



NEIGHBORHOOD DEVELOPMENT PROGRAM · URBAN RENEWAL AREA 1

WEST BROADWAY

PROPOSED REDEVELOPMENT PLAN, 1973-1974

PROVIDENCE REDEVELOPMENT AGENCY · PROVIDENCE, RHODE ISLAND

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3	Proposed Acquisition
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URBAN RENEWAL PLAN FOR NDP URBAN RENEWAL AREA (1)

1973-1974

INTRODUCTION

1. URBAN RENEWAL AREA (1) BACKGROUND

The boundaries for Urban Renewal Area (1) for 1973-1974 are the same as those for 1972-1973. Urban Renewal Area (1) was first approved as an N.D.P. Area on March 26, 1970. Area (1) is 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 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, and/or any combination of such factors and characteristics, are conducive to the further deterioration and decline of such area to the point where it may become a slum blighted area. Area (1) 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. The Agency's building inspections showed that out of 1509 structures, 398 or 26.4% were deficient.

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) Urban Renewal Plan | -Plan |
| 5) NDP Urban Renewal Area (1) | -Area (1) |
| 6) Local Planning Agency Block | -L.P.A. Blk. |
| 7) Census Tract and Block | -C.T. & Blk. |
| 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) Neighborhood Development Program | -NDP |

3. DEFINITIONS

- 1) Lot 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 the 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 the 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.

A. DESCRIPTION OF NDP URBAN RENEWAL AREA (1)

1. Generally speaking, Area (1) is characterized by high ratios of building coverage to lot size, resulting in inadequate open spaces; by the presence of industrial and heavy commercial uses in residential areas, which represent a blighting influence on the neighborhood; by strip commercial uses, located along the major east-west arteries, which are generally not neighborhood oriented and which lack adequate parking and loading spaces; and by a street grid pattern which allows traffic to take numerous "short cuts" between major arteries thereby passing through densely populated residential areas.

Area (1) contains 232.8 acres of which 165.9 acres or 71.3% are built-up. Of the 165.9 built-up acres, 141.7 acres are predominantly public, institutional or residential. There is a total of 1480 lots in Area (1) of which 1437 or 97.1% are improved. 1266 or 88.1% of the 1480 lots are residential, 1010 or 68% of the lots are under 5000 square feet, and 208 or 14% of the lots are under 3200 square feet. 761 or 51.4% of the lots have a building coverage exceeding 45% (for corner lots) or 40% (for interior lots). 873 lots have side yard deficiencies; 387 lots have rear yard deficiencies; and 723 lots have front yard deficiencies.

Area (1) has a total of 1509 structures of which 1330 or 88.1% are residential. 780 structures (52%) are within 10 feet of another structure. Of the total of 1509 structures, 398 or 26.4% are deficient. Of the 86 blocks in Area (1) 60 blocks contain one or more mixed-use structure; and there are 205 non-conforming uses in Area (1). Statistically, there is only 1442 square feet of land per dwelling unit, for each of the 3725 dwelling units.

Residential structures in general, reflect the hazardous condition of electric, heating and plumbing facilities, and in addition have numerous minor defects which collectively have a deteriorating affect on the surrounding area. Residential structure quality categories, as established by the American Public Health Association, are: A-Excellent, B-Acceptable, C-Intermediate, D-Substandard, E-Slum. Residential structures which contained minor defects in significant numbers fell into one of the three lower residential grading categories in the following percentages: Category "C" 18.0%; Category "D" 7.2%; Category "E" 0.9%. Of the 3725 dwelling units inspected, 1105 or 29.7% had at least one basic deficiency in essential dwelling facilities. Basic deficiencies include serious deterioration, serious overcrowding, 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.

In general, the social data for Area (1) indicates that a decline in the social environment has accompanied the decline of the physical conditions in Area (1). In 1962, there were two cases of tuberculosis reported within Area (1). In 1967, there were no reported cases of this disease. In 1962, there was one case of syphilis reported for 10,000 people within Area (1), while in 1967 there was one case of syphilis reported per 2100 people in Area (1). Further, in 1962 there was one case of gonorrhea reported per 5500 people in Area (1), while in 1967 there was one case of this disease reported per 4300 people. Moreover, in 1962 there were 3.1 illegitimate births reported per 1000 women of child bearing age in Area (1), while in 1967 nearly 7.9 illegitimate births were reported for every 1000 women of child bearing age. Finally, in 1967 one person in 15 (living within Area (1)) was receiving some form of public assistance.

2. Boundaries of Urban Renewal Area (1)

Area (1) is located on the western outskirts of downtown Providence. In general, Area (1) lies within an area bounded by Knight, Bridgham, Cranston and Messer Streets, and the easterly taking lines of the Dennis J. Roberts Expressway and the Proposed Route 6 Connector. The boundaries of this area have been established without regard to the race, religion, national origin or color of skin of any residents of this area. The boundaries of Area (1) are as shown on Map No. 1, Existing Land Use and Zoning. A legal description of the Area (1) Boundary is attached as EXHIBIT A.

B. STATEMENT OF DEVELOPMENT OBJECTIVES

1. Local Objectives to be achieved through renewal are: The removal of sub-standard structures; the rehabilitation of all remaining structures; the prevention of new slums and deterioration; the provision of new housing units throughout the area; the relief of congestion and the centralization of non-residential uses; the provision of new active and passive recreation areas, the provision of appropriate community facilities; the modernization of public utilities; the improvement of pedestrian and vehicular circulation patterns; and the provision of a decent, safe and sanitary home for every citizen of the community.

2. Urban Renewal Plan Objectives

- a. Improvement of structural condition and maintenance throughout the area by providing for the intensification of the enforcement of all City Code Standards and the encouragement of the attainment of higher-than-code standards in the rehabilitation of structures.
- b. Spot clearance of those deteriorated structures not rehabilitated.
- c. Relocation of rehabilitable or standard structures where necessary and feasible.
- d. Rehabilitation by the Agency, or disposition by the Agency for private rehabilitation, of deteriorated residential and non-residential structures.
- e. Provision of improvements in traffic circulation.
- f. Maintenance of the present variety of physically adequate housing in residential sections.
- g. Minimization of displacement of as many of the current residents as possible, except when clearance is necessary for (a) the elimination of deteriorated structures which are not rehabilitable; (b) the provision of public facilities, necessary commercial or institutional uses, new residential development or other project improvements.

- h. Establishment of Public recreational facilities.
 - i. Promotion of sound development in the area by the provision and enforcement of controls governing the use and maintenance of the land.
 - j. Improvement of the physical environment of the area by the separation of incompatible land uses and, where necessary by the removal of incompatible land uses.
 - k. Provision of a substantial number of low or moderate income housing units, such that a minimum of 20 percent of all the dwelling units permitted by this Plan on land disposed of for residential construction or residential rehabilitation shall be of low or moderate cost.
 - l. Provision of sites for the expansion or development of necessary public facilities and private institutional facilities.
 - m. Provision of adequate relocation sites for existing non-residential uses serving the neighborhoods involved, wherever possible.
 - n. Provision of sites for all types of new development replacing inadequate or inappropriate existing development.
 - o. Improvement of residential properties by the elimination of environmental deficiencies.
 - p. Use of vacant land acquired, or of other sites cleared by the Agency, for off-street parking, open space, or relocated structures.
 - q. Provision of street trees and public open spaces.
 - r. Separation of storm and sanitary sewer lines.
 - s. Repaving and replacing of streets and sidewalks throughout Area (1) where necessary.
 - t. All properties not designated for acquisition in Area (1) will be subject to the controls for rehabilitation.
 - u. Improvement of tenant-landlord communication as well as establishment and clarification by each of the other's responsibilities in the maintenance of the structure.
3. The Physical Character of the Area will be basically an orderly arrangement of land uses, such that residential uses will not be adversely affected by non-residential uses. The residential areas will be less congested and therefore will provide yard space to accommodate off-street parking and on-site play areas for small children. The non-residential areas will be arranged to provide a more functional and less congested operation of the businesses involved.

4. Basic Amenities to be Provided by this Plan are: more functional recreation areas within each neighborhood; centralization of commercial areas which will allow for neighborhood shopping and, at the same time, relieve the residential areas of the mixed land uses; and better traffic circulation which will help to relieve congestion on the neighborhood streets thereby allowing for a better flow of thru-traffic.
5. Social and Economic Objectives within Area (1) are to be brought about primarily in the following ways. First, the physical environment of the area will be uplifted through; the provision of new, public, active and passive recreation areas; the elimination of blighting influences caused by the incompatible mixing of residential and non-residential land uses; the elimination of sub-standard structures which are infeasible of rehabilitation; and rehabilitation of remaining structures. Second, a substantial effort by various City Agencies will be made to upgrade the quality of education within the area, to encourage the continuance of existing public and private day-care centers, as well as to provide similar, new facilities, as needed; to provide new job opportunities through the centralization and revitalization of existing industry, and to encourage the location of new industrial uses within the new industrial areas.

C. GENERAL LAND USE PLAN

1. Land Use Map (See Map No. 2, * Proposed Land Use) for Area (1), showing the predominant land uses including public uses and other uses, and the major circulation routes.
2. Description of Proposed Predominant Land Use Categories
 - a. Residential Land Use is broken down into the following three categories:
 - 1) Low Density Residential
 - (a) having a maximum of one dwelling unit per 2500 sq. ft. of lot area
 - (b) incidental uses - see below
 - 2) Medium Density Residential
 - (a) having a maximum of one dwelling unit per 1200 sq. ft. of lot area.
 - (b) incidental uses - see below
 - 3) High Density Residential
 - (a) having a maximum of 150 dwelling units per acre, subject to approval by the Zoning Board of Review.
 - (b) incidental uses - see below

* Map Binder

b. Other Uses

- 1) Uses incidental to and compatible with residential areas, such as Parks, Playgrounds, Churches, etc., will also be allowed.
- 2) Within the medium density residential areas, along the major east-west arteries, specific allowance will be made to permit professional uses, such as Doctors, Dentists, Lawyers, Funeral Directors, etc. These professional uses are subject to approval by the Agency and the Zoning Board of Review.

c. Commercial Land Use is low density, having a maximum lot coverage of 40% and a maximum floor area ratio of 0.4. The commercial use areas, which will be of the cluster type, will exist to provide needed services to the neighborhoods involved.

d. Industrial Land Use is of the low density type, having a maximum lot coverage of 60% and a maximum floor area ratio of 1.2. These industrial uses, which will be clustered in a specific area, will be allowed to exist because they provide employment for people in the neighborhoods.

3. Planning Criteria to be Used to Determine:

a. Type, Intensity and Location of 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 City of Providence Zoning Ordinance as amended to date. In some instances the standards of the Plan are more restrictive than the Zoning Ordinance.
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 neighborhood.
 - (b) Compatibility between auxiliary use and predominant land use.
 - (c) Economic feasibility and availability of land for provision of adequate off-street parking, loading, etc.
 - (d) Applicable Zoning Restrictions.

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

1) Guided by the City's Master Plan for Circulation, alterations to the existing internal circulation system within the NDP Area will be determined by the following criteria:

(a) Proposed intended use, whether:

- Primarily residential, with infrequent commercial
- Residential equally mixed with commercial
- Primarily commercial and/or industrial

(b) Estimated traffic volume

(c) Existing or planned access to major thoroughfares.

2) The internal circulation system will insure an effective separation between neighborhood traffic and through or transient traffic, and at the same time allow for a smooth transition between internal streets and major perimeter streets.

c. Other Public Improvements and Facilities not Identified on the Proposed Land Use Map:

1) Separation of storm and sanitary sewers.

2) Other site improvements as dictated by right-of-way adjustments.

3) Public facilities as indicated in the City's Master Plan.

D. URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES shall include:

1. Rehabilitation

a. A cross section of structures within Area (1) were inspected. Economic feasibility was established through the use of before-and after-value and work to be done.

b. In cases where a property owner is unable or unwilling to undertake rehabilitation of his property or where non-compliance with a request to rehabilitate will result in a severe blighting influence, the Agency may acquire by Eminent Domain or purchase said property for resale to a buyer who will then undertake rehabilitation of said property or, as a final alternative, acquire said property for clearance.

c. Property Rehabilitation Standards

1) Residential Rehabilitation Standards

(a) Minimum Housing Standards

Minimum Housing Standards for acceptable dwelling rehabilitation within rehabilitation sections of Area (1) shall consist of legal requirements contained in an ordinance of the City of Providence entitled "An Ordinance Providing Minimum Standards for Housing", Chapter 1040, approved July 9, 1956 as amended to date, and a code of the State of Rhode Island entitled "Rhode Island Housing Maintenance and Occupancy Code", approved May 7, 1970, as amended to date.

- (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 in Section E "Land Disposition Supplement " and are applicable to residential properties. Provided, however, that a waiver or modification to the strict application of these controls may be granted by the Agency, and by the Zoning Board of Review, where necessary, due to location of the structure on the land, lack of available open space, adverse topography, etc. 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 Building Ordinance.

2) Non-Residential Rehabilitation Standards

(a) Minimum Non-Residential Standards

The Building Ordinance 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 and Uses Proposed for Rehabilitation shall be subject to compliance with those controls for open space, off-street parking and loading, screening, and buffering, etc. which are set forth in Section E, "Land Disposition Supplement", and are applicable to non-residential properties. Provided, however, that a waiver or modification to the strict application of these controls may be granted by the Agency, and by 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 the Plan are not abrogated by such action, and where such action is not in violation of the Zoning Ordinance or the Building Ordinance.

(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 provision of off-street parking and loading spaces relative to the type of establishment.
- (3) The screening, from the view of adjoining residential uses and right-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 and 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.

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 Minimum Standards Housing Ordinance; (b) the enforcement by the City of its Zoning Ordinance; (c) the enforcement by the City of its Building Ordinance; (d) the enforcement by the City and State of all other applicable ordinances; and (e) 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 buildings or improvements thereon where necessary.

(d) Performance Standards (See EXHIBIT B)

2. Acquisition and Clearance *

- a. The major Urban Renewal Treatment for Area (1) is rehabilitation rather than clearance. Nevertheless, treatment through rehabilitation will be supported by acquisition and clearance in instances where:
 - 1) There exist substandard buildings which are economically infeasible of rehabilitation; or

*All properties to be acquired are identified on Map No. 3, Proposed Acquisition, for Area (1). (See Map Binder)

- 2) There is a need to remove blighting influences, such as:
 - (1) Overcrowding or improper location of structures on the land.
 - (2) Excessive dwelling unit density.
 - (3) Conversions to incompatible types of uses, such as rooming houses among family dwellings.
 - (4) Obsolete building types.
 - (5) Detrimental land uses or conditions, such as incompatible uses, structures in mixed use, or adverse influences from noise, smoke or fumes.
 - (6) Unsafe, congested, poorly designed or otherwise deficient streets.
 - (7) Inadequate public utilities or community facilities contributing to unsatisfactory living conditions or economic decline.
 - (8) Other equally significant environmental deficiencies.
 - 3) There is a need to provide land for public facilities or improvements to such existing facilities; or
 - 4) Such clearance is needed to promote historic or architectural preservation; or
 - 5) There is a need to provide land for plan objectives.
- b. Properties within the rehabilitation areas not now identified for acquisition may be acquired during subsequent years, in accordance with the law, after proper notice to the person, and after a public hearing as provided by law, if:
- 1) They do not meet the standards of this Plan and are found to be economically infeasible of rehabilitation,
 - 2) They would impede the proposed land use objectives for public facilities within Area (1), or
 - 3) The owner of such properties is unwilling or unable to undertake rehabilitation of said properties up to the standards for rehabilitation established in this Plan.
- c. Properties within rehabilitation areas designated for acquisition, may be subsequently exempted from acquisition if they have in the interim been demolished or rehabilitated in conformance with the controls for rehabilitation as set forth in this Plan.

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

- 1) Acquisition
- 2) Clearance
- 3) Relocation
- 4) Installation and construction of site improvements
- 5) Disposition
- 6) Rehabilitation
- 7) 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. LAND DISPOSITION SUPPLEMENT

1. Specific Land Use Designations, Standards and Controls for Area (1)

a. Statement of Uses to be Permitted and Controls to be Imposed

In order to achieve the objectives of this Plan, the following controls shall restrict the use and development of those areas acquired for redevelopment in each of the following four (4) action sections (See Map No. 4, Action Sections), namely:

- | | |
|-------------------------|--|
| <u>Action Section 1</u> | "Broadway-North"-bounded by Atwells Avenue to the north, Knight Street to the east, Broadway to the south and the Proposed Route 6 Connector to the west. |
| <u>Action Section 2</u> | "Broadway-Westminster"-bounded by Broadway to the north, Knight Street to the east, Westminster Street to the south and the Dennis J. Roberts Expressway to the west. |
| <u>Action Section 3</u> | "Armory-West"-bounded by Westminster Street to the north, Parade Street to the east, Cranston Street to the south and Messer Street, Wood Street and the Dennis J. Roberts Expressway to the west. |
| <u>Action Section 4</u> | "Armory-East"-bounded by Westminster Street to the north, Bridgham Street to the East, Cranston Street to the south and Parade Street to the west. |

E.1.a., 1) Section 1: "Broadway-North" Section

a) R-4 Multiple Residence Zone

(1) Permitted Uses

(a) R-4 Multiple dwelling uses of the Zoning Ordinance shall be permitted in this section except for: Apartment Hotel or Hotel, Fraternity or Sorority House, or Rooming House.

(2) Development Controls for Permitted R-4 Uses:

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

(b) Building Construction: The construction of buildings shall conform to the regulations set forth in the Building Ordinance, as amended to date.

(c) Dwelling Accomodations: All living units shall be full family dwelling accomodations, having separate and private access, complete bathroom and kitchen, and shall be otherwise in full conformity with the requirements of Chapter 1040, Ordinances of the City of Providence, entitled: "The Ordinance Providing Minimum Standards for Housing," as approved July 19, 1956, and as amended to date.

(d) Name Plate or Sign: For each dwelling unit, one name plate not exceeding 1/2 square foot in area, shall be permitted, indicating the name and/or address of the occupant or any permitted occupation, and shall be suitably integrated with the architectural design of the structure which it identifies. 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 Agency in its sole and absolute discretion shall have the final right of approval.

- (e) Off-Street Parking: One off-street parking space for each dwelling unit, plus additional parking spaces equal in number to one-quarter of the number of dwelling units in excess of three dwelling units shall be provided. Any fraction of a required parking space shall mean an additional required whole parking space. The Agency in its sole and absolute discretion shall have the final right of approval.
- (f) Screening: Except for that portion of a driveway of accessway which opens directly into a public right-of-way, the following screening shall be provided, namely: off-street parking for residential uses 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 whenever permanent outdoor parking facilities are to be established for four (4) or more vehicles no portion of the required screening may be perforated. 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 distant from their point of intersection, screening shall be provided at a height of (3 1/2) feet. The Agency in its sole and absolute discretion shall have the final right of approval.
- (g) Overnight Off-Street Parking: In residential zones, overnight off-street, outdoor parking shall be specifically prohibited except for pleasure vehicles.
- (h) Landscaping, On-Site Improvements and 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, where the Agency approves, 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 improve-

ments within Area (1) shall be maintained in good repair and in clean and sanitary condition. Sufficient and suitable refuse and garbage storage and disposal facilities including structural enclosures where appropriate, shall be provided and properly maintained. The Agency in its sole and absolute discretion shall have the final right of approval.

(1) Additional Applicable Controls are listed Below Under the Headings:

1) "Other Conditions, Covenants, Restrictions, and Provisions Controlling the Development and Use of Acquired Land and Improvements." See page 28.

2) "Miscellaneous Provisions." See page 30.

b) C-1 Limited Commercial Zone

(1) Permitted Uses

(a) The only C-1 Limited Commercial Uses permitted within this section shall be: a Bakery, Barber Shop; Beauty Parlor; Drugstore; Grocery; Fruit or Vegetable Store; Laundry Agency; Meat Market; Delicatessen; and Variety Store; except any other C-1 uses that may be approved by the Agency. Residential and institutional uses shall be excluded from this area. The Agency in its sole absolute discretion shall have the final right of approval.

(2) Development Controls for Permitted C-1 Uses:

(a) Lot Coverage: The total ground floor coverage of all buildings shall not exceed 40% of the lot area.

(b) Building Setback: No buildings shall be closer than (15) feet to any public right-of-way line. All buildings on lots abutting an R Zone shall have a minimum setback of (20) feet from building line of the R Zone.

(c) Building Height: Buildings shall not exceed a height of (22) feet and shall not consist of more than one story.

(d) Building Construction: The construction of buildings shall conform to the regulations set forth in the Building Ordinance, as amended to date.

(e) Permitted Signs:

- (1) Number of Signs Permitted: A maximum of (2) signs shall be permitted, including any plaques and signs which are integrated into the building's architecture. This limitation shall not include directional signs nor signs for multiple-unit buildings where the same number of signs will be allowed for each business.
- (2) Subject Matter: Signs shall pertain only to the identification of the business conducted within the building, to the product sold, or to the direction of visitors. No pictures or samples shall be permitted on a sign except as a part of a trademark. No flashing or animated signs shall be permitted.
- (3) Type of Signs Permitted: Horizontal or vertical wall signs, otherwise known as belt or face signs. Signs painted on the wall shall not be allowed. Plaques, attached to the face of the building in close proximity to the main entrance and bearing the name and/or trademark of the firm will be permitted. All necessary directional signs on the lot occupied by the building to which the signs pertain will also be permitted.
- (4) Permitted Sign Location: No signs shall extend above the roof or parapet, and no signs shall be attached to, sit upon, or be painted on the roof or canopy. No free standing signs shall be permitted other than for visitor directional signs.
- (5) Sign Dimensions: No signs shall exceed a maximum surface area of (2) square feet for each linear foot of that face of the building displaying such signs. No sign shall project more than (12) inches from the face of the building on which such sign is displayed. No plaques shall exceed (8) square feet in surface area.
- (6) Sign Illumination: Any spotlight or similar illumination shall be so directed and shielded that the light source is not visible from any adjacent right-of-way or from any adjacent properties.

- (7) Additional Regulations: In addition to the above sign controls, signs of an individual unit (within a multiple-unit building) shall not extend beyond that portion of the face of the building which directly encloses that unit. The Agency in its sole and absolute discretion shall have the final right of approval.
- (f) Off-Street Parking: Shall be governed by the applicable provisions of the Zoning Ordinance.
- (g) Off-Street Loading: For every 20,000 square feet or fraction thereof of floor area over 4,000 square feet, there shall be a minimum of one off-street loading space at least 10' X 25' with a 14 foot height clearance, if covered. If this requirement is waived or modified by the Agency and by the Zoning Board of Review, there shall be reserved such additional off-street loading spaces as are required by this provision. The site plan, as submitted shall show the full number of required off-street loading spaces and shall designate the landscaped area as 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 circulation pattern. No off-street loading or unloading shall be permitted in front yards. All loading and unloading activities and all maneuvering shall take place on private property.
- (h) Parking Space Construction: All off-street parking and loading areas, including drives and other access ways, shall be adequately paved with bituminous or cement concrete or other equivalent surfacing material and shall be provided with appropriate bumper and wheel guards where needed. The parking area shall be screened as set forth below in paragraph (i). The parking area shall be landscaped such that for every (2,000) square feet of gross parking area there shall be at least one live tree which shall be at least (15) feet high at the time of planting, and which will attain a height of at least (20) feet, and there shall be an area of at least (200) square feet, which shall be planted and permanently maintained in grass. Illumination shall be so arranged as to shield the light source from the view of adjoining lots and abutting rights-of-way.

- (i) Screening: Except for that portion of a driveway or accessway which opens directly into a public right-of-way, outdoor parking and loading areas shall be screened from the view of all adjoining residential uses and from all adjacent rights-of-way by means of a uniform growth of evergreen plant materials at least four (4) feet wide and at least four and one-half (4 1/2) feet high at the time of planting (measured at the edge of the street right-of-way, in the case of parking areas located at or below the street grade; and measured at the edge of parking areas located above the street grade) and which is of a variety that will attain a height of at least six (6) feet. With the approval of the Agency, the following types of screening may also be permitted. (1) masonry wall, which shall not be greater in height than four and one-half (4 1/2) feet nor less than four (4) feet, measured as above for evergreens, which shall be integrated with the architectural design, style and facia 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 four and one-half (4 1/2) feet nor less than four (4) feet, measured as above for evergreens, which shall be of uniform appearance, and which shall be integrated with the architectural design, style and facia of the building as well as with the architecture of adjacent, existing buildings. A uniform appearing adequate year round screen shall be approved by the Agency. 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 distant from their point of intersection, screening shall be provided at a height of (3 1/2) feet. The Agency in its sole and absolute discretion shall have the final right of approval.
- (j) Landscaping: 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, and trees. Except that, where the Agency approves, 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 within Area (1) shall be maintained in good repair and in clean

and sanitary condition. Sufficient and suitable refuse and garbage storage and disposal facilities, including structural enclosures where appropriate, shall be provided and properly maintained. The Agency in its sole and absolute discretion shall have the final right of approval.

(k) Additional Applicable Controls are Listed Below Under the Headings:

- 1) "Other Conditions, Covenants, Restrictions, and Provisions Controlling the Development and Use of Acquired Land and Improvements." See Page 28.
- 2) "Miscellaneous Provisions." See page 30.

E.1.a., 2) Section 2: "Broadway-Westminster" Section

a) R-4 Multiple Residential Zone

(1) Permitted Uses

(a) R-4 Multiple Dwelling Uses of the Zoning Ordinance shall be permitted in this section of the area except for: Apartment Hotel or Hotel, Fraternity or Sorority House, and Rooming House.

(b) The Agency may, when it deems it advisable, file a petition with the Zoning Board of Review for exceptions or waivers to the Zoning Ordinance, for the purpose of allowing a new professional use to locate along the southerly frontage of Broadway and the northerly frontage of Westminster Street.

(2) Development Controls for Residential Uses are as follows, namely: The development controls for Residential Uses in the R-4 Multiple Residence Zone of this "Broadway-Westminster" Action Section shall be identical to those controls stated for the R-4 Multiple Residence Zone in the "Broadway-North" Action Section, which may be found on pages 14 through 16 hereof.

(3) Development Controls for New Professional Uses: which may be allowed under the terms of Paragraph (1), (b), of this item, shall be as follows:

(a) Lot Coverage and Minimum Lot Size: shall be governed by the applicable provisions of the Zoning Ordinance for an R-4 Multiple Residence Zone.

- (b) Building Setback: For mixed residential/professional and solely professional, the setback distance shall be at least (15) feet from building to the front lot line; at least (15) feet from building to the side lot line; and at least (25) feet from building to the rear lot line.
- (c) Building Height: The maximum building height shall be two (2) stories, not to exceed (35) feet in height.
- (d) Building Construction: The construction of buildings shall conform to the regulations set forth in the Building Ordinance.
- (e) Dwelling Accomodations for Residential Units in a Mixed Residential/Professional Structure: Controls are identical to paragraph (c) on page 14 of this item.
- (f) Name Plate or Sign: For each mixed residential/professional building and for each solely professional building one exterior identification sign shall be permitted, which shall not exceed (12) square feet in area, which shall not project more than six (6) inches away from the wall on which it is attached, and which shall not extend above the roof level. No sign shall sit on, be attached to, or be painted on the roof or canopy, No sign shall be painted on the wall itself, No sign shall be flashing or animated. No free-standing sign shall be allowed.

In cases of mixed residential/professional buildings, for each dwelling unit, one name plate shall be permitted, which shall not exceed 1/2 square foot in area, 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 to which they are attached. The placement, replacement or addition of any sign during the duration of the Plan must be approved by the Agency. The Agency in its sole and absolute discretion shall have the final right of approval.

- (g) Off-Street Parking: For structures containing professional uses, the following number of parking spaces shall be provided: one (1) parking space for each professional in each office, plus (1) parking space for each full-time employee, and one (1) additional parking space for each (350) square feet of gross floor area in each office.

In addition to the above required parking spaces, where a building contains residential and professional uses, one (1) parking space shall be provided for each dwelling unit. The Agency in its sole and absolute discretion shall have the final right of approval.

- (h) Screening: Excluding that portion of a driveway or accessway which opens directly into a street, off-street parking for combined residential/professional and for solely professional uses shall be screened from the street and from adjoining properties by: a strip, at least four (4) feet wide, densely planted with evergreen shrubs or trees, which are of a variety that will attain a height of at least six (6) feet; or by a wall or fence of uniform appearance, at least four (4) feet high, but not more than five (5) feet high. Rough or unfinished concrete or rough unfinished cinder block shall not be allowed. On that portion of a lot in the triangle formed by the lines of streets intersection at an angle of less than (135) degrees and a line joining points on such lines (15) feet distant from their point of intersection, screening shall be provided at a height of (3 1/2) feet. The Agency in its sole and absolute discretion shall have the final right of approval.
- (i) Overnight Off-Street Parking: Identical to paragraph (g) on page 15 of this Plan.
- (j) Landscaping, On-Site Improvement and Maintenance: Identical to paragraph (h) on page 15 of this Plan.
- (k) Additional Applicable Controls are Listed Below Under the Headings:
 - 1) "Other Conditions, Covenants, Restrictions, and Provisions Controlling the Development and Use of Acquired Land and Improvements." See page 28.
 - 2) "Miscellaneous Provisions." See page 30.

b) C-2 General Commercial Zone

(1) Permitted Uses

- (a) C-2 General Commercial Uses of the Zoning Ordinance shall be permitted within this section with the exception of residential and institutional uses.

(2) Development Controls for C-2 Uses

- (a) Lot Coverage: The total ground floor coverage of all buildings shall not exceed 40% of lot area.
- (b) Building Setback: No building shall be closer than (15) feet to any public street right-of-way line. The minimum building setback from any interior lot line shall be (10) feet.
- (c) Building Height: Building shall not exceed (1) story, not to exceed (20) feet in height above the average finished grade of the adjoining ground along the front wall of the building.
- (d) Building Construction: The construction of buildings shall conform to the regulations set forth in the Building Ordinance.
- (e) Permitted Signs: A maximum of two (2) signs shall be permitted, including any plaques and any signs which are a part of the building's architecture. This limitation shall not include directional signs permitted below. Signs shall pertain only to the identification of the business conducted within the building, to the products sold and to the direction of visitors. No pictures or samples shall be permitted on a sign except as part of a trademark. No flashing or animated signs shall be permitted. In multiple-unit buildings, the same number of signs will be allowed for each business, subject to the controls for multiple-unit buildings stated below. No signs shall extend above the roof or parapet, and no sign shall be attached to, sit upon or 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 (3) square feet for each linear foot of that face of the building displaying such sign. No sign shall project more than (12) inches from the face of the building on which said sign is displayed. No plaque shall exceed (8) square feet in surface area. Any spot-light 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.

(f) Off-Street Parking: The redeveloper shall demonstrate that off-street parking is adequate in number, size, location, access and arrangement to meet the operational requirements of the land and building uses proposed. However, in lieu of such demonstration, for each one (1) square foot of gross floor area, there shall be provided at least one (1) square foot of off-street parking lot area; but in no event shall the number of parking spaces be less than the minimum required by the Zoning Ordinance. The Agency in its sole and absolute discretion shall have the final right of approval.

(g) Off-Street Loading: At least one (1) off-street loading space measuring (10) feet by (25) feet by (14) feet high, if covered (for access, maneuverability and operational use) shall be provided for each 20,000 square feet of floor area, or fraction thereof over 4,000 square feet of floor area, devoted to a use that involves the receipt or distribution by vehicles of material or merchandise. If this requirement is waived by the Zoning Board of Review there shall be reserved such additional off-street loading spaces as are required by this provision. The site plan, as submitted, shall show the full

number of required off-street loading spaces and shall designate the landscaped area as reserved for off-street loading. In no case shall a site plan be acceptable which include 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. No off-street loading shall be permitted between the street and the front of the building.

- (h) 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 and shall be provided with appropriate bumper and wheel guards where needed. The parking area shall be screened as stated in paragraph (i). The parking area shall be landscaped such that for every 2,000 square feet of gross parking area there shall be at least one (1) live tree which shall be at least (15) feet high at the time of planting and which will attain a height of at least (20) feet, and there shall be an area of at least (200) square feet which shall be planted and permanently maintained in grass. Illumination shall be so arranged as to shield the light source from the view of all adjoining lots and from all abutting street. The Agency in its sole and absolute discretion shall have the final right of approval.
- (i) Screening: Except for that portion of a driveway or accessway which opens directly into a public right-of-way, outdoor parking and loading areas shall be screened from the view of all adjoining residential uses and from all adjacent streets by means of a uniform growth of evergreen plant materials at least (4) feet wide and at least (4 1/2) feet high at the time of planting (measured at the edge of the street right-of-way, in the case of parking areas located at or below the street grade; and measured at the edge of the parking area pavement, in the case of parking areas located above the street grade) and which is of a variety that will attain a height of at least (6) feet. With the approval of the Agency, the following types of screening may also be permitted, namely: (1) masonry wall, which shall not be greater in height than (4 1/2) feet nor less than (4) feet, measured as above for evergreens, which shall be of uniform appearance, and which shall be integrated with the architectural

design, style and facia of the proposed buildings as well as with the architecture(s) of adjacent, existing buildings. However, neither rough, unfinished cinder block, nor rough, unfinished concrete shall be permitted. (2) continuous wooden fence, which shall not be greater in height than (4 1/2) feet nor less than (4) feet, measured as above for evergreens, and which shall be of uniform appearance, and which shall be integrated with the architectural design, style and facia of the building, as well as with the architecture(s) of adjacent, existing buildings. A uniform appearing, adequate, year-round screen shall be approved by the Agency. 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 distant from their point of intersection, screening shall be provided at a height of (3 1/2) feet. The Agency in its sole and absolute discretion shall have the final right of approval.

- (j) 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 and trees, 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.

- (k) Other Applicable Controls are Listed Below Under the Headings:

- 1) "Other Conditions, Covenants, Restrictions and Provisions Controlling the Development and the Use of Acquired Land and Improvements. See page 28.

2) "Miscellaneous Provisions." See page 30.

(b) R-4 Multiple Residence Zone

(1) Permitted Uses

(a) R-4 Multiple Dwelling Uses of the Zoning Ordinance shall be permitted in this section of the area except for: Apartment Hotel or Hôtel, Fraternity or Sorority House, or Rooming House.

(b) The Agency may, when it deems it advisable, file a petition with the Zoning Board of Review for exceptions or waivers to the Zoning Ordinance for the purpose of allowing an approved, new professional use to locate along the southerly frontage of Westminster Street.

(2) Development Controls for Residential Uses

The development controls for the permitted R-4 Multiple dwelling uses in the "Armory-West" Action Section shall be identical to those controls stated for the R-4 Multiple Residence Zone in the "Broadway-North" Action Section, which may be found on pages 14 through 16 hereof.

(3) Development Controls for New Professional Uses which are allowed under the terms of paragraph (1) (b), page 20 of this Plan are identical to those controls stated for professional uses allowed in an R-4 Zone of the "Broadway-Westminster" Action Section, which may be found on pages 20 through 22 hereof.

E.i.a., 4) Section 4: "Armory-East" Section

(a) R-4 Multiple Residence Zone

(1) Permitted Uses

(a) R-4 Multiple dwelling uses of the Zoning Ordinance shall be permitted in this section of the area except for: Apartment Hotel, or Hotel, Fraternity or Sorority House, or Rooming House.

(b) The Agency may, when it deems it advisable, file a petition with the Zoning Board of Review for exceptions or waivers to the Zoning Ordinance, for the purpose of allowing an approved, new professional use to locate along the southerly frontage of Westminster Street.

(2) Development Controls for Residential Uses are as follows: The development controls for residential uses in the R-4 Multiple

Residence Zone of this "Armory-East" Action Section shall be identical to those controls stated for the R-4 Multiple Residence Zone in the "Broadway-North" Action Section, which may be found on pages 14 through 16 hereof.

- (3) Development Controls for New Professional Uses: which are allowed under the terms of Paragraph (1), (b), page 20 of this item are identical to those controls stated for professional uses allowed in an R-4 Zone of the "Broadway-Westminster" Action Section which may be found on pages 20 through 22 of this Plan.

(b) C-2 General Commercial Zone

(1) Permitted Uses

- (a) C-2 General Commercial Uses as detailed in the Zoning Ordinance, shall be permitted within this section with the exception of residential and institutional.

(2) Development Controls for C-2 Uses

- (a) The development controls for C-2 uses in the General Commercial Zone of this "Armory-East" Action Section shall be identical to those controls for C-2 uses in the "Broadway-Westminster" Action Section, which may be found on pages 22 through 26 of this Plan.

E.1.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 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 within Area (1) 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 paragraph "f", Screening; and "h" Landscaping and On-Site Improvements and Maintenance, as previously mentioned, in the residential sections of this Plan. Each 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 Area (1) 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 Area (1) 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 Law, 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 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

(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 the use and development of areas acquired for redevelopment conflict with provisions of the Zoning Ordinance, the higher standards of this Plan or of the Zoning Ordinance shall govern. Provided, however, that with the written consent of the Department of Housing and Urban Development, 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 urban renewal 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 of Review for variances or exceptions 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) The purchaser of land from the Agency obligates himself to provide the necessary rehabilitation of his adjoining non-acquired property, such rehabilitation to meet the standards established by this Plan (See EXHIBIT C). After receipt of notice from the purchaser to the Agency that he 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.
- f) Scattered sites made available by the Agency shall be utilized:
 - (1) As sites for sale to adjoining owners.
 - (2) As sites for off-street parking.
 - (3) As sites to be developed for public open spaces.
 - (4) As sites for residential structures relocated from within Area (1).
- g) 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.

- h) All areas subject to wheeled traffic shall be adequately 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.
- i) Any area not paved shall be suitably landscaped.
- j) All buildings and improvements in Area (1) shall be maintained in good repair and in safe, clean, and sanitary condition.
- k) Sufficient and suitable refuse and garbage storage facilities, including structural enclosures where appropriate, shall be provided and properly maintained.
- l) Wherever screening of uses is provided, it shall be a uniform appearing, adequate year-round type, and subject to the approval of the Agency.
- m) 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.
- n) The Agency in its sole and absolute discretion shall have the final right of approval and interpretation of all redevelopment proposals.

E.2 Circulation

- a) See Map No. 1, Existing Land Use and Zoning, for Area (1) for layout of Major Perimeter Streets.
- b) The Internal Circulation System will be geared to:
 - 1) The prevention of excessive use of internal residential streets by through traffic.
 - 2) The provisions of smooth transition between internal streets and major perimeter streets.
- c) See Map No. 7, Disposition Map, for Area (1) for relationship between proposed land uses and the internal circulation system.

E.3 Obligations to be Imposed on Redevelopers

a) The redevelopers, 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 Area (1), 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.

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

E.4 Commitments to Provide the Stipulated Percentage of Low-and-Moderate-Income Housing

a) There are 300 new housing units either planned for construction in Year 2 or to be built on land to be acquired in Year 2. 196 of these units will be built as part of a housing development for the elderly and 104 units as part of other new construction. Approximately 250 of these units will be of a low and moderate income type.

b) See item (k) of Paragraph B.2. "Urban Renewal Objectives."

E.5 Statement of Urban Design Objectives or Controls

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

E.6 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 heirs and assigns of the land in the area of the City of Providence, Rhode Island 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 of the City of Providence, Rhode Island, for forty (40) years; except that the provision with respect to non-discrimination in sub-paragraph E.1.b., 1 (d) (3), page 29 shall run for a perpetual length of time and shall also apply to any facilities outside Area (1) utilized as non-cash grants-in-aid for the project.

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

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

This 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 Improvements.

Proposed redevelopment activity in Area (1) 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 substandard 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; and (h) the investigation of complaints by industrial occupants of the area or by owners of property adjacent to the industrial section of the area. In cases of such investigation, the Agency shall: (1) find that the industrial operations do conform to the performance standards in (EXHIBIT B); or (2) confer with the management of the plant to affect such changes as are necessary for compliance with industrial performance standards; or as a final alternative, (3) refer the complaint to one or more expert consultants selected by the Agency. In the event that the measurements indicate actual violation of the performance standards, the cost of such consulting services shall be assumed by the management of the defective plant. When the measurements do not indicate violation of performance standards, the Agency shall assume the aforementioned expense.

(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 re-uses 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

Families and individual householders who are to be displaced by Agency action within Area (1) will have 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 Area (1). This relocation service will continue functioning until all eligible families and individual householders living in Area (1) 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. Businesses to be displaced by Agency action will have the services of the Business Relocation and Industrial Promotion Divisions of the Department of Planning and Urban Development. Financial assistance for relocation purposes shall be made by the Agency to families and businesses displaced from Area (1) under the terms of Federal participation in the Project undertaking, and Section 106 (f) of Title 1 of the Housing Act of 1949, as amended, as well as rules and regulations of the U.S. Department of Housing and Urban Development. Such payments shall be consistent with amounts authorized by law.

4. Method of Financing

This Plan is to be financed under the provision of the Housing Act of 1949, as amended, and the Plan shall not become effective until approval in its entirety by the Department of Housing and Urban Development, and provided further that, during the term of any contract to finance the carrying out of this Plan executed by the Agency and the Department of Housing and Urban Development, any substantial modification shall be submitted to said Administrator for determination by him that such modification meets the terms and requirements of the contract for Federal Financial Assistance.

The estimated cost of carrying out this Urban Renewal Plan is as follows:

ELIGIBLE PROGRAM COSTS FOR COMPUTING FEDERAL AID

GROSS PROGRAM COST	-	\$1,576,640.48
LAND PROCEEDS	-	<u>-18,278.60</u>
NET PROGRAM COST	-	\$1,558,361.88
FEDERAL PROGRAM CAPITAL GRANT	-	\$1,172,271.41
LOCAL SHARE	-	389,590.47
ADDITIONAL CITY COST	-	1,000.00 Real Estate Tax Payments

Provisions of Federal Grant

The estimated Federal Grant of \$1,172,271.41 will be provided under the terms and conditions of a Loan and Grant Contract between the Providence Redevelopment Agency and the Department of Housing and Urban Development which will provide either for direct borrowing from the Federal Government or the issuance of preliminary loan notes secured by the Federal Government in the amount necessary to pay project expenditures.

Provisions of Local Grant

The Local Grant of \$389,590.47 will be met by a City cash contribution.

Provisions of Additional City Costs

Additional City costs of \$1,000 for real estate tax payments will be provided from funds to be set aside for this purpose.

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 subject to Department of Housing and Urban Development concurrence. 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 or his successor or successors in interest may be entitled to assert.

EXHIBIT A

LEGAL DESCRIPTION OF THE BOUNDARY OF N.D.P. URBAN RENEWAL AREA (1)

Beginning at the most westerly corner of the area herein described as the intersection of the southerly line of Wood Street and the westerly line of Service Road No. 6;

Thence, running generally northerly along said westerly line of Service Road No. 6 to its intersection with the easterly taking line of the Dennis J. Roberts Expressway;

Thence, running generally northerly along said easterly taking line of the Dennis J. Roberts Expressway to its intersection with the easterly taking line of the Proposed Route 6 Connector;

Thence, running generally northerly along said easterly taking line of the Proposed Route 6 Connector to its intersection with the westerly line of Ridge Street;

Thence, turning and running northeasterly along said westerly line of Ridge Street to its intersection with the northerly line of Swiss Street;

Thence, turning and running easterly along said northerly line of Swiss Street to its intersection with the westerly line of Tiber Street;

Thence, turning and running northerly along said westerly line of Tiber Street to its intersection with the easterly taking line of the Proposed Route 6 Connector;

Thence, turning and continuing northerly along said easterly taking line of the Proposed Route 6 Connector to its intersection with the centerline of Atwells Avenue;

Thence, turning and running easterly along said centerline of Atwells Avenue to its intersection with the easterly line of Knight Street;

Thence, turning and running southeasterly along said easterly line of Knight Street to its intersection with the southerly line of Westminster Street;

Thence, turning and running westerly along said southerly line of Westminster Street to its intersection with the easterly line of Bridgham Street;

Thence, turning and running southerly along said easterly line of Bridgham Street to its intersection with the southerly line of Cranston Street;

Thence, turning and running southwesterly along said southerly line of Cranston Street to its intersection with the southerly line of Messer Street;

Thence, turning and running northwesterly and northerly along said southerly line of Messer Street to its intersection with the southerly line of Wood Street;

Thence, turning and running westerly along said southerly line of Wood Street to the point and place of beginning.

EXHIBIT B

PERFORMANCE STANDARDS FOR THE REGULATION OF INDUSTRIAL PROCESSES

Noise shall be measured at any property line. At the specified points of measurement the sound-pressure level of noise radiated continuously from a facility at night time shall not exceed the values given in Table I in any octave band of frequency. The sound-pressure level shall be measured with a Sound Level Meter and an Octave Band Analyzer that conform to specifications published by the American Standards Association. (American Standard Sound Level Meters for Measurement of Noise and Other Sounds, Z 24.3-1944, American Standard Specification for an Octave-Band Filter Set for the analysis of Noise and Other Sounds, Z 24.10-1953, American Standards Association, Inc., New York, New York, shall be used).

TABLE 1

Maximum permissible sound-pressure levels at specific points of measurement for noise radiated continuously from a facility between the hours of 11 P.M. and 7 A.M.

Frequency Band: Cycles per second	Sound Pressure Level: Decibels ^a
20-75	69
75-100	54
150-300	47
300-600	41
600-1,200	37
1,200-2,400	34
2,400-4,800	31
4,800-10,000	28

^a According to the following formula

Sound Pressure Level
In Decibels

$$\text{equals } 10 \log \frac{P_1}{P_2}$$

Where P_2 equals 0.0002 dynes/cm²

If the noise is not smooth and continuous and is not radiated between the hours of 11 P.M. and 7 A.M., one or more of the corrections in Table II below shall be added to or subtracted from each of the decibel levels given above in Table I.

TABLE II

Type of Operations or Character of Noise	Correction in Decibels
Daytime operation only	plus 5
Noise source operates less than 20% of any one-hour period	plus 5*
Noise source operated less than 5% of any one-hour period	plus 10*
Noise source operated less than 1% of any one-hour period	plus 15*
Noise of impulsive character (hammering, etc.)	minus 5
Noise of periodic character (hum, screech, etc.)	minus 5

*Apply one of these corrections only.

Vibration

1. Vibration shall be measured at any property line.

2. No vibration is permitted which is discernible to the human sense of feeling for three minutes or more duration in any one hour of the day between the hours of 7 A.M. and 7 P.M., or of 30 seconds or more duration in any one hour between the hours of 7 P.M. and 7 A.M. No vibration at any time shall produce an acceleration of more than 0.1g or shall result in any combination of amplitudes and frequencies beyond the "safe" range of Table 7, U.S. Bureau of Mines Bulletin No. 442, "Seismic Effects of Quarry Blasting," on any structure. The methods and equations of said Bulletin No. 442 shall be used to compute all values for the enforcement of this regulation.

Smoke

Measurement shall be taken at the point of emission. The Ringelmann Smoke Chart published by the U.S. Bureau of Mines in August 1955 as Information Circular 7718 (Revision of I.C. 6888) shall be used for the measurement of smoke. Gray smoke not darker than No. 1 on said charts may be emitted, except that gray smoke not darker than No. 2 on said charts may be emitted for periods aggregating not longer than 4 minutes in any 30 minutes. These provisions shall apply also to smoke of a different color but of equivalent apparent opacity.

Liquid or Solid Wastes

1. Effluent from any plant which is discharged into the ground shall at all times comply with the following standards:

Maximum 5 day biochemical oxygen demand - 20 parts per million.

Maximum total solids - 5,000 parts per million

Maximum phenol - 0.01 parts per million.

2. No liquid or solid wastes treated or untreated shall be emptied into any stream, river, pond or other body of water.

3. A septic tank, tile field or other disposal place for any wastes shall be located at least 150 feet from the nearest point of any river, pond, swampy area, or any district boundary of a residential, agricultural, or commercial zone, or any drinking water supply.

4. No effluent shall contain any other acids, oils, dust, toxic metals, corrosive or other toxic substance in solution or suspension which would create odors, discolor, poison, or otherwise pollute any stream or water shed in any way.

5. Uncontaminated cooling water shall not be considered a waste product.

Odors

Odors shall be measured at any lot line. No emission of odorous gases or other odorous matter shall be permitted in such quantities as to be offensive or that are a detriment to the property of others or that are a nuisance to any persons beyond lot lines of owner. Table III (Odor Thresholds) in Chapter 5, "Air Pollution Abatement Manual," copyright 1951 by Manufacturing Chemists Association, Inc., Washington, D.C. shall be used as a standard. In each case, the smallest value given shall be the maximum odor permitted.

Fly, Ash, Dust, Fumes, Vapors, Gases and other Forms of Air Pollution

Measurement shall be taken at the point of emission. No emission shall be permitted which can cause any damage to health, to animals or vegetation, or other forms of property, or which can cause any excessive soiling. In no event shall any emission be allowed of any solid or liquid particles in concentrations exceeding 0.3 grains per cubic foot of the conveying gas or air at any point. For measurement of the amount of particles in gases resulting from combustion, standard corrections shall be applied to correct to a stack temperature of 500 degrees Fahrenheit and to correct to the assumption that 50% excess air is present at the time of measurement and should be deducted from the measurement and should be deducted from the measured volume before computing the grains per cubic foot to compare with the standard.

Toxic Gases

Industrial uses shall emit no noxious toxic or corrosive fumes or gases in excess of maximum allowable concentrations listed in the following source:

"Table I, Industrial Hygiene Standards, Maximum Allowable Concentration," Chapter 5 of the Air Pollution Abatement Manual Manufacturing Chemists' Association, Washington, D.C., 1951

Where minimum allowable concentrations of toxic gases are lower than the odor threshold, then the company at its expense, must provide continuous checks at its property lines.

Heat and Glare

No industrial use shall carry on any operation that would produce heat or glare beyond the property line that will cause injury or discomfort to human beings, fish and wild life, or vegetation.

A copy of each reference work mentioned in these standards shall be kept on file in the office of the Department of Building Inspection of the City of Providence.

EXHIBIT C

MINIMUM PROPERTY STANDARDS FOR REHABILITATION

All properties in the Action Area, shall comply with the standards set forth in all applicable statutes, codes, and ordinances as amended from time to time, relating to the use, maintenance, facilities, and occupancy of property, including but not limited to, the building, plumbing, heating, electrical, and housing codes. These code standards are hereby incorporated by reference and made a part of these Property Rehabilitation Standards.

In addition to compliance with local statutes, codes, and ordinances, all properties in the West Broadway Project (Neighborhood Development Program Area (1)) devoted in whole or in part to residential uses shall conform to the following standards:

OPEN SPACE

Every residential building shall have sufficient open space to permit convenient access for maintenance, fire protection, adequate light and ventilation of habitable rooms and reasonable indoor privacy.

SITE IMPROVEMENTS

The open space of each property shall provide (a) for the immediate diversion of water away from buildings and disposal from the lot, (b) prevent soil saturation detrimental to structures and lot use, and (c) where needed, appropriate paved walks, parking areas, driveways, exterior steps and landscaping.

Provide each living unit with space necessary for suitable living, sleeping, cooking and dining accommodations, storage, laundry and sanitary facilities; also, provide space of such size and dimensions so as to permit placement of furniture and essential equipment.

Room sizes

The size of rooms shown in Table R4-1 shall be the minimum for the sub-dividing of existing spaces or for the construction of new rooms. Unremodeled existing rooms where considered of adequate size and arrangement for the intended function by the proper authority are acceptable.

TABLE R4-1

ROOM SIZES

Name of Space(1)	Minimum area (Sq. Ft.) (2)			Least Dimension (2)
	O-BR LU	1 & 2 BR LU	3 or more BR LU	
LR	NA	140	150	10'-6"
DR	NA	80	100	7'-8"
K	NA	50	60	5'-4"
K'ette	20	25	40	3'-6"
BR (Double)	NA	110	110	8'-8"
BR (Single)	NA	70	70	7'-0"
LR-DA	NA	180	200	(3)
LR-DA-K	NA	220	250	(3)
LR-DA-SL	220	NA	NA	(3)
LR-SL	190	NA	NA	(3)
K-DA	80	80	110	(3)
K'ette-DA	60	60	90	(3)

NOTES

(1) Abbreviations:

LU - Living Unit
 LR - Living Room
 DR - Dining Room
 DA - Dining Area
 K - Kitchen

K'ette - Kitchenette
 BR - Bedroom
 SL - Sleeping Area
 NA - Not Applicable
 O-BR - No separate Bedroom

(2) Variations to these areas and dimensions may be permitted when existing partitions preclude precise compliance, and the available area or dimensions do not hinder furniture placement and the normal use of the space.

(3) The least dimension of each room function applies, except for the overlap or double use of space and combination rooms.

Privacy and Arrangement

A degree of privacy shall be provided commensurate with suitable living conditions by means of the proper location of exterior openings to exterior conditions, and by the interior arrangement of rooms.

Access to all parts of a living unit shall be possible without passing through a public hall.

A bathroom shall not be used as a passageway to a habitable room, hall, basement or to the exterior.

Bath Facilities

Arrangement of fixtures shall provide for the comfortable use of each fixture and permit at least a 90 degree door swing. Wall space shall be available for a mirror or medicine cabinet and for towel bars.

Space for Laundry Facilities

Adequate space shall be provided for laundry equipment within each living unit, off of a public corridor, or in a basement or other suitable public space for the use of all occupants of a building. Where nearby public commercial laundaries are available, consideration may be given as to the extent residents of the project can be expected to use them in determining laundry space needs.

Closets and General Storage

Clothes closet space shall be provided within bedrooms or conveniently located nearby. In addition, each living unit shall have a suitable space within the unit or a locked space elsewhere within the building for general storage.

DOORS AND ACCESS OPENINGS

Provide openings adequate in size to admit furniture and equipment to all spaces and to permit inspection for repair and maintenance.

Interior Doors

Provide a door for each opening to a bedroom, bathroom or toilet compartment, with a locking device on bath and toilet compartment doors.

INTERIOR FIRE PROTECTION

Firewall, Party or Lot Line Wall

Firewall, Party or Lot Line Walls shall be continuous from foundation to the underside of, or through, the roof, with openings in firewalls only in corridors and where properly protected with appropriate automatic fire doors. There shall be no openings in party or lot line walls. All such walls shall effectively prevent the passage of fire at every floor-ceiling intersection with the wall.

INTERIOR FIRE PROTECTION-MATERIALS

Interior finish materials of walls, partitions (either fixed or moveable), ceilings, and other decorative treatment, and interior trim materials shall be appropriate to the location and conditions of service and not aid the surface flame spread, nor in burning give off excessive amounts of smoke or objectionable gases.

Exterior stairs and landings shall be of non-combustible materials except on buildings 3 stories or less in height.

New roof coverings on buildings of fire resistive, non-combustible and exterior protected construction having more than two living units shall provide a fire resistance equivalent to a Class A or Class B roof according to U.L. classification, except that where the roof area of property is less than 3000 sq. ft. and is well separated from adjacent properties the roof covering may be Class C.

FIRE PROTECTION EQUIPMENT

Fire Alarm System

Buildings more than 3 stories in height, except those with fire resistive and protected non-combustible construction, having twelve or more living units per floor shall be equipped with either an automatic fire detection or manually operated fire alarm system.

Buildings of fire resistive construction seven or more stories in height having fifteen or more living units per floor shall be equipped with an automatic fire detection system.

Fire alarm system, where required, shall be installed in accordance with the appropriate National Fire Protection Association Standard Nos. 71, 72a, b or c.

Sprinkler System

An automatic sprinkler system where used shall be of a standard approved type, and installed to provide coverage of all portions of the building designated for protection. The installation shall conform to NFPA No. 13 "Standards for the Installation of Sprinkler Systems."

PARTITIONS, COLUMNS AND POSTS

Partitions and other vertical supports which are to be continued in use shall be free of excessive splits, lean, buckling, or other defects.

FLOOR CONSTRUCTION

General

All floor construction shall provide safe and adequate support for all existing or probable loads and shall be reasonably free of objectionable vibration. A suitable surface for finish flooring shall exist or be provided.

BASEMENT OR CELLAR FLOORS

The floor of all basement or cellar furnace rooms, or basements containing habitable space, shall be paved in an acceptable manner, except under the following condition. Where the basement or cellar has existing wood floor construction and it is in a structurally sound condition it may remain.

WINDOWS, DOORS AND OTHER-OPENINGS

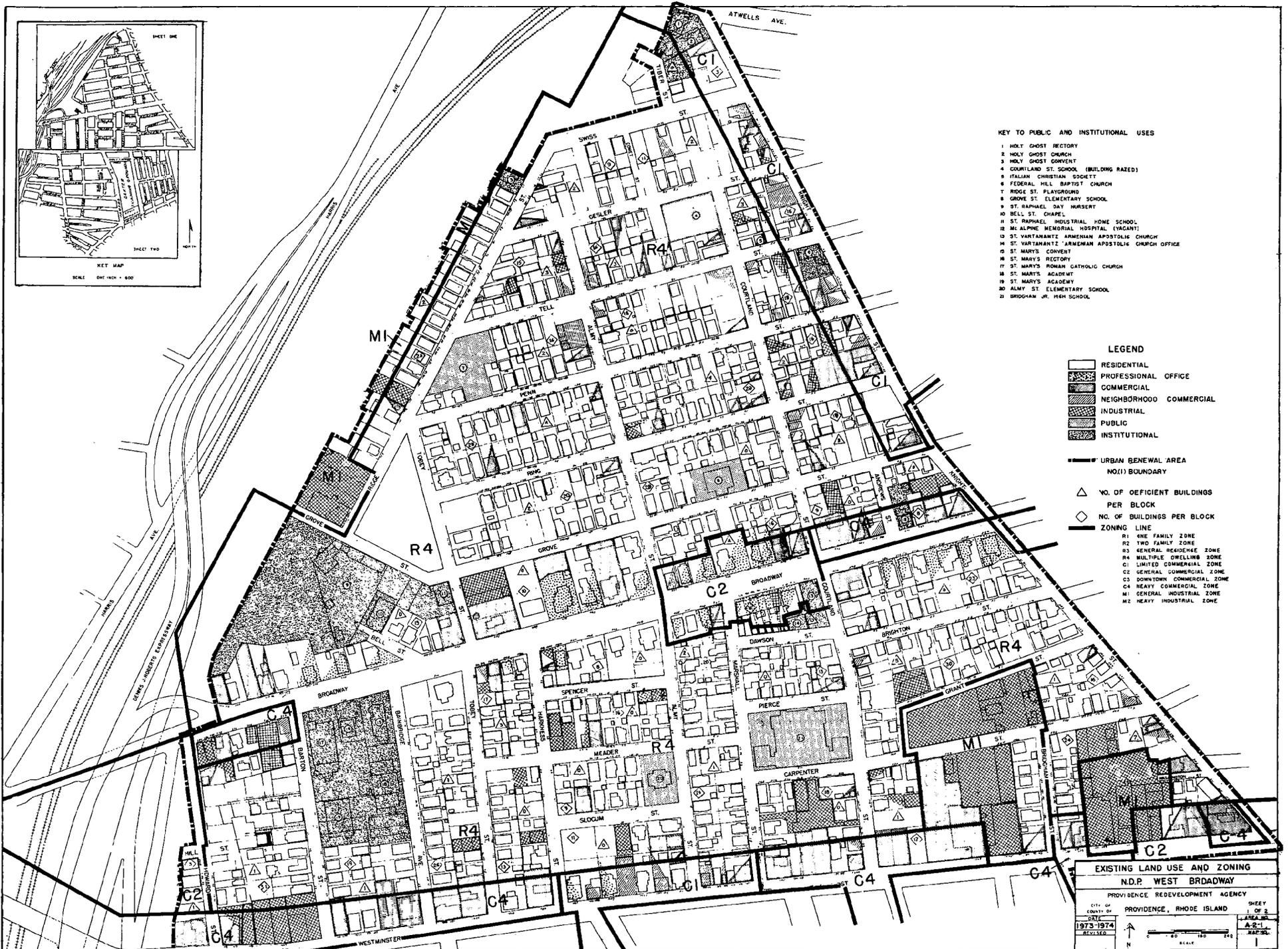
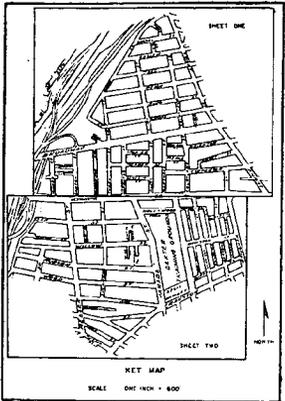
Defective glass or locking mechanisms shall be replaced or corrected.

GENERAL

All mechanical equipment shall be installed so that maintenance and replacement can be performed without the removal of other equipment.

Prohibited Locations

No gas or oil fired water heater shall be located in a bedroom, bathroom, clothes closet, under any stairway, or in a confined space with access only to the above locations.



KEY TO PUBLIC AND INSTITUTIONAL USES

- 1 HOLY GHOST RECTORY
- 2 HOLY GHOST CHURCH
- 3 HOLY GHOST CONVENT
- 4 COUNTLAND ST. SCHOOL (BUILDING RAZED)
- 5 ITALIAN CHRISTIAN SOCIETY
- 6 FEDERAL HILL BAPTIST CHURCH
- 7 RIDGE ST. PLAYGROUND
- 8 GROVE ST. ELEMENTARY SCHOOL
- 9 ST. RAPHAEL DAY NURSERY
- 10 BELL ST. CHAPEL
- 11 ST. RAPHAEL INDUSTRIAL HOME SCHOOL
- 12 MC ALPHE MEMORIAL HOSPITAL (VACANT)
- 13 ST. VARTANANTZ ARMENIAN APOSTOLIC CHURCH
- 14 ST. VARTANANTZ ARMENIAN APOSTOLIC CHURCH OFFICE
- 15 ST. MARYS CONVENT
- 16 ST. MARYS RECTORY
- 17 ST. MARYS ROMAN CATHOLIC CHURCH
- 18 ST. MARYS ACADEMY
- 19 ST. MARYS ACADEMY
- 20 ALMY ST. ELEMENTARY SCHOOL
- 21 BROADHAW JR. HIGH SCHOOL

LEGEND

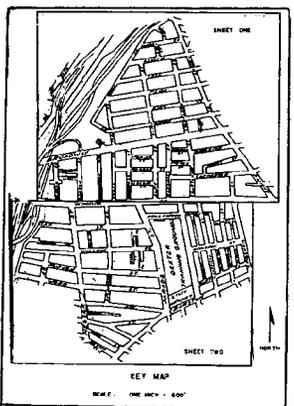
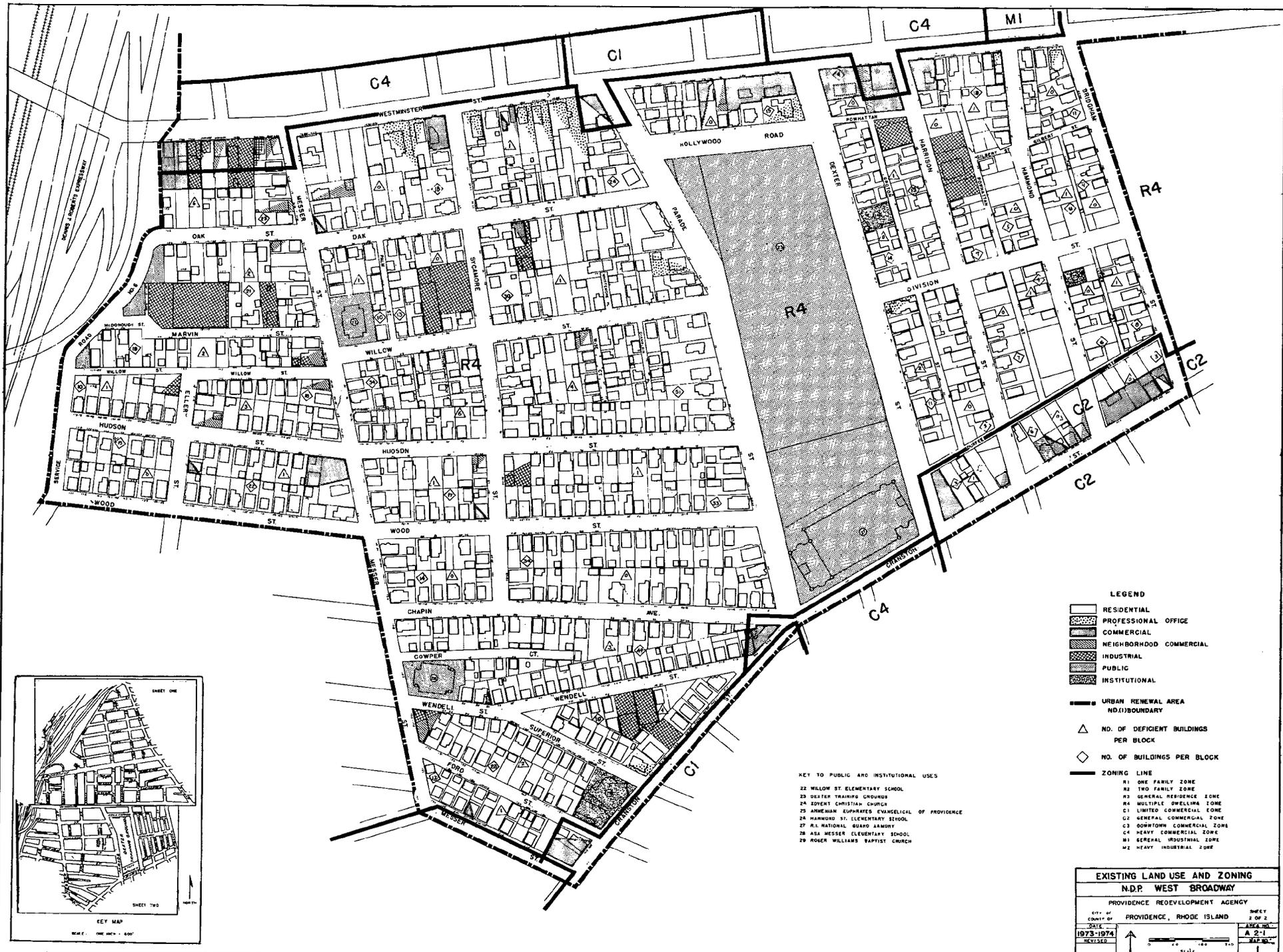
- [Stippled Box] RESIDENTIAL
- [Cross-hatched Box] PROFESSIONAL OFFICE
- [Diagonal Lines Box] COMMERCIAL
- [Horizontal Lines Box] NEIGHBORHOOD COMMERCIAL
- [Vertical Lines Box] INDUSTRIAL
- [Dotted Box] PUBLIC
- [Solid Black Box] INSTITUTIONAL

- [Thick Solid Line] URBAN RENEWAL AREA
- [Thin Solid Line] NO. (1) BOUNDARY

- [Triangle Symbol] NO. OF DEFICIENT BUILDINGS PER BLOCK
- [Diamond Symbol] NO. OF BUILDINGS PER BLOCK

- ZONING LINE**
- R1 ONE FAMILY ZONE
 - R2 TWO FAMILY ZONE
 - R3 GENERAL RESIDENCE ZONE
 - R4 MULTIPLE DWELLING ZONE
 - C1 LIMITED COMMERCIAL ZONE
 - C2 GENERAL COMMERCIAL ZONE
 - C3 DOWNTOWN COMMERCIAL ZONE
 - C4 HEAVY COMMERCIAL ZONE
 - M1 GENERAL INDUSTRIAL ZONE
 - M2 HEAVY INDUSTRIAL ZONE

EXISTING LAND USE AND ZONING
N.D.P. WEST BROADWAY
 PROVIDENCE REDEVELOPMENT AGENCY
 CITY OF PROVIDENCE, RHODE ISLAND
 DATE: 1973-1974
 SHEET 1 OF 2
 AREA: A-C-1
 SCALE: 1" = 400'



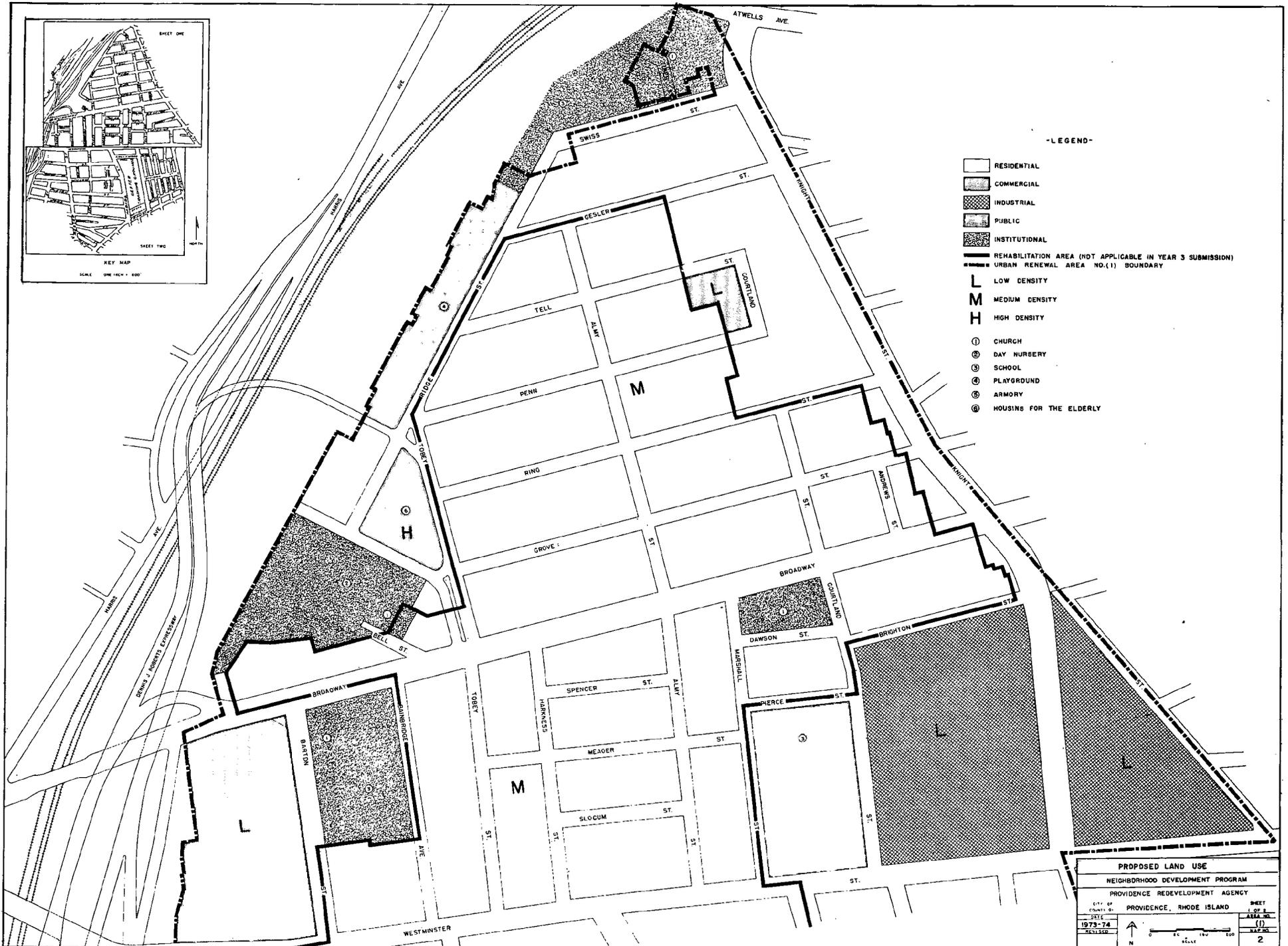
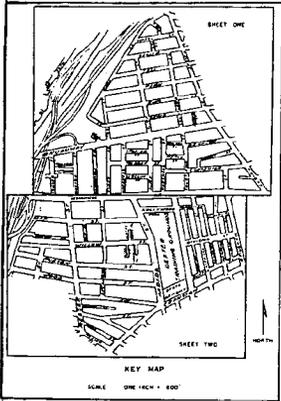
- LEGEND**
- RESIDENTIAL
 - PROFESSIONAL OFFICE
 - COMMERCIAL
 - NEIGHBORHOOD COMMERCIAL
 - INDUSTRIAL
 - PUBLIC
 - INSTITUTIONAL

- URBAN RENEWAL AREA
- ND(1) BOUNDARY
- △ NO. OF DEFICIENT BUILDINGS PER BLOCK
- ◇ NO. OF BUILDINGS PER BLOCK
- ZONING LINE

- KEY TO PUBLIC AND INSTITUTIONAL USES**
- 22 WILLOW ST. ELEMENTARY SCHOOL
 - 23 WESTER TRAINING GROUND
 - 24 IDWENT CHRISTIAN CHURCH
 - 25 AMERICAN LUTHERAN EVANGELICAL OF PROVIDENCE
 - 26 HAWKWOOD ST. ELEMENTARY SCHOOL
 - 27 R.I. NATIONAL GUARD ARMORY
 - 28 ASA MESSER ELEMENTARY SCHOOL
 - 29 ROVER WALLIAMS BAPTIST CHURCH

- R1 ONE FAMILY ZONE
- R2 TWO FAMILY ZONE
- R3 GENERAL RESIDENCE ZONE
- R4 MULTIPLE DWELLING ZONE
- C1 LIMITED COMMERCIAL ZONE
- C2 GENERAL COMMERCIAL ZONE
- C3 DOWNTOWN COMMERCIAL ZONE
- C4 HEAVY COMMERCIAL ZONE
- M1 GENERAL INDUSTRIAL ZONE
- M2 HEAVY INDUSTRIAL ZONE

EXISTING LAND USE AND ZONING	
N.D.P. WEST BROADWAY	
PROVIDENCE REDEVELOPMENT AGENCY	
CITY OF PROVIDENCE, RHODE ISLAND	
DATE: 1973-1974	SHEET 2 OF 2
REVISED	A 2-1 MAP NO. 1



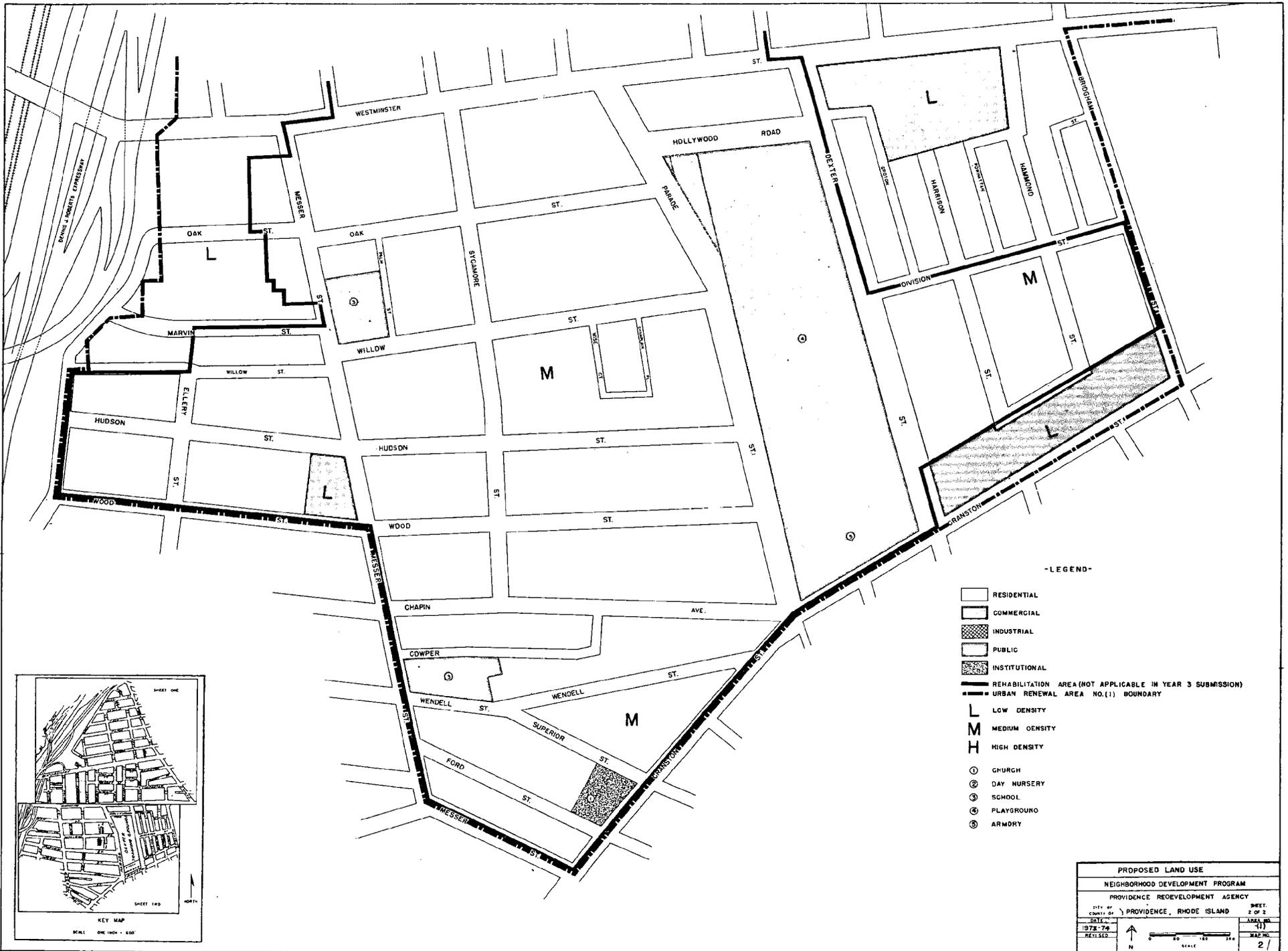
-LEGEND-

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC
- INSTITUTIONAL
- REHABILITATION AREA (NOT APPLICABLE IN YEAR 3 SUBMISSION)
- URBAN RENEWAL AREA NO.(1) BOUNDARY
- L** LOW DENSITY
- M** MEDIUM DENSITY
- H** HIGH DENSITY
- ⊙ CHURCH
- ⊙ DAY NURSERY
- ⊙ SCHOOL
- ⊙ PLAYGROUND
- ⊙ ARMORY
- ⊙ HOUSING FOR THE ELDERLY

PROPOSED LAND USE
 NEIGHBORHOOD DEVELOPMENT PROGRAM
 PROVIDENCE REDEVELOPMENT AGENCY
 CITY OF PROVIDENCE, RHODE ISLAND

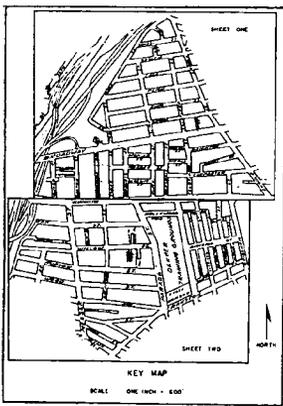
SHEET 1 OF 2
 AREA NO. 10
 DATE 1973-74
 SCALE 1/4" = 100'

2

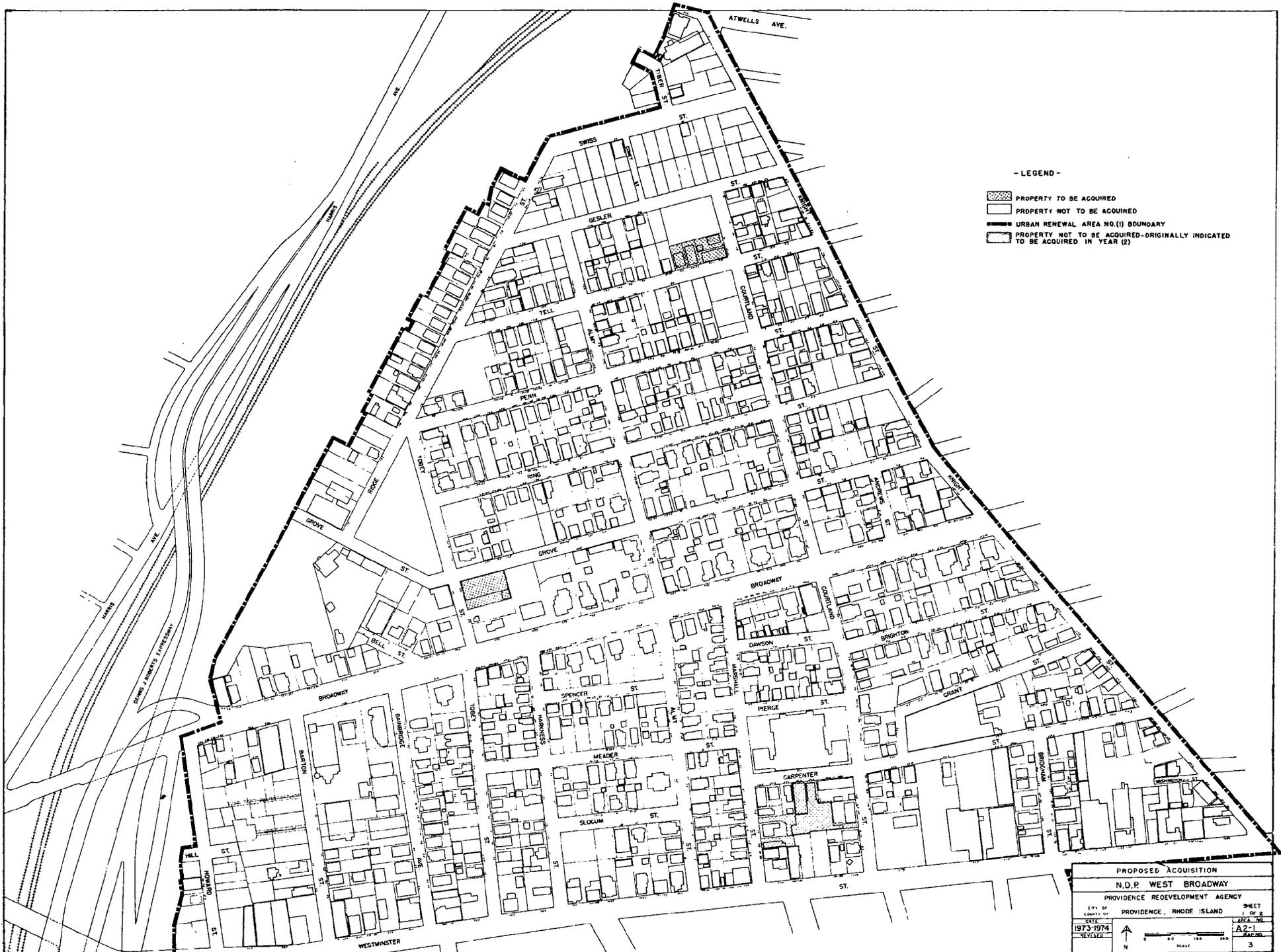


-LEGEND-

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC
- INSTITUTIONAL
- REHABILITATION AREA (NOT APPLICABLE IN YEAR 3 SUBMISSION)
- URBAN RENEWAL AREA NO. (1) BOUNDARY
- L** LOW DENSITY
- M** MEDIUM DENSITY
- H** HIGH DENSITY
- ① CHURCH
- ② DAY NURSERY
- ③ SCHOOL
- ④ PLAYGROUND
- ⑤ ARMDRY



PROPOSED LAND USE			
NEIGHBORHOOD DEVELOPMENT PROGRAM			
PROVIDENCE REDEVELOPMENT AGENCY			
CITY OF	COUNTY OF	PROVIDENCE, RHODE ISLAND	SHEET 2 OF 2
DATE	1978-79	AREA NO. 411	
REVISED		SCALE	2 /



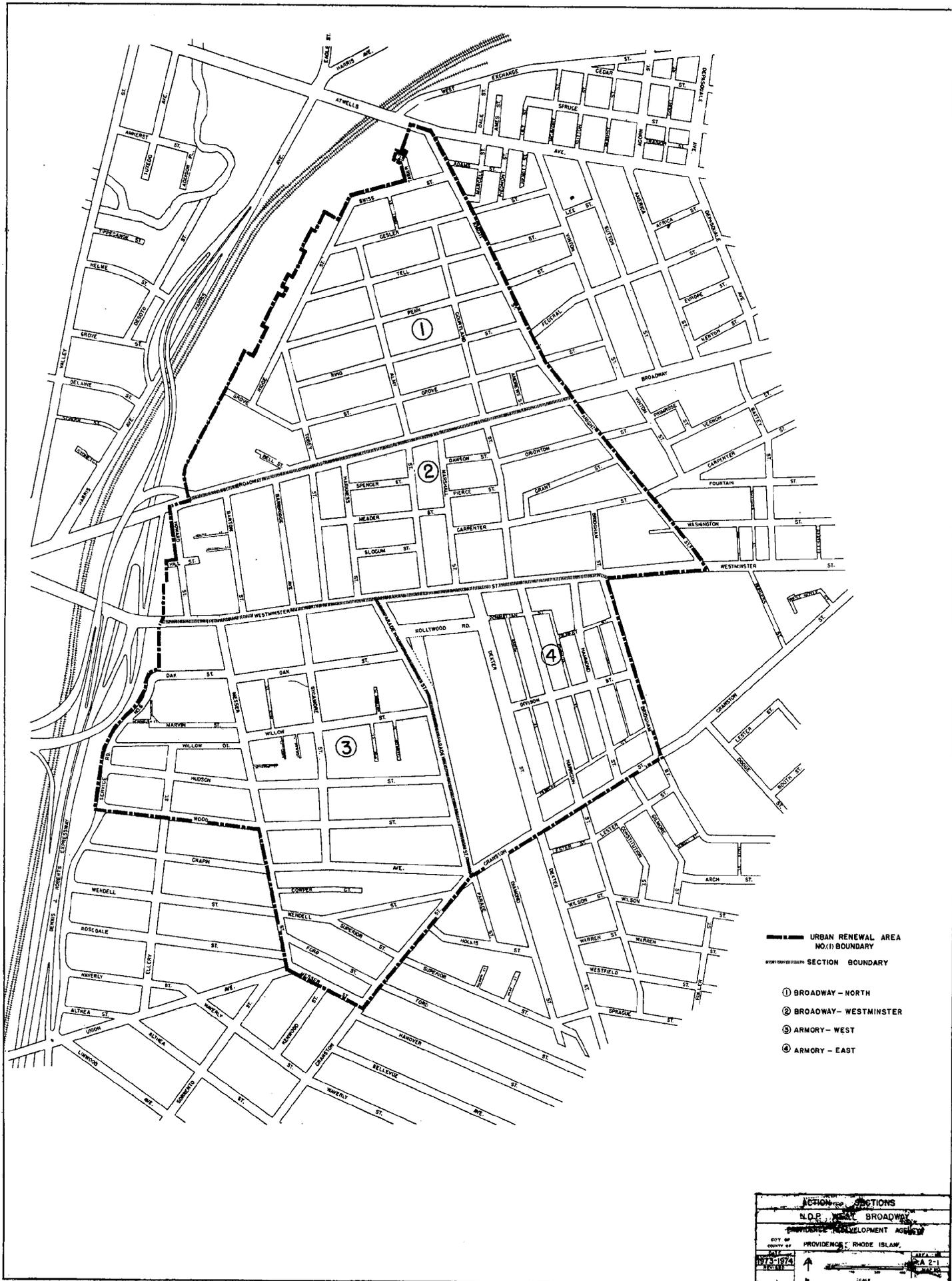
- LEGEND -

-  PROPERTY TO BE ACQUIRED
-  PROPERTY NOT TO BE ACQUIRED
-  URBAN RENEWAL AREA NO.(1) BOUNDARY
-  PROPERTY NOT TO BE ACQUIRED-ORIGINALLY INDICATED TO BE ACQUIRED IN YEAR (2)

PROPOSED ACQUISITION	
N.D.R. WEST BROADWAY	
PROVIDENCE REDEVELOPMENT AGENCY	
CITY OF	SHEET
COUNTY OF	1 OF 2
PROVIDENCE, RHODE ISLAND	A-2-1
DATE	SCALE
1973-1974	AS SHOWN
REVISION	3



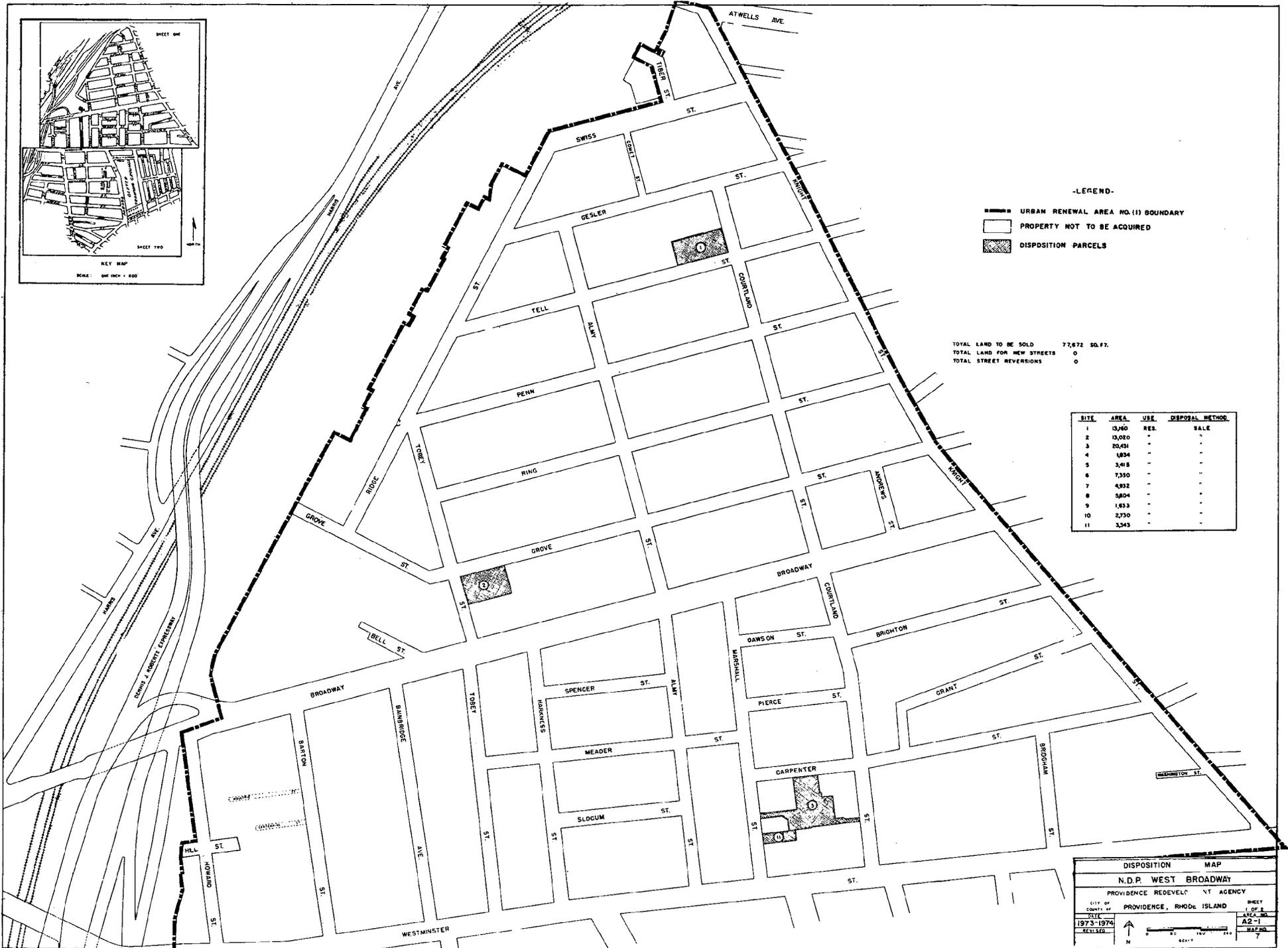
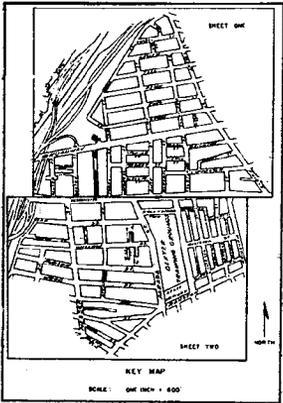
PROPOSED ACQUISITION			
N.D.P. WEST BROADWAY			
PROVIDENCE REDEVELOPMENT AGENCY			
CITY OF	COUNTY OF	PROVIDENCE, RHODE ISLAND	SHEET
STATE			2 OF 2
1973-1974			A-2-1
REVISED			MAP NO.
			3
		SCALE	



 URBAN RENEWAL AREA NO. (1) BOUNDARY
 SECTION BOUNDARY

- ① BROADWAY - NORTH
- ② BROADWAY - WESTMINSTER
- ③ ARMORY - WEST
- ④ ARMORY - EAST

SECTION 2-1
 N.D.P. WEST BROADWAY
 PROVIDENCE DEVELOPMENT AGENCY
 CITY OF PROVIDENCE, RHODE ISLAND
 1973-1974
 SCALE 1" = 100'



TOTAL LAND TO BE SOLD 77,672 SQ. FT.
 TOTAL LAND FOR NEW STREETS 0
 TOTAL STREET REVERSIONS 0

- LEGEND-
- URBAN RENEWAL AREA NO. (1) BOUNDARY
 - PROPERTY NOT TO BE ACQUIRED
 - DISPOSITION PARCELS

SITE	AREA	USE	DISPOSAL METHOD
1	15,660	RES.	SALE
2	10,000	"	"
3	20,451	"	"
4	4,834	"	"
5	3,418	"	"
6	7,350	"	"
7	4,832	"	"
8	5,804	"	"
9	1,833	"	"
10	2,730	"	"
11	3,343	"	"

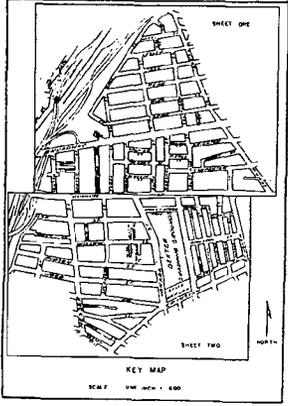
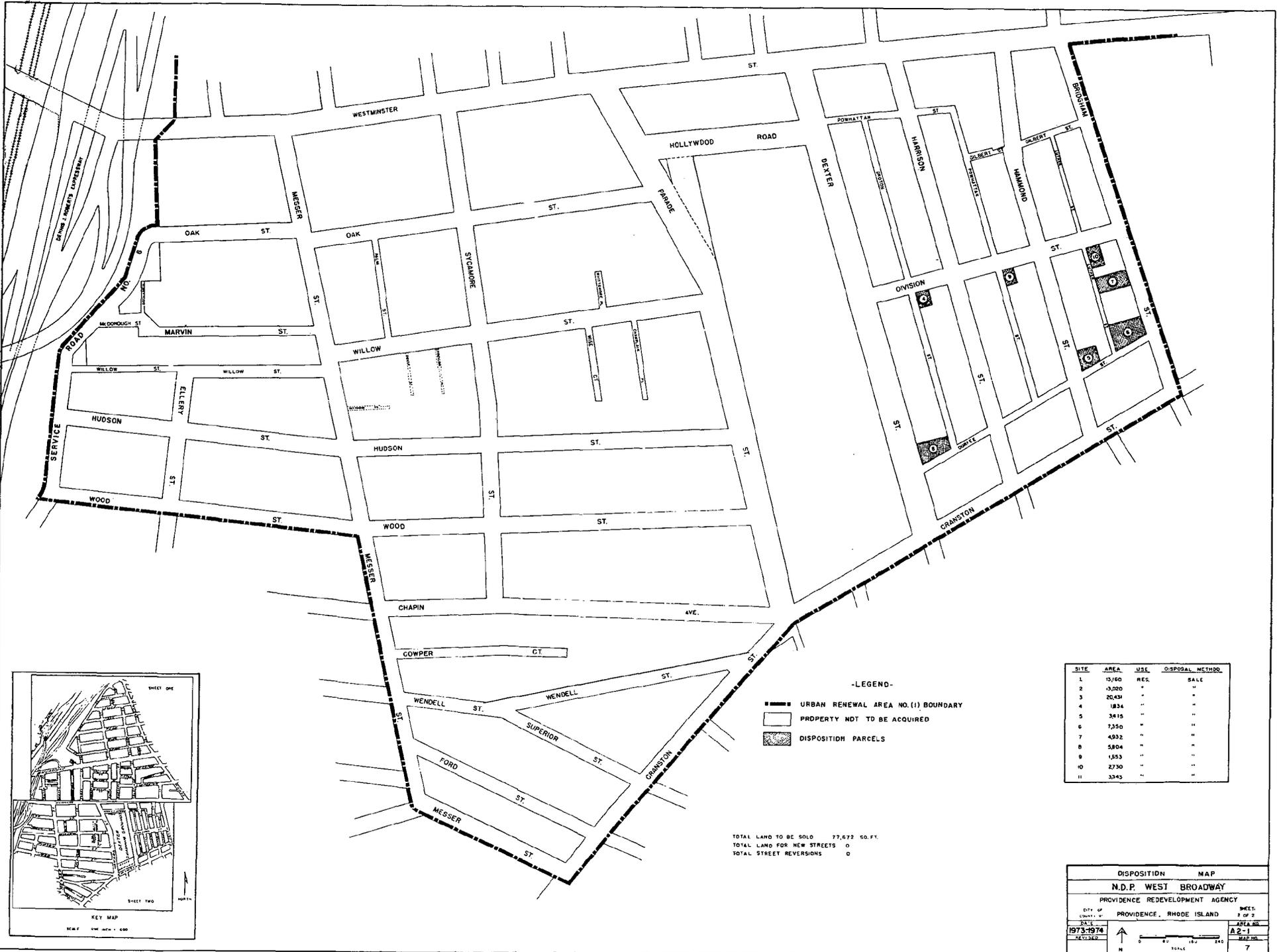
DISPOSITION MAP
N.D.P. WEST BROADWAY

PROVIDENCE REDEVELOPMENT AGENCY
 PROVIDENCE, RHODE ISLAND

CITY OF PROVIDENCE, COUNTY OF PROVIDENCE, STATE OF RHODE ISLAND

DATE: 1973-1974
 REVISION: 7

SHEET 1 OF 2
 AREA NO. 12-1
 MAP NO. 7



-LEGEND-

- URBAN RENEWAL AREA NO. (I) BOUNDARY
- PROPERTY NOT TO BE ACQUIRED
- DISPOSITION PARCELS

TOTAL LAND TO BE SOLD 77,672 SQ. FT.
 TOTAL LAND FOR NEW STREETS 0
 TOTAL STREET REVERSIONS 0

SITE	AREA	USE	DISPOSAL METHOD
1	15/60	RES.	SALE
2	3,020	"	"
3	20,434	"	"
4	1834	"	"
5	3418	"	"
6	7,350	"	"
7	4,832	"	"
8	5,804	"	"
9	1,653	"	"
10	2,730	"	"
11	3,343	"	"

DISPOSITION MAP	
N.D.P. WEST BROADWAY	
PROVIDENCE REDEVELOPMENT AGENCY	
CITY OF	SHEET
COUNTY OF	1 OF 2
PROVIDENCE, RHODE ISLAND	
DATE	AREA NO.
1973-1974	A 2-1
SCALE	SCALE
0 50 100 200	7



-LEGEND-

-  YEAR 1 DISPOSITION PARCELS
-  YEAR 2 DISPOSITION PARCELS
-  YEAR 3 DISPOSITION PARCELS
-  PROPOSED STREET TREES
-  URBAN RENEWAL AREA NO. (1) BOUNDARY

NOTE: NEW SIDEWALKS TO BE LOCATED ON ALL DISPOSITION PARCELS

SITE IMPROVEMENTS	
N.D.P. WEST BROADWAY	
PROVIDENCE REDEVELOPMENT AGENCY	
CITY OF PROVIDENCE, RHODE ISLAND	SHEET OF 2
DATE: 1973-1974	AREA: A2-1
REVISION:	SCALE: 1" = 40'
	



-LEGEND-
 [Stippled Box] YEAR 1 DISPOSITION PARCELS
 [White Box] YEAR 2 DISPOSITION PARCELS
 [Cross-hatched Box] YEAR 3 DISPOSITION PARCELS
 [Circle] PROPOSED STREET TREES
 [Dashed Line] URBAN RENEWAL AREA NO. (1) BOUNDARY
 NOTE: NEW SIDEWALKS TO BE LOCATED ON ALL DISPOSITION PARCELS

SITE IMPROVEMENTS		SHEET	
N.D.P. WEST BROADWAY		2 OF 2	
PROVIDENCE REDEVELOPMENT AGENCY			
CITY OF	PROVIDENCE, RHODE ISLAND	DATE	1973-1974
SCALE	1" = 100 FEET	AREA NO.	A-2-1
↑		9	