were high school graduates, including 10.7 percent who had completed one or more years of college.* About 4.3 percent of the population 25 years old and over in Lower South Providence had completed 4 years or more of college. 39.0 percent of White persons 25 years old and over were high school graduates, while 7.7 percent had completed 4 years or more of college.* 45.6 percent of Black persons 25 years old and over were high school graduates, while 1.7 percent had completed 4 years or more of college.* 39.8 percent of Spanish origin persons 25 years old and over were high school graduates, while 1.9 percent had completed 4 years or more of college.*

Table P-2 contains additional data on educational attainment and labor force status. Additional data for the NPA and neighborhoods on educational attainment by race and Spanish origin are found in Table P-6.

Disability and Veteran Status (Table P-2)

In Lower South Providence, among noninstitutionalized persons 16

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to 64 years of age, 15.7 percent reported that they had a health condition which had lasted for 6 or more months and which prevented them from working or which limited them in the kind or amount of work they could do.* Those reporting themselves as prevented from working totaled 9.0 percent.* Of noninstitutionalized persons 16 years of age and over, 4.7 percent had a health condition which had lasted 6 or more months and which made it difficult or impossible to use public transportation.*

Another social characteristic presented in Table P-2 is veteran status. In Lower South Providence, 13.5 percent of civilians 16 years and over were veterans, including 27.6 percent of the male civilians.*

Means of Transportation to Work (Table P-2)

Data on means of transportation to work show that 44.5 percent of the workers residing in Lower South Providence drove alone to work, 29.0 percent rode to work in carpools, and 14.5 percent used some form of public transportation.* Table P-2 contains detail on means of travel in addition to data for the NPA.

Migration (Table P-3)

A total of 4,945 persons 5 years old and over were living in Lower South Providence in 1980. Of those, 41.7 percent had been living in a different house in the United States 5 years earlier. Of those movers, 73.6 percent lived in the same county; 2.1 percent lived in the same state, but a different county; while 24.3 percent lived in a different state.* Data on region of residence 5 years ago for movers are found in Table P-3.

Labor Force Status (Tables P-4 and P-6)

Information on the economic situation of persons in Lower South Providence begins in Table P-4. In the neighborhood, 55.6 percent of all working-age (16 years and over) persons and 44.5 percent of working-age females were in the labor force.* 55.1 percent of persons 16 years and over worked in 1979.* The unemployment rate for Lower South Providence was 25.1 percent.* The unemployment rate was 16.5 percent for White persons.* The unemployment rate was 28.4 percent for Black persons.* The unemployment rate was 31.6 percent for Spanish origin persons.*

Table P-4 also contains data for the neighborhood and the NPA on labor force status by usual hours and weeks worked, weeks of unemployment in 1979, and number of workers in families.

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Occupation, Industry, and Class of Worker (Table P-4)

Lower South Providence residents were employed in a variety of occupations in 1980. They included 401 machine operators, assemblers, and inspectors. Another 322 persons said they were in precision production, craft, and repair occupations, and 188 persons were in service occupations, except protective and household.*

Occupation describes the kind of work done by a person, whereas the industry classification of a person's job describes the main activity of the employer. Residents of this neighborhood were employed in the following industries: 706 persons were employed in manufacturing, 304 persons were employed in professional and related services, and 79 persons were employed in wholesale trade.*

Of the 1,425 employed persons in Lower South Providence, 81.4 percent worked for wages or salary for a private company, business, or individual.* Another 16.0 percent held local, state, or Federal Government jobs.* The self-employed represented 2.6 percent of the employed.* The major occupation and industry groups are listed in Table P-4.

Income and Poverty Status (Tables P-5 and P-6)

Perhaps the main indicators of a population's economic well-being are income measures. The median income in 1979 of households in Lower South Providence was \$7,450. (This means it is estimated that half had incomes below and half above this figure). Households with incomes less than \$7,500 were 50.3 percent of all households in the neighborhood, while households with incomes of \$25,000 or more constituted 7.1 percent of the households; the remaining 42.6 percent of the households had incomes between \$7,500 and \$25,000.*

The median income in 1979 for families in the neighborhood was \$8,758.* The median income for White families in the neighborhood was \$10,804.* The median income for Black families in the neighborhood was \$9,123.* The median income for Spanish origin families in the neighborhood was \$6,750.* For unrelated individuals 15 years old and over in the neighborhood, the median income in 1979 was \$3,809.* On a per capita income basis, every man, woman, and child in Lower South Providence averaged \$3,278 in 1979.

The poverty threshold for a four-person family was \$7,412 in 1979. There was a total of 2,301 persons below the poverty level in 1979 in Lower South Providence, or 41.3 percent of all persons for whom poverty status was determined.* Related children under 18 years represented 50.0 percent of the poverty population in

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Lower South Providence.

Among the major concerns in many areas are the economic situations of the older population and of families maintained by a woman with no husband present. There were 141 persons 65 years and over below the poverty level in 1979, or 44.9 percent of all elderly persons in Lower South Providence.* Of the 510 families below the poverty level in Lower South Providence, 73.7 percent had a female householder with no husband present.

In Lower South Providence, the poverty rate for White persons was 34.8 percent.* In Lower South Providence, the poverty rate for Black persons was 41.3 percent.* In Lower South Providence, the poverty rate for Spanish origin persons was 46.3 percent.* Comparable figures for the NPA are found in Table P-6.

III. HOUSING CHARACTERISTICS

According to the census, there were 2,332 housing units in Lower South Providence on April 1, 1980. They comprised 3.5 percent of the 67,535 housing units in the NPA.

Year-Round Housing Units (Table H-1)

The 1980 census showed that of the 1,712 year-round occupied housing units in Lower South Providence, 32.5 percent were occupied by owners and 67.5 percent by renters. The comparable figures for the NPA were 36.9 percent owner-occupied and 63.1 percent renter-occupied. There were 620 vacant housing units in this neighborhood with a rental vacancy rate of 18.3 percent and a homeowner vacancy rate of 1.4 percent.

Of the 557 owner-occupied housing units in Lower South Providence, 36.4 percent were occupied by White householders; 50.1 percent by Black householders; 1.4 percent by American Indian, Eskimo, and Aleut householders; 0.2 percent by Asian and Pacific Islander householders; and 13.3 percent by Spanish origin householders. (Those of Spanish origin may be of any race.) The comparable figures for the NPA were 89.9 percent White householders; 7.0 percent Black householders; 0.3 percent American Indian, Eskimo, and Aleut householders; and 0.7 percent Asian and Pacific Islander householders; and 2.5 percent Spanish origin householders.

There were 1,155 renter-occupied housing units in the neighborhood, of which 30.2 percent were occupied by White householders; 45.8 percent by Black householders; 4.0 percent by American Indian, Eskimo, and Aleut householders; 1.3 percent by Asian and Pacific Islander householders; and 20.4 percent by Spanish origin householders. The comparable figures for the renter-occupied housing units in the NPA were 80.9 percent White

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householders; 12.9 percent Black householders; 0.8 percent American Indian, Eskimo, and Aleut householders; 0.9 Asian and Pacific Islander householders; and 5.5 percent Spanish origin householders.

Structural Characteristics (Table H-3)

The census found that about 8.5 percent of the housing units in Lower South Providence were built in 1970 or later, while 68.6 percent of the housing units were built before 1940.*

The census also showed that 71.8 percent of the owner-occupied housing units had three bedrooms or more, and that 81.1 percent of the renter-occupied housing units had two bedrooms or more.*

Fuels Used (Table H-4)

Census data indicate that fuel oil, kerosene, etc. was used by 52.0 percent of all households in the neighborhood for house heating.* Similarly, utility gas was used by 77.9 percent of the households for cooking; and utility gas was used by 51.3 percent of the households for water heating.*

Heating and Cooling of Housing Units (Table H-2)

Data on type of heating systems in the neighborhood indicate that 84.0 percent of the year-round housing units in Lower South Providence had central heating systems and 13.6 percent had air-conditioning.*

Kitchen Facilities, Telephones, and Vehicles (Table H-2)

In Lower South Providence, 93.9 percent of the year-round housing units had complete kitchen facilities.* Data from the 1980 census show that 77.0 percent of the households in the neighborhood had telephones available in the housing units.* At least one vehicle was available for use by household members in 58.2 percent of the households.*

Length of Time in Unit (Table H-2)

The statistics for this neighborhood indicate that in Lower South Providence 20.8 percent of all householders had lived in their housing units 10 years or more. Census data also show that for the neighborhood 15.1 percent of the owners and 40.5 percent of the renters moved into their units in the 15 months preceding the census.*

NPA: 109 Providence, R.I.
NEIGHBORHOOD: 011 Lower South Providence

Value, Mortgages, and Monthly Costs (Tables H-1 and H-4)

Financial data for Lower South Providence show that the median value for specified owner-occupied homes (i.e., one-family houses on less than 10 acres without a commercial establishment or medical office on the property) was \$16,600 as compared to \$38,000 for the NPA as a whole. The median contract rent paid for rental housing units in the neighborhood was \$114 as compared to \$139 for the NPA.

Within this neighborhood, 59.5 percent of the specified owner-occupied housing units were mortgaged, and 40.5 percent were not mortgaged.* The median selected-monthly-owner housing costs for neighborhood units with a mortgage was \$309 and \$163 for units not mortgaged.* Selected monthly owner housing costs are the sum of mortgage payments, real estate taxes, property insurance, and utilities.

Data for rental units showed that for the specified renter-occupied housing units in Lower South Providence (i.e., renter-occupied housing units except one-family houses on 10 or more acres), the median gross rent was \$194. Gross rent is the contract rent plus the estimated average monthly cost of utilities (fuels and water).

We hope the preceding profile is helpful to you in your analysis of the neighborhood. Please refer to the data tables for further information on these and related subjects. The text in the printed booklet will provide you with explanations and definitions of the various terms used in this profile and in the tables.

EXHIBIT D

Property Rehabilitation Standards

1. Residential Rehabilitation Standards

a. Minimum Housing Standards

Minimum Housing Standards for acceptable dwelling rehabilitation within the Project Area shall consist of the legal requirements contained in 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.

- b. In addition, buildings and uses proposed for rehabilitation shall be subject to compliance with those controls for open space, off-street parking facilities and screening, landscaping, etc., which are set forth herein in Section F "Land Disposition" and are applicable to residential properties. However, a waiver or modification of the strict application of these controls may be granted by the Agency, subject to the approval of the Zoning Board of Review where necessary, due to the location of the structure on the land, lack of available open space, adverse topography, etc. where the objectives of this plan are not abrogated by such action and/or where such action is not in violation of the Zoning Ordinance or the State Building Code.

2. Non-Residential Rehabilitation Standards

a. Minimum Non-Residential Standards

The State Building Code and the Zoning Ordinance shall control all matters concerning the construction, alteration, repair, removal, demolition, use, addition, location, occupancy, and maintenance of all buildings and other structures and their service equipment.

b. Buildings Proposed for Rehabilitation

Buildings proposed for rehabilitation shall be subject to compliance with those controls for open space, off-street parking and loading, screening, and buffering, and the like which are set forth in Section F, "Land Disposition", and are applicable to non-residential properties. A waiver or modification to the strict application of these controls may be granted by the Agency, subject to the approval of the Zoning Board of Review, where necessary, due to the location of the structure on the land, lack of available open space, adverse topography, and the like 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 State Building Code.

c. Non-Residential Area Standards

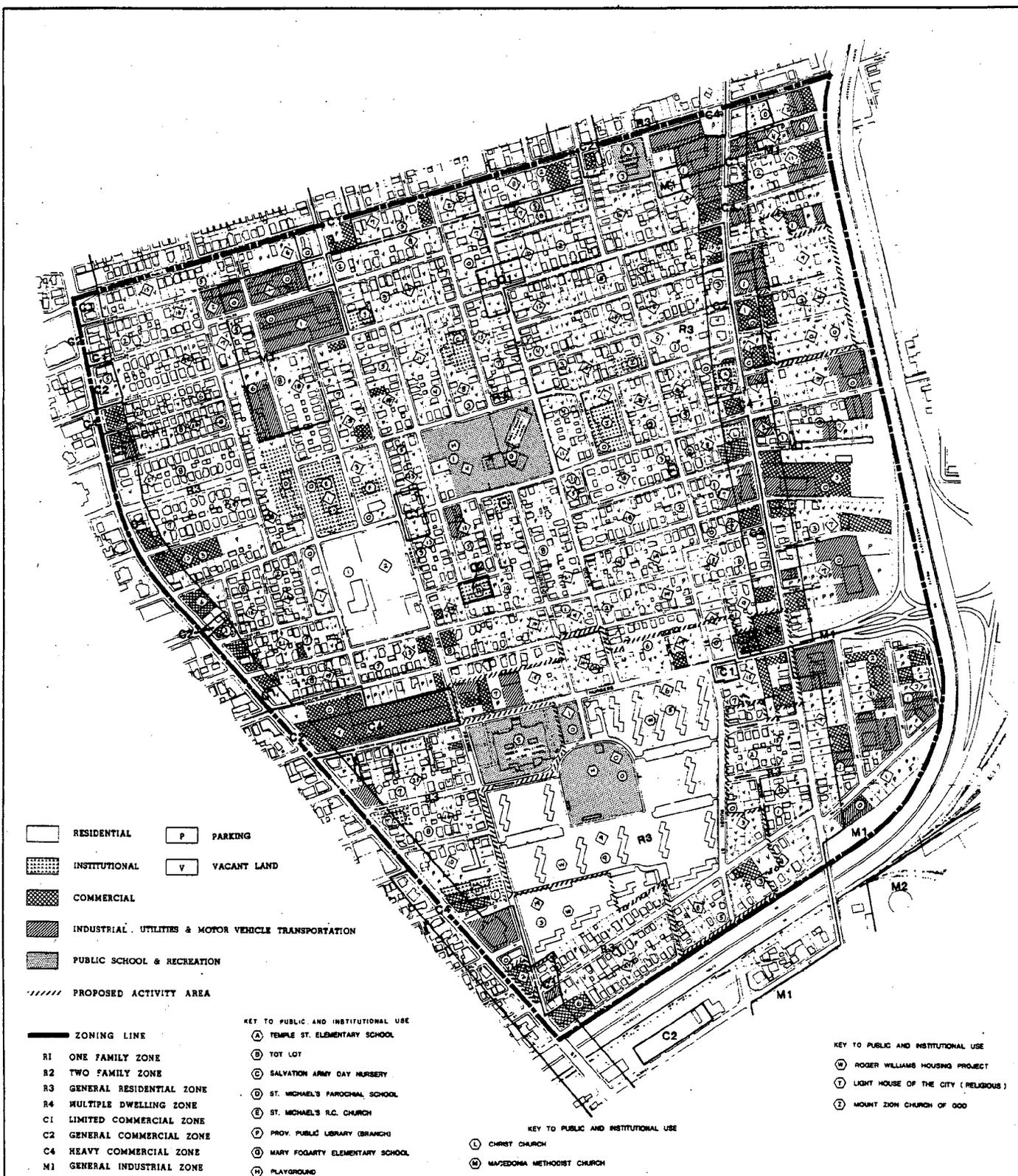
Owners of all non-residential properties shall be encouraged to undertake:

- 1) The cleaning or repainting of all exterior and interior metal, masonry, glass and woodwork where required.
- 2) The provisions of off-street parking and loading spaces relative to the type of establishment.
- 3) The screening, from the view of adjoining residential uses and rights-of-way, of all outdoor parking areas, loading areas and storage spaces, by use of a uniform appearing adequate year round screen.
- 4) The replacement of all broken, loose, or unsafe fenestration of all windows, doors, and store fronts.
- 5) The grading or regrading of all lots in such a manner as to provide a satisfactory drainage of water runoff away from buildings from the lot to a public street or drainage easement.
- 6) The suitable surfacing or resurfacing of all driveways, parking area, walks and plazas so as not to constitute a nuisance to the surrounding areas.
- 7) The proper landscaping of all other open areas.
- 8) Either the replacement of existing undesirable signs or the placement of new signs which in either case are to be:
 - a) Neither flashing nor animated.
 - b) Integrated with the overall appearance of the structure to which the signs are affixed.
- 9) The placement and shielding of any spotlight or similar source of illumination so that the light source is not visible from any right-of-way or from adjacent properties.
- 10) The repair, painting or replacement of fencing, walls and screening as required.

d. Rehabilitation Procedures

The implementation of rehabilitation standards as well as the execution of rehabilitation activities outlined above will involve essentially: (a) the enforcement by the City of its Zoning Ordinance; b) the enforcement by the City of the State Building Code; 3) the enforcement by the City and State of all other applicable ordinances; and d) the exercise from time to

time and as necessary, by the Agency of its power of selective clearance in order to secure the acquisition of single or scattered parcels of real property within the Area, through purchase, condemnation or otherwise; and the relocation and the demolition and/or removal of building or improvements thereon where necessary.



- RESIDENTIAL
- INSTITUTIONAL
- COMMERCIAL
- INDUSTRIAL, UTILITIES & MOTOR VEHICLE TRANSPORTATION
- PUBLIC SCHOOL & RECREATION
- PROPOSED ACTIVITY AREA
- PARKING
- VACANT LAND

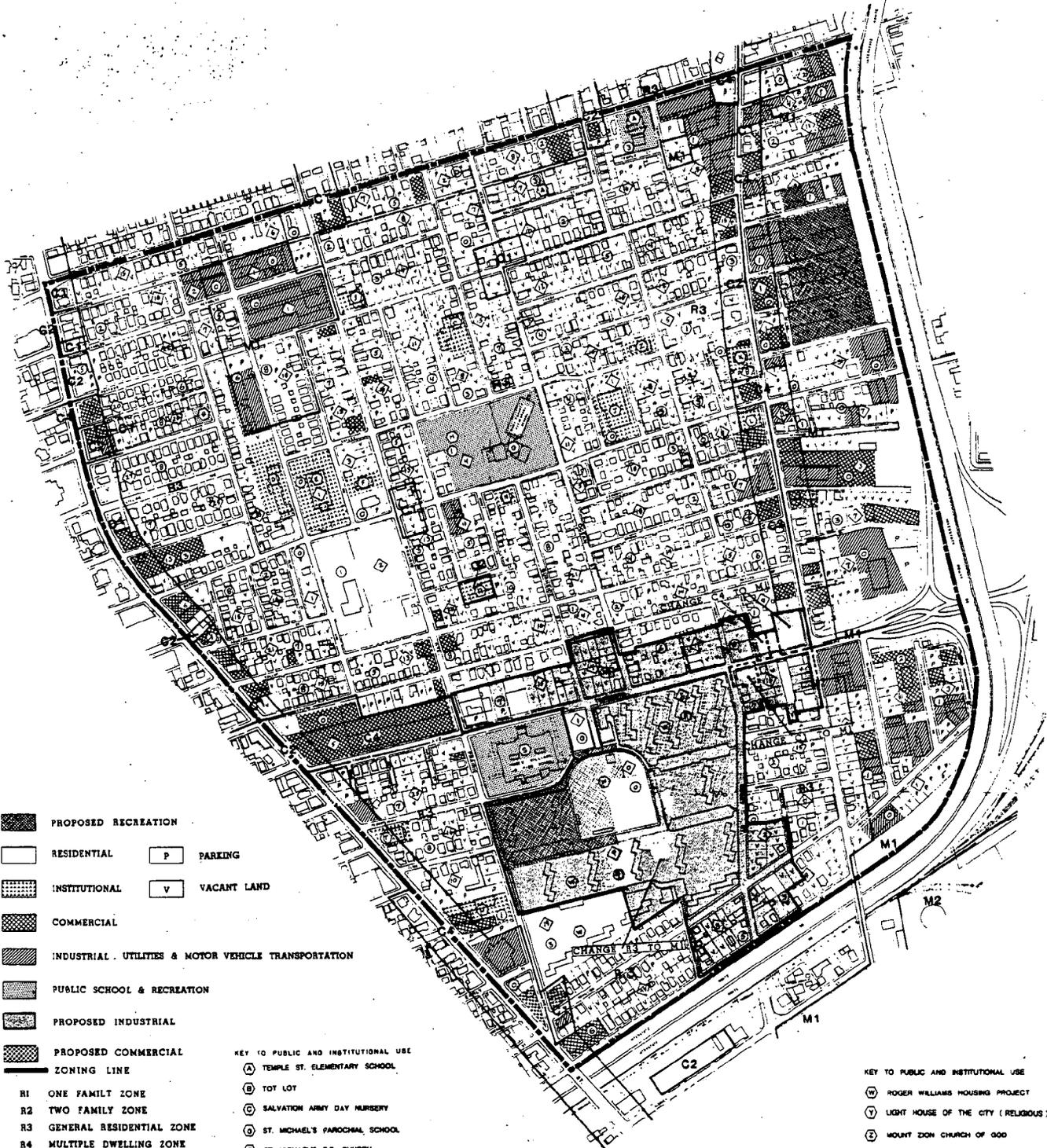
- ZONING LINE**
- R1 ONE FAMILY ZONE
 - R2 TWO FAMILY ZONE
 - R3 GENERAL RESIDENTIAL ZONE
 - R4 MULTIPLE DWELLING ZONE
 - C1 LIMITED COMMERCIAL ZONE
 - C2 GENERAL COMMERCIAL ZONE
 - C4 HEAVY COMMERCIAL ZONE
 - M1 GENERAL INDUSTRIAL ZONE
 - M2 HEAVY INDUSTRIAL ZONE
- PROJECT BOUNDARY**
- NUMBER OF BUILDINGS PER BLOCK
 - NUMBER OF DEFICIENT BUILDINGS PER BLOCK

- KEY TO PUBLIC AND INSTITUTIONAL USE**
- A TEMPLE ST. ELEMENTARY SCHOOL
 - B TOT LOT
 - C SALVATION ARMY DAY NURSERY
 - D ST. MICHAEL'S PAROCHIAL SCHOOL
 - E ST. MICHAEL'S R.C. CHURCH
 - F PROV. PUBLIC LIBRARY (BRANCH)
 - G MARY FOGARTY ELEMENTARY SCHOOL
 - H PLAYGROUND
 - J PROV. BOYS CLUB
 - K V.V.W. CLUB

- KEY TO PUBLIC AND INSTITUTIONAL USE**
- 1 CHRIST CHURCH
 - 2 MAJEDONA METHODIST CHURCH
 - 3 CIVIL DEFENSE CENTER
 - 4 PENTECOSTAL CHURCH OF GOD IN CHRIST
 - 5 ROGER WILLIAMS JR. HIGH SCHOOL
 - 6 PLYMOUTH UNION CHURCH
 - 7 R.I. ASSOCIATION FOR THE BLIND

- KEY TO PUBLIC AND INSTITUTIONAL USE**
- 8 ROGER WILLIAMS HOUSING PROJECT
 - 9 LIGHT HOUSE OF THE CITY (RELIGIOUS)
 - 10 MOUNT ZION CHURCH OF GOD

EXISTING LAND USE AND ZONING			
LOWER SOUTH PROVIDENCE REDEVELOPMENT PROJECT			
DEPT. OF PLANNING AND URBAN DEVELOPMENT			
CITY OF PROVIDENCE, R.I.			
DATE: FEB 1964	SCALE: 1"=60'	FILE NO.	
REVISIONS:		MAP NO.	
DATE: 12/1/64		STATUS:	1



- PROPOSED RECREATION
- RESIDENTIAL P PARSING
- INSTITUTIONAL V VACANT LAND
- COMMERCIAL
- INDUSTRIAL, UTILITIES & MOTOR VEHICLE TRANSPORTATION
- PUBLIC SCHOOL & RECREATION
- PROPOSED INDUSTRIAL
- PROPOSED COMMERCIAL ZONING LINE

- R1 ONE FAMILY ZONE
- R2 TWO FAMILY ZONE
- R3 GENERAL RESIDENTIAL ZONE
- R4 MULTIPLE DWELLING ZONE
- C1 LIMITED COMMERCIAL ZONE
- C2 GENERAL COMMERCIAL ZONE
- C4 HEAVY COMMERCIAL ZONE
- M1 GENERAL INDUSTRIAL ZONE
- M2 HEAVY INDUSTRIAL ZONE

- PROJECT BOUNDARY
- NUMBER OF BUILDINGS PER BLOCK
- NUMBER OF DEFICIENT BUILDINGS PER BLOCK

KEY TO PUBLIC AND INSTITUTIONAL USE

- A TEMPLE ST. ELEMENTARY SCHOOL
- B TOT LOT
- C SALVATION ARMY DAY NURSERY
- D ST. MICHAEL'S PAROCHIAL SCHOOL
- E ST. MICHAEL'S R.C. CHURCH
- F PROV. PUBLIC LIBRARY (BRANCH)
- G MARY FOGARTY ELEMENTARY SCHOOL
- H PLAYGROUND
- I PROV. BOYS CLUB
- J V.F.W. CLUB

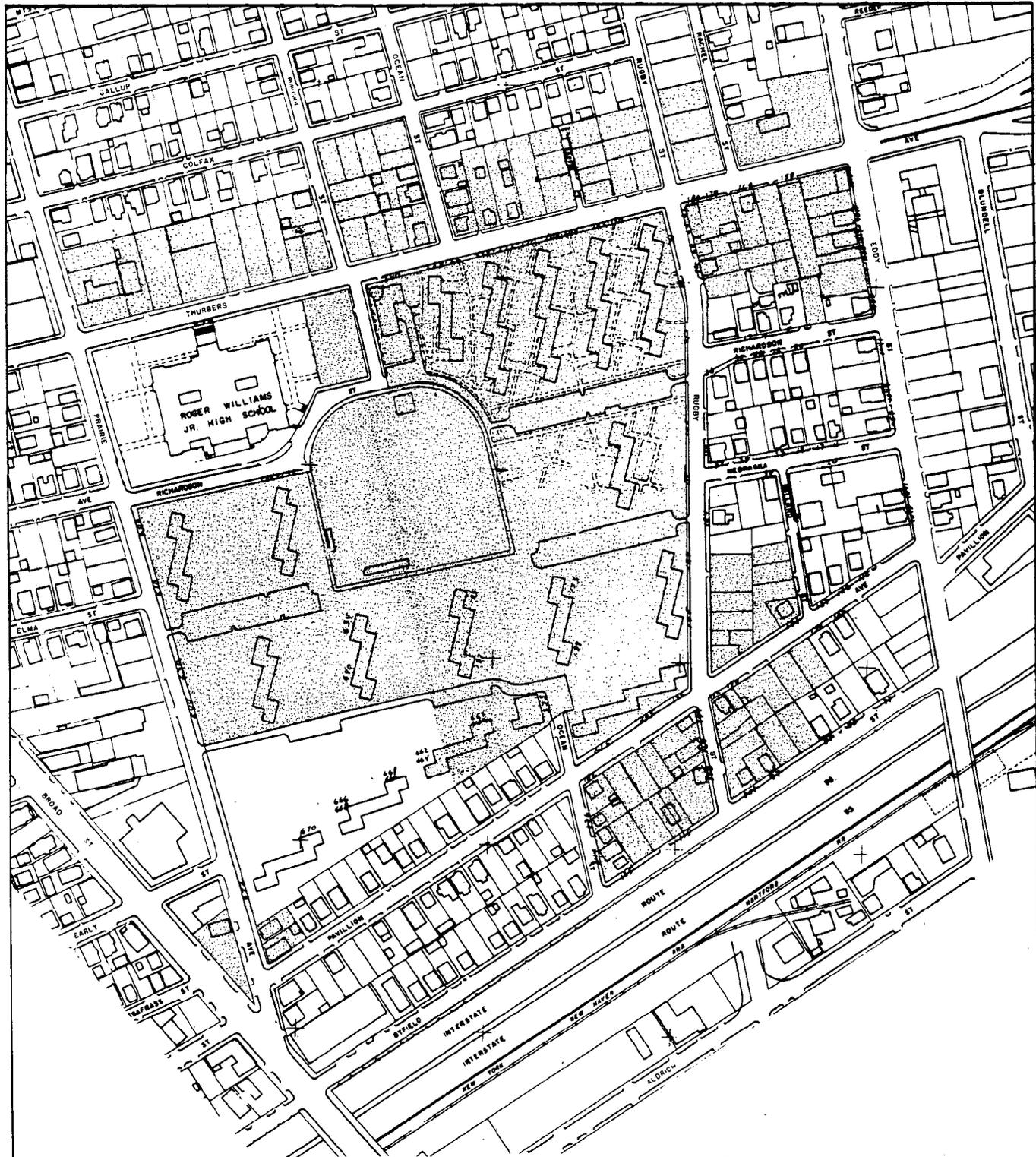
KEY TO PUBLIC AND INSTITUTIONAL USE

- L CHRIST CHURCH
- M MACEDONIA METHODIST CHURCH
- N CIVIL DEFENSE CENTER
- O PENTECOSTAL CHURCH OF GOD IN CHRIST
- P ROGER WILLIAMS JR. HIGH SCHOOL
- Q PLYMOUTH UNION CHURCH
- R RL ASSOCIATION FOR THE BLIND

KEY TO PUBLIC AND INSTITUTIONAL USE

- W ROGER WILLIAMS HOUSING PROJECT
- X LIGHT HOUSE OF THE CITY (RELIGIOUS)
- Y MOUNT ZION CHURCH OF GOD

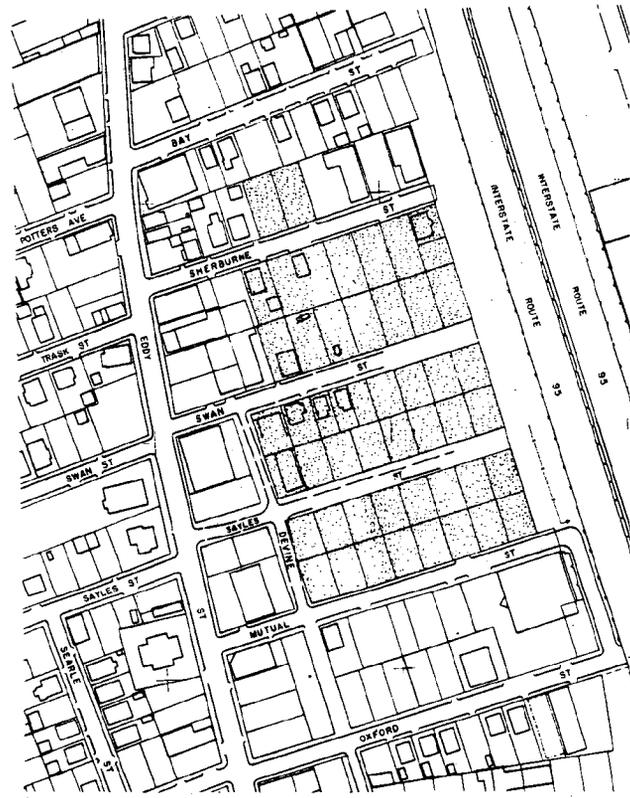
PROPOSED LAND USE & ZONING			
LOWER SOUTH PROVIDENCE			
REDEVELOPMENT PROJECT			
DEPT. OF PLANNING AND URBAN DEVELOPMENT			
CITY OF PROVIDENCE, R.I.			
DATE: FEB. 1954	SCALE: 1"=80'	FILE NO.	
REVISIONS:		MAP NO.	2
1-25-54		STATUS:	



LEGEND

- PROPERTY TO BE ACQUIRED
- PROPERTY NOT TO BE ACQUIRED

PROPOSED ACQUISITION			
LOWER SOUTH PROVIDENCE REDEVELOPMENT PROJECT			
DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.			
DATE: FEB., 1984	SCALE: 1" = 20'	FILE NO.	
REVISIONS		MAP NO.	STATUS
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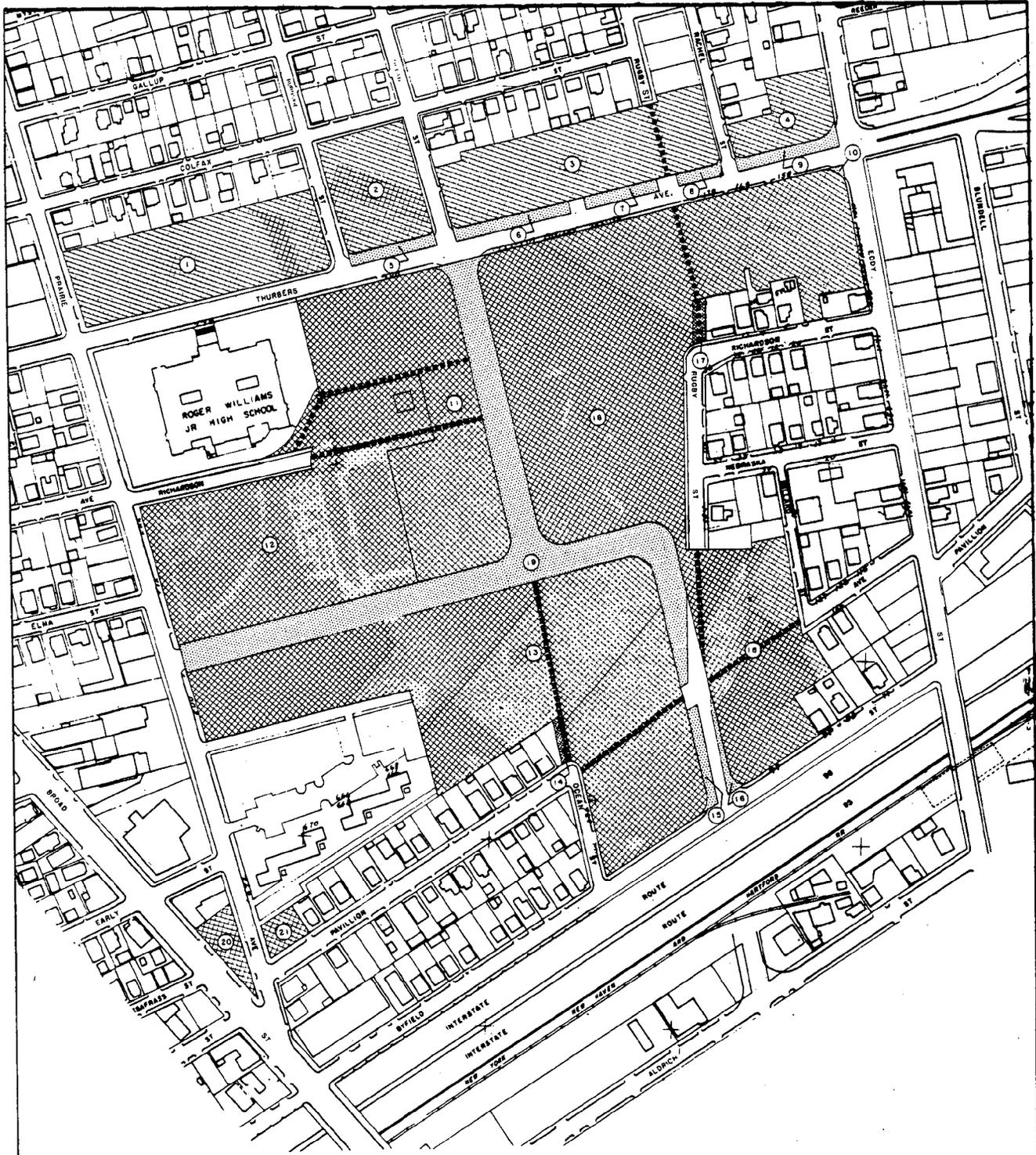


LEGEND

-  PROPERTY TO BE ACQUIRED
-  PROPERTY NOT TO BE ACQUIRED

PROPOSED ACQUISITION		
LOWER SOUTH PROVIDENCE REDEVELOPMENT PROJECT		
<small>DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.</small>		
DATE FEB. 1984	SCALE 1" = 80'	FILE NO.
REVISIONS		MAP NO.
DATE: 8/84		38





PARCEL NO.	AREA ±	USE	DISPOSAL METHOD
1	91.800	IND.	SALE
2	46.980	"	"
3	98.000	"	"
4	23.500	"	"
5	5.708	STREET	ST. WIDENING
6	7.800	"	"
7	4.800	"	"
8	3.000	"	"
9	6.900	"	"
10	600	"	"
11	145.200	IND.	SALE
12	200.000	REC.	DEDICATION
13	355.250	IND.	SALE
14	2.000	RES.	ST. REVERSION
15	4.400	STREET	ST. WIDENING
16	3.300	"	"
17	3.000	RES.	ST. REVERSION
18	469.700	IND.	SALE
19	118.800	STREET	DEDICATION
20	9.347	COMM.	SALE
21	7.143	"	"

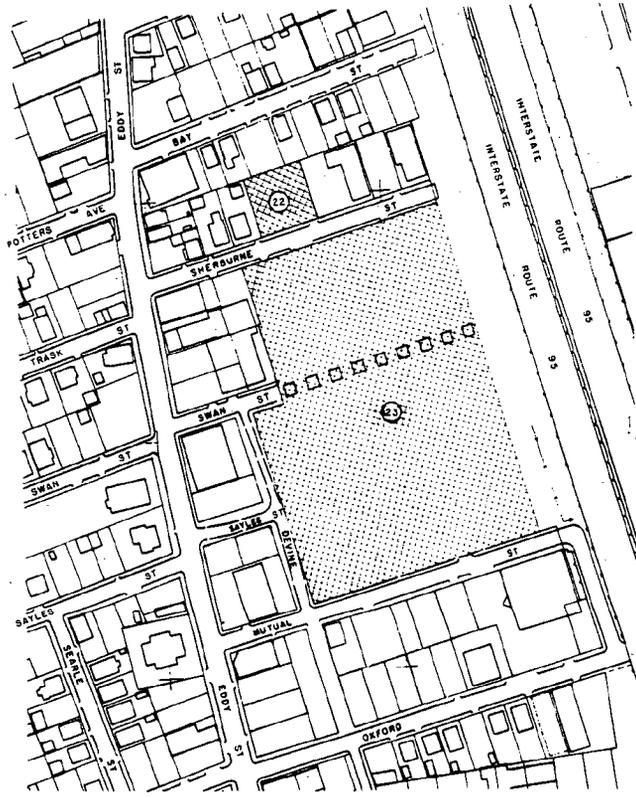
LEGEND

-  DISPOSITION PARCELS
-  STREET REVERSION
-  STREET WIDENING OR NEW STREET
-  EXISTING UTILITY

DISPOSITION MAP
LOWER SOUTH PROVIDENCE
REDEVELOPMENT PROJECT

DEPT. OF PLANNING AND URBAN DEVELOPMENT
 CITY OF PROVIDENCE, RI

DATE: FEB. 1984	SCALE: 1" = 80'	FILE NO:
REVISED:		MAP NO:
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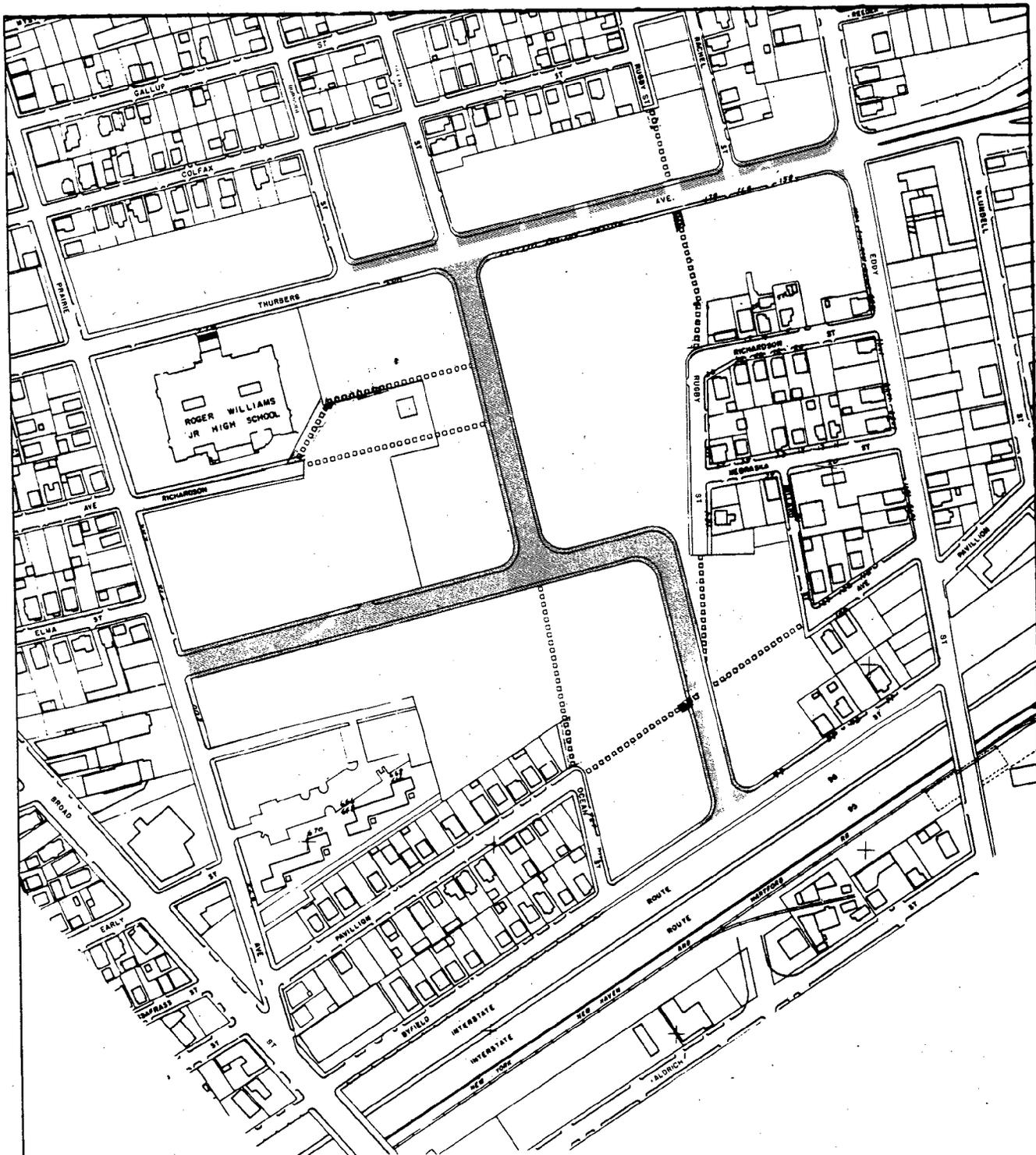


PARCEL NO.	AREA	USE	DISPOSAL METHOD
22	9,911	REC.	DEDICATION
23	215,388		

LEGEND

- DISPOSITION PARCELS
- EXISTING UTILITY

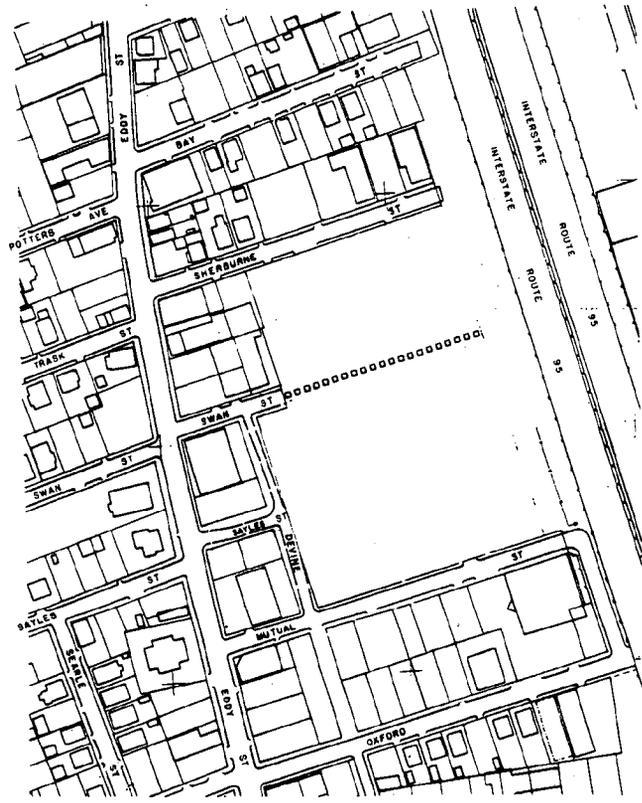
DISPOSITION MAP			
LOWER SOUTH PROVIDENCE REDEVELOPMENT PROJECT			
DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.			
DATE	FEB. 1984	SCALE	1" = 80'
REVISIONS		MAP NO.	48
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LEGEND

- EXISTING RIGHT-OF-WAY TO REMAIN
- NEW RIGHT-OF-WAY OR STREET WIDENING
- EXISTING RIGHT-OF-WAY TO BE VACATED
- EXISTING UTILITIES

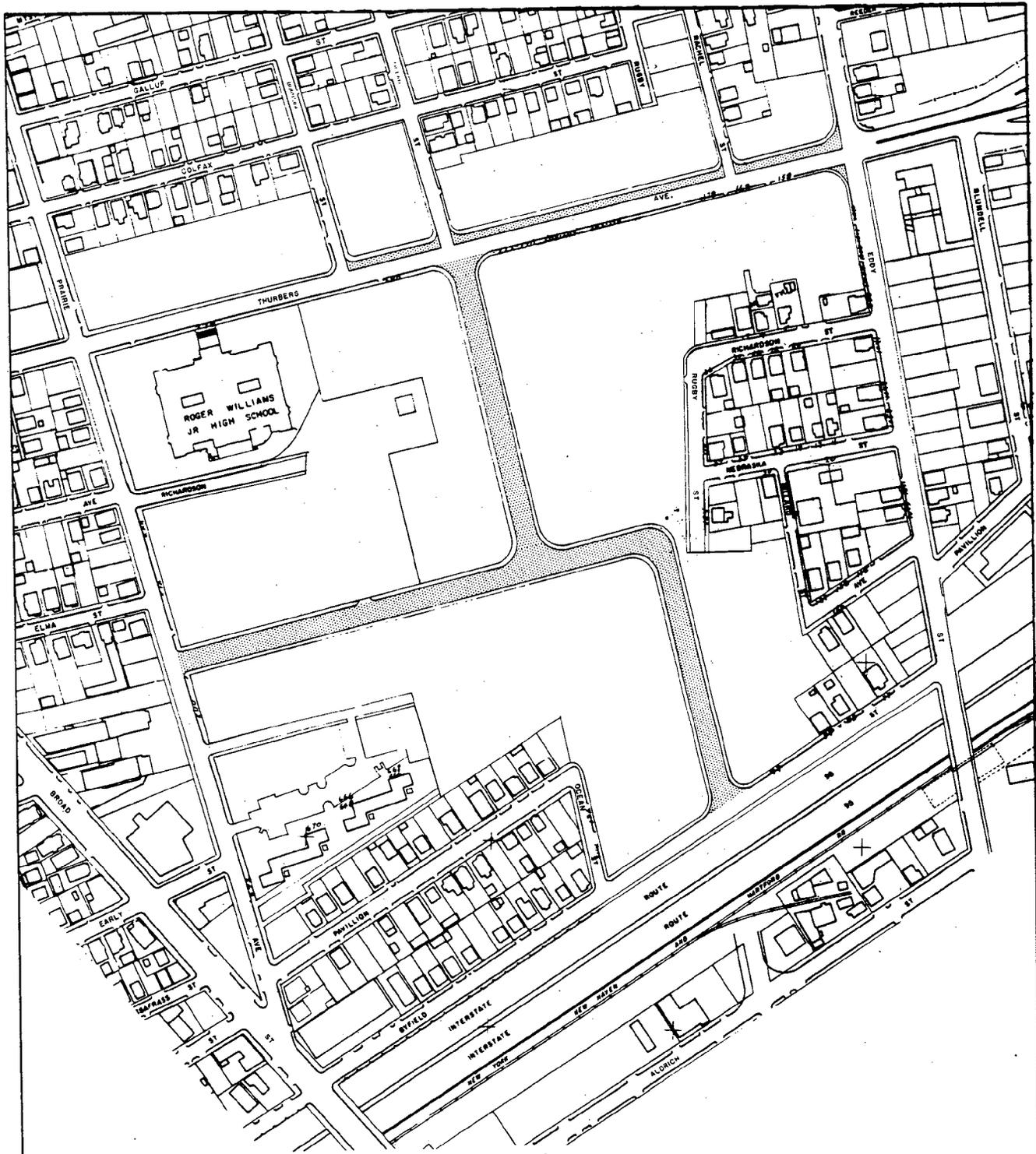
RIGHT-OF-WAY ADJUSTMENTS		
LOWER SOUTH PROVIDENCE		
REDEVELOPMENT PROJECT		
DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.		
DATE: FEB. 1984	SCALE: 1" = 80'	FILE NO.
REVISED:	APP. 1/84	MAP NO.
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LEGEND

-  EXISTING RIGHT-OF-WAY TO REMAIN
-  NEW RIGHT-OF-WAY OR STREET WIDENING
-  EXISTING RIGHT-OF-WAY TO BE VACATED
-  EXISTING UTILITIES

RIGHT-OF-WAY ADJUSTMENTS			
LOWER SOUTH PROVIDENCE			
REDEVELOPMENT PROJECT			
<small>DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.</small>			
DATE: FEB. 1984	SCALE: 1" = 50'	FILE NO:	
REVISION:		MAP NO:	58
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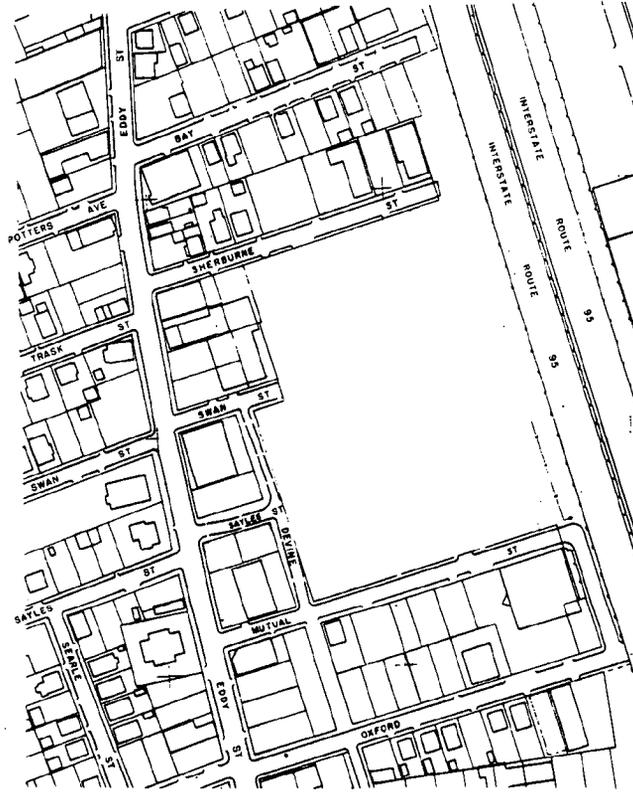
LEGEND

 NEW STREET OR STREET WIDENING

NEW SIDEWALKS ON ALL DISPOSITION PARCELS

REPLACEMENT OF SIDEWALKS AND STREET RESURFACING IN THE PROJECT AREA WHEREVER NEEDED

SITE IMPROVEMENTS			
LOWER SOUTH PROVIDENCE REDEVELOPMENT PROJECT			
DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.			
DATE FEB. 1984	SCALE: 1" = 80'	FILE NO.	
REVISIONS:		SAP NO.	
1 70 10/11		6A	4



NEW SIDEWALKS ON ALL DISPOSITION PARCELS
 REPLACEMENT OF SIDEWALKS/STREET RESURFACING IN THE PROJECT AREA WHEREVER NEEDED

SITE IMPROVEMENTS			
LOWER SOUTH PROVIDENCE			
REDEVELOPMENT PROJECT			
<small>DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.</small>			
DATE: FEB. 1984	SCALE: 1" = 50'	FILE NO.	
REVISIONS:		MAP NO.	
272 584			68
	↑ N		