

The City of Providence
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1044

No. **415AN ORDINANCE** APPROVING AND ADOPTING THE OFFICIAL
REDEVELOPMENT PLAN FOR WEST RIVER PROJECT NO. UR R.I. 1-6.

Approved July 12, 1956

Be it ordained by the City of Providence:

WHEREAS, the Providence Redevelopment Agency pursuant to the provisions of Article 8 of Chapter 3654 of the Public Laws of Rhode Island, 1956 entitled "Redevelopment Act of 1956", has formulated and submitted to the City Council on May 17, 1956 for its consideration, a Redevelopment Plan for a project area which said redevelopment plan is entitled "Redevelopment Plan for West River Project No. UR R.I. 1-6" and comprises a report consisting of text and maps; and

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

WHEREAS, the said redevelopment plan concerns itself with an area which has been designated Redevelopment Area D-7 by the City Council of the City of Providence by Chapter 103 of the Ordinances of the City of Providence, approved July 6, 1948 in conformity with the provisions of Section 22 of Chapter 1802 of the Public Laws of Rhode Island of 1946, as amended; and

WHEREAS, a copy of said Redevelopment Plan was transmitted to the City Plan Commission on May 14, 1956; and

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 Redevelopment Plan for the Project Area and has certified that said Redevelopment Plan conforms to the said general plan for the City as a whole, and the City Council has duly considered said report, recommendation and certification of the planning body; and

CHAPTER AN ORDINANCE

The first part of the document is a letter from the President of the United States to the President of the Senate, dated January 1, 1877. The letter is signed by Rutherford B. Hayes and is addressed to Charles Schreyer. The letter is a copy of a letter that was sent to the President of the Senate by the President of the United States. The letter is a copy of a letter that was sent to the President of the Senate by the President of the United States. The letter is a copy of a letter that was sent to the President of the Senate by the President of the United States.

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WHEREAS, the plan indicates that an extensive inspection of the dwelling units in the area by trained housing inspectors, using the nationally accepted American Public Health Association method of appraising housing conditions found that of all the dwelling units in the area only 5% were in Grade A or excellent condition and 25% were in Grade B or acceptable condition. The remaining 70% were in inadequate condition (28% Grade C, intermediate; 24% Grade D, substandard; 18% Grade E, slum). The 1950 U.S. Census found that of 787 dwelling units in the area, 398 (51%) were substandard; and

WHEREAS, the plan indicates that the American Public Health Association method survey based upon a detailed inspection of 688 of the 787 dwelling units within the said project area also revealed the following:

- 86% have one or more basic deficiencies
- 49% have two or more basic deficiencies
- 20% have three or more basic deficiencies

- 97% have considerable lack of facilities
- 60% have serious lack of facilities
- 32% have extreme lack of facilities

- 94% have considerable deterioration
- 82% have serious deterioration
- 45% have extreme deterioration

- 22% have considerably insanitary conditions
- 4% have seriously insanitary conditions
- 68% have considerably inadequate room facilities
- 13% have seriously inadequate room facilities

- 83% have no central heating
- 72% have no inside hot water
- 40% have no private bath
- 38% have no bath available
- 14% have no dual egress
- 18% have considerable daylight obstruction
- 5% have no private or adequate toilets

WHEREAS, the plan indicates that approximately 92% of the dwelling units were built before 1900, 7% were built between 1900 and 1920, and only 1% were built after 1920. Of all the improved lots within the area, 82% are below the city's 5000 square foot minimum standard for new construction. Ten percent of the structures are in mixed residential and non-residential use; and

WHEREAS, the plan as submitted contains a finding that the area included in the proposed redevelopment plan qualifies as a *predominately* ~~predominantly~~ residential blighted area under the provisions of Title I of the United States Housing Act of 1949, as amended, and as a slum-blighted area

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within the meaning of the Rhode Island "Redevelopment Act of 1956"; that said Area is characterized by: (1) a predominance of buildings, both residential and non-residential, which are dilapidated, deteriorated, and with inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities; (2) high density of population and overcrowding; (3) mixed character of land uses; (4) inadequate and defective street layout; (5) insanitary and unsafe physical condition of buildings; that all of the aforesaid factors are conducive to ill health, transmission of disease, juvenile delinquency and crime, and injuriously affect the public health, safety and welfare of the inhabitants of the City of Providence particularly and the inhabitants of the State of Rhode Island generally; and

WHEREAS, under the provisions of said Housing Act of 1949 the Housing and Home Finance Administrator is authorized to provide financial assistance to local public agencies for undertaking and carrying out slum clearance and urban redevelopment projects; and

WHEREAS, the Providence Redevelopment Agency has applied for financial assistance under said Act and has entered into contracts for financial assistance under said Act with the United States of America, acting by and through the Housing and Home Finance Administrator, pursuant to which Act Federal funds have been provided for the project; and

WHEREAS, the Providence Redevelopment Agency has applied for additional financial assistance under said Act and proposes to enter into an additional contract or contracts with the Housing and Home Finance Administrator for the purpose of making available additional financial assistance for the Project; and

WHEREAS, it is provided in said Act that contracts for financial aid under said Act shall require that the redevelopment plan for the project area be approved by the governing body of the locality in which the project is situated and that such approval include findings by the governing body that (1) the financial aid to be provided in the contract is necessary to enable the land within the project area to be redeveloped in accordance with the redevelopment plan; (2) the redevelopment plans for the redevelopment

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areas in the locality will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the redevelopment of such areas by private enterprise; and (3) the redevelopment plan conforms to a general plan for the development of the locality as a whole; and

WHEREAS, there has also been presented to the City Council information and data respecting redevelopment plans for the redevelopment areas in the City of Providence including the following: Capital Improvement Programs for 1950-1956, 1951-1957, 1952-1958, 1953-1959, 1954-1960 and 1955-1961, and the Annual Reports of the Providence Redevelopment Agency for 1948, 1949, 1950, 1951, 1952, 1953 and 1954; and

WHEREAS, at a public hearing held on June 26, 1956, following notice of the date, time, place and purpose of such hearing, the City Council Committee on Ordinances and Committee on Public Works duly considered the Redevelopment Plan, and all evidence and testimony for and against the adoption of such Plan, in accordance with the provisions of the "Redevelopment Act of 1956"; and

WHEREAS, said Committees recommend that said plan be amended by incorporating therein those two certain changes proposed in a letter dated June 25, 1956 from the Chairman of the Providence Redevelopment Agency to the City Council and the Chairmen of said Committees and that the Redevelopment Plan as so amended be adopted; and

WHEREAS, said Redevelopment Plan for the Project Area prescribes certain land uses for the Project Area, and will require, among other things, the vacation and removal of streets, the construction and installation of streets, curbings and sidewalks, the construction of storm and sanitary sewers, installation of water mains, grading, relocation and installation of police and fire alarm systems, installation of traffic signals and other public facilities and other public actions; and

WHEREAS, it is necessary that the City Council take appropriate official action respecting the Redevelopment Plan for the Project, in conformity with the requirements of the "Redevelopment Act of 1956" and the contract or contracts for financial assistance between the Providence Redevelopment Agency and the Housing and Home Finance Administrator;

NOW, THEREFORE, BE IT ORDAINED by the CITY OF PROVIDENCE:

1. The project is hereby designated as "West River Project, 'No. UR R.I.1-6'".
2. It is hereby found and determined that for the purposes of the Redevelopment Plan the "West River Project 'No. UR R. I. 1 - 6'" comprises that certain tract of land situated in the City of Providence and State

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of Rhode Island, which is bounded and described on 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 West River Project No. UR R.I. 1-6 on the basis of the facts set forth in the reports 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 West River Project No. UR R.I. 1-6:

1. 94% of the dwelling units in the area have considerable deterioration;
2. 82% of the dwelling units in the area have serious deterioration;
3. 45% of the dwelling units in the area have extreme deterioration;
4. 83% of the dwelling units in the area have no central heating;
5. 72% of the dwelling units in the area have no inside hot water;
6. 18% of the dwelling units in the area have considerable daylight obstruction;
7. 13% of the dwelling units in the area have seriously inadequate room facilities;
8. 68% of the dwelling units in the area have considerably inadequate room facilities;
9. 40% of the dwelling units in the area have no private bath;
10. 38% of the dwelling units in the area have no bath available;
11. 5% of the dwelling units in the area have no private or adequate toilet;
12. 14% of the dwelling units in the area have no dual egress;
13. 86% of the dwelling units in the area have one or more basic deficiencies, 49% have two or more basic deficiencies, and 20% of the project area's dwelling units have three or more deficiencies;
14. One-tenth of the residential structures also contain stores or other non-residential uses resulting in close intermixture of business and industry and housing;
15. 97% of the dwelling units in the area have considerable lack of facilities;
16. 60% of the dwelling units in the area have serious lack of facilities;
17. 32% of the dwelling units in the area have extreme lack of facilities;
18. 22% of the dwelling units in the area have considerably insanitary conditions;
19. 4% of the dwelling units in the area have seriously insanitary conditions;
20. 92% of the dwelling units in the area were built before 1900; 7% were built between 1900 and 1920; 1% were built after 1920.
21. 82% of all the improved lots are below the City's 5000 square foot minimum standard for new construction.

(b) That within the West River Project No. UR R.I. 1-6:

1. The incidence of tuberculosis and illegitimate birth cases is disproportionately higher than in the City as a whole;

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2. The incidence of training school admissions and aid to dependent children cases is proportionately higher than in the City as a whole;
3. That the incidence of general public assistance cases and old age assistance cases is proportionately higher than in the City as a whole.

4. It be and hereby is found and determined that said facts demonstrate that because of a predominance of conditions of dilapidation, deterioration, obsolescence, inadequate provision for light and sanitation, insanitary and unsafe character and condition of physical construction, mixed character of uses which 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 Project Area is a slum blighted area within the meaning of Article 2 and Section 9 (a) of the "Redevelopment Act of 1956" and that said West River Project No. UR R.I. 1-6 is hereby determined to be a blighted and substandard area.

5. It be and hereby is found that the West River Project No. UR R.I. 1-6 requires clearance, replanning, redevelopment and improvement 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 blighted and substandard conditions existing in the West River Project No. UR R.I. 1-6 and the replacement of such conditions by a well planned industrial district 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 Redevelopment Plan for West River Project No. UR R.I. 1-6 will redevelop said Project Area in conformity with the provisions of the "Redevelopment Act of 1956"; will effectuate the purposes and policy of such Act; and will promote the public health, safety, morals and welfare of the City of Providence.

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

(c) The Redevelopment Plan for said Project Area is feasible and the financial aid provided and to be provided pursuant to the contract or contracts for financial assistance pertaining to the Project between the Providence Redevelopment Agency and the Housing and Home Finance Administrator under the provisions of Title I of the Housing Act

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of 1949 is necessary to enable the land in the Project Area to be redeveloped in accordance with the Redevelopment Plan for the Project Area.

(d) The acquisition of the real property provided for in the West River Project ~~Now~~ UR R.I. 1-6, pursuant to said Plan, is in the public interest.

(e) Adequate provision for payment for property which may be acquired by the exercise of eminent domain has been made in the Redevelopment Plan.

(f) Adequate provision for the payment of the principal and interest on bonds of the Agency which may be issued if property acquired is leased has been made in the Redevelopment Plan.

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

(h) The redevelopment plan provides for the retention of controls and the establishment of restrictions and covenants which may run with the land.

(i) The above-mentioned redevelopment plans for the redevelopment areas in the City of Providence will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the redevelopment of such areas by private enterprise.

8. The Providence Redevelopment Agency shall sell, lease or dispose of land in the project area only in accordance with the terms of the redevelopment plan and subject to the restrictions, covenants and conditions 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 relate to adoption of a redevelopment plan for an approved project area so that the blighted and substandard conditions in this Project Area can be eliminated and the Project Area can be redeveloped in accordance with the Redevelopment Plan to attain the public purposes and policy of the "Redevelopment Act of 1956" and thereby to protect and promote and be in the interest of

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the public health, safety, morals and general welfare of the people of the State as a whole and particularly the people of this City.

10. The Redevelopment Plan submitted for the West River Project No. UR R.I. 1-6, consisting of a booklet containing a table of contents, twenty pages of text and eleven maps is hereby amended as follows:

(a) Paragraph E 3 on page 19 of the Redevelopment Plan is hereby deleted and in lieu thereof the following is inserted and made a part thereof:

"3. Method Of Relocation

Families within the Project Area will have the services of the Family Relocation Service of the Providence Redevelopment Agency made available to them when the Redevelopment Agency acquires the property they occupy. Families eligible for public housing will receive first consideration in the low-rent developments of the Providence Housing Authority. Suitable accommodations of adequate size in the private housing market, at a rental a family can afford, and certified as decent, safe and sanitary by a trained housing inspector, will be offered to any family requesting assistance. This Relocation Service will continue functioning until the 400 families now living in the Project Area have been satisfactorily relocated into acceptable housing."

(b) The third paragraph of Section F on page 20 of the Redevelopment Plan is deleted and in lieu thereof the following is inserted and made a part thereof:

"The City of Providence will be requested to provide in the ordinance approving and adopting this Redevelopment Plan that upon the execution of a loan and grant contract between the Providence Redevelopment Agency and the Housing and Home Finance Agency the Mayor is authorized to convey without consideration and by way of a gift to the Providence Redevelopment Agency the portion of Lot No. 127, as shown on Plat No. 74 of the records of the Tax Assessor of the City of Providence, which is located within the Project Area and now used as a public playground."

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11. The Redevelopment Plan for West River Project No. UR R.I. 1-6, as amended by paragraph 10 hereof is hereby approved adopted and designated as the official Redevelopment Plan for West River Project No. UR R.I. 1-6 and is incorporated herein by reference, made a part hereof and designated as "Exhibit B".

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

13. In order to implement and facilitate the effectuation of the redevelopment plan hereby approved it is found and determined that certain official action must be taken by this body with reference, among others, the vacation and removal of streets, the relocation of sewer and water mains and other public facilities and, accordingly, this body hereby;

(a) Pledges its cooperation in helping to carry out said Official Redevelopment Plan;

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

(c) Declares that it will institute proceedings for the opening, closing, widening or changing the grade of streets and other modifications of the street layout as set forth in the Official Redevelopment Plan;

(d) Declares that it will provide the City's share of the Net Project Cost of the redevelopment of the Project Area, and hereby allocates, out of \$2,000,000.00 of general obligation bonds authorized for

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redevelopment purposes in the referendum of November, 1948, and out of the \$2,500,000.00 of general obligation bonds authorized for redevelopment purposes in the referendum of June, 1955, the amount of \$1,692,351.00 representing the estimated amount of its share of Net Project Cost;

(e) Authorizes the Mayor, upon the execution of a loan and grant contract between the Providence Redevelopment Agency and the Housing and Home Finance Administrator, to donate and convey to the Agency all of its right, title and interest in the parcel of land described below and shall receive credit on its obligations hereunder for the full and fair market value thereof as approved by the government, now estimated as Seven Thousand Nine Hundred Thirty Six (\$7,936.00) Dollars:

That portion of Livingston Street Playground in the City of Providence and bounded and described as follows:

Beginning at the southwesterly corner of the tract herein described, said corner being the intersection of the northerly line of Livingston Street and the Easterly line of Stockton Street;

thence, running approximately North five degrees, thirty minutes and no seconds West ($N5^{\circ} 30' 00''W$) along the easterly line of said Stockton Street, three hundred eighty-seven and $29/100$ (387.29) feet, more or less, to a point;

thence, turning an interior angle of thirty seven degrees, thirty minutes and no seconds and running approximately South forty-three degrees, no minutes and no seconds East ($S43^{\circ} 00' 00''E$) one hundred thirty (130) feet, more or less, to a point;

thence, turning an interior angle of one hundred forty-eight degrees, no minutes and no seconds ($148^{\circ} 00' 00''$), and running approximately South eleven degrees, no minutes and no seconds East ($S11^{\circ} 00' 00''E$), one hundred twenty (120) feet, more or less, to a point of curvature;

thence, continuing southeasterly and curving to the left in the arc of a circle tangent to the last described line and having a radius of one hundred ninety (190) feet and a central angle of approximately fifty-six degrees, no minutes and no seconds ($56^{\circ} 00' 00''$), one hundred eighty-five (185) feet, more or less, to a point of tangency of the said arc;

thence, continuing approximately South sixty-seven degrees, no minutes and no seconds East ($S67^{\circ} 00' 00''E$), ninety-five (95) feet, more or less along a line tangent to the arc aforesaid to a point;

thence, turning an interior angle of twenty-one degrees, seven minutes and forty seconds ($21^{\circ} 07' 40''$) and running approximately North eighty-eight degrees, seven minutes and forty seconds West ($N88^{\circ} 07' 40''W$) along the northerly line of Livingston Street, sixty-six (66) feet, more or less, to a point;

thence, turning an interior angle of one hundred eighty-three degrees, two minutes and twenty seconds ($183^{\circ} 02' 20''$) and running approximately South eighty-eight degrees, fifty minutes and no seconds West ($S88^{\circ} 50' 00''W$) along the northerly line of Livingston Street, two hundred six (206) feet, more or less, to the place and point of beginning.

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Said tract herein described contains forty-one thousand (41,000) square feet more or less.

(f) Declares that it will furnish supporting facilities, at an estimated cost of \$359,920 when requested to do so by the Agency for the construction of Cross Street and West River Street as indicated in the Redevelopment Plan.

(g) Declares that twenty five (25) percent of the total actual cost of resurfacing that portion of Charles Street within the project area, and a like percentage of the total actual cost of laying out and paving the sidewalks thereon and grading and ~~seeding~~ ^{seeding} ~~seeding~~ ^{2.2.} portions thereof shall be excluded and not considered as a grant-in-aid for purposes of computing the amount of local grants-in-aid for said project, it being further specifically declared that said percentage represents the value of the benefit afforded to areas other than the project area by such improvement, declares further that on request of the Agency, either before or after such work is completed it shall pay over to the Agency twenty-five percent (25%) of the total actual cost of such work.

(h) Declares that thirty eight (38) percent of the total actual cost of installation of storm and sanitary sewers, water mains, street curbing and sidewalks on and along that portion of West River Street in the project area shall be excluded and not considered as a grant-in-aid for purposes of computing the amount of local grants-in-aid for said project, it being further specifically declared that said percentage represents the value of the benefit afforded to areas other than the project area by such improvement, and further that it on request of the Agency, either before or after such work is completed shall pay over to the Agency thirty eight (38) percent of the total actual cost of such work.

(i) Declares that after the completion of all street construction, traffic, police and fire facilities, water lines, storm sewers and sanitary sewer construction under the Redevelopment Plan, all ways within the project area scheduled to become public ways and all the aforementioned facilities and utilities shall be dedicated by the Agency to the public and the City shall accept such dedication.

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

14. It is further found and declared that the method and means set forth in the Redevelopment Plan for relocating families who are to be displaced by the project is feasible.

15. To obtain the additional financial assistance under the provisions of Title I of the "Housing Act of 1949" necessary to carry out the Official Redevelopment Plan for said Project Area, the filing by the Providence Redevelopment Agency of any application or applications for such additional financial assistance under Title I of the "Housing Act of 1949" is hereby approved.

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

JUL 5 1956

First Reading Read and Passed

Referred to Committee on

ORDINANCES PUBLIC WORKS

Overett Wheeler
Clerk

IN CITY
COUNCIL

JUL 12 1956

FINAL READING
READ AND PASSED

Overett Wheeler
PRESIDENT
Clerk

Angelo Cella
Acting

L E G A L D E S C R I P T I O N

WEST RIVER PROJECT NO. UR R.I. 1-6
April 12, 1956

Beginning at the northerly corner of the tract herein described, said corner being the intersection of the westerly line of West River Street and the northerly face of the southerly wall of the West River;

thence, running southerly and bounding easterly on said West River Street, ninety (90) feet, more or less, along the westerly line of said West River Street to its intersection with the westerly prolongation of a southerly line of land now or formerly of the State of Rhode Island;

thence, turning an angle and running easterly and bounding northerly and successively on said West River Street and said State of Rhode Island land, one hundred five (105) feet, more or less, along a southerly line of said State of Rhode Island land and said westerly extension thereof, to a corner of said State of Rhode Island land;

thence, turning an angle and running southerly and bounding easterly on said State of Rhode Island land, two hundred twenty (220) feet, more or less, along a westerly line of said State of Rhode Island land to its intersection with the northerly line of Deer Street;

thence, turning an angle and running easterly and bounding northerly on said State of Rhode Island land, one hundred thirty (130) feet, more or less, along said northerly line of Deer Street to another corner of said State of Rhode Island land;

thence, turning an angle and running northeasterly and bounding northwesterly on said State of Rhode Island land, sixty (60) feet, more or less, along a southeasterly line of said State of Rhode Island land to its intersection with the southerly line of Pocahontas Street, at another corner of said State of Rhode Island land;

thence, turning an angle and running easterly and bounding northerly on said Pocahontas Street, one hundred (100) feet, more or less, along said southerly line of Pocahontas Street to its intersection with the easterly face of the westerly wall of the Moshassuck River within land now or formerly of Vincent D'Agostino;

thence, turning an angle and running generally southerly and bounding easterly on said Moshassuck River and on said D'Agostino land, six hundred ninety (690) feet, more or less, along said easterly face of the westerly wall of the Moshassuck River to another point within said D'Agostino land;

thence, turning an angle and running approximately South seventy-nine degrees West (S 79° W) and bounding southerly on said D'Agostino land, sixty (60) feet, more or less, to another point within said D'Agostino land;

thence, turning an angle and running approximately South eleven degrees East (S 11° E) and bounding easterly and successively on said D'Agostino land and on lands now or formerly of Wahskuck Company and of City of Providence, two hundred fifty (250) feet, more or less, to a point of curvature within said City of Providence land;

thence, continuing southeasterly and curving to the left in the arc of a circle tangent to the last described line and having a radius of one hundred ninety (190) feet and a central angle of approximately fifty-six (56) degrees and bounding northeasterly on said City of Providence land, one hundred eighty-five (185) feet, more or less, to a point of tangency of the said arc within said City of Providence land;

thence, continuing approximately South sixty-seven degrees East (S 67° E) and bounding northeasterly and successively on said City of Providence land and on Livingston Street, one hundred forty (140) feet, more or less, along a line tangent to the arc aforesaid to the point of intersection of said tangent and the northerly extension of the westerly line of Nichols Street;

thence, turning an angle and running generally southerly and southwesterly and bounding easterly on said Nichols Street, one thousand seven hundred eighty-five (1,785) feet, more or less, along the northwesterly line of said Nichols Street and the extension thereof to its intersection with the southwesterly line of Charles Street;

thence, turning an angle and running southeasterly and bounding northeasterly on said Charles Street, eighty (80) feet, more or less, along said southwesterly line of Charles Street to its intersection with the northwesterly line of Conanicut Street;

thence, turning an angle and running southwesterly and bounding southeasterly on said Conanicut Street, one hundred (100) feet, more or less, along said northwesterly line of Conanicut Street to the easterly corner of land now or formerly of Abklein Realty Company;

thence, turning an angle and running northwesterly and bounding southwesterly and successively on said Abklein Realty Company land and on land of E. Costantino et al, two hundred fifty-one (251) feet, more or less, along the northeasterly line of said Abklein and Costantino lands to the northerly corner of said Costantino land;

thence, turning an angle and running southwesterly and bounding southeasterly on said Costantino land, fifty (50) feet, more or less, along the northwesterly line of said Costantino land to a point therein;

thence, turning an interior angle of two hundred seventy (270) degrees and running southeasterly and bounding northeasterly on said Costantino land, thirty-five (35) feet, more or less, to a point on a line fifteen (15) feet northwesterly of and parallel to the lot line between lots 63 and 64 of a plat entitled "Plat of Philip W. Martin's Estate, by M. B. Lockwood, Providence, May 12th 1843", both of said lots being included within said Costantino land;

thence, turning an interior angle of ninety (90) degrees and running southwesterly and bounding southeasterly on said Costantino land, fifty (50) feet, more or less, along said line fifteen (15) feet northwesterly of and parallel to the lot line between said lots 63 and 64 to its intersection with the northeasterly line of Ashburton Street;

thence, turning an angle and running northwesterly and bounding southwesterly on said Ashburton Street, one hundred thirty-five (135) feet, more or less, along said northeasterly line of Ashburton Street to the southerly corner of land now or formerly of Luigi Damiano et al;

thence, turning an angle and running northeasterly and bounding northwesterly on said Damiano land, one hundred fourteen (114) feet, more or less, along the southeasterly line of said Damiano land to the easterly corner of said Damiano land;

thence, turning an angle and running northwesterly and bounding southwesterly on said Damiano land, one hundred (100) feet, more or less, along the northeasterly line of said Damiano land to the northerly corner of said Damiano land;

thence, turning an angle and running southwesterly and bounding southeasterly on said Damiano land, thirty-six (36) feet, more or less, along the northwesterly line of said Damiano land to a point therein, at the easterly corner of land now or formerly of E. J. Wholey et al;

thence, turning an angle and running northwesterly and bounding southwesterly on said Wholey land, fifty (50) feet, more or less, along a northeasterly line of said Wholey land to another corner of said Wholey land, on the lot line between lots 57 and 58 of said Plat of Philip W. Martin's Estate;

thence, turning an angle and running northeasterly and bounding northwesterly on said Wholey land, twenty-two (22) feet, more or less, along said lot line to another corner of said Wholey land;

thence, turning an angle and running northwesterly and bounding southwesterly and successively on said Wholey land and land now or formerly of The Erco Corporation, one hundred (100) feet, more or less, along the northeasterly line of said lands to a corner of said Erco land;

thence, turning an angle and running northeasterly and bounding northwesterly on said Erco land, one hundred (100) feet, more or less, along a southeasterly line of said Erco land to its intersection with the southwesterly line of Charles Street;

thence, turning an angle and running northwesterly and bounding southwesterly on said Erco land, fifty-five (55) feet, more or less, along said southwesterly line of Charles Street to its intersection with a line five (5) feet northwesterly of and parallel to the lot line between lots 80 and 81 of said Plat of Philip W. Martin's Estate;

thence, turning an interior angle of two hundred seventy (270) degrees and running southwesterly and bounding southeasterly on said Erco land, thirty-five (35) feet along said line five (5) feet northwesterly of and parallel to said lot line between lots 80 and 81 to a point within said Erco land;

thence, turning an interior angle of ninety (90) degrees and running northwesterly and bounding southwesterly on said Erco land, thirty (30) feet along a line thirty-five (35) feet southwesterly of and parallel to said southwesterly line of Charles Street to another point within said Erco land;

thence, turning an interior angle of two hundred seventy (270) degrees and running southwesterly and bounding southeasterly on said Erco land, ten (10) feet along a line thirty-five (35) feet northwesterly of and parallel to said lot line between lots 80 and 81 to another point within said Erco land;

thence, turning an interior angle of ninety (90) degrees and running northwesterly and bounding southwesterly on said Erco land, fifteen (15) feet, more or less, along a line forty-five (45) feet southwesterly of and parallel to said southwesterly line of Charles Street to a point on the lot line between lots 81 and 82 of said Plat of Philip W. Martin's Estate within said Erco land;

thence, turning an interior angle of ninety (90) degrees and running northeasterly and bounding northwesterly on said Erco land, forty-five (45) feet along said lot line between lots 81 and 82 to its intersection with the southwesterly line of Charles Street;

thence, turning an angle and running northwesterly and bounding southwesterly on said Erco land, one hundred (100) feet, more or less, along said southwesterly line of Charles Street to its intersection with the lot line between lots 83 and 84 of said Plat of Philip W. Martin's Estate, at the northerly corner of said Erco land;

thence, turning an angle and running southwesterly and bounding southeasterly on said Erco land, one hundred (100) feet, more or less, along said lot line between lots 83 and 84 to another corner of said Erco land;

thence, turning an angle and running southeasterly and bounding northeasterly on said Erco land, thirty-two (32) feet, more or less, along the lot line between lots 83 and 52 of said Plat of Philip W. Martin's Estate to another corner of said Erco land;

thence, turning an angle and running southwesterly and bounding southeasterly on said Erco land, seventy-nine (79) feet, more or less, along a northwesterly line of said Erco land to its intersection with the northeasterly line of Ashburton Street, at another corner of said Erco land;

thence, turning an angle and running northwesterly and bounding southwesterly on said Ashburton Street, thirty-four (34) feet, more or less, along said northeasterly line of Ashburton Street to its intersection with the southeasterly line of lot 51 of said Plat of Philip W. Martin's Estate, at the southerly corner of land also of said Erco Corporation;

thence, turning an angle and running northeasterly and bounding northwesterly on said Erco land, seventy (70) feet, more or less, along said southeasterly line of lot 51 to its intersection with the lot line between said lot 51 and lot 84, both of said Plat of Philip W. Martin's Estate, at another corner of said Erco land;

thence, turning an angle and running northwesterly and bounding southwesterly on said Erco land, fifty (50) feet, more or less, along said lot line between lots 51 and 84 to another corner of said Erco land, on the southeasterly line of land now or formerly of Emilio Santaniello;

thence, turning an angle and running northeasterly and bounding northwesterly on said Santaniello land, one hundred (100) feet, more or less, along the lot line between lots 84 and 85 of said Plat of Philip W. Martin's Estate to its intersection with said southwesterly line of Charles Street, at the easterly corner of said Santaniello land;

thence, turning an angle and running northwesterly and bounding southwesterly on said Santaniello land, forty-eight (48) feet, more or less, along said southwesterly line of Charles Street to its intersection with the southeasterly line of said Ashburton Street;

thence, turning an interior angle of one hundred ninety-five (195) degrees, more or less, and running northwesterly and bounding southwesterly on said Ashburton Street, one hundred ten (110) feet, more or less, to the intersection of the westerly line of said Ashburton Street with the southwesterly line of Charles Street, at a corner of land now or formerly of Providence and Worcester Railroad Co. and Boston and Providence Railroad Co. jointly, said land being the right-of-way of the New York, New Haven and Hartford Railroad;

thence, turning an interior angle of one hundred sixty-five (165) degrees, more or less, and running northwesterly and bounding southwesterly on said railroad right-of-way, one hundred thirty-four (134) feet, more or less, along said southwesterly line of Charles Street to a point of curvature therein;

thence, continuing northwesterly and curving to the right in the arc of a curve tangent to the last described line and having a radius of two hundred (200) feet and a central angle of approximately thirteen (13) degrees and bounding southwesterly on said railroad right-of-way, forty seven (47) feet, more or less, along said southwesterly line of Charles Street to the point of tangency of the said arc;

thence, continuing on a line tangent to the arc aforesaid and running northwesterly and bounding southwesterly on said railroad right-of-way, thirty-five (35) feet, more or less, along said southwesterly line of Charles Street to a point of angle therein;

thence, turning an angle and running northerly and bounding westerly on said railroad right-of-way, thirty-one (31) feet, more or less, along said westerly line of Charles Street to a point of angle therein;

thence, turning an angle and running northerly and bounding westerly on said Charles Street, seventy-three (73) feet, more or less, to the intersection of the easterly line of said railroad right-of-way and the northeasterly line of Charles Street;

thence, turning an angle and running southeasterly and bounding northeasterly on land now or formerly of Narragansett Electric Co., twenty-six (26) feet, more or less, along said northeasterly line of Charles Street to a point of curvature;

thence, continuing southeasterly and curving to the left in the arc of a circle tangent to the last described line and having a radius of forty (40) feet and a central angle of approximately thirty (30) degrees, twenty-one (21) feet, more or less, to the point of intersection of said arc with the center line of Cross Street;

thence, turning an angle and running generally northeasterly and bounding northwesterly on said Cross Street, four hundred ten (410) feet, more or less, along said center line of Cross Street and a curve to the right therein to a point therein;

thence, turning an angle and running approximately North twenty-three degrees East ($N 23^{\circ} E$) and bounding northwesterly on said Cross Street, thirty-five (35) feet, more or less, to the intersection of said bearing and a bearing running southeasterly from and perpendicular to the northwesterly line of said Cross Street at a point, said point being the intersection of said northwesterly line of Cross Street and the lot line between land now or formerly of Corliss Realty, Inc. and land now or formerly of Ronci Realty Inc.;

thence, turning an interior angle of approximately two hundred forty-four (244) degrees and running northwesterly and bounding southwesterly on said Cross Street, ten (10) feet, more or less, along said bearing perpendicular to the northwesterly line of said Cross Street to a point therein, said point being an easterly corner of said Corliss Realty land;

thence, turning an angle and running northwesterly and bounding southwesterly on said Corliss Realty land, one hundred three (103) feet, more or less, along a northeasterly line of said Corliss Realty land to another corner of said Corliss Realty land;

thence, turning an angle and continuing northwesterly and bounding southwesterly on said Corliss Realty land, thirty-four (34) feet, more or less, along a northeasterly line of said Corliss Realty land to another corner of said Corliss Realty land;

thence, turning an angle and running northeasterly and bounding northwesterly on said Corliss Realty land, two hundred (200) feet, more or less, along a southeasterly line of said Corliss Realty land to another corner of said Corliss Realty land, at land now or formerly of O'Keefe Realty Corporation;

thence, turning an angle and running southeasterly and bounding northeasterly on said O'Keefe Realty land, fifteen (15) feet, more or less, along the southwesterly line of said O'Keefe Realty land to the southerly corner of said O'Keefe Realty land;

thence, turning an angle and running northeasterly and bounding northwesterly on said O'Keefe Realty land, sixty (60) feet, more or less, along a southeasterly line of said O'Keefe Realty land to another corner of said O'Keefe Realty land;

thence, turning an angle and running southeasterly and bounding northeasterly on said O'Keefe Realty land, fifteen (15) feet, more or less, along a southwesterly line of said O'Keefe land to another corner of said O'Keefe Realty land;

thence, turning an angle and running northeasterly and bounding northwesterly and successively on said O'Keefe Realty land and land now or formerly of Bert Fortlouis, three hundred twenty-eight (328) feet, more or less, along a southeasterly line of said O'Keefe and Fortlouis lands to a corner of said Fortlouis land;

thence, turning an angle and running southeasterly and bounding northeasterly on said Fortlouis land, thirty-five (35) feet, more or less, along a southwesterly line of said Fortlouis land to its intersection with the westerly line of West River Street;

thence, turning an interior angle of approximately two hundred ten (210) degrees and running easterly and bounding northerly on said West River Street, twenty (20) feet, more or less, along a line perpendicular to the center line of said West River Street to its intersection therewith;

thence, turning an angle and running generally northerly and bounding westerly on said West River Street, four hundred sixty (460) feet, more or less, along said center line of West River Street to a point therein;

thence, turning an interior angle of approximately one hundred ninety-six (196) degrees and running approximately North twenty-three degrees East (N 23° E) and bounding northwesterly on said West River Street, thirty (30) feet, more or less, to a point of curvature;

thence, continuing northeasterly and curving to the right in the arc of a curve tangent to the last described line and having a radius of two hundred forty-five (245) feet and a central angle of approximately twenty-one (21) degrees and bounding northwesterly on said West River Street, ninety (90) feet, more or less, along said arc to its intersection with the center line of West River Street;

thence, turning an angle and running northerly and bounding westerly on said West River Street, one hundred forty-five (145) feet, more or less, along said center line of West River Street to its intersection with the easterly prolongation of the center line now or formerly of Elk Street;

thence, turning an angle and running westerly and bounding southerly on said Elk Street, two hundred twenty-five (225) feet, more or less, along said center line of Elk Street to its intersection with the southerly prolongation of the center line now or formerly of Erin Street;

thence, turning an angle and running northerly and bounding westerly on said Elk Street, thirteen (13) feet, more or less, along said southerly prolongation of the center line of Erin Street to its intersection with the easterly prolongation of the northerly line of land now or formerly of King Realty Company;

thence, turning an angle and running westerly and bounding southerly and successively on said Elk Street and land now or formerly of King Realty Company, eighty (80) feet, more or less, along said northerly line of said King Realty land to a point in the northwesterly face of the southeasterly wall of the West River;

thence, turning an angle and running generally northeasterly and easterly and bounding northwesterly and northerly on said West River, four hundred twenty (420) feet, more or less, along said northwesterly face of the southeasterly wall of the West River, and continuing along the northerly face of the southerly wall thereof, to the point and place of beginning:

PROVIDED HOWEVER, that, the land contained within the following described bounds shall be excluded from the hereinabove described tract of land:

Beginning at a point, said point being the intersection of the northeasterly line of Charles Street and the northwesterly lot line of land now or formerly of Erco Corporation, four hundred fifty-two (452) feet, more or less, southeasterly from the southerly corner of land now or formerly of The Narragansett Electric Co., said corner being the intersection of the northwesterly line of Cross Street and the northeasterly line of Charles Street;

thence, running northeasterly and bounding southeasterly on said Erco land, one hundred (100) feet, more or less, along said northwesterly line of said Erco land to a corner thereof;

thence, turning an angle and running southeasterly and bounding southwesterly on said Erco land, one (1) foot, more or less, along a northeasterly line of said Erco land to another corner thereof;

thence, turning an angle and running northeasterly and bounding southeasterly on said Erco land, eighteen (18) feet, more or less, along a northwesterly line of said Erco land to another corner thereof;

thence, turning an angle and running northwesterly and bounding northeasterly on said Erco land, eight (8) feet, more or less, along a southwesterly line of said Erco land to another corner thereof;

thence, turning an angle and running northeasterly and bounding southeasterly and successively on said Erco land and on Wilcox Street, one hundred seven (107) feet, more or less, along a northwesterly line of said Erco land and the northeasterly extension thereof to its intersection with the northerly extension of the westerly line of West River Street, said intersection being at or near the center line of said Wilcox Street;

thence, turning an interior angle of approximately one hundred forty-eight (148) degrees and running easterly and bounding southerly on said West River Street, seventeen (17) feet, more or less, along a line perpendicular to the center line of said West River Street to its intersection with said center line of West River Street;

thence, turning an interior angle of ninety (90) degrees and running southerly and bounding westerly on said West River Street, one hundred eighty-three (183) feet, more or less, along said center line of West River Street to its intersection with a bearing from an easterly corner of said Erco land and perpendicular to said center line of West River Street;

thence, turning an interior angle of ninety (90) degrees and running westerly and bounding northerly on said West River Street, seventeen (17) feet, more or less, along said bearing to said easterly corner of said Erco land;

thence, turning an interior angle of approximately two hundred twelve (212) degrees and running southwesterly and bounding northwesterly on said Erco land, one hundred thirty-three (133) feet, more or less, along the southeasterly line of said Erco land to its intersection with the northeasterly line of Charles Street, at another corner of said Erco land;

thence, turning an angle and running northwesterly and bounding northeasterly on said Erco land, one hundred forty-eight (148) feet, more or less, along said northeasterly line of Charles Street to the point and place of beginning.

OFFICIAL

REDEVELOPMENT PLAN

JUL 12 1956

~~APR 11 1956~~

WEST RIVER

PROJECT NO. UR R.I. 1-6

PROVIDENCE REDEVELOPMENT AGENCY



PROVIDENCE REDEVELOPMENT AGENCY

CITY HALL PROVIDENCE 3, RHODE ISLAND GASPEE 1-7740

May 11, 1956

Mr. Edward Winsor, Chairman
City Plan Commission
City Hall - Room 103
Providence 3, Rhode Island

Dear Mr. Winsor:

The Providence Redevelopment Agency transmits herewith ten (10) copies of the Redevelopment Plan for "West River Project No. UR R.I. 1-6." They are transmitted in compliance with Article 8, Section 45 of Chapter 3654, Public Laws of Rhode Island, the "Redevelopment Act of 1956."

This Redevelopment Plan has been approved by the Providence Redevelopment Agency and will be submitted to the City Council on Thursday, May 17, 1956.

Sincerely yours,

Chester R. Martin
Chairman
Redevelopment Agency

CRM:fs

Enclosures

cc: D. Everett Whelan, City Clerk

CHESTER R. MARTIN
CHAIRMAN
MORRIS S. WALDMAN
VICE CHAIRMAN

ALBERT HARKNESS
EDMUND M. MAURO
TIMOTHY A. PURCELL

DONALD M. GRAHAM
EXECUTIVE DIRECTOR
CHARLES R. WOOD
SECRETARY



PROVIDENCE REDEVELOPMENT AGENCY

CITY HALL PROVIDENCE 3, RHODE ISLAND GASPEE 1-7740

May 14, 1956

The Honorable City Council
City of Providence
City Hall
Providence 3, Rhode Island

Gentlemen:

The Providence Redevelopment Agency submits herewith the Redevelopment Plan for "West River, Project No. UR R.I. 1-6."

This Plan consists of a report with supporting maps, and describes the proposal to acquire real property within the Project Area, to remove streets and structures, to grade the land, and to develop the cleared land as an industrial park, with new streets and utilities and with sites for new industrial plants.

This Redevelopment Plan has been prepared and is being submitted in compliance with the provisions of Chapter 3654 of the Public Laws of Rhode Island, the "Redevelopment act of 1956."

The Agency recommends that the City Council approve by ordinance the proposals contained in this plan and vest in this Agency the responsibility for carrying out the plan.

Respectfully submitted,

Chester R. Martin
Chester R. Martin
Chairman
Redevelopment Agency

CRM:fs

cc: Mayor Walter H. Reynolds

**IN CITY
COUNCIL**

MAY 17 1956

FIRST READING
REFERRED TO COMMITTEE ON
ORDINANCES & PUBLIC WORKS
Thurston

CHESTER R. MARTIN
CHAIRMAN
MORRIS S. WALDMAN
VICE CHAIRMAN

ALBERT HARKNESS
EDMUND M. MAURO
TIMOTHY A. PURCELL

DONALD M. GRAHAM
EXECUTIVE DIRECTOR
CHARLES R. WOOD
SECRETARY



PROVIDENCE REDEVELOPMENT AGENCY

CITY HALL PROVIDENCE 3, RHODE ISLAND GASPEE I-7740

June 26, 1956

Mr. D. Everett Whelan
City Clerk
City Hall
Providence 3, Rhode Island

Dear Mr. Whelan:

The Providence Redevelopment Agency respectfully requests that the attached proposed ordinance be placed on the docket for the July 5, 1956 meeting of the City Council for its consideration. The subject of the ordinance is the approval and adoption of the Redevelopment Plan for West River Project No. UR R.I. 1-6.

Sincerely yours,

Donald M. Graham
Executive Director

DMG:fs

Enclosure

CHESTER R. MARTIN
CHAIRMAN
MORRIS S. WALDMAN
VICE CHAIRMAN

ALBERT HARKNESS
EDMUND M. MAURO
TIMOTHY A. PURCELL

DONALD M. GRAHAM
EXECUTIVE DIRECTOR
CHARLES R. WOOD
SECRETARY



City Plan Commission

EDWARD WINSOR, *Chairman*
JERRY LORENZO RALPH MATERA

WALTER H. REYNOLDS, *Mayor*
LUCIO E. CARLONE, *Secretary*

PAUL A. SAN SOUCI, *Vice Chairman*
RAYMOND J. NOTTAGE HARRY PINKERSON

FRANK H. MALLEY, *Director*
DIETER HAMMERSCHLAG, *Senior Planner*
ANTHONY A. VERRECCHIA, *Senior Planner*

*Suite 103, City Hall,
Providence 3, Rhode Island*

July 11, 1956

**The Honorable Walter H. Reynolds, Mayor
The Honorable City Council
of the City of Providence
City Hall
Providence, Rhode Island**

**SUBJECT: Referral No. 817-A - REDEVELOPMENT PLAN FOR WEST RIVER
PROJECT NO. UR R.I. 1-6**

Gentlemen:

On June 26, 1956 the City Plan Commission received a communication from the Providence Redevelopment Agency recommending certain changes in the Redevelopment Plan designated as the Redevelopment Plan for the West River Project No. UR R.I. 1-6 which Plan was recommended for approval and execution on May 15, 1956 by the City Plan Commission

Subject changes in the Redevelopment Plan received consideration by the City Plan Commission at a meeting held on the 10th of July 1956.

It was unanimously

VOTED: That in connection with the changes to paragraph E3 on page 19 and to the third paragraph of Section F on page 20 of the Redevelopment Plan designated as the Redevelopment Plan for West River Project No. UR R.I. 1-6, as said changes were set forth in the letter dated June 26, 1956 from the Providence Redevelopment Agency to the City Plan Commission, the City Plan Commission reports that the changes to the Redevelopment Plan for West River Project No. UR R.I. 1-6 are in conformity with the Master or General Plan of the City of Providence and the City Plan Commission recommends the approval and execution of this plan as revised by said changes as being necessary in the public interest.

Very truly yours,

**EDWARD WINSOR
CHAIRMAN
CITY PLAN COMMISSION**

EW:MMH

c.c. Providence Redevelopment Agency - 3

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REDEVELOPMENT PLAN

A. DESCRIPTION OF PROJECT AREA

1. Project Area Boundary

That certain tract of land situated in the City of Providence and State of Rhode Island, which is bounded and described as follows:

Beginning at the northerly corner of the tract herein described, said corner being the intersection of the westerly line of West River Street and the northerly face of the southerly wall of the West River;

thence, running southerly and bounding easterly on said West River Street, ninety (90) feet, more or less, along the westerly line of said West River Street to its intersection with the westerly prolongation of a southerly line of land now or formerly of the State of Rhode Island;

thence, turning an angle and running easterly and bounding northerly and successively on said West River Street and said State of Rhode Island land, one hundred five (105) feet, more or less, along a southerly line of said State of Rhode Island land and said westerly extension thereof, to a corner of said State of Rhode Island land;

thence, turning an angle and running southerly and bounding easterly on said State of Rhode Island land, two hundred twenty (220) feet, more or less, along a westerly line of said State of Rhode Island land to its intersection with the northerly line of Deer Street;

thence, turning an angle and running easterly and bounding northerly on said State of Rhode Island land, one hundred thirty (130) feet, more or less, along said northerly line of Deer Street to another corner of said State of Rhode Island land;

thence, turning an angle and running northeasterly and bounding northwesterly on said State of Rhode Island land, sixty (60) feet, more or less, along a southeasterly line of said State of Rhode Island land to its intersection with the southerly line of Pocahontas Street, at another corner of said State of Rhode Island land;

thence, turning an angle and running easterly and bounding northerly on said Pocahontas Street, one hundred (100) feet, more or less, along said southerly line of Pocahontas Street to its intersection with the easterly face of the westerly wall of the Moshassuck River within land now or formerly of Vincent D'Agostino;

thence, turning an angle and running generally southerly and bounding easterly on said Moshassuck River and on said D'Agostino land, six hundred ninety (690) feet, more or less, along said easterly face of the westerly wall of the Moshassuck River to another point within said D'Agostino land;

thence, turning an angle and running approximately South seventy-nine degrees West ($S 79^{\circ} W$) and bounding southerly on said D'Agostino land, sixty (60) feet, more or less, to another point within said D'Agostino land;

thence, turning an angle and running approximately South eleven degrees East ($S 11^{\circ} E$) and bounding easterly and successively on said D'Agostino land and on lands now or formerly of Wanskuck Company and of City of Providence, two hundred fifty (250) feet, more or less, to a point of curvature within said City of Providence land;

thence, continuing southeasterly and curving to the left in the arc of a circle tangent to the last described line and having a radius of one hundred ninety (190) feet and a central angle of approximately fifty-six (56) degrees and bounding northeasterly on said City of Providence land, one hundred eighty-five (185) feet, more or less, to a point of tangency of the said arc within said City of Providence land;

thence, continuing approximately South sixty-seven degrees East ($S 67^{\circ} E$) and bounding northeasterly and successively on said City of Providence land and on Livingston Street, one hundred forty (140) feet, more or less, along a line tangent to the arc aforesaid to the point of intersection of said tangent and the northerly extension of the westerly line of Nichols Street;

thence, turning an angle and running generally southerly and southwesterly and bounding easterly on said Nichols Street, one thousand seven hundred eighty-five (1,785) feet, more or less, along the northwesterly line of said Nichols Street and the extension thereof to its intersection with the southwesterly line of Charles Street;

thence, turning an angle and running southeasterly and bounding northeasterly on said Charles Street, eighty (80) feet, more or less, along said southwesterly line of Charles Street to its intersection with the northwesterly line of Conanicut Street;

thence, turning an angle and running southwesterly and bounding southeasterly on said Conanicut Street, one hundred (100) feet, more or less, along said northwesterly line of Conanicut Street to the easterly corner of land now or formerly of Abklein Realty Company;

thence, turning an angle and running northwesterly and bounding southwesterly and successively on said Abklein Realty Company land and on land of E. Costantino et al, two hundred fifty-one (251) feet, more or less, along the northeasterly line of said Abklein and Costantino lands to the northerly corner of said Costantino land;

thence, turning an angle and running southwesterly and bounding southeasterly on said Costantino land, fifty (50) feet, more or less, along the northwesterly line of said Costantino land to a point therein;

thence, turning an interior angle of two hundred seventy (270) degrees and running southeasterly and bounding northeasterly on said

Costantino land, thirty-five (35) feet, more or less, to a point on a line fifteen (15) feet northwesterly of and parallel to the lot line between lots 63 and 64 of a plat entitled "Plat of Philip W. Martin's Estate, by M. B. Lockwood, Providence, May 12th 1843", both of said lots being included within said Costantino land;

thence, turning an interior angle of ninety (90) degrees and running southwesterly and bounding southeasterly on said Costantino land, fifty (50) feet, more or less, along said line fifteen (15) feet northwesterly of and parallel to the lot line between said lots 63 and 64 to its intersection with the northeasterly line of Ashburton Street;

thence, turning an angle and running northwesterly and bounding southwesterly on said Ashburton Street, one hundred thirty-five (135) feet, more or less, along said northeasterly line of Ashburton Street to the southerly corner of land now or formerly of Luigi Damiano et al;

thence, turning an angle and running northeasterly and bounding northwesterly on said Damiano land, one hundred fourteen (114) feet, more or less, along the southeasterly line of said Damiano land to the easterly corner of said Damiano land;

thence, turning an angle and running northwesterly and bounding southwesterly on said Damiano land, one hundred (100) feet, more or less, along the northeasterly line of said Damiano land to the northerly corner of said Damiano land;

thence, turning an angle and running southwesterly and bounding southeasterly on said Damiano land, thirty-six (36) feet, more or less, along the northwesterly line of said Damiano land to a point therein, at the easterly corner of land now or formerly of E. J. Wholey et al;

thence, turning an angle and running northwesterly and bounding southwesterly on said Wholey land, fifty (50) feet, more or less, along a northeasterly line of said Wholey land to another corner of said Wholey land, on the lot line between lots 57 and 58 of said Plat of Philip W. Martin's Estate;

thence, turning an angle and running northeasterly and bounding northwesterly on said Wholey land, twenty-two (22) feet, more or less, along said lot line to another corner of said Wholey land;

thence, turning an angle and running northwesterly and bounding southwesterly and successively on said Wholey land and land now or formerly of The Erco Corporation, one hundred (100) feet, more or less, along the northeasterly line of said lands to a corner of said Erco land;

thence, turning an angle and running northeasterly and bounding northwesterly on said Erco land, one hundred (100) feet, more or less, along a southeasterly line of said Erco land to its intersection with the southwesterly line of Charles Street;

thence, turning an angle and running northwesterly and bounding southwesterly on said Erco land, fifty-five (55) feet, more or less, along said southwesterly line of Charles Street to its intersection with a line five (5) feet northwesterly of and parallel to the lot line between lots 80 and 81 of said Plat of Philip W. Martin's Estate;

thence, turning an interior angle of two hundred seventy (270) degrees and running southwesterly and bounding southeasterly on said Erco land, thirty-five (35) feet along said line five (5) feet northwesterly of and parallel to said lot line between lots 80 and 81 to a point within said Erco land;

thence, turning an interior angle of ninety (90) degrees and running northwesterly and bounding southwesterly on said Erco land, thirty (30) feet along a line thirty-five (35) feet southwesterly of and parallel to said southwesterly line of Charles Street to another point within said Erco land;

thence, turning an interior angle of two hundred seventy (270) degrees and running southwesterly and bounding southeasterly on said Erco land, ten (10) feet along a line thirty-five (35) feet northwesterly of and parallel to said lot line between lots 80 and 81 to another point within said Erco land;

thence, turning an interior angle of ninety (90) degrees and running northwesterly and bounding southwesterly on said Erco land, fifteen (15) feet, more or less, along a line forty-five (45) feet southwesterly of and parallel to said southwesterly line of Charles Street to a point on the lot line between lots 81 and 82 of said Plat of Philip W. Martin's Estate within said Erco land;

thence, turning an interior angle of ninety (90) degrees and running northeasterly and bounding northwesterly on said Erco land, forty-five (45) feet along said lot line between lots 81 and 82 to its intersection with the southwesterly line of Charles Street;

thence, turning an angle and running northwesterly and bounding southwesterly on said Erco land, one hundred (100) feet, more or less, along said southwesterly line of Charles Street to its intersection with the lot line between lots 83 and 84 of said Plat of Philip W. Martin's Estate, at the northerly corner of said Erco land;

thence, turning an angle and running southwesterly and bounding southeasterly on said Erco land, one hundred (100) feet, more or less, along said lot line between lots 83 and 84 to another corner of said Erco land;

thence, turning an angle and running southeasterly and bounding northeasterly on said Erco land, thirty-two (32) feet, more or less, along the lot line between lots 83 and 52 of said Plat of Philip W. Martin's Estate to another corner of said Erco land;

thence, turning an angle and running southwesterly and bounding southeasterly on said Erco land, seventy-nine (79) feet, more or less, along a northwesterly line of said Erco land to its intersection with the northeasterly line of Ashburton Street, at another corner of said Erco land;

thence, turning an angle and running northwesterly and bounding southwesterly on said Ashburton Street, thirty-four (34) feet, more or less, along said northeasterly line of Ashburton Street to its intersection with the southeasterly line of lot 51 of said Plat of Philip W. Martin's Estate, at the southerly corner of land also of said Erco Corporation;

thence, turning an angle and running northeasterly and bounding northwesterly on said Erco land, seventy (70) feet, more or less, along said southeasterly line of lot 51 to its intersection with the lot line between said lot 51 and lot 84, both of said Plat of Philip W. Martin's Estate, at another corner of said Erco land;

thence, turning an angle and running northwesterly and bounding southwesterly on said Erco land, fifty (50) feet, more or less, along said lot line between lots 51 and 84 to another corner of said Erco land, on the southeasterly line of land now or formerly of Emilio Santaniello;

thence, turning an angle and running northeasterly and bounding northwesterly on said Santaniello land, one hundred (100) feet, more or less, along the lot line between lots 84 and 85 of said Plat of Philip W. Martin's Estate to its intersection with said southwesterly line of Charles Street, at the easterly corner of said Santaniello land;

thence, turning an angle and running northwesterly and bounding southwesterly on said Santaniello land, forty-eight (48) feet, more or less, along said southwesterly line of Charles Street to its intersection with the southeasterly line of said Ashburton Street;

thence, turning an interior angle of one hundred ninety-five (195) degrees, more or less, and running northwesterly and bounding southwesterly on said Ashburton Street, one hundred ten (110) feet, more or less, to the intersection of the westerly line of said Ashburton Street with the southwesterly line of Charles Street, at a corner of land now or formerly of Providence and Worcester Railroad Co. and Boston and Providence Railroad Co. jointly, said land being the right-of-way of the New York, New Haven and Hartford Railroad;

thence, turning an interior angle of one hundred sixty-five (165) degrees, more or less, and running northwesterly and bounding southwesterly on said railroad right-of-way, one hundred thirty-four (134) feet, more or less, along said southwesterly line of Charles Street to a point of curvature therein;

thence, continuing northwesterly and curving to the right in the arc of a curve tangent to the last described line and having a radius of two hundred (200) feet and a central angle of approximately thirteen (13)

degrees and bounding southwesterly on said railroad right-of-way, forty-seven (47) feet, more or less, along said southwesterly line of Charles Street to the point of tangency of the said arc;

thence, continuing on a line tangent to the arc aforesaid and running northwesterly and bounding southwesterly on said railroad right-of-way, thirty-five (35) feet, more or less, along said southwesterly line of Charles Street to a point of angle therein;

thence, turning an angle and running northerly and bounding westerly on said railroad right-of-way, thirty-one (31) feet, more or less, along said westerly line of Charles Street to a point of angle therein;

thence, turning an angle and running northerly and bounding westerly on said Charles Street, seventy-three (73) feet, more or less, to the intersection of the easterly line of said railroad right-of-way and the northeasterly line of Charles Street;

thence, turning an angle and running southeasterly and bounding northeasterly on land now or formerly of Narragansett Electric Co., twenty-six (26) feet, more or less, along said northeasterly line of Charles Street to a point of curvature;

thence, continuing southeasterly and curving to the left in the arc of a circle tangent to the last described line and having a radius of forty (40) feet and a central angle of approximately thirty (30) degrees, twenty-one (21) feet, more or less, to the point of intersection of said arc with the center line of Cross Street;

thence, turning an angle and running generally northeasterly and bounding northwesterly on said Cross Street, four hundred ten (410) feet, more or less, along said center line of Cross Street and a curve to the right therein to a point therein;

thence, turning an angle and running approximately North twenty-three degrees East ($N 23^{\circ} E$) and bounding northwesterly on said Cross Street, thirty-five (35) feet, more or less, to the intersection of said bearing and a bearing running southeasterly from and perpendicular to the northwesterly line of said Cross Street at a point, said point being the intersection of said northwesterly line of Cross Street and the lot line between land now or formerly of Corliss Realty, Inc. and land now or formerly of Ronci Realty Inc.;

thence, turning an interior angle of approximately two hundred forty-four (244) degrees and running northwesterly and bounding southwesterly on said Cross Street, ten (10) feet, more or less, along said bearing perpendicular to the northwesterly line of said Cross Street to a point therein, said point being an easterly corner of said Corliss Realty land;

thence, turning an angle and running northwesterly and bounding southwesterly on said Corliss Realty land, one hundred three (103) feet, more or less, along a northeasterly line of said Corliss Realty land to another corner of said Corliss Realty land;

thence, turning an angle and continuing northwesterly and bounding southwesterly on said Corliss Realty land, thirty-four (34) feet, more or less, along a northeasterly line of said Corliss Realty land to another corner of said Corliss Realty land;

thence, turning an angle and running northeasterly and bounding northwesterly on said Corliss Realty land, two hundred (200) feet, more or less, along a southeasterly line of said Corliss Realty land to another corner of said Corliss Realty land, at land now or formerly of O'Keefe Realty Corporation;

thence, turning an angle and running southeasterly and bounding northeasterly on said O'Keefe Realty land, fifteen (15) feet, more or less, along the southwesterly line of said O'Keefe Realty land to the southerly corner of said O'Keefe Realty land;

thence, turning an angle and running northeasterly and bounding northwesterly on said O'Keefe Realty land, sixty (60) feet, more or less, along a southeasterly line of said O'Keefe Realty land to another corner of said O'Keefe Realty land;

thence, turning an angle and running southeasterly and bounding northeasterly on said O'Keefe Realty land, fifteen (15) feet, more or less, along a southwesterly line of said O'Keefe land to another corner of said O'Keefe Realty land;

thence, turning an angle and running northeasterly and bounding northwesterly and successively on said O'Keefe Realty land and land now or formerly of Bert Fortlouis, three hundred twenty-eight (328) feet, more or less, along a southeasterly line of said O'Keefe and Fortlouis lands to a corner of said Fortlouis land;

thence, turning an angle and running southeasterly and bounding northeasterly on said Fortlouis land, thirty-five (35) feet, more or less, along a southwesterly line of said Fortlouis land to its intersection with the westerly line of West River Street;

thence, turning an interior angle of approximately two hundred ten (210) degrees and running easterly and bounding northerly on said West River Street, twenty (20) feet, more or less, along a line perpendicular to the center line of said West River Street to its intersection therewith;

thence, turning an angle and running generally northerly and bounding westerly on said West River Street, four hundred sixty (460) feet, more or less, along said center line of West River Street to a point therein;

thence, turning an interior angle of approximately one hundred ninety-six (196) degrees and running approximately North twenty-three degrees East (N 23° E) and bounding northwesterly on said West River Street, thirty (30) feet, more or less, to a point of curvature;

thence, continuing northeasterly and curving to the right in the arc of a curve tangent to the last described line and having a radius of two hundred forty-five (245) feet and a central angle of approximately twenty-one (21) degrees and bounding northwesterly on said West River Street, ninety (90) feet, more or less, along said arc to its intersection with the center line of West River Street;

thence, turning an angle and running northerly and bounding westerly on said West River Street, one hundred forty-five (145) feet, more or less, along said center line of West River Street to its intersection with the easterly prolongation of the center line now or formerly of Elk Street;

thence, turning an angle and running westerly and bounding southerly on said Elk Street, two hundred twenty-five (225) feet, more or less, along said center line of Elk Street to its intersection with the southerly prolongation of the center line now or formerly of Erin Street;

thence, turning an angle and running northerly and bounding westerly on said Elk Street, thirteen (13) feet, more or less, along said southerly prolongation of the center line of Erin Street to its intersection with the easterly prolongation of the northerly line of land now or formerly of King Realty Company;

thence, turning an angle and running westerly and bounding southerly and successively on said Elk Street and land now or formerly of King Realty Company, eighty (80) feet, more or less, along said northerly line of said King Realty land to a point in the northwesterly face of the southeasterly wall of the West River;

thence, turning an angle and running generally northeasterly and easterly and bounding northwesterly and northerly on said West River, four hundred twenty (420) feet, more or less, along said northwesterly face of the southeasterly wall of the West River, and continuing along the northerly face of the southerly wall thereof, to the point and place of beginning:

PROVIDED HOWEVER, that, the land contained within the following described bounds shall be excluded from the hereinabove described tract of land:

Beginning at a point, said point being the intersection of the northeasterly line of Charles Street and the northwesterly lot line of

land now or formerly of Erco Corporation, four hundred fifty-two (452) feet, more or less, southeasterly from the southerly corner of land now or formerly of The Narragansett Electric Co., said corner being the intersection of the northwesterly line of Cross Street and the northeasterly line of Charles Street;

thence, running northeasterly and bounding southeasterly on said Erco land, one hundred (100) feet, more or less, along said northwesterly line of said Erco land to a corner thereof;

thence, turning an angle and running southeasterly and bounding southwesterly on said Erco land, one (1) foot, more or less, along a northeasterly line of said Erco land to another corner thereof;

thence, turning an angle and running northeasterly and bounding southeasterly on said Erco land, eighteen (18) feet, more or less, along a northwesterly line of said Erco land to another corner thereof;

thence, turning an angle and running northwesterly and bounding northeasterly on said Erco land, eight (8) feet, more or less, along a southwesterly line of said Erco land to another corner thereof;

thence, turning an angle and running northeasterly and bounding southeasterly and successively on said Erco land and on Wilcox Street, one hundred seven (107) feet, more or less, along a northwesterly line of said Erco land and the northeasterly extension thereof to its intersection with the northerly extension of the westerly line of West River Street, said intersection being at or near the center line of said Wilcox Street;

thence, turning an interior angle of approximately one hundred forty-eight (148) degrees and running easterly and bounding southerly on said West River Street, seventeen (17) feet, more or less, along a line perpendicular to the center line of said West River Street to its intersection with said center line of West River Street;

thence, turning an interior angle of ninety (90) degrees and running southerly and bounding westerly on said West River Street, one hundred eighty-three (183) feet, more or less, along said center line of West River Street to its intersection with a bearing from an easterly corner of said Erco land and perpendicular to said center line of West River Street;

thence, turning an interior angle of ninety (90) degrees and running westerly and bounding northerly on said West River Street, seventeen (17) feet, more or less, along said bearing to said easterly corner of said Erco land;

thence, turning an interior angle of approximately two hundred twelve (212) degrees and running southwesterly and bounding northwesterly on said Erco land, one hundred thirty-three (133) feet, more or

less, along the southeasterly line of said Erco land to its intersection with the northeasterly line of Charles Street, at another corner of said Erco land;

thence, turning an angle and running northwesterly and bounding northeasterly on said Erco land, one hundred forty-eight (148) feet, more or less, along said northeasterly line of Charles Street to the point and place of beginning.

2. Eligibility Statement

The Project Area qualifies as a predominantly residential blighted area under the Housing Act of 1949, as amended, and as a slum-blighted area within the meaning of the Rhode Island "Redevelopment act of 1956". The Project Area is characterized by: (1) a predominance of buildings, both residential and non-residential, which are dilapidated, deteriorated, and with inadequate provision for ventilation, light, and sanitation; (2) high density of population and overcrowding; (3) mixed character of land uses; (4) inadequate and defective street layout; (5) insanitary and unsafe physical condition of buildings; (6) all afore-said factors being conducive to ill health, transmission of disease, and juvenile delinquency, and injuriously affecting the public health, safety and welfare of the inhabitants of the City of Providence and the State of Rhode Island.

B. PLANNING PROPOSALS

1. Project Area Plan

a. The Project Area Plan is shown on Map #1.

2. Right-of-way Adjustment Plan

a. The Right-of-way Adjustment Plan is shown on Map #2.

3. Zoning Plan

a. The Providence Zoning Map, dated April 5, 1951, and approved September 21, 1951 designates the Project Area as M-1, General Industrial Zone, as shown on Map #3. No map changes are necessary or proposed.

b. The Zoning Ordinance of the City of Providence, approved September 21, 1951, as amended to the date of approval of this Redevelopment Plan by the City Council, shall pertain to the project area.

4. Regulations and Controls to be Applied

a. Permitted Uses

The following uses, as permitted in the M-1 General Industrial Zone, shall be the only uses permitted in the Project Area:

- (1) Animal hospital or kennels
- (2) Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacture of small parts only, such as coils, condensers, transformers, crystal holders
- (3) Automobile assembling, painting, upholstering, rebuilding, reconditioning, truck repairing or overhauling, tire retreading or recapping, battery manufacture
- (4) Automobile or machinery wrecking
- (5) Blacksmith shop, manufacture of machine tools or metal products, manufacture of machinery including agricultural, electrical machinery or equipment, office or store machines, equipment or supplies and the like, machine shop excluding punch presses over 100 tons rated capacity and drop hammers
- (6) Bleaching or dyeing
- (7) Body or fender works
- (8) Bottling works
- (9) Brewery or liquor distillery
- (10) Brick, tile, terra cotta or cinder block manufacture
- (11) 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
- (12) Contractor's equipment storage yard or plant or rental of equipment commonly used by contractors
- (13) Draying, freighting or trucking yard or terminal
- (14) Feed or fuel yard
- (15) Foundry casting lightweight non-ferrous metal not causing noxious fumes or odors
- (16) Junkyard, storage, sorting, collecting or bailing of rags, paper, metal or junk
- (17) Laboratory, experimental, photo, motion picture, film or testing
- (18) The manufacture, compounding, assembling or treatment of articles or merchandise from the following prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt fibre, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, shell, textiles, tobacco, wood (excluding planing mill), yarns and paint not employing a boiling process
- (19) The manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, drugs, perfumes, pharmaceuticals, soap, textiles, toiletries, and food products except fish and meat products, sauerkraut, vinegar, yeast and rendering or refining of fats and oils
- (20) The manufacture or maintenance of electric or neon signs, billboards, commercial advertising structures, light sheet metal products including heating or ventilating ducts or equipment, cornices, eaves and the like
- (21) The manufacture of musical instruments, clocks, watches, toys, novelties and rubber or metal stamps
- (22) The manufacture of pottery or figurines or other similar ceramic products, using only previously pulverized clay, or kilns fired only by electricity or gas

shall be reserved for every 1000 square feet 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 square feet. Loading bays shall be located only on those sides of the building not facing the street.

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 Yard - 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.

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 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, 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.

h. Other Obligations of Redevelopers

The Agency shall obligate redevelopers or their successors or assigns by deed or contract containing restrictive covenants running with the land or other appropriate means:

- (1) To use and devote such real property only for the purpose and in the manner stated in the Redevelopment Plan;
- (2) To comply with such terms and conditions relating to the use and maintenance of such real property as in the opinion of the Agency are necessary to carry out the provisions of the Redevelopment Plan.

- (3) To include a covenant or other appropriate requirement in every deed or lease prohibiting the execution of any covenant, agreement or other instrument restricting the sale, lease, occupancy or use of any such real estate upon the basis of race, creed or color;
- (4) To begin and complete the building of improvements within a period of time deemed by the Agency to be reasonable, subject to any provision which may be made for the extension of the time limit with the approval of the Agency; and
- (5) To comply with such terms and conditions specified by the Agency which will prevent holding of land for speculative purposes.

1. Miscellaneous Provisions

- (1) 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.
- (2) Architectural and landscaping plans and specifications as well as any other information as may be necessary shall be submitted by all redevelopers to the Providence Redevelopment Agency for its approval to insure their conformance with the provisions of the Redevelopment Plan.
- (3) No more than four concerns shall be permitted to occupy any one building.
- (4) 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.
- (5) The construction of buildings shall conform to the regulations set forth in the building code, adopted in January 1923, as amended to the date of the approval hereof.
- (6) There shall be no residential uses or structures in the Project Area.
- (7) The Agency may negotiate the sale of land adjoining the industrial plants adjacent to the Project Area to the owners of those plants for off-street parking and loading or for expansion purposes.
- (8) A report concerning the proposed sale or lease of any land within the Project Area shall be submitted to the City Council at a regular or special meeting at least ten days prior to the execution of said sale or lease agreement.

(9) This Redevelopment Plan shall be in full force and effect for a period of forty (40) years commencing on the date of its adoption by the City Council.

C. RELATIONSHIP OF REDEVELOPMENT PLAN TO LOCAL OBJECTIVES

1. Conformance to General Plan

This Redevelopment Plan is in conformity with all existing elements of the Master Plan of the City of Providence. The Master Plan for Land Use and Population Distribution (1946), proposes that the West River Area be devoted to industrial use and the Master Plan for Redevelopment of Residential Areas (1946), proposes that the industrialization of the West River Area be done through redevelopment. The Master Plan for Thorofares (1946), established Charles Street as a major city street and proposes that the Metropolitan Expressway be located along the Moshassuck River. In this Redevelopment Plan, the former is left in its present location and the design of the project is carefully coordinated with the design for the latter. The Master Plan for Public School Sites (1950) recognizes the proposed non-residential character of this area and proposes no public schools to serve this area. The Master Plan for Playgrounds and Playfields (1953), specifies that the Livingston Street playground would not serve a useful purpose for any extended period of time and proposes its abandonment.

2. Relationship to Definite Local Objectives

The creation of an industrial district in the West River Area furthers the local objective of providing well-planned industrial sites within the city. A shortage of such sites exists at the present time. The circulation pattern proposed for the Project Area is in keeping with the local objectives of more efficient traffic movement in that it provides for (1) convenient circulation of traffic within the Project Area (2) convenient access to the major thorofares serving the area. Local transit routes along Branch Avenue, North Main and Charles Streets will continue to provide excellent public transportation for this area. In the event the demand warrants extension of these lines into the project area they can be accommodated on the proposed streets. The redevelopment of this area will provide for the replacement of obsolescent utilities with modern systems that will serve the area efficiently and economically.

D. SITE PREPARATION PLAN

1. Sanitary Sewer Plan. See Map #4
2. Storm Drainage Plan. See Map #5
3. Water System Plan. See Map #6
4. Plan for Other Publicly Owned Utilities. See Map #7

5. Private Utility Adjustment Plan. See Maps #8, 9, and 10

6. Major Grading and Special Site Improvement Plan. See Map #11

E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

1. Description of Blighted and Substandard Conditions in the Area

The West River Project Area, located one mile north of City Hall, is isolated from other residential areas of the city by the New Haven Railroad, the Moshassuck River, industrial plants, and heavily traveled main streets. It is characterized by poor housing, difficult topography, poor platting, and narrow or unimproved streets in an irregular street pattern.

a. Establishment of Redevelopment Area

The Project Area lies within Redevelopment Area D-7, one of seventeen blighted areas which were designated on July 6, 1948, in Chapter 103 of the Ordinances of the City of Providence, as Redevelopment Areas under the provisions of Chapter 1802 of the Public Laws of 1946, the "Community redevelopment act," then effective.

b. Housing Conditions

An extensive inspection of the area by trained housing inspectors, using the nationally accepted American Public Health Association method of appraising housing conditions, found that of all the dwelling units in the area only 5% were in Grade A or excellent condition and 25% were in Grade B or acceptable condition. The remaining 70% were in inadequate condition (28% Grade C, intermediate; 24% Grade D, substandard; 18% Grade E, slum). The 1950 U. S. Census found that of 787 dwelling units in the area, 398 (51%) were substandard.

The American Public Health Association method survey based on a detail inspection of 688 of 787 dwelling units in the project area also revealed that the following percentages of the dwelling units contained the indicated evidence of blighted conditions:

86%	One or more basic deficiencies
49%	Two or more basic deficiencies
20%	Three or more basic deficiencies
97%	Considerable lack of facilities
60%	Serious " " "
32%	Extreme " " "
94%	Considerable deterioration
82%	Serious " "
45%	Extreme " "

22%	Considerably insanitary conditions	"	"
4%	Seriously	"	"
68%	Considerably inadequate room facilities	"	"
13%	Seriously	"	"
83%	Have no central heating		
72%	Have no inside hot water		
40%	Have no private bath		
38%	Have no bath available		
14%	Have no dual egress		
18%	Have considerable daylight obstruction		
5%	Have no private or adequate toilets		

Approximately 92% of the dwelling units were built before 1900, 7% were built between 1900 and 1920, and only 1% were built after 1920. Of all the improved lots within the area, 82% are below the city's 5000 square foot minimum standard for new construction. Ten percent of the structures are in mixed residential and non-residential use.

c. The Social Environment

Evidence of social inadequacy in the project area is apparent from the records of the Providence Health Department, the Rhode Island Department of Health and the Rhode Island Department of Social Welfare. Over recent periods of time there were 3.6 times as many illegitimate births as in the city as a whole; 1.9 times as many tuberculosis cases; 1.8 times as many cases of aid to dependent children; 1.7 times as many general public assistance cases; 1.4 times as many old age assistance cases; and 1.3 times as many training school admissions.

2. Method of Land Acquisition

The land to be acquired for the purpose of redevelopment shall be acquired by direct negotiations or by the exercise of the power of eminent domain granted by law to the Agency. The method by which the Agency shall acquire the land will be in accordance with the provisions of the "Redevelopment act of 1956".

All land within the project area except as noted in the description of the project area contained in Section A1 of this Plan shall be acquired, and all buildings and structures thereon will be demolished or removed.

Before any condemnation proceedings shall begin under the Act, the Agency will have engaged competent real estate appraisers to prepare two independent real estate appraisals of each property to be acquired. A sum determined by the Superior Court to be sufficient to satisfy the claims of all interested persons will be deposited for that purpose in said Court for payment for the properties so acquired.

3. Method of Relocation

Families within the Project Area will have the services of the Family Relocation Service of the Providence Redevelopment Agency made available to them when the Redevelopment Agency acquires the property they occupy. Families eligible for public housing will receive first consideration in the low-rent developments of the Providence Housing Authority. Suitable accommodations of adequate size in the private housing market, at a rental a family can afford, and certified as decent, safe and sanitary by a trained housing inspector, will be offered to any family requesting assistance. This Relocation Service will continue functioning until the 400 families now living in the Project Area have been satisfactorily relocated into acceptable housing.

4. Method of Financing

The Rhode Island "Redevelopment act of 1956" and the United States "Housing Act of 1949", as amended, provide for the financing of redevelopment projects with local and Federal funds. In accordance with the provision of said Acts, the redevelopment of the West River Project may be financed under a loan and grant contract between the Providence Redevelopment Agency and the Housing and Home Finance Administrator to provide for:

(a) A loan (evidenced by obligations of the Agency) in the amount necessary to provide for all costs of planning, property acquisition, temporary management of acquired properties, clearance and preparation of the site and disposition thereof, and other related expenditures for redevelopment of the area in accordance with the above-cited Acts and this Redevelopment Plan. Borrowing from private sources evidenced by short term notes may be employed to finance the above costs on security of the Federal loan authorization.

(b) A federal grant-in-aid to cover not more than two-thirds of the net project cost of the redevelopment of the West River Project; and

(c) A city grant-in-aid to cover not less than one-third of the net project cost, including eligible expenditures from City Council appropriations to the Agency, local non-cash grants-in-aid, and a balance of expenditures to be provided by the issuance of general obligation bonds of the City of Providence as authorized for this purpose by referenda in November 1948 and in June 1955.

If any part of the land is leased, part of the project development expenditures may be financed in part by a definitive loan from the Federal government (evidenced by obligation of the Agency), by a private loan secured by the Agency's right to a definitive loan from the Federal government, or by bonds issued by the Agency on which the principal and interest are payable in a manner set forth in the Rhode Island "Redevelopment act of 1956".

Such a lease shall not be executed unless anticipated rental income is adequate to cover the payments on bond or loan principal and interest as well as any payments for taxes assessed by the city.

It is estimated that the City of Providence share of the Net Project Cost for the West River Project will amount to \$1,900,000. The source of an estimated \$1,500,000 of this would be the Redevelopment Revolving Fund, with the remaining estimated \$400,000, for the construction of project access roads, coming from a City of Providence highway bond issue.

5. Accomplishment of Redevelopment Purposes

Section 5 of Chapter 3654 of the Public Laws of 1956 states that "the purposes of this act are the elimination and prevention of blighted and substandard areas and their replacement through redevelopment by well-planned, integrated, stable, safe and healthful neighborhoods." The blighted and substandard character of the West River area is demonstrated in E-1 above and this Redevelopment Plan proposes the replacement of those conditions by an integrated neighborhood of industrial plants within the manner and by the means provided in the "Redevelopment act of 1956".

F. OFFICIAL ACTIONS

Under the terms of the contract for Federal financial assistance which was utilized in the preparation of this Redevelopment Plan, the plan must be approved by the Housing and Home Finance Agency.

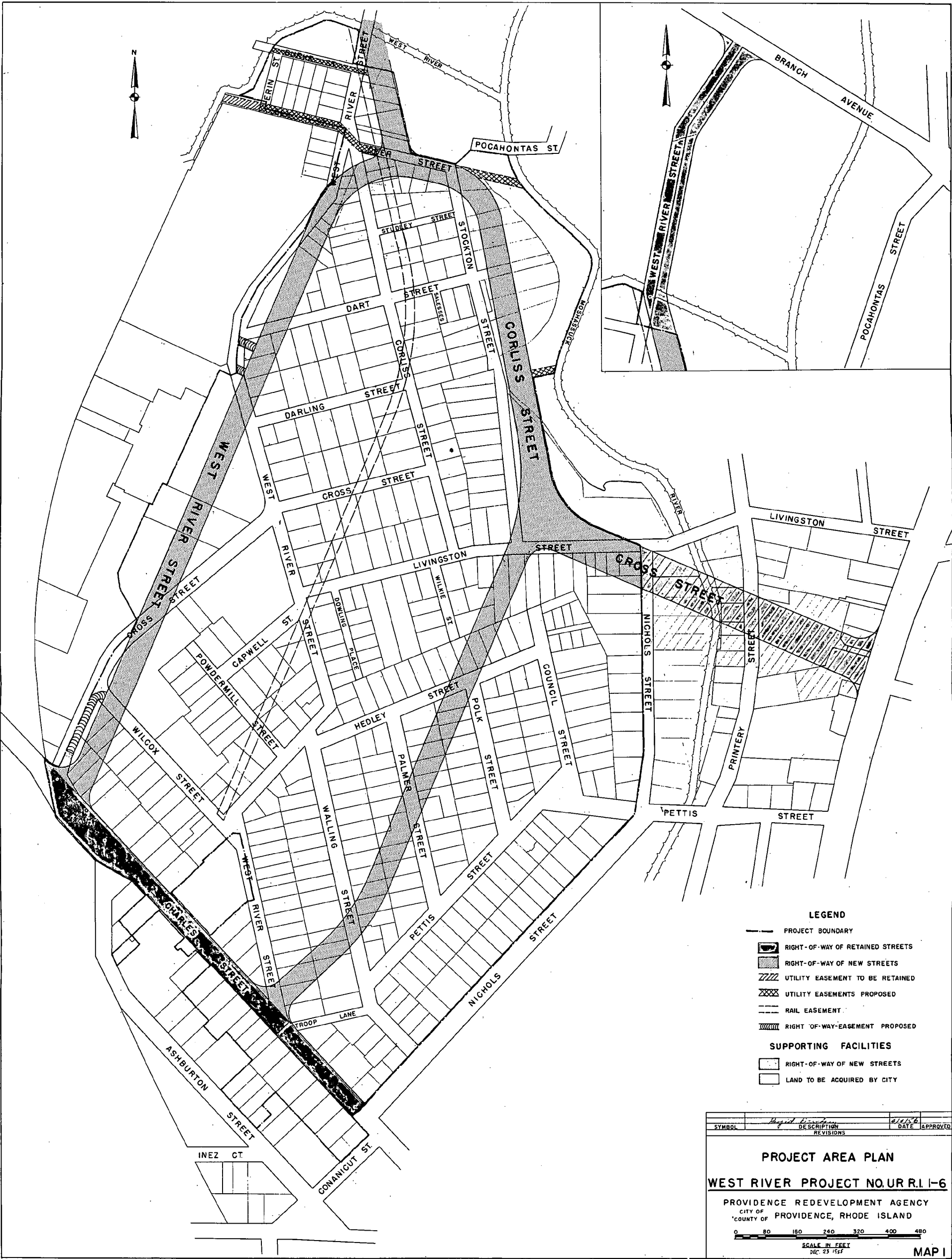
The Rhode Island "Redevelopment act of 1956" requires that the Redevelopment Agency submit this Plan to the City Council for approval. The City Council is required to hold a public hearing before acting upon this Plan, and the City Plan Commission is required to report to the Council on this Plan within thirty days after the submission of the Plan to the Council by the Agency. The Agency has consulted with the City Plan Commission in the formulation of this Redevelopment Plan.

The City of Providence will be requested to provide in the ordinance approving and adopting this Redevelopment Plan that upon the execution of a loan and grant contract between the Providence Redevelopment Agency and the Housing and Home Finance Agency the Mayor is authorized to convey without consideration and by way of a gift to the Providence Redevelopment Agency the portion of Lot No. 127, as shown on Plat No. 74 of the records of the Tax Assessor of the City of Providence, which is located within the Project Area and now used as a public playground.

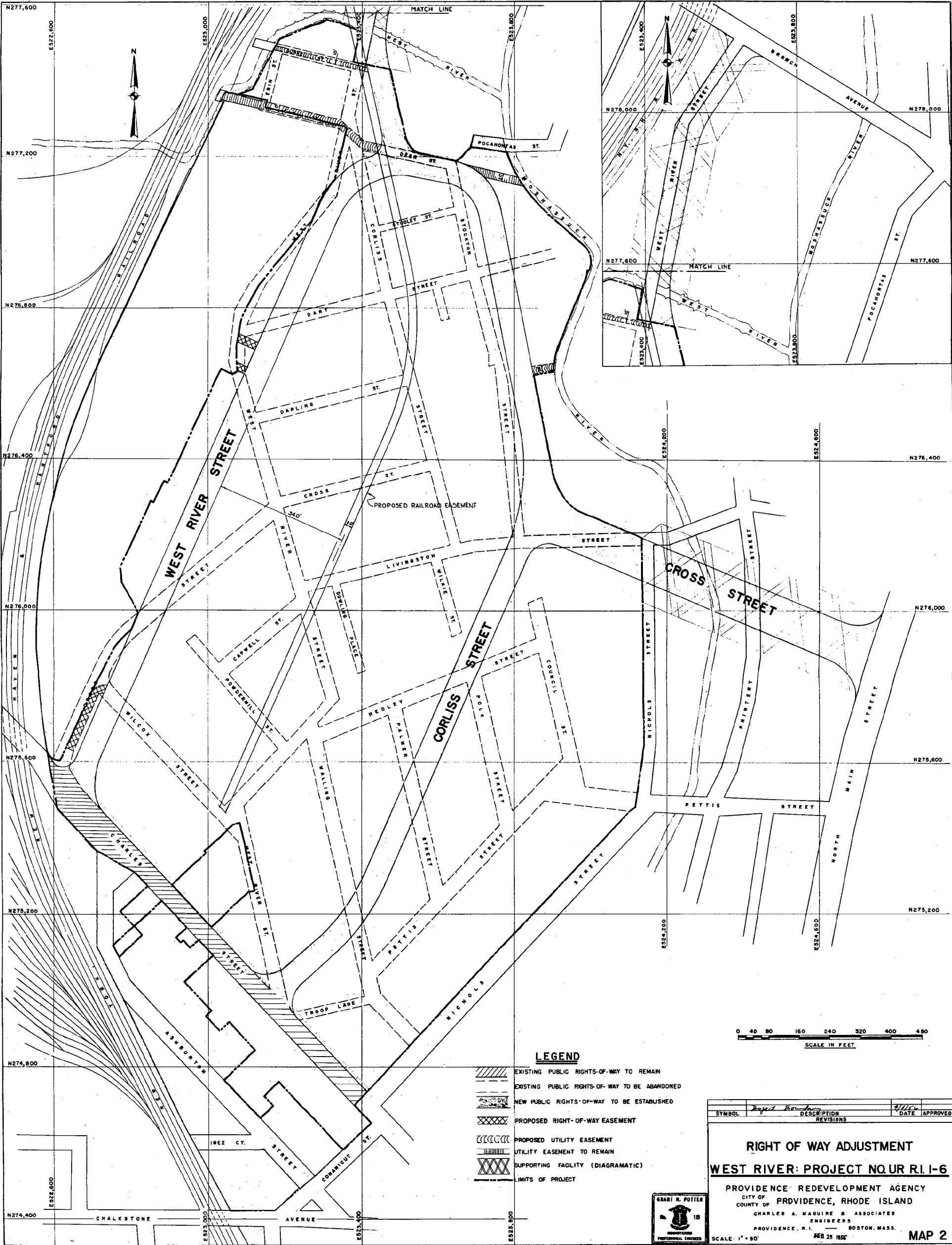
G. CHANGES IN APPROVED PLAN

Upon recommendation of the Providence Redevelopment Agency, the Redevelopment Plan may be modified at any time by the City Council, provided that if modified after the lease or sale of the Project Area or parts thereof, the modification must be consented to by the lessee or purchaser of the property affected by the proposed modification.

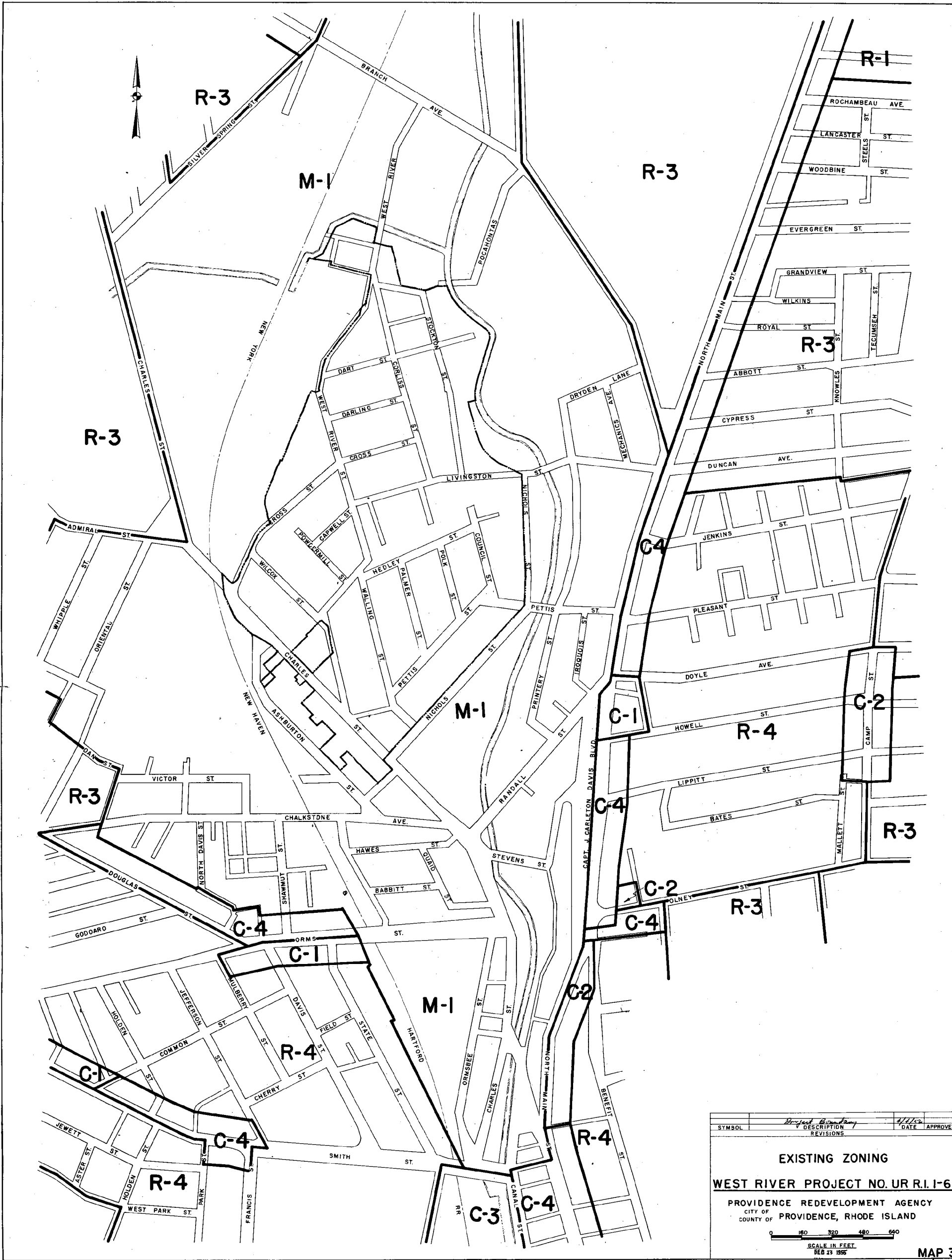
Proposed modifications of the Redevelopment Plan will be submitted to the Housing and Home Finance Agency for approval prior to modification by the City Council.

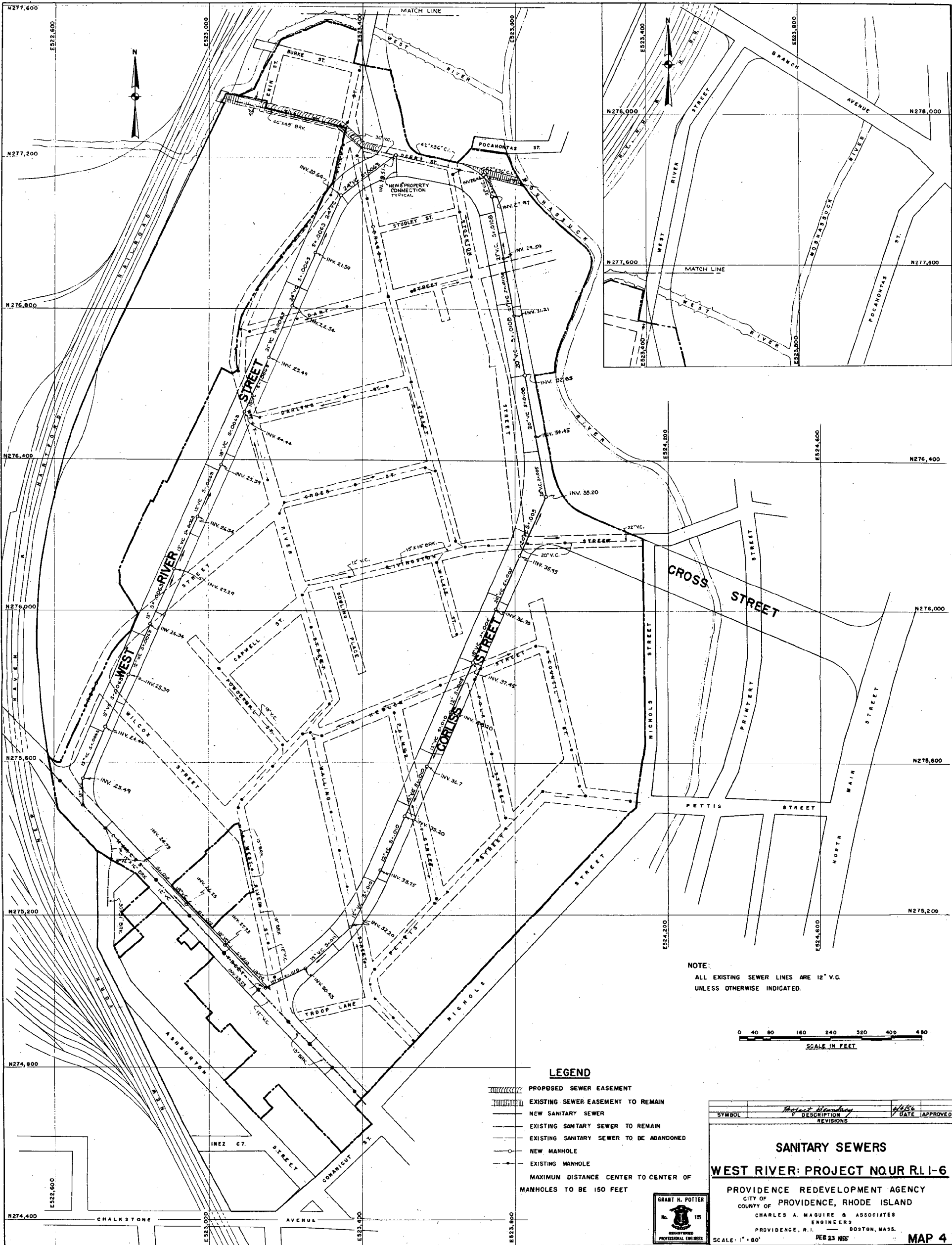


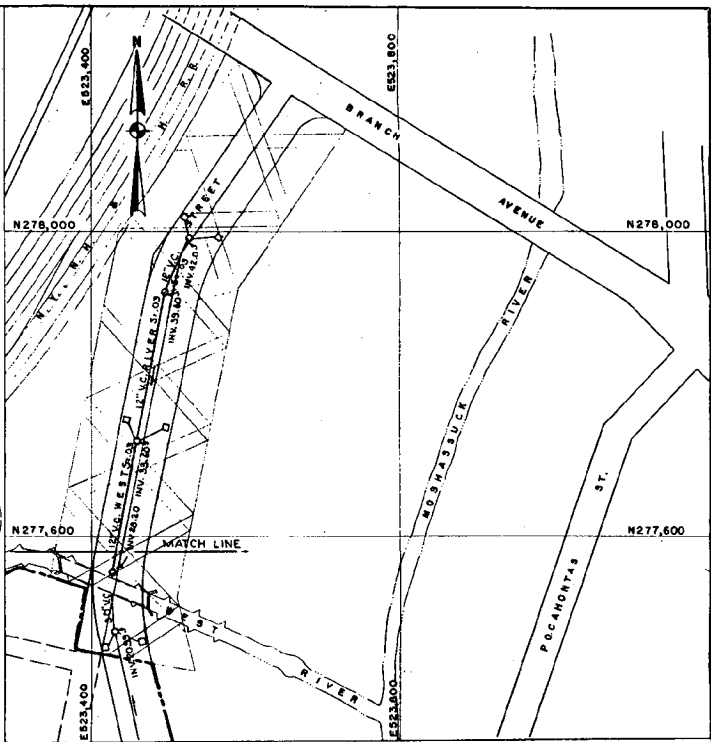
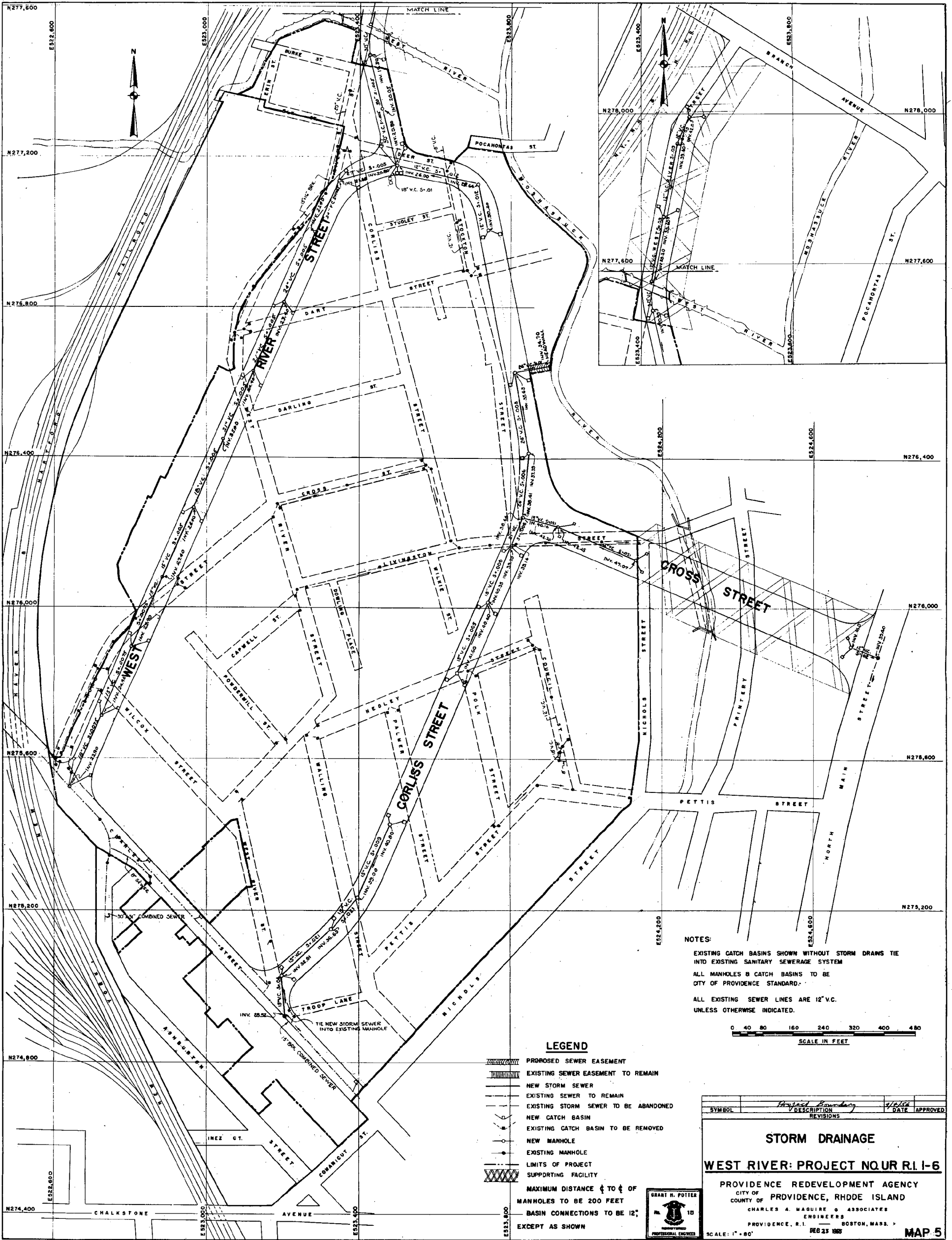
PROJECT AREA PLAN
MAP 1



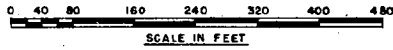
RIGHT-OF-WAY ADJUSTMENT
MAP 2







NOTES:
EXISTING CATCH BASINS SHOWN WITHOUT STORM DRAINS TIE INTO EXISTING SANITARY SEWERAGE SYSTEM
ALL MANHOLES & CATCH BASINS TO BE CITY OF PROVIDENCE STANDARD.
ALL EXISTING SEWER LINES ARE 12" V.C. UNLESS OTHERWISE INDICATED.



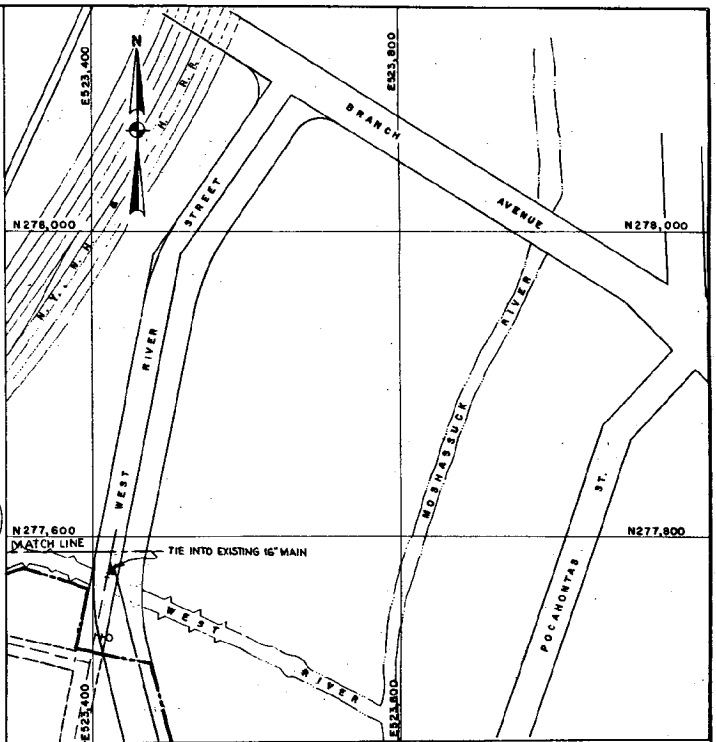
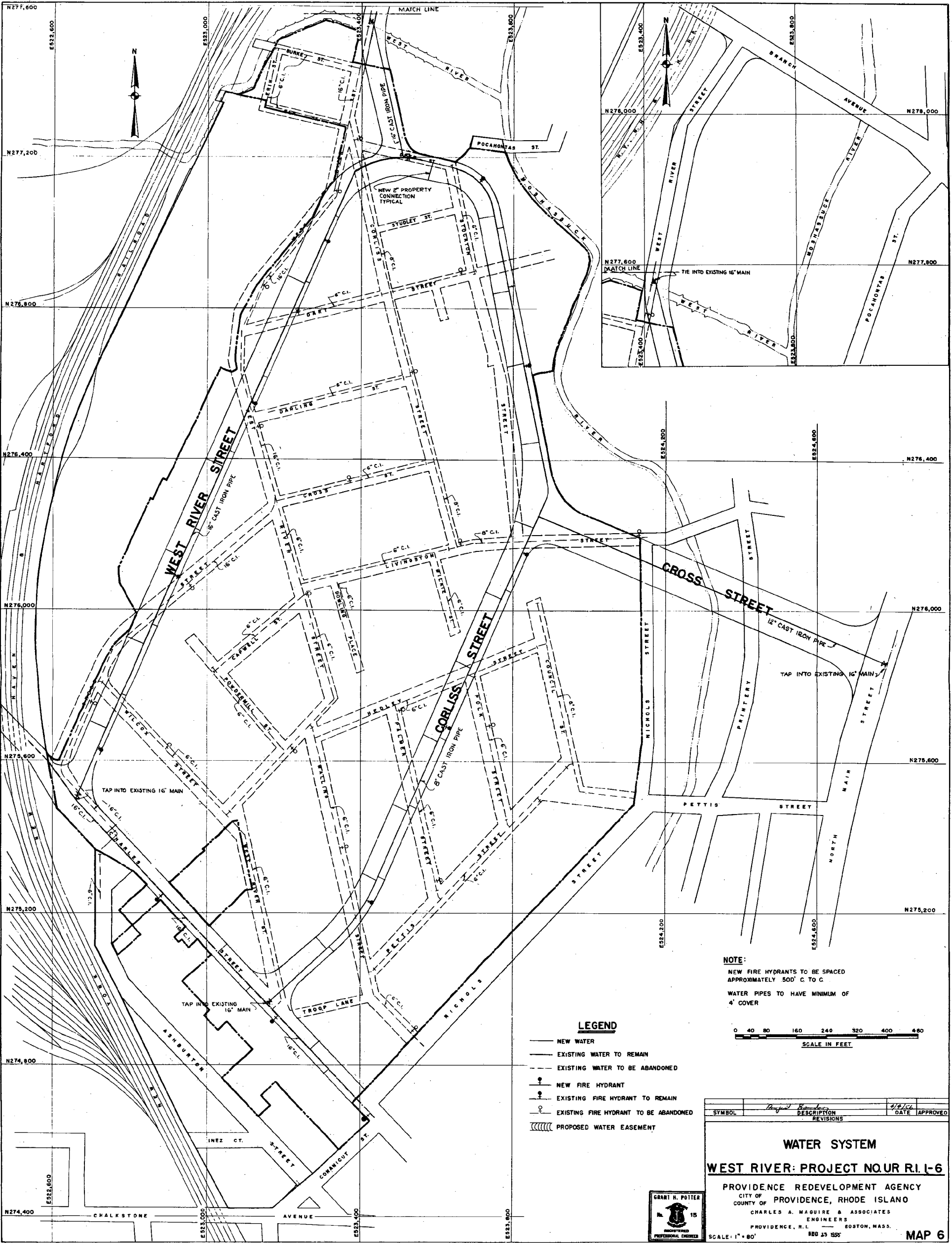
- LEGEND**
- PROPOSED SEWER EASEMENT
 - EXISTING SEWER EASEMENT TO REMAIN
 - NEW STORM SEWER
 - EXISTING SEWER TO REMAIN
 - EXISTING STORM SEWER TO BE ABANDONED
 - NEW CATCH BASIN
 - EXISTING CATCH BASIN TO BE REMOVED
 - NEW MANHOLE
 - EXISTING MANHOLE
 - LIMITS OF PROJECT
 - SUPPORTING FACILITY
- MAXIMUM DISTANCE ϕ TO ϕ OF MANHOLES TO BE 200 FEET
BASIN CONNECTIONS TO BE 12' EXCEPT AS SHOWN



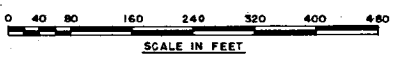
Project Boundary		DATE	APPROVED
SYMBOL	DESCRIPTION	REVISIONS	
STORM DRAINAGE			
WEST RIVER: PROJECT NOUR R.I.1-6			
PROVIDENCE REDEVELOPMENT AGENCY			
CITY OF PROVIDENCE, RHODE ISLAND			
CHARLES A. MAGUIRE & ASSOCIATES			
ENGINEERS			
PROVIDENCE, R.I. BOSTON, MASS.			
SCALE: 1" = 80'			
FEB 25 1980			

MAP 5

STORM DRAINAGE
MAP 5



NOTE:
 NEW FIRE HYDRANTS TO BE SPACED
 APPROXIMATELY 500' C. TO C.
 WATER PIPES TO HAVE MINIMUM OF
 4' COVER



LEGEND

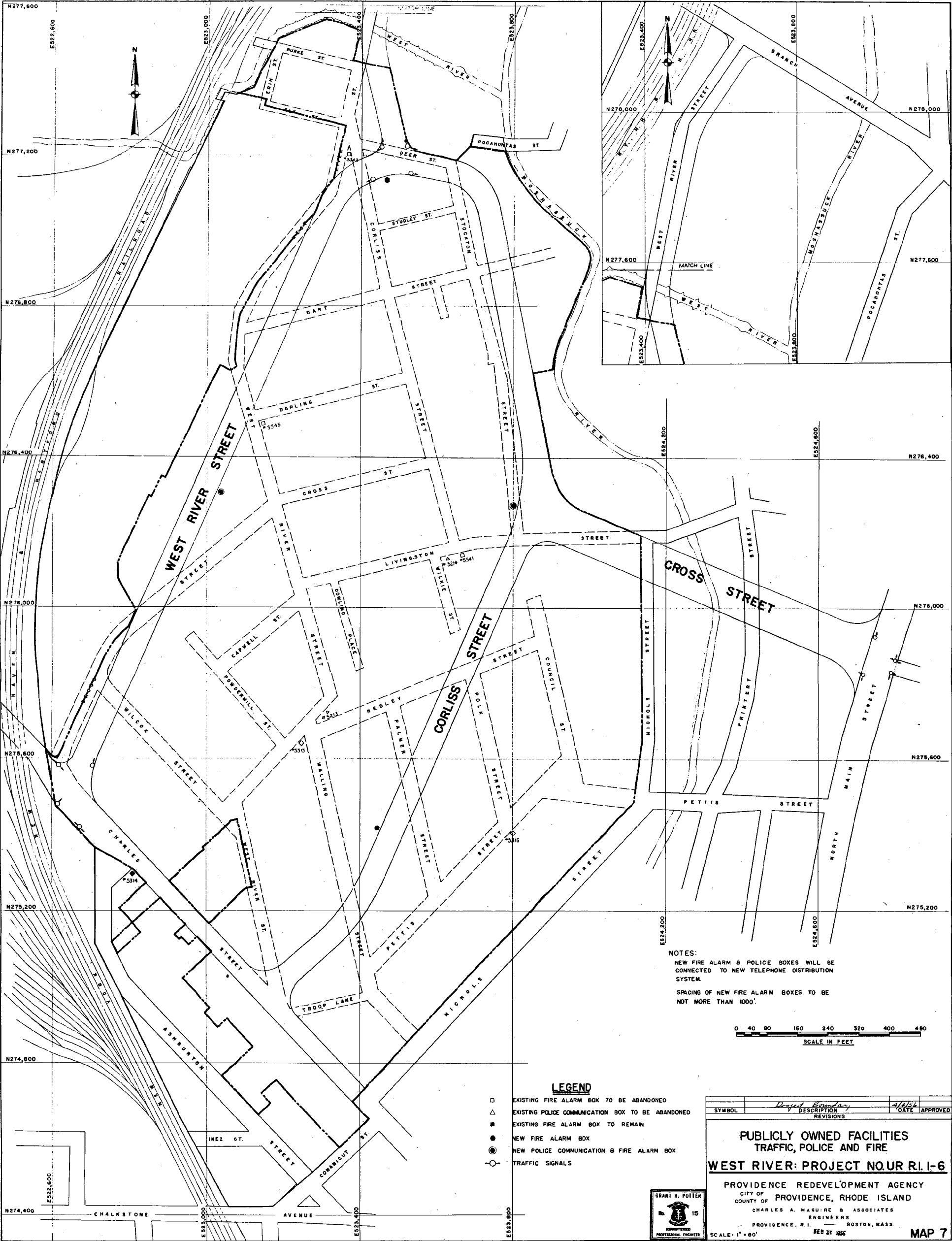
- NEW WATER
- - - EXISTING WATER TO REMAIN
- ... EXISTING WATER TO BE ABANDONED
- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT TO REMAIN
- EXISTING FIRE HYDRANT TO BE ABANDONED
- ===== PROPOSED WATER EASEMENT

SYMBOL	DESCRIPTION	DATE	APPROVED
	Revised		
	REVISIONS		

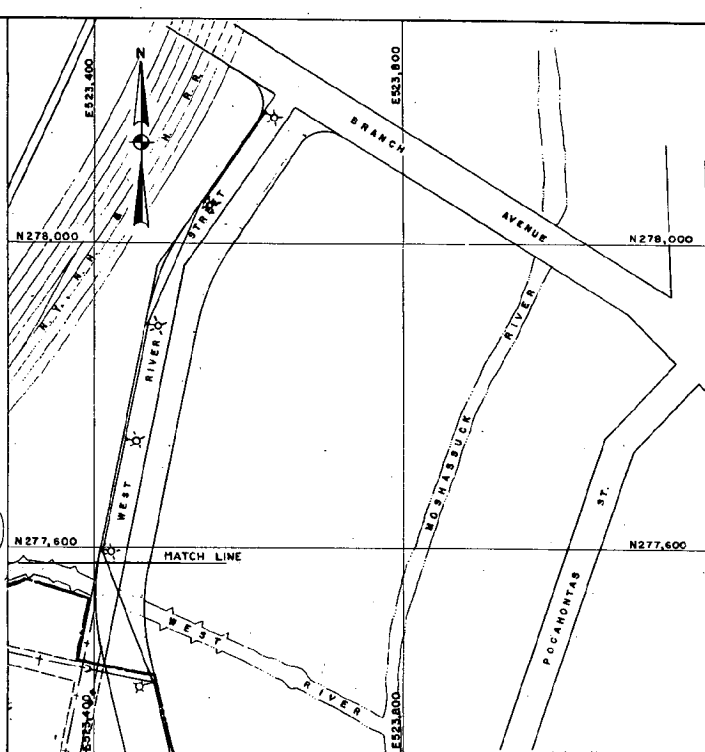
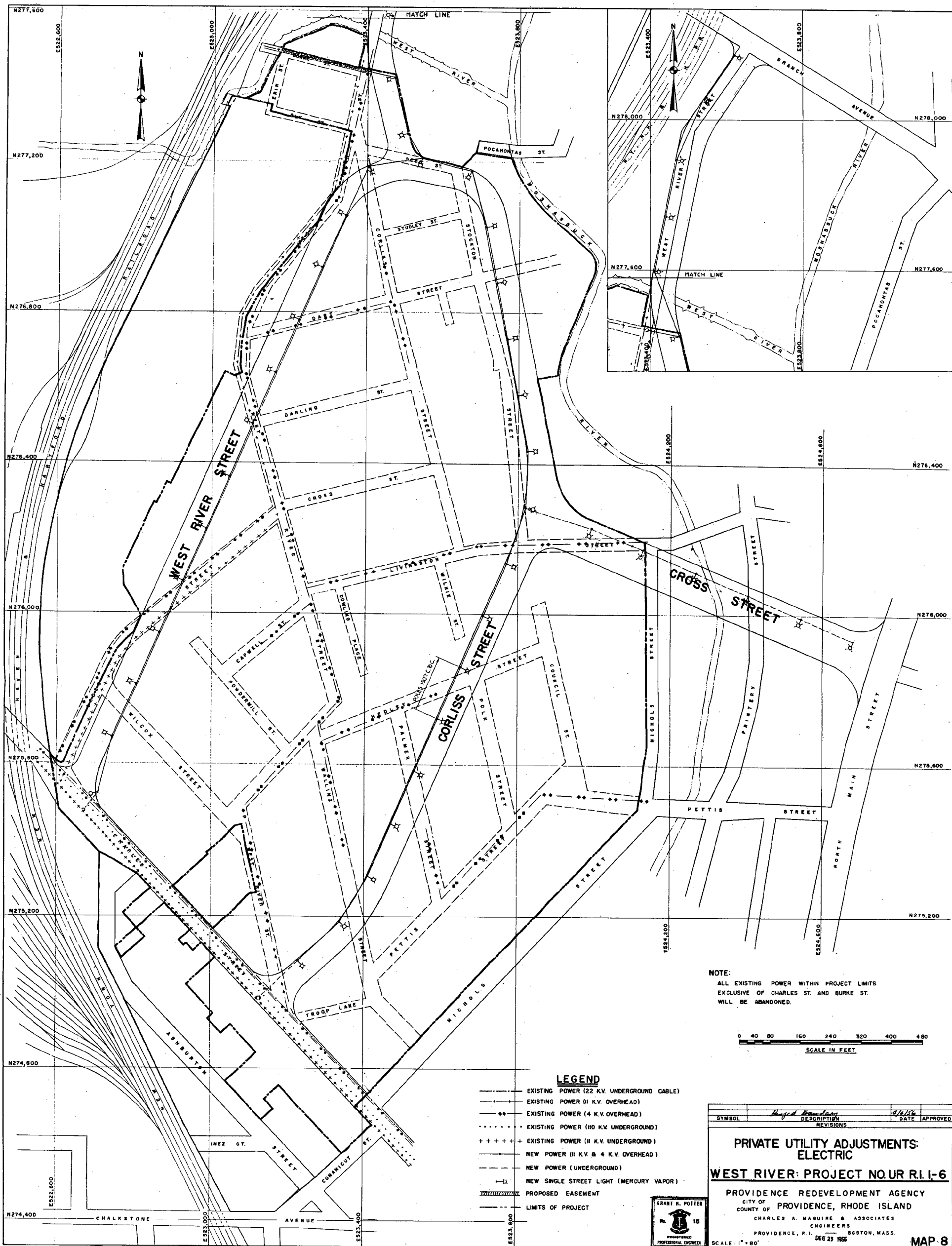
WATER SYSTEM
WEST RIVER: PROJECT NO. UR.R.I.-6
 PROVIDENCE REDEVELOPMENT AGENCY
 CITY OF PROVIDENCE, RHODE ISLAND
 CHARLES A. MAQUIRE & ASSOCIATES
 ENGINEERS
 PROVIDENCE, R.I. — BOSTON, MASS.
 SCALE: 1" = 80'
 REG. 25, 1955

MAP 6

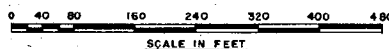




PUBLICLY OWNED FACILITIES
TRAFFIC, POLICE, AND FIRE
MAP 7



NOTE:
ALL EXISTING POWER WITHIN PROJECT LIMITS
EXCLUSIVE OF CHARLES ST. AND BURKE ST.
WILL BE ABANDONED.



LEGEND

- EXISTING POWER (22 K.V. UNDERGROUND CABLE)
- EXISTING POWER (11 K.V. OVERHEAD)
- EXISTING POWER (4 K.V. OVERHEAD)
- EXISTING POWER (10 K.V. UNDERGROUND)
- +++++ EXISTING POWER (11 K.V. UNDERGROUND)
- NEW POWER (11 K.V. & 4 K.V. OVERHEAD)
- NEW POWER (UNDERGROUND)
- NEW SINGLE STREET LIGHT (MERCURY VAPOR)
- PROPOSED EASEMENT
- LIMITS OF PROJECT

SYMBOL		DESCRIPTION	DATE	APPROVED
		REVISIONS		

**PRIVATE UTILITY ADJUSTMENTS:
ELECTRIC**

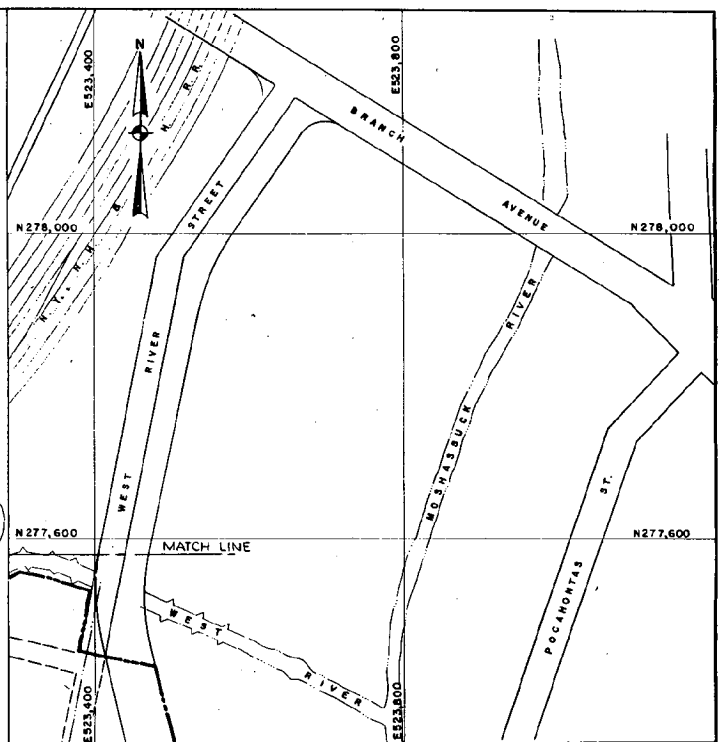
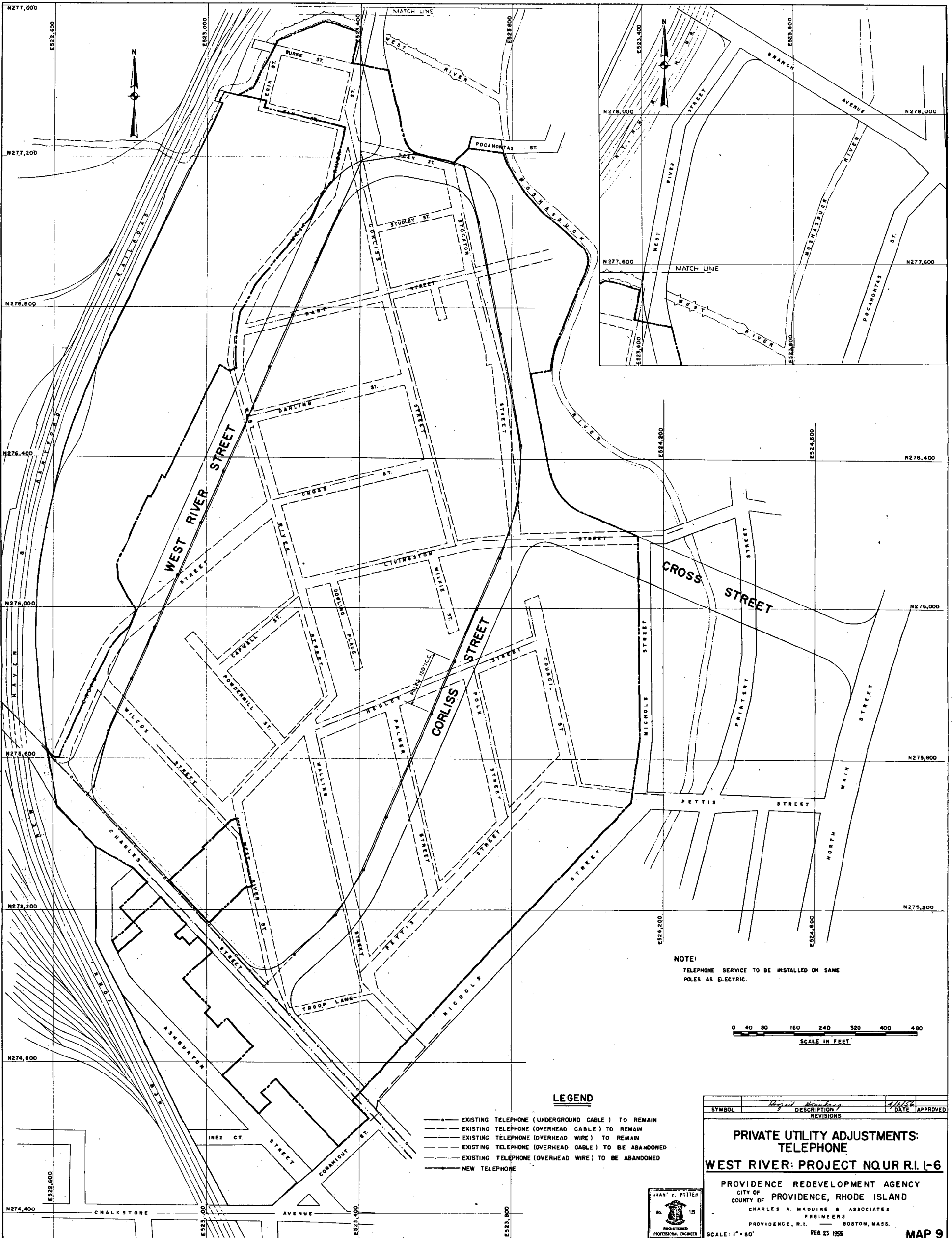
WEST RIVER: PROJECT NO. UR R.I. 1-6

PROVIDENCE REDEVELOPMENT AGENCY
CITY OF PROVIDENCE, RHODE ISLAND
CHARLES A. MAGUIRE & ASSOCIATES
ENGINEERS
PROVIDENCE, R.I. 02903 BOSTON, MASS.
SCALE: 1" = 80'

MAP 8



PRIVATE UTILITY ADJUSTMENTS:
ELECTRIC - MAP 8



NOTE:
TELEPHONE SERVICE TO BE INSTALLED ON SAME
POLES AS ELECTRIC.



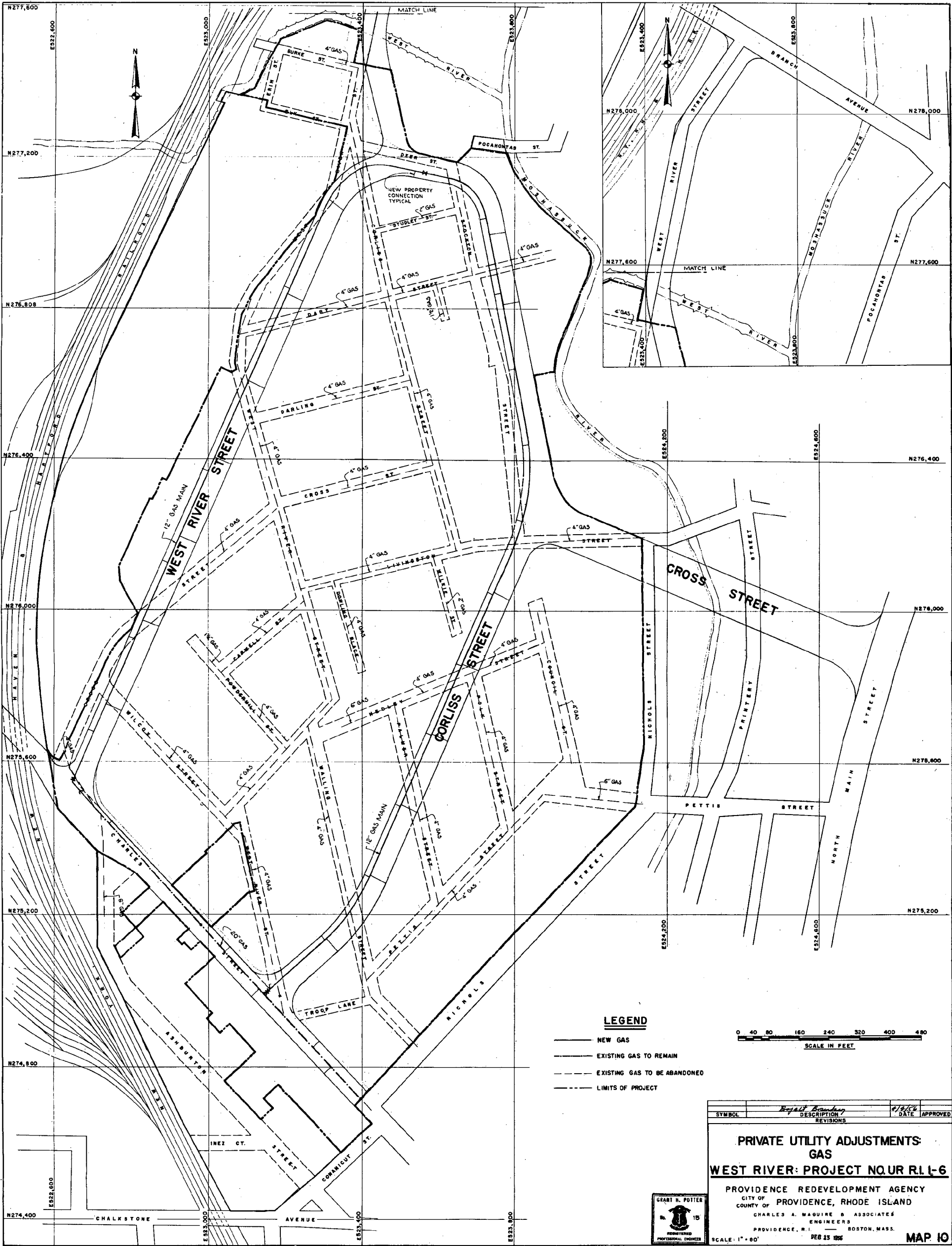
LEGEND

- o — EXISTING TELEPHONE (UNDERGROUND CABLE) TO REMAIN
- — — EXISTING TELEPHONE (OVERHEAD CABLE) TO REMAIN
- — — EXISTING TELEPHONE (OVERHEAD WIRE) TO REMAIN
- — — EXISTING TELEPHONE (OVERHEAD CABLE) TO BE ABANDONED
- — — EXISTING TELEPHONE (OVERHEAD WIRE) TO BE ABANDONED
- o — NEW TELEPHONE

SYMBOL	DESCRIPTION	REVISIONS	DATE	APPROVED
PRIVATE UTILITY ADJUSTMENTS: TELEPHONE				
WEST RIVER: PROJECT NOUR R.I. 1-6				
PROVIDENCE REDEVELOPMENT AGENCY				
CITY OF PROVIDENCE, RHODE ISLAND				
CHARLES A. MAQUIRE & ASSOCIATES				
ENGINEERS				
PROVIDENCE, R.I. — BOSTON, MASS.				
SCALE: 1" = 80'				
DEC 23 1956				
MAP 9				



PRIVATE UTILITY ADJUSTMENTS:
TELEPHONE - MAP 9



LEGEND

- NEW GAS
- - - EXISTING GAS TO REMAIN
- · · EXISTING GAS TO BE ABANDONED
- - - LIMITS OF PROJECT

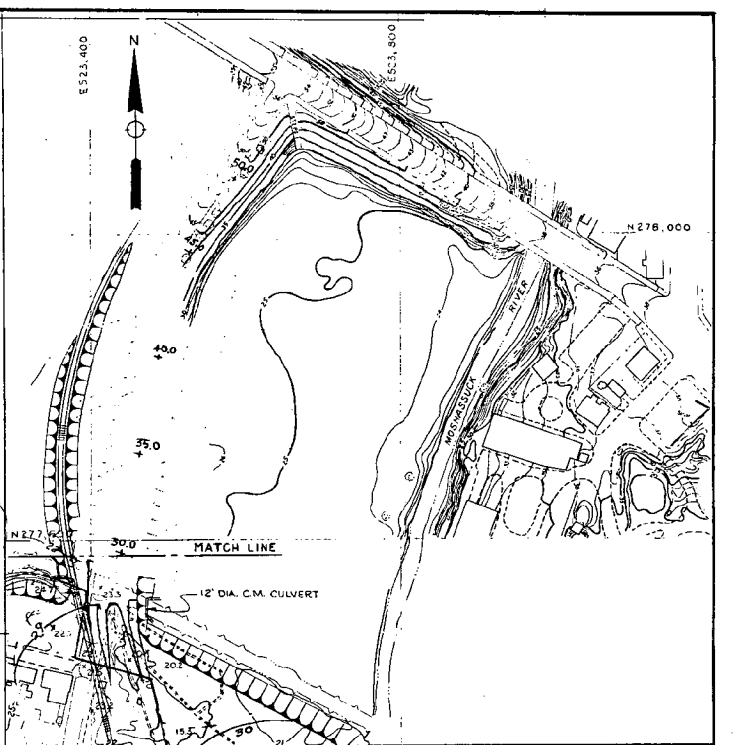
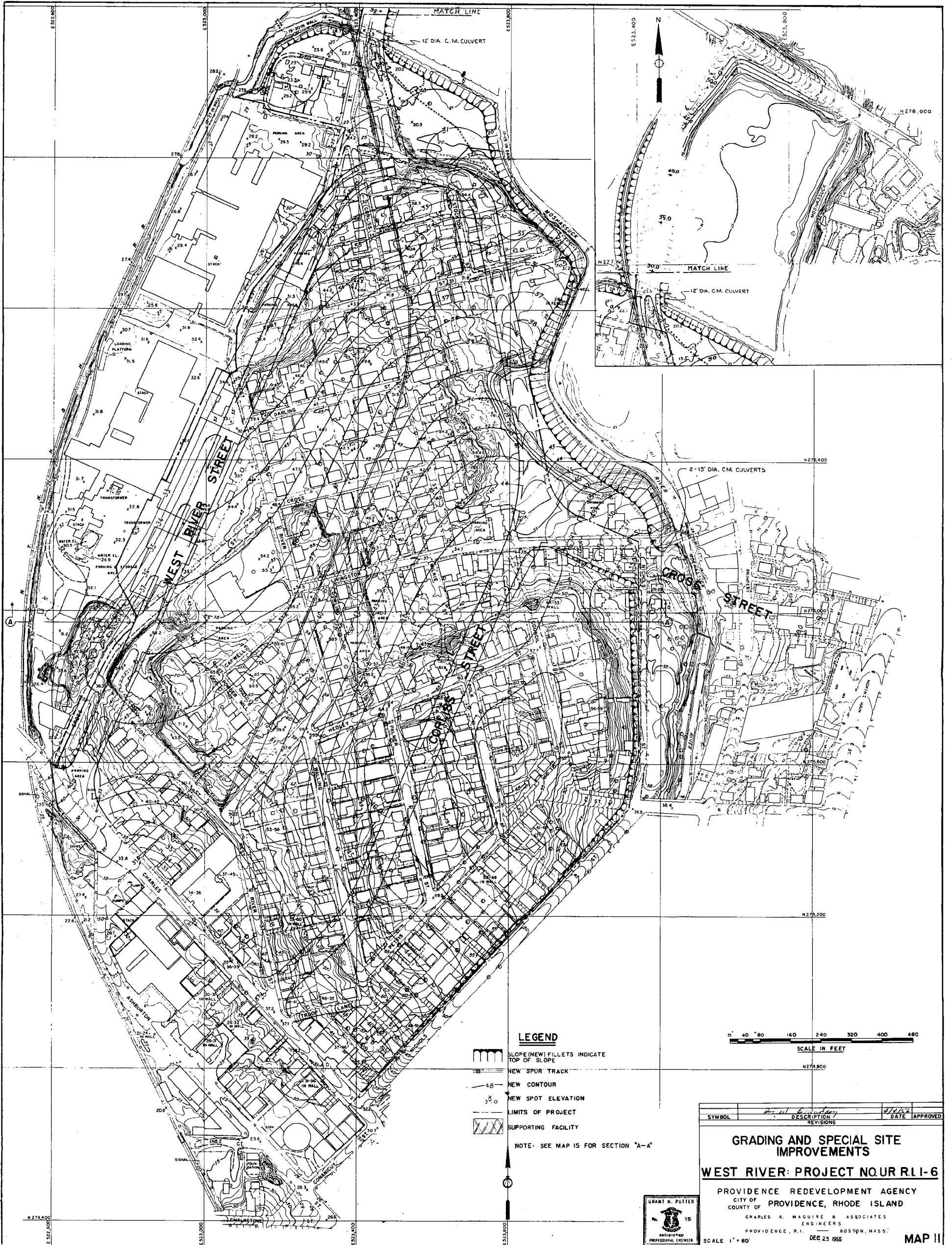
0 40 80 160 240 320 400 480
SCALE IN FEET

Revised Drawing		DATE	APPROVED
SYMBOL	DESCRIPTION		
PRIVATE UTILITY ADJUSTMENTS: GAS WEST RIVER: PROJECT NO. UR R.I.-6			
PROVIDENCE REDEVELOPMENT AGENCY CITY OF PROVIDENCE, RHODE ISLAND CHARLES A. MAGUIRE & ASSOCIATES ENGINEERS PROVIDENCE, R.I. BOSTON, MASS. SCALE: 1" = 80' FEB 23 1956			



MAP 10

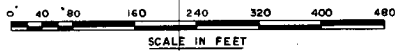
PRIVATE UTILITY ADJUSTMENTS:
GAS - 10



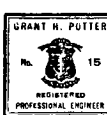
LEGEND

- SLOPE (NEW) FILLETS INDICATE TOP OF SLOPE
- NEW SPUR TRACK
- NEW CONTOUR
- NEW SPOT ELEVATION
- LIMITS OF PROJECT
- SUPPORTING FACILITY

NOTE: SEE MAP 15 FOR SECTION "A-A"



SYMBOL	DESCRIPTION	REVISIONS	DATE	APPROVED
GRADING AND SPECIAL SITE IMPROVEMENTS				
WEST RIVER: PROJECT NO. R.I. 1-6				
PROVIDENCE REDEVELOPMENT AGENCY				
CITY OF PROVIDENCE, RHODE ISLAND				
CHARLES A. MAGUIRE & ASSOCIATES				
ENGINEERS				
PROVIDENCE, R.I. BOSTON, MASS.				
SCALE 1" = 80'				
DEC 23 1955				
MAP 11				



PRIVATE UTILITY ADJUSTMENTS
GRADING AND SPECIAL SITE
IMPROVEMENTS
MAP - II

416



CITY OF PROVIDENCE
EXECUTIVE CHAMBER
PROVIDENCE, R.I.

WALTER H. REYNOLDS
MAYOR

July 6, 1956

Mr. D. Everett Whelan, City Clerk
City Hall
Providence, Rhode Island

Dear Sir:

In accordance with the provisions of Section 20 of Chapter 832 of the Public Laws of the State of Rhode Island, January Session, 1940; I hereby respectfully request that you call a Special Meeting of the City Council of the City of Providence for 12 o'clock, noon, Thursday, July 12, 1956 for the purpose of considering and acting upon the following, viz:

An Ordinance Approving and Adopting the Official
Redevelopment Plan for West River Project No.
UR R.I. 1-6

and for any other business that may legally come before the meeting.

Very truly yours,

Walter H. Reynolds
Walter H. Reynolds
Mayor of Providence

WHR:vmb

IN CITY COUNCIL
JUL 12 1956

READ:

D. Everett Whelan
CLERK

FILED

JUL 6 11 24 AM

**CITY CLERK'S OFFICE
PROVIDENCE, R. I.**

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
THE CITY OF PROVIDENCE Sc.

TO THE CITY SERGEANT:

WHEREAS, His Honor, Mayor Walter H. Reynolds, being of the opinion that the good of the City requires that the City Council shall meet at an earlier day than that to which said Council stands adjourned, has requested that the City Clerk call a Special Meeting of said Council.

You are therefore hereby commanded and required to summon the members of the City Council to meet in their Chamber on THURSDAY, JULY 12, 1956, at 12:00 o'clock Noon, for the following purpose, viz:

To act upon:-

An Ordinance Approving and Adopting the Official Redevelopment Plan for West River Project No. UR R.I. 1-6.

and for any other business that may legally come before them.

HEREOF, fail not, and make true return of this warrant, with your doings thereon.

Given under my hand and
official seal this Sixth
day of July, A.D., 1956.

D. Everett Whelan
D. Everett Whelan,
City Clerk.

City of Providence, July 10th , 1956. .

I hereby certify that I have notified each member of the City Council of the special meeting to be held Thursday, July 12, 1956 at 12:00 noon, by delivering personally to each member a copy of the within Warrant.

Harry A. Aterman
1st Dep. City Sergeant

IN CITY COUNCIL

JUL 12 1956

READ:

Everett Whelan
CLERK