

# The City of Providence

RJM:RAF

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## CHAPTER 1971-23

No. 243 **AN ORDINANCE** TO AUTHORIZE THE ISSUE OF ELEVEN MILLION (\$11,000,000) DOLLAR WATER BONDS, PURSUANT TO CHAPTER 46 OF THE PUBLIC LAWS OF 1965.

Approved May 6, 1971

*Be it ordained by the City of Providence:*

SECTION 1. The sum of eleven million (\$11,000,000) dollars shall be borrowed for the construction of major improvements to the city's water supply system including a new tunnel and aqueduct, additional filters and incidental construction necessary in connection therewith. The City Treasurer, with the approval of the Mayor and the Committee on Finance, is authorized to issue eleven million (\$11,000,000) dollar Water Bonds pursuant to Chapter 46 of the Public Laws of 1965 and, subject to the foregoing, to determine the denominations, interest rate or rates, and other terms, conditions and details of the bonds in accordance with law.

SECTION 2. The bonds shall be issued originally as coupon bonds in substantially the form approved by the City Council in Resolution No. 63, approved February 21, 1968. The bonds shall be sold at public sale at not less than par and accrued interest and shall bear such date or dates as the City Council shall determine by resolution and shall be payable in annual installments commencing not later than five years and ending not later than thirty years from their date or dates as the City Council shall determine by resolution.

SECTION 3. This ordinance shall take effect upon its passage and all other ordinances or parts thereof inconsistent herewith are hereby repealed.

IN CITY  
COUNCIL  
APR 15 1971  
FIRST READING  
READ AND PASSED  
*Vincent Leggio*  
CLERK

APPROVED

MAY 6 1971

*Joseph A. Corley Jr.*  
MAYOR

IN CITY  
COUNCIL

MAY 6 - 1971

FINAL READING  
READ AND PASSED

*Robert D. Dutton*  
PRESIDENT

*Vincent Leggio*  
CLERK

No.

**CHAPTER**

AN ORDINANCE TO AUTHORIZE  
 THE ISSUE OF ELEVEN  
 MILLION (\$11,000,000) DOLLAR  
 WATER BONDS, PURSUANT TO  
 CHAPTER 46 OF THE PUBLIC LAWS  
 OF 1965.

**FILED**  
 APR 28 3 08 PM '71  
 DEPT OF CITY CLERK  
 PROVIDENCE, R.I.

**IN CITY  
 COUNCIL**

APR . 1 1971  
 FIRST READING  
 REFERRED TO COMMITTEE ON  
 FINANCE

*W. Michael Casper*  
 CLERK

THE COMMITTEE ON

*Finnis*  
 Approves Passage of  
 The Within Ordinance

*W. Michael Casper*  
 Chairman  
 April 7, 1971  
 Clerk

*Councilman Scavetta  
 and Councilman Lynch, by request*

# The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## CHAPTER 1971-24

No. 244 **AN ORDINANCE** APPROVING AND ADOPTING THE OFFICIAL REDEVELOPMENT PLAN FOR WEST BROADWAY NDP URBAN RENEWAL AREA (1)

Approved May 10, 1971

### *Be it ordained by the City of Providence:*

WHEREAS, the Providence Redevelopment Agency (hereinafter sometimes called "Local Public Agency") pursuant to the provisions of Title 45, Chapters 31-33 (inclusive) of the General Laws of Rhode Island, 1956, as amended, entitled "Redevelopment Act of 1956", has formulated and submitted to the City Council on **March 4, 1971** for its consideration, an Urban Renewal Plan approved by the Local Public Agency, for an Urban Renewal Area which said Urban Renewal Plan is entitled, "West Broadway Redevelopment Plan, 1971-1972, N.D.P. Urban Renewal Area (1)" and comprises a report consisting of 33 pages of text 3 exhibits and 90 maps; and

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

WHEREAS, the said Urban Renewal Plan concerns itself with areas which have been designated Redevelopment Areas by the City Council of the City of Providence by Chapter 103 of the Ordinances of the City of Providence, approved July 6, 1948, as amended by Chapter 69-47 of the Ordinances of the City of Providence, approved Nov. 28, 1969, in conformity with the provisions of Section 22 of Chapter 1802 of the Public Laws of Rhode Island, 1946, as amended, and Title 45, Chapter 32, Section 4 of the General Laws of Rhode Island, 1956, as amended.

WHEREAS, a copy of said Urban Renewal Plan was transmitted to the City Plan Commission on **Dec. 9, 1970**; and

WHEREAS, the City Plan Commission, which is the duly designated and acting official planning body for the City, has submitted to the City Council its report and recommendations respecting the Urban Renewal Plan for NDP Urban Renewal Area (1), and has certified that said Urban Renewal Plan conforms to the said general plan for the City as a whole, and the City Council has duly considered said report, recommendation and certification of the planning body; and

No.

**CHAPTER**  
**AN ORDINANCE**

WHEREAS, the Plan indicates that an inspection of the dwelling units in the area by trained housing inspectors, using the "Appraisal Method for Measuring the Quality of Housing" developed by the American Public Health Association and recommended for use by the United States Public Health Service and supplemented by the Providence Building Code for all residential buildings and an evaluation of non-residential structures, performed by the inspectors of the Providence Building Inspection Department indicate that the area is a deteriorated blighted area under the provisions of Title 45, Chapter 31, Section 8 (4).

WHEREAS, the plan indicates that a survey, based upon a detailed inspection of 1452 of the 1509 structures within the said Urban Renewal Area (1) was made.

(1) Of the 1330 residential structures within Area (1), 1274 or 95.7% were inspected. These inspections revealed the following: basic dwelling deficiencies: 26.4% of the total number of the dwelling units inspected were found to have 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 removing occupants from the dwelling until the violation was corrected.

(2) Surveying the non-residential structures were investigators who were either inspectors of the Providence Department of Building Inspection and/or professional architects or engineers. In both instances, the same method of evaluation was employed.

Of the 179 non-residential structures surveyed, only 95 were found to be safe; 41 were found to be safe with few deficiencies; 10 were found to be safe with many deficiencies; 32 were found to be unsafe; and 1 non-residential structure scored incomplete.

Of the total number of 1509 structures in Area (1), 398 (26.4%) were found to be substandard, seriously deficient or unsafe.

WHEREAS, the plan as submitted contains a finding that the area included in the proposed Urban Renewal Plan qualified as a deteriorated area under the provisions of Title I of the United States Housing Act of 1949, as amended, (hereinafter sometimes called "Housing Act") and as a deteriorated blighted area within the meaning of the "Redevelopment Act of 1956" as amended to date, because there exist in the area buildings or improvements, used or intended to be used for living, commercial, industrial or other purposes, which by reason of (1) dilapidation, deterioration, age or obsolescence, (2) inadequate

provision for ventilation, light, sanitation, open spaces and recreation facilities, (3) defective design or unsanitary or unsafe character or condition or physical construction, (4) defective or inadequate street and lot layout, (5) mixed character, deterioration or shifting of uses to which they are put, or any combination of such factors and characteristics are conducive to the further deterioration and decline of the area and to injuriously affect the entire area. The NDP Urban Renewal 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.

WHEREAS, the Providence Redevelopment Agency has prepared a plan for the relocation of families that may be displaced as a result of carrying out the Project in accordance with said Urban Renewal Plan and has submitted to the City Council a Relocation Plan for the Project identified as West Broadway NDP Urban Renewal Area (1); and

WHEREAS, there have also been presented to the City Council information and data respecting the Relocation Plan which have been prepared by the Providence Redevelopment Agency as a result of studies, surveys and inspections in NDP Urban Renewal Area (1) and the assembling and analysis of the data and information obtained from such studies, surveys, and inspections; and

WHEREAS, the members of this Body have general knowledge of the conditions prevailing in NDP Urban Renewal Area (1) and of the availability of proper housing in the locality for the relocation of families that may be displaced from NDP Urban Renewal Area (1) and, in the light of such knowledge of local housing conditions, have carefully considered and reviewed said Relocation Plan; and

WHEREAS, under the provisions of Title I of the Housing Act of 1949, as amended, the United States Department of Housing and Urban Development is authorized to provide financial assistance to local public agencies for undertaking and carrying out urban renewal projects; and

WHEREAS, the Providence Redevelopment Agency has applied for financial assistance under said Housing Act and has entered into a planning contract for financial assistance under said Act with the United States of America, acting by and through the Secretary of the Department of Housing and Urban Development, pursuant to which Act Federal funds have been provided for the project; and

WHEREAS, the Providence Redevelopment Agency has applied for additional financial assistance under the Housing Act and proposes to enter into an additional contract or contracts with the Department of Housing and Urban Development for the undertaking of, and for making available additional financial assistance for NDP Urban Renewal Area (1); and

WHEREAS, it is provided in said Act that contracts for financial aid under the Housing Act shall require that the Urban Renewal Plan for NDP Urban Renewal Area (1) be approved by the Governing Body of the locality in which the Project is situated and that such approval include findings by the Governing Body that (1) the financial aid to be provided in the contract is necessary to enable the land within NDP Urban Renewal Area (1) to be redeveloped in accordance with the Urban Renewal Plan; (2) Urban Renewal Plans for the Urban Renewal areas in the locality as a whole provide for the redevelopment of such areas by private enterprise; and (3) the Urban Renewal Plan conforms to a general plan for the development of the locality as a whole; and

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

WHEREAS, at a public hearing held on **April 5, 1971** following notice of the date, time, place and purpose of such hearing, the City Council Committee on Urban Redevelopment, Renewal and Planning duly considered the Urban Renewal Plan, and all evidence and testimony for and against the adoption of such Plan, in accordance with the provisions of the "Redevelopment Act of 1956"; and

WHEREAS, said Urban Renewal Plan for the Project Area prescribes certain land uses for NDP Urban Renewal Area (1) and will require, among other things, but not by way of limitation, the widening, vacation and removal of streets, the construction and installation of streets, curbing and sidewalks, grading and other public facilities and other public actions; and

WHEREAS, it is necessary that the City Council take appropriate official action respecting the Relocation Plan and said Urban Renewal Plan for NDP Urban Renewal Area (1), in conformity with the requirements of the "Redevelopment Act of 1956" and the contract or contracts for financial assistance between the Providence Redevelopment Agency and the United States of America acting by and through the Secretary of Housing and Urban Development;

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

1. The Project is hereby designated as "West Broadway NDP Urban Renewal Area (1)".

2. It is hereby found and determined that for the purposes of the Urban Renewal Plan, the West Broadway NDP Urban Renewal Area (1) comprises that certain tract of land situated in the City of Providence and State of Rhode Island, which is bounded as described in Exhibit A, which is attached hereto and made a part hereof as if more fully set forth herein.

3. It be and hereby is found and determined in relation to the West Broadway NDP Urban Renewal Area (1) on the basis of the facts set forth in the reports and documents mentioned in the Preamble of this Ordinance and upon the basis of evidence and testimony presented at the public hearing on said plan:

(a) That within the West Broadway NDP Urban Renewal Area (1):

(1) 26.4% of the structures are substandard or seriously deficient or unsafe in that these structures contain serious deterioration, lack of dual egress, lack of sanitary facilities, serious inadequacies in lighting and ventilation or serious overcrowding.

(b) That within the West Broadway NDP Urban Renewal Area (1):

(2) There exists the following environmental deficiencies:

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

4. It be and hereby is found and determined that because of a predominance of conditions of dilapidation, deterioration, obsolescence, inadequate provision for light and sanitation, unsanitary or unsafe character or condition of physical construction, mixed character of uses which injuriously affect the entire area and constitute a menace to the public health, safety and welfare of the inhabitants of the area and of the community generally, said Urban Renewal Area is a deteriorated and blighted area within the meaning of Sections 2-8 inclusive of Chapter 31 of the "Redevelopment Act of 1956" as amended, and that said West Broadway NDP Urban Renewal Area (1) is hereby determined to be a deteriorated blighted area.

5. It be and hereby is found that the West Broadway NDP Urban Renewal Area (1) requires clearance, replanning, redevelopment, and improvement and rehabilitation under the provisions of the "Redevelopment Act of 1956".

6. It be and hereby is declared to be the purpose and intent of this Body to eliminate the deteriorated and substandard conditions existing in the West Broadway NDP Urban Renewal Area (1) and the replacement of such conditions by a well-planned area in accordance with and by the means provided in the "Redevelopment Act of 1956".

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

(a) The Urban Renewal Plan for the West Broadway NDP Urban Renewal Area (1) will redevelop said Urban Renewal Area in conformity with the provisions of the "Redevelopment Act of 1956"; will effectuate the purposes and policy of said Act; and will promote the public health, safety, morals and welfare of the City of Providence.

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

(c) The Urban Renewal Plan for said Urban Renewal Area is feasible and the financial aid provided pursuant to the contract or contracts for financial assistance pertaining to Area (1) between the Providence Redevelopment Agency and the Secretary of the Department of Housing and Urban Development under provisions of Title I of the United States Housing Act of 1949, as amended, is necessary to enable the land in the Urban Renewal Area to be redeveloped in accordance with the Urban Renewal Plan for the Urban Renewal Area.

(d) The acquisition of the real property in accordance with the said Plan for the West Broadway NDP Urban Renewal Area (1) is in the public interest.

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

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

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

(h) The Urban Renewal Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the redevelopment of other areas of the City by private enterprise.

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

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

10. The Urban Renewal Plan for the West Broadway NDP Urban Renewal Area (1), consisting of a booklet containing a table of contents, 33 pages of text, 3 exhibits and 9 maps is hereby approved, adopted and designated as the Official Urban Renewal Plan for West Broadway NDP Urban Renewal Area (1) and is herein incorporated by reference, made a part hereof and designated as "Exhibit B".

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

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

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

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

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

(d) Declares that it will provide the City's share of the Net Project Cost of the redevelopment of the Urban Renewal Area, and hereby allocates \$206,109 out of non-cash credits and a cash contribution of \$868,767, representing the estimated amount of its share of Net Project Cost;

(e) Authorizes the Mayor, upon the execution of a Loan and Grant contract between the Providence Redevelopment Agency and the Department of Housing and Urban Development to convey to the Agency all of its rights, title and interest in the parcels of land or any building or structure thereon described below and shall receive credit on its obligations hereunder for the full and fair market value thereof as approved by the Government, now estimated at (\$16,680.00) Sixteen Thousand, Six Hundred Eighty Dollars.

Parcel A

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

Beginning at a point, said point being the northeasterly corner of Assessor's Lot 250, Assessor's Plat 32, dated December 31, 1968;

Thence, running southerly a distance of fifty and one hundred and twenty five one thousands (50.125) feet, more or less, to a point;

Thence, turning and running westerly a distance of one hundred and twenty five one hundreds (100.25) feet, more or less, to a point;

Thence, turning and running northerly a distance of fifty and one hundred and twenty five one thousands (50.125) feet, more or less, to a point;

Thence, turning and running easterly a distance of one hundred and twenty five one hundreds (100.25) feet, to the point and place of beginning.

Said tract herein described contains five thousand, twenty five (5,025) square feet of land, more or less.

Parcel B

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

Beginning at a point, said point being the northeasterly corner of Assessor's Lot 253, in Assessor's Plat 32, dated December 31, 1968;

Thence, running southeasterly for a distance of seventy five and nineteen one hundreds (75.19) feet, more or less, to a point;

Thence, turning and running southwesterly for a distance of forty and eleven one hundreds (40.11) feet, more or less, to a point;

Thence, turning and running northwesterly for a distance of seventy five and nineteen one hundreds (75.19) feet, more or less, to a point;

Thence, turning and running northeasterly for a distance of forty and eleven one hundreds (40.11) feet, more or less, to the point and place of beginning.

Said tract of land herein described contains three thousand, ninety-one (3,091) square feet of land, more or less.

Parcel C

Beginning at a point, said point being the northeasterly corner of Assessor's Lot 212, in Assessor's Plat 32, dated December 31, 1968;

Thence, running southeasterly for a distance of one hundred thirty and four hundred eighty-five one thousands (130.485) feet, more or less, to a point;

Thence, turning and running southwesterly for a distance of forty and eleven one hundreds (40.11) feet, more or less, to a point;

Thence, turning and running northwesterly for a distance of one hundred thirty and four hundred eighty-five one thousands (130.485) feet, more or less, to a point;

Thence, turning and running northeasterly for a distance of forty and eleven one hundreds (40.11) feet, more or less, to the point and place of beginning.

Said tract of land herein described contains six thousand and thirty two (6,032) square feet of land, more or less.

Parcel D

Beginning at a point, said point being the northeasterly corner of Assessor's Lot 293, in Assessor's Plat 32, dated December 31, 1968;

Thence, running southerly a distance of one hundred fifty and three hundred seventy-five one thousands (150.375) feet, more or less, to a point;

Thence, turning and running westerly a distance of one hundred and twenty-five one hundreds (100.25) feet, more or less, to a point;

Thence, turning and running northerly a distance of one hundred fifty and three hundred seventy-five one thousands (150.375) feet, more or less, to a point;

Thence, turning and running easterly a distance of one hundred and twenty-five one hundreds (100.25) feet, more or less, to the point and place of beginning.

Said tract of land hereindescribed contains fifteen thousand and seventy-five (15,075) square feet of land, more or less.

(f) Declares that in addition it will furnish \$5,800.00, which sum represents real estate taxes on unimproved land.

(g) Declares that after completion of all street construction and facilities, water lines, and storm and sanitary sewer construction, as indicated in the Urban Renewal Plan, all ways within the Urban Renewal Area scheduled to become public ways and all the aforementioned facilities and utilities shall be dedicated by the Agency to the public, and the City shall accept such dedication.

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

13. It is further found and determined that the method and means set forth in the Urban Renewal Plan for relocating families who are to be displaced by the Urban Renewal Plan is feasible; and that the proposals set forth in the Relocation Plan for the proper relocation of the families displaced in carrying out the Urban Renewal Plan in decent, safe, and sanitary dwellings in conformity with acceptable standards are feasible and can be reasonably and timely affected to permit the proper prosecution and completion of the Plan; and that such dwellings or dwelling units available or to be made available to such displaced families are at least equal in number to the number of displaced families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced families in the Urban Renewal Area, are available at rents or prices within the financial means of the displaced families, and are reasonably accessible to their place of employment.

14. It is hereby found and determined that the Official Redevelopment Plan gives due consideration to the provisions of adequate park and recreational areas and facilities as may be desirable for neighborhood improvement with special consideration for health, safety and the welfare of children residing in the general vicinity of the site covered by said Plan.

15. It is hereby found that there are educational institutions and a hospital located in or near the area covered by the Plan, and it is further found and determined that in addition to the elimination of slums and blight from such area, the undertaking

of the Urban Renewal Plan in such area will further promote the public welfare and the proper development of the community (1) by making land in such area available for disposition, for uses in accordance with the Official Redevelopment Plan, to such educational institutions or hospital for redevelopment in accordance with the use or uses specified in the Official Redevelopment Plan, (2) by providing, through the redevelopment of the Area in accordance with the Official Redevelopment Plan, a cohesive neighborhood environment compatible with the functions and needs of such educational institutions or hospital, or (3) by any combination of the foregoing.

16. It is hereby further found and determined that consideration has been given in the Official Redevelopment Plan for the Project Area to the development of a sewer system to serve the Project Area which will, to the maximum extent feasible, provide for effective control of storm and sanitary wastes.

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

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

**IN CITY COUNCIL**  
APR 15 1971  
FIRST READING  
READ AND PASSED  
*Ursula L. Caspica*  
CLERK

**APPROVED**  
MAY 10 1971  
*Joseph H. Pawley Jr.*  
MAYOR

**IN CITY COUNCIL**  
MAY 6 - 1971  
FINAL READING  
READ AND PASSED  
*Robert J. Hayton*  
PRESIDENT  
*Ursula L. Caspica*  
CLERK

IN CITY  
COUNCIL

MAR 4 - 1971

FIRST READING  
REFERRED TO COMMITTEE ON

URBAN REDEVELOPMENT  
RENEWAL & PLANNING

*Winnant Vespa*  
CLERK

THE COMMITTEE ON  
*Urban Redevelopment, Renewal  
and Planning*  
Approves Passage of  
The Wataha Ordinance  
*Winnant Vespa*  
April 7, 1971  
Clerk

*Councilman Scarietta and  
Councilman Lynch, by request*

FILED  
FEB 25 5 13 PM '71  
DEPT. OF CITY CLERK  
PROVIDENCE, R.I.

EXHIBIT A

LEGAL DESCRIPTION OF THE BOUNDARIES OF NDP URBAN RENEWAL AREA (1)

Beginning at the most westerly corner of the area herein described at the intersection of the centerline of Wood Street and 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 northeasterly along said easterly taking line of the proposed Route 6 connector to its intersection with the southerly extension of the westerly lot line of Lot 87, Assessor's Plat 33;

Thence, turning and running northerly along said extension of the westerly lot line of Lot 87, Assessor's Plat 33, and continuing northerly along the westerly lot line of Lot 87, Assessor's Plat 33 to its intersection with the easterly taking line of the Proposed Route 6 connector;

Thence, turning and running westerly and northeasterly along said proposed Route 6 connector to its intersection with the centerline of Atwells Avenue;

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

Thence, running southeasterly along said centerline of Knight Street to the intersection with the centerline of Westminster Street;

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

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

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

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

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

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies that:

1. He is the duly qualified and acting City Clerk of the City Council of the City of Providence (hereinafter called the "Governing Body") and the custodian of the records of the Governing Body, including the Journal of the Proceedings of the City Council, and is duly authorized to execute this certificate.

2. Attached hereto is a true and correct copy of a resolution, including the WHEREAS clauses, adopted at a meeting of the Governing Body held on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_.

3. Said resolution has been duly recorded in the minutes of said meeting and is now in full force and effect.

4. Said meeting was duly convened and held in all respects in accordance with law and the by-laws of the City Council of the City of Providence. To the extent required by law or said by-laws, due and proper notice of said meeting was given. A legal quorum of members of the Governing Body was present throughout said meeting and a legally sufficient number of members of the Governing Body voted in the proper manner for the adoption of said resolution. All other requirements and proceedings under law, said by-laws, or otherwise, incident to the proper adoption of said resolution, including any publication, if required by law, have been duly fulfilled, carried out and otherwise observed.

5. If the seal appears below, it constitutes the official seal of the City Council of the City of Providence and was duly affixed by the undersigned at the time this certificate was signed. If no seal appears below, the City Council of the City of Providence does not have and is not legally required to have an official seal.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_.

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CITY CLERK



NEIGHBORHOOD DEVELOPMENT PROGRAM • URBAN RENEWAL AREA 1

# WEST BROADWAY

PROPOSED REDEVELOPMENT PLAN, 1971-1972

PROVIDENCE REDEVELOPMENT AGENCY • PROVIDENCE, RHODE ISLAND

NEIGHBORHOOD DEVELOPMENT PROGRAM

URBAN RENEWAL AREA (1)

WEST BROADWAY

PROPOSED REDEVELOPMENT PLAN, 1971-1972

PROVIDENCE REDEVELOPMENT AGENCY

PROVIDENCE, RHODE ISLAND

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ND - 401  
URBAN RENEWAL PLAN FOR NDP URBAN RENEWAL AREA (1)  
1971-1972

INTRODUCTION

1. URBAN RENEWAL AREA (1) BACKGROUND

The boundaries for Urban Renewal Area (1) for 1971-1972 are the same as those for 1969-1970. 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,<br>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,<br>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 ceiling of the top story in the case of a flat roof; to the deck line of a mansard roof; and to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.
- 4 ) Parking Space- An area, interior or exterior, of not less than 200 sq. ft., net, when considered separate from access thereto and screening and landscaping thereof; and not less than 360 sq. ft. when considered in conjunction with access thereto and screening and landscaping thereof.
- 5 ) Parking Area- That portion of a parcel of land which is required either by the Zoning Ordinance or by the controls of this plan to be allocated, utilized and/or reserved for the parking of vehicles.
- 6 ) Gross Floor Area- Gross floor area shall include total floor area in a given unit or structure which is devoted to the use in question, but not to include floor area devoted to interior parking or cellar, providing the cellar is used only for the storage of mechanical equipment.

#### 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 in residential areas of industrial and heavy commercial uses, 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 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 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 are only 1442 square feet of land per dwelling unit, for each of the 3725 dwelling units.

Residential structures, in general, are characterized by numerous minor defects, which collectively cause many structures to have a deteriorating effect on the surrounding area, and by the often hazardous condition of the electrical, heating and plumbing facilities. 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 per 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 type 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 substandard 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. Improvements 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) 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 physical environment of the area by the separation of the 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 the 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 recreational 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

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, 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 neighborhood.

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 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 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 as required by Federal regulations;
- 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) Residential Area Standards

In addition to the minimum legal requirements for rehabilitation set forth above, voluntary project standards for desirable dwelling rehabilitation and improvements shall consist of those standards which the Federal Housing Administration has established for eligibility for FHA Financing. These standards as adopted from Housing and Urban Development Publication HUD PG-50, as amended, entitled "Rehabilitation Guide for Residential Property," shall be applicable to the Area. They are attached as Exhibit C.

- (c) 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 structure on the land, lack of available open space, adverse topography, etc. where the objectives of the Plan are not abrogated by such action.

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, addition, repair, removal, demolition, use, 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 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 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 provisions of off-street parking and loading spaces relative to the type of establishment.
- (3) The screening, from the view of adjoining residential uses and rights-of-way, of all outdoor parking areas, loading areas and storage spaces, by use of a uniform appearing, adequate year-round screen.
- (4) The replacement of all broken, loose, or unsafe fenestration of all windows, doors, and store fronts.
- (5) The grading or regrading of all lots in such a manner as to provide a satisfactory drainage of water runoff away from buildings 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; (e) the provision by the Agency of technical assistance to property owners and other private persons to implement and to facilitate the voluntary rehabilitation and improvement of property up to project standards; and (f) 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
- 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

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

- 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 action sections (See Map No. 4, Action Sections), namely:

Action Section 1 "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.

Action Section 2 "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.

Action Section 3 "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.

Action Section 4 "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.

The various permitted land use categories are indicated below (See Map No. 9, Proposed Zoning). Proposed changes in zoning are indicated on Map No. 9, Proposed Zoning.

E.l.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 or 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 wherever permanent outdoor parking facilities are to be established for four or more vehicles no portion of the required screening may be perforated. 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 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.

(i) 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 26
- 2) "Miscellaneous Provisions." See page 28

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 that any other C-1 uses may be approved by the Agency. Residential and institutional uses shall be excluded from this area. The Agency in its sole and 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 the R zone shall have a minimum setback of (20) feet from building to line of 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 trade mark. 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 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 said 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 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 shall be permitted in front yard. 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 (2000) 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 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. 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 26.
- 2) "Miscellaneous Provisions." See page 28

E.1.a., 2) Section 2: "Broadway-Westminster" 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, 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), page 19 of this item, shall be as follows:

- (a) Lot Coverage and Minimum Lot Size: shall be governed by 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 distances shall be at least (15) feet from building to front lot line; at least (15) feet from building to side lot line; and at least (25) feet from building to 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 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 one (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. 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 26

2) "Miscellaneous Provisions." See page 28

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 sign shall extend above the roof or parapet, and no sign shall be attached to, sit upon or be painted on the roof or canopy. No free-standing sign shall be permitted, except for visitor directional signs allowed below. Only the following types of signs shall be permitted, namely:

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

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

(3) All necessary directional signs shall be located on the lot occupied by the building to which the signs pertain. All signs shall be integrated with the architectural design, style and facia of the building to the exclusive satisfaction of the Agency. No sign shall exceed a maximum surface area of three (3) square feet for each linear foot of that face of the building displaying such sign. No sign shall project more than twelve (12) inches from the face of the building on which said sign is displayed. No plaque shall exceed eight (8) square feet in surface area. Any 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 above 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 4000 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 2000 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 streets. The Agency in its sole 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 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 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 six (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 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 proposed building 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 four and one-half (4 1/2) feet nor less than four (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 of adjacent, existing buildings. A uniform appearing, adequate, year-round screen shall be approved by the Agency. 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 Area (1) 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 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 Use of Acquired Land and Improvements." See page 26
- 2) "Miscellaneous Provisions." See page 28

E.1.a.,3) Section 3: "Armory-West" 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

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 19 of this Plan are identical to those controls stated for professional uses allowed in an R-4 zone of the "Broadway-Westminster" Section, which may be found on pages 20 through 21 of this Plan.

E.1.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 19 of this item are identical to those controls stated for professional uses allowed in an R-4 Zone of the "Broadway-Westminster" Section which may be found on pages 20 through 21 of this item.

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" Section shall be identical to those controls for C-2 uses in the "Broadway-Westminster" Section, which may be found on pages 22 through 25 of this item.

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 provision 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 paragraphs "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 and 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 Laws, in effect from time to time, prohibiting discrimination or segregation by reason of race, religion, color, or national origin, in the sale, lease or occupancy of any project property;
  - (4) To begin and complete the 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 development 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 will 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 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 324 new housing units either planned for construction in Year Two or to be built on land to be acquired in Year Two. 196 of these units will be built as part of a housing development for the elderly and 128 units as part of other new construction. Approximately 300 of these units will be of a low and moderate income type.

b. See Item (k) of Paragraph B.2. "Urban Renewal Plan 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 subparagraph E.1.b.,1)(d)(3), page 27 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 Improvement.

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 co-operative 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

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 are as follows:

ELIGIBLE PROGRAM COSTS FOR COMPUTING FEDERAL AID

GROSS PROGRAM COST -	\$4,778,330
LAND PROCEEDS -	<u>\$- 478,824</u>
NET PROGRAM COST -	\$4,299,506
FEDERAL PROGRAM CAPITAL GRANT -	\$3,224,630
LOCAL SHARE -	\$1,074,876

Additional City Cost

\$5,800 Real Estate Tax Payments

Provisions of Federal Grant

The estimated Federal Grant of \$3,224,630 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 \$1,074,876 will be met by the donation of City owned property, site clearance work and public supporting facility credit to be claimed for the James L. Hanley Educational Center Complex totaling \$206,109 and a cash contribution of \$868,767.

Provisions of Additional City Costs

Additional City Costs of \$5,800 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 of 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 BOUNDARIES OF NDP URBAN RENEWAL AREA (1)

Beginning at the most westerly corner of the area herein described at the intersection of the centerline of Wood Street and 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 northeasterly along said easterly taking line of the proposed Route 6 connector to its intersection with the southerly extension of the westerly lot line of Lot 87, Assessor's Plat 33;

Thence, turning and running northerly along said extension of the westerly lot line of Lot 87, Assessor's Plat 33, and continuing northerly along the westerly lot line of Lot 87, Assessor's Plat 33 to its intersection with the easterly taking line of the Proposed Route 6 connector;

Thence, turning and running westerly and northeasterly along said proposed Route 6 connector to its intersection with the centerline of Atwells Avenue;

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

Thence, running southeasterly along said centerline of Knight Street to the intersection with the centerline of Westminster Street;

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

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

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

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

Thence, turning and running westerly along said centerline 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 <sup>a</sup>
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

<sup>a</sup>According to the following formula

$$\begin{aligned} \text{Sound Pressure Level} & \\ \text{In Decibels} & \text{ equals } 10 \log \frac{P}{P_2} \end{aligned}$$

Where  $P_2$  equals 0.0002 dynes/cm<sup>2</sup>

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 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 or 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'-0"
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	K'ette - Kitchenette
LR - Living Room	BR - Bedroom
DR - Dining Room	SL - Sleeping Area
DA - Dining Area	NA - Not Applicable
K - Kitchen	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 laundries 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.

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

PROVIDENCE, Sc:

PUBLIC HEARING

re:

WEST BROADWAY PROJECT

Heard Before: COMMITTEE ON URBAN REDEVELOPMENT,  
RENEWAL AND PLANNING

JOSEPH F. PRETE, CHAIRMAN  
ROBERT F. LYNCH, VICE CHAIRMAN  
EDWARD XAVIER                      LAWRENCE E. BROWN  
THOMAS W. PEARLMAN

APRIL 5, 1971

PROVIDENCE REDEVELOPMENT AGENCY

CITY CLERK VINCENT VESPIA: May I have your attention, please?

This is the notice that was posted in the local press.

"City of Providence, Rhode Island, Committee on Urban Development, Renewal and Planning, Notice of Public Hearing.

"Pursuant to the requirements of Sections 4 and 11 of Chapter 32, Title 45 of the General Laws of Rhode Island, 1956, as amended, entitled the 'Redevelopment Act of 1956,' as amended, the Committee on Urban Redevelopment, Renewal and Planning of the City Council of the City of Providence will conduct a Public Hearing in the Chamber of the City Council, City Hall, Providence, Rhode Island on Monday, April 5, 1971 at 7:30 p.m. (E.S.T.)

"This hearing will be concerned with the Urban Renewal Plan for the WEST BROADWAY PROJECT (NDP Urban Renewal Area (1) as proposed by the Providence Redevelopment Agency in a report dated 1971-1972. The Agency's proposal with respect to the relocation of families within the proposed Project Area will be open for discussion at the hearing.

"The Project Area is that tract of land

located on the western outskirts of downtown Providence.

In general, the area is bounded by Knight Street and Bridgham Street to the east; Cranston Street, Messer Street and Wood Street to the south; the Dennis J. Roberts Expressway and Route 6 taking line to the west; and Atwells Avenue to the north.

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

"All persons or agencies interested in the above-listed Project Area will have an opportunity to be heard and/or submit communications in writing. Copies of the proposed redevelopment plan and information thereon may be obtained prior to said hearing at the Providence Redevelopment Agency, 6th floor, 40 Fountain Street,

Providence, Rhode Island.

"BY ORDER: Councilman, JOSEPH F. PRETE  
Chairman, Committee on Urban Redevelopment, Renewal and  
Planning.

"VINCENT VESPIA, City Clerk, March 13,  
1971."

Ladies and Gentlemen: the committee  
seated on the rostrum is that of the Committee on Urban  
Development, Renewal and Planning. Seated in the chairman's  
seat is Councilman Prete. To his immediate left is  
Councilman Xavier. To his left is Councilman Pearlman. To  
Mr. Prete's immediate right is Councilman Lynch and  
Councilman Brown. The other gentlemen seated on the rostrum  
by invitation are Councilman Thomas L. Payne on the extreme  
left and Councilman Jerry Lorenzo and Representative Aldo  
Freda.

The chairman of the committee will now  
take over this meeting.

CHAIRMAN PRETE: Before the chair  
recognizes Mr. Vincent Pallozzi, the director, everyone  
has a right to be heard. That is the feeling of the  
committee. First of all, for the presentation, the chair  
recognizes Vincent Pallozzi, the Director of the Department

of Planning and Urban Development for the City of Providence.

Everyone that speaks, will they kindly give their name and address? Thank you.

VINCENT PALLOZZI: Mr. Chairman, Members of the Committee, Ladies and Gentlemen: my name is Vincent Pallozzi. I am the Director of the Providence Redevelopment Agency.

Before we hear the presentation of the West Broadway Plan for NDP Year Two, I would like to re-acquaint you with the workings of the Neighborhood Development Program under which this plan was assembled. The basis of the NDP is the Annual Application for Funds to carry out a yearly program. In other words, we plan ahead for one year in advance. We are funded by the Federal Government on a yearly basis. We must execute whatever activities we propose within the following year and there is no guarantee of successive yearly funding.

Essentially, NDP is a continuous, on-going process of both planning and execution. During the past year we have been carrying out the approved activities for this year and at the same time we have been planning new and expanded activities for the upcoming year.

During the past 12 months we have successfully undertaken the rehabilitation of many basically sound homes in West Broadway. We have also moved to demolish a number of badly deteriorated structures in the West Broadway Area.

One purpose for this hearing tonight is to show where we plan to expand these activities during our Second Action Year.

In West Broadway we have an active, concerned Project Area Committee which has worked with our Planning Staff toward the common goal of a good Second Year Plan. We are here tonight seeking City Council approval of this Second Year Urban Renewal Plan.

Mr. John D'Antuono will discuss the activities for Year Two in West Broadway. He will be followed by Mr. Anthony Meleo, Chief of Community Services, who will discuss the Relocation procedures and Plans for Year Two in West Broadway.

Thank you very much, Mr. Chairman.

I would like to present to you at this time Mr. John D'Antuono who will explain the Year Two proposals for the West Broadway Area.

COUNCILMAN PEARLMAN: Mr. Chairman,

I would like to ask Mr. Pallozzi just one question. Do you have the funds, have you got a commitment from the Federal Government so that you will have sufficient funds?

MR. PALLOZZI: No.

COUNCILMAN PEARLMAN: What are the prospects?

MR. PALLOZZI: I think the prospects for the second year are good.

COUNCILMAN PEARLMAN: So we are not talking about anything academic?

MR. PALLOZZI: Based on my discussions with the Federal Government, I think the prospects for the funds for Year Two are good, possibly not at the level we expect, but there will be funding available.

CHAIRMAN PRETE: Thank you, Mr. Pallozzi.

JOHN D'ANTUONO: The first thing I would like to point out --

CHAIRMAN PRETE: May we have your name and address, please?

JOHN D'ANTUONO: My name is John D'Antuono, 102 Ardmore Avenue, Providence.

This is the upper section of the West Broadway area. To describe the boundaries to you very

simply, it is bounded by Knight Street to the east, the proposed Route 6 connector to the west and Atwells Avenue to the north. Now, there is another section of the project which I will give you the boundaries for when we turn over that page. On this map you see here the color indicates what the proposed land uses for the area will be.

Yellow, which you see, is the predominant color on the map and that is for proposed residential land use. The orange you see indicates institutional land use. The green indicates public land use such as playgrounds, schools, parks. The blue indicates commercial areas and the red indicates industrial areas. That indicates to you what the proposed land use is for the area. These are the things we hope to accomplish.

One of the objectives of this proposed land use plan is for the removal of all non-conforming uses from the residential areas and consolidating them to given commercial shopping areas, likewise with the industrial -- the removal of all industrial uses and centralization within this industrial area.

This second page is the lower half of the project. The project is bounded by Westminster Street to the north, Bridgham Street to the east, Cranston Street,

Messer Street and Wood Street south, and a portion of Messer Street and the Dennis J. Roberts Expressway to the west. Again, you can see that predominantly our proposal calls for residential land use. There are three commercial shopping areas within this half of the project. There is a proposal to expand the recreational uses of the Dexter Training Grounds.

Originally there was a proposal for the expansion of two school sites. There is some question now as to whether or not these schools will be retained for a longer period of time to warrant the expansion.

The last part shows institutional expansion.

That pretty well covers what the proposed land use will be. Again, let me express this is a proposal. This is what we hope to accomplish.

This particular map indicates what the proposal for the second year will be toward the ultimate goal of accomplishing. What I have just shown you, everything that has a color on it is proposed for acquisition. The difference in color is what the proposed re-use will be. Again, as you can see, mostly yellow is shown on this map with all the sites that are being cleared. They are proposed

for new residential uses or in some cases to remove some blighted buildings that are substandard and congested.

In addition to that, we have a large area down here between Broadway and Westminster Street. This is intended to be the prime relocation for all the business.

We also indicate in the green color -- it is an alternate where it could be either residential or professional.

We ultimately hope to limit the uses along Broadway and Westminster Street to either residential or professional with the exception of the given commercial area.

This is the lower half of the project. Again, you see on Westminster Street another parcel of residential or professional, some scattered residential uses throughout the area, and a proposal for a commercial area fronting along Cranston Street between Dexter and Bridgham Street.

Basically, this indicates what we are planning to acquire and what we plan to do. This map is about the same map as those you saw hanging out in the hallway.

Now, this particular chart indicates in

numbers what we anticipate to be our workload for the second year through the acquisition of 178 parcels of land and the relocation of 251 families, 106 individuals and 61 businesses and the disposition or sale of 63 parcels of land; the rehabilitation of 35 structures and site improvements, including new streets, sidewalks, trees, sewers, et cetera.

Now, the activity as outlined anticipates a cost for these activities -- the gross program cost will be \$4,778,330, minus the land proceeds which will be the sale of the land that we are acquiring of \$478,824. This will give us a net program cost of \$4,299,506. Of this, the Federal grant will total \$3,224,630 the city's share, broken up into cash and non-cash, will be \$868,767 in cash given by the city to finance this program and \$206,109 will come from non-cash credits which the city has accumulated.

Basically, this indicates the program and what we plan to do in the second year and what the costs will be that are anticipated for this program.

Thank you.

MR. PALLOZZI: Mr. Chairman, I would like to present Mr. Anthony Meleo who will discuss the relocation plans for the Year Two.

ANTHONY MELEO: My name is Anthony Meleo

and I live at 78 Killingly Street, Providence. I am Chief of Community Services, Department of Planning and Urban Development.

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

We appreciate this opportunity to meet with you to discuss the Relocation Plan for the Neighborhood Development Program Urban Renewal Area A2-1. This public hearing presents an excellent opportunity to discuss the aims and objectives of the Relocation Plan.

In the way of background, the Family Relocation Service has assisted some 6,100 families who have faced displacement by governmental action over a period of 21 years. To date, no family has been forcibly moved from their home due to circumstances inconsistent with the relocation schedule.

During this long experience, we have developed a program which has demonstrated an awareness of the multiple problems of people facing relocation.

At this point, I would like to relate, in capsule form, the specific services to be rendered by the Relocation Service. According to the survey conducted by

the Relocation Service, there are approximately 251 families and 106 individuals residing in the proposed clearance area of the project. In taking on this serious task, the Relocation Service is prepared to uphold the dignity of all people, regardless of their race, creed or color.

It is our basic objective to provide decent, safe and sanitary housing within the economic reach of residents in a location convenient to public utilities and transportation. This phase of activity will be handled through our central listings program. With the assistance of trained social caseworkers, all families will be provided understanding and direct aid in utilizing the various social services which are available in the realm of private and public health, social, welfare and employment agencies.

For the elderly residents, special services will be provided by a trained social case worker who is qualified to deal with those special problems which are common to many of our senior citizens.

It is interesting to note, that approximately 6,100 rental, 960 sales properties and some 744 units in public housing will be available during the next year within the Providence Housing Market Area to meet relocation needs.

It should be noted that some 700 units of new construction are planned for the project area. These added resources should play an important part in the future relative to the over-all supply for our residents.

You may be interested to know that the Federal Government will soon increase relocation moving expenses up to \$500 per unit for eligible displaces. Additional Relocation Payments will be available up to \$4,000 over a four year period. Also, Replacement Housing Payments will be available to qualified owner-occupants who meet certain Federal regulations with a payment up to a maximum of \$15,000. Further details will be made available to you as soon as we receive complete instructions regarding these new payments.

Please feel assured that the Relocation Plan takes into consideration every reasonable contingency based on long experience. It is our earnest desire to minimize hardship while bringing about the successful relocation of the families and individuals involved.

Therefore, Mr. Chairman, I am pleased to present to you and the Committee, for your consideration, a copy of my statement.

MR. PALLOZZI: Mr. Chairman, that concludes the presentation of the plan by the Providence Redevelopment Agency.

CHAIRMAN PRETE: Mr. Pallozzi, Councilman Brown would like to ask you a question.

COUNCILMAN BROWN: I just want to establish one thing. Can this plan be changed as it stands here such as acquiring land?

MR. PALLOZZI: This committee has the ability and the prerogative to amend the plan as presented as it so desires.

COUNCILMAN PRETE: Are there any more questions by the members of the committee that you would like to ask Mr. Pallozzi?

Is there anyone who would like to be heard? I would like to have anyone else speak who is in favor of the plan.

CHARLES H. NEWELL: Councilman Prete, my name is Charles Newell. I live at 41 1/2 Knight Street. I am Chairman of the Project Area Committee which is the citizens representation to the Urban Renewal Project. I have a letter here that I put together and I will give it to the City Clerk when I am done with this.

The West Broadway Urban Renewal Plan of the Neighborhood Development Program has been in its formative stages for three years and under different programs for a year and a half prior to that. The general feeling of the people in the West Broadway area four and one-half years ago was one of distrust and doubt when we could not submit under the conventional method and we had to start over again working under the Neighborhood Development Program guidelines. Critics spelled doom for our project and for Federal Hill. When we finally were able to submit a first-year plan under the Year Two year method and it was passed by the City Council, we as a committee and the people of the Broadway area knew we were on the way.

Now, we have an effective redevelopment program working within our area. It is not a clearance project, nor a housing project, and it is not being financed exclusively with Federal money. This is a rehabilitation of an existing neighborhood with residents borrowing money to rehabilitate their own homes.

Our prime objective in the first year plan was to show that this neighborhood was indeed being rehabilitated and that they should show their interest by borrowing money to fix up their homes. The West Broadway

Project in turn responded by removing from their eyesight some 30 blighted structures, our good faith to them and their good faith to us.

To date we have already 200 inquiries that have been processed by the rehabilitation office for renovation money. The people have responded and now it is the city's and Federal Government's turn to again show the way if the plan for Year Two will do just that.

The Project Area Committee is the representative of the people and it has worked with the planners in the development of the plan for Year Two with their main objective in mind being to broaden the rehabilitation area so that all members of the project area will be entitled to rehabilitation funds which is, again, money they borrowed to rehabilitate their own homes and the demolition of several large areas to make way for new homes for residents in areas which are unsuited for rehabilitation.

The committee stands fully behind the plan for Year Two as it has been spelled out at this public hearing. We do not advocate any change or amendments or alterations to the second year plan. We as a committee have worked hard on this plan and in no way has any area been either systematically or accidentally overlooked. This year's

plan has been drawn from the overall plan. It has been selected as the most beneficial to the most number of people while still capable of being realistically completed in one year's time.

We beseech you not to allow any delay in the passing of this plan. The West Broadway area cannot afford any delay. Even at the rate the project is moving now we may be too late to interest many good people in rehabilitation. Do not allow us to go through another summer without urban renewal activity in our area.

Please do not contribute to making the West Broadway area a ghost city.

Thank you.

CHAIRMAN PRETE: The chair recognizes Representative Aldo Freda.

REPRESENTATIVE ALDO FREDA: Mr. Chairman, Members of the Urban Renewal Committee, Ladies and Gentlemen, Mr. Pallozzi and his group:

I am here tonight to cast my approval to the plan that I have seen of phase two in the second year. Now, I realize the problem that your committee, Mr. Chairman, has as a legislative body. Being a member of the Legislature, we have the same problems up at the State House.

We know that no matter what plan is submitted everyone will not be satisfied, but from my observations and my going into the West Broadway office and seeing the work that Mr. Pallozzi and his people have done, the hundreds of man hours that they have devoted to this project, I have to say that I am sure that they are doing the best that they can with what they have at hand and I know that we do have problems with Federal moneys.

I would like to see this West Broadway project out of the way in the second year so they can start on Federal Hill east. This would be the ideal situation, but unfortunately these things do not happen. At this point I am hoping that the Federal Government will take a change of heart. I have been in touch with the Congressional delegation as a representative of my people in the area to urge them to give more money to this urban renewal so we can go along with it.

I have been active in urban renewal for the last 10 years and I have attended every meeting faithfully. The only thing I want to assure everyone here, knowing the members of the City Council Committee, I am sure that you will evaluate the situation and I know and we might as well face up to it that no matter what decision, Mr. Chairman, you and your committee do make along with the renewal planners, Mr.

Chairman, I know that there will be some dissatisfaction, but the thing that I like most about this West Broadway Project, Ladies and Gentlemen, is that it is not one of these demolition projects where they go in and just demolish structures with no plans to rebuild and rehabilitate. I like this rehabilitation system they are using.

I will have to say, Mr. Chairman, I will have to go along with this plan because I have faith in the agency and I think they are doing the best job they can and I have faith in your committee and I know the right thing will be done.

Thank you.

CHAIRMAN PRETE: Thank you, Representative Freda. Is there anyone else that would like to talk in favor? The chair recognizes Reverend Father Ford, please.

FATHER JAMES FORD: Mr. Chairman, City Council Members, Citizens: My name is Reverend James Ford. I am President of P.A.C.E., People Acting Through Community Effort. Particularly, I am representing tonight especially the people of the Superior-Wendell Block Club, especially the people of the Ebenezer Baptist Church, and I speak for about 700 people who have voted unanimously that the Ebenezer

proposal be included in this year's proposal.

We were told last Thursday evening at a meeting at the Ebenezer Baptist Church that the admitting of the Ebenezer proposal into this year's program would destroy the timetable and jeopardize the Federal funds. We would like to remind the committee and the City Council of something they are already aware of and that is that there are emergency City Council provisions for passages that can be used to speed up the process if needed.

I would like to remind you that there are 10 zones in the West Broadway Area. Zone 10 in which the Ebenezer Baptist Church is located, Zone 10 is receiving less than one per cent or less than that, of the total budget of the total funds. If Federal money is going to areas in this urban renewal according to priority, it seems that our area won't get Federal money until it becomes an absolute slum.

Thursday evening last we were told that the problem was that it was a problem of time. This morning we were told that it was a problem, that the four houses in question were too good to be torn down. I would like to submit that the following eight houses are all in good to excellent condition. I don't know whether they are A, B, C, D or E, but they are 110 Bridgham Street, 22 Durfee

Street, 36-28 Durfee Street, 108 Harrison Street, 45 Barton Street, 47 Barton Street, 51 Barton Street and 574 Broadway, and the four houses on Ford Street deemed too good to be torn down are not as in good condition as those houses. As a matter of fact, there is a woman here this evening who is protesting that her house is being taken. Her house is too good. It would seem that the reasoning of the Project Committee or Mr. Pallozzi, rather, is that the plan for the first year submitted now because owners of the four properties under consideration kept their houses up to minimum standards, which is something they must do by law, are not now considered because they have obeyed the law.

I would like the councilmen to see -- we do not have as elaborate a plan picture, but we do have some pictures of the houses that I mentioned in other areas of the project area and pictures of the houses on Ford Street and in every instance the houses on Ford Street -- the ones we have pictures of here are in much poorer condition than pictures of houses we have that are being taken in other parts of the project area.

So speaking for these people, the people of P.A.C.E., the people of the Wendell-Superior Block and the people of the Ebenezer Baptist Church, speaking generally

for them, I know they will speak for themselves also, I would like to submit we are quite concerned and we want very definitely for the people of this area to be included in this year's proposal. We see nothing that would block that. We want the Ebenezer proposal to be included in this year's proposal. I would like to remind you what Mr. Pallozzi said earlier. He said funds are not guaranteed from year to year. We are not guaranteed about next year's program and, therefore, we would like to use his words to remind you that we want to be included in the proposal this year.

Thank you.

CHAIRMAN PRETE: Is there anyone else who cares to speak?

SAMMY VAUGHAN: Mr. Chairman, Members of the Committee, Councilmen: My name is Sammy Vaughan, 306 Dudley Street, Providence, Rhode Island. I am speaking in favor of Reverend Wallace Cooke. He suffered a death in his family and he is in California. He left this morning. Prior to leaving he gave me some statements that I would like to read.

First of all, I would like to say that you have probably already heard this, but Ebenezer was not included in the first year plan for redevelopment because we

had not acquired the property at 475 Cranston Street, but we were assured by the people who had the church at the time, the Roger Williams Baptist Church, that parking areas would be allocated and that parking would be forthcoming very soon. So we assumed that since this was already done that it was in the plans.

Ebenezer moved to Cranston Street, the Roger Williams Church Building, in June 1969. The first visit Reverend Cook made to the West Broadway office was in the summer of 1969. He talked with Mr. D'Antuono about plans to include a parking lot for the church in the West Broadway Project. He says he was assured the plans included the lot for the church. He was advised that it would be from one and one-half to two years before it would be actually made available to us.

The pastor indicated our needs were urgent and immediate. Mr. D'Antuono suggested leasing lots near the church or buying if we could get a fair price, but he cautioned against buying because of the price owners might want would probably be too high.

The second visit to the West Broadway office was in the fall of 1969. Reverend Cook talked with Mr. D'Antuono and he checked the progress of the West Broadway

Project. He was told there was no progress, they were still waiting for money to be made available, but he was assured the church lots were still included. Mr. D'Antuono even showed Reverend Cook a map and described the plan, describing how the church would be affected.

At this time he said he sought his help to find the owners of the lots on Ford Street. These might be available for temporary parking on a lease basis he said. Mr. D'Antuono agreed and he said, "I assure him we would not buy but would wait until the West Broadway Project made parking lots available to us to purchase."

On his third visit to the West Broadway office in the winter of 1969, Mr. D'Antuono was not in but he talked with his secretary and she told him to return later when she expected Mr. D'Antuono. He left his name and the nature of his business.

The fourth visit to the West Broadway office was in the late winter of 1970. Mr. D'Antuono was not in and he spoke to another office assistant and discussed the West Broadway Project. He inquired into its progress. He was told that no money was available but was hoping to know something soon. He was assured that the church parking was a part of the project plan and it was just a question of money

being made available from the Federal Government.

Reverend Cook says he is deeply disturbed now.

In view of the present proposal which excludes consideration of our church needs, after assurances were given on several successive occasions to include this church in the West Broadway Plan, why assure us of consideration for two years only to exclude us in a revised proposal now? There seems to me to be a gross inconsistency to the needs and concerns of the people in our area of the West Broadway Project.

The Area Committee did not contact us or inquire of our needs or concerns. As a matter of fact, we were not even informed by Mr. D'Antuono that there was an area committee. If the survey made in our area included the needs of the church we now occupy, why were these priorities changed after we acquired the property and indicated a continuing interest to the projected parking area provisions?

We are strongly opposed to this summary exclusion, this callous indifference to our people's needs. We urge this Committee to give us their support. We urge Mr. D'Antuono and the officials of the West Broadway Project to amend their proposal to include the church parking lot as

previously planned.

We realize that Federal money is allocated after the proposal is given and so, therefore, we can't say that we are jeopardizing anything because the plan hasn't been submitted and it hasn't been approved. If it has been submitted, it can be amended. Ebenezer feels very strongly about this. When the Roger Williams Baptist Church was on Cranston Street they had assurances that their parking lot was going to be available, but since then the church has changed hands and it is our feeling that there is an indifference to our needs and we are no longer included in the plan. It is our feeling that if the houses that you say are bad, then at the pace they are going to be bad by the time you get around to tearing them down, why not include Ebenezer on the first-year plan?

Thank you.

JAMES K. EDWARDS: My name is James K. Edwards. I am an attorney with Edwards and Angell in Providence. I live at 2 Thayer Street in Providence.

Mr. Chairman, Members of the Council Subcommittee, I am here representing Table Talk Pies, Inc., located at 1655 Westminster Street. Unless I am mistaken, Table Talk probably has the greatest financial stake in the

West Broadway proposed project. It runs there a distribution center and retail surplus store. The company has by itself or by its predecessor been in that place of business for the last 20 years and employs approximately 40 employees. It has paid in this last year almost \$7,000 in taxes to the city on that property which is to be taken if the plan is now proposed goes through.

The company has there about 30,000 square feet. It needs at least 20,000 square feet to operate. It seriously questions whether it will be able to find another place of business in Providence and is fearful, though it very much wants to stay in Providence, it is very fearful that if the present place of business is taken from it that it may have to move out of Providence to the great loss to the City of Providence and that area.

There are two suggestions that Table Talk would like to have this committee consider and one would be that if the Table Talk's place of business would be marked more harmoniously with the proposed plan, if Table Talk itself had to invest some of its own money to improve the property in some way, it would very seriously and happily consider that.

Another possibility that occurred to

Table Talk is that the timetable of the planning of the Redevelopment Agency be modified so that perhaps a place could be made for Table Talk in the area which is to be made available for industry or commercial. I know that it would not necessarily be an easy thing for the Redevelopment Agency to do and Table Talk does not question the ability and dedication of this agency, but in the interest of Table Talk and in the interest of the City of Providence it urges this subcommittee to consider modifying the plan to take into consideration the loss that Table Talk may suffer and that Providence may suffer if Table Talk is forced to leave the City of Providence and move its operations somewhere else.

Thank you.

ALFRED DiFIORE: Mr. Chairman and Urban Renewal Committee: My name is Alfred DiFiore. I live at 67 Knight Street. I have also a business there. I have been in business there over 55 years between my father and myself and I have been waiting for something like this, for urban renewal to come in, for something like this, because Federal Hill really needed it, which I believe it is a great thing. I worked with Urban Renewal as a committee. I worked almost three years and a half or four years with them. We have passed this thing here. It has been signed for a year or two.

It has been signed in September of last year. We have gone through it. We have fought for years to get this urban renewal in and to get it started and to get it where we are and to have anybody shut us off now and to put us back six or seven months or a year is going to hurt the urban renewal right now and it would be actually impossible to put anything in there right now.

I have known and seen what these boys at the Providence Redevelopment Agency have been doing in urban renewal and I have worked with the committee and I can't see where anything possibly can change this here and to be set back another eight months, Federal Hill could never sustain it any longer because it is deteriorating too bad. Things are getting worse. Living there all my life, born there, I have lived there, I have been in business there, believe me that I am telling you it is going to the rocks. It is about time something is done about it and I hate to see it set back another eight months with any changes in the plans.

Thank you.

MARION AVARISTA: My name is Marion Avarista, 115 Waverly Street. I am corresponding secretary of P.A.C.E., Incorporated, and chairman of the Waverly Street Block Club. I wanted to add my approval to the amendment

submitted by Father Ford and also wanted to say that the area along the other side of Cranston Street has been submitted to HUD for code enforcement. Now, this would work hand in hand with the West Broadway Project. Now, if this doesn't get done, the work at Ebenezer Baptist Church and also Coken Electric, what's going to happen when the government comes in to approve our plans on the other side of Cranston Street? Coken Electric, this hasn't been mentioned so far this evening, they are willing and waiting to be relocated. So far they haven't been included in the second-year plan. Also, they are the largest contractor in the area. I am sure that the property is not up to standards. We do not want to get anything from any other area, whether it is Federal Hill, where I originally come from, or any other area in the West Broadway Project. All we want to do is add the three omissions that were made. I would also like to say at this time that all the people that own their properties are in favor of selling their properties to the city and I am sure if they are here they will be willing to get up and say so.

Thank you.

DONALD DeFANO: Mr. Chairman, I am Don DeFano. I live in the west end near the Ebenezer Church, 222 Hanover Street. I don't have a speech, but I have a few

points I would like the subcommittee to be aware of. I and hundreds of my neighbors have been working very hard in the last year or so to turn the west end around so it will be a decent kind of place to live in. One of the good things that happened in the west end has been the establishment of the new congregation at Ebenezer Church. It is a source of stability in our neighborhood. It is a hard working and articulate congregation which is highly respectable. It is a real power for good in improving our neighborhood.

Now, at the meeting at the Ebenezer Church last Thursday we were told that the reason -- their expectation of demolition that would provide them with parking facilities was not, as a matter of fact, in the work as it should have been was due to a misunderstanding. Now, many people in my neighborhood, and I must say to you in all candor I am one of them, feel that this misunderstanding correlates with the fact that the congregation which was initially dealt with was a white congregation and the congregation which is there now is a black congregation. I am offended by that and I think it is unnecessary.

The third point I wanted to make is that what we are seeking from this committee is a relatively small amendment. It doesn't represent a lot of money or a lot of

trouble, but the point is if the misunderstanding is in fact an innocent one or an honest one it is within the power of your committee to correct that misunderstanding and to correct it now and I earnestly ask you to do so.

ERNEST CORVESE: Mr. Chairman and Gentlemen of the Council, Mr. Pallozzi, Ladies and Gentlemen: Being the second time within the past --

CHAIRMAN PRETE: Excuse me for being rude, but could you please acknowledge your name and address?

MR. CORVESE: I am getting to it. My name is Ernest Corvese and I live at 71 Sycamore Street, but I wanted to add that I was born in Italy 75 years ago. At the present time I am living at 71 Sycamore Street. I have been there for 55 years.

CHAIRMAN PRETE: God bless you.

MR. CORVESE: The reason I may have been mistaken, Mr. Chairman, is that if some of the people in here tonight might say, "Well, what do you know, I had to listen to an old man speak at the Council chambers," but, Mr. Chairman, Members of the Committee, I happen to go through some of the papers that I saved. I have been saving these papers from a way back since this committee started. As a matter of fact, Mr. Chairman, I was the biggest critic of the

whole program and Mr. Pallozzi can verify it. I have been told to sit down at many meetings because I disagreed with all his plans, but I didn't give up. I just kept going. I waited patiently. I waited until the time came that I saw my objectives satisfied.

Now, these people that drew up these present year programs, as I stated, they put in a lot of hard work. Now, some of these people that don't like this program -- I have a letter here that we held a meeting at the present Ebenezer Baptist Church -- this is dated October 26, 1967. Now, I have a copy of all of it. Believe me, Mr. Chairman, when this committee was formed there wasn't one person from the district that is hollering about changing these plans whoever attended a meeting. If they had any plans to be changed, why didn't they come to the meeting and specify what they wanted to have done?

Now, these plans have been drawn up through a lot of hard work. All of a sudden somebody comes along, "No, we have got to change these plans."

Here is a copy of when we attended not only one meeting at that particular church but two meetings. The first meeting was on October 26 and the second one was on November 15th in the same hall, the church hall which was a

Baptist church. I can't see why these people all of a sudden get so riled up because they are not included in these plans. Why didn't they come to our meetings?

I waited patiently for three years to see something done and it is being done and they will be taken care of if they have a little patience. I have had the patience. I insulted Mr. Pallozzi many times, but I didn't tell him that he had to change the plans because of me because I didn't see the house that I have been complaining about for three years come down. It is coming down. So what are these people hollering about that they want the plans changed?

Mr. Chairman, it doesn't take a day, a week, a month to draw up these plans but it takes a lot of hard work and I have been through this and the men who drew these plans up are wonderful men.

Now, as I said before, if there is any changes made in these plans -- and the people who they lost and they are trying to get them back and regain the trust of the people and the confidence of the people -- they are not going to get it because if they keep changing plans the people will be moving out of Providence because then they feel that they can't be trusted. The people who are working on these plans are working hard and they are trying to do the

best they can with the money they get. I am sorry I don't have a copy of this because I wasn't notified that I had to type or write what I was going to speak about tonight. What I am talking about tonight is right from my heart and I mean it. These plans here shouldn't be changed and they will get their wish when their turn comes and these plans shouldn't be changed for anybody and I don't care who he is -- even if he's my own father.

MRS. DUMONT: Mr. Chairman, all of the Members of the West Broadway Committee: I am speaking -- I am Mrs. Dumont. I am Chairman of the Superior-Wendell Block Club, 150 Superior Street, and I am representing my neighbors on Superior Street and on Wendell Street. I have lived on Superior Street for 17 and one-half years and I am here tonight because I feel that some of these statements tonight -- well, I have made many phone calls to the West Broadway office. We were not in contact with the Project Area Committee and there seems to be the whole general hangup right now. Our phone calls we thought would be relayed to this Project Area Committee. I think that I am the only one on my street that knows we have a project area committee. How could these people be asked or even know to call up. This one lady who is not a paid member, she is a person who has

volunteered her time, the staff should have told these people that at their monthly meetings. Another argument, Mr. Corvese said how could we come to these meetings when we were never notified of a meeting? There has been no notification for three years. We would gladly attend any meeting. Our neighborhood is now declining because people have been told, "Don't do anything to your homes."

This is true, don't laugh.

CHAIRMAN PRETE: They are not laughing at you. They are laughing at the gentleman who just took the picture.

MRS. DUMONT: We have been told to wait because they are having a lot of hangups on this street, that street, there's no money. How long do we have to wait? I would like to know how long we have to wait. Now, that we are asking to have something done that was in the original plans -- there were no plans -- now, you might as well throw out that whole book and start from scratch again because now these plans can be changed. I don't know the answer. I mean, we are here to get the answer. These plans can be amended. We are not here to jeopardize any other area. I mean, if you have any questions to ask I think I'd be happy to answer anything. I mean, at this point I am speaking for my neighbors on

Superior Street and Wendell Street.

CHAIRMAN PRETE: Do any members of the committee have any questions they want to ask?

COUNCILMAN PEARLMAN: You are in favor of the suggestion of Reverend Ford, is that what you are trying to say?

MRS. DUMONT: I am asking to have our plans included and not deleted.

CHAIRMAN PRETE: What plans are those that you are talking about?

MRS. DUMONT: The plans we would like to have is a parking lot for Ebenezer which was in the original plans five years ago. Everyone in our area whoever attended these first meetings saw these plans. Now, they are saying the houses are too good to come down. If you read in your book you will see that the main purpose of the rehabilitation states that off-street parking is one of the things they want. This is one of the features of rehabilitation is to put in off-street parking for people that need it, open space. Our area now has become a slum and we would like to see it back to how it was so that we can say we are proud to live on the street.

That's all.

CHAIRMAN PRETE: Thank you, Mrs. Dumont.

GLADYS JOHNSON: Mr. Chairman, my name is Gladys Johnson and I am speaking as a member of the Ebenezer Baptist Church. The people who are presently at 475 Cranston Street, known as the Ebenezer Baptist Church, were not there in 1967. We moved there in 1969 from 135 Dodge Street. The plans that were implemented then did not include us and we had no knowledge of what was going on at that particular time.

I am speaking for approximately 400 members of the Ebenezer Baptist Church who need parking. We have received tickets on the street because we have no place to park our cars while we go inside to have service and we are trying very hard to work something out. We are just asking you to please just make an amendment. We are not asking for any great changes. We don't want you to start all over again. We are merely asking for an amendment to the present plans that you have for parking for Ebenezer Baptist Church. The congregation would definitely appreciate having a place to park and being off the street.

FRANK PETRUCCI: My name is Frank Petrucci, 106 Harrison Street, and I own the property.

When the first year phase of this West

Broadway Project was put into effect the people in my neighborhood bounded by Cranston, Dexter Street and Bridgham Street also were disappointed in that we weren't included in that phase of the project. We did not go down to the West Broadway office and start to holler and scream bloody murder. We took it on the chin and went back into the neighborhood and organized ourselves as a neighborhood committee. We met once a week and we met with these people who because of the condition in this neighborhood were down on their knees with their backs against the wall. I don't have to stand here tonight and explain to you. I invite you to go over to that neighborhood, Harrison Street, Dexter Street and the other streets and you come back and say to me, "Petrucci, what's more important, a parking lot or housing for the people?"

I have sympathy for the people up Wendell Street. We formed ourselves over a year ago. I want them to have their parking lot. I don't begrudge them this, but there is no church in the West Broadway Project Area that is getting a parking lot in this second-year phase and so I don't understand why there is so much noise being made about it. I invite you, gentlemen, to walk through that area and then tell me that you can't approve the second-year phase the way the committee has set it up.

Thank you.

PAUL McNEILL: My name is Paul McNeill, 295 Massachusetts Avenue, Providence, Rhode Island, better known as Washington Park. I am here tonight as a member of the Executive Board of P.A.C.E. I am speaking in favor of Article 13 which was passed at our community congregation. I stand here this evening and I heard politicians speak eloquently and one spoke about you gentlemen never being able to please all of the people no matter what plans you draw up. Well, I gather from the people I have been associated with through P.A.C.E. and through the Block Club that many of these projects -- they were not informed and nobody more or less paid any attention to them. They simply got the run around. So I ask this politician who spoke so eloquently here earlier this evening about not being able to please all of the people, how can you please all of the people when they don't consult with these people? That is what I am asking.

Now, no problems are solved overnight, but they certainly are not solved in the back corners of rooms with politicians and so forth who seem to want to favor an awful large area which I see by these maps with an awful lot of improvements and then I see one little square corner here that doesn't seem to have much more of anything the way I understand it. Now, I am not of their faith or race. I am of

the Catholic faith, but I certainly notice that after every snowstorm the City of Providence sees fit that the sidewalks and the gutters and so forth in front of all of the larger churches in the Providence area --

CHAIRMAN PRETE: I am sorry. You are out of order. Would you kindly talk on what we are talking about? You are way out in left field.

MR. McNEILL: I am sorry. I apologize.

I believe that these people who live in this area, and it is a small area I gather by this map, they deserve to be heard and I think that the Council would not be hurting anybody by considering these issues which they ask and to also put them in with the rest of it. They are asking, as you know, for a parking lot -- demolition of a store and removal of a vacant store, and I do not think these are any real bad issues, just issues that the people in this area think that they need done.

I have found in Washington Park especially, and this gentleman has spoken about people not getting out and not coming to meetings and so forth, the people today seem to be concerned only for their general area and if the people in that general area are not consulted, how are they to know? That is all I leave with you, gentlemen.

If you don't see fit at this time to change this amendment to include these people, I would ask seriously that you please in your further agendas when you go forth into other areas of the City of Providence, gentlemen, that you try to include everybody and talk with everybody and see that publications are put out so they get to attend these meetings and then there would be no comeback at anybody.

Thank you.

ROBERT HENRY: Robert Henry is my name. I stayed on 97 Superior Street when I first moved here and I noticed the Baptist Church was getting crowded with parking in front of my house. There was nowhere to park their cars. I believe in rights. I hope you don't mind my saying a little something, but I came up the hard way. I started preaching in '56 and I looked about at this bit and I heard somebody say they are Catholic, but my name is Moses Henry, you understand. Thank God, hallelujah, we got Jesus. We all won. That's what I want to say. My church is in me and I moves about doing right. I would preach on the street but they stop me. I say we need Jesus more than anything. I say they need a parking lot because some people might be saved. I want to say I have been here 10 years. They didn't know who I was. They still don't know who I am. My life is

living with God. You know what I am talking about? Do you know the man? I say in the name of Jesus let's pray together and let's kneel on our knees and don't be ashamed to bow.

The Bible say, "Train a child." Who is training the child? God is looking for us to light up. He said, "Lift him up." We need the Lord Jesus. I don't care if you are black or white, blue or brown, you need Jesus. I need Jesus and I am looking for him and I am going to pray. I say that you need Jesus more than you do anything. I am not used to this here thing, fighting one another. Hallelujah! Glory to God, hallelujah in the name of Jesus. Look to God. Hallelujah. Let's pray for one another. Let's pray for everybody. Hallelujah. If you honor yourself you will get help my Bible says. My people are strong. Hallelujah.

ZARTAL NAVOIAN: Zartal Novoian, 55 Hammond Street, Providence. I don't come here with any prepared talks or speeches or anything of that nature. I can only say that I have been attending these meetings for the past four years, going back to 1967. This is the second public hearing I ever attended right here in these chambers. The last one was in October '69, I believe.

Now, first of all, I bear with these people at the congregation who want their parking lot.

Unfortunately, you got a five-year plan here which was brought forward in October of '69, of which prior to that time we waited about two years to find out what was going to happen. At that point it was pointed out, at the expense of repeating myself here, that there was to be a five-year project -- each year on a renewal basis with no guarantee.

Now, I know there are a lot of faces here in this room that have attended many of these meetings throughout the years and, quite frankly, you get sick and tired of coming to these meetings and you are going to hear, "This is going to happen, that is going to happen."

Now, these things that I am hearing from the congregation where they picked up from last year, we have been going through it for the last four and one-half years. I happen to live on Hammond Street where you probably read about the fires a few years ago which continually put all the houses in that area out of fire insurance protection, putting us into a risk pool and tripling the rates on the insurance. The area has really deteriorated. Granted everybody in this five-year plan should be taken care of at the same time, but quite frankly we know this is impossible. As Mr. Corvese stated earlier, you have to wait your turn. You just can't do it all at once. If we have a big fire everybody can't run

for the door at the same time. Now, if you had the funds, fine. If all you are going to get is \$4,778,000, whatever it is, if this is all you are going to get you are going to have to wait your turn. I am sure there has been quite a few people, including the people from the congregation, that has gone down to the Broadway office like I have done myself several times and many other people here in the room have gone down there, but you can only handle this thing one at a time.

I would hate like hell to be in the second-year plan and have an alteration made here or an amendment or change where I would get pushed into the third or the fourth-year plan when I already have known for the last couple of years I am in the second-year plan. If I was in the fourth-year plan I would just have to take it as such and be hopeful at the end of the fourth year we'd get into the plan. These people can only take us one at a time.

Now, I would like to ask a question while I am up here. I heard that Mr. Pallozzi or Mr. Pallozzi, whatever his name is, I apologize, he said the outlook looks good and we will get the money that will be funded. Now, he says that it looks good. Just what does this mean "looks good?" Will we have a yes or no answer by a specified date?

I would like to direct this question at you, Mr. Pallozzi.

MR. PALLOZZI: I believe the question was asked as to whether or not there were any guarantees that we would get funds in the second year or whether this was an exercise in futility. I think my answer to Councilman Pearlman was then, as it is now, that based on conversations with Federal officials it is my understanding that funds will be available for the second-year program. They may not be available to the extent we are looking for, but funds will be available. There are no guarantees that we will get \$4,778,000. There is no guarantee that we will get \$4,000,000 or three and one-half million dollars. Funds are available, the limit of which I do not know and neither does the Federal Government at this time. I really can't give you a specific date at this time.

MR. NAVOIAN: Is it safe to assume it will be within a six-month period?

MR. PALLOZZI: Yes.

WILLIAM J. PEOTROWSKI, ESQUIRE: My name is William Peotrowski. I am an attorney in the City of Providence. I reside at 82 Willow Street. Previously Mr. Corvese, who lives around the corner from me, had gotten up to speak about the different meetings that had been held with

regard to this West Broadway Project and he came up with letters to show all of the meetings that were held with regard to this and he came up with two letters regarding two meetings that were held in October and November of 1967.

Ebenezer Baptist Church was not there in 1967. It was the Cranston-Roger Williams Baptist Church and at that time the Cranston-Roger Williams Baptist Church was represented and they put forth their proposal about the parking lot and after they moved out Ebenezer Baptist Church moved in and a representative from there testified that in the latter part of 1969 and in 1970 he made frequent calls on Mr. D'Antuono to see what could be done about parking facilities and Mr. D'Antuono said, "We will get to that later on." Later on never came. That is why the people are here today, not just because they could not have -- not because they were not at the meetings before because when they had the meetings they were not in existence. They knew nothing about it until this plan became available. It was only within the past few weeks that they knew anything about this. Nobody could get any information on this. I even tried. I went to 40 Fountain Street, the main office, and I inquired about information. I went through three secretaries and I ended up with that gentleman sitting over there whose name I have forgotten.

CHAIRMAN PRETE: Mr. Torchia?

MR. PEOTROWSKI: That is correct, and he told me it was at the field office and so I called the people back at Ebenezer Church and I said that the information was at the field office, "Go down and get it." They went to the field office. What were they told? "Don't bother us now. We are busy. We have got other things. We are working on the third-year plan." The second-year plan hasn't been approved and they are working on the third-year plan. How can they do this? How do they know there aren't going to be changes? How do they know you aren't going to say, "We think you need a change." If they said, "It's going to take too much paper work," would they worry about the paper work if they weren't going to get paid? You can bet your bottom dollar they wouldn't. They would be there with the paper work and work overtime to make sure they had gotten their checks.

All I can submit is that the Ebenezer Baptist Church from the time it became aware of this program has been trying to get this implemented. All they want is four buildings torn down, four buildings that are in terrible condition, haven't been painted in a long time as you can see from the pictures which they have right here. They all need painting and they are losing shingles and are just in plain

lousy condition. I don't think it would cause that much of a problem to add these to the plans. It is my understanding of the plans that this is just a workable program which is put forth through HUD and no contracts are based on this. You just put your plan in there and they approve it. There is nothing said that so many dollars are set aside for this because you don't know how many dollars you are going to get each year and so you can't possibly sit down and say, "We are going to get a million dollars this year and we will work out all these projects."

So my proposal is this: that I back the amendment that was offered by Father Ford to add Ebenezer Baptist Church to the list and submit it that way.

Thank you very much.

CHAIRMAN PRETE: Excuse me, Councilman Brown wanted to ask a question.

COUNCILMAN BROWN: I don't know who to direct the question to, but does anybody have some idea of how much it is going to cost for the parking lot?

VOICE FROM THE AUDIENCE: Fifty thousand dollars.

CHAIRMAN PRETE: Listen, Mr. Pallozzi listened to you people. Now, please let us give him some

courtesy. Is there anything else, Councilman Brown.

COUNCILMAN BROWN: Is there going to be a \$50,000 cut?

MR. PALLOZZI: I think if there is any cut it is not going to be in the fifty or \$100,000 range but it will be in the million-dollar range. You are talking about Federal cuts?

COUNCILMAN BROWN: Yes.

MR. PALLOZZI: I would assume if there are any cuts it would not be in the vicinity of 50 or \$100,000, but I would assume it would be much more substantial.

COUNCILMAN BROWN: \$50,000 is immaterial?

MR. PALLOZZI: \$50,000 is not going to affect the cost of the program to any extent, right.

ANTHONY SALVATO: Ladies and Gentlemen, Anthony Salvato, 1519 Westminster Street. I operate a service station and I have been there now 26 years. I know the building does need a little modification. I only ask the board if there is a possible chance of modifying it would it be all right for the committee to say so?

CHAIRMAN PRETE: We can't answer that question. We do not know if we are going to ratify it or not. The only advice I can give you is for you to go to Mr.

Palozzi or one of his assistants. That is the only advice I can render to you.

JOSEPH CARDOZA: I am Joseph Cardoza, Vice-President of P.A.C.E.

Now, we have been here and I have known Mr. Palozzi very well. As a matter of fact, I have been here before. Now, I would like to know one thing and that is why Mr. Palozzi says that this can be submitted -- there can be a change in the plans and then when we go to his office this morning it is a different story. Now, I'd like to know if this is a rubber stamp committee or what is happening here.

CHAIRMAN PRETE: Sir, let me get the record clear. I am speaking for myself and I know that the members of the committee can make themselves more explicit than I, but we are spending three nights, tonight, tomorrow night and Wednesday night, and we do not anticipate or contemplate on being rubber stamps. We are no rubber stamps for anyone. We are civic-minded people here tonight when we could have been with our loved ones like other people at home. We are no rubber stamps.

MR. CARDOZA: Now, what I want to know, then, is why is there such a big problem to help these people? I wish you would go by there. I walk by there

10 million times a day. Why is it that there is such a big problem to set up a little parking lot for these people to go to church with their loved ones and their kids. I mean, I don't think its too big a problem. We can spend money other ways and any other kind of way, but when it comes to help a person that goes to church -- all right, I am a Catholic myself, they are Baptist, all right, but help these people. Give them a helping hand. That's all I am asking.

MRS. DILORENZO: My name is Mrs.

Dilorenzo. For the last five years I have been coming to all of the meetings. This is the house right across the street from Blacher Brothers and the odor and the dirt around that neighborhood -- every time I come to the meeting they said they were going to take it. I haven't seen anything done yet about it. There's nothing I can do about that house and some of these people on the board know it. I can't get it rented. People stay there a month, two months and then move out. They go. I couldn't get the industrial zone. I couldn't get anything and they haven't done -- last year I was here and they said they would take it this year for sure. I haven't seen anything done. I like to know what they are going to do.

CHAIRMAN PRETE: Are you in favor or

against the proposal?

MRS. DILORENZO: Well, I want them to take it because I'm paying taxes there for nothing. I don't get it rented enough. I can't get no income out of it. That neighborhood on Carpenter Street and Knight Street is terrible. The dirt that comes from Blacher Brothers is terrible. There's a lot across the street, the City Hall lot. They use it as a dump. It is unlivable. Blacher Brothers is on the other side with a pile of rats and dirt and smell around that neighborhood. You can't even pass up on Carpenter Street. Last year they told me they would take care of me. They haven't done a thing about it. Mr. Lorenzo knows. He lived around that neighborhood. You can't hang clothes out because the smoke and everything comes out of whatever they got. They got some blowers there to blow right into my house. I made a complaint about those blowers several times. They haven't done anything about it. Could you give me an idea if they are going to take it or not or what they are going to do?

CHAIRMAN PRETE: I can't. Maybe Mr. Pallozzi or one of his assistants may be able to.

MR. PAULLOZZI: As I explained to you, we have spoken a few times, and it is not in the second-year

program. Like other people have stated here tonight, they want a lot of things done but they can't be done. We are considering it for the third year. I can't guarantee it will be for the third year.

MRS. DILORENZO: Well, Mr. Caprio said last year it would be in process this year.

VINCENT SIMONE: My name is Vincent Simone, 59 Ring Street. I am on the board representing the people of West Broadway for the last four years. Now, these people who want a parking area and they just come up now to put up a beef, where were they the last four years which I sacrificed my time and efforts for my area which we are trying to knock down these homes that are deteriorated. How come we just can't go on? They have been promised their parking area will be taken care of next year which is pretty damn good. They want to come up now and knock down all our efforts we have been putting in the last four years and come into the act. Where were they the last four years which we sacrificed? Why can't we go on and do our work the way we are supposed to do? Let's try and make our area the way it's supposed to be. That's why I am here to represent my area of Ring Street. Here we are arguing over here for no reason whatsoever because of the parking lot and they come up only recently. Where were

they the last four years?

Thank you.

MRS. FERRIS: Mrs. Ferris and I live at 88 Ford Street. I would like to add my support to the parking lot, the relocation of Coken and the tearing down of the small store. The people were not consulted in our area. The meetings were not made known. I have lived in my area for five years and I know nothing of this plan and I have been very active in my community, but what really has made me wonder is this pushing aside of the people's requests when they ask for such a small amendment just to be added on. The government asks people to speak but when they try to speak they do not seem to be heard. Why can't a small amendment be added? The area is on the map with almost nothing planned. If you look at the area where Superior and Wendell is you will see almost nothing. Won't you please consider adding this small amendment for the area?

EVELYN SILVIA: My name is Evelyn Silvia, 145 Briggs Street, and I am recording secretary for P.A.C.E. and I am here in support of Father Ford's amendment for the Ebenezer Baptist Church parking lot and I want to answer the questions that the gentleman just asked. If he had been listening previously he would have heard that we weren't there

in 1967 and if we were there I assure you we would have been here to voice our opinion just as we are doing today and I feel as though these houses which Mr. Fallozzi said are good structures and should not be torn down -- there are other structures being taken down which are in much better condition. There is a drug store that has just been remodeled that is worth a lot more than these homes and so I am quite sure that this \$50,000 will not interfere that much with your plan and I would appreciate it if you would take it into real consideration. We are not asking you to close off the street but just give us a parking lot.

CHAIRMAN PRETE: Is there anyone else that would like to be heard.

MRS. SHABAGIAN: I live in Seekonk. I had the property in Providence at 68, 69 and 70 Hudson Street. First I tell about the 69 Hudson Street, two family. They used to say they went on welfare and one owe \$300, other \$200. This is two and half years. I don't know where they move. I lose that money. Besides that this is two and half years I paid the tax. I pays the water bill. I pay the insurance, everything. After they vandalize the house. From Providence Police Station call up say vandalize. I am 78 years old. I can't drive the car. I live in Seekonk.

My husband passed away four years before and I feel that, you know, I can't do nothing. After they vandalize. I got to put plywood and \$300 cost me besides everything that I lost. I put plywood. I had the property 63 Hudson Street. Second floor people move out and owe me \$230 and I can't put him out because if I put him out they vandalize that house, too, and the third floor family cost me so much money and he move out and the house is mess. I pay all the taxes, all expenses. I call up and I says that I'm sick and tired. I says, "I can't sleep. I'm alone." They don't pay the taxes. When I went to the welfare, you know, with girl I was working-- I fell on my back on the welfare and my hand was all hurt it was on a stretcher, you know, the cast, five or six weeks and now I can't bend my hand because I had so much trouble. I call up the office and they said, "You go to the meeting because they are going to do something." I hope you people do something because I pay all the taxes and that house cost me more than \$3,000.

Thank you very much.

ANN D. HILL: Mr. Chairman, Mr. Pallozzi, Mr. Vespia, my name is Ann D. Hill. I say that since there are two Ann Hills in town. I live at 94 Harrison Street and I am not representing anyone as such. I would like to be a

little repetitious here and say that, first, I am a member of the Ebenezer Baptist Church and I would like to be a little repetitious and say that we were not in the present facility a few years ago.

I would also like to be repetitious and say that we are not asking that any plans be demolished and tossed aside or injured. My property at 94 Harrison Street happened to be in the redevelopment area and there is no one in that neighborhood most anxious or more anxious than I am to see this project go on and I think some of my friends here from the redevelopment office will be glad to get rid of some of us from the time we sat on their doorsteps, but I really don't think we have an argument here. If \$50,000 will put a parking lot in at Ebenezer it will also make Cranston Street a safer street to travel on on Sundays and it would also relieve the families living in this area now to have a parking area for their own friends who now quite frequently, I am sure, can't find a parking space.

I really don't see the argument to Mr. Pallozzi -- I can go back to the Central-Classical redevelopment. There was never a hangup about moving 23 people. We moved over 700 out of the Central-Classical area. We did a pretty good job over there.

MR. PALLOZZI: The rules of the game have changed.

ANN HILL: That's interesting. I would like to say that I am for the parking lot in case I didn't. I went on record about 10 years ago or a little longer when the Central-Classical redevelopment was going on and begged the relocation people at that time to think of an elementary school for the West End neighborhood. At that time it was thrown aside. Tonight somebody made a statement that there wouldn't seem to be enough children in that neighborhood to warrant building a school. Did I hear that correctly? Or they weren't going to. Well, I am sure I heard it. I wonder if it is cheaper to put an elementary school in there or are we going to continue to spend thousands of dollars a year, and I think the City Council should be aware of this, in the busing of children where instead we could put in a good elementary school. The school would be integrated plus we wouldn't have to bus the kids all the way across the city. In the Wiggin Village alone right now we have over 800 elementary children right now and these kids are not going to grow up that fast, plus we have a lot of young mothers.

Thank you.

CHAIRMAN PRETE: Is there anyone else that

would like to be heard?

FATHER NEWTON: Mr. Chairman, Members of the Committee, it seems to me the question here is the problem that is kind of age old in the area and that is people acting without consultation, without consulting the people living in the area. It also seems to me that the Project Area Committee worked in isolation for over a period of three years where the people did not have any idea what they were doing and where the meetings were being held and what the purpose of the meetings were, et cetera. When people in the area raised legitimate questions there was no one to answer their questions and, therefore, they had to take it upon themselves and act like this. They had to raise very important questions like why is it that certain houses get torn down and certain houses are not, why is it that better houses are scheduled to be torn down when those on Ford Street are too good to be torn down.

They had to ask questions like why is it that there is a time limit here when we did not know about a time limit and now we find that a time limit can be extended. The people are unknowing about many of the issues and the problems of the program and they legitimately feel very upset about that and so that when we raise issues here this evening

they would like answers to their questions and so when they propose a good plan that seriously affects all of these people here then they would like some very strong and some very good answers. If you choose to take their plans and their issues into your consideration, fine, that's good, that's great. That is what they are here for. If you choose not to, then I think you should give very solid and very good answers why you don't.

Thank you.

UNIDENTIFIED SPEAKER: Mr. Chairman and gentlemen, I represent the South Providence Block Club. At this point it is beyond my comprehension as to how anyone here can oppose a parking lot for the Ebenezer Church. As we are all aware, the city ordinance will specify so many thousand square feet of land for any public building whether it is a housing project, a supermarket or a gas station, apartment house, and yet there is a church standing there with no parking facilities. It is a very, very small problem and yet it seems to be such a big issue. Now, these people had this church since 1969, I believe. So what will it be in four or five years from now? There is no question in my mind that the congregation will be much bigger. Where will they hold services, at Roger Williams Park where they can find

parking. I think it is a very small issue and everyone concerned should be very serious about considering the issues.

Thank you.

LOUISE MURGO: Louise Murgo, 96 Chapin Avenue: I am on the Project Area Committee. Now, when this started four and one-half years ago there was a lot of enthusiastic people. There was a meeting in the Messer Street School and later on at the Ebenezer Baptist Church and everyone was, as I said, enthusiastic and expected quite a bit of things to happen. Well, as time went on -- I am getting ahead of myself now, but there were committees formed and block captains. Now, Mr. Dumont was on the "10" zone with myself and in the course of the years there wasn't really too much activity and when we had meetings they asked us to go to different homes to find out the condition of the homes and if people wanted to have money and the loans were going to come out and the grants that people were in favor of, but as time went on and years went on people became discouraged and they saw other houses becoming dilapidated and houses they thought were going to come down didn't come down.

Now, I understand the problem of the Ebenezer Baptist Church and I understand they weren't there in 1967. All right, but they were there in 1969. Now, all

this time we have been waiting and waiting. I myself have my own house one year since the grant -- not the grant, the loan was signed and it hasn't been started yet. Now, if I am waiting and other people are waiting, yes, these people will have to wait too, I'm sorry. I mean, that's the way it seems to be and I am sure that Mrs. Dumont understands that because her husband was on the committee. I don't mean on the committee but was a chairman or a zone captain and I think that things will be going along good now with the Year Two and we will see a lot of improvement. When people see that the improvement is coming and the houses are being torn down that's when we are going to come and want to get more loans and grants and start to inquire again because they were discouraged and they gave up. I guess that's it.

CHAIRMAN PRETE: Thank you very much.

FATHER EUGENE MCKENNA, 538 Broadway,

Providence: I have heard a lot of comments back and forth with regard to participation of the people and these plans and I am sure there is a lot to be said on both sides and yet I feel if the government guidelines for participation of the people -- maximum feasible participation, in other words, in government programs, I think that you have an outstanding example of it in the people who have decided that

they would like these improvements made in their area. I think we are wasting time to go back over this and say their participation did not take place and so on and blame people. I think you are all familiar with the fact that people realize there is always some enthusiasm at the beginning and then it wanes no matter how effective your people are and I think that what happened in Zone 10 is nothing unusual and I am sure it has happened in other zones, too, but I think we would do well to point to both sides of the things. There has been a great deal of participation recently and I think the people should be encouraged because this is a part of the purpose of all these government programs to include the people in the planning and the decision making. I don't know what more you need than the people in Zone 10 who have decided with thought as to what they want.

After having made that statement in favor of the proposed changes in Zone 10, I would like to ask the question as to just how long it would put your program back, can anybody estimate? We have heard a lot about jeopardizing the program. In spite of my talks with different people I have not and do not feel confident that it is going to jeopardize the program. Is it in order, Mr. Chairman, for someone to give us an idea how long this might take to put in

the amendment because of tonight's hearing?

CHAIRMAN PRETE: I don't think I or anyone could answer that question, to be honest with you, Father.

FATHER MCKENNA: Well, I am led to think this is the problem. Everyone says it is going to jeopardize the program, it is going to be very difficult, and yet no one really seems to be able to come up with some kind of a rational approach as to just how much work would be involved. I read the guidelines that say the program may be amended at any time through the recommendation of the City Council.

CHAIRMAN PRETE: That's true.

FATHER MCKENNA: It seems to me that if a public hearing is to have any credibility at all then it must allow the changes otherwise this is a waste of time. In other words, I think, Mr. Chairman, that if we come in here and we have been told it is not going to do any good, then it is a waste of time, then the cards are stacked against it. I hesitate to think you people are wasting your time if you come and put on a public hearing and then you say, "Well, there is nothing we can do about it."

CHAIRMAN PRETE: Father, I am glad you said we are wasting our time.

FATHER MCKENNA: I hope you are not wasting

your time. I say that if you come in with pre-conceived notions that the plan can't be changed, then really you are wasting your time.

I really would urge you and hope that you would put this amendment in and I feel confident that people with a sharp pencil can work very quickly and put in the required amendment and have it passed with a lot less hullabaloo than we had tonight.

BERTHA ARAUJO: I live at 31 Ford Street. I have heard all kinds of arguments tonight as to why we should have a parking lot. As a mother of three young children I have my own personal concern why I think they need a parking lot. They have two corners parallel and diagonal parked with cars. Would you send your child out on a Sunday morning with cars all over the street? There is no way you can turn without cars on my street, Ford Street. I live completely a block down and there are cars down from the parishoners. I am not complaining about the parishoners going to church, but my argument is they have no place to park. In the meantime they are jeopardizing my children's safety. In the meantime they are also being tagged with traffic violations and so forth and so on.

Another problem the parishoners have is

with the ice cream parlor across the street. The proprietor of the ice cream parlor takes the time and the patience to send notices to the parishoners to move their cars because they are blocking his entrance to his business establishment. There's still children up at the ice cream parlor. Do you understand the problems the residents are having? All it takes is three little houses, not little houses, but three structures being demolished to bring safety in the area and happiness to the Ebenezer Baptist Church.

PETER PALUMBO; ESQUIRE: My name is Peter Palumbo and I am an attorney. I represent my mother, Laura Palumbo, who owns real estate at 273 Cranston Street. I think, as the Reverend just spoke a little earlier and said, the important question is how much putting in this parking lot would it delay the plan itself. I for one would not be opposed to the amendment if it meant only a delay of one month because my mother's property is in the proposed plan to be taken in the Second Year. However, if it were going to delay the plan a year or more, certainly I think that would be another consideration. I think it would be important for your committee to consider that in its deliberations. As it stands now I am in favor of the plan itself which would take the property at 273 Cranston Street. I would not be opposed

to a one-month delay if it meant including that parking lot because it is quite a crowded condition when you go down there on a Sunday morning.

MARGIE CARPENTER: I am a parishoner at Ebenezer Baptist Church. I have a question I would like to ask Mr. Pallozzi. Can you tell me how long it would take if this amendment were given to us?

MR. PALLOZZI: I think I made my position very, very clear. It is not a question of how long it is going to take. My position has been, this afternoon with Reverend Ford, this evening with Reverend Ford, it is not a question of time. It is a question of acquiring four basically standard structures with 23 residents.

MARGIE CARPENTER: I don't want to know about your position. I want to know how long it would take for this amendment.

CHAIRMAN PRETE: There is no rebuttal. We made this clear. It is only direct questions. Are you in favor or against the proposal of the plan? We did not give them rebuttal.

MARGIE CARPENTER: I thought you might understand that as a parishoner of Ebenezer Church I am in favor of the plan. That is why I want an answer to the

question. Can you give it to me. If it is possible for us to get an amendment to the plan, how long would it take?

CHAIRMAN PRETE: I can't answer that.

If it is amended it has to have two passages by the Council or this subcommittee then two passages by the Council, then signed by the Mayor, then forwarded to the Federal agency. I can't tell you, but if we pass it we will pass it within a month.

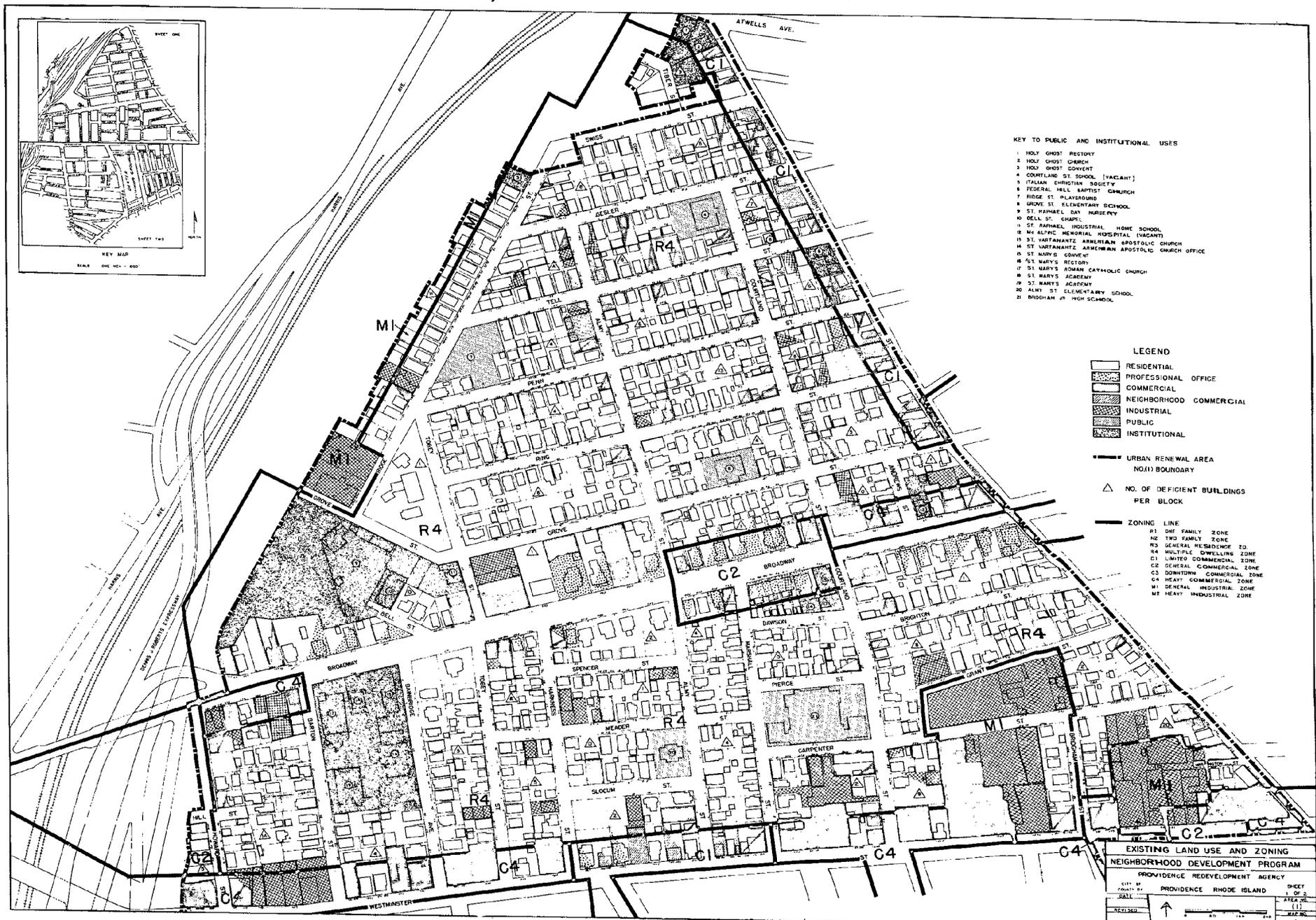
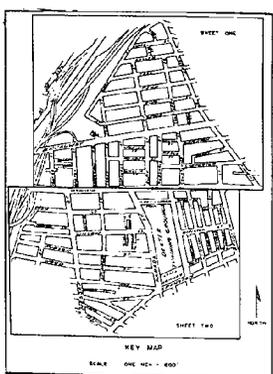
If there are no other speakers, the hearing will terminate.

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS  
PROVIDENCE, Sc.

I hereby certify that the foregoing is a true and accurate  
transcript according to my shorthand notes.

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VINCENT A. WALSH  
SHORTHAND REPORTER



**KEY TO PUBLIC AND INSTITUTIONAL USES**

- 1 HOLY GHOST RECTORY
- 2 HOLY GHOST CHURCH
- 3 HOLY GHOST CONVENT
- 4 COURTLAND ST. SCHOOL (VACANT)
- 5 ITALIAN CHRISTIAN SOCIETY
- 6 FEDERAL HILL BAPTIST CHURCH
- 7 RIDGE ST. PLAYGROUND
- 8 GROVE ST. ELEMENTARY SCHOOL
- 9 ST. NAHMAEL DAY NURSERY
- 10 DELL ST. CHAPEL
- 11 ST. NAHMAEL INDUSTRIAL HOME SCHOOL
- 12 M. ALPHEI MEMORIAL HOSPITAL (VACANT)
- 13 ST. VARTANANZ ARMEANIAN APOSTOLIC CHURCH
- 14 ST. VARTANANZ ARMEANIAN APOSTOLIC CHURCH OFFICE
- 15 ST. MARY'S CONVENT
- 16 ST. MARY'S RECTORY
- 17 ST. MARY'S ROMAN CATHOLIC CHURCH
- 18 ST. MARY'S ACADEMY
- 19 ST. MARY'S ACADEMY
- 20 ARMY ST. ELEMENTARY SCHOOL
- 21 BRIGHAM JR. HIGH SCHOOL

**LEGEND**

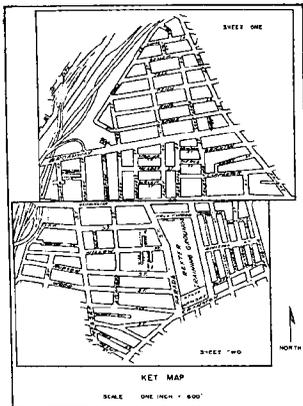
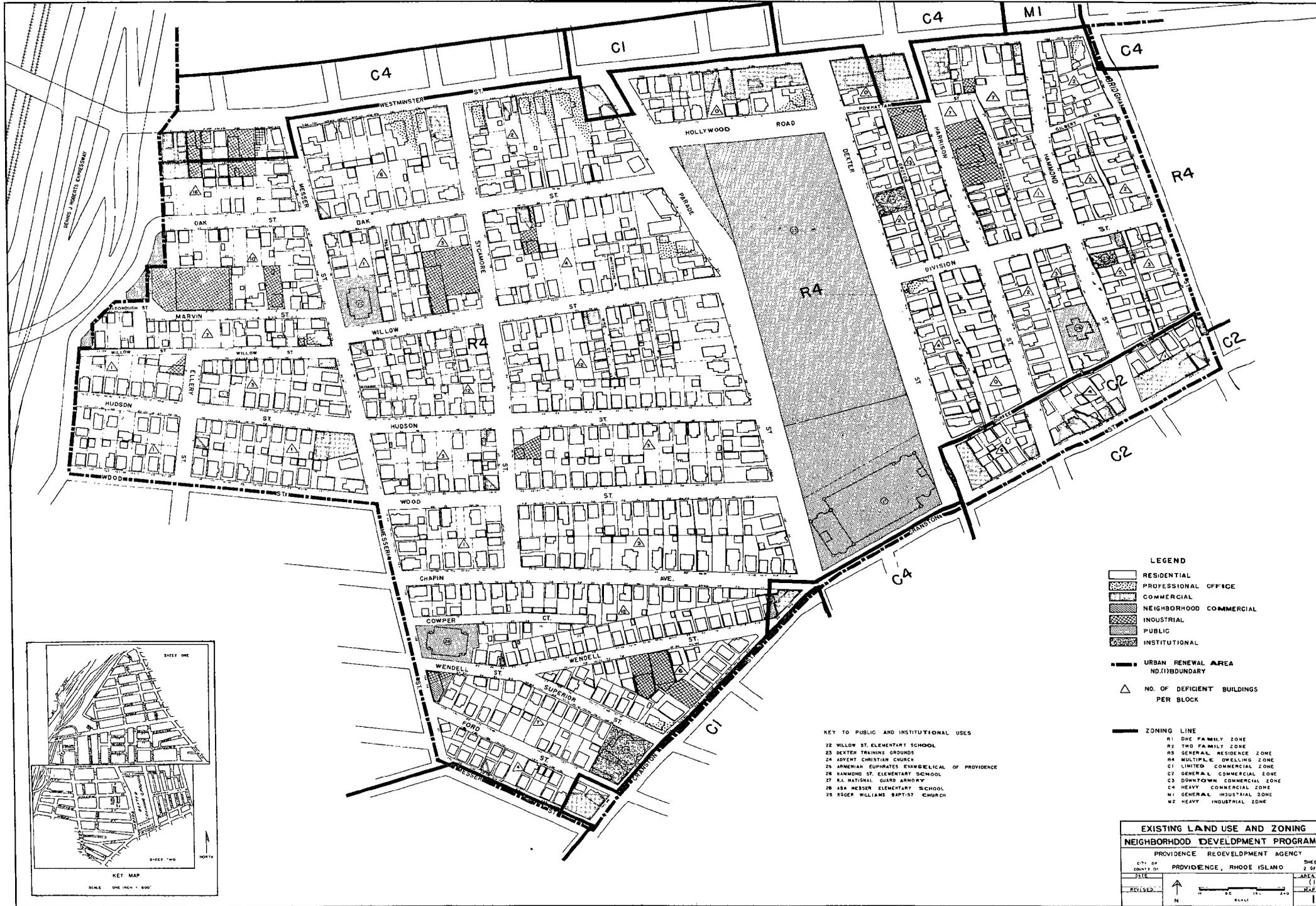
- RESIDENTIAL
- PROFESSIONAL OFFICE
- COMMERCIAL
- NEIGHBORHOOD COMMERCIAL
- INDUSTRIAL
- PUBLIC
- INSTITUTIONAL
- URBAN RENEWAL AREA
- NO. (I) BOUNDARY
- NO. OF DEFICIENT BUILDINGS PER BLOCK
- ZONING LINE
- R1 ONE FAMILY ZONE
- R2 TWO FAMILY ZONE
- R3 GENERAL RESIDENCE ZONE
- R4 MULTIPLE DWELLING ZONE
- 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**  
**NEIGHBORHOOD DEVELOPMENT PROGRAM**  
 PROVIDENCE REDEVELOPMENT AGENCY

DATE: 1968  
 DRAWN BY: PROVIDENCE RHODE ISLAND  
 SHEET: 1 OF 2

SCALE: 1" = 100'

REVISIONS:



- KEY TO PUBLIC AND INSTITUTIONAL USES
- 22 WILLOW ST. ELEMENTARY SCHOOL
  - 23 DEXTER TRAINING GROUNDS
  - 24 ADVENT CHRISTIAN CHURCH
  - 25 ARMENIAN EPHRAEM'S EVANGELICAL OF PROVIDENCE
  - 26 RANDOLPH ST. ELEMENTARY SCHOOL
  - 27 U.S. NATIONAL GUARD ARMORY
  - 28 ASA MESSER ELEMENTARY SCHOOL
  - 29 ROGER WILLIAMS BAPTIST CHURCH

- LEGEND
- RESIDENTIAL
  - PROFESSIONAL OFFICE
  - COMMERCIAL
  - NEIGHBORHOOD COMMERCIAL
  - INDUSTRIAL
  - PUBLIC
  - INSTITUTIONAL
  - URBAN RENEWAL AREA
  - NO. OF DEFICIENT 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**  
**NEIGHBORHOOD DEVELOPMENT PROGRAM**

PROVIDENCE REDEVELOPMENT AGENCY

CITY OF PROVIDENCE, RHODE ISLAND

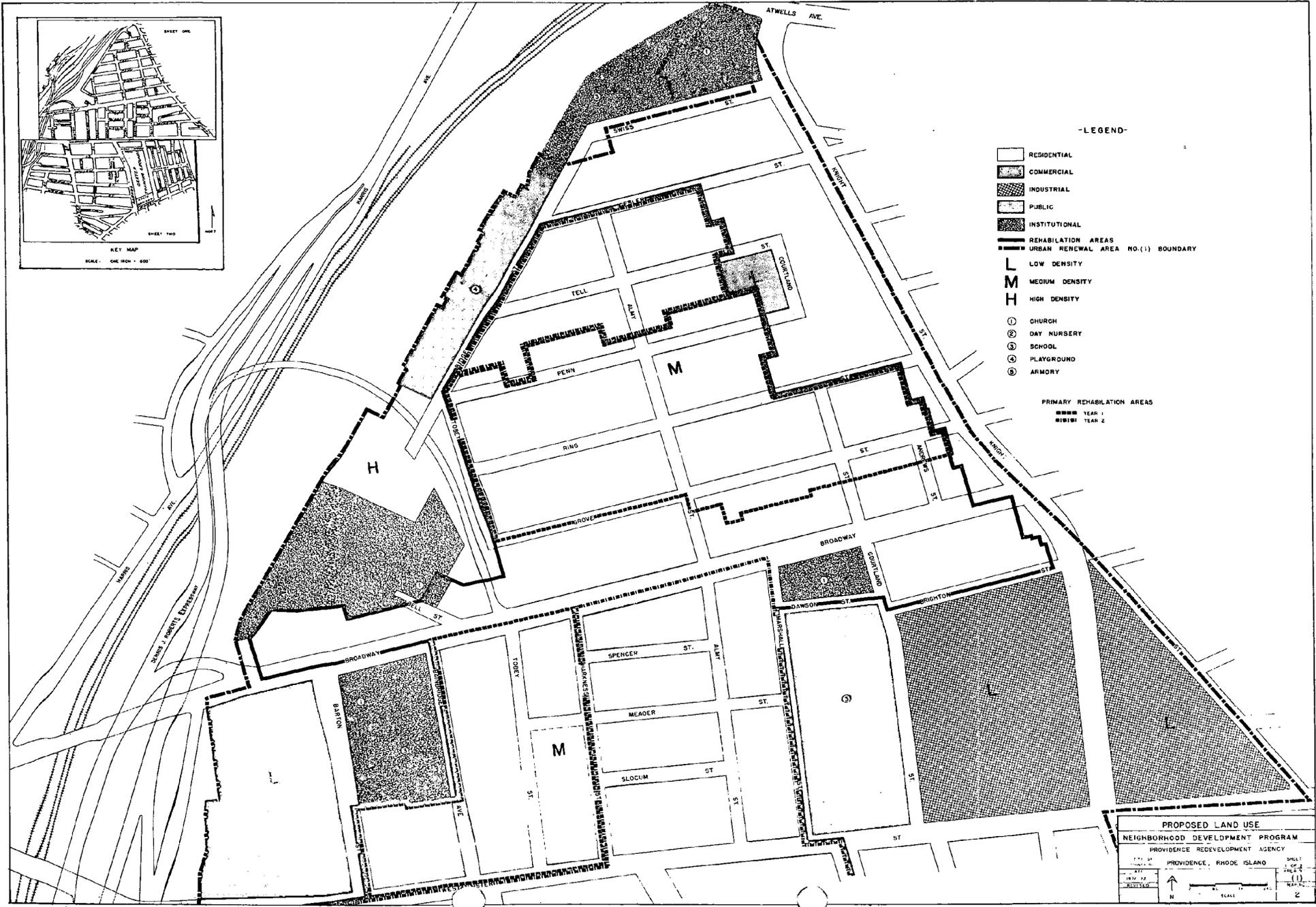
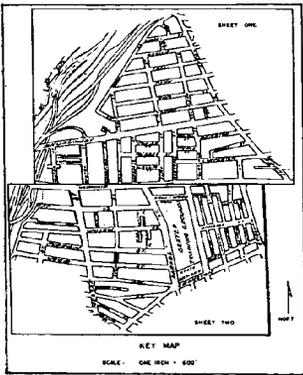
SHEET 2 OF 2

FILE NO. (1) AREA NO. (1) MAP NO. 1

REVISED: [ ]

SCALE: 1" = 500'

N



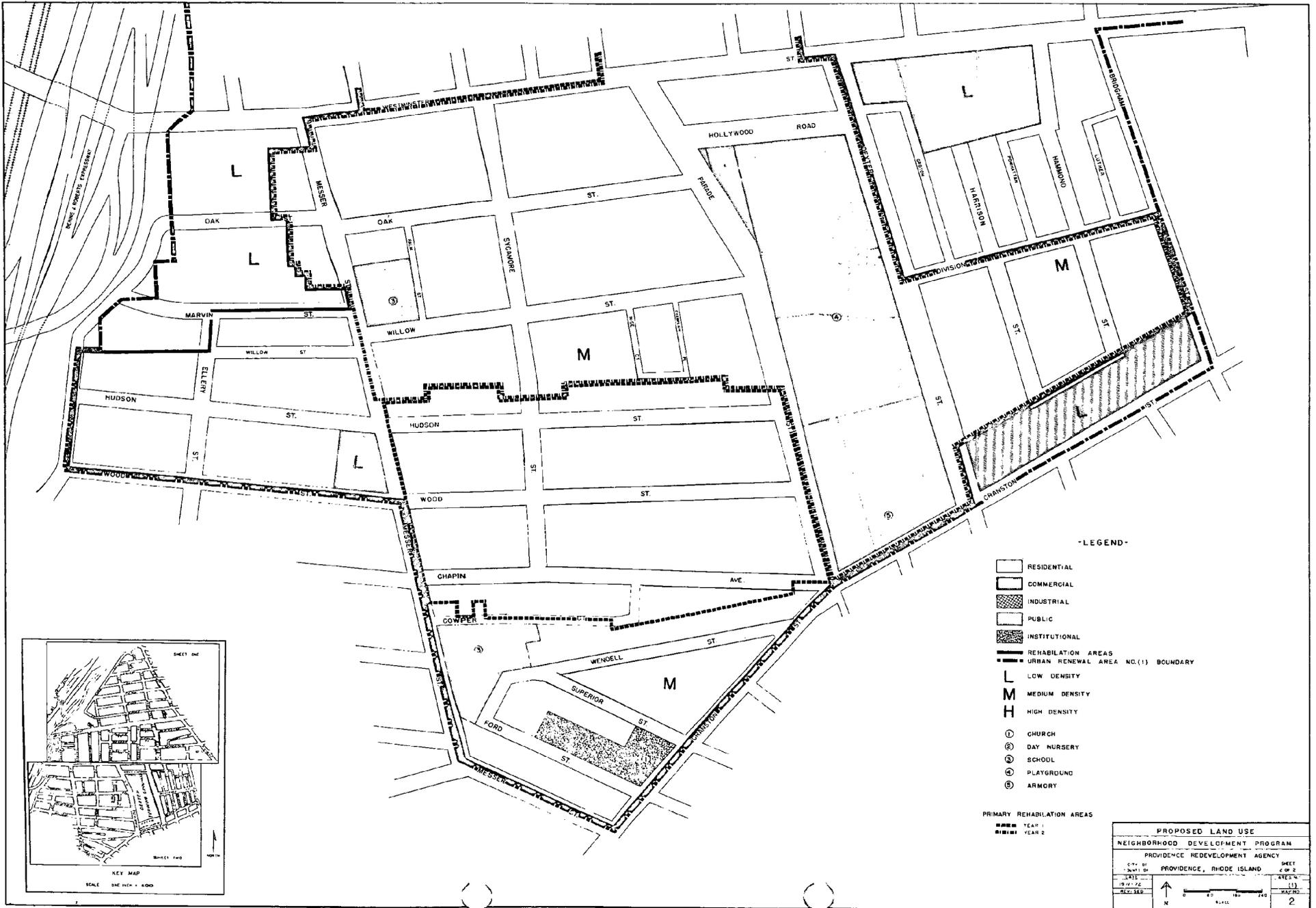
-LEGEND-

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC
- INSTITUTIONAL
- REHABILITATION AREAS
- URBAN RENEWAL AREA NO. (1) BOUNDARY
- L** LOW DENSITY
- M** MEDIUM DENSITY
- H** HIGH DENSITY
- ⊙ CHURCH
- ⊙ DAY NURSERY
- ⊙ SCHOOL
- ⊙ PLAYGROUND
- ⊙ ARMORY

PRIMARY REHABILITATION AREAS  
 ■■■■ YEAR 1  
 ■■■■ YEAR 2

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

DATE: 10/15/68  
 SHEET 1 OF 2  
 SCALE: 1" = 100'



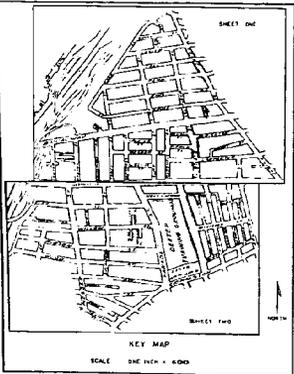
-LEGEND-

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC
- INSTITUTIONAL
- REHABILITATION AREAS
- 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 ARMORY

PRIMARY REHABILITATION AREAS

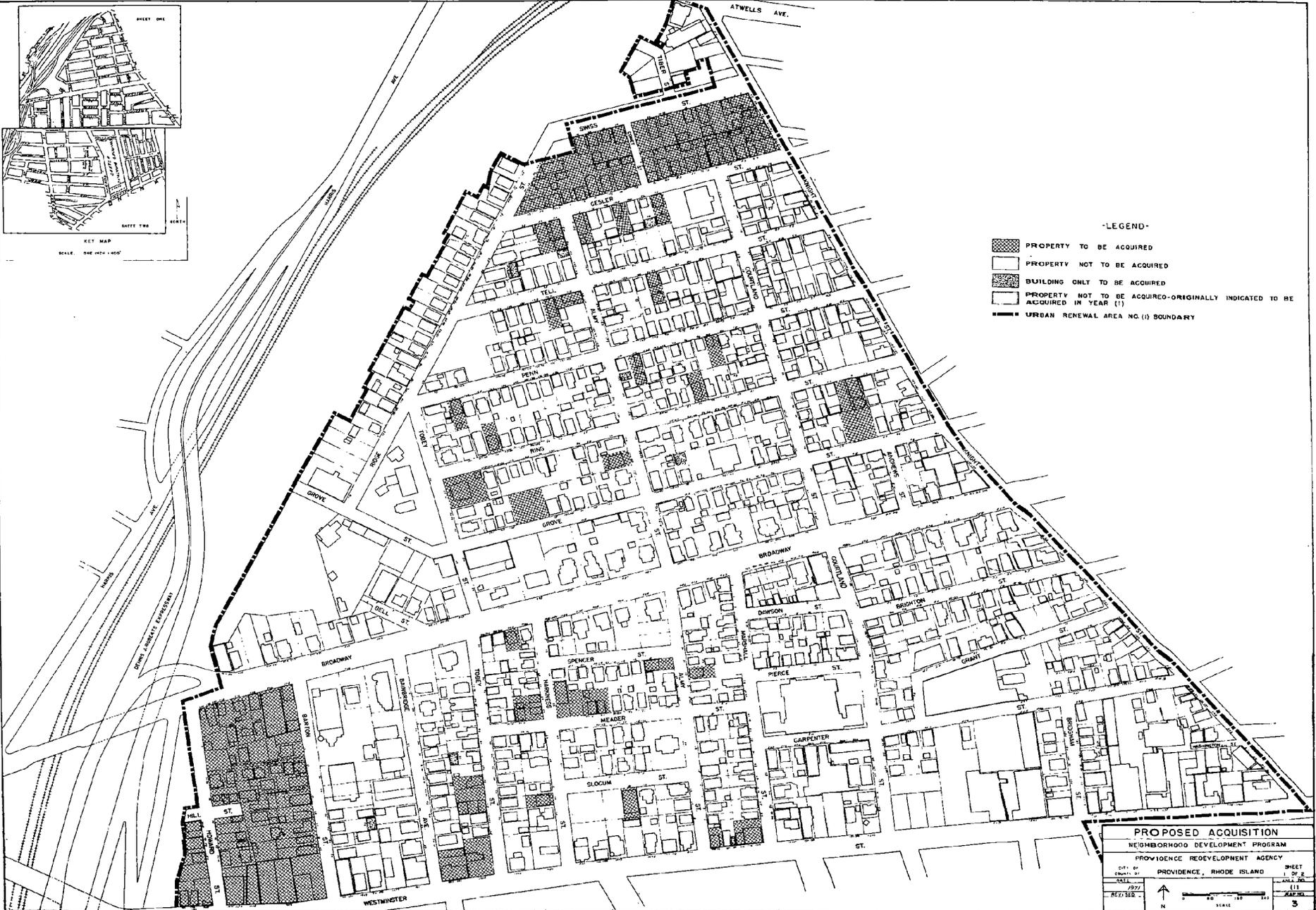
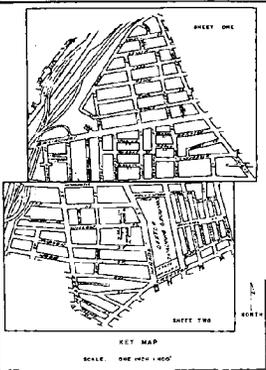
- YEAR 1
- YEAR 2

PROPOSED LAND USE			
NEIGHBORHOOD DEVELOPMENT PROGRAM			
PROVIDENCE REDEVELOPMENT AGENCY			
CITY OF	DATE OF	SHEET	
PROVIDENCE, RHODE ISLAND		4 OF 2	
DIST.	AREA	13	
REVISED	DATE		
			2



KEY MAP

SCALE 1" = 400'



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

**PROPOSED ACQUISITION**  
 NEIGHBORHOOD DEVELOPMENT PROGRAM  
 PROVIDENCE REDEVELOPMENT AGENCY

CITY OF PROVIDENCE, RHODE ISLAND

SHEET 1 OF 2

DATE: 1977

SCALE: 1" = 400'

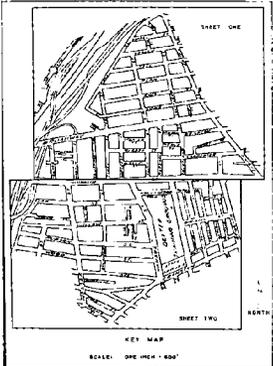
MAP NO. 113

3

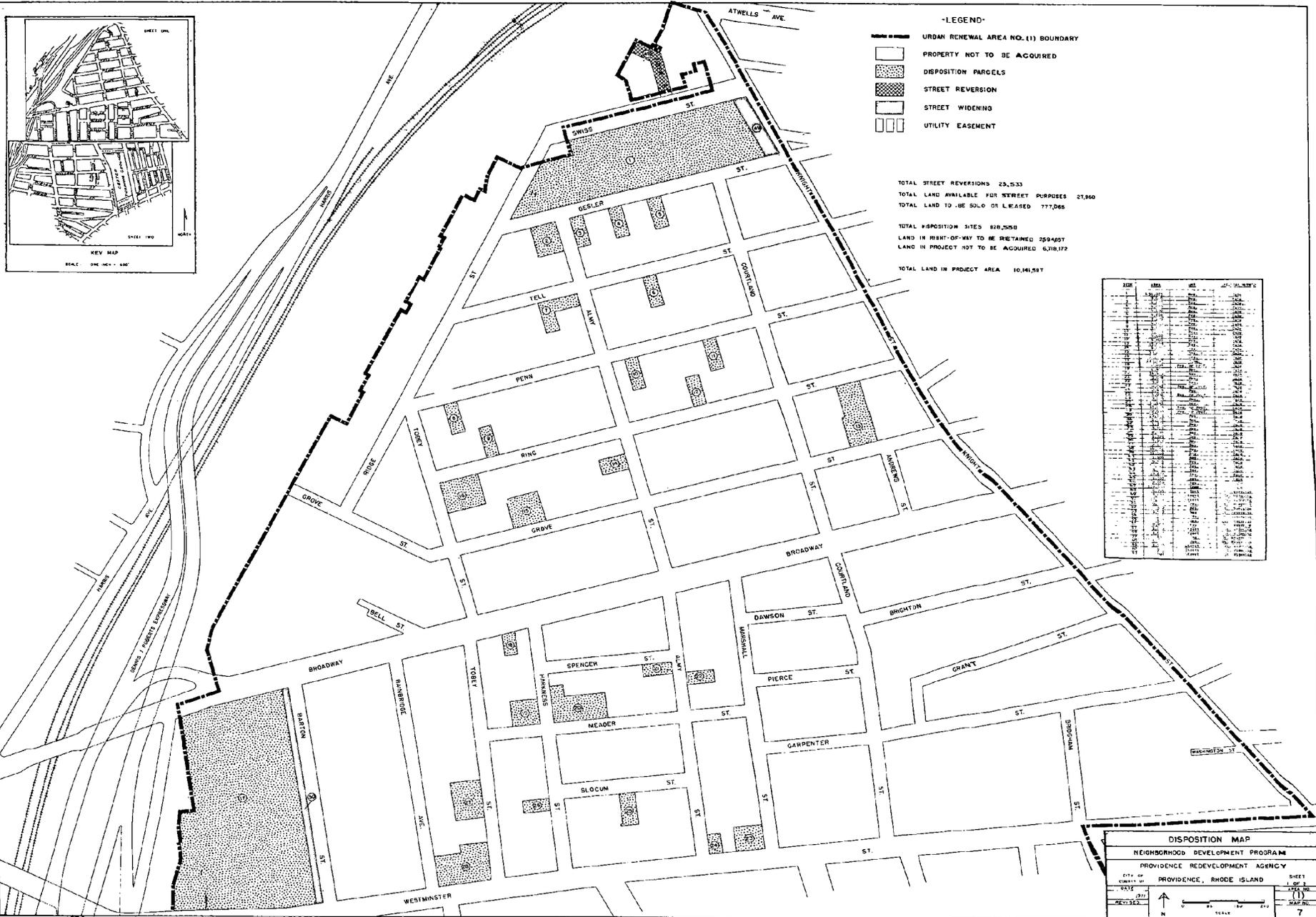
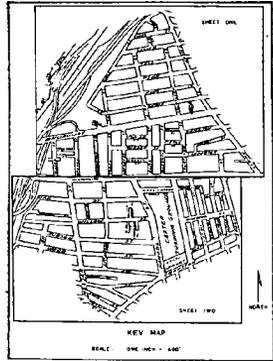


-LEGEND-

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



<b>PROPOSED ACQUISITION</b>			
NEIGHBORHOOD DEVELOPMENT PROGRAM			
PROVIDENCE REDEVELOPMENT AGENCY			
CITY OF	PROVIDENCE, RHODE ISLAND		SHEET
COUNTY OF			2 OF 2
DATE	12/27	DATE	1/3
REVISION		SCALE	1" = 800'
			3



- LEGEND-**
- URBAN RENEWAL AREA NO. (1) BOUNDARY
  - PROPERTY NOT TO BE ACQUIRED
  - ▨ DISPOSITION PARCELS
  - ▩ STREET REVERSION
  - ▭ STREET WIDENING
  - ▧ UTILITY EASEMENT

TOTAL STREET REVERSIONS 23,533  
 TOTAL LAND AVAILABLE FOR STREET PURPOSES 27,840  
 TOTAL LAND TO BE SOLD OR LEASED 777,088

TOTAL DISPOSITION SITES 810,258  
 LAND IN RIGHT-OF-WAY TO BE RETAINED 250,457  
 LAND IN PROJECT NOT TO BE ACQUIRED 6,718,172

TOTAL LAND IN PROJECT AREA 10,141,597

LOT NO.	AREA	ACRES	OWNER
1	0.15	0.15	...
2	0.15	0.15	...
3	0.15	0.15	...
4	0.15	0.15	...
5	0.15	0.15	...
6	0.15	0.15	...
7	0.15	0.15	...
8	0.15	0.15	...
9	0.15	0.15	...
10	0.15	0.15	...
11	0.15	0.15	...
12	0.15	0.15	...
13	0.15	0.15	...
14	0.15	0.15	...
15	0.15	0.15	...
16	0.15	0.15	...
17	0.15	0.15	...
18	0.15	0.15	...
19	0.15	0.15	...
20	0.15	0.15	...
21	0.15	0.15	...
22	0.15	0.15	...
23	0.15	0.15	...
24	0.15	0.15	...
25	0.15	0.15	...
26	0.15	0.15	...
27	0.15	0.15	...
28	0.15	0.15	...
29	0.15	0.15	...
30	0.15	0.15	...
31	0.15	0.15	...
32	0.15	0.15	...
33	0.15	0.15	...
34	0.15	0.15	...
35	0.15	0.15	...
36	0.15	0.15	...
37	0.15	0.15	...
38	0.15	0.15	...
39	0.15	0.15	...
40	0.15	0.15	...
41	0.15	0.15	...
42	0.15	0.15	...
43	0.15	0.15	...
44	0.15	0.15	...
45	0.15	0.15	...
46	0.15	0.15	...
47	0.15	0.15	...
48	0.15	0.15	...
49	0.15	0.15	...
50	0.15	0.15	...
51	0.15	0.15	...
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53	0.15	0.15	...
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55	0.15	0.15	...
56	0.15	0.15	...
57	0.15	0.15	...
58	0.15	0.15	...
59	0.15	0.15	...
60	0.15	0.15	...
61	0.15	0.15	...
62	0.15	0.15	...
63	0.15	0.15	...
64	0.15	0.15	...
65	0.15	0.15	...
66	0.15	0.15	...
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72	0.15	0.15	...
73	0.15	0.15	...
74	0.15	0.15	...
75	0.15	0.15	...
76	0.15	0.15	...
77	0.15	0.15	...
78	0.15	0.15	...
79	0.15	0.15	...
80	0.15	0.15	...
81	0.15	0.15	...
82	0.15	0.15	...
83	0.15	0.15	...
84	0.15	0.15	...
85	0.15	0.15	...
86	0.15	0.15	...
87	0.15	0.15	...
88	0.15	0.15	...
89	0.15	0.15	...
90	0.15	0.15	...
91	0.15	0.15	...
92	0.15	0.15	...
93	0.15	0.15	...
94	0.15	0.15	...
95	0.15	0.15	...
96	0.15	0.15	...
97	0.15	0.15	...
98	0.15	0.15	...
99	0.15	0.15	...
100	0.15	0.15	...

**DISPOSITION MAP**  
 NEIGHBORHOOD DEVELOPMENT PROGRAM  
 PROVIDENCE REDEVELOPMENT AGENCY

CITY OF PROVIDENCE, RHODE ISLAND

SHEET 1 OF 2

DATE: 1971

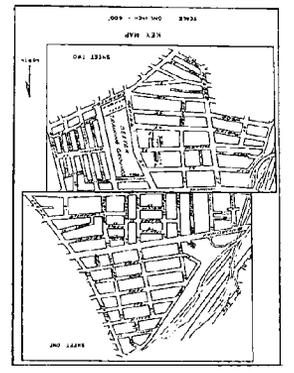
REVISED: 1971

SCALE: 1" = 100'

MAP NO. 7

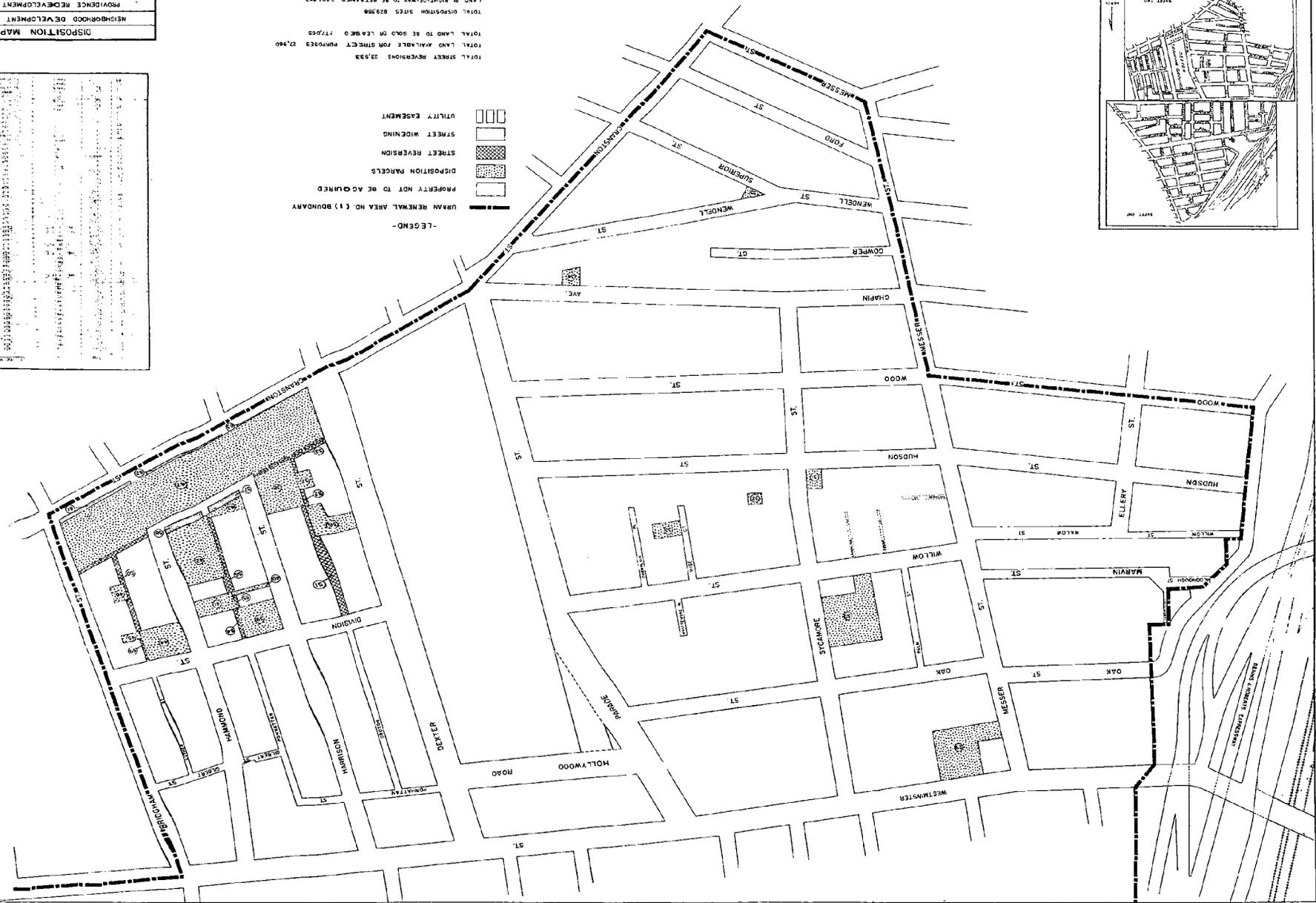
DISPOSITION MAP  
 NEIGHBORHOOD DEVELOPMENT PROGRAM  
 PROVIDENCE REDEVELOPMENT AGENCY  
 CITY OF PROVIDENCE, RHODE ISLAND  
 SHEET 2 OF 2  
 DATE 11/11/77  
 TITLE (1)  
 MAP NO. 7

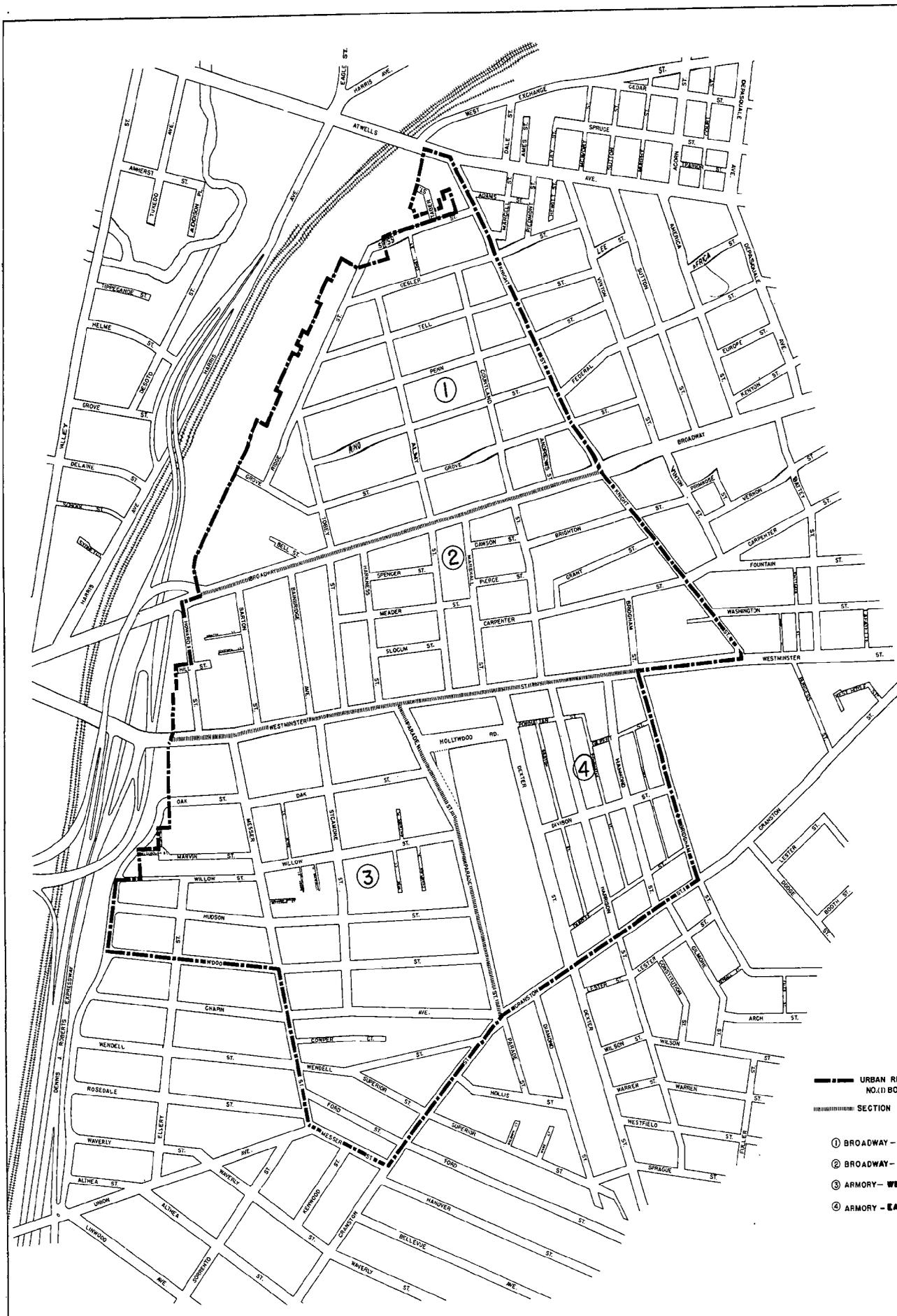
TOTAL STREET REVERSIONS 23,838  
 TOTAL LAND AVAILABLE FOR STREET REVERSIONS 23,940  
 TOTAL LAND TO BE SOLD OR LEASED 17,603  
 TOTAL DISPOSITION SITES 829,958  
 LAND IN RIGHT-OF-WAY TO BE RETAINED 2,944,802  
 LAND IN PROJECT NOT TO BE ACQUIRED 5,718,172  
 TOTAL LAND IN PROJECT AREA 10,141,987



1. The map shows the location of the project area within the city of Providence, Rhode Island. The project area is shaded in a stippled pattern and is bounded by a thick dashed line. The map shows a grid of streets and several blocks of land. The project area is located in the western part of the city, bounded by the city boundary to the west and north, and by the city boundary to the east and south. The project area includes several streets and blocks of land. The map shows the location of the project area within the city of Providence, Rhode Island. The project area is shaded in a stippled pattern and is bounded by a thick dashed line. The map shows a grid of streets and several blocks of land. The project area is located in the western part of the city, bounded by the city boundary to the west and north, and by the city boundary to the east and south. The project area includes several streets and blocks of land.

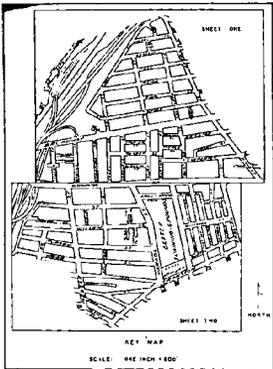
- LEGEND-
- UTILITY EASEMENT
  - STREET WIDENING
  - STREET REVERSION
  - DISPOSITION PARCELS
  - PROPERTY NOT TO BE ACQUIRED
  - URBAN REVENUE AREA NO. (1) BOUNDARY





- — — — — URBAN RENEWAL AREA NO. (1) BOUNDARY
- - - - - SECTION BOUNDARY
- ① BROADWAY - NORTH
- ② BROADWAY - WESTMINSTER
- ③ ARMORY - WEST
- ④ ARMORY - EAST

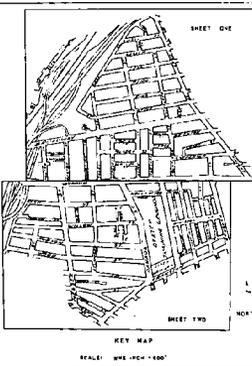
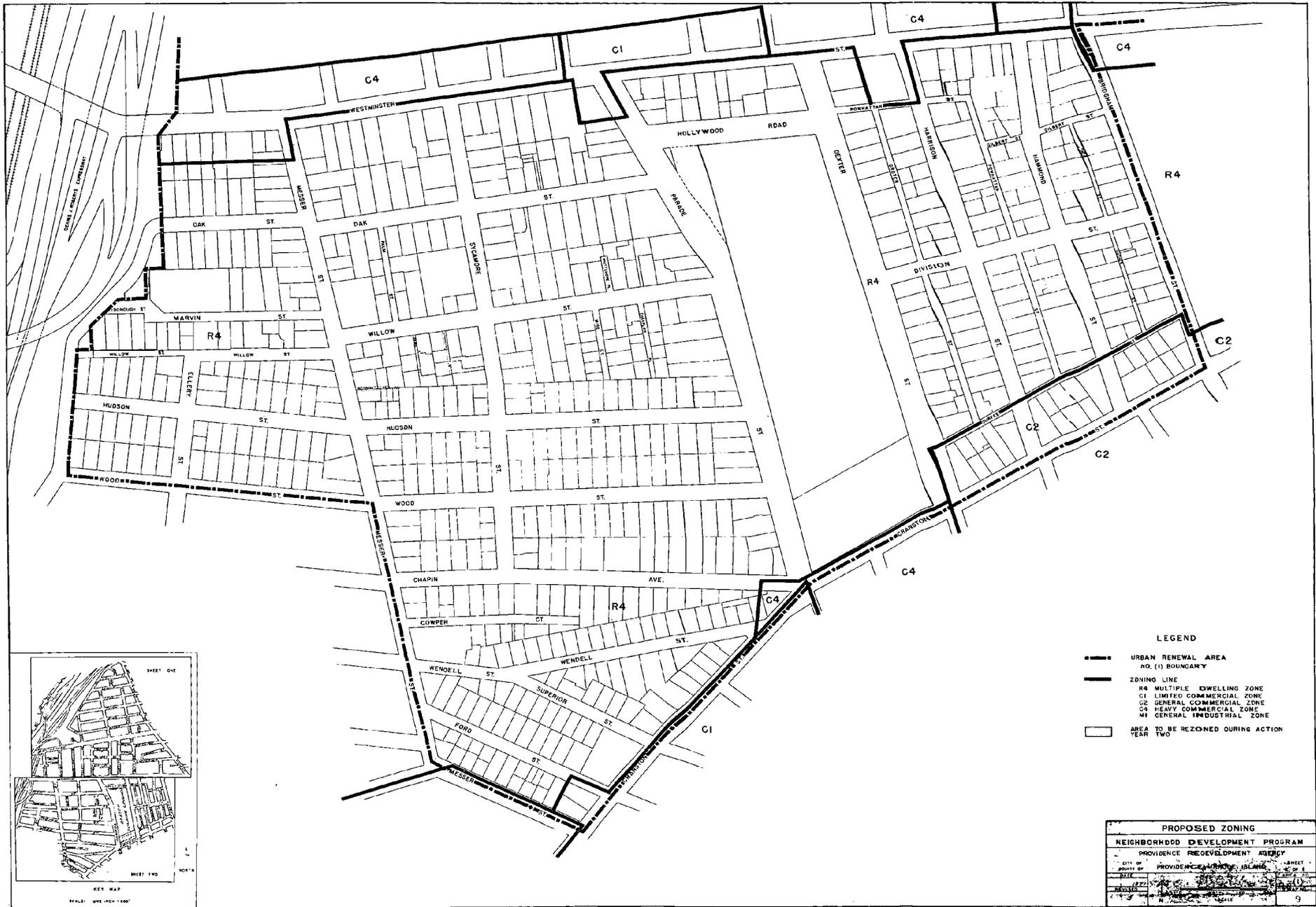
ACTION SECTIONS	
NEIGHBORHOOD DEVELOPMENT PROGRAM	
PROVIDENCE REDEVELOPMENT AGENCY	
CITY OF PROVIDENCE, RHODE ISLAND	
DATE	AREA NO.
REVISED	MAP NO.
8	

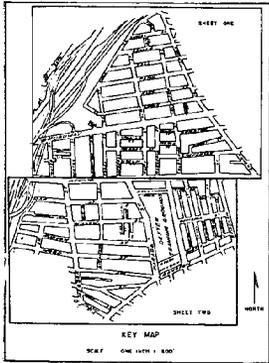


- LEGEND**
- URBAN RENEWAL AREA
  - NO (I) BOUNDARY
  - ZONING LINE
  - R4 MULTIPLE DWELLING ZONE
  - C1 LIMITED COMMERCIAL ZONE
  - C2 GENERAL COMMERCIAL ZONE
  - C4 HEAVY COMMERCIAL ZONE
  - M1 GENERAL INDUSTRIAL ZONE
  - AREA TO BE REZONED DURING ACTION YEAR TWO

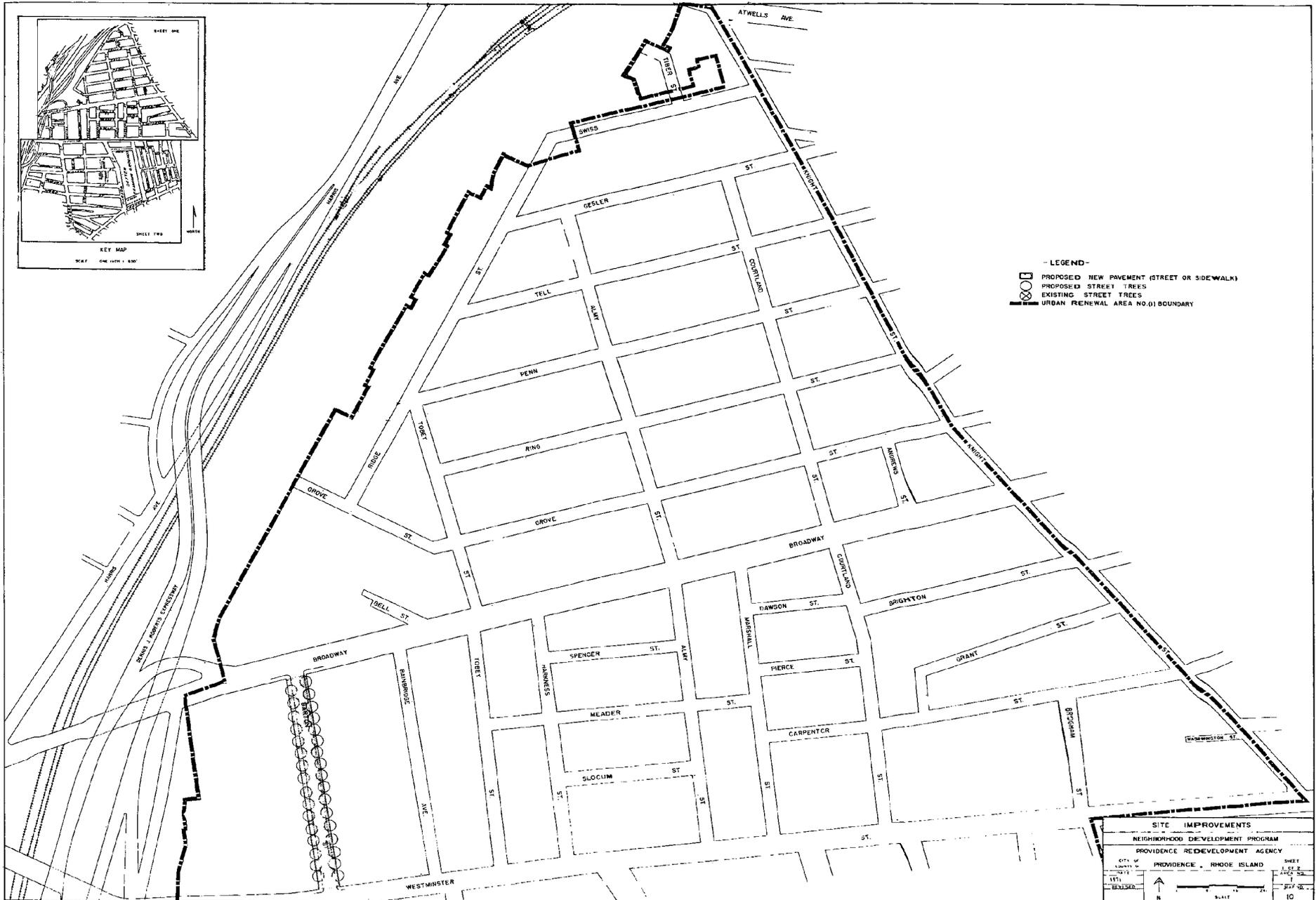
**PROPOSED ZONING**  
**NEIGHBORHOOD DEVELOPMENT PROGRAM**  
 PROVIDENCE REDEVELOPMENT AGENCY  
 PROVIDENCE, RHODE ISLAND

DATE: 1957  
 SHEET NO. (1)  
 OF 9





- LEGEND**
- PROPOSED NEW PAVEMENT (STREET OR SIDEWALK)
  - PROPOSED STREET TREES
  - EXISTING STREET TREES
  - URBAN RENEWAL AREA NO (1) BOUNDARY



**SITE IMPROVEMENTS**  
 NEIGHBORHOOD DEVELOPMENT PROGRAM  
 PROVIDENCE REDEVELOPMENT AGENCY

CITY OF PROVIDENCE, RHODE ISLAND

1171

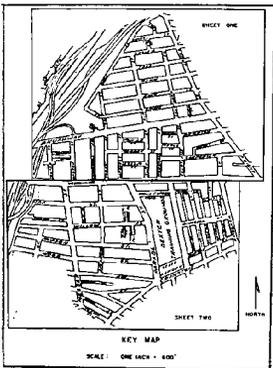
PROVIDENCE, RHODE ISLAND

SHEET 1 OF 2

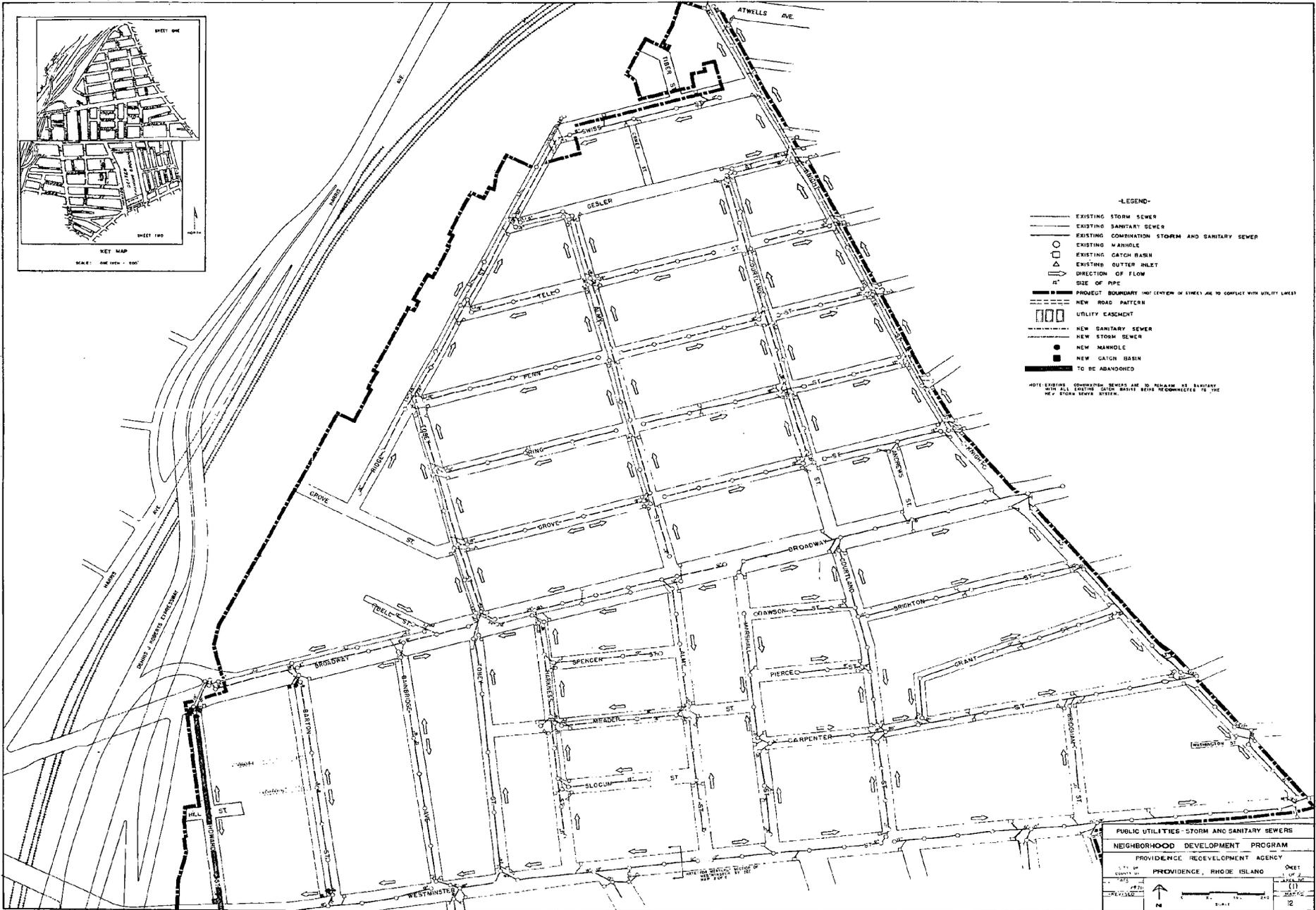
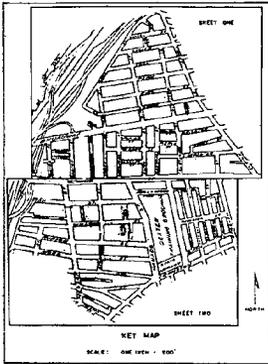
DATE 10/1/58

SCALE 1" = 10'

10'



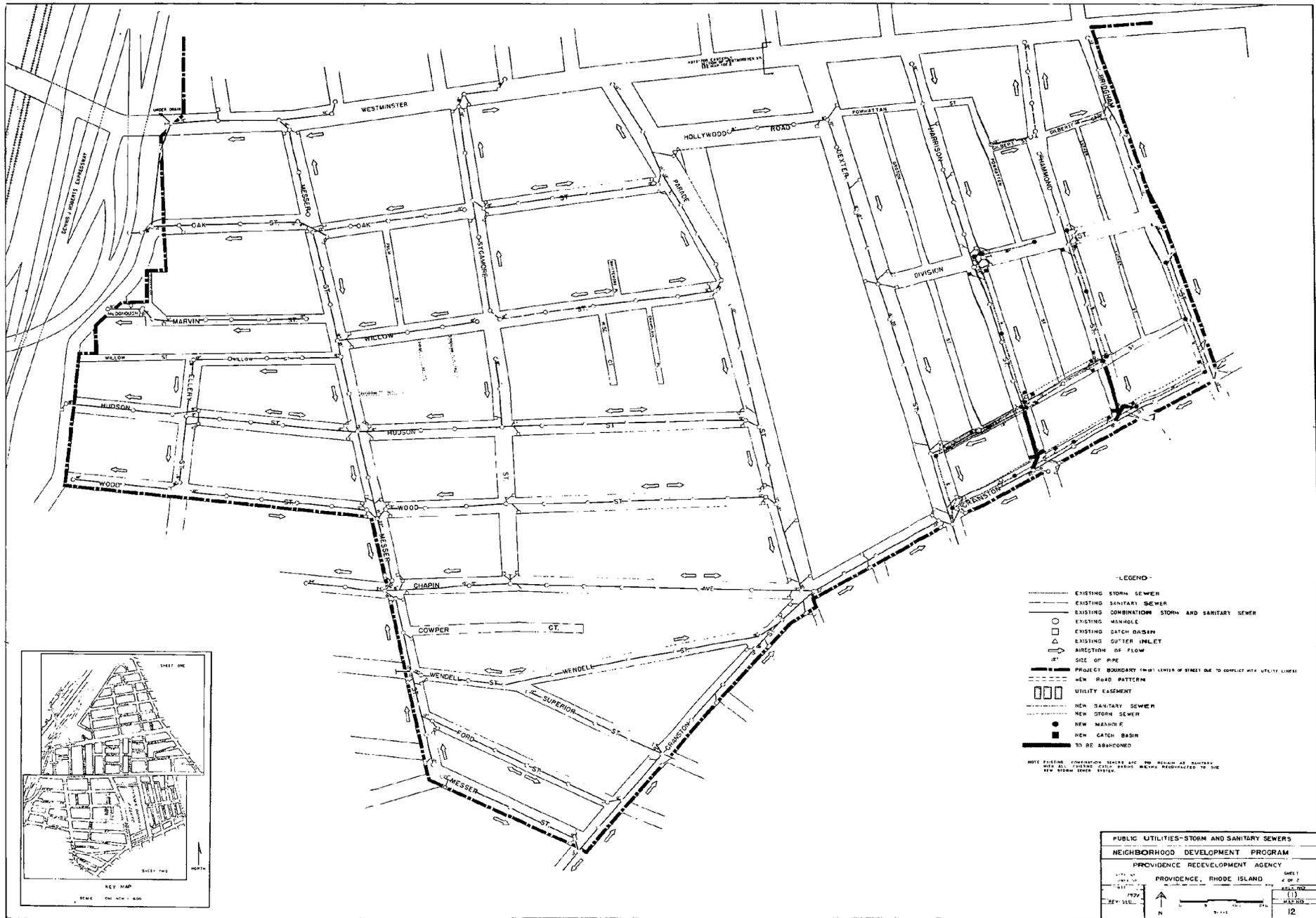
SITE IMPROVEMENTS			
NEIGHBORHOOD DEVELOPMENT PROGRAM			
PROVIDENCE REDEVELOPMENT AGENCY			
CITY OF	PROVIDENCE, RHODE ISLAND	SHEET:	2 OF 2
DATE:	1971	SCALE:	1" = 100'
DESIGNER:		SCALE:	10



- LEGEND-**
- EXISTING STORM SEWER
  - EXISTING SANITARY SEWER
  - EXISTING COMBINATION STORM AND SANITARY SEWER
  - EXISTING MANHOLE
  - EXISTING CATCH BASIN
  - △ EXISTING CUTTER INLET
  - DIRECTION OF FLOW
  - ∅ SIZE OF PIPE
  - PROJECT BOUNDARY (NOT CENTER OF STREET ARE TO COMPLY WITH UTILITY LINES)
  - NEW ROAD PATTERN
  - UTILITY EASEMENT
  - NEW SANITARY SEWER
  - NEW STORM SEWER
  - NEW MANHOLE
  - NEW CATCH BASIN
  - TO BE ABANDONED

NOTE: EXISTING COMBINATION SEWERS ARE TO REMAIN AS SANITARY WITH ALL EXISTING CATCH BASINS BEING RECONNECTED TO THE NEW STORM SEWER SYSTEM.

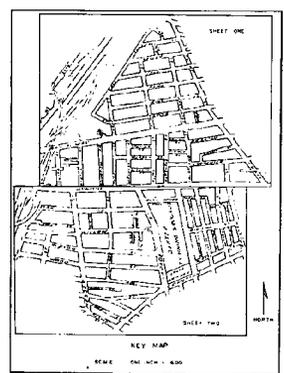
PUBLIC UTILITIES - STORM AND SANITARY SEWERS		SHEET
NEIGHBORHOOD DEVELOPMENT PROGRAM		1 OF 2
PROVIDENCE REDEVELOPMENT AGENCY		(1)
CITY OF PROVIDENCE, RHODE ISLAND		DATE
		SCALE
		12

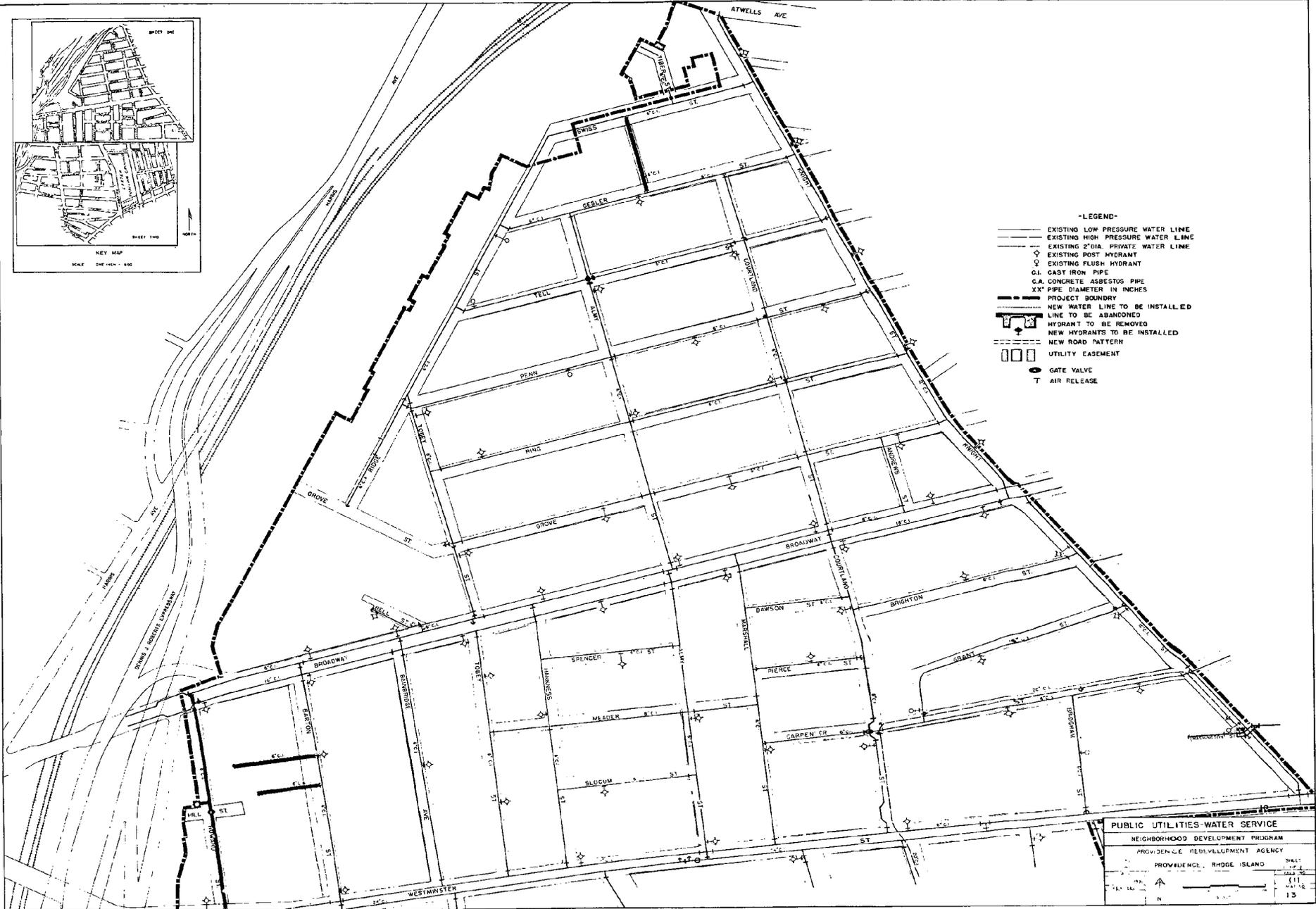
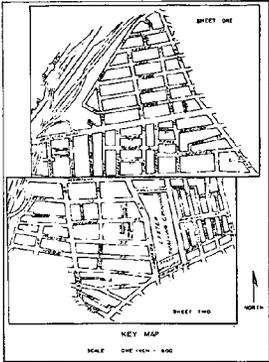


- LEGEND-
- EXISTING STORM SEWER
  - EXISTING SANITARY SEWER
  - - - EXISTING COMBINATION STORM AND SANITARY SEWER
  - EXISTING MANHOLE
  - EXISTING DATCH BASIN
  - ◇ EXISTING CUTTER INLET
  - DIRECTION OF FLOW
  - 12" SIZE OF PIPE
  - PROJECT BOUNDARY (MIN. WIDTH OF STRIP DUE TO CONFLICT WITH UTILITY LINES)
  - - - NEW ROAD PATTERN
  - ▭ UTILITY EASEMENT
  - NEW SANITARY SEWER
  - - - NEW STORM SEWER
  - - - NEW MANHOLE
  - NEW CATCH BASIN
  - TO BE ABANDONED

NOTE: EXISTING COMBINATION SEWERS ARE TO REMAIN AS SANITARY SEWERS WITH ALL EXISTING CATCH BASINS BEING RECONSTRUCTED TO THE NEW STORM SEWER SYSTEM.

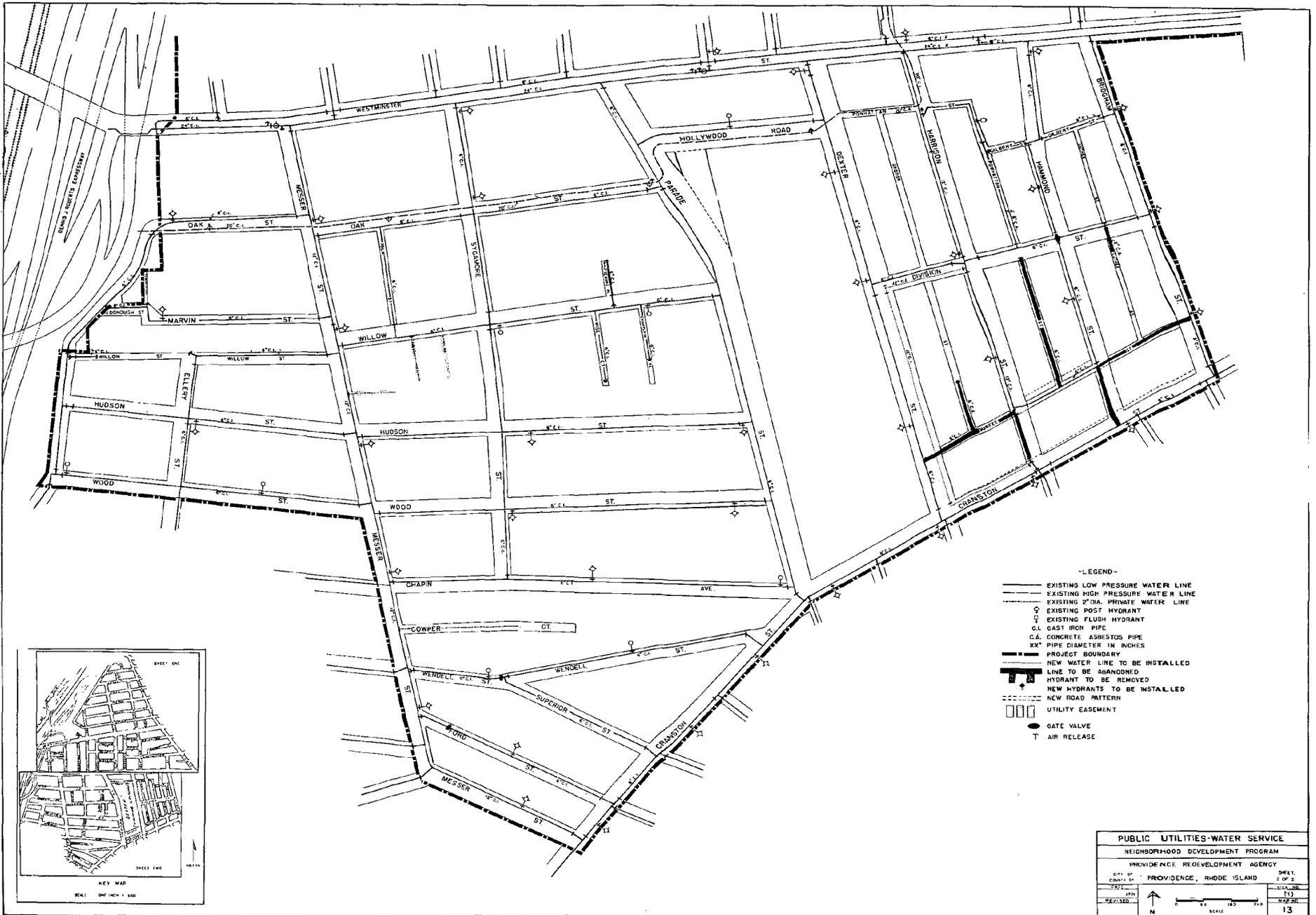
PUBLIC UTILITIES-STORM AND SANITARY SEWERS		SHEET	
NEIGHBORHOOD DEVELOPMENT PROGRAM		4 OF 2	
PROVIDENCE REDEVELOPMENT AGENCY		DATE: 1972	
PROVIDENCE, RHODE ISLAND		SCALE: 1" = 40'	
1972 SHEW-DELL		12	





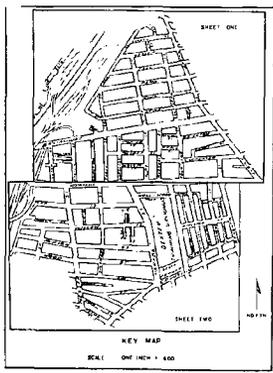
- LEGEND-**
- EXISTING LOW PRESSURE WATER LINE
  - EXISTING HIGH PRESSURE WATER LINE
  - EXISTING 2" DIA. PRIVATE WATER LINE
  - ◇ EXISTING POST HYDRANT
  - EXISTING FLUSH HYDRANT
  - C.I. CAST IRON PIPE
  - C.A. CONCRETE ASBESTOS PIPE
  - XX" PIPE DIAMETER IN INCHES
  - - - PROJECT BOUNDARY
  - NEW WATER LINE TO BE INSTALLED
  - - - LINE TO BE ABANDONED
  - ◇ HYDRANT TO BE REMOVED
  - ◇ NEW HYDRANTS TO BE INSTALLED
  - - - NEW ROAD PATTERN
  - UTILITY EASEMENT
  - GATE VALVE
  - T AIR RELEASE

PUBLIC UTILITIES-WATER SERVICE  
 NEIGHBORHOOD REDEVELOPMENT PROGRAM  
 PROVIDENCE, RHODE ISLAND  
 SHEET NO. 13



- LEGEND-
- EXISTING LOW PRESSURE WATER LINE
  - EXISTING HIGH PRESSURE WATER LINE
  - - - EXISTING 2" DIA. PRIVATE WATER LINE
  - ⊕ EXISTING POST HYDRANT
  - ⊕ EXISTING FLUSH HYDRANT
  - ⊕ G.I. GAST IRON PIPE
  - C.A. CONCRETE ASBESTOS PIPE
  - "X" PIPE DIAMETER IN INCHES
  - PROJECT BOUNDARY
  - NEW WATER LINE TO BE INSTALLED
  - - - LINE TO BE ABANDONED
  - ⊕ HYDRANT TO BE REMOVED
  - ⊕ NEW HYDRANTS TO BE INSTALLED
  - - - NEW ROAD PATTERN
  - ▭ UTILITY EASEMENT
  - GATE VALVE
  - T AIR RELEASE

PUBLIC UTILITIES-WATER SERVICE			
NEIGHBORHOOD DEVELOPMENT PROGRAM			
PROVIDENCE REDEVELOPMENT AGENCY			
CITY OF	PROVIDENCE, RHODE ISLAND	SHEET	2 OF 2
DATE	1979	NO.	13
REVISION			



SCALE 1" = 400'

