

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1972-42

No. 330 **AN ORDINANCE** OF THE CITY COUNCIL OF THE CITY OF PROVIDENCE APPROVING THE REDEVELOPMENT PLAN AND THE FEASIBILITY OF RELOCATION FOR THE COMSTOCK REDEVELOPMENT PLAN

Approved September 11, 1972

Be it ordained by the City of Providence:

WHEREAS, under the provisions of Title 45, Chapter 31-33 of the General Laws of Rhode Island, 1956, as amended, the "Redevelopment and action of 1956", the Providence Redevelopment Agency (hereafter called the "Local Public Agency") is authorized to carry out urban renewal activities in the City of Providence; and

WHEREAS, under the provisions of the U. S. Demonstration Cities and Metropolitan Development Act of 1966, the Comprehensive City Demonstration Agency of the City of Providence is authorized to provide financial assistance to the Providence Redevelopment Agency for undertaking and carrying out a redevelopment project for the Comstock Redevelopment Area; and

WHEREAS, the Local Public Agency proposes to enter into an agreement with the Comprehensive City Demonstration Agency of the City of Providence for the undertaking of and for making available financial assistance for the Comstock Redevelopment Project; and

WHEREAS, it is provided in the Redevelopment Act of 1956 that Redevelopment Plans calling for financial aid from the federal government shall not be approved unless the City Council makes findings that (1) the financial aid from the federal government provided for in the plan is necessary to enable the land in the project area to be redeveloped in accordance with the Redevelopment Plan; (2) the Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the rehabilitation or redevelopment of the urban renewal areas by private enterprises; (3) the Redevelopment Plan conforms to a general plan for the development of the locality as a whole; and (4) the Redevelopment Plan gives due consideration to the provisions of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the sites covered by the Plans; and

WHEREAS, it is desirable and in the public interest that the Providence Redevelopment Agency undertake and carry out the Comstock Redevelopment Plan (hereinafter called the "Plan") and encompassing the area bounded by Prairie Avenue to the east, Chester Avenue to the south, Taylor Street to the west, and Blackstone Street to the north; in the City of Providence, State of Rhode Island (hereinafter called the "Locality",) and

WHEREAS, the Local Public Agency has made studies of the location, physical condition of structures, land use, environmental influences, and social, cultural and economic conditions of the redevelopment area and has determined that the area is a blighted, sub-standard area and that it is detrimental and a menace to the safety, health, and welfare of the inhabitants and users thereof and of the locality at large, because of buildings or improvements, either used or intended to be used for living, commercial, industrial or other purposes, as any combination of such uses, which by reason of (1) dilapidation, deterioration, age or obsolescence, (2) inadequate

provision for ventilation, light, sanitation, open spaces and recreation facilities, (3) high density of population and overcrowding, (4) defective design or unsanitary or unsafe character or conditions of physical construction, (5) defective or inadequate street and lot layout, (6) mixed character, shifting or deterioration of uses to which they are put, or any combination of such factors and characteristics are conducive to the further deterioration and decline of the area and injuriously effect the entire area. The members of this Governing Body have been fully appraised by the Local Public Agency and are aware of these facts and conditions; and

WHEREAS, there has been prepared and referred to the City Council of the Locality (herein called the "Governing Body") for review and approval, the Redevelopment Plan for the Comstock Urban Renewal Project dated 1971, and consisting of 17 pages, 1 exhibit and 5 maps; supported by the following supplementary material, data, and recommendations not a part of the Redevelopment Plan: Relocation Activity Report, consisting of 5 pages 1 exhibits; and

WHEREAS, the Redevelopment Plan has been approved by the Governing Body of the Local Public Agency, as evidenced by the copy of said Body's duly certified resolution approving the Redevelopment Plan which is attached thereto; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the locality as a whole; and

WHEREAS, the City Plan Commission, which is the duly designated and acting official planning body for the Locality, has submitted to the Governing Body its report and recommendations respecting the Redevelopment Plan and has certified that the Redevelopment Plan conforms to the general plan for the Locality as a whole, and the Governing Body has duly considered the report, recommendations, and certification of the planning body; and

WHEREAS, the Local Public Agency has prepared and submitted a program for the relocation of individuals and families that may be displaced as a result of carrying out the Redevelopment Plan; and

WHEREAS, there have also been presented to the Governing Body information and data respecting the relocation program which has been prepared by the Local Public Agency as a result of studies, surveys, and inspections in the area and the assembling and analysis of the data and information obtained from such studies, surveys and inspections; and

WHEREAS, the members of the Governing Body have general knowledge of the conditions prevailing in the area and of the availability of proper housing in the locality for the relocation of individuals and families that may be displaced by the Program and, in the light of such knowledge of local housing conditions, have carefully considered and reviewed such proposals for relocation; and

WHEREAS, it is necessary that the Governing Body take appropriate official action respecting the relocation program and Redevelopment Plan, on conformity with the contracts for financial assistance between the Local Public Agency and the Comprehensive City Demonstration Agency of the City of Providence; and

WHEREAS, the Governing Body is cognizant of the conditions that are imposed in the undertaking and carrying out of redevelopment activities and undertaking with Federal financial assistance under the provisions of the Demonstration Cities and Metropolitan Development Act of 1966, including those prohibiting discrimination because of race, color, creed, or national origin.

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

1. That it is hereby found and determined that the redevelopment area is a blighted and sub-standard area and qualifies as an eligible area under Title 45, Chapters 31-33 of the General Laws of Rhode Island, 1956, as amended.
2. That the Redevelopment Plan, having been duly reviewed and considered is hereby approved, and the City Clerk be and is hereby directed to file said copy of the Redevelopment Plan with the minutes of this meeting.

3. That it is hereby found and determined that clearance is the only technique that can achieve the objectives of the Redevelopment Plan.
4. That it is hereby found and determined that the Redevelopment Plan conforms to the general plan of the Locality.
5. That it is hereby found and determined that the financial aid to be provided pursuant to the contracts for Federal financial assistance to be entered into with the Comprehensive City Demonstration Agency of the City of Providence pertaining to the Plan is necessary to enable the Plan to be undertaken in accordance with the Redevelopment Plan.
- 6) That it is hereby found and determined that the Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of the Locality, as a whole, for the renewal of the areas by private enterprise.
- 7) That it is hereby found and determined that the Redevelopment Plan gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the sites covered by the Plans.
- 8) That it is hereby found and determined that the Program for the proper relocation of individuals and families displaced in carrying out the Redevelopment Plan in decent, safe, and sanitary dwellings in conformity with acceptable standards is feasible and can be reasonably and timely effected to permit the proper prosecution and completion of the Plan; and that such dwellings or dwelling units available or to be made available to such displaced individuals and families, are at least equal in number to the number of displaced individuals and families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced individuals and families in the area, are available at rents or prices within the financial means of the displaced individuals and families, and are reasonable accessible to their places of employment.
- 9) That, 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 other things, to changes in zoning, the vacating and removal of street, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public action, and, accordingly, this Body hereby (a) pledges its cooperation in helping to carry out the Redevelopment Plan, (b) requests the various officials, departments, boards, and agencies of the Locality 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 the Redevelopment Plan, and (c) stands ready to consider to take appropriate action upon proposals and measures designed to effectuate the Redevelopment Plan.
- 10) That financial assistance under the provisions of the Demonstration Cities and Metropolitan Development Act of 1966, as amended, is necessary to enable the area to be renewed in accordance with the Redevelopment Plan, and accordingly, the proposed Plan is approved and the Local Public Agency is authorized to file an application for financial assistance with the Comprehensive City Demonstration Agency of the City of Providence.
- 11) That this ordinance shall take effect immediately.

ATTEST:

IN CITY COUNCIL
AUG 3 - 1972
 FIRST READING
 READ, AND PASSED
Annunzio Ursic
 CLERK

APPROVED
 SEP 11 1972
Joseph A. Lombardi
 MAYOR

IN CITY COUNCIL
SEP 7 - 1972
 FINAL READING
 READ AND PASSED

 PRESIDENT
Annunzio Ursic
 CLERK

IN CITY
COUNCIL

1965 - 1971

FIRST READING
REFERRED TO COMMITTEE ON

URBAN REDEVELOPMENT
RENEWAL & PLANNING

Vincent Vespa
CLERK

THE COMMITTEE ON URBAN REDEVELOPMENT
RENEWAL & PLANNING

Recommends

*Be Continued
Vincent Vespa
Sept 30, 1971*
Clerk

THE COMMITTEE ON

URBAN REDEVELOPMENT
RENEWAL & PLANNING

Approves Passage of
The Within Ordinance

Vincent Vespa
July 11, 1972
Clerk

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

AUG 5 9 09 AM '71

FILED

*Councilman Scarnetta and
Councilman Lynch, by request*

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



PROVIDENCE REDEVELOPMENT AGENCY

August 2, 1971

Mr. Vincent Vespia, City Clerk
City Clerk's Office
City Hall
Providence, Rhode Island

RE: Comstock Urban Renewal Area

Dear Mr. Vespia:

On July 13, 1971, the Providence Redevelopment Agency was requested by the Model Cities Agency to sponsor an urban renewal plan for approximately five (5) acres within an area generally bounded by Blackstone and Taylor Streets, and Chester and Prairie Avenues. The aforesaid area was proposed in consideration of the contemplated conversion of the adjacent Martin Luther King Shopping Center to a Community Center, and because neither the Community Center nor the Comstock Redevelopment Area could succeed unless done simultaneously.

On July 26, 1971, the Providence Redevelopment Agency approved the Comstock Redevelopment Plan, and requested that it be presented to the City Council for Public Hearing.

The plan proposes total acquisition and clearance of the area generally bounded by Blackstone and Taylor Streets, and Chester and Prairie Avenues. At the present time the area includes twenty-three (23) families, six (6) individuals; and eight (8) non-residential establishments within twenty-six (26) structures.

The attached thirty (30) copies of each of (1) the proposed Redevelopment Plan for the Comstock Area; (2) the Relocation Plan for that area, and (3) the proposed ordinance approving said Redevelopment Plan are presented herewith for submission to the August 5, 1971 meeting of the City Council.

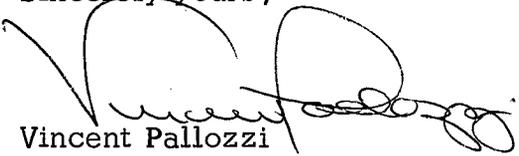
Mr. Vincent Vespia, City Clerk

August 2, 1971

RE: Comstock Urban Renewal Area

It is respectfully requested that a Public Hearing on the proposed plan be held at an early date.

Sincerely yours,



Vincent Pallozzi
Executive Director

VP:MJB
SB

Attachments:

COMSTOCK PROJECT

PROPOSED REDEVELOPMENT PLAN,

PROVIDENCE REDEVELOPMENT AGENCY • PROVIDENCE, RHODE ISLAND

COMSTOCK REDEVELOPMENT PROJECT
PROPOSED REDEVELOPMENT PLAN

PROVIDENCE REDEVELOPMENT AGENCY
PROVIDENCE, RHODE ISLAND

TABLE OF CONTENTS
COMSTOCK REDEVELOPMENT PLAN

	<u>PAGE</u>
<u>INTRODUCTION</u>	
1. Comstock Redevelopment Area Background	1
2. Abbreviations	1
3. Definitions	2
A. <u>DESCRIPTION OF COMSTOCK REDEVELOPMENT</u>	
1. Structural Condition	3
2. Boundaries of Comstock Redevelopment Area	3
B. <u>STATEMENT OF DEVELOPMENT OBJECTIVES</u>	
1. Local Objectives	4
2. Redevelopment Plan Objectives	4
3. Physical Character of the Area	5
C. <u>GENERAL LAND USE PLAN</u>	
1. Proposed Land Use and Zoning	5
2. Description of Proposed Predominant Land Use Categories	5
3. Planning Criteria to be Used	6
D. <u>URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES</u>	
1. Acquisition and Clearance	6
E. <u>LAND DISPOSITION SUPPLEMENT</u>	
1. Specific Land Use Designations, Standards and Controls	7

	<u>PAGE</u>
2. Circulation	14
3. Obligations to be Imposed on Redevelopers	14
4. Statement of Urban Design Objectives or Controls	15
5. Duration and Effective Date of Regulations and Controls	15
F. <u>OTHER PROVISIONS NECESSARY TO MEET LOCAL OBJECTIVES OR LOCAL LAW</u>	
1. Conformity to General Plan and Workable Program for Community Improvement	15
2. The Execution Activities Proposed	16
3. Method of Relocation	16
4. Method of Financing	17
G. <u>PROCEDURE FOR CHANGES IN APPROVED PLAN</u>	

EXHIBIT A:

Legal Description of the Boundaries of the
Comstock Redevelopment Project

INTRODUCTION

1. Comstock Redevelopment Area Background

This Redevelopment Area, generally bounded by Prairie Avenue, Chester Avenue, Taylor Street and Blackstone Street, lies entirely within the Model Cities Neighborhood. The Comstock area is a blighted, sub-standard area within the meaning of part 45-31-8 of the General Laws of Rhode Island, 1970 Re-enactment, because there exists in the area buildings or improvements, used or intended to be used, for living, commercial, industrial or other purposes, which by reason of (1) dilapidation, deterioration, age or obsolescence, (2) inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities, (3) defective design or unsanitary or unsafe character or conditions of physical construction, (4) defective or inadequate street and lot layout, (5) mixed character, shifting or deterioration of uses, (6) deterioration of site improvements, (7) tax delinquencies, and/or any combination of such factors and characteristics, are conducive to the further deterioration of such an area. The area is not restricted to, nor does it consist entirely of, lands, buildings, or improvements which of themselves are detrimental, but is an area in which such conditions exist, and injuriously affect the entire area. A survey of structural conditions based on American Public Health Association methods showed that out of 26 structures, 21 or 80.7% were deficient or substandard.

2. Abbreviations

- | | |
|---|---------------------|
| 1.) City of Providence | -City |
| 2.) Providence Redevelopment Agency | -Agency |
| 3.) Zoning Ordinance of the City of Providence, approved September 21, 1951, and as amended to date. | -Zoning Ordinance |
| 4.) Redevelopment Plan | -Plan |
| 5.) Comstock Redevelopment Area | -Area |
| 6.) Local Planning Agency Block | -L.P.A. BK |
| 7.) Census Tract and Block | -CT & BK |
| 8.) Assessor's Plat Number | -A.P. |
| 9.) The Building Ordinance of the City of Providence, approved November 21, 1941 and as amended to date | -Building Ordinance |

10.) The Ordinance Providing Minimum Standards for Housing of the City of Providence, and as amended to date

-Minimum Housing Ordinance

3. Definitions

- 1.) Building Coverage -The percentage of the entire parcel covered by the ground floor areas of all structures.
- 2.) Maximum Density -The total number of dwelling units allowed within a given parcel or area.
- 3.) Building Height -The vertical distance measured from the average elevation of the finished lot grade at the front of the building to the highest point of ceiling of the top story in the case of a flat roof; to the deck line of a mansard roof; and to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.
- 4.) Parking Space -An area, interior or exterior, of not less than 200 sq. ft. net, when considered separate from access thereto and screening and landscaping thereof; and not less than 360 sq. ft. when considered in conjunction with access thereto and screening and landscaping thereof.
- 5.) Parking Area -That portion of a parcel of land which is required either by the Zoning Ordinance or by the controls of this plan to be allocated, utilized and/or reserved for the parking of vehicles.
- 6.) Gross Floor Area -Gross floor area shall include total floor area in a given unit or structure which is devoted to the use in question, but not to include floor area devoted to interior parking or cellar, providing the cellar is used only for the storage of mechanical equipment.

7.) Open Space

-That area of the lot not covered by buildings or other improvements.

A. DESCRIPTION OF COMSTOCK REDEVELOPMENT AREA

1. The Comstock Redevelopment Area is characterized by a high percentage of vacant land, sub-standard conditions in occupied buildings, abandoned buildings, and marginal commercial uses along Prairie Avenue, a main artery. The area is also affected by the traffic on the many east-west through streets which are not necessarily neighborhood oriented. The area consists of 5.2 acres, exclusive of streets, of which approximately 2.5 acres, or 49%, which had contained structures, are now vacant. Of the 26 structures within the area, 16 are predominately residential and 10 are predominately commercial. Five of these structures are abandoned. An American Public Health Association structural condition survey indicated that 21 structures are in sub-standard condition, four in deteriorated condition and one in standard condition.

The following residential structure categories are established by the APHA: A-Excellent; B-Acceptable; C-Intermediate; D-Sub-standard; E-Slum. Residential structures in this project fell into category B, "Standard" (One structure, or 3.9%); Category C, "Deteriorated" (Four or 15.4%) and Categories D and E, "Sub-standard" (21 or 80.7%). Many basic deficiencies in essential dwelling facilities are found in this area. Basic deficiencies include serious deterioration, serious over-crowding, lack of dual egress, lack of sanitary facilities and serious inadequacies in lighting and ventilation. A basic deficiency indicates a serious violation of minimum standards for continued dwelling occupancy and building safety, which ordinarily would justify removal of occupants from the dwelling until the violation was corrected.

2. Boundaries of the Comstock Redevelopment Area

The Area is south of downtown Providence and is within the Model Cities area. It is generally bounded by Prairie Avenue on the east, Chester Avenue on the south, Taylor Street on the west, and Blackstone Street on the north. This area is within a Redevelopment area designated in Section 1, of Chapter 103 of the Ordinance of the City of Providence, 1948, entitled "An Ordinance Designating Seventeen Areas of Land in the City of Providence as Redevelopment Areas in Accordance with the Provisions of Section 22, Chapter 1802 of the Public Laws, 1946, known

as the 'Community Redevelopment Act' " as amended. The boundaries of this area have been established without regard to the race, religion, color of skin, or national origin of any residents of this area. The boundaries of the area are shown on Map No. 1, Existing Land Use and Zoning; a legal description of the area is attached as Exhibit A.

B. STATEMENT OF DEVELOPMENT OBJECTIVES

1. Local Objectives

The purpose of the Comstock Redevelopment Project is to revitalize a socially, economically and physically depressed area through the process of a City-sponsored Redevelopment Project, thus alleviating the lengthy Federal time process involved in renewal planning and apparent lack of Federal funding resources.

2. Redevelopment Plan Objectives

- a. To stimulate the revitalization of a socially, economically, and physically depressed area.
- b. To coordinate the execution of the Comstock Project with the implementation of the Model Cities Neighborhood Facility.
- c. To stimulate the renewal of the Comstock Project in conformance to Model Neighborhood resident needs, Comprehensive Renewal and Community Development plans and City Standards .
- d. To provide for the construction of new low to middle income housing units at a density accommodating 60 to 100 units.
- e. To encourage the development of housing units affordable by Model Neighborhood residents.
- f. To promote high standards of design.
- g. To stimulate the rehabilitation of adjacent houses outside the Project area, utilizing Model City-funded loan programs and other Federally-aided renewal activities.
- h. To stimulate the construction of new housing on vacant land adjacent to the project area, utilizing Federal and Model Cities subsidy programs.
- i. To relocate the Project area residents to standard housing suited to their needs.
- j. To relocate existing commercial uses to adequate facilities related to needs of the community.

- k. To resurface existing streets in the Project area.
- l. To provide off-street parking facilities at a rate commensurate with the demand generated by the Project residents. The parking facilities should be sufficient to accommodate the demand generated by visitors to the area so that the adjacent street system is not unduly burdened by an excessive number of parked cars.
- m. To provide open space for recreation and outdoor living in quantities sufficient to meet the requirements of the area residents. Such open space need not duplicate facilities provided in other portions of the neighborhood which may be readily available to the project residents. This open space should be designed to provide for both passive recreation on the site, and active recreation areas for pre-school age and elementary school age children with convenient sitting areas.

3. The Physical Character of the Area

The physical character of the Area will be basically a medium-density residential area, so designed as to be compatible with other redevelopment contemplated for the surrounding neighborhood. Off-street parking, open space and recreational areas will be provided.

C. GENERAL LAND USE PLAN

1. Proposed Land Use and Zoning

Map No. 3, entitled Proposed Land Use and Zoning indicates the predominant land use categories and the major circulation routes.

2. Description of Each Predominate Land Use Category

Medium Density Residential

Attached, semi-attached and detached dwellings for one or two families, garden apartments, off-street parking and open space. The maximum residential density shall be twenty-two (22) dwelling units per acre for parcels of all sizes.

3. Planning Criteria to be Used to Determine:

a. Type, Intensity and Location of Other Uses Permitted or Required within the Predominant Land Use Categories:

- (1) Standards governing the type, intensity and location of secondary or auxiliary uses within predominant land use categories are contained in the Zoning Ordinance. In some instances the standards of the Redevelopment Plan are more restrictive than the Zoning Ordinance.

D. URBAN RENEWAL TECHNIQUE TO BE USED TO ACHIEVE PLAN OBJECTIVES

Acquisition and Clearance *

1. More than 50% of the land in the Comstock Redevelopment Project area is either vacant, or occupied by sub-standard buildings. Total clearance will be the treatment applied to achieve the goals of this plan, as existing sub-standard buildings are infeasible to rehabilitate.
2. There is a need to remove blighting influence such as:
 - a. Obsolete building types, residential and commercial.
 - b. Mixture of land use.

*All property within the Project is to be acquired and all buildings demolished as shown on Map No. 3., Proposed Acquisition.

- c. Vacant mixed-use structures.
3. There is need to provide land for Plan objectives.

Redevelopment Functions

Under the Provisions of the Redevelopment Act of 1956, as amended, the Agency is empowered to undertake all redevelopment functions, including:

- a. Acquisition
- b. Clearance
- c. Relocation
- d. Installation and construction of site improvements.
- e. Disposition
- f. Rehabilitation
- g. Acceptance from the City donations of land, site improvements, supporting facilities, cash grants-in-aid, services, and other cooperative activities necessary to the execution of this Plan which the City, under the terms of the same statute, is empowered to contribute, with or without consideration to the program undertaking.

E. LAND DISPOSITION SUPPLEMENT

1. Land Use Designations, Controls and Standards to be Imposed on Land to be Offered for Sale or Lease.

- a. Statement of Uses to be Permitted and Controls

In order to achieve the objectives of the Urban Renewal Plan, the following controls shall restrict the use and development of those areas acquired for redevelopment. The various permitted land use categories are indicated below (See Map No. 2, Proposed Land Use and Zoning). Proposed changes in zoning are indicated on Map No. 2.

- (1) R-4 Multiple Dwelling Zone

- (a) Permitted Uses:

R-4 Multiple Dwelling uses of the Zoning Ordinance shall be permitted except for: Apartment Hotel or Hotel, Fraternity or Sorority House, Lodging House or Tourist Home or Nursing or Rest Home.

(b) Development Controls for Residential Uses:

Within the permitted R-4 Multiple Dwelling Zone the controls which shall apply are as follows:

- 1) Density: The maximum density shall be twenty-two (22) dwelling units per acre for all size.
- 2) Height: The maximum height shall be two (2) stories not to exceed 40 feet.
- 3) Building Coverage: The maximum portion of the lot covered by buildings shall be 40%.
- 4) Open Space: The minimum ratio of floor area to open space shall be 30%.
- 5) Parking Spaces: Off-street parking shall be provided at the rate of one (1) space for each dwelling unit. Where buildings contain more than three dwelling units, the following number of parking spaces shall be provided: One (1) parking space per dwelling unit and additional parking spaces equal in number to one-quarter of the number of dwelling units in excess of three dwelling units. Pursuant to this formula, any fraction of a required parking space shall automatically be interpreted to mean an additional required whole parking space. The Providence Redevelopment Agency in its sole and absolute discretion, shall have the final right of approval and power to waive.
- 6) Building Construction: The construction of buildings shall conform to the regulations set forth in the Building Ordinance.

- 7) Dwelling Facilities: All living units shall be full-family dwelling accommodations, having separate and private access, complete bathroom and kitchen, and shall be otherwise in full conformity with the requirements of Minimum Housing Standards.
- 8) Name Plate or Sign: For each dwelling unit, one name plate not exceeding $\frac{1}{2}$ square foot in area, shall be permitted, indicating the name and/or address of the occupant or any permitted occupation. All signs must be suitably integrated with the architectural design of the structure which they identify. The size, design, placement and number of signs must be specified in all Redevelopment Proposals. The replacement or addition of any sign during the duration of the plan must be approved by the Agency. The Providence Redevelopment Agency in its sole and absolute discretion shall have the final right of approval and power to waive.
- 9) Screening: Except that portion of a driveway or accessway which opens directly into a street, screening of the following type shall be provided: Off-street parking in or abutting residential districts shall be screened from the street by a strip, at least four (4) feet wide, densely planted with evergreen shrubs or trees which are at least four (4) feet high at the time of planting and which are of a variety that will attain a height of at least six (6) feet; or a continuous wooden fence of uniform appearance, at least four (4) feet high, but not more than five (5) feet high above the finished grade, the linear surface of which may be solid or perforated but said perforation shall not exceed 25% of the total linear

surface of the fence, except that wherever permanent outdoor parking facilities are to be established for four or more vehicles no portion of the required screening may be perforated. The Providence Redevelopment Agency in its sole and absolute discretion shall have the final right of approval and power to waive.

- 10) Landscaping & Maintenance: All sites shall be properly graded and drained. All unbuilt areas of the site shall be provided, where needed, with suitable, properly designed and constructed walks and access drives. All unbuilt and unpaved areas of the site shall be suitably planted and permanently maintained with grass, shrubs, and trees; except that, subject to the approval of the Providence Redevelopment Agency, an area not in excess of 20% of the unbuilt and unpaved area may be landscaped with another material for decorative purposes or a garden only. After fully developed, the land, buildings and other improvements in all sites shall be maintained in good repair and in clean and sanitary condition. Sufficient and suitable refuse and garbage storage and disposal facilities, including structural enclosures where appropriate, shall be provided and properly maintained. The Providence Redevelopment Agency in its sole and absolute discretion shall have the final right of approval and power to waive.

- 11) Off-Street Parking Regulations: Each off-street parking space shall have an area of not less than 200 square feet exclusive of passageways and driveways giving access thereto. Access to surface parking areas shall be limited to several well-defined locations, and in no

case shall there be unrestricted access along the length of a street. Exits and entrances from surrounding streets shall not be less than 30 feet from any street intersection. Parking areas shall be adequately drained and paved with an all-weather, dust-free surface. Lighting used to illuminate parking areas shall be arranged so as to reflect light away from any adjoining parcel. Open parking areas for more than five cars shall be landscaped with trees and shrubs, provided along the boundaries of such areas.

b. Additional Regulations to be Imposed

(1) Other conditions, covenants, restrictions and provisions controlling the Development and Use of Acquired Land and Improvements

- (a) With respect to those provisions of this Plan which exceed local law, redevelopers will be required to agree, in the event of any questions regarding the meaning of the standards and controls or other provisions of this Plan, that the interpretation of the Agency shall be final and binding.
- (b) A report concerning the proposed sale or lease of any land by the Agency shall be submitted to the City Council at a regular or special meeting at least ten (10) days prior to the execution of said sale or lease agreement.
- (c) No building, except those approved by the Agency, shall be erected on any parcel of land sold to an adjoining property owner for the purpose of increasing his lot for residential yard space. Moreover, a plan of any proposed building shall be submitted to the Agency for its approval to insure its conformance to the provisions and objectives of this Plan. The required building setback for any proposed garage to be erected on the above described land shall be twenty (20) feet from any right-of-way line, and shall be properly graded and drained and shall be suitably planted and permanently maintained with grass, shrubs and

trees, in conformance with paragraphs "f", Screening. and "h", Landscaping and On-Site Improvements and Maintenance, above, of all sections dealing with residential zones in this Plan. In addition, each and every parcel of land shall be maintained in safe, clean and sanitary condition at all times.

(d) The following controls of this Plan shall obligate and bind all redevelopers and their successors in interest, lessees or assigns. The controls, covenants, and restrictions incorporated in this Plan shall be in effect for a period of forty (40) years extending from the date of approval of this plan by the City Council, except that the control stated in paragraph E.1.b. (1)(d)(3) below, shall run for a perpetual period of time. In addition, the following restrictive covenants or controls running with the land shall be inserted in and made an effective part of all agreements and conveyance for the disposition of any part or parcel of land in the Area to require said redevelopers:

- 1) To use and devote such real property only for the purpose and in the manner stated in the Plan;
- 2) To comply with such terms and conditions relating to the use and maintenance of real property as in the opinion of the Agency are necessary to carry out the provision of this Plan;
- 3) To provide that at no time shall the acquisition, use, disposal or conveyance of land or improvements within this Project Area to or by any persons be denied, restricted or abridged, nor occupancy or possession thereof preferred, segregated or refused because of race, color, creed, or nationality of ancestry. Further, all redevelopers shall comply with all Federal, State and Local Laws, in effect from time to time, prohibiting discrimination or segregation by reason of race, religion, color, or national origin, in the sale, lease or occupancy of any project property;
- 4) To begin and complete the building of improvements within a period of time deemed by the Agency to be reasonable, subject to any provisions which may be made for the extension of the time limit with the approval of the Agency;

- 5) To comply with such terms and conditions specified by the Agency which will prevent holding of land for speculative purposes; and
- 6) To submit to the Agency architectural and landscaping plans and specifications, as well as any other information, required by the Agency, for its approval prior to the time of transfer of title to the redeveloper to insure their conformance with the provisions of this Plan.

(2) Miscellaneous Provisions

- (a) Whenever the controls in this Plan restricting use and development of areas acquired for re-development conflict with the Zoning Ordinance, the higher standards of this Plan or of the Zoning Ordinance shall govern. The Agency may, at its discretion, when it deems it advisable and in the best interest of the successful accomplishment of the purposes of this Plan, and when it is demonstrated that Redevelopment Objectives will not be adversely affected, waive the controls or provisions of this Plan.
- (b) The Agency may, when it deems it advisable, file a petition with the Zoning Board for exceptions or variances to the Zoning Ordinance.
- (c) Only those signs or plaques approved by the Agency shall be permitted.
- (d) Land sold to an adjoining owner shall first be utilized to satisfy requirements of this plan with respect to his adjoining non-acquired property.
- (e) 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 be related to the architecture of the structure. No driveway parallel to the street shall be permitted in the required minimum front yard.
- (f) All areas subject to wheeled traffic shall be paved with bituminous or cement concrete or other permanent paving material and shall have appropriate bumper or wheel guards where, in the opinion of the Agency, it is determined that they are needed.
- (g) Any area not paved shall be landscaped.

- (h) All buildings and improvements in the project area shall be maintained in good repair and in safe, clean and sanitary condition.
- (i) Sufficient and suitable refuse and garbage storage facilities, including structural enclosures where appropriate, shall be provided and properly maintained.
- (j) Wherever screening of uses is provided, it shall be a uniform appearing, adequate year-round type, and subject to the approval of the Agency.
- (k) All mechanical equipment, whether located on the roof of a structure or on the ground or at any other location on a site shall be totally and effectively screened from view - within the limits of safety and good design with respect to any given mechanical system - and said screening shall be integrated with the architectural design, style and facia of the building(s). The Agency in its sole and absolute discretion shall have the final right of approval and power to waive.
- (1) The Agency in its sole and absolute discretion shall have the final right of approval and interpretation of development proposals and power to waive.

2. Circulation

- a. See Map No. 1, Existing Land Use and Zoning, for layout of major perimeter streets.
- b. The internal circulation system will remain essentially the same. However, the objective of this system will be:
 - (1) The prevention of excessive use of internal residential streets by through traffic.
 - (2) The provision of smooth transition between internal streets and major perimeter streets.
- c. See Map No. 4, Disposition, for relationship between Proposed Land Uses and the internal circulation system.

3. Obligations to be Imposed on Redevelopers

- a. The redevelopers, their successors in interest, lessees, or assigns, will be required, as an effective part of all agreements and conveyances for the disposition of any part of parcel of land in the project area, to

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

b. See Section E. 1.b. "Additional Regulations to be Imposed."

4. Statement of Urban Design Objectives or Controls

Refer to Sections E. 1.a. and E. 1.b. of this Plan.

5. Duration and Effective Date of Regulations and Controls

The foregoing regulations and controls contained in this Plan will be binding, effective by deed or by contract containing restrictive covenants running with the land, upon all purchasers or contractors and their assigns of the land in the area of the City of Providence, Rhode Island, covered in this Plan. The regulations and controls incorporated in this Plan will be effective from the date of approval of this Plan by the City Council of the City of Providence, Rhode Island for 40 years; except that the provisions with respect to non-discrimination in sub-paragraph E.1.b. (1) (d) (3), page 12 shall run for a perpetual length of time.

F. OTHER PROVISIONS NECESSARY TO MEET LOCAL REQUIREMENTS OR LOCAL LAW

1. Conformity to General Plan and Workable Program for Community Improvement

This Redevelopment Plan is in conformity with all elements of the Master Plan of the City of Providence, which includes Land Use Plan, Major Thoroughfare Plan, Population and Density Plan, Master Plan for Public Schools, Master Plan for Recreation, and Zoning Plan, as well as with the City's Workable Program for Community Improvement.

Proposed redevelopment activity in the Area is intended to implement (a) definite local objectives for planning action and (b) definite local objectives for community rebuilding as set forth in the Workable Program.

The Plan is consistent with local objectives for appropriate land use, improved traffic, recreational and community facilities and other public improvements. Moreover, the Plan adheres to the objectives of the Workable Program which are (1) to prevent new slums and deterioration; (2) to eradicate the deterioration of the past; (3) to conserve what is strong, and to rehabilitate what is weak; (4) to renew the city's housing; (5) to provide a decent, safe and sanitary home for every citizen of the community.

2. The execution activities proposed above will be undertaken by the Providence Redevelopment Agency and the City of Providence.

a. Providence Redevelopment Agency

Under the provisions of the Redevelopment Act of 1956, as amended, the Agency is empowered to undertake all clearance and redevelopment functions including (a) the acquisition and clearance of any and all land and buildings in blighted and sub-standard areas; (b) the relocation of occupants therein; (c) the installation and construction of site improvements; (d) the disposition of land for re-use in accordance with the Plan; (e) acceptance from the City of any and all donations of land, site improvements, supporting facilities, grants-in-aid, services and other cooperative activities necessary to the execution of this plan which the City by the terms of the same statute is empowered to contribute with or without consideration to the project undertaking; (f) the rehabilitation of structures; (g) the periodic inspection of the Area to insure compliance with the provisions of this Plan.

b. City of Providence

Under the terms of the ordinance approving and adopting this Plan, the City commits itself to: (a) the vacation and acceptance of right-of-way easements dedicated for street purposes; (b) changes in zoning district designations; (c) the provision of municipal improvements designed to support the private reuses of land in the area; (d) the donation of real property; (e) a systematic and intensified enforcement of laws and ordinances relating to the use, occupancy, maintenance and repair of buildings and other improvements; and (f) the provision of local grants-in-aid.

3. Method of Relocation

Twenty-three families and six individual householders who are to be displaced by Agency action within the Area will have the service of the Family Relocation Services made available to them. 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 eligible family in the Area. This Relocation Service will continue functioning until all eligible families and individual householders living in the area have been satisfactorily relocated into acceptable housing. Families eligible for public housing will receive priority in the low-rent developments of the Providence Housing Authority.

Seven businesses displaced by Agency action will be offered the business relocation services of the Department of Planning and Urban Development.

Federal standards for financial compensation for relocation of families and businesses under the Uniform Relocation Act of 1970 will apply because this project is within the Model Cities Neighborhood.

4. Method of Financing

This Plan is to be financed with supplemental funds provided by the Model Cities Agency, plus funds provided by the City of Providence, with approval by the City Council.

The estimated cost of carrying out these activities under the Plan are as follows:

ELIGIBLE PROGRAM COSTS

GROSS PROGRAM COST	\$774,481
LAND PROCEEDS	<u>-30,000</u>
NET COST	\$744,481
SUPPLEMENTAL FUNDS - 75%	\$558,361
CITY SHARE - 25%	\$186,120

Provisions of Local Grant

The City share of \$186,120 will be met by a cash contribution.

G. PROCEDURE FOR CHANGES IN APPROVED PLAN

The Providence City Council at its own discretion or upon recommendation of the Providence Redevelopment Agency may modify this plan at any time. The City Council may at its discretion hold a public hearing on such proposed modification, provided that if the Plan is modified after lease or sale by the Providence Redevelopment Agency of real property in the project area such modification shall be subject to such rights of law and in equity as the lessee or purchaser of his successor or successors in interest may be entitled to assert.

EXHIBIT A

LEGAL DESCRIPTION OF THE BOUNDARIES OF THE COMSTOCK REDEVELOPMENT AREA

Beginning at the most northerly corner of the Comstock Area, herein described, at the intersection of the centerline of Blackstone Street and the northerly projection of the westerly lot line of Lot 629 in A.P. 45:

Thence, running generally southeasterly along the centerline of Blackstone Street to the intersection of the centerline of Blackstone Street and Prairie Avenue:

Thence, turning and running generally southerly along the centerline of Prairie Avenue to the intersection of the centerlines of Prairie Avenue to the intersection of the centerlines of Prairie Avenue and Chester Avenue:

Thence, turning and running generally westerly along the centerline of Chester Avenue to the intersection of said centerline with the projection of the easterly lot line of Lot 464, A.P. 45:

Thence, turning and running generally northerly along said lot line to its intersection with the southerly lot line of Lot 462, A.P. 45:

Thence, turning and running generally westerly along the southerly lot line of Lots 462, 355, 354, 353, 352 and 351, A.P. 45:

Thence, turning and running generally northerly along the westerly lot line of Lot 351, A.P. 45, and its projection to the intersection of said line with the centerline of Willard Avenue:

Thence, turning and running generally westerly, along the centerline of Willard Avenue to the intersection of said line with the projection of the westerly lot line of Lot 469, A.P. 45:

Thence, turning and running generally southerly along said lot line to its intersection with the southerly lot line of Lot 348, A.P. 45:

Thence, turning and running generally westerly along said lot line, the southerly and westerly lot lines of Lot 347, A.P. 45, and the southerly lot line of Lot 568, A.P. 45, to its projected intersection with the centerline of Taylor Street:

Thence, turning and running generally northerly along said centerline to its intersection with the centerline of Willard Avenue:

Thence, turning and running generally easterly along said centerline to its intersection with the projected westerly lot line of Lot 307, A.P. 45:

Thence, turning and running generally northerly along said lot line to its intersection with the southerly lot line of Lot 241, A.P. 45:

Thence, turning and running westerly and northerly along the southerly and westerly lot lines of Lot 241, A.P. 45, to its projected intersection with the centerline of Robinson Street:

Thence, turning and running generally westerly along said centerline to its intersection with the centerline of Taylor Street:

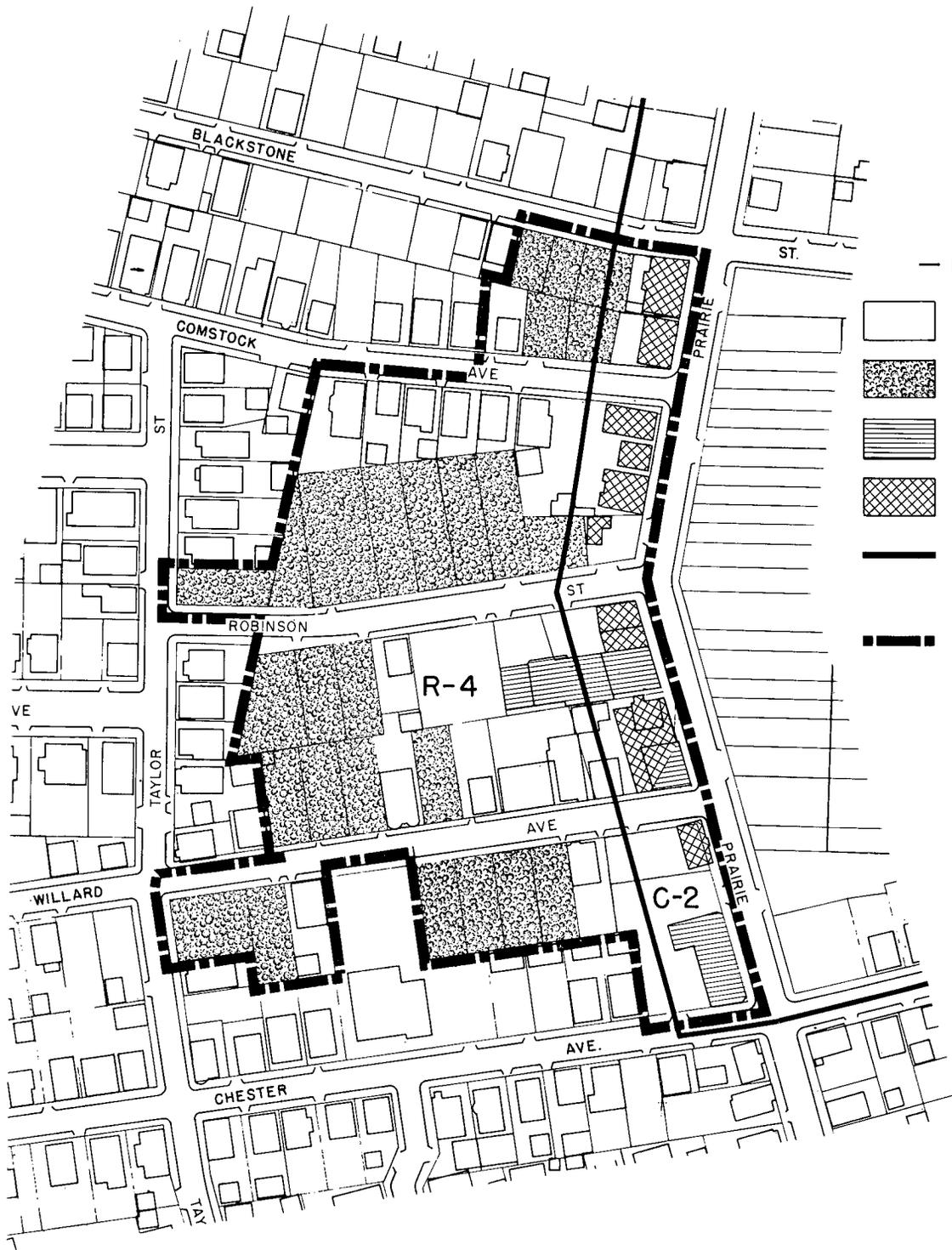
Thence, turning and running generally northerly along said centerline to its intersection with the projected northerly lot line of Lot 236, A.P. 45:

Thence, turning and running generally easterly along said lot line to its intersection with the westerly lot line of Lot 202, A.P. 45:

Thence, turning and running generally northerly along said lot line and the westerly lot line of Lot 522, A.P. 45, to its projected intersection with the centerline of Comstock Avenue:

Thence, turning and running generally easterly along said centerline to its intersection with the projected westerly lot line of Lot 527, A.P. 45:

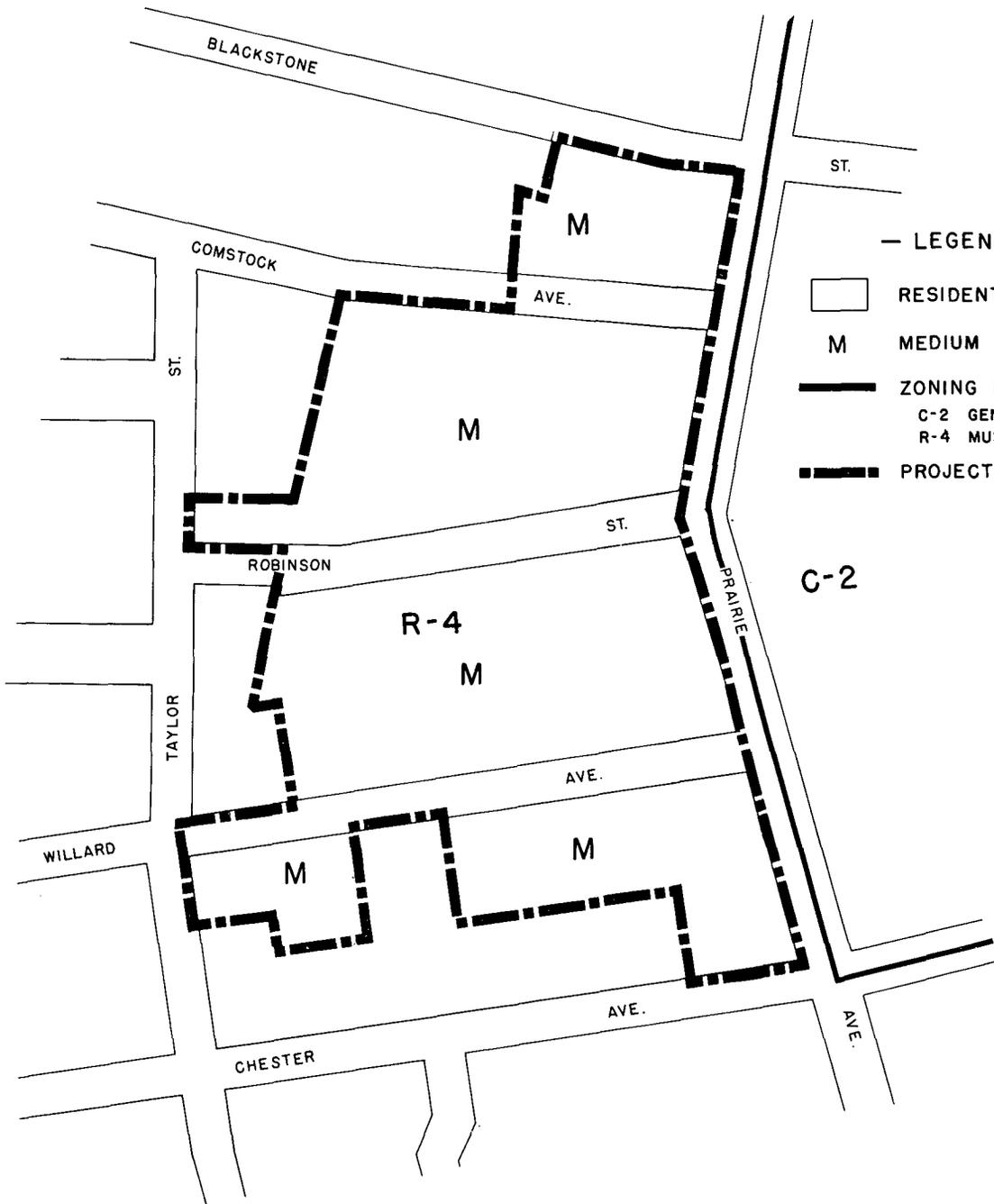
Thence, turning and running generally northerly along the westerly and northerly lot lines of Lot 527, A.P. 45, and the westerly lot line of Lot 629, A.P. 45, to the point and place of beginning.



— LEGEND —

-  RESIDENTIAL
-  VACANT
-  PUBLIC (QUASI-PUBLIC)
-  COMMERCIAL
-  ZONING LINE
- R-4 MULT DWELLING
- C-2 GENERAL COMMERCIAL
-  PROJECT BOUNDARY

EXISTING LAND USE AND ZONING		
COMSTOCK URBAN RENEWAL PROJECT		
PROVIDENCE REDEVELOPMENT AGENCY		
PROVIDENCE, RHODE ISLAND		
DATE		AREA NO.
REVISED		MAP NO.

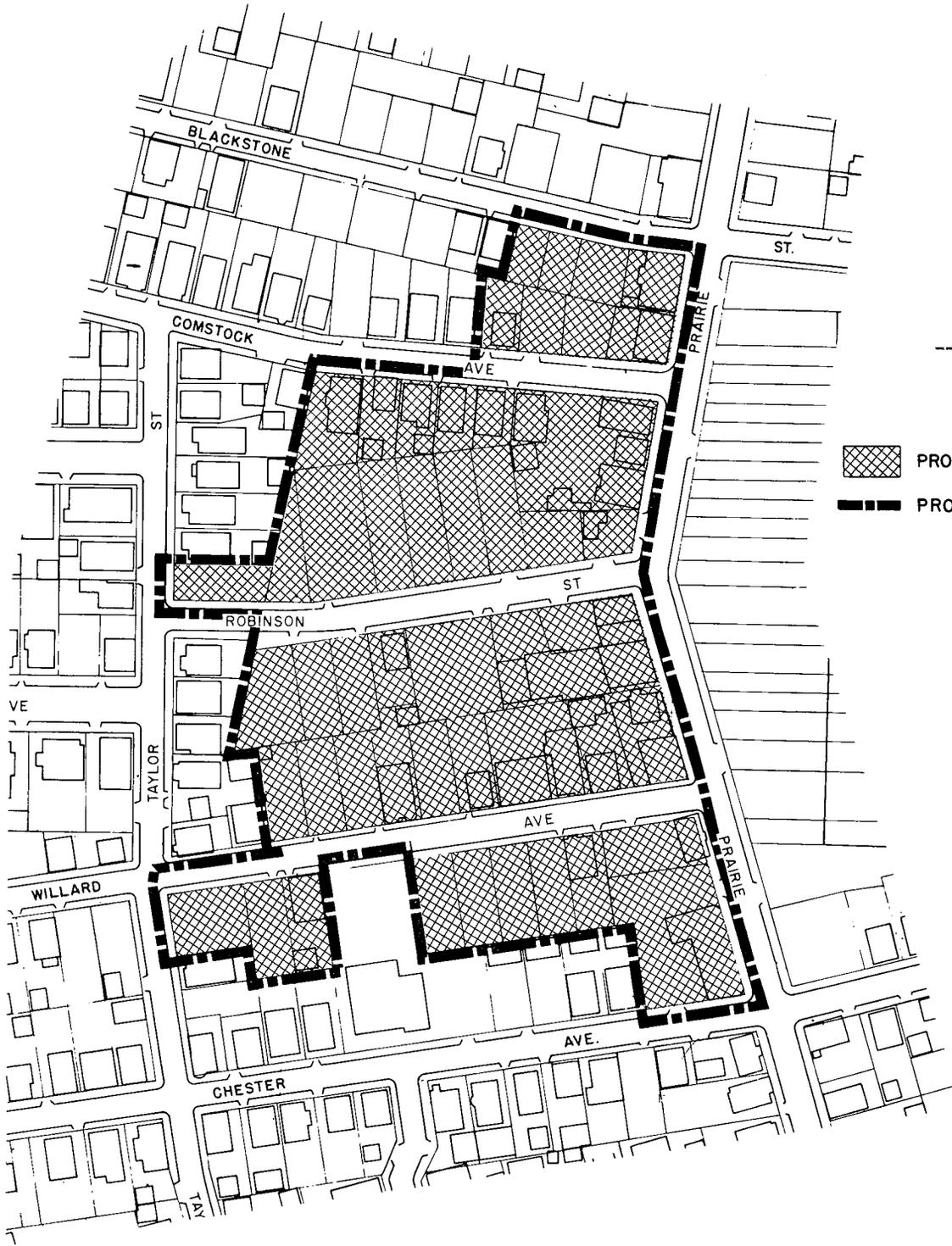


— LEGEND —

- RESIDENTIAL
- M** MEDIUM DENSITY
- ZONING LINE
 - C-2 GENERAL COMMERCIAL
 - R-4 MULTI DWELLING
- PROJECT BOUNDARY

C-2

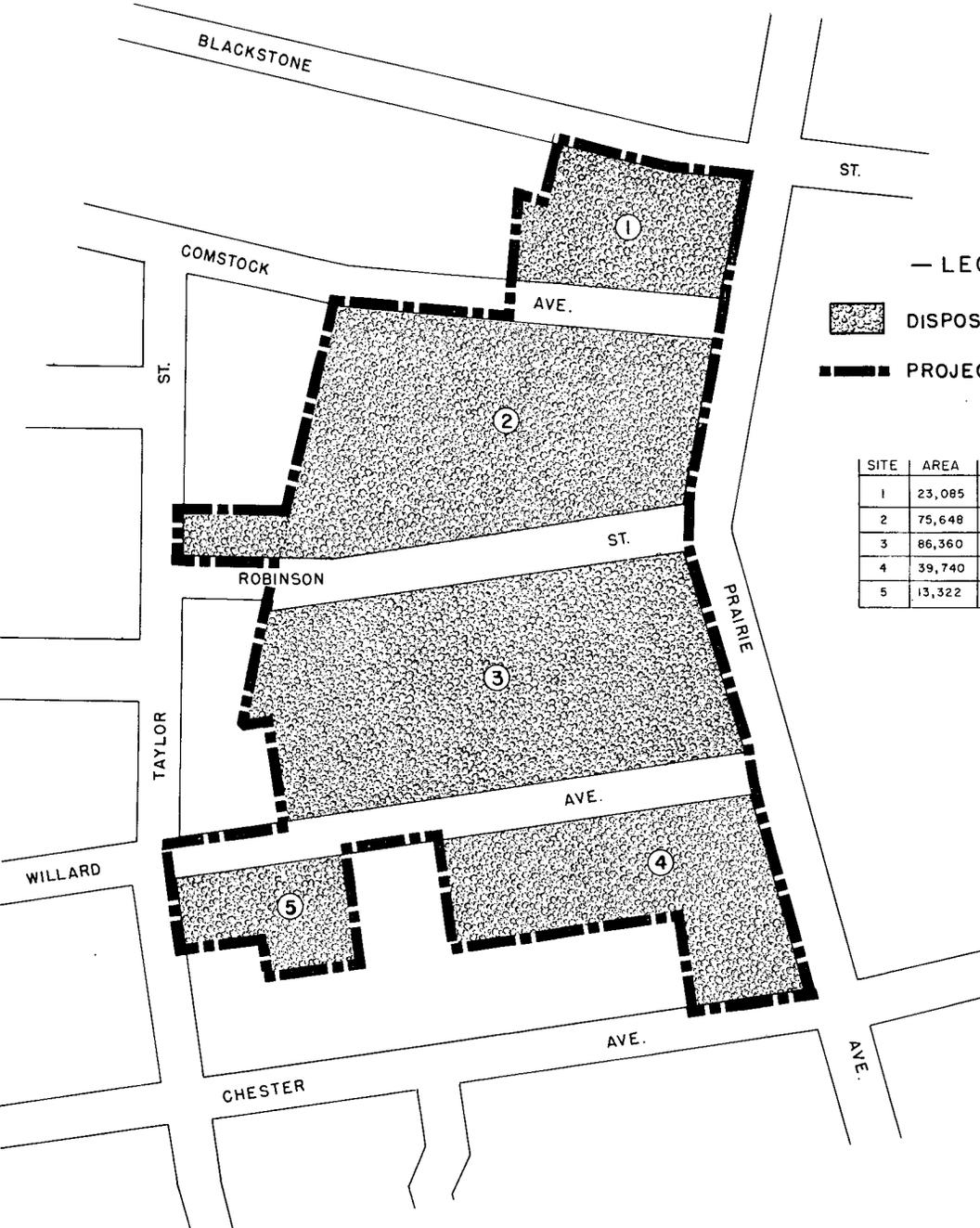
PROPOSED LAND USE & ZONING		
COMSTOCK URBAN RENEWAL PROJECT		
PROVIDENCE REDEVELOPMENT AGENCY		
PROVIDENCE, RHODE ISLAND		
DATE	 	AREA NO.
REVISED		MAP NO.
		2



-- LEGEND --

-  PROPERTY TO BE ACQUIRED
-  PROJECT BOUNDARY

PROPOSED ACQUISITION		
COMSTOCK URBAN RENEWAL PROJECT		
PROVIDENCE REDEVELOPMENT AGENCY		
PROVIDENCE, RHODE ISLAND		
DATE	 	AREA NO.
REVISED		MAP NO.
		3

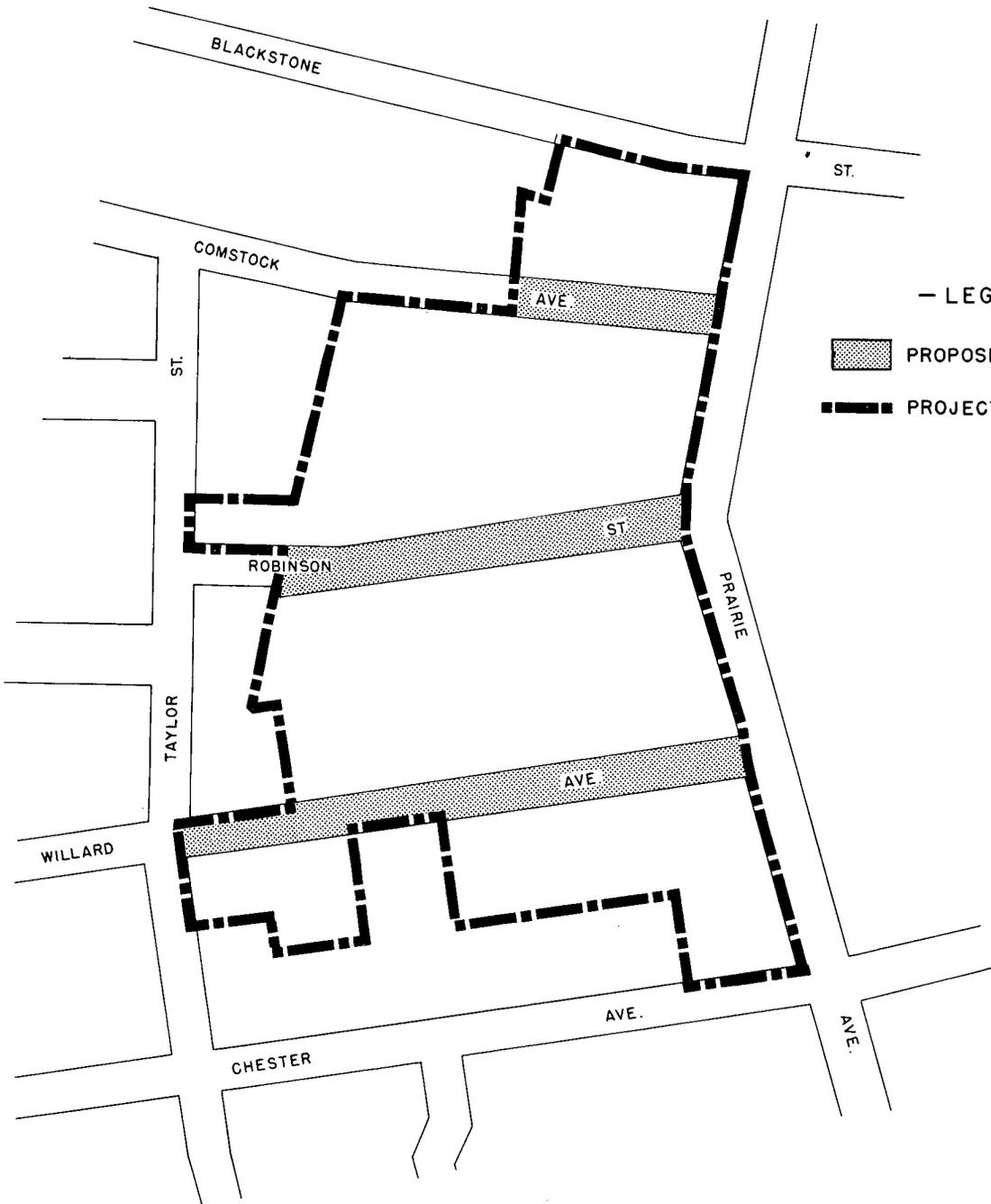


— LEGEND —

- DISPOSITION PARCELS
- PROJECT BOUNDARY

SITE	AREA	USE	DISPOSAL METHOD
1	23,085	RESIDENTIAL	SALE
2	75,648	RESIDENTIAL	SALE
3	86,360	RESIDENTIAL	SALE
4	39,740	RESIDENTIAL	SALE
5	13,322	RESIDENTIAL	SALE

DISPOSITION MAP		
COMSTOCK URBAN RENEWAL PROJECT		
PROVIDENCE REDEVELOPMENT AGENCY		
PROVIDENCE, RHODE ISLAND		
DATE	 	AREA NO.
REVISED		MAP NO.
		4



— LEGEND —

-  PROPOSED NEW STREET PAVEMENT
-  PROJECT BOUNDARY

SITE IMPROVEMENTS		
COMSTOCK URBAN RENEWAL PROJECT		
PROVIDENCE REDEVELOPMENT AGENCY		
PROVIDENCE, RHODE ISLAND		
DATE	 	AREA NO.
REVISED		MAP NO.
		5

Comstock Redevelopment Project

RELOCATION ACTIVITY REPORT

RELOCATION ACTIVITY REPORT

Administrative Organization

The Providence Redevelopment Agency will be responsible for the administration of relocation activities. The Family Relocation Service, a division within the Department of Planning and Urban Development will directly supervise all residential relocation activities. The Family Relocation Service has been the central relocation agency responsible for the supervision of all relocation activities resulting from any governmental action within the City of Providence for the past 22 years.

Description of organization of relocation staff.

The staff of the Family Relocation Service consists of a Chief of Relocation, a Casework Supervisor, an Intergroup Specialist, an Elderly Specialist, six (6) professionally trained social caseworkers, one qualified housing inspector, 2 clerk-stenographers and a clerk-typist.

Physical condition and suitability of housing.

All vacancy referrals and any housing units which are occupied by families and individuals displaced from the proposed Comstock project area shall be inspected according to American Public Health Association and local housing code standards. Any unit which does not meet these prescribed standards shall be considered unsuitable for purposes of relocation.

Location Standards

Each family or individual to be displaced from the project area will receive assistance in obtaining decent, safe and sanitary rehousing facilities from the Family Relocation Service. The Providence Redevelopment Agency will insure that such housing will not only meet all Federal and local standards, but will be located in "areas not generally less desirable in regard to public utilities and public commercial facilities and at prices or rents within the financial means of those families and individuals displaced from the project area as well as reasonably accessible to their places of employment." The particular needs of each and every family or individual will be considered.

Information which has already been compiled through a site occupant survey will be considered in evaluating the family's ability to pay their individual housing requirements and any special assistance which might be needed in regard to particular financial, health or other social problems.

Based on information gathered during initial site survey, there are 2 white families, 21 non-white families and 1 white individual and 5 non-white individuals to be displaced from the project area. There are 3 owner-occupants to be displaced from within the project area.

Data set forth in the accompanying form H.U.D. - 6122 indicates no deficit in public or private housing accommodations to meet relocation program needs as anticipated. The present rate of turnover in existing rental and sales housing units within

the Providence Housing Market area is sufficient to meet the rehousing requirements not only of the project area, but of other areas of simultaneous displacement as well. Also present plans call for phased relocation so that some of the new housing to be constructed on this site may be utilized by families and individuals displaced for the Comstock Project.

Total Relocation Program Requirements and Resources

West Broadway	242 Families
East Side	10 Families
Code Enforcement	10 Families
Turnkey Project	16 Families
	<hr/>
Total Displacement	278 Families

The above requirements for displacement compare with a total availability of 6600 * standard private rental housing units and 960 * standard sales housing units. Estimates indicate that some 744 * units will be available through public housing turnover within the City of Providence. Combined figures for all housing resources, public and private, indicate that some 8306 * units will be available within the Providence Housing Market area.

All available information regarding the progress of the Comstock Project and the latest relocation procedures and payments as provided by the "Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970" will be made available to site occupants as soon as we are in receipt of final

* Based on a one year estimate.

official regulations from the area office.

The Family Relocation Service has a field office within the Model Cities area. Site occupants will be notified as to the location and scheduled office hours. Such office arrangements are intended as a convenience for site occupants and not as a replacement for home visits, vacancy referrals or any other established methods of assistance. All site occupants will be advised through the "Informational Statement", and personal contacts by social caseworkers as to moving regulations, precaution in voluntary relocation, increased benefits of the "Uniform Relocation Assistance Act of 1970" and a detailed explanation of the relocation program and its importance to them.

All eligible families and individuals will receive priority for public housing accommodations according to administrative rulings of the Department of Housing and Urban Development.

Relocation payments will be made to eligible families and individuals displaced from the Comstock Project area in accordance with the latest regulations within the provisions of the "Uniform Relocation Assistance Act" (Public Law 91-609). The "Informational Statement" for site occupants will provide clear statements regarding the availability of various types of relocation payments and benefits and will state that an official list of specific conditions and regulations under which such payments may be made will be available at the offices of the Providence Redevelopment Agency and at the Family Relocation Service field office within the Model Cities area.

Relocation Service for Individuals

All individuals occupying separate housekeeping units shall receive the same complete service as rendered to families. The service will include the availability of home and office visits, social service information and listing referrals, as well as follow-up procedures.

All other individuals occupying non-housekeeping units will be provided with the same service as listed above.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT URBAN RENEWAL PROGRAM ESTIMATED HOUSING REQUIREMENTS AND RESOURCES FOR DISPLACED FAMILIES				PROJECT LOCALITY Providence, Rhode Island								
				PROJECT NAME Comstock Urban Renewal Project								
				PROJECT NUMBER								
INSTRUCTIONS: Place original and one copy in Binder No. 1, and one copy each in other binders.				ESTIMATED LENGTH OF DISPLACEMENT PERIOD: 12 MOS.		DATE OF SUBMISSION						
I. NUMBER OF FAMILIES IN PROJECT AREA AND NUMBER TO BE DISPLACED *												
FAMILIES				MINORITY GROUP								
				TOTAL	WHITE (Nonminority)		NEGRO		OTHER MINORITY			
a. Estimated number of families in project area				6/23	1/2		5/21		-			
b. Estimated number to be displaced from property to be acquired by LPA				6/23	1/2		5/21		-			
c. Estimated number to be displaced from property to be acquired by other public bodies				-	-		-		-			
d. Estimated number to be displaced by rehabilitation, conservation, or code enforcement activities, from property not to be acquired				-	-		-		-			
II. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY LPA												
ESTIMATED NUMBER OF FAMILIES				WHITE (Nonminority)			NEGRO			OTHER MINORITY		
				TOTAL	TEN.	OWNERS	TOTAL	TEN.	OWNERS	TOTAL	TEN.	OWNERS
a. TOTAL				1/2	1/2	0	5/21	4/19	1/2	-	-	-
b. Eligible for federal aided public housing				1/2	1/2	0	2/15	1/14	1/1			
c. Eligible for State or locally aided public housing				-	-	-	-	-	-			
d. Ineligible for public housing				-	-	-	3/6	3/5	0/1			
III. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY OTHER PUBLIC BODIES												
ESTIMATED NUMBER OF FAMILIES				WHITE (Nonminority)			NEGRO			OTHER MINORITY		
				TOTAL	TEN.	OWNERS	TOTAL	TEN.	OWNERS	TOTAL	TEN.	OWNERS
a. TOTAL				N/A								
b. Eligible for federally aided public housing												
c. Eligible for State or locally aided public housing												
d. Ineligible for public housing												
IV. CHARACTERISTICS OF FAMILIES TO BE DISPLACED BY REHABILITATION OR CODE ENFORCEMENT ACTIVITIES, FROM PROPERTY NOT TO BE ACQUIRED												
ESTIMATED NUMBER OF FAMILIES				WHITE (Nonminority)			NEGRO			OTHER MINORITY		
				TOTAL	TEN.	OWNERS	TOTAL	TEN.	OWNERS	TOTAL	TEN.	OWNERS
a. TOTAL				N/A								
b. Eligible for federally aided public housing												
c. Eligible for State or locally aided public housing												
d. Ineligible for public housing												
V. PROPOSED REHOUSING OF FAMILIES INCLUDED IN BLOCKS II, III, AND IV ABOVE												
PROPOSED REHOUSING		WHITE (Nonminority)			NEGRO			OTHER MINORITY				
		TOTAL	EXISTING UNITS	NEW UNITS	TOTAL	EXISTING UNITS	NEW UNITS	TOTAL	EXISTING UNITS	NEW UNITS		
a. TOTAL FAMILIES		1/2	3	N/A	5/21	26	N/A	N/A				
b. Private rental housing		0/1	1	-	3/11	14	-	-				
c. Private sales housing		0/0	0	-	0/1	1	-	-				
d. Federally aided public housing		1/1	2	-	2/9	11	-	-				
e. Other public housing		0/0	0	-	0/0	-	-	-				

* Individuals/Families

N/A Not applicable

PROJECT NAME Comstock Urban Renewal	PROJECT NUMBER
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VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA
(Include all listed under II, III, and IV)

A. SIZE, BY INCOME, OF WHITE (Nonminority) FAMILIES TO BE DISPLACED FROM PROJECT AREA

MONTHLY FAMILY INCOME	TOTAL NO. OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE ¹								
		1	2	3	4	5	6	7	8	9 OR MORE
TOTAL	1/2	1	1		1					
\$0 - \$49										
\$50 - \$99										
\$100 - \$149										
\$150 - \$199										
\$200 - \$249										
\$250 - \$299	0/1		1							
\$300 - \$349	1/0	1								
\$350 - \$399										
\$400 - 449										
\$450 - \$499										
\$500 or more	0/1				1					

B. BEDROOM REQUIREMENTS, BY INCOME, OF WHITE (Nonminority) FAMILIES TO BE DISPLACED FROM PROJECT AREA

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS				
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE
TOTAL	1/2	2	1			
\$0 - \$49						
\$50 - 99						
\$100 - \$149						
\$150 - \$199						
\$200 - \$249						
\$250 - 299	0/1		1			
\$300 - \$349	1/0	1				
\$350 - 399						
\$400 - 449						
\$450 - 499						
\$500 or more	0/1			1		

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME Comstock Urban Renewal	PROJECT NUMBER
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VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA - Continued
(Include all listed under II, III, and IV)

C. SIZE, BY INCOME, OF NEGRO FAMILIES TO BE DISPLACED FROM PROJECT AREA

MONTHLY FAMILY INCOME	TOTAL NO. OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE ¹									
		1	2	2	3	4	5	6	7	8	9 OR MORE
TOTAL	5/21	5	12		1	2	1	1	2	1	1
\$0 - 49											
\$50 - 99											
\$100 - 149	0/1		1								
\$150 - 199	0/2		2								
\$200 - 249	0/1		1								
\$250 - 299	2/3	2	2		1						
\$300 - 349	0/1							1			
\$350 - 399	0/1										1
\$400 - 449	0/1			1							
\$450 - 499	0/0										
\$500 or more	3/11	3	5		1	1	1	1	1	1	

D. BEDROOM REQUIREMENTS, BY INCOME, OF NEGRO FAMILIES TO BE DISPLACED

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS				
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE
TOTAL	5/21	16	3	3	3	1
\$0 - \$49						
\$50 - \$99						
\$100 - \$149	0/1	1				
\$150 - \$199	0/2	2				
\$200 - \$249	0/1		1			
\$250 - \$299	2/3	4	1			
\$300 - \$349	0/1				1	
\$350 - \$399	0/1					1
\$400 - \$449	0/1	1				
\$450 - \$499	0/0					
\$500 or more	3/11	8	1	3	2	

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME		PROJECT NUMBER							
Comstock Urban Renewal Project									
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA - <i>Continued</i> (Include all listed under II, III, and IV)									
C. SIZE, BY INCOME, OF OTHER MINORITY FAMILIES TO BE DISPLACED FROM PROJECT AREA									
MONTHLY FAMILY INCOME	TOTAL NO. OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE ¹							
		2	3	4	5	6	7	8	9 OR MORE
TOTAL									
\$0 - \$49									
\$50 - \$99									
\$100 - \$149									
\$150 - \$199									
\$200 - \$249									
\$250 - \$299									
\$300 - \$349									
\$350 - \$399									
\$400 - \$449									
\$450 - \$499									
\$500 or more									
D: BEDROOM REQUIREMENTS, BY INCOME, OF OTHER MINORITY FAMILIES TO BE DISPLACED									
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS							
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE			
TOTAL									
\$0 - \$49									
\$50 - \$99									
\$100 - \$149									
\$150 - \$199									
\$200 - \$249									
\$250 - \$299									
\$300 - \$349									
\$350 - \$399									
\$400 - \$449									
\$450 - \$499									
\$500 or more									

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing

PROJECT NAME										PROJECT NUMBER					
Comstock Urban Renewal Project															
VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY															
A. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO WHITE (Nonminority) FAMILIES															
TYPE OF HOUSING	1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
	RE-REQUIRED	TO BE AVAILABLE		RE-REQUIRED	TO BE AVAILABLE		RE-REQUIRED	TO BE AVAILABLE		RE-REQUIRED	TO BE AVAILABLE		RE-REQUIRED	TO BE AVAILABLE	
		EXIST-ING	NEW		EXIST-ING	NEW		EXIST-ING	NEW		EXIST-ING	NEW		EXIST-ING	NEW
1. PUBLIC HOUSING															
a. Federally aided	2	242	N/A	267	N/A	183	N/A	44	N/A	8	N/A				
b. State or locally aided		3	N/A	27	N/A	10	N/A	0	N/A	0	N/A				
2. STANDARD PRIVATE RENTAL HOUSING															
TOTAL		1684	N/A	13762	N/A	874	N/A	183	N/A	99	N/A				
GROSS MONTHLY RENTAL	Under \$40														
	\$40 - \$49														
	\$50 - \$59														
	\$60 - \$69		525		1440		241		31						
	\$70 - \$79		561		1006		275		47		17				
	\$80 - \$89		316		643		168		55		35				
	\$90 and over		282		1673		190		50		47				
3. STANDARD SALES HOUSING															
TOTAL		45	N/A	530	N/A	251	N/A	103	N/A	31	N/A				
SALES PRICE	Under \$5,000														
	\$5,000 - \$5,999														
	\$6,000 - \$6,999		6		95		31		12		4				
	\$7,000 - \$7,999		6		95		33		12		4				
	\$8,000 - \$8,999		7		90		38		18		4				
	\$9,000 - \$9,999		10		73		41		15		5				
	\$10,000 - \$11,999		6		83		35		20		7				
	\$12,000 and over		10		94		73		26		7				

N/A Not Applicable

PROJECT NAME										PROJECT NUMBER						
Comstock Urban Renewal Project																
VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY - <i>Continued</i>																
B. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO NEGRO FAMILIES																
TYPE OF HOUSING	1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS			
	RE-REQUIRED	TO BE AVAILABLE		RE-REQUIRED	TO BE AVAILABLE		RE-REQUIRED	TO BE AVAILABLE		RE-REQUIRED	TO BE AVAILABLE		RE-REQUIRED	TO BE AVAILABLE		
		EXIST-ING	NEW		EXIST-ING	NEW		EXIST-ING	NEW		EXIST-ING	NEW		EXIST-ING	NEW	
1. PUBLIC HOUSING																
a. Federolly aided	8	242	N/A	1	267	N/A		183	N/A	1	44	N/A	1	8	N/A	
b. State or locally aided		3	N/A		27	N/A		10	N/A		0	N/A		0	N/A	
2. STANDARD PRIVATE RENTAL HOUSING																
TOTAL	9	1516	N/A	1	3385	N/A	2	787	N/A	2	165	N/A		89	N/A	
GROSS MONTHLY RENTAL	Under \$40															
	\$40 - \$49															
	\$50 - \$59															
	\$60 - \$69		473			1296			217			28				
	\$70 - \$79		505			905			248			43			15	
	\$80 - \$89	1	284			579			151			49			31	
	\$90 and over	8	254		1	605		2	171		2	45			43	
3. STANDARD SALES HOUSING																
TOTAL		40	N/A	1	477			226	N/A		93	N/A		28	N/A	
SALES PRICE	Under \$5,000															
	\$5,000 - \$5,999															
	\$6,000 - \$6,999		5			85			28			11			4	
	\$7,000 - \$7,999		5			85			30			11			4	
	\$8,000 - \$8,999		6			81			34			16			4	
	\$9,000 - \$9,999		10			67			37			14			5	
	\$10,000 - \$11,999		5			75			31			18			6	
	\$12,000 and over		9		1	84			66			23			5	

N/A Not Applicable

PROJECT NAME Comstock Urban Renewal Project	PROJECT NUMBER
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VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY - *Continued*

A. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO OTHER MINORITY FAMILIES

	1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS			
	RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		
		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW	
1. PUBLIC HOUSING																
a. Federally aided																
b. State or locally aided																
2. STANDARD PRIVATE RENTAL HOUSING																
TOTAL																
GROSS MONTHLY RENTAL	Under \$40															
	\$40 - \$49															
	\$50 - \$59															
	\$60 - \$69															
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	\$80 - \$89															
	\$90 and over															
3. STANDARD SALES HOUSING																
TOTAL																
SALES PRICE	Under \$5,000															
	\$5,000 - \$5,999															
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	\$10,000 - \$11,999															
	\$12,000 and over															

VINCENT PALLOZZI
DIRECTOR



JOSEPH A. DOORLEY, JR.
MAYOR

DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT
40 FOUNTAIN ST. • PROVIDENCE, R. I. 02903 • TEL. 401-831-6550

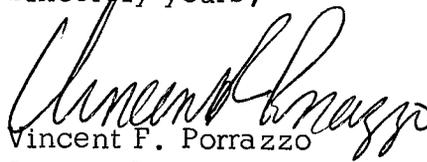
May 11, 1972

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

Dear Mr. Vespia:

Attached is an original and three (3) copies of a Notice of Public Hearing for the Comstock Redevelopment Area, per your request. This notice should be advertised for four (4) successive weeks, beginning on May 15, 1972. The date of the hearing has been established for June 14, 1972 at 7:30 P.M.

Sincerely yours,


Vincent F. Porrazzo
Project Supervisor

VFP:lbt

Enclosures

CITY OF PROVIDENCE
NOTICE OF PUBLIC HEARING

Pursuant to the requirements of Sections 4 and 11 of Chapter 32, Title 45 of the General Laws of Rhode Island, 1956, as amended, entitled the "Redevelopment Act of 1956," as amended, the Committee on Urban Redevelopment, Renewal and Planning of the City Council of the City of Providence will conduct a public hearing in the City Council Chamber, City Hall, Providence, Rhode Island, on *JUNE 14 1972* at *7:30 pm* (E.D.S.T.). This hearing will be concerned with the Urban Renewal Plan for the Comstock Redevelopment Project as proposed by the Providence Redevelopment Agency. The Agency's proposal with respect to the relocation of families within the proposed Project Area will be open for discussion at the hearing.

The Project Area is that tract of land located south of downtown Providence and is within the Model Cities area. It is generally bounded by Prairie Avenue on the east, Chester Avenue on the south, Taylor Street on the west, and Blackstone Street on the north.

The purpose of this hearing is to consider a proposal for the undertaking of a project under State and local law, to acquire land in the Project Area, to demolish and remove buildings and improvements; to undertake rehabilitation of acquired structures; to install, construct or reconstruct streets, utilities and other site improvements; and to make the land available for redevelopment by private enterprise or public agencies as authorized by law.

All persons or agencies interested in the above-listed project area will have an opportunity to be heard and/or to submit communications in writing. Copies of the

Page 2

proposed redevelopment plan and information thereon may be obtained prior to said hearing at the Providence Redevelopment Agency, 40 Fountain Street, Providence, Rhode Island.

PER ORDER:

Joseph F. Prete, Chairman

Committee on Urban Redevelopment, Renewal and Planning

VINCENT VESPIA, City Clerk

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Committee on Urban Redevelopment, Renewal and Planning

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The Project Area is that tract of land located south of downtown Providence and is within the Model Cities area. It is generally bounded by Prairie Avenue on the east, Chester Avenue on the south, Taylor Street on the west, and Blackstone Street on the north.

The purpose of this hearing is to consider a proposal for the undertaking of a project under State and local law, to acquire land in the Project Area, to demolish and remove buildings and improvements; to undertake rehabilitation of acquired structures; to install, construct or reconstruct streets, utilities and other site improvements; and to make the land available for redevelopment by private enterprise or public agencies as authorized by law.

All persons or agencies interested in the above-listed project area will have an opportunity to be heard and/or to submit communications in writing. Copies of the

Page 2

proposed redevelopment plan and information thereon may be obtained prior to said hearing at the Providence Redevelopment Agency, 40 Fountain Street, Providence, Rhode Island.

PER ORDER:

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Committee on Urban Redevelopment, Renewal and Planning

VINCENT VESPIA, City Clerk

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The Project Area is that tract of land located on the western outskirts of downtown Providence. In general, the area is bounded by Knight Street and Bridgham Street to the east; Cranston Street, Messer Street and Wood Street to the south; the Dennis J. Roberts Expressway and Route 6 taking line to the west; and Atwells Avenue to the north.

The purpose of this hearing is to consider a proposal for the undertaking of a project under State and local law with financial assistance under Title I of the Housing Act of 1949 (Public Law 171 - 81st Congress) as amended by the Housing Act of 1954, and amendments thereto, to acquire land in the Project Area, to demolish and remove buildings and improvements; to undertake rehabilitation of acquired structures; to install, construct or reconstruct streets, utilities and

other site improvements; and to make the land available for redevelopment by private enterprise or public agencies as authorized by law.

All persons or agencies intersted in the above-listed project area will have an opportunity to be heard and/or to submit communications in writing. Copies of the proposed redevelopment plan and information thereon may be obtained prior to said hearing at the Providence Redevelopment Agency, 40 Fountain Street, Providence, Rhode Island.

PER ORDER:

COUNCILMAN
Joseph F. Prete, CHAIRMAN

→ Committee on Urban Redevelopment, Renewal and Planning

VINCENT VESPIA, City Clerk

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



PROVIDENCE REDEVELOPMENT AGENCY

May 11, 1972

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

Dear Mr. Vespia:

The Providence Redevelopment Agency approved an Urban Renewal Plan for the Lockwood Street Urban Renewal Project R.I. R-27, and the filing of an application for funds thereof.

Public hearings and subsequent City Council approval is a condition precedent to the execution of a contract with the Federal Government and the receipt of funds necessary to proceed with the activities set forth in the aforesaid Urban Renewal Plan.

It is, therefore, respectfully requested that the accompanying thirty (30) copies of the Urban Renewal Plan for the Lockwood Street Project, including thirty (30) copies of the Relocation Report for said project be introduced to the City Council at its meeting on Tuesday, May 16, 1972; that the matter be referred to the Committee on Urban Redevelopment, Renewal and Planning for advertisements for Public Hearing; that Committee approve the advertising of Public Hearing for four (4) successive weeks.

An original and three (3) copies of the ordinances required by the Federal Government as a condition precedent to the execution of a contract with the Providence Redevelopment Agency are attached.

Very truly yours,

A handwritten signature in black ink, appearing to read "Vincent Pallozzi", is written over a circular stamp or mark. The signature is fluid and cursive.

Vincent Pallozzi
Executive Director

VP/gl

Attachments

EDMUND M. MAURO
Chairman
JOSEPH E. ADELSON
Vice Chairman
STANLEY P. BLACHER
JOHN RAO, JR.
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PROVIDENCE REDEVELOPMENT AGENCY

May 11, 1972

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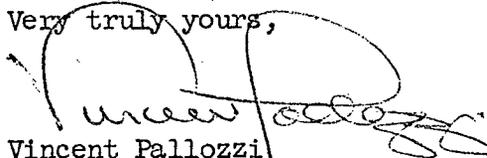
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May 11, 1972

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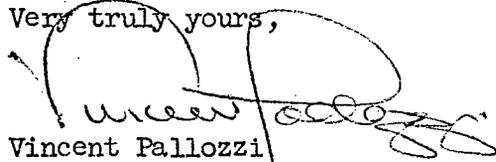
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Attachments

REMARKS BY

JOHN A. RYAN, CHIEF

DIVISION OF FAMILY RELOCATION

BEFORE THE

COMMITTEE ON URBAN DEVELOPMENT,

RENEWAL AND PLANNING

OF THE

PROVIDENCE CITY COUNCIL

AT

PUBLIC HEARING FOR THE COMSTOCK URBAN RENEWAL PROJECT

ON

WEDNESDAY - JUNE 14, 1972

COUNCIL CHAMBERS, CITY HALL

My name is John Ryan and I live at 58 Edgewood Boulevard, Providence.

I am Chief of the Division of Family Relocation.

Mr. Chairman, Honorable Members of the Committee on Urban Development,
Renewal and Planning, Ladies and Gentlemen:

This public hearing offers an excellent opportunity to discuss the aims and objectives of the Relocation Plan for the Comstock Urban Renewal Project.

Since its inception twenty three years ago, the Relocation Service has assisted some 6,300 families and individuals displaced by government action. During this time, we have developed a program which attempts to treat the multiple problems of people facing displacement.

If I may, I would like to summarize briefly the services offered by the Relocation Service. According to the most recent survey approximately 23 families and 6 individuals will be displaced.

Naturally, our basic concern is to assist displaced residents to relocate into decent, safe and sanitary housing within their economic means. This will be accomplished through a central listings program.

Trained social caseworkers are assigned to offer assistance to residents in utilizing various social services which are available through private and public agencies.

Increased relocation benefits under the Uniform Relocation Act of 1970 offer greater financial opportunity for displaced residents to obtain decent housing.

Moving allowances have been increased from a maximum of \$200.00 to a possible maximum of \$500.00. Replacement Housing Payments for purposes of rental or purchase are now available to qualified residents up to a maximum of \$4,000.00. Also, qualified owner-occupants, who meet certain Federal regulations and who re-purchase, may be eligible for payments up to a maximum of \$15,000.00.

In taking on this serious task, it is our sincere desire to minimize hardship while accomplishing the successful relocation of all the families involved.

Therefore, Mr. Chairman, I am happy to present to you and your committee for your consideration, a copy of this statement.

COMSTOCK PROJECT

Mr. Chairman, members of the Committee, ladies and gentlemen, my name is Vincent Pallozzi. I am the Director of the Department of Planning and Urban Development for the City of Providence.

Before we hear the presentation of the Comstock Urban Renewal Plan, I would like briefly to explain the funding arrangement for this project. This project will be a locally funded project not requiring application to the Federal Government through the Urban Renewal process. Funds to carry out the project will be three-quarters Model Cities Funds and one quarter City Funds.

The primary goal of the Comstock Urban Renewal Plan is to clear a site within the Model Cities Area for the construction of low-to-moderate income housing. The need for new housing in the Model Neighborhood is great and this project is a first step towards adding a significant amount of new housing to the housing resources available to those people desperately in need of decent housing.

It is important to remember that the preparation of this plan has been part of an overall planning process for the renewal of the entire Model Neighborhood. There are many other ac-

activities planned for the areas adjacent to the Comstock Project which will relate to the project under discussion this evening. Throughout this planning process there has been significant involvement of the Providence Redevelopment Agency Model Cities Staff, the Citizen's Planning Committee and interested groups and individuals in the neighborhood. This cooperation and involvement shall continue in order to accomplish the goals of the plan.

We are here tonight to seek City Council approval of the Comstock Urban Renewal Plan. In just a moment, Mr. Richard A. Harrall, a Principal Planner in the Department of Planning and Urban Development will discuss the activities proposed in the Comstock Urban Renewal Plan.

He will be followed by Mr. John A. Ryan, Chief of Family Relocation Services, who will discuss the Relocation procedures and Plans for the Comstock Renewal Project.

Thank you very much.

I would like to present to you at this time, Mr. Richard A. Harrall, who will explain the activities proposed in the Comstock Urban Renewal Plan.

REMARKS BY

JOHN A. RYAN, CHIEF

DIVISION OF FAMILY RELOCATION

BEFORE THE

COMMITTEE ON URBAN DEVELOPMENT,

RENEWAL AND PLANNING

OF THE

PROVIDENCE CITY COUNCIL

AT

PUBLIC HEARING FOR THE COMSTOCK URBAN RENEWAL PROJECT

ON

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If I may, I would like to summarize briefly the services offered by the Relocation Service. According to the most recent survey approximately 23 families and 6 individuals will be displaced.

Naturally, our basic concern is to assist displaced residents to relocate into decent, safe and sanitary housing within their economic means. This will be accomplished through a central listings program.

Trained social caseworkers are assigned to offer assistance to residents in utilizing various social services which are available through private and public agencies.

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BEFORE THE

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Moving allowances have been increased from a maximum of \$200.00 to a possible maximum of \$500.00. Replacement Housing Payments for purposes of rental or purchase are now available to qualified residents up to a maximum of \$4,000.00. Also, qualified owner-occupants, who meet certain Federal regulations and who re-purchase, may be eligible for payments up to a maximum of \$15,000.00.

In taking on this serious task, it is our sincere desire to minimize hardship while accomplishing the successful relocation of all the families involved.

Therefore, Mr. Chairman, I am happy to present to you and your committee for your consideration, a copy of this statement.

REMARKS BY

JOHN A. RYAN, CHIEF

DIVISION OF FAMILY RELOCATION

BEFORE THE

COMMITTEE ON URBAN DEVELOPMENT,

RENEWAL AND PLANNING

OF THE

PROVIDENCE CITY COUNCIL.

AT

PUBLIC HEARING FOR THE COMSTOCK URBAN RENEWAL PROJECT

ON

WEDNESDAY - JUNE 14, 1972

COUNCIL CHAMBERS, CITY HALL

My name is John Ryan and I live at 58 Edgewood Boulevard, Providence.

I am Chief of the Division of Family Relocation.

Mr. Chairman, Honorable Members of the Committee on Urban Development,
Renewal and Planning, Ladies and Gentlemen:

This public hearing offers an excellent opportunity to discuss the aims and objectives of the Relocation Plan for the Comstock Urban Renewal Project.

Since its inception twenty three years ago, the Relocation Service has assisted some 6,300 families and individuals displaced by government action. During this time, we have developed a program which attempts to treat the multiple problems of people facing displacement.

If I may, I would like to summarize briefly the services offered by the Relocation Service. According to the most recent survey approximately 23 families and 6 individuals will be displaced.

Naturally, our basic concern is to assist displaced residents to relocate into decent, safe and sanitary housing within their economic means. This will be accomplished through a central listings program.

Trained social caseworkers are assigned to offer assistance to residents in utilizing various social services which are available through private and public agencies.

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STATE OF RHODE ISLAND & PROVIDENCE PLANTATIONS

PROVIDENCE, Sc

PROVIDENCE REDEVELOPMENT AGENCY

PUBLIC HEARING

re:

COMSTOCK URBAN RENEWAL PLAN

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June 14, 1972
City Hall
Providence, R. I.

HEARD BEFORE THE
COMMITTEE ON URBAN DEVELOPMENT,
RENEWAL AND PLANNING
OF THE
PROVIDENCE CITY COUNCIL

Acting Chairman: Councilman Robert F. Lynch
Also Present: Councilman Lawrence E. Brown
Councilman Thomas W. Pearlman

For the Agency: Vincent Pallozzi, Director
Richard A. Harrall
John A. Ryan

Vincent A. Walsh
Shorthand Reporter

CITY CLERK VESPIA: Ladies and Gentlemen,
may I have your attention, please?

This is a public hearing scheduled before the Committee on Urban Development, Renewal and Planning. Seated on the rostrum is Councilman Robert F. Lynch, who is the vice-chairman of the subject committee; Councilman Lawrence E. Brown, a member of the committee.

COUNCILMAN LYNCH: Ladies and Gentlemen:
As the City Clerk, Vincent Vespia, told you this is a public hearing of the Committee on Urban Development, Renewal and Planning of the City Council concerning the Comstock Redevelopment Project.

Now, the format that will be followed this evening is thus: that Mr. Pallozzi and his staff of the Department of Planning and Urban Development will submit their program for the project. After they have completed their portion of the program, the committee will listen to any proponents of the project. Anybody who wishes to speak at that time in favor of it will come forward, state his name and address and then issue his comments. After all of the proponents have spoken, we will then listen to any person who is opposed to the project and everybody will get a chance to speak. We will just ask that you limit your remarks so that nobody will be kept here for any great length of time.

Mr. Pallozzi, will you please begin?

MR. PALLOZZI: Mr. Vice-Chairman, member of the committee, Ladies and Gentlemen: My name is Vincent Pallozzi. I am the Director of the Department of Planning and Urban Development for the City of Providence.

Before we hear the presentation of the Comstock Urban Renewal Plan, I would like briefly to explain the funding arrangement for this project. This project will be a locally funded project not requiring application to the Federal Government through the Urban Renewal process. Funds to carry out the project will be three-quarters Model Cities funds and one-quarter City funds.

The primary goal of the Comstock Urban Renewal Plan is to clear a site within the Model Cities Area for the construction of low to moderate income housing. The need for new housing in the Model Neighborhood is great and this project is a first step towards adding a significant amount of new housing to the housing resources available to those people desperately in need of decent housing.

It is important to remember that the preparation of this plan has been part of an overall planning process for the renewal of the entire Model Neighborhood. There are many other activities planned for the areas adjacent

to the Comstock Project which will relate to the project under discussion this evening. Throughout this planning process there has been significant involvement of the Providence Redevelopment Agency Model Cities Staff, the Citizens Planning Committee and interested groups and individuals in the neighborhood. This cooperation and involvement shall continue in order to accomplish the goals of the plan.

We are here tonight to seek City Council approval of the Comstock Urban Renewal Plan. In just a moment Mr. Richard A. Harrall, a principal planner in the Department of Planning and Urban Development, will discuss the activities proposed in the Comstock Urban Renewal Plan.

He will be followed by Mr. John A. Ryan, Chief of Family Relocation Services, who will discuss the relocation procedures and plans for the Comstock Renewal Project.

Thank you very much.

I would like to present to you at this time Mr. Richard A. Harrall who will explain the activities proposed in the Comstock Urban Renewal Plan.

MR. RICHARD A. HARRALL: The Comstock Renewal Project, as shown on the map on the board, and also on the wall outside of the chambers, and on the small

maps that were handed out as you entered, is generally bounded by Prairie Avenue on the eastern side; Chester Avenue on the southerly side; the rear lot line of Taylor Street on the westerly side and Blackstone Street and part of Comstock Avenue on the northerly side.

This area contains approximately 5.2 acres of land at present. Of this 5.2 acres, 2.5 acres are vacant. Within this area a recent survey showed 26 structures, of which 21 are sub-standard; four are deteriorated and one is in standard condition.

The Comstock Renewal Plan proposes to acquire all of the parcels within the project area. This is shown in blue on this map. All of the structures within this area will be demolished. Approximately 23 families, five individuals and eight non-residential uses will be relocated. Also, there will be five disposition parcels left on this project. These will be all for residential uses.

The objective of the plans state that there is a hope to build 60 to 100 new units in the area. As far as expenses of this project are concerned, this chart summarizes both activities and expenses -- the acquisition of 41 parcels and the disposition of five parcels. Now, this might sound a little confusing, but what it is is that all the

parcels acquired are combined to provide for five larger parcels to be sold for new housing. Relocation: 23 families, five individuals and eight non-residential uses.

The estimated cost of the program is \$774,481. Subtracted from that are land proceeds for sale of land for \$30,000, for a net program cost of \$744,481. Three-quarters of this, or \$558,361, will be provided for by the Model Cities Supplemental Funds, and the remaining one-quarter, \$186,120, will be provided by City funds.

Thank you.

MR. JOHN RYAN: My name is John Ryan and I live at 58 Edgewood Boulevard, Providence. I am Chief of the Division of Family Relocation.

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our sincere desire to minimize hardship while accomplishing the successful relocation of all the families involved.

Therefore, Mr. Chairman, I am happy to present to you and your committee for your consideration a copy of this statement.

COUNCILMAN LYNCH: Ladies and Gentlemen: that concludes the presentation of the Department of Planning and Urban Development. I would now ask that any persons who wish to speak in favor of the Comstock Project come forward, please state your name and address and then offer whatever comments you wish to the committee.

MR. RICHARD TORCHIA: (Director of the Model Cities Program being carried out in South Providence) The Model Cities Agency certainly goes on record as being in favor of the project which we hope will be the first project that will have a large scale impact upon the Model Cities Area in providing new homes for the residents in the neighborhood. Certainly the neighborhood over the past three years since they have been down there has not actually shown any major physical improvements, although we have attempted to provide housing on scattered sites. We hope the Comstock Renewal Project will be the beginning, the catalyst, for total renewal effort in the model neighborhood and, hopefully, this will be the beginning

of the climb of the South Providence neighborhood into, we hope, a model neighborhood.

I thank you.

COUNCILMAN LYNCH: Is there anybody else who wishes to speak in favor of the project?

Are there any opponents to the Comstock project? Would you like to speak?

MR. GEORGE: I live in South Providence, 54 Taylor Street. I think that most of the people who are here this evening are not aware of what is actually happening because that presentation that was given by Mr. Pallozzi didn't state that much as far as I was concerned. I know you have books on the Comstock Project and one thing I would like to know here this evening is why the people weren't given some of this information that you already have as data. I know you can get it at the offices, but to ask someone to either accept or reject anything that they don't understand--well, you got to understand before you can accept or reject and I think that a lot of the people here really don't know what it's all about even though you have briefly outlined the project. I think that you should give more information to the people.

COUNCILMAN LYNCH: Actually, Mr. George, we have run ads in the local newspapers for the last

three or four weeks, both the Providence Journal and the Evening Bulletin, stating that these hearings were to be held tonight and further stating that any information regarding the project could be gotten from the Department of Planning and Urban Development.

MR. GEORGE: I notice -- I think it is a green book with Comstock Avenue Project and I don't see anyone in the audience with any of this information in front of them.

COUNCILMAN LYNCH: Actually, the green book you are referring to has to do with the West Broadway Project.

MR. GEORGE: No, no.

MR. PALLOZZI: The adds stated that the books were available at 40 Fountain Street for anybody interested. They were available for any person who stopped in. We have books available here.

MR. GEORGE: I have one, but I am just sorry that other people don't have them. I read it. I am sorry that other people didn't read it. All I am just saying is that I really don't think that a lot of people that live in the area actually know what is happening because when this gentleman was in the area explaining the program at a Model Cities meeting, or at Beacon Avenue or at the church, the one on Chester Avenue,

there were a lot of questions that no one had the answers to. When I come down here tonight I was thinking that there would be other answers that this gentleman could have. He didn't say any more tonight than he said at the meetings we had in South Providence. I don't know how long the project is going to take or when it is going to start or what you are asking me to say either -- whether I am in favor of something that I don't understand or do I want to reject something I don't understand.

COUNCILMAN LYNCH: Well, it is very difficult to pin down any starting date because of the problems that enter into this.

MR. GEORGE: Is everybody supposed to say, "Okay, we go for this and we accept it?"

COUNCILMAN LYNCH: I am asking what your comments are.

MR. GEORGE: How can we comment on something we don't understand?

COUNCILMAN LYNCH: Well, I think that the Department of Planning and Urban Development has extended themselves in making this information available to the public. They have advertised the fact in the newspapers that the information was available at 40 Fountain Street and I do not think it is incumbent upon the department to make sure that

everybody reads it. It is up to the individual himself to get the information if he is interested.

MR. GEORGE: The purpose of being here this evening is to find out the reaction of the people in the neighborhood.

COUNCILMAN LYNCH: True.

MR. GEORGE: Mr. Torchia, the director of Model Cities, understands it and so he favors it. Who else here understands it? Who would like to get up and oppose it or approve it? I am just saying the reason there is so much silence out here is the people just don't understand.

MR. CAESER FLORIANI: I live at 45 Middleton Street, Providence. I own property on Taylor Street. They set boundaries of Taylor, Comstock, Robinson and Chester and Prairie. My tenants are of the opinion they got to move. We are not included. Why weren't we informed of this fact? This I want to make clear. My property is not included. They are not in these boundaries yet. My properties are excluded.

COUNCILMAN LYNCH: Your property is not included in the area going to be taken?

MR. FLORIANI: No, yet they are of the opinion they are the Comstock Project and they got to move.

Why weren't they informed of these facts? It says Taylor, Prairie, Robinson and Comstock. Now, this comes in those boundaries. These people feel they are in there. They are excluded. I think it is up to the department to tell them. Nobody told them they were not included.

COUNCILMAN LYNCH: Once you get outside the boundary line --

MR. FLORIANI: The boundary is there. These parcels of property from Comstock and Robinson are excluded. Why weren't they informed? Why should they intimidate them?

COUNCILMAN LYNCH: Who told them?

MR. FLORIANI: They read the newspaper. They see Comstock and see the boundaries and they are not told these parcels are excluded.

COUNCILMAN LYNCH: Are these parcels outside of the --

MR. FLORIANI: No, they are in the boundary lines but excluded by the Redevelopment. They don't say "rear lot lines" in the newspaper. They intimidate my tenants. They are ready to move. I want to know why they aren't informed of this fact.

COUNCILMAN LYNCH: Perhaps Mr. Pallozzi

can enlighten you.

MR. PALLOZZI: Mr. Chairman, the map of the project boundary has been available in the field office and at our office for possibly six months. At all of our presentations to the groups throughout the area we made it clear we were talking about rear lot lines. It is unfortunate your tenants did not listen or did not know or did not ask or maybe did not attend our presentations. The maps have been available and we always said the rear lot lines on Taylor. To ask us to inform everybody we are not going to take would encompass everybody else on Comstock Street which runs much longer than the Comstock area.

COUNCILMAN LYNCH: It is obvious from the boundary lines that this property you presently are talking about, and I assume you are talking about the property on Taylor Street, well, it is obvious from the boundary lines that some of this property on Taylor Street is not included.

MR. FLORIANI: Nobody gets these maps unless they are concerned. These people read what they read in the newspaper. I think they should be sent information.

COUNCILMAN LYNCH: If a person is located within the boundary lines of a project, I see where they should be notified by Mr. Pallozzi and his staff, but if

you are going to notify people outside the project --

MR. FLORIANI: I am talking within.

COUNCILMAN LYNCH: These are not within the boundaries.

MR. FLORIANI: According to the newspaper they are within the boundaries.

COUNCILMAN LYNCH: You can't believe everything you read in the local newspaper.

MR. PALLOZZI: If the gentleman would give me the names and addresses of his tenants I would be happy to send each a letter that that property is not being acquired.

MR. FLORIANI: I'd be delighted to do that. Thank you.

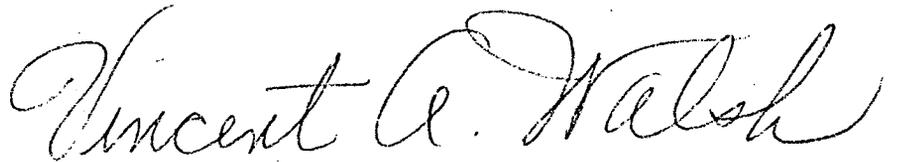
COUNCILMAN LYNCH: Is there anyone else who would like to speak either for or against the Comstock Project? Hearing nobody, this will conclude the public portion of the hearing concerning the Comstock Project. The Committee on Urban Development, Renewal and Planning of the City Council will take the comments of the various people under advisement and will meet in executive session at some future date to determine the future of the project.

Thank you very much.

STATE OF RHODE ISLAND & PROVIDENCE PLANTATIONS

PROVIDENCE, Sc

I hereby certify that the foregoing is a true and accurate transcript, according to my shorthand notes, of the proceedings heard before the Committee on Urban Development, Renewal and Planning of the Providence City Council, re Comstock Urban Renewal Project, Wednesday, June 14, 1972, Council Chambers, City Hall, Providence, Rhode Island.



Vincent A. Walsh
Shorthand Reporter