

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1984-17

No. 142

AN ORDINANCE APPROVING AND ADOPTING THE OFFICIAL REDEVELOPMENT PLAN FOR THE UPPER SOUTH PROVIDENCE REDEVELOPMENT PROJECT

Approved March 9, 1984

Be it ordained by the City of Providence:

WHEREAS, the Providence Redevelopment Agency (hereinafter sometimes called "Local Public Agency") pursuant to the provisions of Title 45, Chapter 31-33 (inclusive) of the General Laws of Rhode Island, 1956, as amended, entitled, "Redevelopment Act of 1956", has formulated and submitted to the City Council on January 19, 1984, for its consideration, an Urban Renewal Plan approved by the Local Public Agency, for an Urban Renewal Area, which said Urban Renewal Plan is entitled, "Upper South Providence Redevelopment Project" and comprises a report consisting of a text, 2 exhibits and 4 maps; and

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

WHEREAS, the said Urban Renewal plan concerns itself with areas which have been designated Redevelopment Areas by the City Council of the City of Providence by Chapter 103 of the Ordinances of the City of Providence, approved July 6, 1948, as amended to date, in conformity with the provisions of Section 22 of Chapter 1802 of the Public Laws of Rhode Island 1946, as amended, and Title 45, Chapter 32, Section 4 of the General Laws of Rhode Island, 1956, as amended; and

WHEREAS, a copy of said Urban Renewal Plan was transmitted to the City Plan Commission.

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

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

No.

CHAPTER

AN ORDINANCE

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

WHEREAS, a structural quality survey was conducted by the City of Providence, Department of Planning and Urban Development and the results of that survey as set forth in the Urban Renewal Plan indicated that 57% of the structures have deficiencies that include serious deterioration; lack of sanitary facilities; and serious inadequacies in lighting and ventilation. The Upper South Providence Redevelopment Project Area is not restricted to, nor does it consist entirely of lands, buildings, or improvements which of themselves are detrimental, but is an area in which such conditions exist and injuriously affect the entire area; and

WHEREAS, there has also been presented to the City Council information and data respecting Urban Renewal Plans for the Urban Renewal Areas in the City of Providence including the following: Capital Improvement Programs for 1950-1956, 1951-1957, 1952-1958, 1953-1959, 1954-1960, 1955-1961, 1956-1962, 1957-1963, 1958-1964, 1959-1965, 1960-1966, and 1961-1967, 1962-1968, 1963-1969, 1964-1970, 1965-1971, 1966-1972, 1967-1973, 1968-1974, 1979-1985, 1980-1986, 1983-1988, and the Annual Reports of the Providence Redevelopment Agency for 1948 through 1981 (inclusive); and

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

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

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

1. The Project is hereby designated as "Upper South Providence Redevelopment Project".
2. It is hereby found and determined that for the purpose of the Urban Renewal Plan, the Upper South Providence Redevelopment Project comprises that certain tract of land situated in the City of Providence and State of Rhode Island, which is bounded as described in Exhibit A, which is attached hereto and made a part hereof as if more fully set forth herein.
3. It be and hereby is found and determined in relation to the Upper South Providence Redevelopment Project on the basis of the facts set forth in the report and documents mentioned in the Preamble of this Ordinance and upon the basis of evidence and testimony presented at the public hearing on said Plan.

(a) That within the Upper South Providence Redevelopment Project Area 27% of the structures are substandard or seriously deficient or unsafe in that these structures contain serious deterioration, and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

10. The Urban Renewal Plan for the Upper South Providence Redevelopment Project consisting of a booklet containing a table of contents, a text, 2 exhibits and 4 maps, is hereby approved, adopted and designated as the Official Redevelopment Plan for the Upper South Providence Redevelopment Project and is herein incorporated by reference and made a part hereof.

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

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

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

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

13. This Ordinance shall take effect on its passage and shall be filed with the City Clerk who is hereby authorized and directed to forward a certified copy of this Ordinance to the Providence Redevelopment Agency.

IN CITY COUNCIL
FEB 16 1984
FIRST READING
READ AND PASSED

IN CITY COUNCIL
MAR 1 1984

FINAL READING
READ AND PASSED

PRESIDENT

CLERK

APPROVED
MAR - 9 1984
MAYOR

HEAD AND LAPPED
EIGHT BEYOND
AND THE CITY
IN CITY CORNER

HEAD AND BAGGED
WHAT MEANING

СОПИСИ
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3. Certified copy of this ordinance to the Board of Health to be
 4. filed with the City of New York to be placed in the City of New York
 5. * This ordinance shall take effect on the basis of the City of New York

У-10649] БТЧМ:

respective functions and powers in a manner consistent with the plan in the business program to coordinate to and and to develop from activities of the staff of Intelligence relating administrative responsibilities

(p) Requests for actions of justice, denials, orders, and

OFFICERS, PERSONS BELONGING TO THEM:

(9) Bygdes tre samarbeid med myndighet for sosial og arbeid

**THE COMMITTEE ON
URBAN REDEVELOPMENT
RENEWAL & PLANNING**

**Approves Passage of
The Within Ordinance**

**URBAN REDEVELOPMENT
RENEWAL & PLANNING**

IN CITY COUNCIL
JAN 19 1981

**FIRST READING
REFERRED TO COMMITTEE**

Rosemary Jones CLERK

Rose M. Mendelsohn
 Clerk ~~Chairman~~
 February 10, 1989

Councilman Gavin and Councilman Dillon (By Request)

STANLEY P. BLACHER
Chairman

FREDERICK LIPPITT
Vice Chairman

JOSEPH MOLLICONE

LESLIE A. HENSHAW

JOSEPH M. CERILLI

THOMAS M. GLAVIN

DAVID G. DILLON

STANLEY BERNSTEIN
Executive Director
and Secretary



PROVIDENCE REDEVELOPMENT AGENCY

January 18, 1984

MAYOR VINCENT A. CIANCI, JR.
Ex-Officio

Rose Mendonca, City Clerk
City Hall
Providence, Rhode Island

Dear Mrs. Mendonca:

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

Also enclosed is an original and twenty (20) copies of a Resolution authorizing the borrowing of money to fund the project in the amount of \$1,200,000.

The Upper South Providence Redevelopment Project was developed through the cooperative efforts of the South Providence Community Board, the City Department of Planning and Urban Development and the Providence Redevelopment Agency.

A major element of the plan provides for \$640,000 to be used to develop a residential rehabilitation program in the project area.

The Plan proposes the acquisition and disposition of land and the installation of site improvements.

The project cost is estimated at \$1,200,000 and will be funded from the sale of long-term general obligation bonds issued by the City of Providence for redevelopment purposes.

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

It is respectfully requested that the enclosed ordinance and the accompanying resolution be placed on the Docket for the January 19, 1984 meeting of the City Council.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Stanley Bernstein', is written over a horizontal line.
Stanley Bernstein
Executive Director

SB/gl

UPPER SOUTH PROVIDENCE

PROPOSED REDEVELOPMENT PLAN 1984



PROVIDENCE REDEVELOPMENT AGENCY

PROVIDENCE RHODE ISLAND 02903

PROPOSED REDEVELOPMENT PLAN
FOR THE
UPPER SOUTH PROVIDENCE REDEVELOPMENT PROJECT
1984

PROVIDENCE REDEVELOPMENT AGENCY
PROVIDENCE, R.I.

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INTRODUCTION

1. PLANNING PROCESS

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

In 1972, the Lockwood Street Redevelopment Project was established within Upper South Providence. The general goal of the project was to eliminate blighted properties and build new housing. To date the Lockwood Street Redevelopment Project has resulted in 209 units of low-rent housing for elderly and low income families under HUD's Section 8 Program. As of the writing of this report, 5 parcels representing 77,403 square feet of vacant land are still available for disposition purposes.

In May 1983, the Trinity Gateway Redevelopment Project was approved by the City Council. This project encompasses the northwest sector of Upper South Providence within its borders. The project goals and objectives include housing rehabilitation; street and sidewalk improvements for Pine and Friendship Streets; traffic improvements and other amenities for Trinity Square; and acquisition of vacant lots for residential development.

Map No. 1. outlines the project boundaries for the Lockwood Street and Trinity Gateway projects along with the boundary established as part of the new Upper South Providence Redevelopment Plan. The reader is also referred to the Redevelopment Plan reports for both the Lockwood Street and Trinity Gateway Projects.

The Upper South Providence Redevelopment Plan is the product of several years planning by the South Providence Community Board (SPCB) as the official project area planning committee. Technical staff support was provided by the City's Department of Planning and Urban Development.

2. GOALS AND OBJECTIVES

The project goals evolved from a need to discontinue the demolition process of housing which results from disinvestment and deterioration of the existing housing stock. While new housing construction would be encouraged, the community's first obligation to its residents is to encourage re-investment in housing. With large numbers of vacant lots in the neighborhood, new housing could be built as market conditions warrant, but with no immediate intervention by the Providence Redevelopment Agency.

Encouragement of new commercial enterprises would require strong community support. In exchange for such support, commercial and industrial enterprises must support local needs in terms of employment and service.

While site improvements of public rights-of-way are needed in the project area, housing needs far outweigh them when it comes to spending limited public dollars. Thus, the use of PRA funds will be used primarily to leverage state and federal highway funds to provide street and sidewalk improvements.

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

- o To establish an interest subsidy housing rehabilitation program. About 70% of the housing rehabilitation funding would be allocated to a primary target area within the project area. The balance, or 30% would be allocated to the balance of the project area.
- o To allow owner occupied housing a one-year exclusive right to use housing rehabilitation funds. After the first year, home owners with property in the project area will also be added to the eligibility list. After 18 months from program inception, the program will be further expanded to include absentee landlords with property in the project area.
- o To acquire sites for commercial re-use.
- o To acquire vacant properties around the Dudley Street Recreation Center and annex them to the park, subject to the approval of the Board of Park Commissioners.
- o To provide for site improvements with both state and federal highway funds. Traffic signalization at the corner of Dudley Street and Prairie Avenue and at Public Street and Prairie Avenue are high priority considerations.

In support of these goals, a three part strategy is being proposed:

The first part of the revitalization effort is concentrated in an area bounded by Dudley Street, Prairie Avenue and Blackstone Street. The block now contains mixed residential and commercial use. By acquiring the land shown on Map No. 3, Proposed Acquisition, and developing it for commercial uses, it will prove to be beneficial to the surrounding residential area.

The second part of the revitalization strategy is to introduce a comprehensive rehabilitation program to restore the many deteriorated and abandoned residential structures.

The third part is to relocate existing structures to other vacant sites wherever the plan calls for acquisition, thereby allowing existing Upper South Providence residents to remain within the neighborhood and to encourage an increase in population.

A. DESCRIPTION OF THE PROJECT

1. Boundaries and Location of Project

The project area is generally bounded by Broad Street, Friendship Street, Point Street, I-95 and Public Street. Within its borders are three completed urban renewal projects known as Willard Center I, Willard Center II, and Comstock. A major user is the Rhode Island Hospital Complex which will include the new Women & Infants Hospital, now under construction.

Willard Center I was a 4 acre clearance project for the construction of a new elementary school, known as the Edmund W. Flynn School. The project was completed in 1959.

Willard Center II was a 15 acre project in Upper South Providence. The plan which called for a playground and a shopping center was completed in 1959. In 1971, under the Comstock Project, the obsolete and deteriorated shopping center was converted into a neighborhood service facility.

Comstock, a 10 acre project in Upper South Providence, includes the converted neighborhood service facility and 35 units of single family housing. The purpose of this development was to stimulate new construction through the Model Cities Program and its supplemental funds. The project was completed in 1979.

The major land use category within this project is residential with several pockets of commercial, industrial and the newly renovated Dudley Street Recreation Center.

The boundaries of the project are shown on Map No. 1 "Existing Land Use and Zoning". A description of the Project Boundary is attached hereto as Exhibit A.

2. Physical Character of the Upper South Providence
Redevelopment Project

The Project area is predominantly residential in character with a bulk of the residential structures being two and three story wood frame buildings, housing from one to four families. In addition to these residential structures, there are many vacant lots due to years of building deterioration.

There are also several rather large non-residential uses, including the Flynn Elementary School, R.I. Hospital and the Dudley Street Center, and a substantial number of general commercial uses along Broad Street and a number of industrial firms near Plain and Eddy Streets.

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

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

- o its contiguity to the other areas currently undergoing renewal activity: West End, the Trinity Gateway and Lockwood Urban Renewal Projects.
- o Its proximity to completed renewal activities such as Comstock Housing, O.I.C. and the recently refurbished Dudley Street Recreation Center.
- o The commitment of residents to housing rehabilitation and the activities of organizations like SWAP.
- o its proximity to the new construction of the Woman and Infants Hospital.
- o the active participation of neighborhood business and residential organizations.

The project area totals 234 acres and includes the following land uses:

TABLE I LAND USE AND ACREAGE

<u>USE</u>	<u>ACREAGE</u>	<u>PERCENTAGES</u>
Residential	48.46	20.70
Commercial	7.39	3.16
Industrial	17.40	7.43
Institutional	44.04	18.82
Vacant (imporved & unimporved)	54.42	23.25
Public	4.85	2.07
Street	57.52	24.57
	<u>234.08</u>	<u>100%</u>

Of the total 1077 lots in the Project Area, 372 lots or 35% are unimporved.

3. Data on Blighted and Substandard Conditions

Base data was collected mainly from the City Wide Land Use and Building Condition Survey conducted by the Department in 1981, which together with recent departmental surveys and additional information derived from the City of Providence Tax Assessor's Office, provided the basis for a comprehensive overview of the Project Area.* The condition of buildings within the Project can be found on Table II.

TABLE II BUILDING CONDITION

<u>BUILDING CONDITION</u>	<u>NUMBER</u>	<u>PERCENTAGES</u>
Excellent	41	7.33%
Good	89	15.92%
Satisfactory	108	19.32%
Light Deterioration	170	30.41%
Advanced Deterioration	94	16.81%
Heavy Deterioration	23	4.11%
Dilapidated	34	6.08%
	<u>559</u>	<u>100%</u>

Of the total 559 structures in the Project Area, 469 structures or 84% are residential. 27% of the structures, both residential and non residential have deficiencies that include advanced deterioration, heavy deterioration, and dilapidation. 321 structures or 57.4% have deficiencies that range from light deteriorated to dilapidation.

*See Exhibit B on Methodology

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

"There exists in the area buildings and improvements used or intended to be used for commercial, industrial, professional, residential, or other purposes which by reason of (1) dilapidation, deterioration, age and obsolescence, (2) inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities, (3) defective design, unsanitary or unsafe character and conditions of physical construction, (4) defective and inadequate street and lot layout (5) mixed character and shifting of uses, (6) deterioration of site improvements and/or combinations of such factors and characteristics, are conducive to the further deterioration of the Area."

The area is not restricted to, nor does it consist entirely of lands, buildings, and improvements which of themselves are detrimental, but it is the Area in which such conditions exist, and thereby injuriously affect the entire Area.

B. STATEMENT OF DEVELOPMENT OBJECTIVES AND PROPOSED TREATMENT

- o to institute a comprehensive rehabilitation program in the area.
- o to provide development opportunities on specific parcels that are currently under-utilized or certain structures that are substandard or whose uses are not compatible with adjacent uses or which do not meet the concept plan's overall objectives.
- o to provide site improvements to include traffic improvement at designated sites but not excluding any future improvement.

1. Property Acquisition and Rehabilitation

The Project Plan provides for the acquisition or rehabilitation of certain land and buildings which are either in substandard or in deteriorating condition or that contain uses which are not compatible with adjacent properties. Acquisition is also proposed where there is a need to assemble land for new construction, relocation of existing structures or expansion of existing uses to achieve the objectives of the Plan. In all instances, acquisition of property is justified in accordance with the State of Rhode Island Redevelopment Act of 1965, as amended, and have been approved by the Agency and the City Council upon passage

of this Official Redevelopment Plan.

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

"Proposed Acquisition".

2. New Construction

Acquired property will be offered for new development consistent with the objectives and controls of the Plan, as noted in Section F - Land Disposition.

Disposition parcels are set forth on Map No. 4

"Disposition and Proposed Activities Map."

3. Site Improvements

Site Improvements proposed for the Project will first consider the intersections of Dudley Street and Prairie Avenue and Public Street and Prairie Avenue. (see Map No. 4 "Disposition & Proposed Activities Map") Efforts will be made to procure state and federal highway funds to accomplish this and other improvements in consultation with the SPCB.

C. PROPOSED GENERAL LAND USE

1. Description of Predominant Land Use Categories

The proposed land uses for the Project Area are based mainly on the existing pattern. It is the intent of this plan to reinforce those uses which have proved their suitability through longevity in a given area.

The major land use for the Project shall remain basically unchanged with the exception of those deemed necessary to meet planning objectives.

These areas are generally delineated on Map No. 2 entitled, "Proposed General Land Use and Zoning".

2. Planning Criteria

a) Type, Location and Other Uses Permitted

Within Predominant Land Use Categories:

1. Standards governing the type, intensity and location of secondary or auxiliary uses within predominant land use categories are contained in the Zoning Ordinance and in this Plan.

2. Criteria used to determine the type, intensity and location of auxiliary uses (such as public, institutional) within predominant land use categories are:

a. Demonstration that there is a need for such a facility to serve the area.

- b. Compatibility between auxiliary uses and predominant land use.
- c. Economic feasibility and availability of land for the provision of adequate off-street parking and loading.

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

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

c. Other Public Improvements and Facilities

- 1. Site improvements will be provided within the Project Area as described in Section B(3)
- 2. Other public improvements will be provided in support of existing land uses, stated project objectives and in consultation with the SPCB.

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

1. Acquisition and Clearance

The major treatment for the Project Area is rehabilitation and site improvements. Revitalization will be realized by acquisition and relocation of structures where needed to:

- a. Provide land for new development, or improvements to existing facilities.
- b. Promote historic and architectural preservation.
- c. Provide land for other Plan objectives as specified in this Plan.

2. Rehabilitation

- a. In those instances where a property owner is unable or unwilling to undertake rehabilitation of his property or to correct severe blighting influence, the Agency may acquire the property by purchase or by eminent domain and resell it to a buyer who will undertake its rehabilitation. It is the intent to establish a simple and expeditious residential rehabilitation loan program within the Project Area.

b. Property Rehabilitation Standards

1. Residential Rehabilitation Standards

a. Minimum Housing Standards

Minimum Housing Standards for acceptable dwelling rehabilitation within the Project Area shall consist of the legal requirements contained in the Minimum Housing Code, and a code of the State of Rhode Island entitled,

"Rhode Island Housing Maintenance and Occupancy Code", approved May 7, 1970, as amended.

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

2. Non-Residential Rehabilitation Standards

a. Minimum Non-Residential Standards

The State Building Code and the Zoning Ordinance shall control all matters concerning the construction, alteration,

repair, removal, demolition, use, addition, location, occupancy, and maintenance of all buildings and other structures and their service equipment.

b. Buildings Proposed for Rehabilitation

Buildings proposed for rehabilitation shall be subject to compliance with those controls for open space, off-street parking and loading, screening, and buffering, and the like which are set forth in Section F, "Land Disposition", and are applicable to non-residential properties. A waiver or modification to the strict application of these controls may be granted by the Agency, subject to the approval of the Zoning Board of Review, where necessary, due to the location of the structure on the land, lack of available open space, adverse topography, and the like where the objectives of the Plan are not abrogated by such action, and where such action is not in violation of the Zoning Ordinance or the State Building Code.

c. Non-Residential Area Standards

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

1. The cleaning or repainting of all exterior and interior metal, masonry, glass and woodwork where required.
2. The provisions of off-street parking and loading spaces relative to the type of establishment.
3. The screening, from the view of adjoining residential uses and rights-of-way, of all outdoor parking areas, loading areas and storage spaces, by use of a uniform appearing adequate year round screen.
4. The replacement of all broken, loose, or unsafe fenestration of all windows, doors, and store fronts.
5. The grading or regrading of all lots in such a manner as to provide a satisfactory drainage of water runoff away from buildings from the lot to a public street or drainage easement.
6. The suitable surfacing or resurfacing of all driveways, parking areas, walks and plazas so as not to constitute a nuisance to the surrounding areas.
7. The proper landscaping of all other open areas.
8. Either the replacement of existing undesirable signs or the placement of new signs which in either case are to be:

- a. Neither flashing nor animated.
- b. Integrated with the overall appearance of the structure to which the signs are affixed.

9. The placement and shielding of any spotlight or similar source of illumination so that the light source is not visible from any right-of-way or from adjacent properties.

10. The repair, painting or replacement of fencing, walls and screening as required.

d. Rehabilitation Procedures

The implementation of rehabilitation standards as well as the execution of rehabilitation activities outlined above will involve essentially; (a) the enforcement by the City of its Zoning Ordinance; b) the enforcement by the City of the State Building Code; c) the enforcement by the City and State of all other applicable ordinances; and d) the exercise from time to time and as necessary, by the Agency of its power of selective clearance in order to secure the acquisition of single or scattered parcels of real property within the Area, through purchase, condemnation or otherwise;

and the relocation and the demolition
and/or removal of building or improvements
thereon where necessary.

3. Additional Agency Functions

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

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

E. PLAN PROPOSALS

1. Zoning Modifications

Zoning changes are proposed where required to implement objectives of this Plan. These changes shall be subject to the Zoning Ordinance. Areas designated for zone changes as part of the Project are delineated on Map No. 2 entitled, "Proposed Land Use and Zoning Changes".

It is the intent of the plan to change certain sections of the R-3 (general Residential Zone) along Prairie Avenue to C-2 (general commercial zone) to be more compatible with the surrounding area.

2. Proposed Acquisition

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

<u>Assessor's Plat</u>	<u>Lot No.</u>	<u>Location</u>
23	722	261 Dudley Street
23	721	66 Tanner Street
23	720	62 Tanner Street
23	595	44 Tanner Street
45	575	271 Blackstone Street
45	576	267 Blackstone Street
45	164	182 Prairie Avenue
45	39	170 Prairie Avenue
45	40	212 Dudley Street

3. Site Improvements

Site improvements will be provided within the Project Area in the form of new signalization for traffic control at intersections shown on Map No. 4, "Disposition and Proposed Activities Map". No other site improvements for the project have been developed at this time. Whenever the Project Boundary runs along the center of a street, both sides of the street will be considered for street improvements.

F. LAND DISPOSITION

1. STANDARDS AND CONTROLS FOR LAND DEVELOPMENT

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

C-2 General Commercial Zone

(1) Permitted Uses

a) C-2 General commercial uses of the City of Providence Zoning Ordinance shall be permitted except for: Pawnshop, second hand store, bar, package store, hospital for contagious, mental, drug, or alcoholic cases or an animal hospital. Parcel No. 1, as indicated on Map No. 4, entitled, "Disposition and Proposed Activities Map" shall be developed for a commercial use and shall be governed by the applicable controls of the C-2 General Commercial Zone with those exceptions stated herein.

(2) Development Controls for Permitted C-2 Uses

- a) Maximum Density, Minimum Lot Size, Lot Coverage, Building Setbacks and Building Height: Shall be governed by the applicable provisions of the Zoning Ordinance as amended.
- b) Building Construction: The construction of buildings shall conform to the regulations set forth in the State Building Code.
- c) Planning and Design Objectives: The design of any new building or structure shall be in a manner that will be

harmonious with the surrounding area. Consideration shall be given on the establishment of the front yard and building setback that will be consistent with good planning and design standards.

d) Permitted Signs

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

- 1) Horizontal or vertical wall signs, otherwise known as belt or face signs, excluding signs painted on the wall itself.

2) Plaques, attached to the face of the building in close proximity to the main entrance and bearing the name or trademark of the firm.

3) All necessary directional signs shall be located on the lot occupied by the building to which the signs pertain. All signs shall be integrated with the architectural design, style and facia of the building to the exclusive satisfaction of the Agency. No sign shall exceed a maximum surface area of three (3) square feet for each linear foot of that face of the building displaying such sign. No sign shall project more than twelve (12) inches from the face of the building on which said sign is displayed. No plaque shall exceed eight (8) square feet in surface area. Any spotlight or similar illumination shall be so directed and shielded that the light source is not visible from any adjacent street or from any adjacent properties. In addition to all the sign controls, the following sign regulations shall pertain to multiple-unit buildings, namely: those signs pertaining to a given individual unit (within a multiple-unit building) shall not extend beyond that portion of the face of the building which directly encloses that given individual unit. The Agency, in its sole and absolute discretion, shall have the final right of approval.

e) Off-Street Parking: Shall be governed by the applicable provisions of the Zoning Ordinance as amended.

f) Off-Street Loading: At least one (1) off-street

loading space measuring ten (10) feet by twenty five (25) feet by fourteen (14) feet high, if covered (for access, maneuverability and operation use) shall be provided for each 20,000 square feet of floor area, or fraction thereof over 4,000 sq. ft. of floor area, devoted to a use that involves the receipt or distribution by vehicles of material or merchandise. This requirement may be waived by the Agency with the approval of the Zoning Board of Review. The site plan submitted to the Agency shall show the full number of required off-street loading spaces and shall designate the landscaped area reserved for off-street loading. In no case shall a site plan be acceptable which includes proposals providing for off-street loading spaces either to be developed for current use or to be reserved for future use which will adversely interfere with the Area's vehicular circulation pattern.

g) Parking Space Construction: All off-street parking and loading areas, including drives and other accessways, shall be adequately paved with bituminous or cement concrete or other equivalent surfacing material shall be provided with appropriate bumper and wheel guards where needed. The parking area shall be screened as stated in Paragraph (h). Illumination shall be so arranged as to shield the light source from the view of all adjoining lots and from all abutting streets. The Agency in its sole and absolute discretion shall have the final right of approval.

h. Screening: Except for that portion of a driveway or accessway which opens directly onto a public right-of-way, out-door parking and loading areas shall be screened from the view of all adjoining residential uses and from all adjacent streets by means of a uniform growth of evergreen plant materials at least (4) ft. apart and at least (4 1/2) ft. high at the time of planting (measured at the edge of the street right-of-way, in the case of parking areas located at or below the street grade, and measured at the edge of the parking area pavement, in the case of parking areas located above the street grade) and which is of a variety that will attain a height of at least (6) ft. With the approval of the Agency, the following type of screening may also be permitted, namely: 1) masonry wall which shall not be greater in height than (6') feet, nor less than (4) ft. measured as set forth above for evergreens, which shall be of uniform appearance, and which shall be integrated with the architectural design, style and facia of the proposed buildings, as well as with the architecture(s) of adjacent existing buildings. However, neither rough, unfinished cinder block, nor rough, unfinished concrete shall be permitted, 2) continuous wooden fence, which shall not be greater in height than (6') feet, nor less than (4) ft. measured as set forth above for evergreens, and which shall be of uniform appearance, and which shall be integrated with the architectural design, style, facia of the building, as well as with

the architecture(s) of adjacent, existing buildings. On that portion of a lot in the triangle formed by the lines of streets intersecting at an angle of less than (135) degrees and a line joining points on such lines (15) feet distance from their point of intersection, screening shall be provided at a height of (3 1/2) ft. The Agency in its sole and absolute discretion shall have the final right of approval.

i) Landscaping and On-Site Improvements and Maintenance:

The entire site shall be properly graded and drained. All unbuilt areas of the site shall be provided, where needed, with suitable walks and access drives which are properly designed and constructed. All unbuilt and unpaved areas of the site shall be planted and permanently maintained with grass, shrubs, trees, or other suitable plants except that subject to review and approval by the Agency, an area not in excess of 10% of the unbuilt and unpaved portion of the site, may be maintained in a landscaping material other than grass, shrubs and trees. After fully developed, the land, buildings and other improvements to all sites in the Project Area shall be maintained in good repair and in clean and sanitary conditions. Sufficient and suitable refuse and garbage storage and disposal

facilities, including structural enclosures where appropriate, shall be provided and properly maintained. The Agency in its sole and absolute discretion shall have the final right of approval.

G. OTHER PROVISIONS NECESSARY TO MEET LOCAL OBJECTIVES

1. Conformity To General Plan

This Plan is in conformity with all elements of the Master Plan for the City of Providence. Proposed redevelopment activity in the Project Area is intended to implement local planning and development objectives.

2. Method of Relocation

Businesses, families and individuals to be displaced by Agency action within the Project Area will be offered the services of the Business and Family Relocation Divisions of the Department of Planning and Urban Development.

3. Other Conditions, Covenants, Restrictions and Provisions Controlling the Development and the Use of Acquired Land and Improvements

(a) With respect to those provisions of the Plan which exceed local law, redevelopers will be required to agree, in the event of any questions regarding the meaning of the standards and controls or other provisions of this Plan, that the interpretation of the Agency shall be final and binding.

(b) A report concerning the proposed sale or lease of any land acquired by the Agency shall be submitted to the City Council at a regular or special meeting at least ten (10) days prior to the execution of said sale or lease agreement.

(c) 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 controls stated in Paragraph (3) below, shall run for a perpetual period of time. In addition, the following restrictive covenants or controls running with the land shall be inserted in and made an effective part of all agreement and conveyance for the disposition of any part or parcel of land in the area to require said redevelopers:

- (1) To use and devote such real property only for the purpose and in the manner stated in the Plan;
- (2) To comply with such terms and conditions relating to the use and maintenance of real property as in the opinion of the Agency to carry out the provisions of the Plan.
- (3) To provide that at no time shall the acquisition, use, disposal or conveyance of land or improvements within the Project Area to or by any persons be denied, restricted or abridged, nor occupancy or possession therefore preferred, segregated or refused because of sex, race, color, creed, or nationality of ancestry. Further, all redevelopers shall comply with all Federal,

State and Local Law, in effect from time to time, prohibiting discrimination or segregation by reason of sex, race, religion, color, or national origin, in the sale, lease or occupancy of any project property.

- (4) To begin and complete the construction of improvements within a period of time deemed by the Agency to be reasonable, subject to any provisions which may be made for the extension of the time limit with the approval of the Agency.
- (5) To comply with such terms and conditions specified by the Agency which will prevent holding of land for speculative purposes, and the sale or other disposition of land at a profit until such time as the required improvements have been completed.
- (6) To submit to the Agency architectural and landscaping plans and specifications, as well as any other information required by the Agency, for its approval prior to the time of transfer of title to the redeveloper to insure their conformance with the provisions of this Plan.

4. Miscellaneous Provisions

- (a) Whenever the controls in this Plan restricting the use and development of areas acquired for redevelopment conflict with provisions of the Zoning Ordinance or any other City Ordinances the higher standards of this Plan, if

established, or of the Zoning Ordinance or any other City Ordinance shall govern.

(b) The Agency may, when it deems advisable, file a petition with the Zoning Board of Review for variances or exceptions to the Zoning Ordinance.

(c) Land sold to an adjoining owner shall first be utilized to satisfy the requirements of this Plan, with respect to his/her adjoining non-acquired property.

(d) The purchaser of land from the Agency is obligated to provide the necessary rehabilitation of his/her adjoining non-acquired property to meet the standards established by this Plan.

After receipt of notices from the purchaser to the Agency that he/she has complied with the standards established by this Plan and after the Agency has made a finding of such fact, the Agency will tender to the purchaser a Certificate of Completion suitable for recording with the Recorder of Deeds.

(e) All buildings and improvements in the Project shall be maintained in good repair and in safe, clean and sanitary condition.

(f) All mechanical equipment, whether located on the roof of a structure or on the ground or at any other location on a site shall be totally and effectively screened from view within the limits of safety and good design with respect to any given mechanical system and said screening

shall be integrated with the architectural design, style and facia of the building(s). The Agency in its sole and absolute discretion shall have the final right of approval.

(g) The Agency in its sole and absolute discretion shall have the final right of approval and interpretation of all redevelopment proposals.

5. Obligations to be Imposed on Developers

(a) The developers, their successors in interest, lessees, or assigns shall be required, as an effective part of all agreements and conveyances for the disposition of any part or parcel of land in the Project area, to observe all provisions of the Plan and to assure construction of all required and/or necessary improvements in conformity with the Plan within a reasonable length of time, which shall be determined by the Agency, in its sole and absolute discretion.

6. Duration and Effective Date of Regulations and Controls

The foregoing regulations and controls contained in this Plan will be binding, effectively by deed or by contract containing restrictive covenants running with the land, upon all purchasers or contractors and their heirs and assigns of the land within the area of the City, covered by 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 for forty (40) years;

except that the provisions contained herein with respect to non-discrimination shall run for a perpetual length of time.

7. Estimated Cost of Redevelopment and Proposed Method of Financing

The estimated Project cost of \$1,200,000. will be provided from the proceeds from the sale of long-term general obligation bonds issued by the City for Redevelopment purposes.

H. PROCEDURE FOR CHANGES IN APPROVED PLAN

The City at its own discretion, or upon recommendation of the Agency, may modify this Plan at any time, and shall, where mandated by law, or may, at its discretion, hold a Public Hearing on such proposed modification, provided that if the Plan is modified after lease or sale by the Agency of real property in the Area, such modification shall be subject to such rights of law and in equity as the lessee or purchaser or his/her successor or successor's in interest may be entitled to assert.

I. DEFINITIONS

- a. Accessory Building and Use: A subordinate building located on the same lot with the main building, or a subordinate use of land, either of which is customarily incidental to the main building or the principal use of the land.
- b. Building Height: The vertical distance measured from the average elevation of the finished lot grade at the front of the building to the highest point of ceiling of the top story, in the case of a flat roof; to the deck line of a mansard roof; and to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.
- c. Building Setback: The distance between the property line fronting a public right-of-way and the proposed building line.
- d. Dwelling Density: The number of dwelling units within a parcel.
- e. Floor Area Ratio (FAR): The total gross floor area divided by the total square footage of the parcel on which the structure is situated.
- f. Gross Floor Area: The total floor area of a structure inclusive of the floor area devoted to interior parking or of the floor area of a cellar which is used for storage of mechanical equipment.
- g. Lot: A parcel of land defined by metes, bounds or boundary lines in a recorded deed, or shown on a recorded plan or plat and fronting on a street.

h. Lot Coverage: The percentage of the parcel area covered by the total ground floor area of all structures within said parcel.

i. Open Spaces: Those portions of a parcel utilized for outdoor living and recreation, exclusive of access way to buildings or areas intended for off-street parking, loading, or driveways.

j. Parcel: One or more contiguous lots comprising a disposition area.

k. Parking Area: That portion of a parcel required by the Zoning Ordinance or the controls of this Plan to be utilized and/or reserved for the parking of automobiles.

l. Parking Space: An area, interior or exterior, of not less than 160 square feet net when considered separate from access thereto and screening and landscaping thereof; and not less than 300 square feet when considered in conjunction with access thereto and screening and landscaping thereof.

J. ABBREVIATIONS

- a. "Agency": Providence Redevelopment Agency
- b. "Building Code": The Rhode Island State Building Code, as amended.
- c. "City": City of Providence
- d. "City Council": City Council of the City of Providence
- e. "Community Redevelopment Act": Redevelopment Act of 1956 of the General Laws of Rhode Island, 1956, as amended.
- f. "Department": Department of Planning and Urban Development of the City of Providence.
- g. "Minimum Housing Code": Minimum Standards Housing Ordinance.
- h. "Plan": Redevelopment Plan
- i. "Project Area": Upper South Providence Redevelopment Project Area.
- j. "Zoning Ordinance": Zoning Ordinance of the City of Providence, Chapter 54, approved September 21, 1951, as amended.
- k. "Zoning Board of Review": Zoning Board of Review of the City of Providence.
- l. "Project Boundary": Upper South Providence Redevelopment Project Boundary as described in Exhibit A of this Plan.

EXHIBIT A

UPPER SOUTH PROVIDENCE PROJECT BOUNDARY

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

Beginning at a point, said point being the intersection of the southerly line of Public Street and the westerly line of Broad Street;

thence running in a northerly direction bounded westerly by the said line of Broad Street to the intersection of the said westerly line of Broad Street and the northerly line of Friendship Street;

thence turning and running in an easterly direction across Broad Street to the southwesterly corner of Lot 553 on A.P. 45;

thence continuing in an easterly direction bounded northerly in part by the southerly line of said Lot 553 and the southerly line of Lot 605 to the southeasterly corner of Lot 605;

thence turning and running in a northerly direction along the easterly line of Lot 605 to the northeasterly corner of said Lot 605 also being the southerly line of Blackstone Street;

thence turning and running in an easterly direction bounded northerly by the said line of Blackstone Street to the extended easterly line of Lot 549 on A.P. 23;

thence turning and running in a northerly direction bounded westerly by the said line of Lot 549 to the northeasterly corner of said Lot 549 also being the southerly line of Lot 403 on said A.P. 23;

thence turning and running in an easterly direction bounded northerly by the said southerly line of Lot 403 to the southeasterly corner of said Lot 403;

thence turning and running in a northerly direction bounded westerly in part by the easterly line of said Lot 403 the easterly line of Lot 542 extending that line to its intersection with the center line of Dudley Street;

thence turning and running in an easterly direction along the said center line of Dudley Street to the intersection with the center line of West Clifford Street;

thence turning and running in a northerly direction along the said center line of West Clifford Street to the center line of Myrtle Street;

thence turning and running in a westerly direction along the center line of Myrtle Street to the intersection with the extended easterly line of Lot 145 on A.P. 23;

thence turning and running in a northerly direction bounded westerly by in part the easterly lines of Lots 145, 146, 147, 148, 149, extending that line across Linden Street, the easterly lines of Lots 150, 151, 152, 153, 154, extending those lines across Somerset Street, the easterly lines of Lots 155, 156, 157 to the southerly line of Lot 158;

thence turning and running in an easterly direction along the said line of Lot 158 to the southeasterly corner of said Lot 158;

thence turning and running in a northerly direction along the easterly line of Lot 158 to the center line of Portland Street;

thence turning and running in an easterly direction along the center line of Portland Street to the center line of West Clifford Street;

thence turning and running in a northerly direction along the center line of West Clifford Street to the extended northerly line of Lot 161;

thence turning and running in a westerly direction along the northerly line of said Lot 161 to the southeasterly corner of Lot 162 on A.P. 23;

thence turning and running in a northerly direction bounded westerly by the easterly line of said Lot 162 to the northeasterly corner of said Lot 162;

thence turning and running in a westerly direction to the southeasterly corner of Lot 163 on A.P. 23;

thence turning and running in a northerly direction along the easterly lines of Lots 163, 164 to the southerly line of Pearl Street;

thence turning and running in an easterly direction bounded northerly by the said southerly line of Pearl Street to the intersection of the said line of Pearl Street and the projected former easterly line of Beacon Avenue;

thence turning and running in a northerly direction bounded westerly by the said former easterly line of Beacon Avenue to its intersection with the southerly line of Oldham Street;

thence continuing in a northerly direction across Oldham Street bounded westerly by the easterly line of Beacon Avenue to its intersection with the westerly side of the State of R.I. Highway Line (Rte. 95);

thence turning and running in a general southerly direction bounded easterly by the said Highway Line to its intersection with the southerly line of Public Street;

thence turning and running in a westerly direction bounded southerly by the said southerly line of Public Street to its intersection with the westerly line of Broad Street, said point being the point and place of beginning.

EXHIBIT B

METHODOLOGY OF THE PHYSICAL SURVEY

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

1. Sound
2. Deteriorating
3. Dilapidated

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

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

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

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

STREET CONDITION

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

SIDEWALK CONDITION

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

EXHIBIT C

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

UPPER SOUTH PROVIDENCE

I. INTRODUCTION

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

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

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

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

II. POPULATION CHARACTERISTICS

According to the census, 3,648 persons lived in Upper South Providence on April 1, 1980. They comprised 2.3 percent of the NPA's total population of 156,804.

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

The census showed that Upper South Providence had 1,261 Whites; 1,874 Blacks; 67 American Indians, Eskimos, and Aleuts; and 59 Asians and Pacific Islanders. Persons of Spanish origin (who may be of any race) numbered 444.

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

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

Among the 3,648 persons in Upper South Providence, 22.1 percent, or 808, were under 15 years old and 11.5 percent, or 420, were 65 years and over. In the NPA, 18.8 percent were under 15 years and 15.3 percent were 65 years and over. The neighborhood's median age was 31.0 as compared with the NPA's 29.9 years.

One of the major national trends over the past ten years has been an increase in the number of households, especially small households. The 1,718 households in Upper South Providence represented 2.9 percent of all NPA households. Among the neighborhood households, 51.7 percent consisted of 1 person and 4.9 percent had 6 or more persons. Nonfamily households composed of householders who lived alone or only with unrelated persons represented 57.0 percent of all the households. There were 39 persons in group quarters. Among persons 65 and over 40.2 percent lived in family households, 59.8 percent in nonfamily households, and 0.0 percent in group quarters.

Marital status is one indicator used to describe family life and its changing patterns. Among persons in Upper South Providence 15 years and older, 28.1 percent of 1,498 men and 30.2 percent of the 1,342 women were married (excluding separated) at the time of

NPA: 109 Providence, R.I.
NEIGHBORHOOD: 020 Upper South Providence

the census.

Comparable percentages for the NPA were 46.3 percent for men and 38.2 percent for women. Of the 1,733 persons in the neighborhood who had ever been married, 37.3 percent were either separated or divorced as compared with 16.4 percent separated or divorced in the NPA.

Fertility, family type and the presence of children are also important measurements of the trends in family life. Table P-3 contains data on these topics. Upper South Providence had 783 families, of which 49.3 percent were maintained by a married couple, 45.8 percent by a female householder with no husband present, and 4.9 percent by a male householder with no wife present.* Of the neighborhood's 453 families with own children under 18 years, 57.0 percent were one-parent families maintained by the mother.* Of the families with own children under 18 years, the average number of persons per family was 3.18. (This is a derived measure based on sample data in STF 3 which cannot be obtained from Table P-3.)

Table P-6 contains data by major race group and Spanish origin for family type and the presence of children. Of the neighborhood's 230 White families, 67.8 percent were married-couple families and 19.1 percent were maintained by a female householder with no husband present.* One-parent families maintained by the mother accounted for 33.3 percent of the White families with own children under 18 years old.* Of the neighborhood's 460 Black families, 40.9 percent were married-couple families and 57.4 percent were maintained by a female householder with no husband present.* One-parent families maintained by the mother accounted for 65.8 percent of the Black families with own children under 18 years old.* Of the neighborhood's 97 Spanish origin families, 64.9 percent were married-couple families and 35.1 percent were maintained by a female householder with no husband present.* One-parent families maintained by the mother accounted for 32.3 percent of the Spanish origin families with own children under 18 years old.*

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

The percent foreign born in Upper South Providence was 17.1 percent. The foreign born category relates to first generation immigrants. On the other hand, ancestry can reflect several generations of ethnic or national origin. In the 1980 census, the neighborhood reported 137 persons of English ancestry, 121 persons of Portuguese ancestry, and 110 persons of Irish ancestry.*

Language spoken at home is another indicator of ethnic diversity. Of the neighborhood's 598 persons aged 5 to 17 years old, 192 or 32.1 percent were reported speaking a language other than English

NPA: 109 Providence, R.I.
NEIGHBORHOOD: 020 Upper South Providence

at home.* Among the persons in this age group who spoke a language other than English at home, 52.6 percent were reported speaking Spanish.* Among those 18 and over, 24.4 percent reported speaking a language other than English at home.* About 260 or 37.8 percent of these adults were reported to be Spanish speaking.* Of the persons who were reported to speak a language other than English, 31.3 percent of the children and 35.1 percent of the adults in Upper South Providence reported that they could speak English not well or not at all.*

School Enrollment (Table P-2)

In Upper South Providence, 769 persons aged 3 and over were enrolled in school. They included 68 in nursery schools, 406 in kindergarten through eighth grade, and 158 in high school.* Of the students in grades K-12, 20.6 percent were enrolled in private schools. The 137 persons enrolled in colleges included only those students living in the neighborhood while attending school. (These enrollment figures do not include students who attended schools in the neighborhood but who lived elsewhere nor students whose parental homes were in the neighborhood but who lived elsewhere while attending college.) Of persons 16 to 19 years old residing in the neighborhood, 30.0 percent were not enrolled in schools and were not high school graduates and thus may be considered dropouts.

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

Of those 25 years old and over in Upper South Providence, 40.6 percent had a grade school education or less, and 38.8 percent were high school graduates, including 14.3 percent who had completed one or more years of college.* About 6.0 percent of the population 25 years old and over in Upper South Providence had completed 4 years or more of college. 37.4 percent of White persons 25 years old and over were high school graduates, while 6.1 percent had completed 4 years or more of college.* 42.3 percent of Black persons 25 years old and over were high school graduates, while 6.4 percent had completed 4 years or more of college.* 27.7 percent of Spanish origin persons 25 years old and over were high school graduates, while 0.0 percent had completed 4 years or more of college.*

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

Disability and Veteran Status (Table P-2)

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In Upper South Providence, among noninstitutionalized persons 16 to 64 years of age, 22.0 percent reported that they had a health condition which had lasted for 6 or more months and which prevented them from working or which limited them in the kind or amount of work they could do.* Those reporting themselves as prevented from working totaled 15.5 percent.* Of noninstitutionalized persons 16 years of age and over, 7.9 percent had a health condition which had lasted 6 or more months and which made it difficult or impossible to use public transportation.*

Another social characteristic presented in Table P-2 is veteran status. In Upper South Providence, 18.1 percent of civilians 16 years and over were veterans, including 35.8 percent of the male civilians.*

Means of Transportation to Work (Table P-2)

Data on means of transportation to work show that 34.7 percent of the workers residing in Upper South Providence drove alone to work, 21.8 percent rode to work in carpools, and 18.5 percent used some form of public transportation.* Table P-2 contains detail on means of travel in addition to data for the NPA.

Migration (Table P-3)

A total of 3,425 persons 5 years old and over were living in Upper South Providence in 1980. Of those, 53.9 percent had been living in a different house in the United States 5 years earlier. Of those movers, 76.6 percent lived in the same county; 1.5 percent lived in the same state, but a different county; while 21.9 percent lived in a different state.* Data on region of residence 5 years ago for movers are found in Table P-3.

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

Information on the economic situation of persons in Upper South Providence begins in Table P-4. In the neighborhood, 52.5 percent of all working-age (16 years and over) persons and 41.0 percent of working-age females were in the labor force.* 56.1 percent of persons 16 years and over worked in 1979.* The unemployment rate for Upper South Providence was 11.5 percent.* The unemployment rate was 9.2 percent for White persons.* The unemployment rate was 13.6 percent for Black persons.* The unemployment rate was 10.1 percent for Spanish origin persons.*

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

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

Upper South Providence residents were employed in a variety of occupations in 1980. They included 360 machine operators, assemblers, and inspectors. Another 261 persons said they were in service occupations, except protective and household, and 197 persons were in precision production, craft, and repair occupations.*

Occupation describes the kind of work done by a person, whereas the industry classification of a person's job describes the main activity of the employer. Residents of this neighborhood were employed in the following industries: 617 persons were employed in manufacturing, 296 persons were employed in professional and related services, and 103 persons were employed in public administration.*

Of the 1,336 employed persons in Upper South Providence, 77.8 percent worked for wages or salary for a private company, business, or individual.* Another 18.2 percent held local, state, or Federal Government jobs.* The self-employed represented 4.0 percent of the employed.* The major occupation and industry groups are listed in Table P-4.

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

Perhaps the main indicators of a population's economic well-being are income measures. The median income in 1979 of households in Upper South Providence was \$5,821. (This means it is estimated that half had incomes below and half above this figure). Households with incomes less than \$7,500 were 57.7 percent of all households in the neighborhood, while households with incomes of \$25,000 or more constituted 7.6 percent of the households; the remaining 34.6 percent of the households had incomes between \$7,500 and \$25,000.*

The median income in 1979 for families in the neighborhood was \$9,928.* The median income for White families in the neighborhood was \$10,681.* The median income for Black families in the neighborhood was \$9,500.* The median income for Spanish origin families in the neighborhood was \$16,910.* For unrelated individuals 15 years old and over in the neighborhood, the median income in 1979 was \$3,898.* On a per capita income basis, every man, woman, and child in Upper South Providence averaged \$4,591 in 1979.

The poverty threshold for a four-person family was \$7,412 in 1979. There was a total of 1,388 persons below the poverty level in 1979 in Upper South Providence, or 37.8 percent of all persons for whom poverty status was determined.* Related children under

18 years represented 27.7 percent of the poverty population in Upper South Providence.

Among the major concerns in many areas are the economic situations of the older population and of families maintained by a woman with no husband present. There were 227 persons 65 years and over below the poverty level in 1979, or 46.9 percent of all elderly persons in Upper South Providence.* Of the 258 families below the poverty level in Upper South Providence, 70.9 percent had a female householder with no husband present.

In Upper South Providence, the poverty rate for White persons was 36.0 percent.* In Upper South Providence, the poverty rate for Black persons was 42.2 percent.* In Upper South Providence, the poverty rate for Spanish origin persons was 17.1 percent.* Comparable figures for the NPA are found in Table P-6.

III. HOUSING CHARACTERISTICS

According to the census, there were 2,186 housing units in Upper South Providence on April 1, 1980. They comprised 3.2 percent of the 67,535 housing units in the NPA.

Year-Round Housing Units (Table H-1)

The 1980 census showed that of the 1,718 year-round occupied housing units in Upper South Providence, 18.3 percent were occupied by owners and 81.7 percent by renters. The comparable figures for the NPA were 36.9 percent owner-occupied and 63.1 percent renter-occupied. There were 468 vacant housing units in this neighborhood with a rental vacancy rate of 17.8 percent and a homeowner vacancy rate of 1.6 percent.

Of the 314 owner-occupied housing units in Upper South Providence, 38.5 percent were occupied by White householders; 49.7 percent by Black householders; 1.3 percent by American Indian, Eskimo, and Aleut householders; 2.2 percent by Asian and Pacific Islander householders; and 6.7 percent by Spanish origin householders. (Those of Spanish origin may be of any race.) The comparable figures for the NPA were 89.9 percent White householders; 7.0 percent Black householders; 0.3 percent American Indian, Eskimo, and Aleut householders; and 0.7 percent Asian and Pacific Islander householders; and 2.5 percent Spanish origin householders.

There were 1,404 renter-occupied housing units in the neighborhood, of which 42.1 percent were occupied by White householders; 47.6 percent by Black householders; 1.9 percent by American Indian, Eskimo, and Aleut householders; 1.1 percent by Asian and Pacific Islander householders; and 8.3 percent by Spanish origin householders. The comparable figures for the

renter-occupied housing units in the NPA were 80.9 percent White householders; 12.9 percent Black householders; 0.8 percent American Indian, Eskimo, and Aleut householders; 0.9 Asian and Pacific Islander householders; and 5.5 percent Spanish origin householders.

Structural Characteristics (Table H-3)

The census found that about 15.0 percent of the housing units in Upper South Providence were built in 1970 or later, while 70.7 percent of the housing units were built before 1940.*

The census also showed that 56.4 percent of the owner-occupied housing units had three bedrooms or more, and that 42.9 percent of the renter-occupied housing units had two bedrooms or more.*

Fuels Used (Table H-4)

Census data indicate that fuel oil, kerosene, etc. was used by 46.1 percent of all households in the neighborhood for house heating.* Similarly, utility gas was used by 61.0 percent of the households for cooking; and utility gas was used by 59.0 percent of the households for water heating.*

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

Data on type of heating systems in the neighborhood indicate that 83.1 percent of the year-round housing units in Upper South Providence had central heating systems and 18.5 percent had air-conditioning.*

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

In Upper South Providence, 86.0 percent of the year-round housing units had complete kitchen facilities.* Data from the 1980 census show that 64.0 percent of the households in the neighborhood had telephones available in the housing units.* At least one vehicle was available for use by household members in 43.1 percent of the households.*

Length of Time in Unit (Table H-2)

The statistics for this neighborhood indicate that in Upper South Providence 21.7 percent of all householders had lived in their housing units 10 years or more. Census data also show that for the neighborhood 7.5 percent of the owners and 51.3 percent of the renters moved into their units in the 15 months preceding the census.*

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

Financial data for Upper South Providence show that the median value for specified owner-occupied homes (i.e., one-family houses on less than 10 acres without a commercial establishment or medical office on the property) was \$20,100 as compared to \$38,000 for the NPA as a whole. The median contract rent paid for rental housing units in the neighborhood was \$121 as compared to \$139 for the NPA.

Within this neighborhood, 44.8 percent of the specified owner-occupied housing units were mortgaged, and 55.2 percent were not mortgaged.* The median selected-monthly-owner housing costs for neighborhood units with a mortgage was \$371 and \$200 for units not mortgaged.* Selected monthly owner housing costs are the sum of mortgage payments, real estate taxes, property insurance, and utilities.

Data for rental units showed that for the specified renter-occupied housing units in Upper South Providence (i.e., renter-occupied housing units except one-family houses on 10 or more acres), the median gross rent was \$155. Gross rent is the contract rent plus the estimated average monthly cost of utilities (fuels and water).

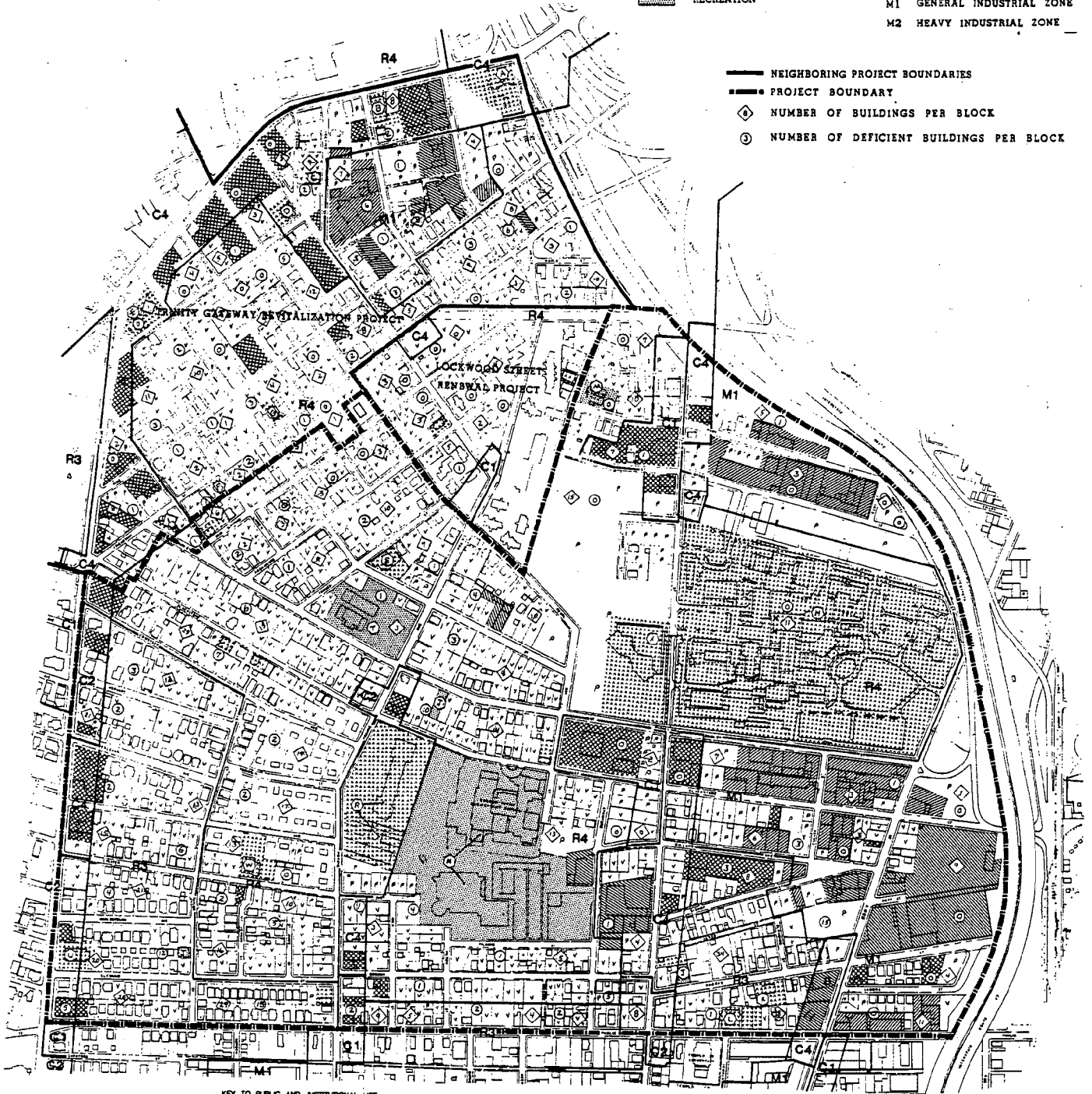
We hope the preceding profile is helpful to you in your analysis of the neighborhood. Please refer to the data tables for further information on these and related subjects. The text in the printed booklet will provide you with explanations and definitions of the various terms used in this profile and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

P PARKING
V VACANT LAND

RESIDENTIAL
INSTITUTIONAL
COMMERCIAL
INDUSTRIAL, UTILITIES &
MOTOR VEHICLE
TRANSPORTATION
PUBLIC SCHOOL &
RECREATION

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

NEIGHBORING PROJECT BOUNDARIES
PROJECT BOUNDARY
NUMBER OF BUILDINGS PER BLOCK
NUMBER OF DEFICIENT BUILDINGS PER BLOCK



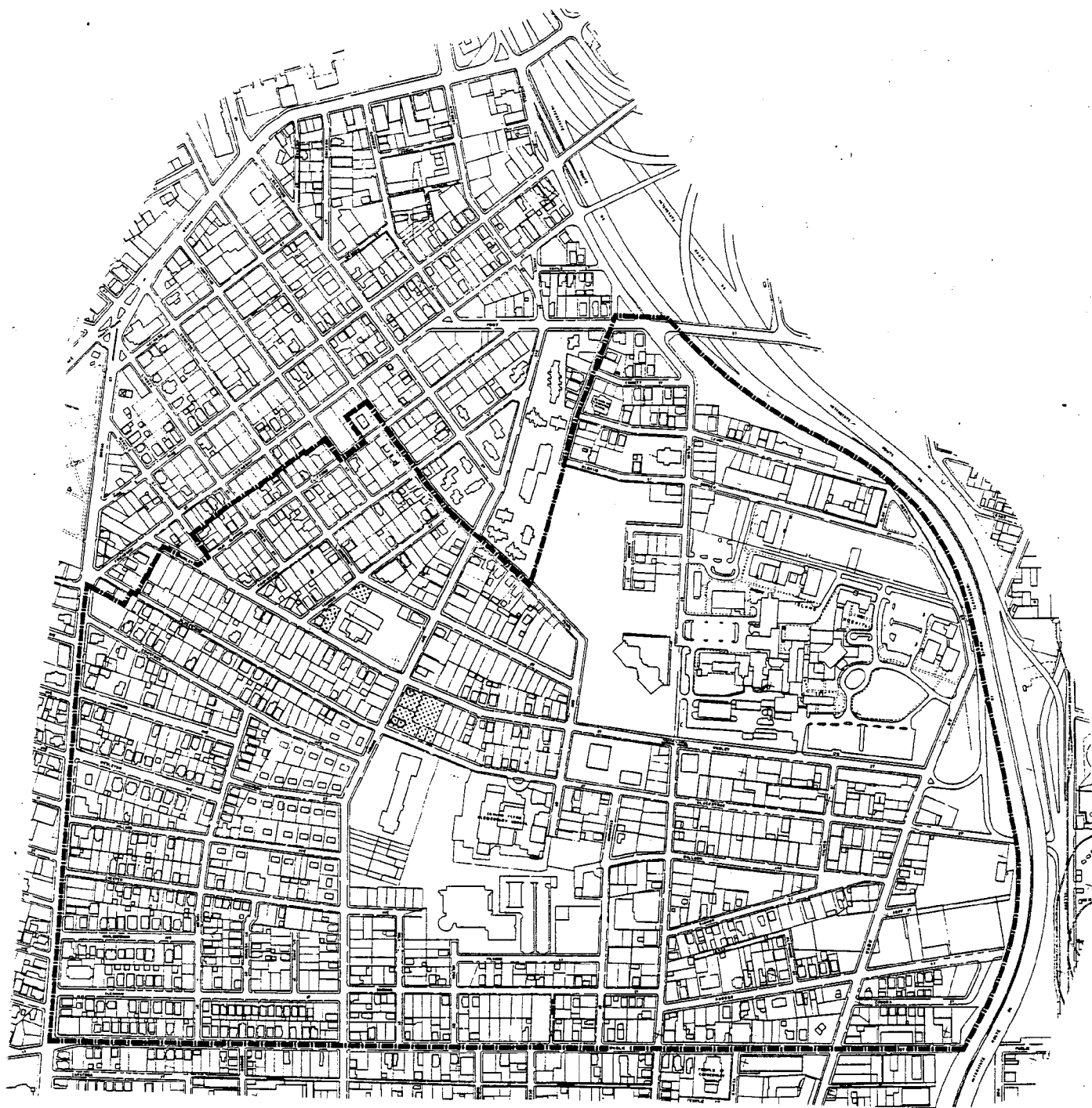
KEY TO PUBLIC AND INSTITUTIONAL USE

- | | | |
|--|---|-------------------------------------|
| (A) YMCA | (M) RI HOSPITAL | (S) URBAN EDUCATIONAL CENTER |
| (B) SAWYER SCHOOL OF BUSINESS | (T) TOT LOTS | (U) SOUTH PROVIDENCE POOL |
| (C) OTHA BOON LODGE #9 | (X) NEW HOPE CHURCH OF LIVING GOD | (V) CONG. SHAARE ZEDEK SYNAGOGUE |
| (D) AMALGAMATED JEWELERS WORKERS UNION | (L) CARTER DAY NURSERY | (W) SECOND FREE WILL BAPTIST CHURCH |
| (E) SALVATION ARMY | (M) BEACON AVE. SCHOOL | (X) WOMEN AND INFANTS HOSPITAL |
| (F) RI INDIAN COUNCIL | (N) EDWARD FLYNN ELEMENTARY SCHOOL | |
| (G) COMMUNITY SERVICES | (R) SOUTH PROVIDENCE NEIGHBORHOOD AND HEALTH CENTER | |

EXISTING LAND USE & ZONING			
UPPER SOUTH PROVIDENCE REDEVELOPMENT PROJECT			
DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.			
DATE: JANUARY, 1964	SCALE: 1" = 160'	FILE NO:	
REVISIONS:		MAP NO:	1
		STATUS:	

LEGEND

- PROJECT BOUNDARY
- PROPERTY TO BE ACQUIRED
- PROPERTY NOT TO BE ACQUIRED



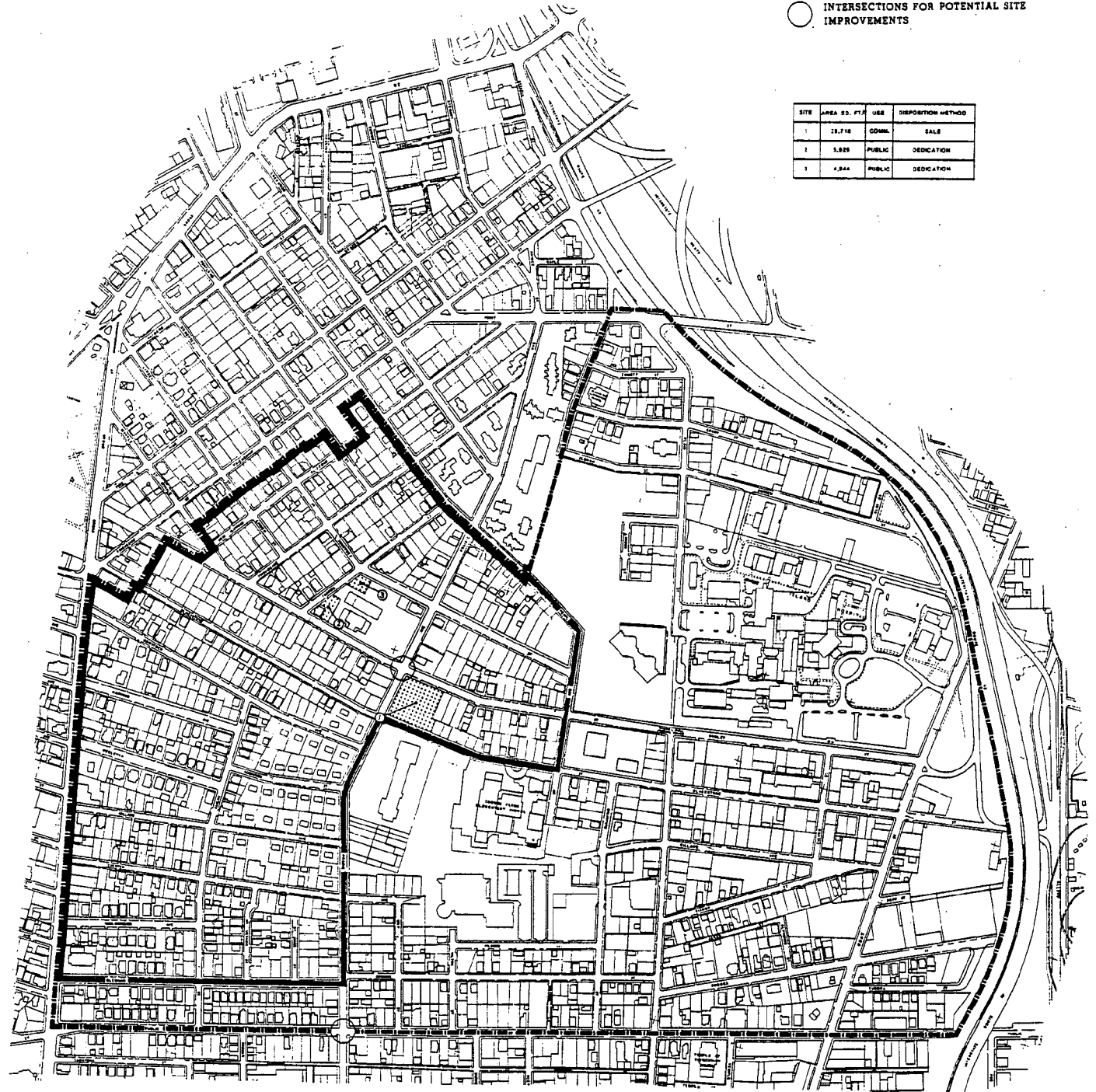
PROPOSED ACQUISITION				
UPPER SOUTH PROVIDENCE REDEVELOPMENT PROJECT				
DEPT. OF PLANNING AND URBAN DEVELOPMENT				
CITY OF PROVIDENCE, R.I.				
DATE: JANUARY, 1982	SCALE: 1"=150'	FILE NO.	MAP NO.	STATUS
REVISIONS:			3	

N

LEGEND

- PROJECT BOUNDARY
- DISPOSITION PARCELS
- PRIMARY TARGET AREA FOR HOUSING REHABILITATION
- INTERSECTIONS FOR POTENTIAL SITE IMPROVEMENTS

SITE	AREA SQ. FT.	USE	DISPOSITION METHOD
1	28,718	COMM.	SALE
2	5,828	PUBLIC	DEDICATION
3	4,844	PUBLIC	DEDICATION



DISPOSITION AND PROPOSED ACTIVITY MAP			
UPPER SOUTH PROVIDENCE REDEVELOPMENT PROJECT			
DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.			
DATE: JANUARY 1964	SCALE: 1" = 150'	FILE NO:	
REVISIONS:		MAP NO:	4
		STATUS:	