

MINUTES
CITY PLAN COMMISSION MEETING
DECEMBER 9, 1965 2:15 P.M.

A meeting of the City Plan Commission was held in the City Plan Commission Conference Room on Thursday, December 9, 1965, Chairman Edward Winsor presiding. The following Commission and staff members were present:

Mr. Edward Winsor, Chairman
Mr. Harry Pinkerson, Vice Chairman
Mr. Raymond J. Nottage, Secretary
Mr. Robert J. Haxton
Mr. Louis A. Mascia
Mr. John F. Cicilline, Administrative Assistant
to Mayor Doorley

Mr. Joseph C. Keegan, Finance Director

Mr. Frank H. Malley, Director
Mr. Bryan A. Bailey, Acting Deputy Director
Mr. William F. Lombardo, Associate Planner
Mr. Peter S. Goldstein, Planning Aide
Mrs. Mary M. Hannan, Secretary

Mr. Richmond Carpenter, Journal Reporter

The minutes of the meeting held on November 12, 1965 were approved as distributed.

CAPITAL IMPROVEMENT PROGRAM

The Chairman suggested that since Mr. Keegan had another meeting to attend that the Capital Improvement Program be reviewed first.

The Director stated that the Capital Improvement Program was prepared by William F. Lombardo under Bryan Bailey's direction. He then turned the meeting over to Mr. Bailey to explain the Program.

Mr. Bailey stated that this year the Capital Improvement Programs format is a transition from the Programs of the past to those in the future. Under the new procedures it is possible to geographically locate expenditures on capital programs both for the past and the future. By geographically locating capital expenditures the Research and Analysis staff was able to spot a non-cash credit from the Lippitt Hill School which will generate a \$2.1 million Federal cash outlay for the Mount Hope Project. These same procedures also brought to light a non-cash credit from the James L. Hanley complex. Under past procedures it was impossible to locate geographically the expenditures. Also under past procedures it was impossible to determine the actual cost of a public facility and/or its cost to the City. In some cases it would represent the total cost and in others it would represent only the City's cost. Under the revised procedures, this ambiguity has been removed. In addition, the total cost is broken down to indicate major sources of funds (Federal, State, City). Expenditures throughout the report were broken down along the lines of existing and recently approved Federal and State Projects which includes the estimated costs to Federal, State and local funds. The local funds are broken down to show current revenue, bond authority,

water depreciation, or extension fund.

Mr. Bailey then pointed out and explained charts which showed, (1) Sources of Funds, (2) Comparison of Capital Improvement Programs, 1964-1970 - 1965-1971, and (3) Projected Total Federal Assistance by Departments. The total Capital Improvement Program for 1965-1971 is \$100,614,260, (the City's share \$54,166,889), and the total budget for 1965-1966 is \$15,746,899.

Mr. Keegan added that his Department is mainly concerned with the Debt Service and after making a thorough study of it, it was learned that under this new Program the Debt Service is less than last year's.

After a brief discussion of the Program,

Upon motion of Mr. Haxton seconded by Mr. Nottage

The Commission

VOTED: To adopt the Capital Improvement Program for submission to City Council.

REFERRALS

Referral No. 1432 - ZONING CHANGE ON PITMAN STREET, EAST GEORGE STREET, AND BUTLER AVENUE

The Director stated that since the last meeting he had received from the Committee on Ordinances a communication requesting that the City Plan Commission contact the petitioner, or his attorney, to determine what the petitioner plans to do in regard to the above proposed zoning change. The Director also said that he received a proposed sketch for the widening of Pitman Street, and in turn gave it to the Traffic Engineer to study. The Traffic Engineer submitted it back to this Department in map form and with the following memorandum:

"December 7, 1965

TO: Mr. Frank Malley, Director, City Plan Commission

FROM: Mr. John Logan, Traffic Engineer

SUBJECT: Rezoning Petition of Ernest Young at Pitman Street, East George Street and Butler Avenue

In checking out the possibilities for traffic flow in the general area of Pitman Street, a preliminary plan was acquired from C. A. Maguire (plan dated 12/1/65). This plan indicates temporary endings of the new bridge main line at South Angell Street and Pitman Street, and a direct connection eastbound from Waterman Street. A future connection is shown, giving continuity to a "River Drive" from Pitman Street north.

Angelo Marcello has evidently stated to you that the bridge roadway will not be terminated on Pitman Street. All westbound traffic from the bridge would then exit to South Angell Street, or with the

completion of River Drive, continue to George M. Cohan Boulevard. In other case, traffic on Pitman Street would become locally oriented, instead of through oriented.

In regard to the use of the land proposed to be rezoned C-2 bounded by Butler Avenue, Pitman Street, and Wayland Avenue for First National Store parking, it is felt that more exits are necessary for a lot of this size. I would therefore recommend that East George Street be improved in conjunction with any zoning change to provide access to Gano Street. The widening of Pitman Street by 22 feet seems excessive, and it is felt a more conservative treatment would provide satisfactory ingress and egress on Pitman Street.

Consideration must be given to the posting of a uniformed policeman at the Pitman Street approaches; and some ultimate control, such as a traffic signal installed at the Butler Avenue and Pitman Street intersection.

Since the problem has been created by the erection and enlargement of the existing commercial activity, it seems only fitting that expenses for such necessary traffic controls also be defrayed by the petitioners."

After a general discussion

Upon motion of Mr. Haxton seconded by Mr. Mascia

The Commission

VOTED: To offer no objection to the granting of this petition.

Mr. Pinkerson wished to be recorded as not voting.

The Chairman stated that if he were called upon to vote, he would have voted "nay".

Referral No. 1492 - ZONING CHANGE AT PITMAN STREET, BUTLER AVENUE, EAST GEORGE STREET AND GANO STREET

Upon motion of Mr. Haxton seconded by Mr. Pinkerson

The Commission

VOTED: To recommend that this petition be denied except for that portion previously occupied by the Athletic Field.

Referral No. 1502 - TO ABANDON AS A PUBLIC HIGHWAY THAT CERTAIN PRIVATE GANGWAY EXTENDING FROM WESTMINSTER STREET TO KENNEDY PLAZA AND LYING BETWEEN THE HOWARD AND PHOENIX BUILDINGS

This referral, from the Committee on Public Works, is a request for the City of Providence to abandon any claims it might have to the street running between Kennedy Plaza and Westminster Street, between the Howard Building and the Phoenix Building for the purpose of building a replacement of the Phoenix Building.

Since this property has always been regarded as private,

Upon motion of Mr. Pinkerson seconded by Mr. Mascia

The Commission

VOTED: To offer no objection to the granting of this petition.

Referral No. 1503 - ZONING CHANGE ON THE NORTHERLY SIDE OF THURBERS AVENUE

This referral, from the Committee on Ordinances, is a request to change Lot 293 on Tax Assessor's Plat 54 from a C-1 Limited Commercial Zone to an M-1 General Industrial Zone. The property in question contains 4,468 square feet of land and is situated on the northerly side of Thurbers Avenue, between Rachel and Eddy Streets.

On an inspection and photographic survey it was determined that the property in question contains a 1½-story frame structure used as a coffee processing plant, and a 4-stall masonry garage.

According to the Master Plan, Thurbers Avenue, including the property in question, is proposed for a C-1 Limited Commercial Zone. The granting of this petition would create a clear case of spot zoning, and until such time as the Master Plan for this area is adopted, it is strongly recommended that no zoning changes, contrary to these proposals, be made. Therefore,

Upon motion of Mr. Cicilline seconded by Mr. Pinkerson

The Commission

VOTED: To recommend that this petition be denied.

Referral No. 1504 - ZONING CHANGE AT 92 DEAN STREET

This referral, from the Committee on Ordinances, is a request to change Lot 31 on Tax Assessor's Plat 26 from an M-1 Zone and an R-4 Zone to an entirely M-1 Zone. The property in question contains 3,171 square feet of land and is situated on the northeasterly side of Dean Street, between Cedar and Spruce Streets.

On an inspection and photographic survey it was determined that the property in question contains a 3-story frame structure used as a two-family dwelling unit with a vacant store on the first floor.

According to the Master Plan, this area is proposed as a C-1 Commercial Zone. The State Public Works Department proposes to widen this portion of Dean Street and will effect this site. If this petition were granted, a small portion of the adjoining lot would be left as R-4 Residential, completely surrounded by land zoned as M-1 Industrial. Until such time as the Master Plan for this area is adopted, no changes contrary to its proposals should be made. Therefore,

Upon motion of Mr. Pinkerson seconded by Mr. Haxton

The Commission

VOTED: To recommend that this petition be denied.

Referral No. 1505 - LEASE OF LAND ON TERMINAL ROAD

This referral, from the Committee on City Property, is a request to lease a portion of Lot 7 as set out and delineated on City Assessor's Plat 56; said lot being situated on the northerly side of Terminal Road in the Fields Point area, and containing approximately 180,000 square feet of land.

On an inspection and photographic survey it was determined that the property in question is partly vacant with the remaining portion containing a one-story, 5-stall brick garage and a number of oil storage tanks.

The Master Plan proposes industrial use of this area.

Since this area would benefit by any industrial development,

Upon motion of Mr. Mascia seconded by Mr. Haxton

The Commission

VOTED: To offer no objection to the granting of this petition provided that the usual release clause is enclosed.

Referral No. 1509 - REQUEST TO PURCHASE LAND KNOWN AS THE ROBIN BROOK SEWER

This referral, from the Committee on City Property, is a request to purchase from the City of Providence Lot 576 as set out and delineated on Tax Assessor's Plat 97, said lot being situated between Leo and Shepard Avenues and containing 12,303 square feet of land. This property is commonly known as part of the Robin Brook Sewer.

Upon motion of Mr. Pinkerson seconded by Mr. Haxton

The Commission

VOTED: To table this petition for further information and study.

Referral No. 1512 - ZONING CHANGE AT 30 CHAFFEE STREET

This referral, from the Committee on Ordinances, is a request to change those portions of Lot 538, as set out and delineated on City Assessor's Plat 62, presently zoned R-4 Multiple Dwelling and C-2 General Commercial, to an M-1 General Industrial Zone, the subject lot is designated as 30 Chaffee Street and contains 4,172 square feet of land.

The Master Plan proposes Medium Density Residential for this area.

On an inspection and photographic survey it was determined that the property in question contains a one-story masonry structure used as

a laundry and dry cleaning plant, with a stick-out neon sign attached to the building, and is a nonconforming use. It is located on a one-way street, and adjacent to St. Adelberts Parochial Elementary School.

Reference is made to Zoning Board Referral #2270, dated August 20, 1965. At that time a request was made for permission to use this property in question as an electroplating plant. The City Plan Commission recommended denial and the Zoning Board upheld this recommendation.

Due to the existence of a few commercial establishments in this area, and the elementary school, combined with the residential density and narrowness of this one-way street, the area is far too congested at present. By opening the area further with an industrial use, matters could only be worsened, and it would create a case of spot zoning. Therefore,

Upon motion of Mr. Mascia seconded by Mr. Pinkerson

The Commission

VOTED: To recommend that this petition be denied.

Referral No. 1514 - ZONING CHANGE AT HUNTINGTON, HOMESTEAD AND CALHOUN AVENUES

This referral, from the Committee on Ordinances, is a request to amend the Zoning Map which is part of the Zoning Ordinance by changing from an R-3 General Residence Zone to a C-4 Heavy Commercial Zone Lots 287, 288 and 290 as set out and delineated on City Assessor's Plat 43; said lots being situated at Huntington, Homestead and Calhoun Avenues.

The Master Plan proposes medium density residential for this area, and the Community Renewal Program proposes rehabilitation of the existing residential structures.

Reference is made to Referral No. 1442, from the Committee on Ordinances, dated July 9, 1965 at which time a request was made for the changing of this property to an M-1 General Industrial Zone. The City Plan Commission recommended denial and the Committee on Ordinances upheld the recommendation.

On an inspection and photographic survey it was determined that the property in question contains a vacant gasoline station and parked cars. In the surrounding neighborhood are residences in poor condition.

The granting of this petition would create a clear case of spot zoning, and would be contrary to the proposals of the Master Plan, and would limit any action that the Community Renewal Program might take.

Therefore,

Upon motion of Mr. Pinkerson seconded by Mr. Nottage

The Commission

VOTED: To recommend that this petition be denied.

Mr. Haxton wished to be recorded as not voting.

Mr. Mascia wished to be recorded as opposing the vote.

Referral No. 1515 - ZONING CHANGE ALONG THE SOUTHERLY SIDE OF BURNS STREET

This referral, from the Committee on Ordinances, is a request to change from an R-3 General Residence Zone to an R-4 Multiple Dwelling Zone Lot 10 as set out and delineated on City Assessor's Plat 79; said lot being situated along the southerly side of Burns Street, and containing 16,971 square feet of land.

The Master Plan proposes low density residential for this area.

On an inspection and photographic survey it was detemined that the property in question is undeveloped. The surrounding properties, while in an R-3 Zone, are predominantly one-family homes and very well maintained.

The present R-3 Zoning gives more than enough leeway fro the exist- ing nature of the neighborhood; any lowering of this standard would be a serious detriment to it, and would create a clear case of spot zoning. Therefore,

Upon motion of Mr. Nottage seconded by Mr. Pinkerson

The Commission

VOTED: To recommend that this petition be denied.

Upon motion of Mr. Pinkerson seconded by Mr. Mascia

The Commission

VOTED: To ratify the action of the Director regarding the following referrals from the Committee on Urban Redevelopment, Renewal and Planning:

Referral No. CBD-218 - APPLICATION FOR PERMIT FOR EXTERIOR ALTERA- TIONS WHICH CONSISTS OF REPOINTING BRICK, NEW ENGLAND TELEPHONE COMPANY, 234 WASHINGTON STREET.

No objection is offered to the execution of plans submitted by the New England Telephone Company, 234 Washington Street, for a permit for exterior alterations which consists of repointing brick.

Referral No. CBD-219 - APPLICATION FOR PERMIT FOR INTERIOR AND EXTER- IOR ALTERATIONS, LERNER SHOPS, 212 WESTMINSTER STREET

No objection is offered to the execution of plans submitted by the

Lerner Shops, 212 Westminster Street, for a permit for interior and exterior alterations. The exterior alterations consists of replacing the store front.

LETTER IN RE MASHAPAUG POND

The Director stated that he had received a letter from the Redevelopment Agency which pertained to the westerly part of Mashapaug Pond and which indicated that it could be sold as part of contiguous industrial land, or can be sold to the City of Providence for one (\$1.00) dollar.

In view of the fact that Mr. McGarry, Director of Public Works, has this matter under study, no action was taken today.

EAST SIDE RENEWAL PROJECT REDEVELOPMENT PLAN

The Director informed the Commission that everything is arranged for a joint meeting with the Redevelopment Agency on December 23, 1965 to discuss the East Side Renewal Project Redevelopment Plan. It was the sense of the meeting that both Agencies meet in the conference room at the Howard Building and then return to City Hall for the annual Christmas party.

RESOLUTION FOR ADDITIONAL FUNDS FOR THE ZONING STUDY

Upon motion of Mr. Pinkerson seconded by Mr. Cicilline

The Commission

VOTED: To authorize the City Plan Director to submit an application to the Housing and Home Finance Administration for an Urban Planning Grant under Section 701 of the Housing Act of 1954, as amended, for the effective completion of a study to evaluate, establish criteria, and draw up a proposal for a new Zoning Ordinance as a basic requirement for the effective implementation of the City's revised Master Plan, which study is now in progress and is designated as Urban Planning Project No. R. I. P-17.

The meeting adjourned at 4:15 P.M.

Raymond D. Hage
SECRETARY (MHA)

**IN CITY
COUNCIL**

MAR 2 - 1959

FIRST READING
REFERRED TO COMMITTEE ON URBAN REDEVELOPMENT
RENEWAL & PLANNING

.....
Vincent Vespa, CLERK

1966 CAC Schedule

- January--February : Organizational meetings of new subcommittees; continued orientation of members of all committees.
- February--March : Initiate comprehensive review of local minimum housing code and its administration.
- March--April : Initiate study of the City's plan for the coordination and effective operation of the various social agencies in dealing with people in redevelopment areas.
- Initiate study of needs of the central business district.
- April--May : Initiate study of what finances have been available, are currently available, and should be made available to carry on the most pressing and desirable renewal activities.
- June : Presentation to Mayor Doorley of Reports.

IN CITY
COUNCIL

MAR 1-1968

FIRST READING
REFERRED TO COMMITTEE ON URBAN REDEVELOPMENT
RENEWAL & PLANNING

.....
Vicent Vospia, CLERK

URBAN RENEWAL SEMINAR AGENDA

November 10, 1965

- 1) Introduction by Mayor Doorley
- 2) Local and Federal Procedures in the Development of a Renewal Project
 - a) Initiation of Project
 - b) Survey & Planning Activities
 - c) Project Execution
- 3) "Thumb-nail" sketch of projects: Lippitt Hill, Mashapaug Pond, West River, Central-Classical, Weybosset Hill, East Side, Railroad Relocation, Mount Hope. Sketch of each project to include:
 - a) Plan Proposals
 - b) Stage of Development
 - c) Projected Activities
- 4) Code Enforcement Program and Projects
 - a) Minimum Standards Housing Division Operations
 - b) Federal Code Enforcement Project Legislation
 - c) Proposed Code Enforcement Projects
- 5) Relocation Program
 - a) Past Experience
 - b) Local Pilot Endeavors
 - c) Problems and Potential (OEO-URA)
- 6) General Neighborhood Renewal Plan
 - a) Purpose of GNRP
 - b) Proposed GNRP area
 - c) Contents of GNRP
 - d) Proposed First Project

VII: TT

URBAN RENEWAL SEMINAR

PRA STAFF PARTICIPANTS

Robert C. Smith	-	Urban Renewal Procedures
Vincent Pallozzi	-	Railroad
Melvin L. Feldman	-	GNRP
Stanley Bernstein	-	East Side, Mashapaug Pond
Sidney Kramer	-	Lippitt Hill, Weybosset Hill
Michael Kopeski	-	Central-Classical, West River
John R. Kellam	-	Mount Hope, West Broadway
John Fawcett	-	Resource
Nathan Bell	-	Code Enforcement

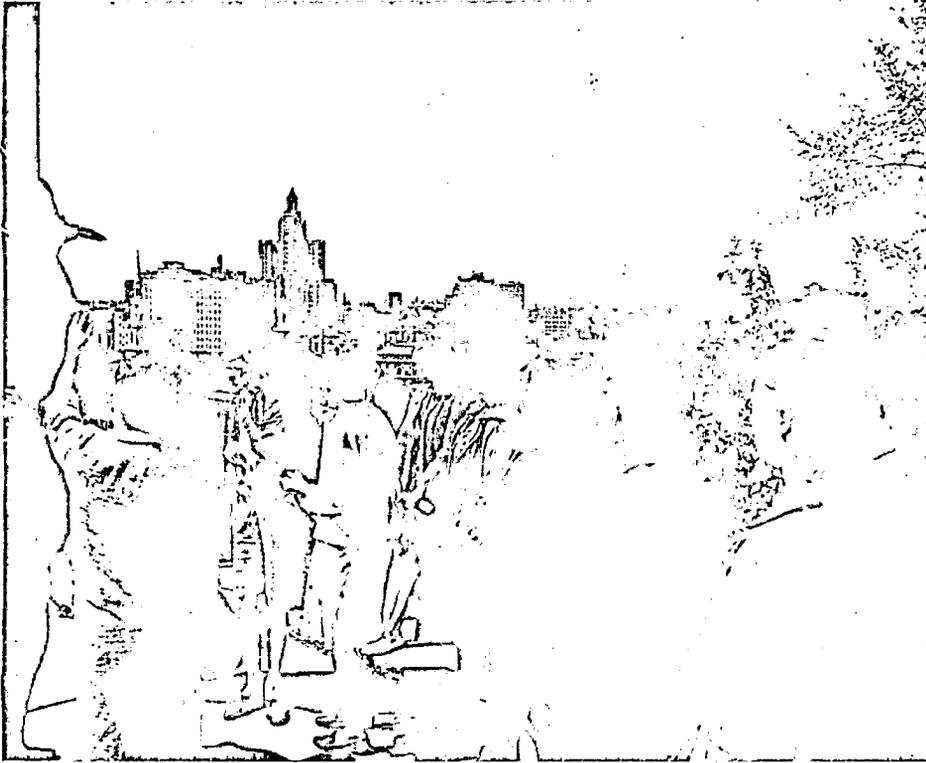
IN CITY COUNCIL

MAY 17 1966

FIRST READING
REFERRED TO COMMITTEE ON URBAN REDEVELOPMENT
RENEWAL & PLANNING

.....
Vincent Vespina, CLERK

Photo: Providence Journal-Bulletin



A field trip—one of two scheduled as part of a two-week civics "unit" on urban renewal—brings students of Roger Williams Junior High School to downtown Providence to have a look for themselves at what's wrong with their city and what's being done about it. The civics "units" on urban renewal are now a part of the regular curriculum in all eight of Providence's junior high schools. Begun in 1964, they are on the assignment lists for the fall term beginning in September. (Further discussion of the Providence program appears on page 293.)

LEARNING ABOUT RENEWAL is part of public school, college curricula

In a variety of ways, the facts of life—as far as urban renewal is concerned—are becoming an increasingly important part of formal educational programs in public schools and in some colleges throughout the country. While many universities, as JOURNAL reports over the years indicate, are gearing up their curricula to turn out educated professionals, equipped to carry out and improve on community rebuilding programs, public schools in some areas are taking cognizance of the fact that urban renewal is likely to be an increasingly important aspect of the world in which most of their students will live as private citizens. To prepare them for their future as citizen participants in local renewal

programs, school boards, in cooperation with local renewal agencies or renewal-oriented citizen groups, are tinkering with a variety of ways in which the complexities of urban renewal can be taught and grasped. As the local examples that follow indicate, involving students in the urban renewal process is still in the experimental stage: in some localities, formal instruction is now included in civics classes for high school and junior high school age persons; when the locality seeks to teach and inform younger children, the process is frequently carried out via special projects and assignments that dramatize aspects of the program; in the college whose renewal involvement is reported below, stu-

dents become involved in the ongoing renewal program of the city and are actually serving in a voluntary "assistance" capacity to the renewal agency.

Whatever the involvement, the programs seem to point to educators' increasing acceptance of the fact that urban renewal is a vital and ongoing part of the national and local scenes and that the well-rounded and well-informed citizen of tomorrow needs and will have use for basic instruction in its process, aims, and potential achievements.

How some educators, in cooperation with lpa's, have met this challenge is recorded, beginning on the following page.

LEARNING

ABOUT

RENEWAL . . .

IN PROVIDENCE, a curriculum plan for a two-week study of urban renewal in junior high school civics classes was drawn up James G. Dolan, a social science teacher at the city's Nathan Bishop Junior High School, in cooperation with representatives of the city's redevelopment agency, minimum housing standards division, family and business relocation service, preservation society, and education department. Talking about the presentation of urban renewal in junior high schools began back in 1961; the program wasn't ready to be launched until the 1964-65 school term, by which time Providence had worked up a probing analysis of its own local renewal program, against a backdrop of national and state legislation and circumstances that make it possible. A variety of teaching techniques have been incorporated into the study schedule and, by the use of tape-recorded lectures and slide sets, junior high school teachers throughout the city can have experts "on hand" without involving the experts themselves in a continuous lecture circuit. Popular local radio announcers volunteered their time and services to record scripts drawn up by the professionals. The schools bought slide projectors for classroom use for this specific project. Three sets each of tapes and slides make the rounds, giving guaranteed full coverage—and consistent presentations—in all eight local junior high schools. Two field trips are included in the lesson schedule; one to urban renewal sites, one to historic sites—which play an important role in the Providence renewal program (in the picture, students are shown "field-tripping" past the Old State House, located in the city's East Side renewal area, in which Providence's pioneering work combining urban renewal and historic preservation is

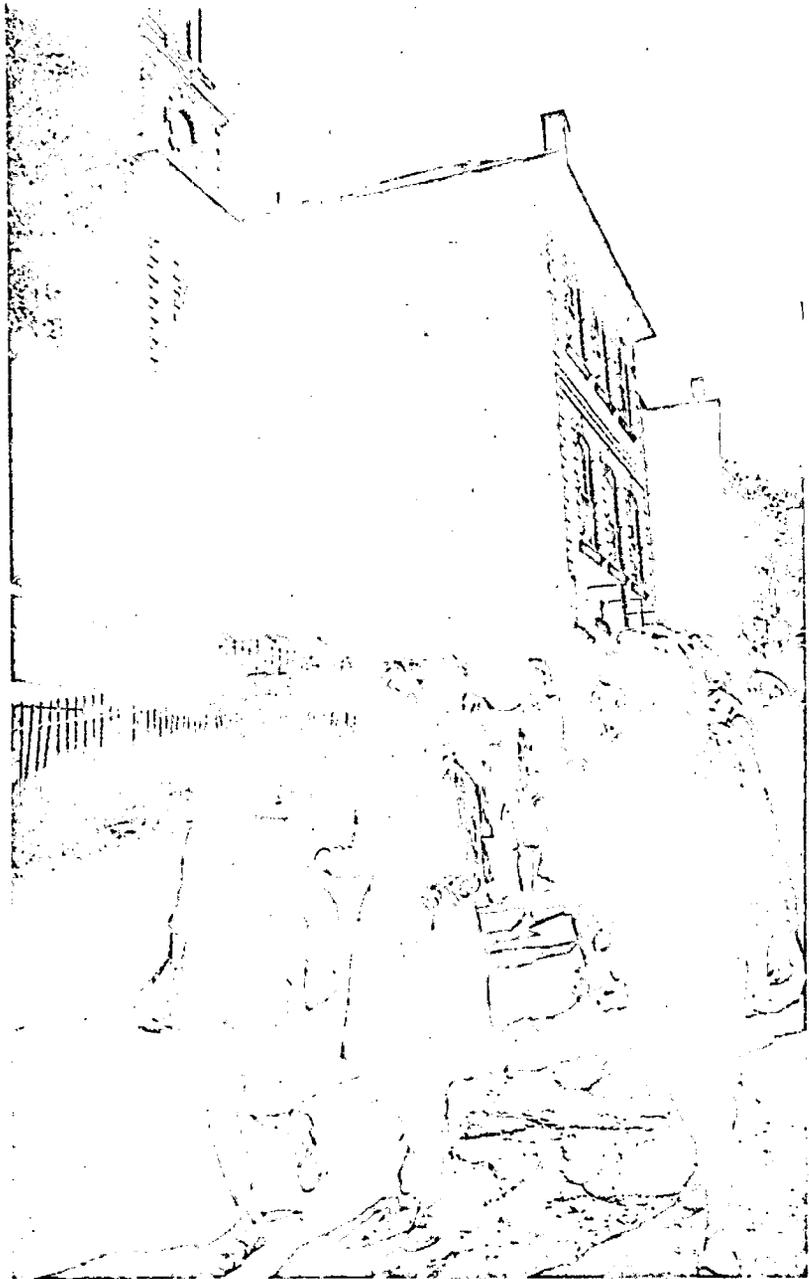


Photo: Providence Journal-Bulletin

being carried out—see 1962 No. 6 JOURNAL, page 298.

By the end of the urban renewal sessions, students are expected to have a pretty firm knowledge of the renewal process in their city. The tenth session is given over to review and evaluation aimed at assuring that the students understand what it is, the need for it, its legal aspects, relocation, purposes of code enforcement, preservation goals and purposes, and the advantages and

results of a successful urban renewal program in Providence.

Evaluations by teachers, following final exams—the results of which were reported to be good—are that the renewal unit is both useful and important. Said one teacher: "The introduction into the course of study of urban renewal has been a welcome and needed addition. A program such as this has been needed since the beginning of urban renewal in Providence."

IN CITY COUNCIL

APR 12 - 1965

FIRST READING
REFERRED TO COMMITTEE ON URBAN REDEVELOPMENT
RENEWAL & PLANNING

Therese Vesper, CLERK

Results of Surveys Conducted by the Fox
Point Neighborhood Association in
September and October of 1964

The results presented below are in four columns:
A, B, C and D. These columns present the following:

A. A survey was conducted by interviewers in the building containing every twenty-second dwelling unit throughout the Fox Point project area. There are approximately 2,200 dwelling units in the project area, and this system was therefore designed to produce a total sample of 100 interviews selected completely impartially. Where an interview could not be obtained in the building containing the twenty-second unit, an interview was obtained, wherever possible, in the building containing the unit midway between that interview and the next interview. A total of 80 interviews out of the projected 100 were obtained.

B. All persons present at a general meeting of the Fox Point Neighborhood Association, held on the evening of September 22, 1964, in the auditorium of the Fox Point Elementary School, were given an opportunity to fill out one of the survey questionnaires. Of the questionnaires filled out by those persons present, 94 were completely filled out, or nearly so, and the results of these questionnaires are reported in Column B.

C. At the meeting of the Association, held on September 22, another 58 questionnaires were obtained which were approximately one-half completed. The results of these questionnaires are presented in Column C.

D. Columns B and C are combined in Column D to give combined totals for all questionnaires obtained at the meeting.

1. Question one was a space for a serial number and is not useful in this tabulation.
2. Number of families in structure:

	<u>A</u>		<u>B</u>		<u>C</u>		<u>D</u>	
	No.	%	No.	%	No.	%	No.	%
1 family	10	13%	24	26%	3	5%	27	18%
2 families	28	35%	32	34%	20	34%	52	33%
3 "	29	36%	28	30%	20	34%	48	32%
4 "	6	8%	1	1%	5	9%	6	4%
5 "	2	2%	1	1%	0	0	1	1%
6 "	3	4%	2	2%	5	9%	7	4%
7 "	2	2%	1	1%	0	0	1	1%
8 "	0	0	0	0	1	2%	1	1%
Not ascertained	0	0	5	5%	4	7%	9	6%
Total	80	100%	94	100%	58	100%	152	100%

3. Question 3 was a space for an address and is not useful here.
4. Question 4 asked for the relationship of the person being interviewed, or filling out the questionnaire, to the other people in his household and is not useful here.

5. How long have you lived in Fox Point?

	<u>A</u>		<u>B</u>		<u>C</u>		<u>D</u>	
	No.	%	No.	%	No.	%	No.	%
Less than 1 year	5	6%	4	4%	1	2%	5	3%
1 - 4 years	10	13%	14	15%	0	0	14	9%
5 - 9 "	5	6%	7	8%	4	7%	11	7%
10 -19 "	10	12%	6	6%	3	5%	9	6%
20 -29 "	7	9%	16	17%	10	17%	26	17%
30 -39 "	18	22%	22	23%	14	24%	36	24%
40 -49 "	11	14%	16	17%	11	19%	27	18%
50 or more years	11	14%	8	9%	12	21%	20	13%
Not ascertained	3	4%	1	1%	3	5%	4	3%
Totals	80	100%	94	100%	58	100%	152	100%

6. How long have you lived at this address?

	<u>A</u>		<u>B</u>		<u>C</u>		<u>D</u>	
	No.	%	No.	%	No.	%	No.	%
Less than 1 year	15	19%	5	5%	3	5%	8	5%
1 - 4 years	16	20%	25	26%	12	21%	37	24%
5 - 9 "	10	13%	11	12%	10	17%	21	14%
10 -14 "	10	12%	12	13%	6	10%	18	12%
15 -19 "	4	5%	5	5%	7	12%	12	8%
20 -29 "	12	15%	13	14%	4	7%	17	11%
30 -39 "	4	5%	14	15%	8	14%	22	15%
40 or more	8	10%	8	9%	4	7%	12	8%
Not ascertained	1	1%	1	1%	4	7%	5	3%
Totals	80	100%	94	100%	58	100%	152	100%

7. Do you own or rent your own home?

	<u>A</u>		<u>B</u>		<u>C</u>		<u>D</u>	
	No.	%	No.	%	No.	%	No.	%
Own	20	25%	50	53%	25	43%	75	49%
Rent	60	75%	41	44%	27	47%	68	45%
Other	0	0	1	1%	0	0	1	1%
Not ascertained	0	0	2	2%	6	10%	8	5%
Totals	80	100%	94	100%	58	100%	152	100%

8. Do you have a car?

	<u>A</u>		<u>B</u>		<u>C</u>		<u>D</u>	
	No.	%	No.	%	No.	%	No.	%
Yes	56	70%	73	78%	28	49%	101	66%
No	24	30%	19	20%	24	41%	43	28%
Other	0	0	1	1%	0	0	1	1%
Not ascertained	0	0	1	1%	6	10%	7	5%
Totals	80	100%	94	100%	58	100%	152	100%

9. Where do you park your car?

	A		B		C		D	
	No.	%	No.	%	No.	%	No.	%
On property where live	30	38%	50	53%	16	28%	66	43%
Other property same area	25	31%	23	25%	10	17%	33	22%
Answered No to question 8	24	30%	19	20%	24	41%	43	28%
Not ascertained	1	1%	2	2%	8	14%	10	7%
Totals	80	100%	94	100%	58	100%	152	100%

10A. Where do you go for groceries?

	A		B		C		D	
	No.	%	No.	%	No.	%	No.	%
In Fox Point	27	34%	54	58%	35	61%	89	59%
Out of Fox Point	52	65%	38	40%	17	29%	35	36%
Other	1	1%	0	0	0	0	0	0
Not ascertained			2	2%	6	10%	8	5%
Totals	80	100%	94	100%	58	100%	152	100%

10B. Where do you go for laundry?

	A		B		C		D	
	No.	%	No.	%	No.	%	No.	%
In Fox Point	31	39%	50	53%	27	47%	77	50%
Out of Fox Point	11	14%	12	13%	11	2%	13	9%
At home	38	47%	26	28%	13	22%	39	26%
Not ascertained	0	0	6	6%	17	29%	23	15%
Totals	80	100%	94	100%	58	100%	152	100%

10C. Where do you go for cleaning?

	A		B		C		D	
	No.	%	No.	%	No.	%	No.	%
In Fox Point	62	78%	72	77%	37	64%	109	72%
Out of Fox Point	17	21%	17	18%	2	3%	19	12%
Not ascertained	1	1%	5	5%	19	33%	24	16%
Totals	80	100%	94	100%	58	100%	152	100%

10D. Where do you go for prescriptions?

	A		B		C		D	
	No.	%	No.	%	No.	%	No.	%
In Fox Point	53	66%	60	64%	44	76%	104	69%
Out of Fox Point	24	30%	28	30%	3	5%	31	20%
In and Out of Fox Pt.	0	0	5	5%	0	0	5	3%
Don't know	1	1%	0	0	0	0	0	0
Not ascertained	2	2%	1	1%	11	19%	12	8%
Totals	80	100%	94	100%	58	100%	152	100%

11A. If you go out of Fox Point for groceries, laundry, dry cleaning or prescriptions, do you ever use your neighborhood stores?

	<u>A</u>		<u>B</u>		<u>C</u>		<u>D</u>	
	No.	%	No.	%	No.	%	No.	%
Yes	57	71%	44	47%	17	29%	61	40%
No	1	1%	11	12%	1	2%	12	8%
Stay in Fox Point or Not ascertained	<u>22</u>	<u>28%</u>	<u>39</u>	<u>41%</u>	<u>40</u>	<u>69%</u>	<u>79</u>	<u>52%</u>
Totals	80	100%	94	100%	58	100%	152	100%

11B. How often?

	<u>A</u>		<u>B</u>		<u>C</u>		<u>D</u>	
	No.	%	No.	%	No.	%	No.	%
Often	21	26%	23	25%	6	10%	29	19%
Occasionally	34	43%	21	22%	10	17%	31	20%
Answered No to 11A	0	0	11	12%	1	2%	12	8%
Other	1	1						
Stay in Fox Point or not ascertained	<u>24</u>	<u>30%</u>	<u>39</u>	<u>41%</u>	<u>41</u>	<u>71%</u>	<u>80</u>	<u>53%</u>
Totals	80	100%	94	100%	58	100%	152	100%

12. Is there anything you would like to see the Urban Renewal Program do that would help your neighborhood?

	<u>A</u>		<u>B</u>		<u>C</u>		<u>D</u>	
	No.	%	No.	%	No.	%	No.	%
More parking space	3	4%	5	5%	0	0	5	3%
Remove old or blighted buildings	2	3%	5	5%	0	0	5	3%
Improve or restore property	21	26%	20	22%	3	5%	23	15%
Recreation or Boy's Club	4	5%	23	25%	5	9%	28	18%
Remove Bars	0	0	2	2%	5	9%	7	5%
Remove Industry	0	0	3	3%	0	0	3	2%
Improvement of specific places	5	6%	0	0	0	0	0	0
Don't know	14	17%	3	3%	0	0	3	2%
Other or nothing	29	36%	19	20%	5	9%	24	16%
Not ascertained	<u>2</u>	<u>3%</u>	<u>14</u>	<u>15%</u>	<u>40</u>	<u>68%</u>	<u>54</u>	<u>36%</u>
Totals	80	100%	94	100%	58	100%	152	100%

13A. Do you think your neighborhood would be helped or hurt by the removal of neighborhood stores?

	<u>A</u>		<u>B</u>		<u>C</u>		<u>D</u>	
	No.	%	No.	%	No.	%	No.	%
Hurt	64	80%	76	81%	35	60%	111	73%
Helped	7	9%	11	12%	2	3%	13	9%
Both hurt and helped	2	3%	3	3%	0	0	3	2%
Other	2	2%	0	0	1	2%	1	1%
Don't know	5	6%	4	4%	1	2%	5	3%
Not ascertained	0	0	0	0	19	33%	19	12%
Totals	80	100%	94	100%	58	100%	152	100%

13B. Why?

	<u>A</u>		<u>B</u>		<u>C</u>		<u>D</u>	
	No.	%	No.	%	No.	%	No.	%
Old people need them	5	6%	6	6%	2	3%	8	5%
Some people do not have cars	10	13%	10	11%	2	3%	12	8%
Convenience	41	52%	33	35%	9	16%	42	28%
Other	17	21%	28	30%	9	16%	37	24%
Don't know	7	8%	0	0	1	2%	1	1%
Not ascertained	0	0	17	18%	35	60%	52	34%
TOTALS	80	100%	94	100%	58	100%	152	100%

14A. What kinds of buildings or land uses do you think should be removed from the neighborhood by Urban Renewal?

	<u>A</u>		<u>B</u>		<u>C</u>		<u>D</u>	
	No.	%	No.	%	No.	%	No.	%
✓ Bars	9	11%	17	18%	4	7%	21	14%
Industry	8	10%	14	15%	1	2%	15	10%
Back yard dwellings	1	1%	1	1%	0	0	1	1%
Dilapidated or deteriorated structures	24	30%	23	24%	5	9%	28	18%
Specific places	6	7%	9	10%	1	2%	10	7%
None	14	18%	5	5%	6	10%	11	7%
Other	6	7%	11	12%	1	2%	12	8%
Don't know	10	13%	1	1%	2	3%	3	2%
Not ascertained	2	3%	13	14%	38	65%	51	33%
Totals	80	100%	94	100%	58	100%	152	100%

14B. What do you feel should replace them?

	<u>A</u>		<u>B</u>		<u>C</u>		<u>D</u>	
	No.	%	No.	%	No.	%	No.	%
Stores	5	6%	12	13%	2	3%	14	9%
Homes or apartments	26	33%	31	33%	0	0	31	20%
Recreational Areas	7	9%	13	14%	0	0	13	9%
Boy's Club	1	1%	3	3%	1	2%	4	3%
Parking space	1	1%	2	2%	0	0	2	1%
Other	6	7%	10	11%	0	0	10	6%
Don't know	18	23%	1	1%	2	3%	3	2%
Not ascertained	16	20%	22	23%	53	92%	175	50%
Totals	80	100%	94	100%	58	100%	152	100%

15A. At the present time the area east of Cano Street along the Seekonk River and the area south of the George M. Cohan Boulevard are not included in the acquisition and development plans for the East Side Renewal Project. Do you feel that they should be included?

	<u>A</u>		<u>B</u>		<u>C</u>		<u>D</u>	
	No.	%	No.	%	No.	%	No.	%
Yes	48	61%	58	62%	7	12%	65	43%
No	10	12%	17	18%	3	5%	20	13%
Yes for one, no for other	2	3%	1	1%	0	0	1	1%
Don't know	16	19%	4	4%	0	0	4	3%
Not ascertained	4	5%	14	15%	48	83%	62	40%
Totals	80	100%	94	100%	58	100%	152	100%

15B. Why?

	<u>A</u>		<u>B</u>		<u>C</u>		<u>D</u>	
	No.	%	No.	%	No.	%	No.	%
Use for recreation	4	5%	21	22%	2	3%	23	15%
Use for marina	1	1%	0	0	1	2%	1	1%
River drive	4	5%	0	0	0	0	0	0
Boy's Club	0	0	0	0	1	2%	1	1%
Are part of Fox Point	7	9%	8	9%	0	0	8	5%
Other	30	37%	35	37%	1	2%	36	23%
Don't know	25	32%	4	4%	0	0	4	3%
Not ascertained	9	11%	26	28%	53	91%	79	52%
Totals	80	100%	94	100%	58	100%	152	100%

15C. What do you think is the best use for the land between Cano Street and the Seekonk River?

	<u>A</u>		<u>B</u>		<u>C</u>		<u>D</u>	
	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>
Recreation	14	17%	47	50%	4	7%	51	34%
Commercial	1	1%	2	2%	1	2%	3	2%
Marina	4	5%	7	8%	1	2%	8	5%
River Drive	10	13%	6	6%	0	0	6	4%
Boy's Club	2	3%	7	8%	1	2%	8	5%
Other	13	16%	6	6%	4	7%	10	7%
Don't know	28	35%	2	2%	0	0	2	1%
Not ascertained	8	10%	17	18%	47	80%	64	42%
Totals	80	100%	94	100%	58	100%	152	100%

15D. To what use do you feel the land south of the Conan Boulevard should be put?

	<u>A</u>		<u>B</u>		<u>C</u>		<u>D</u>	
	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>
Recreation	11	14%	23	24%	0	0	23	16%
Commercial	4	5%	2	2%	0	0	2	1%
Industrial	0	0	8	9%	0	0	8	5%
Marina	6	8%	9	10%	1	2%	10	7%
River Drive	4	5%	5	5%	0	0	5	3%
Boy's Club	0	0	2	2%	0	0	2	1%
Is part of Fox Point	2	3%	0	0	0	0	0	0
Other	11	15%	8	9%	3	5%	11	7%
Don't know	33	41%	3	3%	0	0	3	2%
Not ascertained	9	11%	34	36%	54	93%	88	58%
Totals	80	100%	94	100%	58	100%	152	100%

16A. Tot lots, which are recreational areas specifically designed for small children with maternal supervision, are proposed for the southwest corner at Brook and John Streets and for the southwest corner at Preston and Ives Streets. Do you think there is sufficient need to justify them?

	<u>A</u>		<u>B</u>		<u>C</u>		<u>D</u>	
	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>
Yes	51	64%	48	51%	5	9%	53	35%
No	13	16%	15	16%	2	3%	17	11%
Yes for one, no for other	2	3%	1	1%	0	0	1	1%
Other	3	4%	5	5%	0	0	5	3%
Don't know	6	7%	2	2%	0	0	2	1%
Not ascertained	5	6%	23	25%	51	88%	74	49%
Totals	80	100%	94	100%	58	100%	152	100%

16B. How many people do you think would make use of them?

	<u>A</u>		<u>B</u>		<u>C</u>		<u>D</u>	
	No.	%	No.	%	No.	%	No.	%
Many	25	31%	27	29%	1	2%	28	19%
Few	8	10%	12	13%	2	3%	14	9%
Would be used for other purposes	1	1%	2	2%	0	0	2	1%
40 to 60 people	0	0	2	2%	1	2%	2	2%
Over 60 people	1	1%	2	2%	0	0	3	2%
Many at one, few at other	0	0	4	4%	0	0	4	3%
Other	19	24%	0	0	0	0	0	0
Don't know	14	18%	5	5%	0	0	5	3%
Not ascertained	<u>12</u>	<u>15%</u>	<u>40</u>	<u>43%</u>	<u>54</u>	<u>93%</u>	<u>94</u>	<u>62%</u>
Totals	80	100%	94	100%	58	100%	152	100%

17A. At present the plans for this neighborhood call for a Boy's Club across Wickenden Street from the swimming pool and school. Do you think that this is the best location?

	<u>A</u>		<u>B</u>		<u>C</u>		<u>D</u>	
	No.	%	No.	%	No.	%	No.	%
Yes	39	49%	59	63%	27	47%	86	57%
No	26	32%	23	25%	6	10%	29	19%
Other	3	4%	3	3%	1	2%	4	3%
Don't know	10	13%	2	2%	0	0	2	1%
Not ascertained	<u>2</u>	<u>2%</u>	<u>7</u>	<u>7%</u>	<u>24</u>	<u>41%</u>	<u>31</u>	<u>20%</u>
Totals	80	100%	94	100%	58	100%	152	100%

17B. Why?

	<u>A</u>		<u>B</u>		<u>C</u>		<u>D</u>	
	No.	%	No.	%	No.	%	No.	%
<u>Positive:</u>								
Near boys	7	9%	11	12%	2	3%	13	9%
Establishes a community center for children	17	21%	14	15%	3	5%	17	11%
Central in area	6	8%	13	14%	8	14%	21	14%
Away from traffic	0	0	0	0	3	5%	3	2%
<u>Negative:</u>								
Not central or prefer other location	5	6%	3	3%	0	0	3	2%
Too near homes	1	1%	2	2%	1	2%	3	2%
Other	29	36%	15	16%	1	2%	16	10%
Don't know	11	14%	3	3%	0	0	3	2%
Not ascertained	<u>4</u>	<u>5%</u>	<u>32</u>	<u>35%</u>	<u>40</u>	<u>69%</u>	<u>73</u>	<u>48%</u>
Totals	80	100%	94	100%	58	100%	152	100%

17C. If not the best location for the Boy's Club,
What other location is better?

	<u>A</u>		<u>B</u>		<u>C</u>		<u>D</u>	
	No.	%	No.	%	No.	%	No.	%
East of Gano Street	10	13%	14	15%	0	0	14	9%
John, Thayer, Arnold, Brook Streets or Bond Bread	4	5%	0	0	0	0	0	0
Present site	1	1%	2	2%	0	0	1	1%
Ives Street School	0	0	1	1%	0	0	3	2%
India Point	1	1%	3	3%	0	0	1	1%
Washington Bridgeway	0	0	1	1%	0	0	1	1%
Other	7	9%	3	3%	0	0	3	2%
Don't know	13	16%	3	3%	0	0	3	2%
Not ascertained	44	55%	67	72%	58	100%	125	82%
Totals	80	100%	94	100%	58	100%	152	100%

17D. Why?

	<u>A</u>		<u>B</u>		<u>C</u>		<u>D</u>	
	No.	%	No.	%	No.	%	No.	%
No one dislocated	8	10%	5	5%	1	2%	6	4%
More central	1	1%	0	0	0	0	0	0
Away from homes	0	0	1	1%	1	2%	2	1%
Other	4	5%	1	1%	0	0	1	1%
Don't know	13	16%	2	2%	0	0	2	1%
Not ascertained	54	68%	85	91%	56	96%	141	93%
Totals	80	100%	94	100%	58	100%	152	100%

18. What kinds of new land uses or buildings do you
feel are most needed in the Fox Point Neighborhood?

A.) Residential:

	<u>A</u>		<u>B</u>		<u>C</u>		<u>D</u>	
	No.	%	No.	%	No.	%	No.	%
Yes	38	48%	68	72%	25	43%	93	61%
No	40	50%	26	28%	31	53%	57	37%
Other	1	1%	0	0	0	0	0	0
Don't know	0	0	0	0	1	2%	1	1%
Not ascertained	1	1%	0	0	1	2%	1	1%
Totals	80	100%	94	100%	58	100%	152	100%

B.) Commercial:

	<u>A</u>		<u>B</u>		<u>C</u>		<u>D</u>	
	No.	%	No.	%	No.	%	No.	%
Yes	18	23%	21	22%	2	3%	23	15%
No	60	75%	73	78%	54	93%	127	83%
Other	1	1%	0	0	0	0	0	0
Don't know	0	0	0	0	1	2%	1	1%
Not ascertained	1	1%	0	0	1	2%	1	1%
Totals	80	100%	94	100%	58	100%	152	100%

C.) Industrial :

	<u>A</u>		<u>B</u>		<u>C</u>		<u>D</u>	
	No.	%	No.	%	No.	%	No.	%
Yes	9	11%	5	5%	1	2%	6	4%
No	69	87%	69	95%	55	94%	144	96%
Other	1	1%	0	0	0	0	0	0
Don't know	0	0	0	0	1	2%	1	1%
Not ascertained	1	1%	0	0	1	2%	1	1%
Totals	80	100%	94	100%	58	100%	152	100%

D.) Recreational :

	<u>A</u>		<u>B</u>		<u>C</u>		<u>D</u>	
	No.	%	No.	%	No.	%	No.	%
Yes	43	54%	61	65%	20	34%	81	53%
No	35	44%	33	35%	36	62%	69	45%
Other	1	1%	0	0	0	0	0	0
Don't know	0	0	0	0	1	2%	1	1%
Not ascertained	1	1%	0	0	1	2%	1	1%
Totals	80	100%	94	100%	58	100%	152	100%

E.) Other land use or buildings :

	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
	No.	No.	(None)	
Parking	2	0		
Girl's Club	1	0		
Light industry	0	1		
Apartments	0	1		
Parks for old people	0	1		
Other	2	0		
Totals	5	3		

19.) Are you a member of the Fox Point Neighborhood Association?

	<u>A</u>		<u>B</u>		<u>C</u>		<u>D</u>	
	No.	%	No.	%	No.	%	No.	%
Yes	4	5%	51	55%	12	21%	63	41%
No	76	95%	21	22%	14	24%	35	23%
Not ascertained	0	0	22	23%	32	55%	54	36%
Totals	80	100%	94	100%	58	100%	152	100%

Note: The above tabulation does not reflect second and third choices which were given in answer to many of the questions. These will be presented in a special appendix together with a breakdown of the "other" category for certain questions at a later date.

IN CITY
COUNCIL

VER 1-1965

FIRST READING
REFERRED TO COMMITTEE ON URBAN REDEVELOPMENT
RENEWAL & PLANNING

.....
Winnet Vespia, CLERK

VII: XX

REPORT OF THE RECREATION COMMITTEE OF THE FOX POINT NEIGHBORHOOD ASSOCIATION TO THE EXECUTIVE COMMITTEE - JANUARY 7, 1965

The committee's understanding of the recreational aspects of the proposed East Side Renewal Project as it will affect our Fox Point area is as follows:

1. Extension of the present playground east of the Fox Point Elementary School for one block to the east to make up for the land being taken for the new highway. This additional land will probably be on a different level from the present space.

2. Building a tot lot (a recreational area specifically designed for small children with maternal supervision) on the site of the old Ives Street School and another on the block bordered by Brook, Arnold, John and Thayer Streets covering that entire area except for those lots on Thayer Street.

3. Replacing the old Boy's Club on South Main Street with a new Boy's Club on the block opposite the Fox Point Elementary School and new library, and bordered by Wickenden, Trenton, Ives and Governor Streets.

The Committee has met many times in the course of the last six months and has at times met with representatives of the Redevelopment Agency, the City Planning Commission, the Providence Boy's Club, and the Rhode Island Council of Community Services. In addition, the committee has collaborated with the Commercial and Industrial Uses Committee in the preparation, interviewing and tabulation of a survey of public opinion in the Fox Point area which included a number of questions concerning recreation aspects of the plan. A copy of the survey results is appended hereto. The survey would not have been possible

without the know-how and long hours of work contributed by James Kruger, former chairman of the Traffic Committee, and the committee is very grateful to him for his help.

Clearly, additional recreational space is one of the most urgent needs for the Fox Point area. For instance, we understand that the 1960 census shows a concentration of over 800 boys between the ages of 8 and 16 living in the project area. The Agency's proposal will really add very little, if any, additional recreation space to the area because at the same time the area is losing a significant portion of the recreational space it already has. The new Boy's Club simply replaces the old Boy's Club on South Main Street, the addition to Tockwotten Park compensates for the section of the present park which has been condemned for the new highway, and the tot lots are balanced by the loss of part of the Gano Street playground to the new river drive.

The committee has reached the following conclusions:

- 1) Tockwotten Park should be extended as proposed across Ives Street to Schofield Street. This will serve to replace the part of the park which is being taken by the state for the new I-195. Relatively few presently occupied dwelling units will be affected as several are now uninhabited. Of course, a large portion of that block has already been condemned for the new I-195.
- 2) The present project boundary runs along the center of Gano Street. The committee feels that the project should be expanded to include the playground on the east side of Gano Street. This playground is the only large open playground space in the entire Fox Point area, but part of it will be

lost when the new river drive connecting link is built by the State. By adding this playground to the project it will be possible to condemn those properties situated between the playground and Gano Street in order to compensate for the space to be lost to the river drive. 62% of those questioned in the impartial survey were in favor of this, and only 12% opposed (Question 15).

- 3) The present project boundary is located to the north of the George M. Cohan Boulevard. The committee feels that the project should be expanded to include the India Point area which will be located on the other side of the new route I 195. The Fox Point-India Point waterfront is potentially one of the most outstanding scenic points in the city and steps should be taken to realize this potential. The India Point Area should be developed into a recreational park for adults and teen-agers. This can be done with very little disturbance to nearby commercial operations. 62% of those questioned on the impartial survey were in favor of this, and only 12% opposed (Question 15)

After some discussion of the usefulness of unsupervised public play areas for very young children in an area where there are no nursemaids to watch over children, the committee has decided that it favors the lot lots proposed with some modifications. Specifically, the committee feels that the areas proposed for lot lots are much too large for lot lots alone and should be

divided into separate areas for different age groups or activities and with only a small portion of the space set aside for very young children. For instance, the Brook, Arnold and John Streets area might have a floodable basketball court across the upper area, a tennis court, or tanbark or other soft, durable, play surface open area across the middle, and a small tot lot at the lowest level. These three areas should be separated by adequate chain link fencing, and entrances and exits to each should be on the sidewalk without connecting openings in the middle of the area. Adequate lighting should be provided and there should be no obstructions to a clear view from the street so as to minimize nighttime clandestine activities. The committee understands that some of the Rhode Island School of Design faculty members might be interested in using these areas as design projects for their classes, Professor Mark S. Harrison has been recommended to the committee for this purpose.

- 4) The site of the Ives Street School should be utilized in a similar manner, although it is more limited in size. It should be noted that there is strong feeling against the Ives Street tot lot in that immediate neighborhood. This opposition appears to be caused by a severe vandalism problem in that neighborhood at the present time. The committee feels that the tot lot will reduce this problem because the area will then be opened up and well lighted.

It may be noted that 64% of the people answering the impartial survey thought there was sufficient need to justify then (Question 16).

5) The Agency proposes to relocate the Fox Point club house of the Providence Boy's Clubs to the block bordered by Wickenden, Trenton, Ives and Governor Streets. The committee feels that although this site is not perfect in all respects it is a good compromise. The committee, therefore, favors this proposal for the following reasons:

- (a) The present Fox Point Boy's Club building on South Main Street which has served the community for the last approximately fifty years is no longer located near the boy population of the area, is inadequate and is proposed to be condemned by the Agency in order to make way for new treatment of the South Main Street area.
- (b) It is a well-established fact that a Boy's Club cannot effectively serve the community unless it is located close to the center of the area in which the boys to be served live. The committee understands that the 1960 census found the center of the boy population between the ages of 8 and 16 years for Fox Point to be at Ives and East Transit Streets. Although the proposed location is not in the exact center it is reasonably centrally located.
- (c) The proposed block is the only reasonably possible location in this general area which is large enough to adequately

serve present day needs of a Boy's Club.

- (d) A Boy's Club on the proposed block would form a part of a youth service area in connection with the Fox Point Elementary School, the new library and the outdoor pool and playground which would be opposite it on Wickenden Street.
- (e) Inspections by the Redevelopment Agency disclose that this particular block has a larger proportion of deteriorated structures which would have to be torn down than any other block in that general area. We understand that at least one-half and probably more of the structures on the block would have to be demolished in the course of the project unless very expensive restoration work was done on them. Therefore, it appears that most of the buildings on the block will be condemned whether or not the block is taken for the Boy's Club.
- (f) The committee feels that although it is unfortunate to disturb the families living on this block most of them would be disturbed in any event and the interests of the present property owners on the block should not take precedence over the needs of the entire community for the next approximately twenty-five years.
- (g) An effective Boy's Club in the Fox Point area is absolutely essential and if a site is not made available which is sufficiently suitable, the alternative is that the Fox Point

area will lose its Boy's Club altogether.

Two members of the Fox Point Neighborhood Association who live in the general area proposed for the new Boy's Club, but not on that block itself have, on their own, circulated a petition which, among other things, opposes the relocation of the Boy's Club to the proposed site. They have obtained a total of 1391 signatures. After studying the petition and talking with a number of people who signed it, the committee feels that this petition is not truly representative of the feeling in the area or of many of the people who signed it for the following

reasons:

- (a) The petition is directed to more than one issue; that is, it covers both the block to be taken for the Boy's Club and the block to be added to the playground.
- (b) The petition is drawn to give the impression that the Boy's Club will draw adolescent boys and girls from not only the Fox Point area but from the entire city and other localities as well.
- (c) The petition says that the presence of a Boy's Club in this area will result in the "destruction of the neighborhood". This has not at all been the result in the case of the present Boy's Club or any other Boy's Clubs in the City of Providence.
- (d) The petition states that these two city blocks are not in the center of Fox Point. Only one of these blocks is to be used for the Boy's Club and the important point is how close the proposed site is to the center of the boy population, not the geographic center.

- (e) The committee found that many people who signed the petition were misled as to the purposes of the petition and the facts involved. In particular, several people have come forward and reported to members of the committee that they were told that the petition was to prevent many homes from being torn down in the area, that their own home was slated to be torn down and that the petition would, among other things, save their own home. When the facts were checked, it was found that the particular homes involved were not indicated for any further treatment under the proposed plans.
- (f) At a meeting of the entire Association held at the Fox Point School in September, a substantial number of people came forward and requested that their names be taken off the petition on the basis that the facts surrounding the petition were misrepresented to them when they signed it and that they did not oppose the relocation of the Boy's Club, but instead were in favor of it.
- (g) At the meeting of the Association held in September all those present who lived in the area were given an opportunity to fill out questionnaires for the survey. The group which completely filled out their questionnaires were in favor of the proposed relocation of the Boy's Club by 63% to 25%. Those who partially

filled out their questionnaires favored the relocation of the Boy's Club 47% to 10%. Those people interviewed in the impartial survey conducted on a sample basis in the area were in favor of the proposed relocation of the Boy's Club by 49% to 32%.

- (h) The committee feels that once all the factors involved in relocation of the Boy's Club become known in the area it will be demonstrable that the relocation of the Boy's Club is overwhelmingly approved.

IN CITY COUNCIL

MAR 2nd 1968

FIRST READING
REFERRED TO COMMITTEE ON URBAN REDEVELOPMENT
RENEWAL & PLANNING

Vincent Vecchia, CLERK

VII: YY

REPORT OF THE COMMERCIAL AND INDUSTRIAL USES COMMITTEE OF THE FOX POINT NEIGHBORHOOD ASSOCIATION TO THE EXECUTIVE COMMITTEE - JANUARY 7, 1965

The committee's understanding of the commercial and industrial aspects of the proposed East Side Renewal Project as it will affect our Fox Point area is as follows: the removal, by condemnation if necessary, of all commercial and industrial uses from the entire area except for those located on the north side of Wickenden Street between South Main and Governor Streets, and those located on Ives Street between Wickenden and a point mid-way in the block between Preston and Power Streets. These excepted areas would be zoned for certain types of commercial uses, but since a written description of the project has not yet been made available to us, we do not know exactly how they would be zoned. We do understand, however, that a wholesale plumber and the Rhode Island News Company would be removed from Wickenden Street, and the bars would be removed from Ives Street. Whether so-called private clubs and cafes would also be removed from Ives Street we do not know.

Your committee has worked hard and to date has had approximately 10 meetings. In addition, the committee has collaborated with the Recreation Committee in the preparation, interviewing and tabulation of a survey of public opinion in the Fox Point area which included a number of questions concerning commercial and industrial uses. A copy of the survey is appended to this report. The survey would not have been possible without the know-how and long hours of work contributed by James Kruger, former Chairman of the Traffic Committee, and the committee is very grateful to him for his help.

None of the members of this committee has had any prior experience with urban renewal or city planning. However, after considering the proposals at length and making the survey, we, as residents of the area to be affected, have concluded that some of the commercial and industrial aspects of the plan are unwise and that the Fox Point Neighborhood

Association should try vigorously, with every means at its disposal, to have them modified.

In particular, the proposal seeks to segregate and sterilize the area by confining the commercial uses, including those which serve the daily needs of the residents, to two particular areas. Whereas such an approach might well make good sense in some areas of Providence, it seems particularly unsuited to Fox Point, which is characterized by a high rate of population for its area, multi-dwelling-unit housing, limited parking space, and a large number of older people and people without cars whose mobility is limited. The committee feels that the restricting of neighborhood stores to parts of Wickenden and Ives Streets will not provide an adequate amount of service to the community and will destroy much of the charm which many of us feel makes living in this area attractive. Neighborhood stores contribute to the cultural diversity, neighborhood feeling and convenience which make Fox Point one of the more interesting and pleasant parts of Providence in which to reside. Many will find it too far to walk to Wickenden or Ives Street; parking facilities are inadequate in both areas; and the fact that part of Wickenden Street is narrow and on a fairly steep hill makes its commercial utility seem questionable.

The survey of public opinion in the area supports the committee's position. Of those interviewed in the impartial sample survey (Column A), 34% reported that they do their grocery shopping in Fox Point, 39% use the commercial laundries in Fox Point, 78% have their cleaning done in Fox Point and 66% get prescriptions filled in Fox Point (questions 10A, 10B, and 10D). Of those who do the main bulk of their commercial buying outside of Fox Point, 26% often use their neighborhood stores as well and 43% use them occasionally (questions 11A and 11B). 80% of those interviewed felt that the neighborhood would be hurt by the elimination of neighborhood stores (question 13A). Reasons given for this were convenience (52%); lack of cars (13%); and the fact that old people need the stores (6%) (question 13B).

The answers given to these questions by the people at the September meeting of the Fox Point Neighborhood Association were similar (columns B, C and D).

In addition, the committee feels that the Agency's proposal does not give sufficient consideration to the number of liquor-dispensing establishments in the area. This is particularly true in respect to Wickenden Street which has an abnormally high concentration of bars but for which the proposal contains no change. The committee feels that enough liquor-dispensing establishments should be removed from the area so that those remaining will not be either closer together or closer to a school than the minimum prescribed distance.

The committee therefore recommends the following treatment for commercial and industrial uses within the project:

- 1) that those businesses which do not directly and primarily serve the people living in Fox Point be eliminated, by condemnation if necessary. This does not differ from the Agency's proposal;
- 2) that non-conforming liquor-dispensing establishments be removed as outlined above;
- 3) that other commercial uses which directly and primarily serve the needs of the people living in the area be permitted to remain if they are brought into conformity with rigorous physical standards;
- 4) that adequate safe-guards be provided so as to minimize the possibility of such commercial uses becoming a blighting influence on the neighborhood in the future. Such safe-guards might include:
 - a) a minimum commercial uses standards code to be enforced similarly to the present minimum housing standards code;

b) a covenant between the owner of each property and the city or agency, created perhaps through a formal transfer of the property to and from the agency under which the agency would acquire the right to reclaim the property if the covenant were violated;

c) an amendment to the zoning ordinance and enabling act so that upon each change in ownership a new variance or exception would have to be applied for; and/or

d) an amendment to our zoning law to provide for amortization of all non-conforming uses or uses of particular types;

5) that consideration be given to creation of a new type of zone which would permit certain types of commercial uses within the zone meeting certain standards of distribution and physical requirements.

IN CITY COUNCIL

MAY 7 - 1966

FIRST READING
REFERRED TO COMMITTEE ON URBAN REDEVELOPMENT
RENEWAL & PLANNING

Vincent Vespia, CLERK

Providence Wholesale Meat & Provision Dealers Association
Eastern Beef Company
339 Canal Street
Providence, Rhode Island

February 2, 1966

VII: ZZ

Providence Redevelopment Agency
410 Howard Building
Providence, Rhode Island 02903

Gentlemen:

At the suggestion of the Providence Redevelopment Agency, we, the separately listed business firms, have formed a non-profit business corporation. Since we are all faced with the mutual problem of relocation, we feel that by association we can act most efficiently, economically and esthetically, in the best interests of the City of Providence, the State of Rhode Island and ourselves.

The enclosed statistics, specifically customers serviced, which include independent markets, chain stores, schools, City, State and Federal Institutions, hotels and restaurants, tonnage of product, dollar value of sales and number of people employed should poignantly show how vital the meat industry is to the economic well being of the City of Providence and State of Rhode Island.

We would officially like to request a specific site of land which will be acquired by the Providence Redevelopment Agency as part of the East Side Renewal Project. This is an eight acre (approximate) tract of land bounded by Orms Street on the east and Smith Street on the west. Our space requirements, we believe, in order to conform with the regulations governing off-street parking, loading space, landscaping, etc., will necessitate developing the entire eight acres.

A committal by the Providence Redevelopment Agency of this land at this time to our Association will serve the following purposes:

1. To permit the meat industry of Rhode Island to remain in the City of Providence.
2. To continue in business at our present locations until directed to move.
3. To move in an orderly fashion as directed by the Redevelopment Agency.

Providence Redevelopment Agency
February 2, 1966
Page 2

We agree to abide by the controls, restrictions and provisions controlling the development and use of this land. Please call upon us to provide any further information that you may deem necessary in making your decision.

Respectfully submitted,

Larry Scheer
Larry Scheer, President
Providence Wholesale Meat & Provision
Dealers Association

LS:mgn
encl.

MEMBERS OF ASSOCIATION

1.	LOVITT BEEF CO.	315 CANAL STREET	PROVIDENCE, R. I.
2.	EASTERBROOKS, INC.	293 CANAL STREET	PROVIDENCE, R. I.
3.	A. SAUGY INC.	285 CANAL STREET	PROVIDENCE, R. I.
4.	QUALITY BEEF CO.	385 W. EXCHANGE ST.	PROVIDENCE, R. I.
5.	HEBERT EGG CO.	375 CANAL STREET	PROVIDENCE, R. I.
6.	NEWTON BEEF CO.	269 CANAL STREET	PROVIDENCE, R. I.
7.	A. S. KENT	289 CANAL STREET	PROVIDENCE, R. I.
8.	B. A. BUONANNO INC.	271 CANAL STREET	PROVIDENCE, R. I.
9.	D. B. SMITH INC.	269 CANAL STREET	PROVIDENCE, R. I.
10.	LINCOLN PACKING	355 CANAL STREET	PROVIDENCE, R. I.
11.	EASTERN BEEF CO.	339 CANAL STREET	PROVIDENCE, R. I.
12.	A. J. MARTIN	225 CANAL STREET	PROVIDENCE, R. I.
13.	AMERICAN EGG CO.	325 CANAL STREET	PROVIDENCE, R. I.
14.	CARTER BEEF	165 CHERRY HILL RD.	JOHNSTON, R. I.

FIRM NAME	DESCRIPTION OF BUSINESS	CUSTOMERS SERVICED
LOVITT BEEF CO.	Beef Processing and Boning	Chain Stores, Supermarket Sausage Manufacturers Military Installations
EASTERBROOK	Purveyor of Beef, Lamb, Pork, Veal Poultry Provisions	Hotels, Institutions, Schools Restaurants
A. SAUGY	Sausage Manufacturer and Wholesaler	Supermarkets, Wholesalers, Chain Stores
QUALITY BEEF	Purveyor of Beef, Lamb, Pork, Veal and Provisions	Supermarkets, Hotels, Restaurants, Institutions
HEBERT EGG CO.	Purveyor of Eggs, Shortening	Supermarkets, Bakeries, Hotels, Restaurants
A. S. KENT	Purveyor of Meat and Meat Products	Retail, Restaurants Supermarkets, Schools
B. A. BUONANNO		
D. B. SMITH	Purveyor of Lamb and Veal	Supermarkets, Hotels Restaurants
LINCOLN PACKING	Purveyor of Beef, Lamb, Pork, Veal, and Provisions	Supermarkets Hotels Restaurants
EASTERN BEEF CO.	Purveyor of Beef, Lamb, Pork, Veal and Provisions	Supermarkets, Chain Stores Hotels and Restaurants Military Installations Federal & State Institutions
A. J. MARTIN	Purveyor of Beef, Lamb, Pork, Veal and Provisions	Hotels Restaurants Institutions
AMERICAN EGG	Purveyor and Distributor of Butter, Eggs Shortening, Oleo, Frozen Eggs	Supermarkets, Chain Stores Hotels, Restaurants, Bakeries, Institutions
CARTER BEEF	Beef Processing and Boning	Sausage Manufacturers Supermarkets
NEWTON BEEF CO.	Purveyor of Beef Boning of Beef	Supermarkets, Hotels Restaurants, Institutions

D B U

FIRM NAME	PRESENT NO. OF EMPLOYEES	FUTURE	PRESENT SPACE SQ. FT.	REQUESTED SPACE SQ. FT.	YEARLY TONAGE	YEARLY SALES
LOVITT BEEF CO.*	20	45	39,000	120,000	8,000,000	\$ 2,500,000
EASTERBROOKS	12	16	2,200	3,000	1,500,000	850,000
A. SAUGY	16	16	12,000	12,000	925,000	600,000
QUALITY BEEF	9	14	10,000	10,000	6,250,000	2,000,000
HEBERT EGG CO.	3	5	1,500	2,000	90,000	120,000
NEWTON BEEF CO.	5	8	1,000	3,500	2,000,000	650,000
A. S. KENT	14	6	2,400	1,500	700,000	500,000
B. A. BUONANNO				25,000		
D. B. SMITH	2	2	Shares with Newton	3,500	850,000	475,000
LINCOLN PACKING	9	16	3,800	10,000	3,000,000	1,150,000
EASTERN BEEF CO.	18	28	7,700	12,000	12,500,000	5,500,000
A. J. MARTIN	11	15	2,200	3,000	1,500,000	750,000
AMERICAN EGG	11	15	7,000	7,000	700,000	900,000
CARTER BEEF	8	12	2,000	4,000	59,000	unknown
	128	198	90,800	191,500	38,074,000	\$15,995,000

* Explanation of large proportional increase in square footage.

Expansion of present business to include Frozen Food portion control operation, and a large modern Commercial Freezer which would benefit all concerned.

IN CITY COUNCIL

MAR 1 - 1966

FIRST READING
REFERRED TO COMMITTEE ON URBAN REDEVELOPMENT
RENEWAL & PLANNING

Vincent Vespina, CLERK