The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1741

No. 735 **AN ORDINANCE** APPROVING A GENERAL NEIGHBORHOOD RENEWAL PLAN FOR THE FEDERAL HILL - SOUTH PROVIDENCE GENERAL NEIGHBORHOOD RENEWAL AREA

Approved December 6, 1965

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

WHEREAS, pursuant to the provisions of Title I of the Housing Act of 1949, as amended, the Providence Redevelopment Agency (herein called the "Local Public Agency") has prepared a General Neighborhood Renewal Plan for the Federal Hill - South Providence General Neighborhood Renewal Area in the City of Providence, State of Rhode Island, (hereinafter called the "Locality"); and

WHEREAS, the Local Public Agency proposes to undertake with Federal financial assistance one or more urban renewal projects in the above-described General Neighborhood Renewal Area; and

WHEREAS, there has been prepared and referred to the City Council of the City of Providence (herein called the "Governing Body") for review and approval a General Neighborhood Renewal Plan for the General Neighborhood Renewal Area dated November 15, 1965, entitled "General Neighborhood Renewal Plan, Federal Hill - South Providence Renewal Area" and consisting of 121 pages and 3 exhibits and 9 maps; and

WHEREAS, the General Neighborhood Renewal Plan has been approved by the governing body of the Local Public Agency, as evidenced by the copy of said body's duly certified resolution approving the General Neighborhood Renewal Plan which is attached thereto; and

WHEREAS, there have also been presented to the Governing Body certain supplementary data, including data respecting estimated grant-in-aid requirements, relocation requirements and resources, and governmental actions required to carry out said General Neighborhood Renewal Plan; and

No.

CHAPTER

AN ORDINANCE

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

WHEREAS, a general plan is in existence and is recognized and used as a guide for the general development of the Locality as a whole; and, also, there has been presented to the Housing and Home Finance Administrator, and the Administrator has approved, a Workable Program for Community Improvement for the community; and

WHEREAS, the City Plan Commission which is the duly designated and acting official planning body for the Locality, has reported to the Governing Body respecting the conformity of the General Neighborhood Renewal Plan to the general plan for the Locality as a whole:

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

1. That the General Neighborhood Renewal Plan for the Area aforementioned, having been duly reviewed and considered, is hereby approved; that it is determined to be adequate as an outline of the urban renewal activities proposed for the Area involved, as a framework for the preparation of urban renewal plans, and as an indication generally, to the extent feasible in preliminary planning, of land uses, population density, building coverage, prospective requirements for the rehabilitation and conservation of property, and any portions of the Area contemplated for clearance and redevelopment; and that the City Clerk be and is hereby directed to file said copy of the General Neighborhood Renewal Plan with the minutes of this meeting.

2. That it is hereby found and determined that the General Neighborhood Renewal Plan for the General Neighborhood Renewal Area conforms to the general plan of the Locality and to the Workable Program for Community Improvement.

3. That it is the intention of this Body that the General Neighborhood Renewal Plan be used to the fullest extent feasible as a guide for the provision of public improvements in such Area, and that the Plan will be considered in formulating codes and other regulatory measures affecting property in the Area and in undertaking other local governmental activities pertaining to the development, redevelopment, conservation, and rehabilitation of the Area.

4. That this Ordinance shall take effect immediately.

IN CITY COUNCIL
NOV 18 1965
FIRST READING
READ AND PASSED
Vincent Cespia
CLERK

APPROVED
DEC 6 1965
Joseph A. Doorley Jr.
MAYOR

IN CITY COUNCIL
DEC 2 - 1965
FINAL READING
READ AND PASSED
Russell J. Boyle
PRESIDENT
Vincent Cespia
CLERK

No.

CHAPTER

AN ORDINANCE

THE COMMITTEE ON
URBAN REDEVELOPMENT
RENEWAL & PLANNING
Approves Passage of
The Within Ordinance
Vincent Cespino
11-17-65
Clerk

City Plan Commission

FRANK H. MALLEY, *Director*
DIETER HAMMERSCHLAG, *Deputy Director*

Suite 103, City Hall,
Providence, Rhode Island 02903

November 12, 1965

At a meeting of the City Plan Commission held on Friday, November 12, 1965 the Commission adopted the following Resolution:

RESOLUTION

In accordance with the rules and regulations of the Urban Renewal Administration, Housing and Home Finance Agency, as set forth in Section 43-2-2 of the Urban Renewal Manual, be it resolved that the General Neighborhood Renewal Plan for the Federal Hill - South Providence Renewal Area is in conformity with the City Plan Commission's Master Plan for the City of Providence.

Edward Winsor

Edward Winsor, Chairman

CITY OF PROVIDENCE, RHODE ISLAND • MAYOR JOSEPH A. DOORLEY, JR.

Vincent Vespia
City Clerk

Clerk of Council

William H. Matthews
First Deputy
Dorothy K. McGinn
Second Deputy

DEPARTMENT OF CITY CLERK
CITY HALL

December 8, 1965

Map related to Chapter 1741, Approved December 6, 1965, filed in vault in Department of City Clerk.

Vincent Vespia
City Clerk

GENERAL NEIGHBORHOOD RENEWAL PLAN

FEDERAL HILL - SOUTH PROVIDENCE RENEWAL AREA

CITY OF PROVIDENCE RHODE ISLAND

APPROVED
DEC 8 1965
Joseph A. Doorley Jr.
MAYOR

FEDERAL HILL - SOUTH PROVIDENCE

GENERAL NEIGHBORHOOD RENEWAL PLAN

Providence, Rhode Island

Prepared by the Staff of the City Plan Commission

under the direction of

Bryan A. Bailey, Acting Deputy Director

IN CITY COUNCIL
NOV 18 1965
FINAL READING
READ AND PASSED
Vincent Vespia
CLERK

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November 15, 1965

THE COMMITTEE ON URBAN REDEVELOPMENT RENEWAL & PLANNING
Approves Passage of The Within Ordinance
Vincent Vespia
11-17-65 Clerk

IN CITY COUNCIL
DEC 2 - 1965
FINAL READING
READ AND PASSED
Russell J. Boyle
PRESIDENT
Vincent Vespia
CLERK

CITY OF PROVIDENCE

Mayor Joseph A. Doorley, Jr.

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Code No. GN-201 GENERAL NEIGHBORHOOD RENEWAL PLAN

a. Boundary Description

The General Neighborhood Renewal Plan boundaries shall be as shown on the Land Use Plan and as described in the attached Exhibit A.

b. Land Use Plan

1. Present Character of the Area

a. Location

The 1,986-acre Federal Hill-South Providence General Neighborhood Renewal is clearly defined by freeways on the north and west (Interstate 95, US-6, and the Huntington Expressway) and by industrial uses and rail lines on the east and south. It includes all of census tracts nine, ten, eleven, thirteen, fourteen and three and parts of census tracts two, four, five, six, seven and twelve.

While the Federal Hill-South Providence GNRP is predominantly residential, the district is characterized by extreme mixture of land uses, with heavy commercial and industrial uses intruding into residential areas. Problems of land use conflict, structural deterioration, and traffic congestion are more serious here than in any other part of the city.

Because of its proximity to downtown, and ease of access to the downtown area by public transit, the Federal Hill-South Providence district has no major concentrations of retail uses. Strip commercial development, however, occupies most of the frontage along major streets, creating functional problems for uses located in these strips, environmental problems for nearby dwellings, and traffic problems along the streets affected.

FOR PROJECT LOCATION MAP

SEE SEPARATE MAP EXHIBIT

Major arteries pass through the Federal Hill-South Providence district, connecting the Annex and the South district, and outlying areas such as Cranston, Warwick, and Johnston, with the Downtown area. These routes converge in the northeast part of the district, tending to divide it into wedge-shaped pieces which become difficult to use as their width diminishes.

b) General Neighborhoods within GNRP**

The Federal Hill-South Providence general neighborhood renewal area consists of six general neighborhoods:

1) Federal Hill area
2) West End area
3) Elmwood area
4) Upper South Providence area
5) Lower South Providence area
6) Eddy Street area

These six general neighborhoods were further subdivided into thirty-four treatment areas in the City of Providence's Community Renewal Program*, which was financed in part through a grant from the Urban Renewal Administration of the Housing and Home Finance Agency.

The Basic treatment areas were then combined to form the following eight urban renewal project areas:

1) Federal Hill East Urban Renewal Project
2) Federal Hill West Urban Renewal Project
3) West End Urban Renewal Project
4) North Elmwood Urban Renewal Project
5) South Elmwood Urban Renewal Project
6) Upper South Providence Urban Renewal Project
7) Lower South Providence Urban Renewal Project
8) Eddy Street Urban Renewal Project

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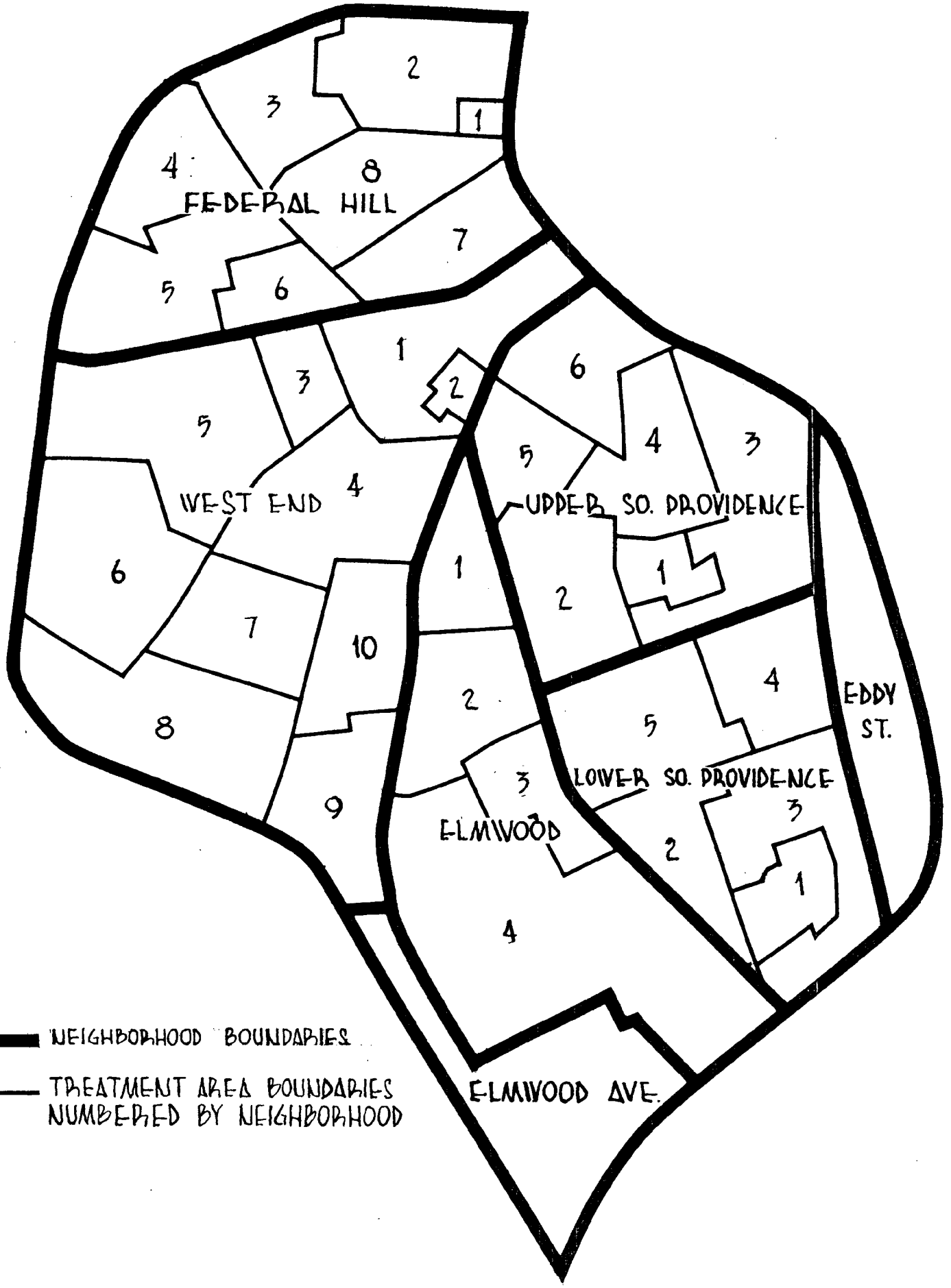
* Community Renewal Program, City of Providence, Rhode Island, 1964, p. 106-107

** The general neighborhood data (including statements involving statistical information) is based on the six neighborhood areas listed above as defined in the Community Renewal Program. In subsequent sections of this report statistical data is presented on the basis of the eight urban renewal project areas proposed above. Therefore, data for the six neighborhoods versus the eight project areas is not comparable.

FEDERAL HILL - SOUTH PROVIDENCE G.N.R.P.



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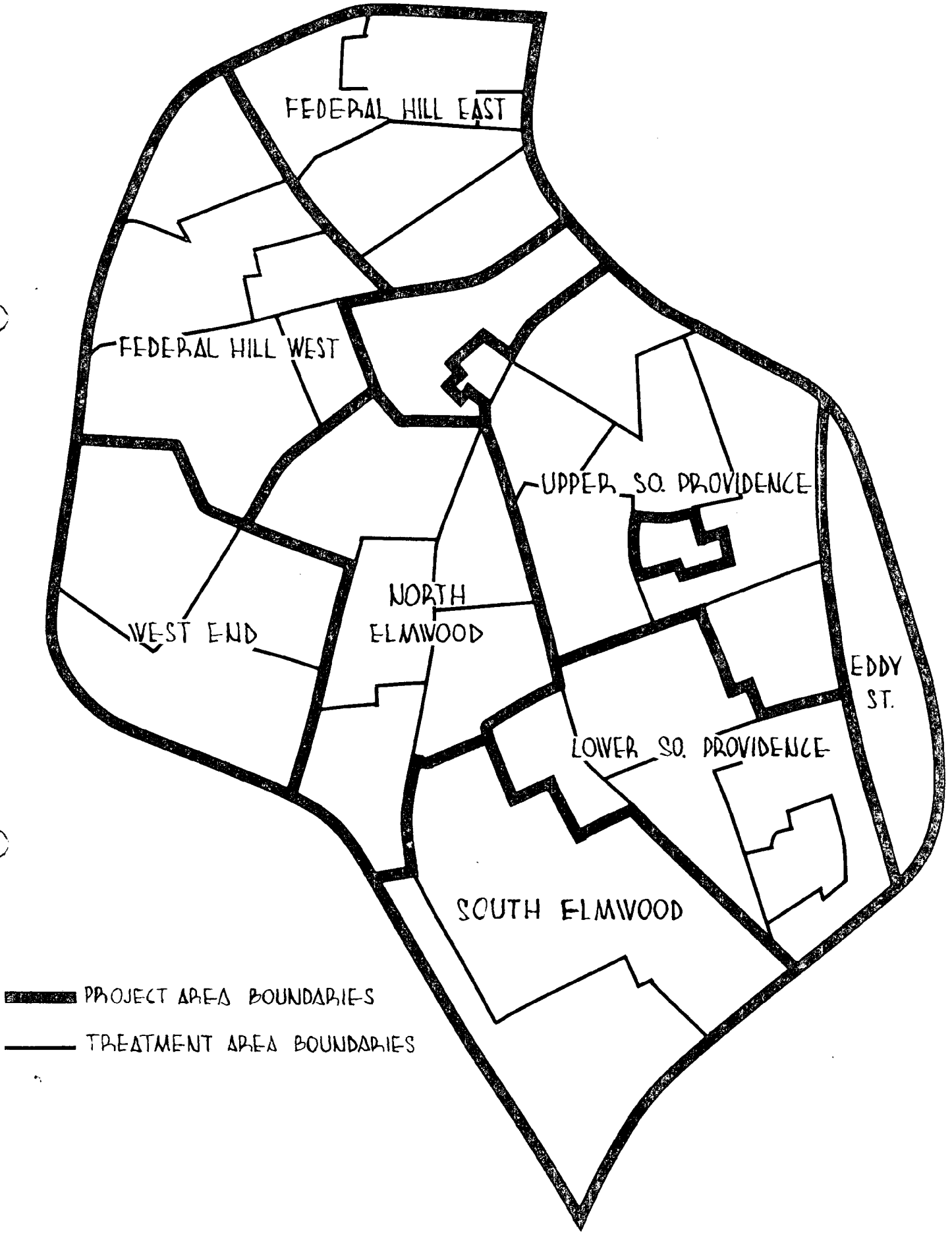


c) Description of General Neighborhoods within GNRP

1) Federal Hill Area

Hemmed in by railroads and the downtown area, Federal Hill contains the oldest housing in the city outside of the original settlement on the East Side, and has the highest density, more than one hundred people per net acre. Population of the area dropped by more than one-third from 1950 to 1960. All age groups except the 65 and over category sustained heavy losses, with the 20 to 44 age group reduced by more than one half. The labor force underwent a corresponding reduction of about 40 per cent. This is clearly an area of disastrous decline, and one which demands early attention to prevent its virtual abandonment during the next decade.

The "three-decker" house visually characterizes the area. Practically all other housing is in two family or multiple dwellings. There are almost no single houses. Consequently, rental units predominate (70 to 90 per cent on most blocks), and rents are very low ($15 to $30) north of Broadway, and below average ($30-$45) south of Broadway. Household income is below average for the entire area. Vacant housing units average almost 14 per cent for the entire planning area, reflecting the major loss of population, families, and unrelated individuals.

Commercial uses, typically occupying the first floor of residential structures, use most of the street frontage along Atwells Avenue, Broadway, Westminster Street, Dean Street, and Knight Street, and are scattered throughout the area on virtually every block. Industrial uses border the area on the north, adjoining the railroad yards. Several nonconforming industrial uses are located on local streets between Broadway and Westminster Street.

The topography of Federal Hill is both an asset and a liability to future development. Its prominent height, sixty to seventy feet above the adjoining downtown area, provides a potential site for high density housing overlooking the central business district as proposed by the Master Plan. Steep slopes along the north edge of the hill separate the area from nearby rail yards and industrial areas. However, these same slopes, and the Woonasquatucket River, restrict access to the north to two congested points.

2) West End Area

The West End planning area in some respects forms a cross-section of the city, extending from the downtown area to the Cranston city line, and includes both the Central-Classical Redevelopment Project, from which many very old structures have been cleared, and more than 100 dwelling units built in the last decade. Population change parallels that for the city as a whole: substantial loss in total population and in every age group except that 65 years and over, loss of more than one-third of the 20 to 44 age group with accompanying reduction of the labor force, and considerable numerical increase in the nonwhite population, which in 1960 made up 5.8 per cent of the total population of the city and 10.6 per cent of the West End's population.

Two and three family structures predominate in the West End. Multiple dwellings are scattered throughout the area, which includes the Codding Court public housing project of 119 units. Single family structures appear more frequently in the southwestern, or outermost, part of the area, but are not a significant housing type. Rental units predominate throughout the area, ranging up to 90 per cent near the downtown area. Rents and household incomes rise from low to average as the distance from downtown increases, except for the wedge-shaped area between Cranston and Dexter Streets, which remains below average. The vacancy rate of about 7 per cent is only slightly higher than the city-wide rate.

Commercial uses are scattered along major streets, mixing retail and other commercial activities in an inefficient pattern. Miscellaneous "spot" commercial locations are significant in the area north of Cranston Street. The development of major industrial activities along Dexter and Bucklin Streets represents a much more serious problem. They are located in the midst of a residential area and must use local residential streets for access. This area presents one of the most serious conflicts between land uses in the city, and must be resolved as part of any renewal effort. Streets carrying heavy traffic through the West End include Cranston, Messer, Union, Parade, Dexter, Waldo, Bucklin, Potters and Winter. The pattern of through traffic movement, other than along Cranston Street, is very disorganized.

3) Elmwood Area

The triangular Elmwood planning area is bounded by two major arteries, Broad Street and Elmwood Avenue, which connect the southern suburbs of Cranston and Warwick with downtown Providence. The relatively stable residential area which has grown up between these two streets lost only about 6 per cent of its population between 1950 and 1960. Unfortunately the loss in the 20 to 44 age group, while at a rate less than that for the city as a whole, was significant, and forecasts future instability for the area unless it can be made more attractive to families in this age group.

Housing types range from multiples at the north end, through two and three family houses, to single dwellings near the industrial area which forms the south boundary. Occupancy patterns are similar, with renter-occupied dwelling units comprising 70 per cent or more of those in the north section, and owner occupancy reaching the same level in the south section. Rents are above average ($40-$60) with some blocks higher, while the value of owner occupied units tends to fall below average. Household income rises from average in the north part to $10,000 or more in the extreme south. The vacancy rate in the area, about 8 per cent in the north, 3 per cent in the south, reflects all of these factors.

Commercial uses are largely confined to Broad Street and Elmwood Avenue, where they form continuous strips, undifferentiated except for the concentration of auto sales and services on Elmwood Avenue near Reservoir Avenue. Almost no commercial or industrial uses have located in residential areas, but the boundary between residential and industrial uses to the south is somewhat ill-defined.

4) Upper South Providence Area

This diverse planning area includes parts of the industrial and commercial fringes of the downtown area, Rhode Island Hospital, and mixed areas of two and three family and multiple dwellings. When completed, Interstate 95 will bound it on the north and east, and will provide a device for separating residential and nonresidential uses which is essential to preservation of a residential and institutional environment in this area.

Loss of more than one-third of the total population and almost half of the 20 to 44 age group between 1950 and 1960 points up the magnitude of decline in this area. The population of each age group decreased and every age group except 65 years and over decreased much more rapidly than for the city as a whole. Nonwhite population tripled over that period, and now makes up about 15 per cent of the total.

Two and three family houses are the most important residential structure types with multiple dwellings scattered throughout the area. Industrial uses intrude into the area on the north and around Rhode Island Hospital.

5) Lower South Providence Area

This planning area is more recently developed, less dense, and less subject to adverse commercial and industrial uses than Upper South Providence. Population losses have been less serious, but nevertheless are significant in that they generally exceed the city-wide rate of decline. The area has lost one-fifth of its total population, and two-fifths of the 20 to 44 age group, while also experiencing an increase in nonwhite population by more than two and one half times. Two other population components, unrelated individuals and those

65 years old and above, showed minor gains.

In comparing housing types in this area with those in Upper South Providence, there are more single family units, and also more multiple dwellings, the latter due to construction of the Roger Williams Public Housing Project of 744 units. However, two and three family buildings are still the most important housing types. Rental units remain in the majority, but owner occupancy is more important than in the area to the north. Household income and average rents and values tend to be below the city average. The vacancy rate is somewhat lower than for Upper South Providence, but remains a significant factor.

Most commercial uses are located along Broad and Eddy Streets, but several are at scattered locations within the area. A few industrial activities have been placed in undesirable locations within the residential area, some with access limited to local streets.

The circulation pattern of Lower South Providence forms a gridiron, with Eddy, Plain, Prairie, and Broad Streets running in a north-south direction and Public, Potters, Oxford and Thurbers running east-west. Traffic on Plain Street and Prairie Avenue may be reduced when Interstate 95 is completed in this area. Almost all local streets in the planning unit are inadequate, with most only 40 feet wide.

6) Eddy Street Area

The Eddy Street planning area is an area of mixed residential and nonresidential land uses which occupies the long narrow corridor between I-95 and Eddy Street. The area lost one-third of its population between 1950 and 1960, due to some extent to clearance of the freeway right-of-way. Although the nonwhite population tripled, they represented only 14 per cent of the total population in 1960.

There are several commercial and industrial establishments scattered throughout the Eddy Street area. Of the 23 manufacturing establishments, fabricated metal products and jewelry makers comprise more than half. There are 10 wholesalers and about 50 retail stores, services and offices.

In addition to the boundary streets (I-95 and Eddy Street), four east-west streets of other than purely local character cross the area. These are Blackstone Street, Public Street, Potters Avenue and Thurbers Avenue.

d) Condition of Structures and Environment by Neighborhoods

1) Federal Hill Area

Residential: The Federal Hill planning area contains some of the worst housing conditions in the city. Of the 1,634 residential structures in the area, 71 per cent were found to contain basic deficiencies, and one-quarter should be demolished. The major deficiencies in the residential structures are lack of adequate heating, lack of baths, and deterioration of various building elements. Added to these poor structural conditions is the fact that more than 91 per cent of the residential blocks have two or more environmental deficiencies. The most important environmental problem is the lack of off-street parking space. Inadequate service by public elementary schools, mixed land uses (particularly nuisance uses), high land coverage, and traffic congestion are also major problems.

More than 40 per cent of the poor structures in the area are concentrated north of Federal Street and Atwells Avenue. The remaining poor structures are distributed throughout the rest of the area. This housing has been inspected by the Division of Minimum Housing Standards.

The most extreme environmental conditions exist along the northern and western boundaries of the area and along Westminster and Fountain Streets, primarily due to the intermixing of industrial activities with housing in these areas. The central portion of Federal Hill has moderate environmental conditions with considerable deficiencies for some blocks due to nonresidential activities of a nuisance nature. The blighting influences of lack of parking spaces and mixed commercial and residential uses are felt throughout the whole area. Added to these difficulties is the fact that narrow streets predominate in the area; forty-foot street widths throughout much of the area, together with lack of off-street parking space and the widespread distribution of commercial uses, creates an intolerable traffic situation. North of Federal Street and Atwells Avenue, most of the streets are less than thirty feet in width; the correction of this deficiency alone would require virtually total clearance.

Nonresidential: These structures are in substantially better condition than the residential and mixed structures. About one-fifth are deficient, and about 4 percent should be demolished. Commercial buildings are generally in poorer condition than the industrial or institutional buildings. Most of the buildings were built between 1900 and 1940, of fire-resistant construction. Almost half of the buildings are multi-story, and most cover more than three-quarters of their sites.

Inadequate off-street parking is the most serious environmental deficiency in the area. Lack of off-street loading space, poor street access, and traffic congestion are also significant problems.

Major Traffic Arteries: Major traffic arteries divide the area into small sections. These include Atwells Avenue, the "main street" of the area, Broadway, Dean Street, Knight Street, DePasquale Avenue, and Battey Street. While completion of the Huntington Expressway may cause diversion of some of the traffic now using these streets, they will continue to be a major obstacle to improving the residential environment. Most of the local streets in Federal Hill are less than fifty feet wide, and several are little more than alleys.

Elementary Schools: There are three elementary schools in Federal Hill:

1. Kenyon Street, a brick building built in 1923 on a 1.6 acre site.

2. Grove Street, a brick building built in 1901 on an 0.4 acre site.

3. Almy Street, a wood frame building built in 1893 on an 0.4 acre site.

Recreational Facilities: All three schools are under-utilized and none has a playground. The Samuel W. Bridgham Junior High School is also located in this planning area. The building, built in 1915, is in fair condition but the site of 1.3 acres is inadequate.

Three small playgrounds within the planning area total 3.4 acres in size. No other significant open spaces are available.

2) West End Area

Residential: About one-half of the structures are deficient, but only a few are so deficient as to require their demolition. All parts of the area, except for those blocks along the west side of Elmwood Avenue between Cromwell and Daboll Streets, exhibit a high level of building deficiencies. Structural deterioration and inadequate heating equipment are the most common problems.

Environmental problems are also widespread, with over 70 per cent of all residential blocks having two or more deficiencies. Inadequate service by public elementary schools and inadequate off-street parking are the major problems, followed by excessive traffic on local streets, nuisance uses in the area, and mixed land uses generally.

Nonresidential: The 203 nonresidential structures are in relatively better condition than the residential buildings, with less than 15 per cent found to be deficient. Most have been built since 1900, and are of one-story, fire-resistant construction. Land coverage is very high throughout the area; consequently, off-street parking and loading are inadequate. Poor street access and traffic congestion are also significant problems.

Elementary Schools: Elementary schools in the West End planning unit are summarized as follows:

Name of School	Year Built	Size of Site
Hammond Street	1848	0.4
Willow Street	1874	0.4
Vinyard Street	1882	0.8
Asa Messer	1892	0.5
Althea Street	1896	0.4

All schools are of brick construction, but none has any outdoor play space, and the total area of all five sites does not equal one adequate site.

Recreational Facilities: Two senior high schools which serve much larger areas are located in the West End. These are the Central and Classical High Schools. Their joint site will be enlarged, and a new Classical High School will be constructed, as part of the Central-Classical Redevelopment Project.

The West End has six existing recreation areas other than school grounds:

Name	Area of Site
Codding Street Playground	0.4 acres
Eddy Playground	0.7 "
Thomas Conlon Playground	1.9 "
Warren Street Playground	0.4 "
Dillon Memorial Playfield	7.1 "
Dexter Training Ground (playfield)	9.1 "
Total	19.6 acres

The two playfield facilities also serve adjoining planning areas. The play area of 7.1 acres at the Gilbert Stuart Junior High School, although inadequate, also helps meet the need for playfield facilities.

3) Elmwood Area

Residential: Most structures are in good condition, with the few deficient structures located primarily north of Ontario Street. Deterioration of building components and inadequate heating equipment are the major problems.

Environmental problems are more widespread. More than 55 per cent of the residential blocks have two or more environmental deficiencies. Inadequate off-street parking and service by public elementary schools, lack of public recreation areas, excessive street traffic, and nuisance uses in the area are the major problems in order of importance.

Nonresidential: The condition of these structures is similar to that of the residential buildings. About one-fifth of the structures have been built since 1941, and most are of one-story, fire-resistant construction. Land coverage is high, and many buildings do not have adequate off-street parking or loading areas.

Major Traffic Arteries: North-south through traffic in the Elmwood planning area is confined to the boundary streets: Broad Street and Elmwood Avenue. However, six streets carry excessive volumes of east-west traffic through the area. These are West Friendship, Public, Potters, Ontario, Adelaide, and Sackett streets. Local streets north of Public Street are all less than 50 feet wide. South of Public Street, however, almost all local streets are of adequate width.

Elementary Schools: Two elementary schools, the Lexington Avenue and the Sackett Street schools, are located in the Elmwood planning area. The Lexington Avenue School is older (1905) and is on a smaller site (0.6 acres). The Sackett Street School was built in 1924 on a 1.6 acre site. Both are brick structures, but neither has a playground on the site. (The Sackett Street School is located across the street from a 2.1 acre playground.) Both schools are being utilized at or near their capacity.

Recreational Facilities: The Elmwood planning area is very poorly served by recreation areas, having only one playground, Sackett Street, of 2.1 acres, which is located at the extreme southern boundary of the area. While playgrounds in the adjoining West End and South Providence areas are theoretically within walking distance, Broad Street and Elmwood Avenue are effective barriers to their use by the playground age group. There are no playfields, either existing or planned.

4) Upper South Providence Area

Residential: Housing quality in this area is among the lowest in the city, almost three-quarters of the structures are deficient, and about one-fifth should be demolished. Lack of adequate heating systems, deterioration of structural elements, and lack of essential plumbing facilities such as bathtubs and toilets are all important deficiencies in the area.

The distribution of housing conditions varies from the areas between Pine and Broad Streets and near Rhode Island Hospital, where almost all structures are deficient, to the southwest portion of the area between Willard Center and Broad Street, where more than 40 per cent of the buildings are in good condition and less than 5 per cent are poor. Between these extremes is a great mix of character, with small pockets of good buildings and small pockets of poor buildings. The Division of Minimum Housing Standards has completed inspection of the area.

Environmental conditions are likewise among the worst area-wide conditions found in the city. Of all residential blocks, 73 per cent have two or more environmental deficiencies. Lack of off-street parking, inadequate service by public elementary schools, mixed land uses, and traffic congestion are all major problems. The narrow street widths multiply these problems, with local streets used for truck movement and unloading, through traffic, local traffic, and parking.

Nonresidential: Nonresidential building conditions are considerably better than the housing quality; of 127 nonresidential structures, almost three-quarters are in good condition and only 5 per cent are poor. About two-thirds of the buildings are one-story, fire-resistant structures. Over 90 per cent of the buildings were constructed since 1900, with about 17 per cent built since 1941.

Environmental deficiencies which are typical for this type of mixed-use area are in evidence throughout. Lack of off-street parking and loading space and inadequate street access makes a large proportion of the otherwise adequate commercial and industrial buildings obsolete.

Major Traffic Arteries: Upper South Providence has no discernible circulation pattern, but exemplifies the problems of using streets laid out prior to automobile transportation for today's traffic. Pine and Friendship Streets form a one-way pair providing access to the downtown area and the completed section of Interstate 195. Point, Winter, Public, Pearl, Prairie, and Plain Streets criss-cross the area, dividing it into many small sections without providing good traffic service.

An improved internal circulation system is essential to renewal of this area, and will probably require major realignment of existing streets or construction of some new routes, particularly since Prairie Avenue, 50 feet wide, and Plain Street, 40 feet wide, are each carrying 5,000 or more vehicles per day, and almost all other streets are only 40 feet wide.

Elementary Schools: A new elementary school, the Edward W. Flynn School, was constructed in 1958 in the Upper South Providence planning area on land made available by the Willard Center Redevelopment Project. The site of 8.1 acres is adequate for the building, landscaping, parking and play areas. The Beacon Avenue School, built in 1891 on an 0.4 acre site, is to be closed and its pupils transferred to the Flynn School when enrollment permits.

5) Lower South Providence Area

Residential: Almost half of the housing in the area is deficient, but only a small number are so substandard as to require removal. These conditions are quite consistent throughout the area, except for the Roger Williams public housing project. Lack of adequate heating systems and deterioration are the most important problems.

Environmental problems are also widespread, with about 60 percent of the residential blocks having two or more environmental deficiencies. Inadequate off-street parking is a problem on most blocks. Separation of much of the housing from the Fogarty School by heavily traveled streets, and mixed land uses are also problems.

Nonresidential: The nonresidential structures in the area, most of which are commercial, are generally adequate, with about 20 percent in fair condition and 5 percent in poor condition. Most of the structures were built since 1900, with about one-quarter built since 1940. Over 60 percent of the buildings are one-story, and 80 percent are of fire-resistant construction.

Several environmental problems are important to the functioning of these buildings. Inadequate off-street loading affects almost 60 percent of the structures, and over 40 percent have little or no off-street parking area available; a direct result of high land coverage throughout the area. In addition, one-third of the buildings have inadequate street access.

Roger Williams Housing Project: The Roger Williams Housing Project for low-income occupancy contains 744 units completed in 1943. In terms of demand as well as design the project is conceded to be too large in terms of today's standards. At approximately 1,000 square feet per family on a net acre basis, it exceeds in density by nearly 20 percent the highest density provisions of the zoning ordinance. Family density is further complicated by excessive coverage of land by structures.

These and other problems have caused the Providence Housing Authority to consider seriously a number of changes in the original plan. With a high turnover rate and high vacancy rate, the Authority believes the number of units should be significantly reduced in number. This would be accomplished in one or both of two ways. First, based upon neighborhood needs to be ascertained during the GNRP planning period, the Authority would, presuming the need can be justified, propose to convert 324 of the 744 units to housing for the elderly. Second, the Authority is contemplating the removal of selected structures to reduce density, increase open space, and improve livability. This also raises planning questions which relate to the GNRP.

Major Traffic Arteries: The circulation pattern of Lower South Providence forms a gridiron, with Eddy, Plain, Prairie, and Broad streets running in a north-south direction and Public, Potters, Oxford and Thurbers running east-west. Traffic on Plain Street and Prairie Avenue may be reduced when Interstate 95 is completed in this area. Almost all local streets in the planning unit are adequate, with most only 40 feet wide.

Elementary Schools: Lower South Providence is served by two elementary schools: the Mary E. Fogarty, built in 1962 on a Site of about 5 acres, and the much older (1908) Temple Street School. The Fogarty School has a playground of 2.2 acres, but no play area is available on the Temple Street site.

Roger Williams Junior High School, which generally serves the Upper and Lower South Providence areas and adjacent industrial districts, was built in 1932. Although the brick structure is in good condition, the play area of 3.2 acres is grossly inadequate for this type of school.

Recreational Facilities: Two playgrounds in the Lower South Providence planning area, Mary E. Fogarty of 2.2 acres and Richardson of 3.2 acres, are properly located to serve the entire area but are of inadequate size. A third playground, Sayles Street, is too small (0.3 acres) and too near the Fogarty Playground to be of much value.

6) Eddy Street Area

Nonresidential: One-fifth of the structures are so substandard as to warrant clearance. About one-quarter are of combustible type construction and two-thirds cover more than half of their sites. Off-street parking and loading are inadequate, and industrial and residential traffic are mixed on the east-west streets.

Residential: Almost all structures are deficient, and more than one-quarter are so substandard as to warrant their clearance. They have been inspected by the Division of Minimum Housing Standards. Environmental deficiencies, in order of importance, are inadequate service by public elementary schools, lack of off-street parking, mixed land uses, (especially nuisance uses), and inadequate recreation areas.

Main Traffic Arteries: In addition to the boundary streets (I-95 and Eddy Street), four east-west streets of other than purely local character cross the area. These are Blackstone Street, Public Street, Potters Avenue and Thurbers Avenue.

e) General Distribution of Blight and Deterioration

A block by block tabulation of the number of residential structures and the number of structures with at least one basic deficiency is shown on the map of General Deterioration of Residential Structures Within GNRP. A block by block tabulation of the number of nonresidential structures and the number of nonresidential structures with at least one basic deficiency is shown on the map of General Deterioration of Nonresidential Structures Within GNRP. This data was generated under the Providence Community Renewal Program 1964-1970. The methodology employed for examining and classifying structural and environmental conditions are clearly set forth in Technical Supplement, Appendix A to the Providence Community Renewal Program 1964-1970.

Individual IBM cards on interior and exterior conditions were compiled for each residential structure. The individual categories were weighted using housing code and Federal Housing Administration standards in formulating treatment standards and programs (See Technical Supplement, Appendix B to the Providence Community Renewal Program 1964-1970.) A synopsis of the methodology employed in the "residential blight analysis" including the environmental survey is attached herewith as Exhibit B.

f) Detailed Tabulation by Proposed Urban Renewal Project Areas (not by General Neighborhoods within GNRP)* of Present Population, Housing, Land Use and Environmental Characteristics

The general neighborhoods within the GNRP are generally too large for individual urban renewal projects. The thirty-five treatment areas within the GNRP as delineated in the Providence Community Renewal Program 1964-1970 were deemed to be too small to provide reasonable protection against blighting influences outside their boundaries or would not be immediately adjacent to an otherwise stable neighborhood.

* For a detailed tabulation of these characteristics by general neighborhoods within the GNRP, see Technical Supplement C, pp 215-260 of the Providence Community Renewal Program 1964-1970.

FOR MAP OF GENERAL DETERIORATION OF RESIDENTIAL STRUCTURES WITHIN GNRP SEE SEPARATE MAP EXHIBIT

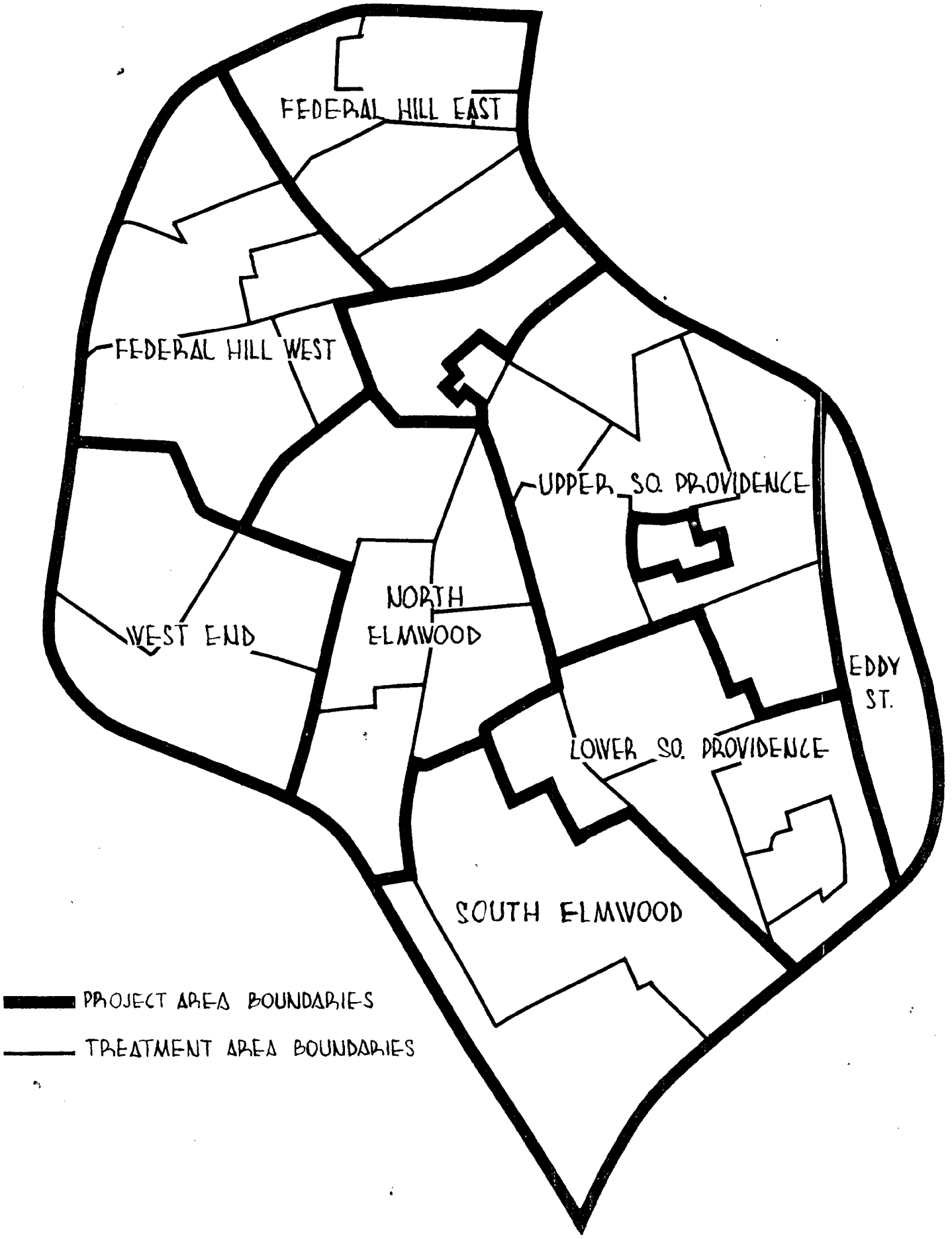
FOR MAP OF GENERAL DETERIORATION OF NONRESIDENTIAL STRUCTURES WITHIN GNRP SEE SEPARATE MAP EXHIBIT

Thus the data were reworked and further refined to produce seven title I Urban Renewal Projects and one Code Enforcement project.

A basic modification on the original philosophy of the Community Renewal Program was made to reflect the City Administration's emphasis on maximum rehabilitation, even for basic clearance areas.

Residential structures were classified as good, fair rehabilitation, fair recondition and poor. Under the original philosophy of the CRP, residential structures classified as fair recondition were to be retained if the general neighborhood treatment were to be rehabilitation or reconditioning but were to be removed if the general neighborhood treatment were to be clearance. Under the direction of Mayor Joseph A. Doorley, Jr. residential structures classified as fair recondition are to be retained if it is economically feasible, even if the general neighborhood treatment is to be basically clearance.

FEDERAL HILL - SOUTH PROVIDENCE G.N.R.P.



Code No. GN-201
(b) (1) (f)

1) Federal Hill East Urban Renewal Project

(a) Table 1: Population Characteristics, p 22.

(b) Table 2: Housing Characteristics, p 23.

(c) Table 3: Existing Land Use - 1961, p 24.

(d) Table 4: Residential Structure Types, p 24.

(e) Table 5: Condition of Structures, p 25.

(f) Table 6A: Residential Blocks with Environmental Conditions, p 26.

(g) Table 6B: Residential Blocks Affected by Specific Environmental Deficiencies, p 26.

(h) For a Detailed Listing of Specific Residential Blocks with Environmental Deficiencies see Exhibit C attached herewith.

FEDERAL HILL EAST

Table - Housing Characteristics

Total Housing Units	3721
Total Occupied Units	3186
White	3140
Non White	46
Vacant	535

FEDERAL HILL EAST

TABLE 3 EXISTING LAND USES

Land Use	Existing Area in Acres	Existing Percent Total
Residential*	75.84	59.85
Commercial	20.98	16.55
Industrial	19.24	15.18
Pub. & Instit.	4.99	3.93
Vacant	5.54	4.37
Total	126.70	99.88

* Includes mixed uses.

Source: Field Survey, City Plan Commission, 1961

TABLE 4 RESIDENTIAL STRUCTURE TYPES

Structure Type	Number of Structures	Percent of Total
1 - family	131	12
2 - family	277	25
3 - family	468	43
4 or more families	222	20
Total	1098	100

CONDITION OF STRUCTURES RATED*

FEDERAL HILL EAST

Treatment Area	Type of Structure	Good	Fair Rehab	Fair Recond	Poor	Total Struct
FH 1			BRADFORD HOUSE			
FH 2	RES	17	64	34	84	199
	NONRES	54	16	--	2	72
	Total	71	80	34	86	271
FH 3	RES	18	64	81	117	280
	NONRES	21	4	--	2	27
	Total	39	68	81	119	307
FH 7	RES	26	53	47	12	138
	NONRES	48	6	--	2	56
	Total	74	59	47	14	194
FH 8	RES	70	138	61	23	292
	NONRES	29	6	--	1	36
	Total	99	144	61	24	328
			AREA TOTAL			
	Res & mixed	131	319	223	236	909
	Comm	81	25	---	2	108
	Ind	63	6	---	5	74
	P & I	8	1	---	---	9
	Total	283	351	223	243	1100

RES-MIX -- Residential and Mixed
COMM -- Commercial
IND -- Industrial
P & I -- Public and Institutional

*909 Out of 1098 Residential Structures were rated.

FEDERAL HILL EAST
RESIDENTIAL ENVIRONMENTAL CONDITIONS

Residential Blocks with Environmental Deficiencies

	Number of Deficiencies per Block						Total Number of Residential Blocks
	0	1	2	3	4	5 or more	
Planning Area Total	1	9	15	23	23	30	101
Treatment Area Total							
FH1	-	-	1	2	-	-	3
FH2	-	-	4	8	12	12	36
FH3	1	4	3	6	4	6	24
FH7	-	-	-	3	3	9	15
FH8	-	5	7	4	4	3	23

Residential Blocks Affected by Specific Environmental Deficiencies

Environmental Deficiency	Number of Residential Blocks Deficient	Percent of Total Residential Blocks Deficient
Excessive land coverage	36	35
Inadequate off-street parking	93	92
Mixed land uses	66	65
Presence of specific nuisance uses	31	30
Excessive street traffic	24	23
Proximity to railroads	14	13
Lack of sanitary sewer	1	1
Lack of public water supply	0	0
Inadequate service by public elementary school	73	72
Inadequate service by public recreation area	18	17

Code No. GN-201
(b) (1) (f)

2) Federal Hill West Urban Renewal Project

(a) Table 1: Population Characteristics, p 28.

(b) Table 2: Housing Characteristics, p 29.

(c) Table 3: Existing Land Use - 1961, p 30.

(d) Table 4: Residential Structure Types, p 30.

(e) Table 5: Condition of Structures, p 31.

(f)) Table 6A: Residential Blocks with Environmental Conditions, p 32.

(g) Table 6B: Residential Blocks Affected by Specific Environmental Deficiencies, p 32.

(h) For a Detailed Listing of Specific Residential Blocks with Environmental Deficiencies see Exhibit C attached herewith.

FEDERAL HILL WEST

Table - Housing Characteristics

Total Housing Units	3420
Total Occupied Units	3051
White	3046
Non White	15
Vacant	369

FEDERAL HILL WEST

TABLE 3 EXISTING LAND USES

Land Use	Existing Area in Acres	Existing Percent Total
Residential*	127.37	74.57
Commercial	13.05	7.64
Industrial	12.98	7.59
Pub. & Instit.	13.98	8.18
Vacant	3.42	.20
Total	170.79	98.18

* Includes mixed uses.

Source: Field Survey, Providence City Plan Commission, 1961

TABLE 4 RESIDENTIAL STRUCTURE TYPES

Structure Type	Number of Structures	Percent of Total
1 - family	221	13
2 - family	519	31
3 - family	668	40
4 or more families	257	16
Total	1665	100

CONDITION OF STRUCTURES RATED*

FEDERAL HILL WEST

Treatment Area	Type of Structure	Good	Fair Rehab	Fair Recond	Poor	Total Struct
FH 4	RES	2	33	122	112	269
	NONRES	13	5	---	1	19
	Total	15	38	122	113	288
FH 5	RES	25	174	117	21	337
	NONRES	31	9	---	1	41
	Total	56	183	117	22	378
FH 6	RES	--	38	43	38	119
	NONRES	16	--	--	1	17
	Total	16	38	43	39	136
WE 3	RES	4	46	84	34	168
	NONRES	9	2	--	1	12
	Total	13	48	84	35	180
WE 5	RES	39	287	163	29	518
	NONRES	11	1	---	--	12
	Total	50	288	163	29	530
	RES-MIX	70	578	529	234	1411
	COMM	46	8	---	2	56
	IND	21	9	---	1	31
	P & I	13	---	---	---	13
	Total	150	595	529	237	1511

RES-MIX -- Residential and Mixed
COMM -- Commercial
IND -- Industrial
P & I -- Public and Institutional

* 1411 out of 1665 Residential Structures were rated.

FEDERAL HILL WEST
RESIDENTIAL ENVIRONMENTAL CONDITIONS

Residential Blocks with Environmental Deficiencies

	Number of Deficiencies per Block						Total Number of Residential Blocks
	0	1	2	3	4	5 or more	
Planning Area Total	11	18	25	13	14	4	85
Treatment Area Total							
FH4	-	2	9	2	4	-	17
FH5	-	3	6	4	6	2	21
FH6	-	2	-	2	2	1	7
WE3	-	5	6	5	-	1	17
WE5	11	6	4	-	2	-	23

Residential Blocks Affected by Specific Environmental Deficiencies

Environmental Deficiency	Number of Residential Blocks Deficient	Percent of Total Residential Blocks Deficient
Excessive land coverage	6	1
Inadequate off-street parking	34	40
Mixed land uses	31	37
Presence of specific nuisance uses	24	28
Excessive street traffic	18	21
Proximity to railroads	11	12
Lack of sanitary sewer	-	-
Lack of public water supply	-	-
Inadequate service by public elementary school	58	68
Inadequate service by public recreation area	2	-

Code No. GN-201
(b) (1) (f)

3) West End Urban Renewal Project

(a) Table 1: Population Characteristics, p 34.

(b) Table 2: Housing Characteristics, p 35.

(c) Table 3: Existing Land Use - 1961, p 36.

(d) Table 4: Residential Structure Types, p 36.

(e) Table 5: Condition of Structures, p 37.

(f) Table 6A: Residential Blocks with Environmental Conditions, p 38.

(g) Table 6B: Residential Blocks Affected by Specific Environmental Deficiencies, p 38.

(h) For a Detailed Listing of Specific Residential Blocks with Environmental Deficiencies see Exhibit C attached herewith.

WEST END

Table - Housing Characteristics

Total Housing Units	2618
Total Occupied Units	2477
White	2304
Non White	173
Vacant	141

WEST END

TABLE 3 EXISTING LAND USES

Land Use	Existing Area in Acres	Existing Percent Total
Residential*	102.16	69.86
Commercial	7.32	5.00
Industrial	17.08	11.68
Pub. & Instit.	3.46	2.36
Vacant	16.19	11.07
Total	146.22	99.97

* Includes mixed uses.

Source: Field Survey, Providence City Plan Commission, 1961

TABLE 4 RESIDENTIAL STRUCTURE TYPES

Structure Type	Number of Structures	Percent of Total
1 - family	276	25
2 - family	378	34
3 - family	418	37
4 or more families	48	4
Total	1,120	100

CONDITION OF STRUCTURE RATED*

WEST END

Treatment Area	Type of Structure	Good	Fair Rehab	Fair Recond	Poor	Total Struct
WE 6	RES	132	235	35	3	405
	NONRES	9	1	--	-	10
	Total	141	236	35	3	415
WE 7	RES	83	147	50	3	283
	NONRES	12	1	--	-	13
	Total	95	148	50	3	296
WE 8	RES	148	172	17	8	345
	NONRES	39	12	--	-	51
	Total	187	184	17	8	396
	Res-Mix	363	554	102	14	1033
	Comm	28	7	---	--	35
	Ind	22	5	---	--	27
	P & I	10	2	---	--	12
	Total	423	568	102	14	1107

RES-MIX -- Residential and Mixed
COMM -- Commercial
IND -- Industrial
P & I -- Public and Institutional

*1033 out of 1120 Residential Structures were rated.

WEST END
RESIDENTIAL ENVIRONMENTAL CONDITIONS

Residential Blocks with Environmental Deficiencies

	Number of Deficiencies per Block						Total Number of Residential Blocks
	0	1	2	3	4	5 or more	
Planning Area Total	5	11	12	12	10	5	55
Treatment Area Total							
WE6	3	9	9	1	1	-	23
WE7	-	-	-	2	3	-	5
WE8	2	2	3	9	6	5	27

Residential Blocks Affected by Specific Environmental Deficiencies

Environmental Deficiency	Number of Residential Blocks Deficient	Percent of Total Residential Blocks Deficient
Excessive land coverage	4	1
Inadequate off-street parking	31	56
Mixed land uses	12	22
Presence of specific nuisance uses	16	29
Excessive street traffic	18	33
Proximity to railroads	21	38
Lack of sanitary sewer	-	-
Lack of public water supply	-	-
Inadequate service by public elementary school	29	52
Inadequate service by public recreation area	7	1

Code No. GN-201
(b) (1) (f)

4) North Elmwood Urban Renewal Project

(a) Table 1: Population Characteristics, p 40.

(b) Table 2: Housing Characteristics, p 41.

(c) Table 3: Existing Land Use - 1961, p 42.

(d) Table 4: Residential Structure Types, p 42.

(e) Table 5: Condition of Structures, p 43.

(f) Table 6A: Residential Blocks with Environmental Conditions, p 44.

(g) Table 6B: Residential Blocks Affected by Specific Environmental Deficiencies, p 44.

(h) For a Detailed Listing of Specific Residential Blocks with Environmental Deficiencies see Exhibit C attached herewith.

NORTH ELMWOOD

Table - Housing Characteristics

Total Housing Units	4057
Total Occupied Units	3949
White	3801
Non White	148
Vacant	108

NORTH ELMWOOD

TABLE 3 EXISTING LAND USES

Land Use	Existing Area in Acres	Existing Percent Total
Residential*	137.29	71.74
Commercial	17.98	9.39
Industrial	19.01	9.93
Pub. & Instit.	12.65	6.61
Vacant	4.36	2.27
Total	191.35	99.94

* Includes mixed uses.

Source: Field Survey, City Plan Commission, 1961

TABLE 4 RESIDENTIAL STRUCTURE TYPES

Structure Type	Number of Structures	Percent of Total
1 - family	255	17
2 - family	575	39
3 - family	443	30
4 or more families	212	14
Total	1495	100

CONDITION OF STRUCTURES RATED*

NORTH ELMWOOD

Treatment Area	Type of Structure	Good	Fair Rehab	Fair Recond	Poor	Total Struct
WE 4	RES	32	224	191	43	490
	NONRES	49	2	---	--	51
	Total	81	226	191	43	541
WE 9	RES	143	65	34	5	247
	NONRES	15	4	--	-	19
	Total	158	69	34	5	266
WE 10	RES	147	6	---	--	153
	NONRES	21	1	---	--	22
	Total	168	7	---	--	175
EW 1	RES	68	49	20	14	151
	NONRES	17	--	--	--	17
	Total	85	49	20	14	168
EW 2	RES	273	57	5	--	335
	NONRES	18	--	-	--	18
	Total	291	57	5	--	353
	RES-MIX	663	401	250	62	1376
	COMM	47	6	---	--	53
	IND	41	3	---	--	44
	P & I	33	1	---	--	34
	Total	784	411	250	62	1507

RES-MIX -- Residential and Mixed
COMM -- Commercial
IND -- Industrial
P & I -- Public and Institutional

* 1376 out of 1495 Residential Structures were rated.

NORTH ELMWOOD
RESIDENTIAL ENVIRONMENTAL CONDITIONS

Residential Blocks with Environmental Deficiencies

	Number of Deficiencies per Block 0	1	2	3	4	5 or more	Total Number of Residential Blocks
Planning Area Total	1	6	19	22	9	14	71
Treatment Area Total							
WE4	-	-	6	9	4	5	24
WE9	-	2	4	7	3	4	20
WE10	-	2	3	1	1	-	7
EW1	-	-	-	1	-	4	5
EW2	1	2	6	4	1	1	15

Residential Blocks Affected by Specific Environmental Deficiencies

Environmental Deficiency	Number of Residential Blocks Deficient	Percent of Total Residential Blocks Deficient
Excessive land coverage	2	-
Inadequate off-street parking	63	89
Mixed land uses	23	32
Presence of specific nuisance uses	32	45
Excessive street traffic	32	45
Proximity to railroads	8	1
Lack of sanitary sewer	-	-
Lack of public water supply	-	-
Inadequate service by public elementary school	46	65
Inadequate service by public recreation area	10	14

Code No. GN-201
(b) (1) (f)

5) South Elmwood Urban Renewal Project (Code Enforcement Project)

(a) Table 1: Population Characteristics, p 46.

(b) Table 2: Housing Characteristics, p 47.

(c) Table 3: Existing Land Use - 1961, p 48.

(d) Table 4: Residential Structure Types, p 48.

(e) Table 5: Condition of Structures, p 49.

(f) Table 6A: Residential Blocks with Environmental Conditions p 50.

(g) Table 6B: Residential Blocks Affected by Specific Environmental Deficiencies, p 50.

(h) For a Detailed Listing of Specific Residential Blocks with Environmental Deficiencies see Exhibit C attached herewith.

CODE ENFORCEMENT

Table 2 - Housing Characteristics

Total Housing Units	2,796
Total Occupied Units	2,690
White	2,683
Non White	7
Vacant	106

TABLE 3 EXISTING LAND USES

Land Use	Existing Area in Acres	Existing Percent Total
Residential*	123.43	83.78
Commercial	10.78	7.32
Industrial	2.95	2.00
Pub. & Instit.	6.22	4.22
Vacant	3.94	2.67
Total	147.32	99.99

* Includes mixed uses

Source: Field Survey, City Plan Commission, 1961

TABLE 4 RESIDENTIAL STRUCTURE TYPES

Structure Type	Number of Structures	Percent of Total
1 - family	373	35
2 - family	321	30
3 - family	302	28
4 or more families	74	7
Total	1,070	100

CONDITION OF STRUCTURES RATED*

CODE ENFORCEMENT AREA

Treatment Area	Type of Structure	Good	Fair Rehab	Fair Recond	Poor	Total Struct
EW 4	RES	728	175	5	2	910
	NONRES	32	4	-	1	37
	Total	760	179	5	3	947
EA	RES	67	31	--	--	98
	NONRES	36	8	--	2	46
	Total	103	39	--	2	144
	RES-MIX	795	206	5	2	1008
	COMM	47	8	--	1	56
	IND	18	4	--	2	24
	P & I	3	-	--	--	3
	Total	863	218	5	5	1091

RES-MIX -- Residential and Mixed
COMM -- Commercial
IND -- Industrial
P & I -- Public and Institutional

* 1008 out of 1070 Residential Structures were rated.

CODE ENFORCEMENT AREA
RESIDENTIAL ENVIRONMENTAL CONDITIONS

Residential Blocks with Environmental Deficiencies

	Number of Deficiencies per Block						Total Number of Residential Blocks
	0	1	2	3	4	5 or more	
Planning Area Total	19	13	9	5	3	3	51
Treatment Area Total							
EW4-EA	19	13	9	5	3	3	51

Residential Blocks Affected by Specific Environmental Deficiencies

Environmental Deficiency	Number of Residential Blocks Deficient	Percent of Total Residential Blocks Deficient
Excessive land coverage	1	-
Inadequate off-street parking	17	33
Mixed land uses	2	-
Presence of specific nuisance uses	8	15
Excessive street traffic	8	15
Proximity to railroads	-	-
Lack of sanitary sewer	-	-
Lack of public water supply	-	-
Inadequate service by public elementary school	15	29
Inadequate service by public recreation area	10	20

Code No. GN-201
(b) (1) (f)

6) Upper South Providence Urban Renewal Project

(a) Table 1: Population Characteristics, p 52.

(b) Table 2: Housing Characteristics, p 53.

(c) Table 3: Existing Land Use - 1961, p 54.

(d) Table 4: Residential Structure Types, p 54.

(e) Table 5: Condition of Structures, p 55.

(f) Table 6A: Residential Blocks with Environmental Conditions p 56.

(g) Table 6B: Residential Blocks Affected by Specific Environmental Deficiencies, p 56.

(h) For a Detailed Listing of Specific Residential Blocks with Environmental Deficiencies see Exhibit C attached herewith.

UPPER SOUTH PROVIDENCE

Table - Housing Characteristics

Total Housing Units	4587
Total Occupied Units	4012
White	3534
Non White	478
Vacant	575

UPPER SOUTH PROVIDENCE

TABLE 3 EXISTING LAND USES

Land Use	Existing Area in Acres	Existing Percent Total
Residential*	155.55	71.96
Commercial	22.64	10.47
Industrial	19.90	9.20
Pub. & Instit.	8.83	4.08
Vacant	9.18	4.24
Total	216.14	99.95

* Includes mixed uses.

Source: Field Survey, City Plan Commission, 1961

TABLE 4 RESIDENTIAL STRUCTURE TYPES

Structure Type	Number of Structures	Percent of Total
1 - family	293	15
2 - family	616	31
3 - family	773	39
4 or more families	291	15
Total	1973	100

CONDITION OF STRUCTURES RATED*

UPPER SOUTH PROVIDENCE

Treatment Area	Type of Structure	Good	Fair Rehab	Fair Recond	Poor	Total Struct
WE 1		CENTRAL - CLASSICAL				
WE 2	RES	--	11	6	--	17
	NONRES	11	2	-	--	13
	Total	11	13	6	--	30
USP 1		ROGER WILLIAMS HOUSING				
USP 2	RES	167	160	68	18	413
	NONRES	7	6	--	2	15
	Total	174	166	68	20	428
USP 3	RES	10	136	100	70	316
	NONRES	38	16	---	1	55
	Total	48	152	100	71	371
USP 4	RES	4	186	164	67	421
	NONRES	7	2	---	2	11
	Total	11	188	164	69	432
USP 5	RES	6	58	68	48	180
	NONRES	14	3	--	--	17
	Total	20	61	68	48	197
USP 6	RES	2	57	67	81	207
	NONRES	27	1	--	1	29
	Total	29	58	67	82	236
LSP 4	RES	79	162	50	7	298
	NONRES	11	2	--	-	13
	Total	90	164	50	7	311
	RES-MIX	268	770	523	291	1852
	COMM	57	15	---	3	75
	IND	45	12	---	3	60
	P & I	13	5	---	---	18
	Total	383	802	523	297	2005

RES-MIX -- Residential and Mixed
COMM -- Commercial
IND -- Industrial
P & I -- Public and Institutional

* 1852 out of 1973 Residential Structures were rated.

UPPER SOUTH PROVIDENCE
RESIDENTIAL ENVIRONMENTAL CONDITIONS

Residential Blocks with Environmental Deficiencies

	Number of Deficiencies per Block						Total Number of Residential Blocks
	0	1	2	3	4	5 or more	
Planning Area Total	3	37	19	25	12	26	122
Treatment Area Total							
WE2	-	-	-	-	-	1	1
USP1	-	-	-	1	-	-	1
USP2	-	8	5	2	-	-	15
USP3	-	-	5	7	2	6	20
USP4	1	14	2	2	-	1	20
USP5	1	3	1	8	3	7	23
USP6	1	-	2	3	6	11	23
LSP4	-	12	4	2	1	-	19

Residential Blocks Affected by Specific Environmental Deficiencies

Environmental Deficiency	Number of Residential Blocks Deficient	Percent of Total Residential Blocks Deficient
Excessive land coverage	6	5
Inadequate off-street parking	113	93
Mixed land uses	44	36
Presence of specific nuisance uses	30	24
Excessive street traffic	44	36
Proximity to railroads	-	-
Lack of sanitary sewer	8	7
Lack of public water supply	-	-
Inadequate service by public elementary school	63	52
Inadequate service by public recreation area	33	27

Code No. GN-201
(b) (1) (f)

7) Lower South Providence Urban Renewal Project

(a) Table 1: Population Characteristics, p 58.

(b) Table 2: Housing Characteristics, p 59.

(c) Table 3: Existing Land Use - 1961, p 60.

(d) Table 4: Residential Structure Types, p 60.

(e) Table 5: Condition of Structures, p 61.

(f) Table 6A: Residential Blocks with Environmental Conditions, p 62.

(g) Table 6B: Residential Blocks Affected by Specific Environmental Deficiencies, p 62.

(h) For a Detailed Listing of Specific Residential Blocks with Environmental Deficiencies see Exhibit C attached herewith.

LOWER SOUTH PROVIDENCE

Table - Housing Characteristics

Total Housing Units	3231
Total Occupied Units	3029
White	2835
Non White	194
Vacant	202

LOWER SOUTH PROVIDENCE

Land Use	Existing Area in Acres	Existing Percent Total
Residential*	103.47	66.25
Commercial	18.98	12.15
Industrial	9.35	5.98
Pub. & Instit.	19.19	12.28
Vacant	6.13	3.92
Total	156.18	100.58

* Includes mixed uses.

Source: Field Survey, City Plan Commission, 1961

TABLE 4 RESIDENTIAL STRUCTURE TYPES

Structure Type	Number of Structures	Percent of Total
1 - family	350	28
2 - family	370	30
3 - family	465	38
4 or more families	53	4
Total	1,238	100

CONDITION OF STRUCTURES RATED*

LOWER SOUTH PROVIDENCE

Treatment Area	Type of Structure	Good	Fair Rehab	Fair Recond	Poor	Total Struct
LSP 1	RES					
	NONRES	CODDING COURT				
	Total					
LSP 2	RES	65	118	19	7	209
	NONRES	15	4	--	1	20
	Total	80	122	19	8	229
LSP 3	RES	140	208	57	8	413
	NONRES	17	10	--	2	29
	Total	157	218	57	10	442
LSP 5	RES	159	173	46	11	389
	NONRES	22	3	--	1	26
	Total	181	176	46	12	415
EW 3	RES	79	65	14	5	163
	NONRES	8	4	--	-	12
	Total	87	69	14	5	175
	RES-MIX	443	564	136	31	1174
	COMM	39	12	---	3	54
	IND	9	9	---	1	19
	P & I	8	2	---	--	10
	Total	499	587	136	35	1257

RES-MIX -- Residential and Mixed
COMM -- Commercial
IND -- Industrial
P & I -- Public and Institutional

* 1174 out of 1238 Residential Structures were rated.

LOWER SOUTH PROVIDENCE
RESIDENTIAL ENVIRONMENTAL CONDITIONS

Residential Blocks with Environmental Deficiencies

	Number of Deficiencies per Block						Total Number of Residential Blocks
	0	1	2	3	4	5 or more	
Planning Area Total	3	19	25	12	10	3	72
Treatment Area Total							
LSP2	-	2	4	5	3	1	15
LSP3	3	8	10	2	2	-	25
LSP5	-	6	9	2	4	2	23
EW3	-	3	2	3	1	-	9

Residential Blocks Affected by Specific Environmental Deficiencies

Environmental Deficiency	Number of Residential Blocks Deficient	Percent of Total Residential Blocks Deficient
Excessive land coverage	1	-
Inadequate off-street parking	62	86
Mixed land uses	22	31
Presence of specific nuisance uses	16	22
Excessive street traffic	17	24
Proximity to railroads	-	-
Lack of sanitary sewer	-	-
Lack of public water supply	-	-
Inadequate service by public elementary school	36	50
Inadequate service by public recreation area	6	1

Code No. GN-201
(b) (1) (f)

8) Eddy Street Urban Renewal Project

(a) Table 1: Population Characteristics, p 64.

(b) Table 2: Housing Characteristics, p 65.

(c) Table 3: Existing Land Use - 1961, p 66.

(d) Table 4: Residential Structure Types, p 66.

(e) Table 5: Condition of Structures, p 67.

(f) Table 6A: Residential Blocks with Environmental Conditions, p 68.

(g) Table 6B: Residential Blocks Affected by Specific Environmental Deficiencies, p 68.

(h) For a Detailed Listing of Specific Residential Blocks with Environmental Deficiencies see Exhibit C attached herewith.

EDDY STREET

Table - Housing Characteristics

Total Housing Units	419
Total Occupied Units	372
White	329
Non White	43
Vacant	47

EDDY STREET

TABLE 3 EXISTING LAND USES

Land Use	Existing Area in Acres	Existing Percent Total
Residential*	16.00	28.98
Commercial	4.60	8.33
Industrial	24.50	44.38
Pub. & Instit.	-	-
Vacant	10.10	18.29
Total	55.20	99.98

* Includes mixed uses.

Source: Field Survey, City Plan Commission, 1961

TABLE 4 RESIDENTIAL STRUCTURE TYPES

Structure Type	Number of Structures	Percent of Total
1 - family	80	38
2 - family	79	38
3 - family	35	17
4 or more families	14	7
Total	208	100

CONDITION OF STRUCTURES RATED*

EDDY STREET

Treatment Area	Type of Structure	Good	Fair Rehab	Fair Recond	Poor	Total Struct
ES	RES-MIX	5	55	80	49	189
	COMM	10	2	--	4	16
	IND	30	3	--	8	41
	P & I	--	--	--	--	---
	Total	45	60	80	61	246

RES-MIX -- Residential and Mixed
COMM -- Commercial
IND -- Industrial
P &I -- Public and Institutional

*189 out of 208 Residential Structures were rated.

EDDY STREET
RESIDENTIAL ENVIRONMENTAL CONDITIONS

Residential Blocks with Environmental Deficiencies

	Number of Deficiencies per Block						Total Number of Residential Blocks
	0	1	2	3	4	5 or more	
Planning Area Total	-	-	4	3	4	10	21
Treatment Area Total							
ES	-	-	4	3	4	10	21

Residential Blocks Affected by Specific Environmental Deficiencies

Environmental Deficiency	Number of Residential Blocks Deficient	Percent of Total Residential Blocks Deficient
Excessive land coverage	4	19
Inadequate off-street parking	15	71
Mixed land uses	13	62
Presence of specific nuisance uses	13	62
Excessive street traffic	7	33
Proximity to railroads	2	10
Lack of sanitary sewer	2	10
Lack of public water supply	-	-
Inadequate service by public elementary school	20	95
Inadequate service by public recreation area	14	66

b. Land Use Plan

2. Elements of the Land Use Plan

Detailed recommendations for specific types of uses, population, densities, building requirements and other provisions recommended for incorporation in urban renewal plans for specific projects are discussed below.

a. Introduction

The plan for the Federal Hill-South Providence is a detailed development and extension of Master Plan proposals for land uses, residential densities, zoning, recreational facilities, school facilities and circulation and the Community Renewal Program 1964-1970 proposals for recommended urban renewal treatment.

b. The Physical Framework for Renewal

Three aspects of physical development set major guidelines for formulation of an urban renewal program. These are:

The Master Plan: the city's statement of goals for physical development. Marketability: a determination of the quantities of land, new buildings, improved buildings, or other units of space which can be absorbed into use in the city.

Renewal treatment analysis: identification of the physical problems existing in various sections of the city and development of appropriate treatment programs which can be correlated with programs designed to treat the social problems found in corresponding areas.

c. GNRP Land Use Distribution

The Federal Hill-South Providence GNRP area contains 1,209.9 acres (excluding streets). The area now contains approximately 841 acres in residential use. Approximately 941 acres have been designated for residential use under the general neighborhood renewal plan. Residents within the GNRP will enjoy many amenities upon completion of the overall plan:

--new educational facilities
--new recreational facilities
--improved traffic circulation
--improved streets with new storm sewers, sidewalks, trees and street signs
--more harmonious land use arrangements and
--revitalized neighborhoods

Commercial: The area now contains approximately 116 acres in commercial use. Upon completion of the general neighborhood renewal plan, the area will contain approximately 111 acres in commercial use.

Industrial: The total acreage in industrial use would be reduced from approximately 125 acres to approximately 85 acres upon completion of the plan.

Public and Institutional: While total acreage allocated to public and institutional uses would remain basically the same (now 69.3 acres-proposed 69.0 acres) the geographic areas allocated to said uses would change to bring about a more desirable distribution of public facilities vis a vis other land uses.

Attached herewith are maps for the existing and proposed land uses for the Federal Hill-South Providence GNRP. Changes in aggregate land uses by major components are shown below.

Land Use Distribution Existing and Proposed

Land Use	Existing (acres)	Proposed (acres)
Residential	841.11	940.76
Commercial	116.33	110.81
Industrial	125.01	84.77
Public and Institutional	69.32	69.01
Vacant	58.86	-
TOTAL	1,209.90	1,209.90

Note: Individual figures do not add up to totals because of rounding and the exclusion of one treatment area in the Code Enforcement Project (Census Tract 2) which was not included in the IBM data.

FOR EXISTING LAND USE MAP

SEE SEPARATE MAP EXHIBIT

FOR PROPOSED LAND USE

SEE SEPARATE MAP EXHIBIT

d) Land Use Distribution for the Proposed Individual Urban Renewal Projects

The aggregate figures for existing and proposed land uses understate proposed geographic changes in land use. Thus for each proposed individual urban renewal project within the GNRP (except for the South Elmwood Urban Renewal Project-Code Enforcement Project) a detailed tabulation has been prepared setting forth the existing and proposed land uses and an estimate of marketable areas in acres by proposed re-use.

In tabular form below, can be found, a list of the proposed Title I urban renewal projects and the respective pages for the aforementioned data.

Title I Projects — Page

1) Federal Hill East Urban Renewal Project.....72
2) Federal Hill West Urban Renewal Project.....73
3) West End Urban Renewal Project.....74
4) North Elmwood Urban Renewal Project.....75
5) Upper South Providence Urban Renewal Project....76
6) Lower South Providence Urban Renewal Project....77
7) Eddy Street Urban Renewal Project.....78

FEDERAL HILL EAST
EXISTING AND PROPOSED LAND USES

Land Use	Existing Area in Acres	Existing Percent Total	Proposed Area in Acres	Proposed Percent Total	Difference in Acres
Residential*	75.84	59.85	88.44	69.86	+ 12.60
Commercial	20.98	16.55	28.22	22.78	+ 7.24
Industrial	19.24	15.18	5.43	4.30	- 13.81
Pub. & Instit.	4.99	3.93	4.15	3.28	- .84
Vacant	5.54	4.37	-	-	- 5.54
Total	126.70	99.88#	126.70	100.22#	

*Includes mixed uses

Source: Field Survey, Providence City Plan Commission, 1961
Master Plan, 1964

#Differences due to rounding.

ESTIMATE OF MARKETABLE AREAS IN ACRES

Land Use	Existing	To be Taken	Remaining	M.P. Re-Use	Marketable Areas
Residential*	76	26	50	88	38
Commercial	21	1	19	28	9
Industrial	19	14	5	5	-
Pub. & Instit.	5	1	4	4	-
Vacant	6	6	-	-	-
Total	127	48	78	125	47

*Includes mixed uses

Source: Field Survey, City Plan Commission, 1961
Master Plan, 1964

FEDERAL HILL WEST

EXISTING AND PROPOSED LAND USES

Land Use	Existing Area in Acres	Existing Percent Total	Proposed Area in Acres	Proposed Percent Total	Difference in Acres
Residential*	127.37	74.57	131.17	76.80	+ 3.80
Commercial	13.05	7.64	22.87	13.39	+ 9.82
Industrial	12.98	7.59	-	-	- 12.98
Pub. & Instit.	13.98	8.18	16.74	9.80	+ 2.76
Vacant	3.42	.20	-	-	- 3.42
Total	170.79	98.18#	170.79	99.99#	

* Includes mixed uses

Differences due to rounding

Source: Field Survey, City Plan Commission, 1961
Master Plan, 1964

ESTIMATE OF MARKETABLE AREAS IN ACRES

Land Use	Existing	To be Taken	Remaining	M.P. Re-Use	Marketable Areas
Residential*	127	38	90	131	41
Commercial	13	1	13	23	10
Industrial	13	13	-	-	-
Pub. & Instit.	14	-	14	17	3
Vacant	3	3	-	-	-
Total	170	55	117	171	54

* Includes mixed uses

Source: Field Survey, City Plan Commission, 1961
Master Plan, 1964

WEST END

EXISTING AND PROPOSED LAND USES

Land Use	Existing Area in Acres	Existing Percent Total	Proposed Area in Acres	Proposed Percent Total	Difference in Acres
Residential*	102.16	69.86	124.37	85.06	+ 22.21
Commercial	7.32	5.00	5.99	4.10	- 1.33
Industrial	17.08	11.68	14.02	9.59	- 3.06
Pub. & Instit.	3.46	2.36	1.80	1.23	- 1.66
Vacant	16.19	11.07	-	-	- 16.19
Total	146.22	99.97#	146.22	99.98#	

* Includes mixed uses

Differences due to rounding

Source: Field Survey, City Plan Commission, 1961
Master Plan, 1964

ESTIMATE OF MARKETABLE AREAS IN ACRES

Land Use	Existing	To be Taken	Remaining	M.P. Re-Use	Marketable Areas
Residential*	102	1	101	124	23
Commercial	7	1	6	6	-
Industrial	17	3	14	14	-
Pub. & Instit.	3	2	2	2	-
Vacant	16	16	-	-	-
Total	146	23	123	146	23

* Includes mixed uses

Source: Field Survey, City Plan Commission, 1961
Master Plan, 1964

NORTH ELMWOOD

EXISTING AND PROPOSED LAND USES

Land Use	Existing Area in Acres	Existing Percent Total	Proposed Area in Acres	Proposed Percent Total	Difference in Acres
Residential*	137.29	71.74	154.17	80.57	+ 16.88
Commercial	17.98	9.39	14.75	7.71	- 3.23
Industrial	19.01	9.93	2.35	1.23	- 16.26
Pub. & Instit.	12.65	6.61	20.05	10.48	+ 7.40
Vacant	4.36	2.27	-	-	- 4.36
Total	191.35	99.94#	191.35	99.99#	

* Includes mixed uses

Differences due to rounding

Source: Field Survey, City Plan Commission, 1961
Master Plan, 1964

ESTIMATE OF MARKETABLE AREAS IN ACRES

Land Use	Existing	To be Taken	Remaining	M.P. Re-Use	Marketable Areas
Residential*	137	2	135	157	22
Commercial	18	3	15	15	-
Industrial	19	16	3	3	-
Pub. & Instit.	13	-	13	20	7
Vacant	4	4	-	-	-
Total	191	25	166	195	29

* Includes mixed uses

Source: Field Survey, City Plan Commission, 1961
Master Plan, 1964

UPPER SOUTH PROVIDENCE

EXISTING AND PROPOSED LAND USES

Land Use	Existing Area in Acres	Existing Percent Total	Proposed Area in Acres	Proposed Percent Total	Difference in Acres
Residential*	155.55	71.96	184.99	85.59	+ 29.44
Commercial	22.64	10.47	18.16	8.40	- 4.48
Industrial	19.90	9.20	4.82	2.23	- 15.08
Pub. & Instit.	8.83	4.08	8.13	3.76	- .70
Vacant	9.18	4.24	-	-	- 9.18
Total	216.14	99.95#	216.14	99.98#	

* Includes mixed uses

\# Differences due to rounding

Source: Field Survey, City Plan Commission, 1961
Master Plan, 1964

ESTIMATE OF MARKETABLE AREAS IN ACRES

Land Use	Existing	To be Taken	Remaining	M.P. Re-Use	Marketable Areas
Residential*	156	39	117	185	68
Commercial	23	4	18	18	-
Industrial	20	15	5	5	-
Pub. & Instit.	9	1	8	8	-
Vacant	9	9	-	-	-
Total	217	68	148	216	68

* Includes mixed uses

Source: Field Survey, City Plan Commission, 1961
Master Plan, 1964

LOWER SOUTH PROVIDENCE

EXISTING AND PROPOSED LAND USES

Land Use	Existing Area in Acres	Existing Percent Total	Proposed Area in Acres	Proposed Percent Total	Difference in Acres
Residential*	103.47	66.25	134.19	85.92	+ 30.72
Commercial	18.98	12.15	10.04	6.43	- 8.94
Industrial	9.35	5.98	-	-	- 9.35
Pub. & Instit.	19.19	12.28	11.92	7.63	- 7.27
Vacant	6.13	3.92	-	-	- 6.13
Total	156.18	100.58#	156.18	99.98#	

* Includes mixed uses

Differences due to rounding

Source: Field Survey, City Plan Commission, 1961
Master Plan 1964

ESTIMATE OF MARKETABLE AREAS IN ACRES

Land Use	Existing	To be Taken	Remaining	M.P. Re-Use	Marketable Areas
Residential*	103	3	101	134	33
Commercial	19	9	10	10	-
Industrial	9	9	-	-	-
Pub. & Instit.	19	7	12	12	-
Vacant	6	6	-	-	-
Total	156	34	123	156	33

* Includes mixed uses

Source: Field Survey, City Plan Commission, 1961
Master Plan, 1964

Code No. GN-201
(c)(1)(b)

(2) West End Neighborhood

Name of Site/Facility	Acreage Exist'g/Prop.	Estimated Cost Acq.&/or Demolition $	Estimated Cost Improve. &/or Develop. $	Total $
Bellevue Ave. Playlot	-/.19	4,300	6,270	10,570
Althea St. Playlot	-/.09	1,920	5,770	7,690
Waldo St. Playlot	-/.11	2,600	5,830	8,430
Ninigret Ave. Playlot	-/.07	960	5,710	6,670
Grand St. Playlot	-/.07	960	5,710	6,670
Ellery St. Jr. Playground Change to Park	.73/.73		21,800	21,800
Dexter Training Grounds Playfield	9.08/9.08		43,000	43,000
Bucklin Park Playfield	7.09/7.09			
a. Improve			60,000	60,000
b. Skating Rink			160,000	160,000
Conlon Mem'l Park Expand & change to playground	1.98/2.50	(a)	29,500	29,500
Vineyard St. Park	-/.78	36,400	25,600	62,000
		47,140	369,190	416,330

(3) Elmwood Neighborhood

Dartmouth Ave. Playlot	-/.08	2,300	5,740	8,080
Moore St. Playlot	-/.10	3,780	5,800	9,580
Lenox Ave. Playlot	-/.11	4,680	5,830	10,510
Sumter Ave. Playlot	-/.11	4,680	5,830	10,510
Early St. Playlot	-/.09	2,400	5,770	8,170
Warren St. Jr. Playg'd Abandon	.34/-	(12,600)	----	(12,600)
Elmwood (proposed) School Playground	-/2.75	(a)	58,500	58,500
Melrose St. (proposed) School Playground	2.00	(a)	36,000	36,000
Sackett St. School	2.15/2.15	----	25,900	25,900
Lexington Ave. Park	-/.55	16,200	18,800	35,000
		34,040	168,170	202,250
		(12,600)		(12,600)

Code No. GN-201
(c)(1)(b)

(1) Federal Hill Neighborhood

Name of Site/ Facility	Acreage Exist'g/Prop.	Estimated Cost: Acq. &/or Demolition $	Estimated Cost: Improve. &/or Develop. $	Estimated Cost: Total $
Grant St. Playlot	.09/.09	2,280	5,770	8,050
Pallas St. Playlot	.07/.07	800	5,710	6,510
Ridge St. Jr. Playground	.63/.77	25,400	26,400	52,320
Knight St. Rec. C. Playg'd	1.40/1.80	63,600	13,900	77,500
Almy St. (Proposed) School Jr. Playground	-/.38	(a)	12,500	12,500
Garibaldi St. Jr. Playg'd	1.26/-	(12,600)(b)	----	(12,500(b)
Abandon				
S. Bridgham J.H.S. Jr. Playg'd	-/1.36	(a)	28,570	28,570
Kenyon St. E.S. Playg'd	-/3.40	(a)	81,300	81,300
Franklin Park	-/.53	2,200	17,400	19,600
Grove St. Park	-/.37	12,200	22,200	34,200
Knight St. Rec. Center				
a. Expand building		----	31,200	31,200
b. Add art'l ice rink		----	180,000	160,000
		106,480	404,950	511,750
	Abandonment	(12,500)(b)	----	(12,500)(b)

(a) Cost of Acquisition included in School Plan
(b) Sites to be abandoned

One new elementary school is proposed in Lower South Providence in the School Master Plan. This will be a 500-pupil facility for grades K-3, serving the southerly portion of the area. The plan proposes closing the Temple Street school and dividing its district between the Edmund Flynn school to the north and the Mary Fogarty school to the south. Grade K-3 pupils in the northerly portion of this area plus grade 4-6 pupils throughout the area will then attend the Fogarty school. A site near the Roger Williams housing project is suggested for the new school.

b. Recreational Facilities

The primary concern of the recreational plan for the GNRP area is well "within-the-area" facility needs to which most users will walk. The sites proposed in this Plan are suggested desirable locations only. What these locations or sites should contain should be determined and re-evaluated at the time of actual development.

Due to the multiplicity of factors governing the selection of each type of recreational facility and its site, no attempt will be made here to develop the rationale behind each proposal. Attached herewith, however, is detailed listing of each proposed recreational facility by neighborhoods:

4) Upper South Providence Neighborhood

A new elementary school, the Edward W. Flynn School, was constructed in 1958 in the Upper South Providence planning area on land made available by the Willard Center Redevelopment Project. The site of 8.1 acres is adequate for the building, landscaping, parking and play areas. This area is also served by the Beacon Avenue School, a K-3 facility, built in 1891 on an 0.4 acre site. The southerly part of the area is served by the Temple Street school, located in Lower South Providence.

One new elementary school is proposed in Upper South Providence, under the School Master Plan. This will be a 400-pupil facility for grades K-3, serving the northerly portion of the area. Grade K-3 pupils in the southerly portion plus grade 4-6 pupils throughout the area will attend the Edmund Flynn school. A site southeast of Friendship Street is suggested for the new school.

5) Lower South Providence Neighborhood

Lower South Providence is served by portions of four elementary schools: the Mary E. Fogarty, built in 1962 on a 4½-acre site; the Temple Street school, built in 1908 and serving a district split between Upper and Lower South Providence; and the Lexington Avenue and Sackett Street schools, both of which serve portions of Elmwood. The Temple is of brick construction and occupies a .8-acre site.

2) All six existing elementary schools of the West End are proposed in the School Master Plan for replacement by portions of three new schools. A new 700-pupil grade K-6 facility is proposed in the area between Elmwood Avenue and Dexter Street to replace the Hammond School and the elementary section of the Gilbert Stuart junior high school, at present a shared facility. This school will serve the easterly portion of the West End and part of adjacent Elmwood to the east.

The Asa Messer, Althea, and Vineyard Street schools are proposed for replacement by a new 750-capacity grade K-6 school to serve an area between Dexter Street and the freeway and south of Westminster Street. A site is proposed in the very heart of the West End at a point where many streets converge. The Willow Street school, serving the northerly portion of the West End for grades K-4, is proposed for replacement by the aforementioned new K-3 facility in the western part of Federal Hill.

Construction of the above new Elmwood school will permit removal of elementary grades from the Gilbert Stuart junior high, which can then function as the junior high school for the West End and Elmwood planning areas.

3) <u>Elmwood Neighborhood</u>

The Master Plan for Public Schools proposes eventual replacement of the Lexington Avenue school by a new K-3 facility serving a portion of the Lexington district and by the shifting of district lines to enable the remainder of the Lexington district to be absorbed by the Sackett Street School and the Mary E. Fogarty school to the east. The new school is proposed for a location near Potters Avenue.

FOR PROPOSED PUBLIC FACILITIES MAP

SEE SEPARATE MAP EXHIBIT

c. Plans for Community Facilities and Public Improvements

Major proposals for community facilities and public improvements serving the Federal Hill-South Providence General Neighborhood Renewal area are indicated on the Proposed Public Facilities map attached herewith.

1. Community Facilities

a. Schools

The public schools to be constructed within the GNRP area are those proposed in the Master Plan for Public Schools.

Since the Master Plan for Public Schools was developed on a neighborhood basis and since the rationale of each school can best be described only on a neighborhood basis (not on an urban renewal project basis), the school proposals will be presented herewith on a neighborhood basis.

1) Federal Hill Neighborhood

The Master Plan for Public Schools calls for replacement of the two older elementary schools with a new K-3 facility to serve the western part of Federal Hill and the northern part of the West End. Pupils in grades K-3 from the eastern part of Federal Hill plus grade 4-6 pupils from throughout Federal Hill will continue to attend the Kenyon Street School, the site of which is proposed for expansion into an adjacent block to give the school a playground.

The Samuel W. Bridgham junior high school is to be retained in that use. An adjacent block is proposed to be added to the Bridgham site for an athletic field.

For those areas where no clearance is being proposed, the existing ordinance is adequate. For those areas where spot clearance is being proposed to remove legal non-conforming uses to achieve renewal and land use objectives, the existing ordinance is adequate. Once the non-conforming use has been removed, the new use must conform with the legal permitted use under the existing ordinance.

For those areas where extensive clearance is being proposed to achieve joint renewal and land use objectives, the proposed changes in zoning will be restudied during the survey and planning phase of the individual urban renewal projects. Zoning proposals will then be incorporated into the proposed redevelopment plan along with other proposed urban renewal project standards necessary to achieve the overall objectives. Title 45, Chapter 32, Section 10 of the General Laws of Rhode Island provides that the Providence Redevelopment Agency may petition the City Council for a revision, amendment or modification of the Zoning Ordinances affecting the area covered by a redevelopment plan concurrently with the submission of the plan by the Agency to the Council or at any time thereafter provided that such revision, amendment or modification is set forth in the redevelopment plan. The public hearing required for such rezoning may be conducted in conjunction with the hearing required for the redevelopment plan if the petition to revise, amend or modify the ordinance is filed concurrently with the plan. If the petition to amend, revise or modify is filed after the adoption of the redevelopment plan, then, of course, the public hearing must be conducted after giving the notice required to amend the Zoning Ordinance and map. Thus where clearance is the proposed treatment, it will be fairly easy to implement Master Plan proposals.

The new ordinance will be developed in conformity with the overall objectives of the Federal Hill-South Providence GNRP, so that the policies developed for this area will be protected equally well under both ordinances.

g) Building Coverage

Building coverage and other building requirements shall be governed by applicable provisions of the Building Ordinance of the City of Providence, Chapter 1079 as amended, the Minimum Standards Housing Ordinance of the City of Providence, Chapter 1040 as amended, and by the Zoning Ordinance of the City of Providence, Chapter 544 as amended, except where subsequent specific project proposals may result in higher requirements, in which case the more restrictive shall apply.

h) Rehabilitation Standards

Prospective requirements of rehabilitation of individual properties shall be the Minimum Property Standards for Urban Renewal Rehabilitation jointly developed by the Providence Redevelopment Agency and the local office of FHA except where mutual agreement as to amendment of these standards may result from preparation of specific Survey and Planning Applications. (See Exhibit D, East Side Renewal Project No. R. I. R-4)

FOR PROPOSED ZONING MAP

SEE SEPARATE MAP EXHIBIT

FOR EXISTING ZONING MAP

SEE SEPARATE MAP EXHIBIT

e) Population Densities

Except for a relatively small area in Federal Hill East on the east side of Dean Street where high density residential is proposed, perhaps up to fifty families per net acre, the Master Plan proposes medium densities for all residence areas in the Federal Hill-South Providence GNRP area. With land to be converted for highway use, for school and recreational development, and with existing slum-blighted areas of considerable density slated for clearance, it is expected that with the exception above noted densities will average out at eighteen to twenty families per net acre.

Residential: Areas are classified according to net density and structure type as follows:

Density Group	Average Dwelling Units per Net Acre	Range of Dwelling Units per Net Acre	Structure Types
Low	8	5-12	Single-family detached
Medium	25	12-36	2, 3, and 4 family
High	65	36-80	multiple dwellings

f) Zoning

Attached herewith are the existing and proposed zoning for the Federal Hill-South Providence GNRP. The City of Providence is currently in the midst of a comprehensive rezoning of the entire city under a 701 grant from the Urban Renewal Administration of the Housing and Home Finance Agency.

The new ordinance (including map) will not be promulgated until June, 1966. Thus the proposed zoning map attached herewith was developed under the existing ordinance. The existing ordinance, which is being rewritten to simplify and to synthesize the rules and regulations and spot zoning that have been propagated over the years, is adequate for the purpose of achieving the Master Plan land use objective within the Federal Hill-South Providence GNRP.

EDDY STREET

EXISTING AND PROPOSED LAND USES

Land Use	Existing Area in Acres	Existing Percent Total	Proposed Area in Acres	Proposed Percent Total	Difference in Acres
Residential*	16.00	28.98	-	-	- 16.00
Commercial	4.60	8.33	-	-	- 4.60
Industrial	24.50	44.38	55.20	100.00	+ 30.70
Pub. & Instit.	-	-	-	-	-
Vacant	10.10	18.29	-	-	- 10.10
Total	55.20	99.98#	55.20	100.00#	

* Includes mixed uses

Differences due to rounding

Source: Field Survey, City Plan Commission, 1961
Master Plan, 1964

ESTIMATE OF MARKETABLE AREAS IN ACRES

Land Use	Existing	To be Taken	Remaining	M.P. Re-Use	Marketable Areas
Residential*	16	16	-	-	-
Commercial	5	5	-	-	-
Industrial	25	-	25	55	30
Pub. & Instit.	-	-	-	-	-
Vacant	10	10	-	-	-
Total	56	31	25	55	30

* Includes mixed uses.

Source: Field Survey, City Plan Commission, 1961
Master Plan, 1964

Code No. GN-201
(c)(1)(b)

(4) Lower South Providence Neighborhood

Name of Site/Facility	Acreage Exist'g/Prop.	Estimated Cost Acq. &/or Demolition $	Improve. &/or Develop. $	Total $
Houston St. Playlot	-/.13	3,400	5,890	9,290
Baxter St. Playlot	-/.07	3,400	5,710	7,630
Public St. Playlot	-/.19	3,400	6,070	9,270
Thurbers Ave. (proposed) School Jr. Playground	-/.55	----	26,070	26,070
Harriet St. School Playground	2.16/2.16	----	5,000	5,000
		10,020	48,740	57,260

(5) Upper South Providence Neighborhood

Marlborough Ave.	-/.10	3,400	5,800	9,200
Dudley St.	-/.09	----	5,770	5,770
Pearl St.	-/.10	3,400	5,800	9,200
Willard Ave. Jr. Playground Abandon	.23/-	(3,450)(b)	----	(3,450)(b)
Upper South Prov. (proposed) School Playground	-/3.00	(a)	60,000	60,000
Prairie Ave. Rec. Center Park	1.91/1.91	----	20,000	20,000
Temple St. Park	-/.70	24,360	22,640	47,000
Beacon Ave. Park	-/.50±	20,000	15,000	35,000
Prairie Ave. Rec. Center Expand Building	Noted under Parks	----	32,000	32,000
Plain St. Rec. Center Abandon		(20,000)(b)	----	(20,000)(b)
		51,160 (23,450)(b)	167,010	218,170 (23,450)(b)

Summary by Neighborhood

Federal Hill	106,480	404,950	511,750
West End	47,140	369,190	416,330
Elmwood	34,040	168,170	202,250
Lower S. Providence	10,020	48,740	57,260
Upper S. Providence	51,160	167,010	218,170
	248,840	1,158,060	1,405,760

c) Circulation

The recommended arterial system is supported by a thorough study of existing land use, employment, population and traffic patterns. Future growth and development were forecast by gravity model techniques. Traffic forecasts and assignments were made to both the existing and proposed networks by electronic computer. The assignment method used was "all or nothing" minimum time path. Alternate systems were tested and given thorough study. Computer figures show the arterial system as proposed in this Plan is the one from a traffic and economic standpoint that will best satisfy the future circulation needs of Providence.

The total Master Plan for circulation presents a complete Arterial Street System for the City of Providence that will best supplement the Federal and State freeway systems within the City and surrounding areas. The three major traffic proposals in the Master Plan for Circulation for the Federal Hill-South Providence General Neighborhood Renewal Plan area have been incorporated into the General Neighborhood Renewal Plan.

Dean Street Connector: Data generated by the gravity model indicates that trouble can be expected on the I-95 segment west and north of the Downtown Area by 1975 unless relief is provided for. Due to this overcrowding of the freeway a substantial number of vehicles are attracted to the alternate north-south artery between Point Street and Smith Street provided by the proposed Dean Street route.

A four-lane facility with left twin storage lanes on an 80 foot right-of-way between Point Street and Smith Street would attract between 15,000 to 20,000 vehicles A.D.T.* by 1970. The Dean Street Connector, in addition to providing relief for the freeway, would relieve the otherwise critically overloaded downtown ramps and provide convenient access opportunities to the CBD** and the Federal Hill area from the Route 6 Connector.

Furthermore, the section of this proposed artery, across and north of Route 6, will facilitate handling by 1970 of an expected 18,000 vehicles A.D.T. from the west-bound off-ramp and 16,000 fehicles A.D.T. going onto the east-bound on-ramp at the Dean Street-Route 6 interchange that almost wholly are bound to and from northwest Providence.

In order to provide for the four-lane facility, here called for, the following improvements have to be made. Dean Street must be widened between Point Street and Atwells Avenue to an 80 foot right-of-way.

Knight Street - Bridgham Street: This proposal calls for the joining of Knight Street and Bridgham Street between Brighton Street and Carpenter Street

While the projected traffic on this proposed artery is not particularly high (5,100 A.D.T.), the facility will materially improve the internal circulation of the area affected and it will provide a convenient direct north-south route through the Federal Hill area.

* Average Daily Traffic: total yearly volume divided by number of days in the year.

** Central Business District.

Presently there is no such convenient connector between Atwells Avenue and the major arterials of Cranston Street, Broad Street and Elmwood Avenue. This proposal was also recommended in "The Federal Hill Report" a planning study conducted by DeLeuw Cather, for the State Department of Public Works, to determine the effects of new highways on the area.

Huntington Avenue Extension: It is recommended that Huntington Avenue be extended via Public Street and while it forms a major crosstown route, is primarily needed to provide adequate access from South Providence to the I-95 freeway and the Huntington Expressway. Alterations in the present street pattern are only necessary at the western connection to Huntington Avenue and possibly at the eastern connection to Allens Avenue and I-95.

d) Storm Sewers

For most of the Federal Hill-South Providence General Neighborhood Renewal Plan area storm and sanitary sewers are combined. During heavy rains extreme flooding occurs in certain areas within the GNRP area. Thus in order to eliminate local flooding, as well as preventing overtaxing of the City's Sewage Treatment Works at Fields Point, a complete separation of storm and sanitary sewers is proposed for the entire GNRP area.

e) Other Public and Semi-Public Facilities

Existing libraries, post offices, firehouses and churches are deemed to be adequate at the present time. During the actual survey and planning of the individual projects, however, the demand for other semi-public facilities would be revaluated.

d. Areas to be Cleared and Redeveloped

The neighborhoods form the basic unit for detailed description and analysis. Each neighborhood area has been examined in light of a number of factors which are significant in establishing its present condition and its potential for renewal.

The types of urban renewal treatment proposed for each neighborhood are described below. (In most cases, this is done by dividing the neighborhood area into treatment areas.) Both physical and social renewal proposals are included. The neighborhoods have been divided into two or more treatment areas in order to recognize signifcant differences in structural, environmental, and/or social conditions.

The recommended urban renewal treatment for each treatment area within each neighborhood is presented below.

1) Federal Hill Neighborhood

The Federal Hill Neighborhood area is divided into eight treatment areas, based upon the condition of structures and environment and Master Plan proposals. Federal Hill 1 is the site of a proposed 220 unit housing for the elderly project.

Four clearance projects are proposed: Federal Hill 2, 3, 4, and 6. These areas all meet requirements for federal assistance in terms of structural and environmental deficiencies. Federal Hill 6 has the lowest percentage of deficient and substandard structures, but is considered to be past the point where rehabilitation could be successful. Environmental problems are particularly severe in these four treatment areas, since only one treatment area has any blocks with less than two deficiencies.

FOR PROPOSED URBAN RENEWAL TREATMENT

SEE SEPARATE MAP EXHIBIT

A rehabilitation program is recommended in Federal Hill 8, even though approximately half of the structures are deficient. This is the area along both sides of Broadway between the I-95 freeway and Knight Street, which has a much lower level of structures to be demolished than the four clearance areas, and has fewer environmental problems than any other part of Federal Hill. Two treatment areas, Federal Hill 5 and Federal Hill 7, are also to be rehabilitated.

Before initiating either clearance or rehabilitation activities in Federal Hill, treatment of the social problems of the area should begin. Agencies specifically geared to the major problems, which are economic dependency due to physical disability (blind and disabled), unemployment and failure to complete high school, should be located in the area. Social treatment programs in these problem areas are essential to successful rehabilitation of structures and relocation of families and individuals.

2) West End Neighborhood

The West End Neighborhood area is divided into 10 treatment areas. West End 1 which comprises the Central-Classical redevelopment project and the Codding Court public housing is excluded from the Federal Hill-South Providence General Neighborhood Renewal Program area.

Two areas, West End 2 and West End 3, are proposed clearance projects. These areas adjoin the Central-Classical project. Neither project meets all federal eligibility requirements at this time: none of the structures in West End 2 are classified as substandard, warranting clearance, while the percentage so classified in West End 3 is one percent less than the minimum required. However, the extent of building deficiencies found, together with the location of the areas, street and lot patterns, and the number and type of environmental deficiencies, preclude any other type of treatment. West End 2 should be considered a part of Upper South Providence 5 for project purposes, since it contains only 30 structures.

Rehabilitation is recommended for West End 4 and West End 5. Structures in these two areas are not so substandard as to justify large scale clearance.

West End 6, 7, 8, and 9 are areas in which rehabilitation appears feasible. Deficiency levels are reasonable, and only a few structures in each must be demolished. Three areas have serious environmental problems to be corrected by the proposed public facilities.

West End 10 is also a rehabilitation area. The percentage of structures which are deficient is low, but 5 of the 7 residential blocks have two or more environmental deficiencies.

Serious social problems affect the entire West End planning area, requiring that the appropriate community service agencies be located within the area before physical renewal begins. The three most serious social problems in the area are economic dependency of families with children, failure to complete high school, and adult crime.

3) Elmwood Neighborhood

The Elmwood Neighborhood area is divided into four treatment areas: three rehabilitation areas and one Code Enforcement area.

Elmwood 1, 2 and 3 are rehabilitation areas. More than one-third of the structures in each are deficient, and almost all blocks have two or more environmental deficiencies.

Very few structures in Elmwood 4 have one or more basic deficiencies and no clearance is required.

*Social problems in Elmwood 1 and Elmwood 2 are similar to those in the West End planning area in both type and degree, and require a comparable approach. Problems in the other two treatment areas are less serious, but require intensification of community service activities as part of the renewal program.

4) Upper South Providence Neighborhood

Recommended treatment types for the area vary from rehabilitation of almost all structures in some areas to almost total clearance in other areas. Fire treatment areas are recommended (excluding the Willard Center Redevelopment Projects, designated as Upper South Providence 1).

In Upper South Providence 2, the recommended treatment is rehabilitation. The structural and environmental problems are manageable, and only a small amount of clearance, principally along Willard Avenue, is required. About 40 percent of the housing requires only maintenance and an additional 40 percent appears economically feasible to rehabilitate. Major problems are deterioration and inadequate heating.

A vigorous conservation program could save this area of relatively sound housing. With Willard Center to the east and the better quality housing west of Broad Street to strengthen the area, conservation can be successful. Financially it will be a difficult program, since the incomes of many families in the area, particularly between Taylor Street and Prairie Avenue, are quite low, and the area has a low rate of owner-occupied dwelling units.

* Code violations do exist in at least 20 percent of the buildings in the area and these violations are distributed throughout the area.

In Upper South Providence 3, clearance is required to correct the combination of substandard housing and extreme environmental conditions. North of the Rhode Island Hospital complex, the land might be cleared for re-use by the hospital for expansion. The hospital presently owns part of this area, but has had considerable difficulty in assembling pieces of property usable for building. A clearance project in this area could open the way for the expansion of the state's largest medical facility.

There are a number of industrial buildings to the south of the hospital. The Master Plan calls for their retention but with expansion of the industrial uses kept to a minimum, probably permitting only installation of needed parking and loading areas. However, these industries are housed in obsolete multi-story buildings which intrude into an otherwise residential-institutional area. Residential re-use for this part of the treatment area deserves further consideration.

In Upper South Providence 4, the recommended treatment is rehabilitation reconditioning.

This area has a low level of environmental deficiencies. While almost every block has the need for more off-street parking space, the other problems "typical" of clearance areas, such as incidence of nonresidential (and especially nuisance) uses and traffic congestion are noticably missing from this area. This is an area, then, where rehabilitation should be used to prevent further deterioration and where the vacant lots resulting from occasional demolition might be developed for parking and block recreation space. With the amenities of Willard Center and Flynn School and the playground to the south and Rhode Island Hospital to the east, this is a rehabilitation area where a slower but more spontaneous kind of neighborhood improvement should prove to be successful.

In Upper South Providence 5 and 6, housing conditions have reached such a low level that clearance is the recommended treatment. With the exception of the YMCA Building and a few other structures, total clearance is necessary to eliminate the many substandard buildings and the buildings which create blighting influences.

These two areas are bounded on two sides by public improvements now under construction: Interstate 95 to the northeast and the Central-Classical Redevelopment Project to the northwest. With its excellent metropolitan access, it appears that these areas could be redeveloped with medium density housing as well as institutional uses.

Social problems in the entire planning area are very serious, and need treatment before undertaking renewal in any of the treatment areas. High levels of dependence on public assistance, adult crime, and illegitemacy, relative to the city-wide average, require bringing social agencies concerned into the area in a concentrated effort prior to initiation of other renewal activities.

5) Lower South Providence Neighborhood

An intensive rehabilitation conservation program is recommended for the whole Lower South Providence area. The housing which is in good condition should be maintained and rehabilitation of most of the remaining structures should be encouraged. A few structures are substandard to a degree warranting clearance, and some additional clearance will be necessary to eliminate blighting influences such as nuisance uses and to correct environmental problems such as the lack of off-street parking for both housing and businesses.

The area has been divided into four projects, in addition to the Roger Williams housing project (which is designated as Lower South Providence I). In these projects, the percentage of structures which are deficient range from about 35 to 60. Environmental improvements for each project would include provision of off-street parking through selective clearance and the use of vacant parcels and buffering of commercial uses which are to remain to meet neighborhood shopping needs. Nuisance uses, such as small industrial and wholesaling operations, would either be eliminated or buffered. The problem of through traffic on local streets could be solved by widening proposed major thoroughfares, principally Potters Avenue and Thurbers Avenue, and by closing small sections of other streets, such as Prairie Avenue and Oxford Street, to prevent their use as shortcuts for through traffic.

With the low incomes which predominate in Lower South Providence, accomplishment of effective rehabilitation in this area will be somewhat difficult. On the other hand, it is important that rehabilitation succeed in this area in order to stem the tide of blight which is overtaking the area from the north, causing a rapid downgrading of physical conditions which was not in evidence a decade ago. Effective neighborhood and block organizations, a high level of social service, and on-site rehabilitation services are all required. The same social problems prevail here as in Upper South Providence, but are less serious. A coordinated approach to these problems by the appropriate social agencies is an essential component of the conservation program, and would be especially adaptable to the General Neighborhood Renewal Program technique.

6) Eddy Street Neighborhood

Urban Renewal: All residential structures and most nonresidential structures should be cleared and the area redeveloped for industrial use. The area qualifies for clearance, in terms of both structures rated as substandard and significant environmental deficiencies. Many local east-west streets can be vacated, and the entire area re-oriented with parcels fronting on widened Eddy Street and running through to I-95. Because of its close proximity to the South Providence residential area, new uses should be limited to those which do not produce excessive noise, smoke, vibration, or other obnoxious characteristics. A simultaneous effort to treat the social problems in the area should begin well in advance of relocation of site occupants.

e. Proposed General Standards and Controls for Rehabilitation of Properties Insured Under Section 220, National Housing Act.

Prospective requirements of rehabilitation of individual properties shall be the Minimum Property Standards for Urban Renewal Rehabilitation jointly developed by the Providence Redevelopment Agency and the local office of FHA except where mutual agreement as to amendment of these standards may result from preparation of specific Survey and Planning Applications. (See Exhibit D, East Side Renewal Project No. R. I. R-4)

Building coverage and other building requirements shall be governed by applicable provisions of the Building Ordinance of the City of Providence, Chapter 1079 as amended, the Minimum Standards Housing Ordinance of the City of Providence, Chapter 1040 as amended, and by the Zoning Ordinance of the City of Providence, Chapter 544 as amended, except where subsequent specific project proposals may result in higher requirements, in which case the more restrictive shall' apply.

f. Tentative Boundaries and Sequence of Proposed Title I Projects

It is proposed that all urban renewal activities be initiated over a period of not more than eight years after HHFA approval of the GNRP and be carried out in seven Title I Projects and one Code Enforcement Project, as illustrated on the Urban Renewal Plan map. The proposed commencement year of each project is as follows:

	Project Title	Type of Project	Commencement
(1)	Federal Hill West	Title I	1965
(2)	South Elmwood	Code Enforcement	1966
(3)	Lower South Providence	Title I	1966
(4)	West End	Title I	1967
(5)	North Elmwood	Title I	1968
(6)	Federal Hill East	Title I	1969
(7)	Upper South Providence	Title I	1970
(8)	Eddy Street	Title I	1972

The following is a list of renewal treatment areas that fall within the respective proposed urban renewal projects:

Federal Hill East

FH 1, FH 2, FH 3, FH 7, FH 8

Federal Hill West

FH 4, FH 5, FH 6, WE 3, WE 5

West End

WE 6, WE 7, WE 8

North Elmwood

WE 4, WE 9, WE 10, EW 1, EW 2

Upper South Providence

WE 1, WE 2, USP 1, 2, 3, 4, 5, 6, LSP 4

Lower South Providence

LSP 1, 2, 3, 5, EW 3

Eddy Street

ES

Code Enforcement

EW 4, EA

A summary table of treatment proposals for each treatment is attached herewith showing the major type of physical urban renewal treatment, total structures, total structures requiring no action, total structures to be rehabilitated, total structures to be removed, total residential structures, total residential structures requiring no action, total residential structures to be rehabilitated, total residential structures to be removed, and proposed type of social renewal.

Social Renewal Plan: A comprehensive study of social problems and a plan for their treatment has been prepared as part of the Community Renewal Program by the Rhode Island Council of Community Service, Incorporated. This work is described in detail in a separate report.* Some of the major findings and recommendations of that report are summarized here.

The social problems identified by the study in Providence are massive and give rise to serious concern. While Providence certainly does not stand alone in regard to social problems, the city is faced with the responsibility of developing strong and imaginative solutions to such problems as an integral part of the Community Renewal Program.

The extent of problems facing individuals and families in the City of Providence has been carefully documented by means of a special study tool known as the Social Pathology Index. This index divides the city into 216 districts and ranks them according to the relative incidence of problems facing individuals and families living in those districts. Twenty-three factors were selected for study as components of the index. These were considered to be good indicators of the standard of life of individuals and families with respect to health, economic self-support, family life and child care, education, and personal behavior and conduct.

*A Social Plan for Community Renewal of the City of Providence, Rhode Island

The City of Providence was divided into Program Areas on the basis of three criteria: (1) S.P.I. scores, (2) geographical barriers, and (3) population density. The cutting points for including enumeration districts in any one of the Program Areas are as follow:

Type "A": S.P.I. score of 60 and above plus contiguous enumeration districts with scores of 50 to 59.
Type "B": S.P.I. score of 40 to 60 plus contiguous enumeration districts with scores from 30 to 39.
Type "C": S.P.I. score from 30 to 40 plus contiguous enumeration districts with scores of 20 to 29.
Type "D": S.P.I. score under 20.

Major geographical features which tend to separate sections of the City were utilized as boundaries. In addition, boundaries were extended to include blocks contiguous to a Program Area with a population density equal to that of the area.

These Program Areas form the basis for the application of social treatments as a part of urban renewal treatments.

Type "A" Areas require on-site applications of social treatments, that is, the location of health, education, welfare, recreation and employment services in the program area. Type "B" Areas require intensive outreaching services addressed to particular problem factors, but not the on-site application of services. Type "C" Areas require public education efforts aimed at creating knowledge of the availability of community services. Type "D" Areas require no special treatment.

SUMMARY OF TREATMENT PROPOSALS

Neighborhoods	Treatment Area	All Structures Total	All Structures No Action	All Structures Rehabilitate	All Structures Remove	Residential Structures Total	Residential Structures No Action	Residential Structures Rehabilitate	Residential Structures Remove	Social Treatment
Federal Hill	FH 1	-	-	-	-	-	-	-	-	A
	FH 2	271	39	113	119	199	17	98	84	A
	FH 3	307	34	147	126	280	18	145	117	A
	FH 4	288	11	156	121	269	2	155	112	A
	FH 5	378	56	322	-	337	25	312	-	A
	FH 6	136	10	81	45	119	-	81	38	A
	FH 7	194	74	120	-	138	26	112	0	A
	FH 8	328	92	204	32	292	70	199	23	A
West End	WE 1	-	-	-	-	-	-	-	-	A
	WE 2	30	4	18	8	17	-	17	-	A
	WE 3	180	12	132	36	168	4	130	34	A
	WE 4	541	81	460	-	490	32	458	-	A
	WE 5	530	50	480	-	518	39	479	-	A
	WE 6	415	141	274	-	405	132	273	-	A
	WE 7	296	88	197	11	283	83	197	3	A
	WE 8	396	174	197	25	345	148	189	8	A
	WE 9	266	154	102	10	247	143	99	5	A
	WE 10	175	168	7	-	153	147	6	-	A
Elmwood	EW 1	168	81	69	18	151	68	69	14	A
	EW 2	353	291	62	-	335	273	62	-	A
	EW 3	175	85	81	9	163	79	79	5	B
Upper South Providence	USP 1	-	-	-	-	-	-	-	-	A
	USP 2	428	174	234	20	413	167	228	18	A
	USP 3	371	27	242	102	316	10	236	70	A
	USP 4	432	11	421	-	421	4	417	-	A
	USP 5	197	17	129	51	180	6	126	48	A
	USP 6	236	18	124	94	207	2	124	81	A

Lower South Providence	LSP 1	-	-	-	-	-	-	-	-	A
	LSP 2	229	78	139	12	209	65	137	7	A
	LSP 3	442	156	273	13	413	140	265	8	A
	LSP 4	311	87	214	10	298	79	212	7	A
	LSP 5	415	177	219	19	389	159	219	11	A
Eddy Street	ES	246	30	3	213	189	-	-	189	A

Note: "Treatment Areas EW 4 and EA constitute Code Enforcement Areas"

b. Preliminary Estimates of Grant-in-Aid Requirements

1) Cost Estimates for Each Proposed Project

Preliminary cost estimates have been derived for each proposed Title I urban renewal project. These cost estimates are based on (1) the blight analysis data generated under the Providence Community Renewal Program 1964-1970, and (2) actual expenditures in urban renewal projects now in execution within the City of Providence.

The following tables showing the derivation of the preliminary cost estimate for each proposed urban renewal project is based on a maximum rehabilitation program.

Preliminary Cost Estimate
Federal Hill East Urban Renewal Project

Treat-ment Area	Area Sq.Ft.	Area Acres	Survey Planning Admin.(1)	Acquiaition (2) Comm. & Ind.	Acquiaition (2) Res.	Acquiaition (2) Total
FH-1	No data available - Bradford House					
FH-2	1,401,363	32.17	$ 353,844	$ 476,722	$ 1,043,784 (84)*	$ 1,520,506
FH-3	1,405,887	32.27	354,986	360,371	1,164,195 (117)*	1,524,566
FH-7	1,139,130	26.15	287,630	Rehabilitation (Survey, Planning		
FH-8	1,572,815	36.10	397.135	546,018	337,375	883,393
Total	5,519,195	126.69	$ 1,393,595	$1,383,111	$2,545,354	$3,928,465

(1) Based on $11,000 per acre using Mt. Hope Model

(2) Total Assessed Value in each category + Total No. of Structures to obtain Average Value
Average Value multiplied by No. of Structures to be taken to reach estimate of Assessed Value of Taking
Market Value computed by multiplying Res. by 1.5, Comm, & Ind. by 1.65 to include fixture damage

(3) CRP Average Costs: Res. $500; Comm.$2,500; Ind. $25,000 per structure

(4) Computed at 10 percent of property acquisition

(5) Res. Structures shown in CRP as "Fair Reconditioning" excluded

*Minimum structures to be cleared

Comm.	Ind.	Res.	Total	Site Improvements (4)	Prelim. Gross Project Costs (5)
Housing Project					
$2,500	$850,000	$42,000	$894,500	$152,051	$2,920,901
$2,500	200,000	58,500	261,000	152,457	2,293,009
and Administrative Costs Only)					287,630
-	225,000	11,500	236,500	88,339	1,605,367
$5,000	$1,275,000	$112,000	$1,392,000	$392,847	$7,106,907

Preliminary Cost Estimate
Federal Hill West Urban Renewal Project

Treatment Area	Area Sq. Ft.	Area Acres	Survey Planning Admin. (1)	Acquisition (2) Comm'l & Ind'l	Acquisition (2) Res.	Acquisition (2) Total
FH-4	1,467,739	33.69	$ 370,604	$238,220	$1,211,616 (112)*	$1,449,836
FH-5	1,995,075	45.80	503,756	Rehabilitation (Survey, Planning		
FH-6	831,440	19.09	209,938	620,419	431,946 (38)*	1,052,365
WE-3	688,427	15.80	173,827	44,170	318,087 (34)*	362,257
WE-5	2,457,415	56.41	620,497	Rehabilitation (Survey, Planning		
Total	7,440,096	170.79	$1,878,622	$902,809	$1,961,649	$2,864,458

(1) Based on $11,000 per acre using Mt. Hope Model

(2) Total Assessed Value in each category ÷ Total No. of Structures to obtain Average Value
Average Value multiplied by No. of Structures to be taken to reach estimate of Assessed Value of Taking
Market Value computed by multiplying Res. by 1.5, Comm. & Ind. by 1.65 to include fixture damage

(3) CRP Average Costs: Res. $500; Comm. $2,500; Ind. $25,000 per structure

(4) Computed at 10 per cent of property acquisition

(5) Res. Structures shown in CRP as "Fair Reconditioning" excluded

* Minimum structures to be cleared

Demolition (3)				Site Improvements (4)	Prelim. Gross Project Costs (5)
Comm.	Ind.	Res.	Total		
$2,500	$200,000	$56,000	$258,500	$144,984	$2,223,924
and Administration Costs only)					503,756
2,500	150,000	19,000	171,500	105,237	1,539,040
---	50,000	17,000	67,000	36,226	639,310
and Administration Costs only)					620,497
$5,000	$400,000	$92,000	$497,000	$286,447	$5,526,527

Preliminary Cost Estimate
West End Urban Renewal Project

Treatment Area	Area Sq. Ft.	Area Acres	Planning Admin. (1)	Acquisition (2) Comm'l. & Ind'l	Acquisition (2) Res.	Acquisition (2) Total
WE-6	2,207,556	50.68	$ 557,407	Non-Assisted Conservation		
WE-7	1,783,817	40.95	450,413	$1,319,389	$ 33,318	$1,352,707
WE-8	2,377,923	54.59	600,425	1,291,610	53,832	1,345,442
Total	6,369,296	146.22	$1,608,245	$2,610,999	$ 87,150	$2,698,149

(1) Based on $11,000 per acre using Mt. Hope Model

(2) Total Assessed Value in each category ÷ Total No. of Structures to obtain Average Value
Average Value multiplied by No. of Structures to be taken to reach estimate of Assessed Value of Taking
Market Value computed by multiplying Res. by 1.5, Comm. & Ind. by 1.65 to include fixture damage

(3) CRP Average Costs: Res. $500; Comm. $2,500; Ind. $25,000 per structure

(4) Computed at 10 per cent of property acquisition

(5) Res. Structures shown in CRP as "Fair Reconditioning" excluded

* Minimum structures to be cleared

Demolition (3)				Site Improve-	Prelim. Gross
Comm.	Ind.	Res.	Total	ments (4)	Project Costs (5)
(Survey, Planning and Administration Costs Only)					$ 557,407
---	$200,000	$1,500	$201,500	$135,271	2,139,891
---	425,000	4,000	429,000	134,544	2,509,411
	$625,000	$5,500	$630,500	$269,815	$5,206,709

Preliminary Cost Estimate
North Elmwood Urban Renewal Project

Treatment Area	Area Sq. Ft.	Area Acres	Planning Admin. (1)	Acquisition (2) Comm'l & Ind'l	Acquisition (2) Res.	Acquisition (2) Total
WE- 4	2,656,225	60.98	$ 670,696	Rehabilitation (Survey, Planning		
WE-9	1,646,343	37.79	415,701	$137,907	$ 62,122	$200,029
WE-10	1,103,618	25.34	278,633	Major Maintenance (Survey, Planning		
EW-1	1,020,620	23.43	257,706	404,151	194,376	598,527
EW-2	1,907,931	43.80	481,752	Major Maintenance (Survey, Planning		
Total	8,334,737	191.34	$2,104,488	$542,058	$256,498	$798,556

(1) Based on $11,000 per acre using Mt. Hope Model

(2) Total Assessed Value in each category ÷ Total No. of Structures to obtain Average Value
Average Value multiplied by No. of Structures to be taken to reach estimate of Assessed Value of Taking
Market Value computed by multiplying Res. by 1.5, Comm. & Ind. By 1.65 to include fixture damage

(3) CRP Average Costs: Res. $500; Comm. $2,500; Ind. $25,000 per structure

(4) Computed at 10 per cent of property acquisition

(5) Res. Structures shown in CRP as "Fair Reconditioning" excluded

* Minimum structures to be cleared

Demolition (3)				Site Improve-	Prelim. Gross
Comm.	Ind.	Res.	Total	ments (4)	Project Costs (5)
and Administration Costs Only)					$ 670,696
---	$125,000	$2,500	$127,500	$20,003	763,233
and Administration Costs Only)					278,633
---	100,000	7,000	107,000	59,853	1,023,086
and Administration Costs Only)					481,752
	$225,000	$9,500	$234,500	$79,856	$3,217,400

Preliminary Cost Estimate
Upper South Providence Urban Renewal Project

Treatment Area	Area Sq. Ft.	Area Acres	Survey Planning Admin.(1)	Acquisition (2) Com'l & Ind'l	Acquisition (2) Res.	Acquisition (2) Total
WE-2	278,704	6.40	$ 70,372	$ 479,655	--- (6)*	$ 479,655
USP-1	Willard Center Nos. 1 and 2					
USP-2	1,896,087	43.53	487,761	95,492	$ 202,527	298,019
USP-3	1,762,567	40.46	445,048	2,038,096	391,755 (70)*	2,429,851
USP-4	1,693,752	38.88	427,672	Rehabilitation (Survey, Planning		
USP-5	975,442	22.39	246,299	191,992	589,248 (48)*	781,240
USP-6	1,327,194	30.47	335,116	649,143	883,872 (81)*	1,533,015
LSP-4	1,482,094	34.02	374,228	360,129	60,217	420,346
Total	9,415,840	215.65	$2,386,496	$3,814,507	$2,127,619	$5,942,126

(1) Based on $11,000 per acre using Mt. Hope Model

(2) Total Assessed Value in each category ÷ Total No. of Structures to obtain Average Value
Average Value multiplied by No. of Structures to be taken to reach estimate of Assessed Value of Taking
Market Value computed by multiplying Res. by 1.5, Comm. & Ind. by 1.65 to include fixture damage

(3) CRP Average Costs: Res. $500; Comm. $2,500; Ind. $25,000 per structure

(4) Computed at 10 per cent of property acquisition

(5) Res. Structures shown in CRP as "Fair Reconditioning" excluded

* Minimum structures to be cleared

Demolition (3)				Site Improve-	Prelim. Gross
Comm.	Ind.	Res.	Total	ments (4)	Project Costs (5)
---	$ 200,000	---	$ 200,000	$ 47,966	$ 797,993
$5,000	---	$ 9,000	14,000	29,802	829,582
---	800,000	35,000	835,000	242,985	3,952,884
and Administration Costs Only)					427,672
2,500	50,000	24,000	76,500	78,124	1,182,163
---	325,000	40,500	365,500	153,302	2,386,933
---	75,000	3,500	78,500	42,035	915,109
$7,500	$1,450,000	$112,000	$1,569,500	$594,214	$10,492,336

Preliminary Cost Estimate
Lower South Providence Urban Renewal Project

Treatment Area	Area Sq. Ft.	Acres	Survey Planning Admin. (1)	Acquisition (2) Comm'l & Ind'l	Res.	Total
LSP-1	Roger Williams Housing Project					
LSP-2	1,343,281	30.84	$ 339,178	$1,502,226	$ 80,404	$1,582,630
LSP-3	2,037,386	46.77	514,439	98,062	62,592	160,654
LSP-5	2,251,481	51.69	568,498	286,291	128,271	414,562
EW-3	1,170,783	26.88	295,622	452,133	76,657	528,790
Total	6,802,931	156.18	$1,717,737	$2,338,712	$347,924	$2,686,636

(1) Based on $11,000 per acre using Mt. Hope Model

(2) Total Assessed Value in each category ÷ Total No. of Structures to obtain Average Value
Average Value multiplied by No. of Structures to be taken to reach estimate of Assessed Value of Taking
Market Value computed by multiplying Res. by 1.5, Comm. & Ind. by 1.65 to include fixture damage

(3) CRP Average Costs: Res. $500; Comm. $2,500; Ind. $25,000 per structure

(4) Computed at 10 per cent of property acquisition

(5) Res. Structures shown in CRP as "Fair Reconditioning" excluded

* Minimum structures to be cleared

Demolition (3)				Site Improvements (4)	Prelim. Gross Project Costs (5)
Comm.	Ind.	Res.	Total		
$2,500	$100,000	$ 3,500	$106,000	$158,263	$2,186,071
5,000	75,000	4,000	84,000	16,065	775,158
---	200,000	5,500	205,500	41,456	1,230,016
---	100,000	2,500	102,500	52,879	979,791
	$475,000	$15,500	$498,000	$268,663	$5,171,036

Preliminary Cost Estimate
Eddy Street Urban Renewal Project

Treatment Area	Area Sq. Ft.	Area Acres	Survey Planning Admin. (1)	Acquisition (2) Comm'l & Ind'l	Acquisition (2) Res.	Acquisition (2) Total
ES	2,405,512	55.22	$607,391	---	---	$2,871,000
Total	2,405,512	55.22	$607,391	---	---	$2,871,000

(1) Based on $11,000 per acre using Mt. Hope Model

(2) Total Assessed Value in each category ÷ Total No. of Structures to obtain Average Value
Average Value multiplied by No. of Structures to be taken to reach estimate of Assessed Value of Taking
Market Value computed by multiplying Res. by 1.5, Comm. & Ind. by 1.65 to include fixture damage

(3) CRP Average Costs: Res. $500; Comm. $2,500; Ind. $25,000 per structure

(4) Computed at 10 per cent of property acquisition

(5) Res. Structures shown in CRP as "Fair Reconditioning" excluded

* Minimum structures to be cleared

Demolition (3)				Site Improvements (4)	Prelim. Gross Project Costs (5)
Comm.	Ind.	Res.	Total		
---	---	---	$334,000	$287,100	$4,099,491
---	---	---	$334,000	$287,100	$4,099,491

2) Estimates of Non-cash credit for each Proposed Urban Renewal Project.

On the following page a detailed tabulation by treatment areas of the amount of non-cash credit to be generated by the construction of schools and major recreation facilities is based on cost figures for each facility as developed in the respective master plans. Estimated non-cash credit of $619,580 for the Federal Hill East Urban Renewal Project and $358,220 for Upper South Providence Urban Renewal Project from the construction of the proposed Dean Street Connector under the Federal-State highway program are excluded from the tabulation.

The summary tabulation below shows the non-cash credit to be generated based on cost figures which include the $619,580 for the Federal Hill East Urban Renewal Project and $358,220 for the Upper South Providence Urban Renewal Project from the construction of the proposed Dean Street Connector under the Federal-State highway program.

Proposed Title I Urban Renewal Project	Estimated Total Non-cash Credit	Total Federal Capital Grant Generated
1. Federal Hill East	$ 1,398,110	$ 4,194,330
2. Federal Hill West	2,307,146	6,921,438
3. West End	1,908,734	5,726,202
4. North Elmwood	2,738,809	8,216,427
5. Upper So. Providence	3,235,333	9,705,999
6. Lower So. Providence	2,265,450	6,796,350
7. Eddy Street	-0-	-0-
Totals	$13,853,582	$41,560,746

Total Credit for Schools and Recreation	Play Lots	Total Credit From all Facilities
193,395		193,395
182,020		182,020
331,540		331,540
325,496		325,496
234,318	604	234,922
98,625	2,444	101,069
299,998	2,048	302,046
		$ 1,670,488
387,211	5,063	392,274
316,369		316,369
292,009	438	292,447
1,399,540	1,453	1,400,993
1,122,741		1,122,741
725,433	1,105	726,538
482,309	1,965	484,274
692,056	5,866	697,922
362,295	1,134	363,429
195,183	932	196,115
262,992	2,666	265,658
510,724	1,890	512,614
204,813		204,813
651,595	11,765	663,360
912,827		912,827
181,269	1,916	183,185
543,415		543,415
300,811	533	301,344
299,916	4,482	304,398
9,175		9,175
236,700	1,496	238,196
155,963	250	156,213
621,136		621,136
335,245		335,245
507,161		507,161
116,812		116,812
$13,491,092	$48,050	$13,539,142

Total School Credit	Play-Grounds & Fields	Recreation Centers	Parks	Sub-Total Recreation
133,940	54,860	675	3,920	59,455
105,885	68,196	7,525	414	76,135
306,068	18,724	5,425	1,323	25,472
311,192	10,861	2,450	993	14,304
225,820	6,405	1,100	993	8,498
73,305	21,760	600	2,960	25,320
226,250	66,893	2,025	4,830	73,748
377,911	6,650	150	2,500	9,300
277,794	36,525	50	2,000	38,575
283,672	7,240		1,097	8,337
1,176,261	218,435		4,844	223,279
1,112,182	5,590		4,969	10,559
714,513	4,380		6,540	10,920
477,319	3,900		1,090	4,990
685,456	6,600		6,600	
357,795	4,500		4,500	
186,033	9,150		9,150	
211,162	49,890	1,040	900	51,830
506,224	4,500			4,500
203,588	1,200	25		1,225
646,920	4,400	275		4,675
900,911	4,820	1,100	5,996	11,916
177,515	610	275	2,869	3,754
539,912	1,990	600	913	3,503
298,455		100	2,256	2,356
298,950		125	841	966
4,525			4,650	4,650
227,250		3,900	5,550	9,450
153,863			2,100	2,100
548,486	57,000	6,500	9,150	72,650
259,285	71,250	1,560	3,150	75,960
424,536	78,375		4,250	82,625
116,812				
$12,549,790	$824,704	$35,500	81,098	941,302

$465,000 Fogarty $	$1,116,000 New Lower So. Prov. $	$8,680,000 Totals $	$9,050,000 Hanley Complex $
			$ 133,940
			105,885
		172,128	133,940
		144,672	166,520
		142,560	83,260
			73,305
			226,250
		346,236	31,675
		277,794	
		219,417	64,255
		889,376	286,885
		825,297	286,885
		515,413	199,100
		329,804	147,515
		565,091	120,365
		293,530	64,265
		112,728	73,305
		209,352	1,810
		395,814	110,410
		152,908	50,680
		313,380	333,040
90,675	676,296	766,971	133,940
37,433	80,352	117,785	59,730
70,215	289,602	359,817	180,095
127,410		127,410	171,045
95,325		95,325	203,625
			4,525
		51,680	175,570
		57,028	96,835
		516,811	31,675
		213,130	46,155
		351,231	73,305
43,942	69,750	116,812	
$465,000	$1,116,000	$8,680,000	$3,869,790

Neighborhoods	Treatment areas	$160,000 Flynn $	$1,056,000 New Almy $
Federal Hill	FH-1		
	2		
	3		
	4		$ 172,128
	5		144,672
	6		142,560
	7		
	8		
West End	WE-1		
	2		
	3		
	4		
	5		510,576
	6		86,064
	7		
	8		
	9		
	10		
Elmwood	EW-1		
	2		
	3		
	4		
Lower South Providence	LSP-1		
	2		
	3		
	4		
	5		
Upper South Providence	USP-1		
	2	$ 51,680	
	3	49,280	
	4	34,400	
	5	8,080	
	6	13,440	
Eddy Street	ES-1	3,120	
		$160,000	$1,056,000

$2,011,000 New West End $	$2,013,000 New Elmwood $	$2,013,000 Upper So. Prov. $	$826,000 New Lexington $
	346,236		
	277,794		
	219,417		
372,035	517,341		
314,721			
429,349			
329,804			
565,091			
	52,338		241,192
	112,728		
	209,352		
	249,612		146,202
	28,182		124,726
			313,880
		7,748	
		482,411	
		205,050	
		337,791	
$2,011,000	$2,013,000	$1,033,000	$826,000

3) Preliminary Estimates of Federal Grant local Grant-in-Aid Requirements for each Proposed Urban Renewal Project.

Using the cost estimates presented in b. (1) above and the estimates of non-cash credit presented in b. (2) above, the following summary table was prepared showing the federal grant local grant-in-aid requirements for each proposed urban renewal project.

Estimates of Federal Grant and Local Grant-in-Aid
Requirements by Project, Federal Hill-South Providence G.N.R.P.

	Federal Hill West	Lower South Providence	West End	North Elmwood	Federal Hill East	Upper South Providence	Eddy Street
Planning and Administration[1]	$1,878,622	$1,717,737	$1,608,245	$2,104,488	$1,393,595	$2,386,496	$ 607,391
Land Acquisition[2]	2,864,454	2,686,636	2,698,149	798,556	3,928,465	5,942,126	2,871,000
Demolition[3]	497,000	498,000	630,500	234,500	1,392,000	1,569,500	334,000
Site Improvement[4]	286,446	268,663	269,815	79,856	392,847	594,214	287,100
Storm Sewers	886,440	949,185	908,430	1,212,150	917,152	1,499,235	179,265
Gross Project Cost (Excluding non-cash credits)	6,412,967	6,120,221	6,115,139	4,429,550	8,024,059	11,991,571	4,278,756
Non-cash Credit from Supporting Facilities	2,307,146	2,265,450	1,908,734	2,738,809	1,398,110	3,235,333	-
New Gross Project Cost	8,720,113	8,385,671	8,023,873	7,168,359	9,422,169	15,226,904	4,278,756
Land Disposition Proceeds	1,909,855	439,636	503,695	431,039	804,439	1,031,363	1,074,500
Net Project Cost	6,810,258	7,946,035	7,520,178	6,737,320	8,617,730	14,195,541	3,204,256
Net Project Cost Distribution							
Local Share ($\frac{1}{4}$)	1,702,567	1,986,509	1,880,044	1,684,330	2,154,432	3,548,885	801,064
Cash	1,702,567	1,986,509	1,880,044	1,684,330	756,322	313,552	801,064
Non-cash	604,579	278,941	28,690	1,054,479	1,398,110	3,235,333	
Pooling Credit							
Federal Share (3/4)							
Cash Grant	5,107,691	5,959,526	5,640,134	5,052,990	6,463,298	10,646,656	2,403,192

(1) Based on $11,000 per acre using Mt. Hope Model
(2) Total Assessed Value in each category + Total No. of Structures to obtain Average Value
Average value multiplied by No. of Structures to be taken to reach estimate of Assessed Value of Taking
Market Value computed by multiplying Res. by 1.5, Comm. & Ind. by 1.65 to include fixture damage
(3) CRP Average Costs: Res. $500; Comm. $2,500; Ind. $25,000 per structure
(4) Computed at 10 percent of property acquisition
(5) Land Disposition Proceeds are estimated values.

SUMMARY OF RUNNING TOTALS

FOR POOLING CREDITS

Priority of Projects			Pooling Credits (+) Non-Cash Deficit (-)	
1.	Federal Hill West		$ 604,579	+
2.	Code Enforcement			
3.	Lower South Providence		278,941	+
4.	West End		28,690	+
5.	North Elmwood		1,054,479	+
		S.T.	$1,966,689	
6.	Federal Hill East		756.322	-
		S.T.	$1,210,367	+
7.	Upper South Providence		313,552	-
		S.T.	$ 896,815	+
8.	Eddy Street		801,064	-
		Urban Renewal Cash Outlay (excluding non-cash credits)	$ 95,751	- *

* This figure does not represent the cost to the City of Providence of public facilities within these urban renewal projects, on the City's one-third share of the cost of undertaking the proposed Code Enforcement Project.

E X H I B I T A

Boundary Descriptions

DESCRIPTION OF PROJECT AREA

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

Beginning at the most southerly corner of the area herein described at the intersection of the center line of the New York, New Haven and Hartford Railroad Shore line Right-of-Way and the center line of Interstate Route 95;

thence, running easterly and northerly along said center line of Interstate Route 95 to its intersection with the center line of Blackstone Street;

thence, turning an angle and running westerly along said center line of Blackstone Street to its intersection with Gay Street;

thence, turning an angle and running southerly along said center line of Gay Street a distance of two hundred forty five (245) feet more or less to the intersection of said center line of Gay Street with the westerly extension of the line bounded northerly by land now or lately of Morris Ladd, and southerly by land now or lately of Miriam Weisman;

thence, turning in a clockwise direction an interior angle of 90°00', more or less, and running approximately N 81°00' E, along said extension of the said line and the said line bounded northerly by land now or lately of said Morris Ladd, and southerly by land now or lately of said Miriam Weisman, a distance of 125.73 feet, more or less, to the westerly line of land now or lately of Joseph Herr;

thence, turning in a clockwise direction an interior angle of 90°00', more or less, and running approximately N 9°00' W along the line bounded westerly by land now or lately of said Morris Ladd, and easterly by land now or lately of said Joseph Herr a distance of 8 feet, more or less, to the northwesterly corner of land now or lately of said Joseph Herr;

thence, turning in a counter-clockwise direction an exterior angle of 90°00', more or less, and running approximately N 81°00' E along a line bounded northerly by land now or lately of Henry Ucello, and southerly by land now or lately of said Joseph Herr, and the easterly extension of said line to the intersection of said line with the center line of Staniford Street;

thence, turning an angle and running approximately S 9°00' E, along said center line of Staniford Street a distance of 96.27 feet, more or less, to the intersection of said center line of Staniford Street and the center line of Willard Avenue;

thence, turning in a clockwise direction an interior angle of 173°00', more or less, and running approximately S 17°30' E, along the said center line of Staniford Street, a distance of 411.06 feet, more or less, to the intersection of the said center line of Staniford Street and the center line of Pilgrim Street;

thence, turning in a counter-clockwise direction an exterior angle of 91°53', more or less, and running approximately S 74°23'W, along said center line of Pilgrim Street, a distance of 652.71 feet, more or less, to the intersection of said center line of Pilgrim Street and the center line of Hilton Street;

thence, turning in a counter-clockwise direction an exterior angle of 90°21', more or less, and running approximately N 19°30'W, along said center line of Hilton Street, a distance of 80.24 feet to the extension of the line bounded northerly by the land now or lately of John Alexion, and southerly by the land now or lately of M. Finkelstein;

thence, turning in a counter-clockwise direction an interior angle of 90°21', more or less, and running approximately S 71°30'W, along said extension of the line bounded northerly by the land now or lately of said John Alexion, and southerly by land now or lately of said M. Finkelstein and along said line, a distance of 120.30 feet, more or less, to the southwesterly corner of land now or lately owned by said John Alexion;

thence, turning in a counter-clockwise direction an exterior angle of 90°21', more or less, and running approximately N 18°51'W, along the line bounded westerly by the land now or lately of Mary Monahan and easterly by the land now or lately of said John Alexion, a distance of 50 feet, more or less, to the northwesterly corner of land now or lately of said John Alexion;

thence, continuing approximately N 18°51' W, along the line bounded westerly by land now or lately of said Mary Monahan and easterly by land now or lately of Charles Steiner a distance of 37.97 feet, more or less, to the southwesterly corner of land now or lately of John P. Leite;

thence, continuing approximately N 18°51' W along the line bounded westerly by land now or lately of said Mary Monahan and easterly by land now or lately of said John P. Leite a distance of 37.97 feet, more or less, to the southwesterly corner of land now or lately of Jacob Licht;

thence, continuing approximately N 18°51' W, along the line bounded westerly by land now or lately of said Mary Monahan and easterly by land now or lately of said Jacob Licht a distance of 13.71 feet, more or less, to the southerly line of land now or lately owned by Thomas O'Brien;

thence, turning in a clockwise direction an interior angle of 75°00', more or less, and running approximately S 66°20'W, along a line bounded northerly by land now or lately of said Thomas O'Brien, and southerly by the land now or lately of said Mary Monahan, a distance of 20.10 feet, more or less, to the southwesterly corner of land now or lately of said Thomas O'Brien;

thence, turning in a counter-clockwise direction an exterior angle of 75°00', more or less, and running approximately N 18°51'W, along the line bounded westerly by land now or lately of said Thomas O'Brien and easterly by land now or lately of Thomas O'Brien a distance of 88.26 feet, more or less, to the southwesterly corner of land now or lately of Abraham Wax;

thence, turning in a clockwise direction an interior angle of 94°00', more or less, and running approximately S 75°30' W, along a line bounded northerly by the land now or lately of Manuel Texeira, and southerly by the land now or lately of said Thomas O'Brien, a distance of 80.24 feet, more or less, to the southeasterly corner of land now or lately of Harry Lury;

thence, continuing approximately S 75°30' W, for a distance of 40.12 feet along the line bounded northerly by land now or lately of said Harry Lury,

and southerly by land now or lately of Helen O'Brien and Katherine Crawford to the southeasterly corner of the land now or lately of Minnie Greenstein;

thence, continuing approximately S 75°30' W, along the line bounded northerly by land now or lately of said Minnie Greenstein, and southerly by land now or lately of said Helen O'Brien and Katherine Crawford, a distance of 40.12 feet, more or less, to the southeasterly corner of land now or lately of Quality Kosher Meat Market, Inc.;

thence, continuing approximately S 75°30' W, along the line bounded northerly by land now or lately of said Quality Kosher Meat Market, and southerly by land now or lately of Abraham Rosenberg and Samuel Schwartz, a distance of 34.4 feet, more or less, to the southeasterly corner of land now or lately of Tifereth Israel Congregation;

thence, continuing approximately S 75°30' W, along the line bounded northerly by land now or lately of said Tifereth Israel Congregation, and southerly by land now or lately of said Abraham Rosenberg and Samuel Schwartz, a distance of 6.30 feet, more or less, to the northwest corner of land now or lately of said Abraham Rosenberg and Samuel Schwartz;

thence, turning in a clockwise direction an interior angle of 86°30', more or less, and running approximately S 19°00' E along the line bounded easterly by land now or lately of said Abraham Rosenberg and Samuel Schwartz, and westerly by land now or lately of Tifereth Israel Congregation, a distance of 8.00 feet, more or less, to the northeasterly corner of the land now or lately of said Abraham Rosenberg and Samuel Schwartz;

thence, turning in a counter-clockwise direction an exterior angle of 86°30', more or less, and running approximately S 19°00' E, along the line bounded easterly by land now or lately of said Abraham Rosenberg and Samuel Schwartz, and westerly by land now or lately of Tifereth Israel Congregation, a distance of 8.00 feet, more or less, to the northeasterly corner of the land now or lately of said Abraham Rosenberg and Samuel Schwartz;

thence, turning in a counter-clockwise direction an exterior angle of 86°30', more or less, and running approximately S 75°30' W, along the line bounded northerly by land now or lately of said Tifereth Israel Congregation, and southerly by land now or lately of said Abraham Rosenberg and Samuel Schwartz, a distance of 21.6 feet, more or less, to the southwest corner of land now or lately of Tifereth Israel Congregation;

thence, continuing approximately S 75°30' W, along a line bounded northerly by the southerly line of Caswell Court and bounded southerly by land now or lately of said Abraham Rosenberg and Samuel Schwartz a distance of 17.0 feet, more or less, to the northeasterly corner of the land now or lately of Sam Sugarman;

thence, turning in a clockwise direction an interior angle of 86°30', more or less, and running approximately S 19°00' E, along the line bounded westerly by land now or lately of said Sam Sugarman, and easterly by land now or lately of said Abraham Rosenberg and Samuel Schwartz, a distance of 42.54 feet, more or less, to the southeast corner of land now or lately of said Sam Sugarman;

thence, continuing approximately S 19°00' E, along the line bounded easterly by land now or lately of said Abraham Rosenberg and Samuel Schwartz, and westerly by land now or lately of Clara Sugarman and the extension of said line a distance of 62.54 feet, more or less, to the intersection of said line extended and the center line of Chester Avenue;

thence, turning in a counter-clockwise direction an exterior angle of 87°52', more or less, and running approximately S 74°39' W, along said line, and along the westerly extension of said line, a distance of 105.24 feet, more or less, to the intersection of said line and its extension and the center line of Prairie Avenue;

thence, turning in a counter-clockwise direction an exterior angle of 92°18', more or less, and running approximately N 17°39' W, along said center line of Prairie Avenue a distance of 490.00 feet, more or less, to an angle in the said center line of Prairie Avenue;

thence, turning in a clockwise direction an interior angle of 206°08', more or less, and running approximately N 8°29' E, a distance of 357.50 feet, more or less, to the intersection of said center line of Prairie Avenue and the center line of Blackstone Street;

thence, turning an angle and running easterly along said center line of Blackstone Street to its intersection with said center line of Interstate Route 95;

thence, turning an angle and running northerly along said center line of Interstate Route 95 to its intersection with the center line of Broad Street.

thence, turning an angle and running westerly and southerly along the said center line of Broad Street to its intersection with the center line of Pearl Street;

thence, turning an angle and running northwesterly along said center line of Pearl Street to its intersection with the center line of Perkins Street;

thence, turning an angle and running southwesterly along said center line of Perkins Street to its intersection with the center line of A Street;

thence, turning an angle and running southeasterly along said center line of A Street to its intersection with the center line of Booth Street;

thence, turning an angle and running southwesterly along said center line of Booth Street one hundred forty (140) feet, more or less, to a point two hundred sixty (260) feet, more or less, from its intersection with the easterly line of Dodge Street;

thence, turning an angle and running southeasterly fifty eight (58) feet, more or less, crossing Lot No. 89 on Assessor's Plat No. 30 to a point on the northerly line of Lot No. 88 on Plat No. 30;

thence, turning an angle and running northeasterly forty (40) feet, more or less, along the northerly line of Lot 88 on Assessor's Plat No. 30 to the northeast corner of said Lot No. 88;

thence, turning an angle and running southeasterly sixty (60) feet, more or less, along the easterly lines of Lots numbered 88 and 87 on Assessor's Plat No. 30 to the southeasterly corner of said Lot 87;

thence, turning an angle and running southwesterly twenty five (25) feet, more or less, along the southerly line of Lot No. 87 on Assessor's Plat No. 30 to an intersection with the easterly line of Lot No. 456 on Assessor's Plat No. 30;

thence, turning an angle and running southeasterly one hundred twenty five (125) feet, more or less, along the easterly line of Lot No. 456, Assessor's Plat No. 30 to an intersection with the center line of Central Street;

thence, turning an angle and running along the center line of Central Street to an intersection with the center line of Major Street;

thence, turning an angle and running along the center line of Major Street to an intersection with the center line of Broad Street;

thence, turning an angle and running southwesterly along the center line of Broad Street to an intersection with the center line of Bridgham Street;

thence, turning an angle and running northwesterly along said center line of Bridgham Street to its intersection with Westminster Street;

thence, running easterly along said center line of Westminster Street to its intersection with said center line of Interstate Route 95;

thence, running northerly along said center line of Interstate Route 95 to its intersection with the proposed route 6 connector;

thence, running westerly along said center line of proposed route 6 connector to its intersection with the Huntington Expressway;

thence, running southerly along the said center line of the Huntington Expressway to its intersection with the New York, New Haven and Hartford Railroad Shore Line Right-of-Way at Cranston Street;

thence, southeasterly along said center line of New York, New Haven and Hartford Railroad Shore Line Right-of-Way to the point and place of beginning.

E X H I B I T B

Methodology Employed In Blight Analysis

EXHIBIT B

Methodology Employed in Blight Analysis

Unfortunately, census data concerned with the condition of housing was not satisfactory for use in the CRP study. A new method of identifying residential blight was developed. This method also produced a punch card for every residential structure in the city as a basis for the ongoing process of renewal.

A three-stage study procedure was carried out:

* A survey of each residential structure and each residential block with information gathered from a variety of sources;

* Detailed examination of selected structures, to gather data for determining the economic feasibility of the necessary treatment; and

* Correlation of data from the preceding two stages in order to classify residential structures and blocks according to the condition of the buildings and the environment in which they exist.

In the following sections, each stage of thestudy is outlined in detail.

1. Stage One: Residential Survey

In Stage One, specific information was gathered and analyzed for each residential structure in the City. This information identifies deficiencies in:

a. the fixed facilities in the structure;

b. the maintenance of the structure; and

c. the environment of the structure.

The first two of these headings relate to deficiencies below the Minimum Housing Standards. The last relates to deficiencies which make the structure less marketable, regardless of its condition. In addition, information about the structure type was gathered for use in determining the structure's usefulness and desirability as will be explained in Stage Two.

In determining the items to be studied under these three headings, the American Public Health Association (APHA) appraisal

method[1] was used as the starting point.

This comprehensive housing quality survey method was studied item by item to determine its suitability for the CRP residential survey and many of the APHA techniques and penalty scores were found to be extremely useful. However, certain items of the APHA method were discarded because:

the item could not be readily evaluated using the CRP's information sources, or

the item was not considered significant in the broad scale approach of the CRP, because it required only minor cost to correct.

Other survey items were added where necessary to indicate important local considerations.

In the following sections, each item of the residential survey will be discussed, indicating what information was gathered, how it was evaluated and recorded, and how the penalty score was determined.

Survey Work: The survey work was done in three parts:

a. Office recording of structure interior information from Assessor's office records;

b. Field recording of information on the structure type and exterior condition; and

c. Office calculation and recording of information from a variety of sources on the environment of each residential block.

In each part, the necessary information was recorded on standard IBM Mark-Sense cards for subsequent machine punching.

1 American Public Health Association, An Appraisal Method for Measuring the Quality of Housing (New York: Committee on the Hygiene of Housing, 1946 - 50.)

From the records of the Tax Assessor's office, the following information was determined and recorded for each residential structure:

1. Assessor's plat number
2. Assessor's lot number - using a separate card for each structure with the same lot number
3. Structure number - if more than one structure on the lot
4. Number of dwelling units
5. Number of baths or showers
6. Number of water closets
7. Number of wash basins
8. Number of kitchen sinks
9. Water supply - whether or not the structure has hot and cold running water
10. Number of units with central heating
11. Electric lighting.

From the field inspection of each residential structure, the following information was obtained and recorded:

1. Assessor's plat number
2. Assessor's lot number
3. Structure number, if more than one structure on the lot
4. Main access - indicating whether the main access to the structure is from a street, rear yard, or alley
5. Structure type - indicating the arrangement of units in the structure
6. Number of stories
7. Number of residential stories

8. Exterior wall material - indicating the principal wall material or materials

9. Deterioration of foundation walls - considering the type and extent of deterioration

10. Deterioration of exterior walls - type and extent

11. Window deterioration - type and extent

12. Roof deterioration - type and extent

13. Porch and stairs deterioration - type and extent

14. Garage deterioration - type and extent

15. Number of sides with daylight obstruction - condition existing when the height of an adjacent structure is more than twice the distance between the structures

16. Number of improved parking spaces - in a garage or paved

17. Total number of parking spaces - improved and unimproved.

The following information for the environmental survey was recorded for each residential block:

1. Census tract

2. Census block

3. Area of the block covered by structures

4. Total area of the block

5. Average number of stories

6. Total improved parking spaces - from field inspection

7. Total parking spaces - from field inspection

8. Total dwelling units on the block - from the Tax Assessor's office

9. Area in commercial and industrial (including mixed) uses

10. Area in all uses (excluding vacant, public, and institutional)

11. Number of parcels in heavy commercial use

12. Number of parcels in general industrial use

13. Number of parcels in heavy industrial use

14. Number of major street frontages

15. Number of collector street frontages

16. Number of residential street frontages

17. Character of nearby railroad

19. Number of frontages lacking sewers

20. Number of frontages lacking water

21. Distance to an elementary school

22. Number of major crossings to the school

23. Distance to a public park

24. Number of major crossings to the park.

More detailed information on how each item of the survey is to be recorded and how the deterioration items are to be evaluated is given in Tables A - 1 and A - 2.

Assignment of Penalty Scores: In the APHA method, penalty points are assigned depending on the severity of the condition as a detriment to health, safety, or basic amenity. Points are assigned in the following ranges:

1 - 3 points for a slight threat to health and safety;

4 - 7 points for a moderate threat;

8 - 15 points for a considerable and ever-present threat;and

16 or more points for an extreme and ever-present threat.

Impairments to amenity alone are given penalties in the next smaller class than comparable detriments to health and safety. These same ranges were used in assigning penalties in the CRP rating system. In Tables A - 3 and A - 4, the calculations necessary to convert survey data to penalty scores are given.

The penalty scores for each structural item and each environmental item were totaled. A total penalty score for each structure was also obtained. This is the sum of the penalty scores for each structural item. The total penalty score for all environmental items was also obtained for each block, but did not prove to be useful in evaluating the environment.

APPENDIX TABLE A-1

INFORMATION RECORDED FOR CRP RESIDENTIAL SURVEY

	ITEM	COLS.	RECORDING INFORMATION
A.	ASSESSMENT INFORMATION DECK		
1.	Plat Number	53-55	
2.	Lot Number	56-59	
3.	Number of Dwelling Units	60-61	99=totally a rooming house
4.	Number of Baths	63-64	
5.	Number of Water Closets	65-66	
6.	Number of Wash Basins	67-68	
7.	Number of Kitchen Sinks	69-70	
8.	Water Supply	71	1=hot and cold, 3=cold, 5=no water.
9.	Electric Lighting	72	1=yes, 5=no.
10.	Number of Units with Central Heating	73-74	
11.	Structure Numbers	75	
B.	FIELD INSPECTION DECK		
1.	Plat Number	53-55	
2.	Lot Number	56-59	
3.	Main Access	60	1=street, 3= rear yard, 5=alley.
4.	Structure Type	61	1=detached, 3=attached, 5=mansion, 7=apartment w/o elev., 9=apartment w/elev.
5.	Number of Stories	62-63	Record to nearest 1/2 story to one decimal point.
6.	Number of Residential Stories	64-65	Same as 5
7.	Deterioration of Foundation Walls	66	Degree 0, 1, 2, or 3
8.	Exterior Wall Material	67	1=masonry, 3=wood, metal or asbestos, 5=asphalt or stucco, 2=1/3, 4=3/5, 6=1/5
9.	Deterioration of Exterior Walls	68	Degree 0, 1, 2, or 3.
10.	Window Deterioration	69	Degree 0, 1, 2, or 3.
11.	Roof Deterioration	70	Degree 0, 1, 2, or 3.
12.	Porch and Stairs Deterioration	71	Degree 0, 1, 2, or 3.

13.	Garage Deterioration	72	Degree 0, 1, 2, or 3.
14.	Number of Improved Parking Spaces	73-74	
15.	Number of sides with Daylight Obstruction	75	1, 2, 3, or 4
16.	Total Number of Parking Spaces	76-77	
17.	Structure Number	78	

C. ENVIRONMENTAL SURVEY DECK

1.	Census Tract	53-54	
2.	Census Block	55-57	
3.	Block Area Covered by Structures	58-62	Record Number of 400SF squares
4.	Average Number of Stories	63-64	Record next lower whole no.
5.	Number of Major Street Frontages	65	
6.	Number of Collector Street Frontages	66	
7.	Number of Residential Street Frontages	67	
8.	Railroad Character	68	0=none, 1=tertiary line, 2=secondary line, 3=primary line, 5=primary switchyard
9.	Distance from Railroad	69	0=more than 10001, 1=500'-1000', 2=200'-499', 3=100'-199', 4=1'-99', 5=RR bounding the block.
10.	Number of Frontages lacking Sewers	70	
11.	Number of Frontages Lacking Water	71	
12.	Distance to Elementary School	72	0=less than 1/3 mile, 1=1/3-2/3 mile, 2=more than 2/3
13.	Number of Major Crossings to School	73	
14.	Distance to Public Park	74	0=1'-1000', 1=10001'-1/3 mile, 2=more than 1/3 mile
15.	Number of Major Crossings to Park	75	

16.	Commercial and Industrial Area	1 - 8	Uses 11, 21, 31, 41, and 51-75 from Land Use Survey
17.	Total Area (excl. vacant, public, and institutional)	9 -16	Uses 10-75 from Land Use Survey
18.	Total Area	17-24	All uses from Land Use Survey
19.	Number of Parcels in Heavy Commercial Use	25-26	Uses 56-59 from Land Use Survey
20.	Number of Parcels in General Industrial Use	27-28	Uses 64, 65, and 71 from Land Use Survey
21.	Number of Parcels in Heavy Industrial Use	29-30	Uses 67, 68, and 75 from Land Use Survey
22.	Number of Improved Parking Spaces	31-33	From block summary of Card B cols. 73-74
23.	Total Number of Parking Spaces	34-36	From block summary of Card B, cols. 76-77
24.	Number of Dwelling Units	37-39	From block summary of Card B, cols. 60-61

APPENDIX TABLE A-2

DETERIORATION INDEX

TYPE OF DETERIORATION	EXTENT OF DETERIORATION			
Foundation, Ext. Walls, Garage	Small	Moderate	Large	Extreme
1. Hole through paint	0	0	1	2
2. Wear or cracks in structural surface	0	1	2	3
3. Hole through structural surface	1	2	3	3
4. Hole through construction	2	3	3	3
5. Collapse, or apparent danger of collapse	3	3	3	3
Windows	1 window	2-1/4	1/4-1/2	1/2 or more
6. Sash or Frame: worn, broken, loose, or missing	1	2	3	3
7. Panes: broken or missing	0	1	2	3
Roof	Small	Moderate	Large	Extreme
8. Hole through structural surface	1	2	3	3
9. Gutters and Downspouts: broken, loose, missing	1	1	2	3
Porch and Stairs				
10. Stairs, Porch, and Stair support: worn, broken, loose, missing	2	3	3	3
11. Columns, Roof, Upstairs Porch: worn, broken, loose, missing	2	2	3	3

	Small	Moderate	Large	Extreme
12. Rail and Balusters: worn, broken, loose, missing	1	2	2	3

*The following definitions are given as indications of the extent of deterioration:

Small - are the size of a fist but less than a square foot.
Moderate - foot but not 1/4(length or area).
Large - 1/4 to 1/2(length or area).
Extreme - 1/2 or more(length or area).

APPENDIX TABLE A-3

PENALTY SCORES FOR CRP STRUCTURE SURVEY

1. Baths

Card A, Cols. 63-64
Cols. 60-61

If answer is:	Print:
1.00 or more	0
.51 - .99	5
.01 - .50	10
0	20

2. Water Closets

Card A, Cols. 65-66
Cols. 60-61

If answer is:	Print:
1.00 or more	0
.76 - .99	5
.51 - .75	10
.01 - .50	20
0	45

3. Wash Basins

Card A, Cols. 67-68
Cols. 60-61

If answer is:	Print:
.76 or more	0
.26 - .75	3
0 - .25	5

4. Kitchen Sinks

Card A, Cols. 69-70
Cols. 60-61

If answer is:	Print:
1.00 or more	0
.51 - .99	4
.01 - .50	11
0	14

5. Water Supply

Card A, Col. 71

If number is:	Print:
1	0
3	8
5	15

6. Electrical Lighting

Card A, Col. 72

If number is:	Print:
1	0
5	15

7. Central Heating

Card A, Cols. 73-73
Cols. 60-61

If number is:	Print:
1.00 or more	0
.51 - .99	6
.01 - .50	12
0	18

8. Foundation Deterioration

Card B, Col. 66

If number is:	Print:
0	0
1	5
2	8
3	15

Appendix Table A-3 (continued)

9. Exterior Wall Deterioration

Card B, Col. 68

If number is:	Print:
0	0
1	5
2	8
3	15

10. Window Deterioration

Card B, Col. 69

If number is:	Print:
0	0
1	0
2	2
3	5

11. Roof Deterioration

Card B, Col. 70

If number is:	Print:
0	0
1	5
2	8
3	15

12. Porch and Stair Deterioration

Card B, Col. 71

If number is:	Print:
0	0
1	2
2	4
3	10

13. Garage Deterioration

Card B, Col. 72

If number is:	Print:
0	0
1	2
2	5
3	8

14. Daylight Obstruction

Card B, Col. 75

Print number x 5

APPENDIX TABLE A-4

PENALTY SCORES FOR CRP ENVIRONMENTAL SURVEY

1. Coverage by Structures
Cols. 58-62 x 40,000
Cols. 17-24, and Cols. 63-64

If answers are:	Print:
0 - 19.9, and any no.	0
20.0 - 39.9, and 01 - 02	1
20.0 - 39.9, and 03 - 05	3
20.0 - 39.9, and 06 or more	5
40.0 - 59.9, and 01 - 02	6
40.0 - 59.9, and 03 - 05	8
40.0 - 59.9, and 06 or more	14
60.0 - 79.9, and 01 - 02	15
60.0 - 79.9, and 03 - 05	18
60.0 - 79.9, and 06 or more	24
80.0 -100.0, and 01 - 02	25
80.0 -100.0, and 03 - 05	28
80.0 -100.0, and 06 or more	30

2. Parking Spaces
Cols. 34-36 Cols. 37-39

If answer is:	Print:
1.00 or more	0
.81 - .99	2
.61 - .80	6
.41 - .60	10
.21 - .40	14
.01 - .20	18
0	20

3. Nonresidential Land Use
Cols. 1-8 Cols. 9-16

If answer is:	Print:
0	0
.001 - .099	2
.100 - .299	5
.300 - .499	8
.500 - .699	12
.700 - .899	16
.900 or more	20

4. Specific Nuisances
Cols. 25-26 x 10
Cols. 27-28 x 15
Cols. 29-30 x 25

Print Total (max. of 30)

5. Street Traffic
Col. 65 x 11 ≠ Col. 66 x 7
Col. 65 ≠ Col. 66 ≠ Col. 67

Print answer

Appendix Table A-4 (continued)

6. Railroads
Col. 68, and Col. 69

If numbers are:	Print:
0, and 0	0
1, and 1	0
1, and 2	0
1, and 3	2
1, and 4	3
1, and 5	6
2, and 1	0
2, and 2	4
2, and 3	8
2, and 4	10
2, and 5	13
3, and 1	2
3, and 2	6
3, and 3	10
3, and 4	13
3, and 5	16
4, and 1	10
4, and 2	14
4, and 3	18
4, and 4	21
4, and 5	24

E X H I B I T C

Residential Blocks With Environmental Deficiencies

FEDERAL HILL EAST

RESIDENTIAL BLOCKS WITH ENVIRONMENTAL DEFICIENCIES

C.T.	BLK	Excessive Land Coverage	Inadequate Off-Street Parking	Mixed Land Uses	Presence of Specific Nuisance Uses	Excessive Street Traffic	Proximity to Railroads	Lack of Sanitary Sewer	Lack of Public Water Supply	Inadequate Service by Public Elementary School	Inadequate Service by Public Recreation Area	Total
FH 1												
9	73		X							X		2
	74		X	X						X		3
	75	X	X			X				X		4
											Total	9
9	5	X	X	X	X					X		5
	6	X	X	X	X	X				X		6
	7		X	X			X			X		4
	8	X	X	X	X		X			X		6
	14	X	X	X			X			X		5
	15	X	X	X			X			X		5
	16	X	X	X	X					X		5
	17	X	X	X						X		4
	18		X	X						X		3
	19		X	X						X		3
	20	X	X	X						X		4
	23	X	X	X	X					X		5
	24	X	X	X	X					X		5
	26	X		X						X		3
	29											0
	30	X	X	X						X		4
	31	X	X	X						X		4
	32	X	X	X						X		4
	33		X	X		X				X		4
	34	X	X	X		X				X		5
	35		X	X						X		3

Federal Hill East

C.T. BLK	Excessive Land Coverage	Inadequate Off-Street Parking	Mixed Land Uses	Presence of Specific Nuisance Uses	Excessive Street Traffic	Proximity to Railroads	Lack of Sanitary Sewer	Lack of Public Water Supply	Inadequate Service by Public Elementary School	Inadequate Service by Public Recreation Area	Total
FH 2											
36	X	X	X						X		4
37	X	X	X						X		4
39	X	X	X						X		4
40	X	X	X	X					X		5
63		X	X		X						3
64	X	X	X								3
65	X	X	X								3
66											2
67		X	X								2
9 68	X	X	X	X	X				X		6
69	X	X	X		X				X		5
70		X							X		2
71	X	X							X		3
72	X	X	X						X		4
76		X							X		2
										Total	139

C.T.	BLK	Excessive Land Coverage	Inadequate Off-Street Parking	Mixed Land Uses	Presence of Specific Nuisance Uses	Excessive Street Traffic	Proximity to Railroads	Lack of Sanitary Sewer	Lack of Public Water Supply	Inadequate Service by Public Elementary School	Inadequate Service by Public Recreation Area	Total
FH 3												
9	9	X	X				X			X		4
	10											0
	11		X	X			X			X		4
	12		X	X			X			X		4
	13		X	X			X			X		4
	41		X	X						X		3
	42		X	X						X		3
	43	X	X	X			X			X		5
	44	X	X	X			X			X		5
	45		X	X	X		X			X		5
	46		X	X	X		X			X		5
	47	X	X	X		X	X			X		6
	48	X	X	X						X		4
	49	X	X	X								3
	50		X	X								2
	51		X		X							2
	52		X									1
	56		X									1
	57		X	X	X							3
	58	X	X								X	3
	59		X									1
	60		X									1
	61	X	X			X						3
	62		X		X							2
											Total	74

C.T. BLK	Excessive Land Coverage	Inadequate Off-Street Parking	Mixed Land Uses	Presence of Specific Nuisance Uses	Excessive Street Traffic	Proximity to Railroads	Lack of Sanitary Sewer	Lack of Public Water Supply	Inadequate Service by Public Elementary School	Inadequate Services by Public Recreation Area	Total
FH 7											
11 31		X							X	X	3
32		X	X	X					X	X	5
33		X	X	X					X	X	5
34		X	X						X	X	4
35		X							X	X	3
36		X	X	X					X	X	5
37		X	X	X					X	X	5
38		X		X					X		3
42		X	X	X	X				X	X	6
43		X	X		X				X	X	5
46	X	X	X		X				X	X	6
49		X	X	X	X				X	X	6
51		X	X		X				X		4
53			X	X	X				X		4
55		X	X	X					X	X	5
										Total	69

C.T. BLK	Excessive Land Coverage	Inadequate Off-Street Parking	Mixed Land Uses	Presence of Specific Nuisance Uses	Excessive Street Traffic	Proximity to Railroads	Lack of Sanitary Sewer	Lack of Public Water Supply	Inadequate Service by Public Elementary School	Inadequate Service by Public Recreation Area	Total
FH 8											
11 1	X	X	X	X					X	X	6
2		X	X	X					X		4
3		X	X				X		X		4
4		X	X	X	X						4
5		X									1
6		X			X						2
7		X									1
8		X									1
10		X			X						2
11		X									1
12		X		X						X	3
13		X									1
14		X			X						2
21		X							X		2
22		X			X				X		3
23			X	X	X				X	X	5
24		X							X		2
25		X							X	X	3
26		X							X		2
27				X	X				X		3
28				X					X		2
29			X	X	X				X		4
30	X	X	X	X	X				X	X	7
										Total	65

FEDERAL HILL WEST

RESIDENTIAL BLOCKS WITH ENVIRONMENTAL DEFICIENCIES

C.T.	BLK	Excessive Land Coverage	Inadequate Off-Street Parking	Mixed Land Uses	Presence of Specific Nuisance Uses	Excessive Street Traffic	Proximity of Railroads	Lack of Sanitary Sewer	Lack of Public Water Supply	Inadequate Service by Public Elementary School	Inadequate Service by Public Recreation Area	Total
FH 4												
9	53			X						X		2
	54		X	X								2
	55	X									X	2
10	1			X		X	X			X		4
	2		X	X			X			X		4
	3						X			X		2
	4			X						X		2
	5			X						X		2
	6									X		1
	7		X				X			X		3
	8		X							X		2
	9									X		1
	10		X							X		2
	11						X			X		2
	13			X	X		X			X		4
	41			X	X		X			X		4
	42		X				X			X		3
											Total	42
FH 5												
10	18		X	X	X					X		4
	19		X							X		2
	20		X							X		2
	21									X		1
	22	X	X	X						X		4

C.T.	BLK	Excessive Land Coverage	Inadequate Off-Street Parking	Mixed Land Uses	Presence of Specific Nuisance Uses	Excessive Street Traffic	Proximity to Railroads	Lack of Sanitary Sewer	Lack of Public Water Supply	Inadequate Service by Public Elementary School	Inadequate Service by Public Recreation Area	Total
10	27		X							X		2
	28		X							X		2
	29		X	X	X					X		4
	30		X							X		2
	31		X	X	X					X		4
	32			X	X					X		3
	33									X		1
	34				X					X		3
	35				X					X		3
	36			X	X					X		4
	43		X	X	X	X	X			X		6
	44	X		X		X	X			X	X	6
11	15	X		X		X						3
	16			X								1
	17			X								2
	18				X	X						4
											Total	63
FH 6												
10	23									X		1
	25		X	X	X					X		4
	26									X		1
11	19	X			X					X		3
	20	X	X	X	X					X		5
	53				X	X				X		4
	54				X					X		3
WE 3												
12	5									X		1
	6		X		X					X		3
	7		X	X	X	X				X		5

Federal Hill West

C.T.	BLK	Excessive Land Coverage	Inadequate Off-Street Parking	Mixed Land Uses	Presence of Specific Nuisance Uses	Excessive Street Traffic	Proximity of Railroads	Lack of Sanitary Sewer	Lack of Public Water Supply	Inadequate Service by Public Elementary School	Inadequate Service by Public Recreation Area	Total
	8		X							X		2
	9		X		X					X		3
	10		X	X						X		3
	11		X							X		2
	12		X							X		2
	13		X							X		2
	14									X		1
	15			X	X					X		3
	16									X		1
	17		X							X		2
	19		X							X		2
	20									X		1
	21									X		1
	22			X		X				X		3
											Total	37
WE 5												
13	1			X	X	X				X		4
	2			X		X						2
	3					X						1
	9		X									1
	10											1
	11											0
	13											0
	14											0
	15											0
	19											0
	20											0
	21											0
	22											0
	23											0
	28					X						1
	29		X		X							2

Federal Hill West

C.T. BLK	Excessive Land Coverage	Inadequate Off-Street Parking	Mixed Land Uses	Presence of Specific Nuisance Uses	Excessive Street Traffic	Proximity of Railroads	Lack of Sanitary Sewer	Lack of Public Water Supply	Inadequate Service by Public Elementary School	Inadequate Service by Public Recreation Area	Total
30					X				X		1
31		X			X						2
40			X	X	X	X					4
43											0
44											0
45		X									1
46			X	X							2

WEST END

RESIDENTIAL BLOCKS WITH ENVIRONMENTAL DEFICIENCIES

C.T.	BLK	Excessive Land Coverage	Inadequate Off-Street Parking	Mixed Land Uses	Presence of Specific Nuisance Uses	Excessive Street Traffic	Proximity to Railroads	Lack of Sanitary Sewer	Lack of Public Water Supply	Inadequate Service by Public Elementary School	Inadequate Service by Public Recreation Area	Total
WE 6												
13	24											0
	25						X					1
	26		X				X					2
	27		X									1
	32		X									1
	33		X				X					2
	34		X				X					2
	35		X									1
	36		X									1
	37		X				X					2
	38		X				X					2
14	10		X									1
	11		X			X						2
	13		X									1
	14											0
	15		X									1
	16	X	X			X					X	4
	19		X			X						2
	20		X									1
	21		X							X		2
	22		X			X				X		3
	29		X							X		2
	30											

West End

C.T. BLK	Excessive Land Coverage	Inadequate Off-Street Parking	Mixed Land Uses	Presence of Specific Nuisance Uses	Excessive Street Traffic	Proximity to Railroads	Lack of Sanitary Sewer	Lack of Public Water Supply	Inadequate Service by Public Elementary School	Inadequate Service by Public Recreation Area	Total
WE 7											
14 7		X			X				X		3
8		X		X	X				X		4
9		X		X	X				X		4
17		X		X	X				X		4
18			X		X				X		3
										Total	18

West End

C.T.	BLK	Excessive Land Coverage	Inadequate Off-Street Parking	Mixed Land Uses	Presence of Specific Nuisance Uses	Excessive Street Traffic	Proximity to Railroads	Lack of Sanitary Sewer	Lack of Public Water Supply	Inadequate Service by Public Elementary School	Inadequate Service by Public Recreation Area	Total
WE 8												
3	50			X	X	X	X					4
	51					X	X					2
	52				X	X	X					3
	53				X	X	X					3
14	23		X			X				X		3
	24	X	X	X	X					X		5
	25											
	26											
	27		X							X		2
	28									X		1
	31		X	X	X					X		4
	32			X	X	X				X		4
	33									X		1
	34			X	X	X	X			X		5
	35		X			X	X			X		4
	36			X	X					X		3
	37				X		X			X		3
	38		X				X			X		3
	39			X	X		X			X	X	5
	40	X		X	X	X	X			X	X	7
	41	X	X	X						X		4
	42									X	X	2
	43						X			X	X	3
	47						X			X	X	3
	48						X			X	X	3
	49				X		X			X		5
	50				X		X			X		4
											Total	86

NORTH ELMWOOD

RESIDENTIAL BLOCKS WITH ENVIRONMENTAL DEFICIENCIES

C.T.	BLK	Excessive Land Coverage	Inadequate Off-Street Parking	Mixed Land Uses	Presence of Specific Nuisance Uses	Excessive Street Traffic	Proximity to Railroads	Lack of Sanitary Sewer	Lack of Public Water Supply	Inadequate Service by Public Elementary School	Inadequate Service by Public Recreation Area	Total
WE 4												
12	23		X	X	X	X				X		5
	24		X	X	X					X		4
	25		X	X						X		3
	42		X							X		2
	43		X							X		2
	44		X		X					X		3
	45		X	X	X					X	X	5
	46		X							X		2
	47		X		X					X		3
	48		X							X		2
	50		X							X		2
	51		X		X					X		3
	52		X		X					X		3
	53		X		X					X		3
	54		X	X	X					X		4
	55	X	X	X	X					X		5
	58		X	X	X					X		4
	59		X	X	X	X				X		5
	1		X	X	X	X				X		5
	2		X							X		2
	3		X	X						X		3
	4		X		X					X		3
	5		X		X					X		3
	6		X		X	X				X		4
											Total	80

C.T. BLK	Excessive Land Coverage	Inadequate Off-Street Parking	Mixed Land Uses	Presence of Specific Nuisance Uses	Excessive Street Traffic	Proximity to Railroads	Lack of Sanitary Sewer	Lack of Public Water Supply	Inadequate Service by Public Elementary School	Inadequate Service by Public Recreation Area	Total
WE 9											
3 29					X						1
31		X		X							2
32		X			X						2
41		X	X	X	X						4
42		X	X	X							3
43		X	X	X	X						4
44		X	X		X						3
45		X	X		X						3
46		X									1
47		X	X	X							3
48		X			X	X					3
49		X			X	X					3
56		X			X	X			X		4
57		X				X					2
58		X			X	X					3
59		X			X						2
60		X			X				X		3
61		X			X	X			X	X	5
62		X	X	X		X			X	X	6
63		X			X	X			X	X	5
											62

North Elmwood

C.T.	BLK	Excessive Land Coverage	Inadequate Off-Street Parking	Mixed Land Uses	Presence of Specific Nuisance Uses	Excessive Street Traffic	Proximity to Railroads	Lack of Sanitary Sewer	Lack of Public Water Supply	Inadequate Service by Public Elementary School	Inadequate Service by Public Recreation Area	Total
WE 10												
3	4		X		X	X						3
	6				X	X						2
	9				X	X						2
	11	X	X	X	X							4
	12					X						1
	16					X						1
	19		X			X						2
											Total	15
EW 1												
3	2		X	X	X	X				X	X	6
	3		X	X		X				X	X	5
	7		X			X				X		3
	8		X	X	X	X				X		5
	13		X	X	X	X				X		5
											Total	24

North Elmwood

C.T.	BLK	Excessive Land Coverage	Inadequate Off-Street Parking	Mixed Land Uses	Presence of Specific Nuisance Uses	Excessive Street Traffic	Proximity to Railroads	Lack of Sanitary Sewer	Lack of Public Water Supply	Inadequate Service by Public Elementary School	Inadequate Service by Public Recreation Area	Total
EW 2												
3	14									X	X	2
	15		X							X		2
	20		X							X		2
	21									X		1
	22											
	23		X							X		2
	25		X									1
	26		X							X	X	3
	27		X							X	X	3
	28		X							X		2
	33		X			X				X		3
	34		X		X	X					X	4
	37		X		X					X		3
	38		X							X		2
	40		X	X	X	X				X		5
											Total	35

UPPER SOUTH PROVIDENCE

RESIDENTIAL BLOCKS WITH ENVIRONMENTAL DEFICIENCIES

C.T. BLK	Excessive Land Coverage	Inadequate Off-Street Parking	Mixed Land Uses	Presence of Specific Nuisance Uses	Excessive Street Traffic	Proximity to Railroads	Lack of Sanitary Sewer	Lack of Public Water Supply	Inadequate Service by Public Elementary School	Inadequate Service by Public Recreation Area	Total
WE 2											
12 - 36		X	X	X	X				X	X	6
USP 1											
4 - 4		X	X	X							3
USP 2											
4 2		X			X						2
3		X			X						2
5		X									1
6		X									1
7		X									1
8		X									1
9		X	X	X							3
10		X									1
11		X									1
12		X							X		2
13		X							X		2
14		X									1
15		X									1
19		X			X						2
20		X			X				X		3
										Total	24

Upper So. Providence

C.T.	BLK	Excessive Land Coverage	Inadequate Off-Street Parking	Mixed Land Uses	Presence of Specific Nuisance Uses	Excessive Street Traffic	Proximity to Railroads	Lack of Sanitary Sewer	Lack of Public Water Supply	Inadequate Service by Public Elementary School	Inadequate Service by Public Recreation Area	Total
USP 3												
4	16		X	X	X							3
	17		X							X		2
	18		X	X		X				X		4
6	3	X		X	X	X				X	X	6
	4	X		X						X		3
	6		X	X								2
	7			X	X					X		3
	8			X	X					X		3
	11		X	X	X	X				X		5
	12		X	X	X					X		4
	13		X	X	X							3
	14		X	X	X							3
	15		X							X		2
	16		X							X		2
	17		X			X				X		3
	18		X	X	X	X				X		5
7	115		X	X	X					X	X	5
	126		X	X	X					X	X	5
	127	X	X	X	X					X	X	6
	128		X	X								2
											Total	71

Upper South Providence

C.T.	BLK	Excessive Land Coverage	Inadequate Off-Street Parking	Mixed Land Uses	Presence of Specific Nuisance Uses	Excessive Street Traffic	Proximity to Railroads	Lack of Sanitary Sewer	Lack of Public Water Supply	Inadequate Service by Public Elementary School	Inadequate Service by Public Recreation Area	Total
USP 4												
4	1		X									1
6	5		X	X	X							3
7	92		X							X	X	3
	93		X							X		2
	94	X	X			X				X	X	5
	108											0
	109		X									1
	112		X									1
	113		X									1
	114		X							X		2
	129		X									1
	130		X									1
	131		X									1
	132		X									1
	133		X									1
	135		X									1
	136		X									1
	137		X									1
	138		X									1
	139		X									1
											Total	29

C.T. BLK	Excessive Land Coverage	Inadequate Off-Street Parking	Mixed Land Uses	Presence of Specific Nuisance Uses	Excessive Street Traffic	Proximity to Railroads	Lack of Sanitary Sewer	Lack of Public Water Supply	Inadequate Service by Public Elementary School	Inadequate Service by Public Recreation Area	Total
USP 5											
7 50		X	X		X				X	X	5
51		X							X	X	3
52			X	X	X				X	X	5
53		X	X						X	X	4
54									X		1
55		X							X	X	3
56		X	X						X	X	4
57		X	X	X	X				X	X	6
58		X	X	X	X				X	X	6
60		X	X	X	X				X	X	6
61		X	X		X				X	X	5
62		X			X				X		3
63		X			X				X		3
64		X			X				X		3
99		X									1
100		X			X				X		3
101		X					X		X		3
102		X					X				2
103		X									1
104		X	X				X		X		4
105		X					X		X		3
106											0
107		X									1
										Total	75

C.T.	BLK	Excessive Land Coverage	Inadequate Off-Street Parking	Mixed Land Uses	Presence of Specific Nuisance Uses	Excessive Street Traffic	Proximity to Railroads	Lack of Sanitary Sewer	Lack of Public Water Supply	Inadequate Service by Public Elementary School	Inadequate Service by Public Recreation Area	Total
USP 6												
7	19		X			X				X	X	4
	20		X		X	X				X	X	5
	22		X	X	X					X	X	5
	23											0
	41	X	X	X	X	X				X	X	7
	43		X	X	X					X	X	5
	44	X	X	X	X	X				X	X	7
	45		X	X	X	X				X	X	6
	46		X	X	X	X				X	X	6
	47		X	X		X				X	X	5
	48		X	X		X				X	X	5
	49		X	X	X	X				X	X	5
	65		X			X				X	X	4
	66		X			X				X	X	4
	67		X			X				X	X	4
	68		X	X		X				X	X	5
	69		X			X				X	X	4
	95		X	X		X				X		2
	96		X			X				X		4
	97		X		X					X		3
	98		X	X						X		3
	110		X							X		3
	111		X							X		2
											Total	99

C.T.	BLK	Excessive Land Coverage	Inadequate Off-Street Parking	Mixed Land Uses	Presence of Specific Nuisance Uses	Excessive Street Traffic	Proximity to Railroads	Lack of Sanitary Sewer	Lack of Public Water Supply	Inadequate Service by Public Elementary School	Inadequate Service by Public Recreation Area	Total
LSP 4												
6	29		X	X	X	X						4
	30		X			X						2
	31		X			X						2
	32		X									1
	33		X			X						2
	34		X	X		X						3
	35		X									1
	36		X									1
	37		X									1
	38		X			X						2
	43		X									1
	44		X									1
	45		X									1
	46		X									1
	56		X	X		X						3
	57		X									1
	58		X									1
	59		X									1
	60		X									1
											Total	30

LOWER SOUTH PROVIDENCE

RESIDENTIAL BLOCKS WITH ENVIRONMENTAL DEFICIENCIES

C.T. BLK	Excessive Land Coverage	Inadequate Off-Street Parking	Mixed Land Uses	Presence of Specific Nuisance Uses	Excessive Street Traffic	Proximity to Railroads	Lack of Sanitary Sewer	Lack of Public Water Supply	Inadequate Service by Public Elementary School	Inadequate Service by Public Recreation Area	Total
LSP 2											
5 14		X		X							2
15		X									1
16		X							X		2
17		X	X						X		3
18		X							X		2
19		X							X		2
20		X	X		X				X		4
21		X		X					X		3
22		X	X						X		3
23			X						X		1
37		X	X	X	X				X		5
38		X			X				X		3
41		X			X				X		3
42			X	X	X				X		4
43		X	X		X				X		4
										Total	42

C.T.	BLK	Excessive Land Coverage	Inadequate Off-Street Parking	Mixed Land Uses	Presence of Specific Nuisance Uses	Excessive Street Traffic	Proximity to Railroads	Lack of Sanitary Sewer	Lack of Public Water Supply	Inadequate Service by Public Elementary School	Inadequate Service by Public Recreation Area	Total
LSP 3												
5	9		X	X		X						3
	10		X									1
	11		X	X								2
	12		X									1
	13		X									1
	24											0
	25		X									1
	26											0
	27		X									1
	28		X									1
	29		X	X								2
	30		X	X								2
	31		X		X							2
	32		X	X	X	X						4
	34											0
	35		X									1
	36		X	X	X							3
	44									X		1
	45				X					X		2
	46		X							X		2
	47		X							X		2
	48		X							X		2
	49		X							X		2
	50		X							X		2
	51			X	X	X				X		4
											Total	42

C.T.	BLK	Excessive Land Coverage	Inadequate Off-Street Parking	Mixed Land Uses	Presence of Specific Nuisance Uses	Excessive Street Traffic	Proximity to Railroads	Lack of Sanitary Sewer	Lack of Public Water Supply	Inadequate Service by Public Elementary School	Inadequate Service by Public Recreation Area	Total
4	21		X			X				X		3
	22		X	X		X				X		4
	23		X	X	X	X						4
	24		X									1
	25	X	X	X	X					X	X	6
	27		X							X		2
	28		X			X				X		3
	29		X							X		2
	31		X		X							2
	32		X									1
	33		X									1
	34		X									1
	35		X							X		2
	36		X							X		2
	37		X	X	X					X		4
	38		X			X				X		3
	39		X							X		2
	40		X							X		1
	41		X							X		1
	42		X	X		X				X		4
	44		X							X		2
	45		X									1
	46		X									1
											Total	55

C.T.	BLK	Excessive Land Coverage	Inadequate Off-Street Parking	Mixed Land Uses	Presence of Specific Nuisance Uses	Excessive Street Traffic	Proximity to Railroads	Lack of Sanitary Sewer	Lack of Public Water Supply	Inadequate Service by Public Elementary School	Inadequate Service by Public Recreation Area	Total
EW 3												
2	1		X			X					X	3
	2		X								X	2
	6		X								X	2
	8		X	X	X							3
	9										X	1
	17		X	X	X	X						4
	19		X	X	X							3
3	35		X									1
	36										X	1
											Total	20

CODE ENFORCEMENT AREA

RESIDENTIAL BLOCKS WITH ENVIRONMENTAL DEFICIENCIES

C.T.	BLK	Excessive Land Coverage	Inadequate Off-Street Parking	Mixed Land Uses	Presence of Specific Nuisance Uses	Excessive Street Traffic	Proximity to Railroads	Lack of Sanitary Sewer	Lack of Public Water Supply	Inadequate Service by Public Elementary School	Inadequate Service by Public Recreation Area	Total
2	3	X		X	X						X	4
	5		X								X	2
	10		X								X	2
	11										X	1
	12					X				X	X	3
	13					X				X	X	3
	14										X	1
	15		X								X	2
	16										X	1
	20		X									1
	21											0
	22		X	X						X	X	4
	25					X				X		2
	26		X		X							2
	27		X									1
	28					X						1
	29		X			X						2
	30											0
	31											0
	32											0
	33		X			X				X		3
	34											0
	35											0
	36											0
	37											0
	38				X							1
	39											0

EDDY STREET

RESIDENTIAL BLOCKS WITH ENVIRONMENTAL DEFICIENCIES

C.T.	BLK	Excessive Land Coverage	Inadequate Off-Street Parking	Mixed Land Uses	Presence of Specific Nuisance Uses	Excessive Street Traffic	Proximity to Railroads	Lack of Sanitary Sewer	Lack of Public Water Supply	Inadequate Service by Public Elementary School	Inadequate Service by Public Recreation Area	Total
ES												
5	4			X	X					X	X	4
	7		X	X	X	X	X	X		X	X	8
	8		X	X	X	X				X	X	6
	52		X	X	X	X				X		5
	53		X	X	X					X		4
	54	X								X	X	3
	55				X					X		2
	57		X	X		X	X			X	X	6
6	9		X	X	X	X				X		5
	19	X	X	X	X	X				X	X	7
	20	X	X	X						X	X	5
	26		X	X						X		3
	27		X		X					X		3
	39				X					X		2
	42		X		X					X	X	4
	47	X		X	X					X	X	5
	48		X							X	X	4
	52		X	X	X					X	X	5
	53		X								X	2
	54									X	X	2
	55		X	X		X				X	X	5
											Total	90

Code Enforcement Area

C.T. BLK	Excessive Land Coverage	Inadequate Off-Street Parking	Mixed Land Uses	Presence of Specific Nuisance Uses	Excessive Street Traffic	Proximity to Railroads	Lack of Sanitary Sewer	Lack of Public Water Supply	Inadequate Service by Public Elementary School	Inadequate Service by Public Recreation Area	Total
40		X							X		2
41									X		1
42											0
43											0
44											0
45											0
46											0
47											0
48		X									1
49		X									1
50											0
51											0
52									X		1
53		X		X	X				X		4
54											0
55											0
56		X							X		2
57				X					X		2
58		X		X					X		3
59									X		1
60									X		1
61		X		X					X		3
65		X		X	X						3
										Total	62

EXHIBIT D

EAST SIDE RENEWAL PROJECT NO. R.I. R-4

City of Providence, Rhode Island

MINIMUM PROPERTY STANDARDS

for

URBAN RENEWAL REHABILITATION

EXHIBIT B
EAST SIDE RENEWAL PROJECT NO. R.I. R-4
City of Providence, Rhode Island
MINIMUM PROPERTY STANDARDS

for

URBAN RENEWAL REHABILITATION

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IN CITY COUNCIL
NOV 18 1965
FIRST READING
READ AND PASSED
Vincent Cespia
CLERK

THE COMMITTEE ON URBAN REDEVELOPMENT RENEWAL & PLANNING
Approves Passage of The Within Ordinance
Vincent Cespia
11-17-65 Clerk

IN CITY COUNCIL
DEC 2 - 1965
FINAL READING
READ AND PASSED
PRESIDENT
Vincent Cespia
CLERK

APPROVED
DEC 6 1965
Joseph A. Doorley Jr.
MAYOR

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INTRODUCTORY STATEMENT

PURPOSE AND INTENT

These Minimum Property Standards for Urban Renewal Rehabilitation of the East Side Renewal Project Area have been developed to provide minimum design and construction standards for the rehabilitation of houses located in the conservation sections of the Project Area. It is intended that these standards be in the spirit of as well as aid in carrying out the objectives of the urban renewal program for neglected and run-down residential properties. By these objectives is sought the physical, social and economical regeneration of those properties and those portions of the conservation sections which have remained in a generally deteriorated condition.

The standards for urban rehabilitation are directed toward neighborhood improvement and the overcoming of deterioration and blight. The aim is not the creation of a neighborhood that necessarily compares well in design and construction with new neighborhoods. Likewise, the standards recognize the vast differences that exist among urban renewal areas and are designed specifically for the East Side Renewal Project Area. The quality and condition of existing houses in Providence vary widely from one location to another and frequently, as is the case in the East Side, within a single area. Also, the amount of physical improvements which can be achieved will in some instances be sharply limited by the low incomes of the residents. Present residents, in general, are expected to continue living in the area after rehabilitation has taken place.

CHARACTERISTICS OF THESE STANDARDS

These Minimum Property Standards are significantly different from standards for new construction. This is necessary because most buildings in the East Side Renewal Project Area were built long before FHA came into existence and by very different construction requirements and living customs. Some of these houses were built for a single family but have now been subdivided to accommodate two or more families. Thus, while satisfactory for one family by former patterns of living, these houses have now become sub-standard because of overcrowding and lack of sanitary and other conditions as well as lack of maintenance.

The many advances in building technology of the past generation which are now incorporated in new construction, being unknown at an earlier period, have never been included in older houses. Examples of this, among many, are the use of insulation, modern heating and cooling methods and easily installed new interior and exterior finishing materials. Therefore, these standards, in general, are lower than those that apply to new construction.

They have a built-in flexibility that permits judgment to be used by the local FHA insuring office in applying these provisions to the East Side Renewal Project Area. However, there is a level of physical, social and economic conditions below which standards for rehabilitation should not be countenanced. The standards established for this area must result in a general upgrading and improvement of dwelling accommodations. The aim is to restore the area to a sound condition as to its economic life and its suitability for residential and other uses.

Throughout these standards there are some provisions that are mandatory. Items of this kind are expressed in the appropriate language of "shall be", "shall have", "provide", etc. Other items are included, which in addition to expressing the normal minimum standard, permit exceptions where conditions justify. Also, there are numerous statements which are advisory or guides to what constitutes minimum good practice, if obtainable, but where the practicability of the standard is left to be determined. Items of this kind are expressed as "in general, should be", "if possible", "it is recommended that", etc. and are identified by asterisks (*) on the right hand margin of the page. In these ways, essential flexibility is incorporated into these MPS.

APPLICATION

These Minimum Property Standards apply only to existing residential properties in the East Side Renewal Project Area. These minimum standards are confined in their application to the individual property within its property lines. They are not concerned with improvements off the site except for the provision of streets for access and circulation, and for essential services and facilities.

APPLICABILITY OF OTHER CODES AND ORDINANCES

The requirements set forth in these Minimum Property Standards for Urban Renewal Rehabilitation in the East Side Renewal Project Area shall supplement all state, county and municipal codes and ordinances applicable to the regulation and control of existing buildings or any repair, alteration, or renovation thereof. The rehabilitation of any building within the East Side Renewal Project Area under the standards herein contained shall also be in compliance with all such applicable codes, ordinances and regulations. These include, but are not limited to:

a) Building Ordinance of the City of Providence, Chapter 1079 approved December 21, 1956, as amended by Chapter 1103 approved March 22, 1957, Chapter 1286 approved September 4, 1959, Chapter 1308 approved December 4, 1959, Chapter 1376 approved

December 16, 1960, Chapter 1474 approved May 18, 1962, Chapter 1532 approved March 8, 1963, and Chapter 1643 approved September 8, 1964.

This ordinance combines the structural, heating, plumbing, electrical and mechanical requirements into one comprehensive code.

b) Minimum-Standards Housing Ordinance of the City of Providence, Chapter 1040 approved July 9, 1956, as amended by Chapter 1108 approved May 5, 1957, Chapter 1207 approved June 6, 1958, Chapter 1513 approved December 21, 1962, and Chapter 1514 approved December 21, 1962.

c) Zoning Ordinance of the City of Providence, Chapter 544 approved September 21, 1951, as amended as to text some 20 times to date and as to map changes more frequently.

It is recommended that for new construction and for rehabilitation of existing structures, the following publications of the Federal Housing Administration be consulted:

1. Minimum Property Standards for Urban Renewal Rehabilitation, One through Eleven Living Units - FHA No. 950

2. Minimum Property Standards for One and Two Living Units - FHA No. 300

3. Minimum Property Requirements for Multifamily Housing - FHA No. 2600

4. Minimum Property Standards for Low Cost Housing - FHA No. 18

CHAPTER I

DEFINITIONS

R100 GENERAL

R100-1 Abbreviations, terms, phrases, and words and their derivatives used in these Minimum Property Standards shall have the meanings given in this section.

R100-2 The terms defined herein apply only for the purposes of these minimum property standards. Where differences exist in the terms herein defined from identical or similar definitions to be found in other applicable codes, ordinances or regulations, the more restrictive definitions shall be applied.

R101 DEFINITIONS

Accessory Building: A secondary building, the use of which is incidental to that of the main building and which is located on the same plot.

Addition: Any construction which increases the size of a building or adds to the building such as a porch or an attached garage or carport.

Alley: A service way providing a secondary public means of access to abutting properties.

Alteration: Construction which may change the floor plan, structural parts, mechanical equipment or location of openings but which does not increase the size of the building.

Area:

Building Area: The total ground area of each building and accessory building but not including uncovered entrance platforms, terraces, and steps.

Floor Area: The total area of all stories or floors finished as living accommodations. This area includes bays and dormers but does not include space in garages or carports or in attics. Measurements are taken to the outside of exterior walls.

Attic: Accessible space between top of uppermost ceiling and underside of roof. Inaccessible spaces are considered structural cavities.

Basement: A space of full story height below the first floor which is not designed or used primarily for yearround living accommodations. (See definition of First Story for below-grade space which is primarily used for habitable rooms.)

Basementless Space (Crawl Space): An unfinished, accessible space below the first floor which is usually less than full story height.

Bearing: That portion of a beam, truss, or other structural member that rests on the supports.

Building Line: A line established by law or agreement usually parallel to property line, beyond which a structure may not extend. This generally does not apply to uncovered entrance platforms, terraces and steps.

Carport: A roofed space having at least one side open to the weather, primarily designed or used for motor vehicles.

Cellar: That space of a building which is partly or entirely below grade having more than half of its clear height below the average grade of the adjoining ground.

Construction Classifications: A classification of buildings into types of construction which is based upon the fire resistance of walls, floors, roofs, ceilings and other elements.

Type 1, Fire-resistive Construction: That type of construction in which the walls, partitions, columns, floors, roof, ceilings and other structural members are noncombustible with sufficient fire resistance to withstand the effects of a fire and prevent its spread from one story to another.

Type 2, Noncombustible Construction: That type of construction in which the walls, partitions, columns, floors, roof, ceilings and other structural members are noncombustible but which have less fire resistance ratings than that required for Type 1, fire-resistive construction.

Type 3, Exterior Protected Construction: That type of construction in which the exterior walls are of noncombustible construction having a fire resistance rating as specified and which is structurally stable under fire conditions and in which the interior structural members and roof are wholly or partly of combustible construction. Type 3 construction includes two sub-types, namely heavy timber and protected constructions, the latter also being known as "ordinary" construction.

Type 4, Wood Frame Construction: That type of construction in which the exterior walls, partitions, floors, roof and other structural members are wholly or partly of wood or other combustible materials which may or may not be assembled to provide a specified fire resistance rating.

Court:

Inner Court: An open, outdoor space enclosed on all sides by exterior walls of a building or by exterior walls and property lines on which walls are allowable.

Outer Court: An open, outdoor space enclosed on at least two sides by exterior walls of a building or by exterior walls and property lines on which walls are allowable, with one side open to a street, driveway, alley, or yard.

Crawl Space: Same as Basementless Space.

Dampprofing: A treatment of a surface or structure which retards the passage of water. See Waterproofing.

Driveway: A private way for the use of vehicles and pedestrians.

Dwelling: A building designed or used as the living quarters for one or more families.

Detached: A dwelling which is completely surrounded by permanent open spaces.

Semi-detached: A dwelling, one side wall of which is a party or lot-line wall.

Row: A dwelling, the walls on two sides of which are party or lot-line walls.

End-row: Same as semi-detached.

Dwelling Unit: See Living Unit

Easement: A vested or acquired right to use land other than as a tenant, for a specific purpose, such right being held by someone other than the owner who holds title to the land.

Exit: A way to get from the interior of a building or structure to the outside at grade level. A secondary exit may, under certain conditions, provide only emergency egress to an adjacent building or roof, from which safe travel can be made to grade level.

Family: One or more persons occupying a single living unit. Such persons do not have to be related by birth or marriage to constitute a family unit.

Fire Area: The floor area of a story of a building within exterior walls, party walls, fire walls or any combination thereof.

Fire Door: A door, including its frame, so constructed and assembled in place to prevent or retard passage of flame or hot gases.

Fire-Proof: An obsolete term meaning fire-resistive. Usually used with Type 1 construction.

Fire Resistance: That property of construction assemblies, which under fire conditions, prevents or retards the passage of excessive heat, hot gases or flames.

Fire-resistance Ratings: Time in hours or fractional parts thereof that a material, construction or assembly will withstand fire exposure, as determined in an acceptable fire test.

Fire Resistive: That quality of materials and assemblies to resist fire and prevent its spread.

Fire Retardant Lumber: Wood so treated by a recognized impregnation process so as to reduce its combustibility.

Fire Separation: A construction of specified fire resistance separating parts of a building horizontally or vertically as required.

Firestopping: A barrier within concealed spaces which is effective against spread of flames or hot gases.

Flame-resistant: That property of a material which is flame resistant by nature or has been made so by an accepted method.

Flame Spread: The propagation of flame over a surface.

Flashing: Sheet metal or other impervious material used in roof and wall construction to protect a building from seepage of water.

Floor: See Story.

Foundation: Construction, below or partly below grade, which provides support for exterior walls or other structural parts of the building.

Garage: A building or enclosure primarily designed or used for motor vehicles.

Attached: A garage having all or part of one or more walls common to the dwelling or to a covered porch attached to the dwelling.

Detached: A garage which is completely surrounded by open space. A garage connected to the dwelling by an uncovered terrace is defined as a detached garage.

Built-in: A garage located within the exterior walls of a dwelling.

Grade, finish: The top surface elevation of lawns, walks, drives, or other improved surfaces after completion of construction or grading operations.

Gradient: The slope, or rate of increase or decrease in elevation of a surface, road or pipe, usually expressed in percent.

Habitable Room: See Room.

Height, Building: Vertical distance measured from curb or grade level, whichever is the higher, to the highest level of a flat roof or to the average height of a pitched roof, excluding penthouse or other roof appendages occupying less than 30 percent of the roof area. Where a height limitation is set forth in stories, such height shall include each full story as defined therein.

Joists: A series of floor, roof or ceiling framing members spaced not more than 30 inches o.c. Members supporting roofs having slopes over 3 in 12 are not defined as roof joists. See Rafter.

Kitchen: Space, 40 sq. ft. or more in area, used for cooking and preparation of food.

Kitchenette: Space, less than 40 sq. ft. in area, used for cooking and preparation of food.

Living Unit: A dwelling or portion thereof, providing complete living facilities for one family, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Loads:

Design: Total load which a structure is designed to sustain safely.

Dead: The weight of all permanent construction in a building.

Live: The weight of all moving and variable loads that may be placed on or in a building such as snow, wind, occupancy, etc.

Lot: A parcel of land that is described by reference to a recorded plat or by metes and bounds.

Corner Lot: A lot abutting upon two or more streets at their intersection.

Interior Lot: A lot bounded by a street on one side only.

Double-fronted Lot: An interior lot bounded by a street on front and back.

Lot Coverage: That percentage of the plot area covered by the building area.

Lot Line: A line bounding the lot as described in the title to the property.

Noncombustible: Material or a combination of materials which will not ignite or support combustion at a temperature of 1,200 degrees F. during a 5 minute exposure.

Party Wall: See Wall.

Plat: A map, plan or chart of a city, town, section or subdivision, indicating the location and boundaries of individual properties.

Plot: A parcel of land consisting of one or more lots or portions thereof, which is described by reference to a recorded plat or by metes and bounds.

Property: A lot or plot, including all buildings and improvements thereon.

Property Line: A recorded boundary of a plot.

Rafters: A series of roof framing members, spaced not more than 30 inches o.c. in roofs having slopes over 3 in 12. Members supporting roofs having slopes 3 in 12 or less are defined as roof joists.

Rehabilitation: The restoration of one or more dwellings to a satisfactorily improved physical condition, and which overcomes the deterioration of a property or properties, and aids in the improvement of its neighborhood.

Repair: To restore to a sound and acceptable state of operation, servicability or appearance. Repairs shall be expected to last approximately as long as would the replacement by new items.

Replace: To remove an existing item or portion of a system, and to construct or install a new item of similar or improved quality as the existing item when new. Replacement will ordinarily take place where the item is incapable of repair or where repair would be more costly.

Rooms:

Habitable Room: A space used for living, sleeping, eating or cooking, or combinations thereof, but not including bathrooms, toilet compartments, closets, halls, storage rooms, laundry and utility rooms, basement recreation rooms and similar spaces.

Combined Rooms: Two or more adjacent habitable spaces which by their relationship, planning and openness permit their common use.

Shaft: A vertical opening or enclosed space extending through two or more floors of a building, or through a floor and roof.

Shall: Indicates that which is required.

Should: Indicates that which is recommended but not mandatory.

Space Heater (room heater): A self-contained above-the-floor device for furnishing heated air, through openings in its casing, directly into the space in which the device is located or immediately adjacent to it. The device may be free-standing or recessed in a wall or partition.

Story: That portion of a building between a floor and the next floor above.

First Story (First floor): The lowermost story that has at least half its total floor area designed for and finished as living accommodations. For the purpose of determining this area, the area of halls, closets, and stairs is included. The area of storage, utility or heating rooms or spaces is not included. The location of the first story as defined herein is based upon the use of the space rather than on the location of entrance doors or the finished grade.

Half Story: A story finished as living accommodations located wholly or partly within the roof frame and having a floor area at least half as large as the story below. Space with less than 4 feet clear headroom shall not be considered as floor area.

Top Story: The story between the uppermost floor and the ceiling or roof above.

Street: A public or private way which affords principal means of vehicular access to properties which abut thereon.

Ventilation:

Mechanical: Supply and removal of air by power-driven devices.

Natural: Ventilation by openings to outside air through windows, doors or other openings.

Walls:

Bearing Wall: A wall which supports any vertical load in addition to its own weight.

Cavity Wall: A masonry or concrete wall consisting of two wythes arranged to provide an air space within the wall in which the inner and outer wythes of the wall are tied together with metal ties.

Curtain Wall: A wall, usually nonbearing, between piers or columns.

Faced Wall: A wall in which the masonry facing and the backing are so bonded as to exert a common reaction under load.

Firewall: A wall with qualities of fire resistance and structural stability which subdivides a building into fire areas, and which resists the spread of fire.

Foundation Wall: A wall, below or partly below grade, providing support for the exterior or other structural parts of a building.

Lot Line Wall: A wall adjoining and parallel to the lot line used primarily by the party upon whose lot the wall is located. Lot line walls may share common foundations.

Masonry Wall: A bearing or non-bearing wall of hollow or solid masonry units.

Non-bearing Wall: A wall which supports no vertical load other than its own weight.

Parapet Wall: That part of any wall entirely above the roof.

Party Wall: A wall used jointly by two parties under easement, erected upon a line separating two parcels of land, each of which is a separate real estate entity.

Veneered Wall: A wall with a masonry face which is attached to but not so bonded to the body of the wall as to exert a common reaction under load.

Vertical Opening: Openings through floors, such as for stairways, elevators, ventilating shafts, etc., which if unprotected, may serve as channels for the spread of fire or smoke.

Waterproofing: A treatment of a surface or structure, which prevents the passage of water. See Dampproofing.

Way: A street, alley or other thoroughfare or easement permanently established for passage of persons or vehicles.

Window, Required: A window which provides all or part of the required natural light and ventilation in the room or space where it is located.

Wythe: The partition between two chimney flues in the same stack. Also the inner or outer wall of a cavity wall.

Yard: The open, unoccupied space on the plot between the property line and the front, rear or side wall of the building.

Front Yard: The yard across the full width of the plot facing the street extending from the front line of the building to the front property line. On a corner lot, both yards facing a street are considered front yards.

Rear Yard: The yard across the full width of the plot opposite the front yard, extending from the rear line of a building to the rear property line.

Side Yard: The yard between the side line of a builiding and the adjacent side property line, extending from the front yard to the rear yard.

CHAPTER II

GENERAL ACCEPTABILITY CRITERIA

R200 GENERAL

These general acceptability criteria apply to all existing one through eleven living unit properties in the East Side Renewal Project Area as set forth on page 2, Application.

R201 LOCAL CODES AND REGULATIONS

R201-1 The minimum standards set forth herein have been established to accomplish certain basic objectives for urban renewal rehabilitation purposes and shall not be construed as relieving the property owner or his builder of his responsibility for compliance with local ordinances, codes and regulations including established requirements of a health or other authority having jurisdiction.

R201-2

R201-3 Where other applicable codes, regulations or requirements permit lower standards than required herein, these Minimum Property Standards shall apply.

R202 SERVICE AND FACILITIES

R202-1 Utilities shall be independent for each property without dependence upon other properties.

R202-2 Independent facilities shall be provided for each living unit except that common facilities such as laundry and storage space or heating may be provided for each property.

R202-3 Each building and each living unit within the building shall contain provisions for each of the following:

a. A continuing supply of safe potable water.
b. Sanitary facilities and a safe method of sewage disposal.
c. Heating adequate for healthful and comfortable living conditions.
d. Domestic hot water.
e. Electricity for lighting and for electrical equipment used in the dwelling.
f. Provisions for the removal of trash and garbage and its sanitary storage pending removal.

R203 ACCESS

R203-1 Access to the Property

R203-1.1 Each property shall be provided with vehicular access to and from the property at all times by an abutting public or private street. Private streets shall be protected by a permanent easement.

R203-1.2 Properties having no vehicular access shall have permanent pedestrian access at least 5 ft. wide by easement or held in fee simple. Vehicular parking shall be permanently available nearby. Likewise, small groupings of properties not having direct vehicular access shall have convenient and permanently available parking bays. *

R203-2 Access to the Building

Walks and steps shall be provided for convenient all weather access to the structure constructed so as to provide safety, reasonable durability and economy of maintenance.

R203-3 Access to Each Living Unit

Access to each living unit shall be provided without passing through any other living unit.

R203-4 Access to Rear Yard

R203-4.1 Access to the rear yard from each living unit is recommended. However, such access is not acceptable where it is dependent upon passage through another living unit. *

R203-4.2 Each building shall be provided with access to the rear yard. This access for a detached dwelling should be directly from a street. For a row dwelling, the access shall be by means of an alley, easement, open passage through the dwelling, or other acceptable means. *

R204 TYPES OF DWELLINGS

R204-1 Types of dwellings are: Detached, semi-detached, row and end-row dwellings. Each type may contain one through eleven living units.

R204-2 A semi-detached, row or end-row dwelling shall be separated from an adjoining dwelling or dwellings by a party or lot line wall extending the full height of the building. See paragraphs R502-1 and R502-2.

R204-3 Method of Determining Number of Living Units

R204-3.1 Each dwelling or portions thereof providing complete living facilities for one family shall be counted as a living unit. All living units shall comply with these Minimum Property Standards.

R204-3.2 A room or group of rooms, containing complete living facilities, such as an apartment of a janitor, caretaker or servant shall be counted as a separate living unit.

R205 PARTIAL NON-RESIDENTIAL USE

R205-1 Any non-residential use of the property shall be subordinate to its residential use and character. For properties of one through four living units, the extent of this non-residential use should not exceed 25 percent of the total floor area.

R205-2 For one or two story structures in properties not exceeding four living units, where the percentage of total dwellings in the neighborhood having non-residential space included is small, and the use is considered harmonious and architecturally compatible, a higher percentage of non-residential space, (than provided in R205-1), may be permitted up to but not exceeding 50 percent of the total floor area. *

R205-3 For properties which include five or more living units, the maximum space devoted to non-residential use shall not exceed 20 percent of the gross floor area devoted to residential use. The gross floor area includes corridors, stairs, elevators, lobbies, etc. Laundry, garage space for tenants up to a ratio of one space per living unit, all storage for the residential and commercial tenants, or project storage and other service spaces are not considered in area computations.

R205-4 A property, any portion of which is designed or used for non-residential purposes shall be harmonious with the residential character of the neighborhood. (1)

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(1) An inharmonious use is one which by its unresidential appearance, excessive noise or odor, lack of sanitation, or unwholesome influence on people adversely affects the neighborhood in which it is located.

R206 DILAPIDATED OR BLIGHTED STRUCTURES

All dilapidated portions of existing properties, or blighted structures, which are not economically repairable shall be removed. Also, see paragraph R407-1 for exterior appurtenances. An exception to the above will be made where restoration of the structure may be required by the Historic District Commission, and where a removal permit would therefore be denied.

R207 VARIATIONS TO STANDARDS

R207-1 A variation to mandatory provisions contained herein may be permitted for specific cases, only when the variation attains the stated objectives contained herein and when one or more of the following conditions justify the variation:

a. Topography of the site is such that full compliance is impossible or impracticable.

b. Long established local practices and customs in the area assure continued market acceptance of the variation.

c. Design and planning of the specific property offers improved or compensating features providing equivalent desirability and utility.

R207-2 Variations shall be limited to specific cases and shall not be repetitive in nature or establish precedents for similar acceptance in other cases.

CHAPTER III

SITE CRITERIA

R300 OBJECTIVE

The individual site under consideration shall be appropriate to the neighborhood in which it is located, and not have characteristics which will induce or perpetuate neighborhood blight or obsolescence.

R301 OPEN SPACE

Every dwelling shall have yard space of such size and so planned as to permit convenient access for maintenance, adequate light and ventilation of rooms and spaces, and reasonable privacy. There should be adequate open space for laundry drying, gardening, landscaping and outdoor living. The open space may be at the rear, front, or one of the side yard areas. *

R302 LOT COVERAGE

In general, the maximum area of the individual dwelling plot which should be covered by the building or buildings are as given below: *

a. Detached dwelling:

(1) Interior lot coverage - 45 percent
(2) Corner lot coverage - 50 percent

b. Semi-detached dwelling:

(1) Interior lot coverage - 55 percent
(2) Corner lot coverage - 60 percent

c. Row and end-row dwelling: 70 percent

The building area includes the total ground area of each building and accessory buildings but does not include the area of uncovered entrance platforms, terraces and steps.

R303 PARKING *

As a neighborhood planning guide, facilities available for street and "on site" parking and garage storage in the neighborhood should total, in general, not less than a ratio of 1 car space per dwelling in single family house neighborhoods. Where it is contemplated that there will be more than one living unit per dwelling in a majority of the houses, the parking and garage ratio should be not less than .75 per living unit within the neighborhood. Street parking space may not be included in this calculation for the reason that overnight on-street parking is prohibited by law in Providence.

R304 YARDS AND COURTS

R304-1 Yards

Yard dimensions should generally provide for at least the following: *

a. Front yard, 10 feet.(1)
b. Side yard, 5 feet.(1)
c. Rear yard, 15 feet.

R304-2 Courts

a. Outer courts should have a least dimension of 8 feet if windows of habitable rooms occur in walls opposite each other and serve separate living units or buildings. *

b. The distance between building walls of outer courts under other conditions should be not less than 5 feet. *

c. Inner courts should have at least 50 square feet area and minimum dimensions as for outer courts. *

d. Covered light shafts, or open shafts less than 50 square feet area, are not acceptable as providing ventilation to bedrooms or living rooms.

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(1) Where the Providence zoning ordinance permits less yard dimension than is recommended here, it may be considered acceptable for existing houses, but not for new construction.

R305 SITE IMPROVEMENTS

R305-1 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.

R305-2 Any new site improvements installed should comply with Chapter XII of the MPS for One and Two Living Units, or Chapter X of the MPR for Multifamily Housing, as feasible. *

CHAPTER IV

BUILDING PLANNING

R400 OBJECTIVE

To assure a living unit which provides for a healthful environment and complete living facilities arranged and equipped to assure suitable and desirable living conditions commensurate with the type and quality of the property under consideration.

R401 SPACE STANDARDS

R401-1 Objective

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

R401-2 General

R401-2.1 For existing work, dimensions for interior spaces are based upon measurements taken between finished floor, wall, ceiling or partition surfaces.

R401-2.2 The area occupied by a stair or by closets shall not be included in the determination of required room area.

R401-2.3 Habitable rooms in basements or below grade intended for year-round occupancy shall comply with building planning standards in the same manner as rooms above garde. See R402.

R401-3 Minimum Room Sizes and Allowable Room Count

Room sizes shown below shall be the minimum permitted for any subdividing of existing spaces, or for the construction of any new rooms. Unremodeled existing rooms, where considered adequate in size and arrangement for the intended function by the local insuring office, may be acceptable if not more than 10 percent smaller than the minimums given in the following schedule. * Room count is applicable only for properties having five, and in some cases eight, or more living units under FHA multifamily housing programs.

SCHEDULE

Name of Space (1)	Room Count	Minimum Area (sq. ft.) (2)		Least Dimension (3)
		1 & 2 BR LU	3 or more BR LU	
LR	1	140	150	10'-0"
DR	1	80	100	7'-8"
K	1	50	60	3'-0" (4)
K'ette (5)	1/2	40	NP	3'-4"
BR	1	70	70	7'-0"
Total BR	---	1BR, 100 2BR, 170	3BR, 240 4BR, 340	1st BR of each LU=8'-0"
OHR (6)	1	70	70	7'-0"
LR-DA	1-1/2	160	180	(9)
LR-DR	2	200	220	(9)
LR-DA-K (7)	2	210	240	(9)
K-DA (7)	1-1/2	80	100	(9)
K-DR (7)	2	120	140	(9)
K'ette-DA (7)	1	60	80	(9)
LR-DA-BR (8)	2	220	---	(9)
LR-BR (8)	1-1/2	190	---	(9)

NOTES

(1) Abbreviations

LU = Living Unit
LR = Living Room
DR = Dining Room
DA = Dining Area
K = Kitchen
K'ette = Kitchenette
BR = Bedroom
OHR = Other Habitable Room
NP = Not Permitted

(2) Minor variations to these areas may be permitted when existing partitions preclude compliance.

(3) Least dimensions shown shall apply for 90 percent of the required room area. Minor variations to these dimensions may be permitted when existing partitions preclude compliance.

(4) Clear passage space.

(5) Permitted in LU of 0-BR or 1-BR only. Where the area of Kitchenette is less than 40 sq. ft., no room count shall be allowed, and no Kitchenette shall be less than 20 sq. ft.

(6) An Other Habitable Room (OHR) shall meet all requirements for habitable rooms, have a closet of approximately 6 sq. ft., and shall have a means of complete separation from other rooms. Only one OHR is allowable for room count purposes, per living unit.

(7) The combining of a Kitchen or Kitchenette with a Bedroom in a single room shall not be permitted. The designation of K in combination with other spaces may be considered either as a Kitchen or Kitchenette.

(8) Permitted only in Living Unit having no separate Bedroom.

(9) Least dimension of appropriate room function applies.

R401-4 Ceiling Heights *

The ceiling heights for habitable rooms, bathrooms and halls should be as follows:

R401-4.1 Habitable Rooms

a. Average height for required room, 7 ft.-6 in.

b. Floor area with less than 4 ft. clear headroom not to be included in required room area.

R401-4.2 Bathrooms, toilet compartments, utility rooms, etc., 6 ft.-8 in. clear.

R401-4.3 Halls, 6 ft.-8 in. clear.

R401-5 Privacy and Arrangement

R401-5.1 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, particularly with reference to access to bathrooms from bedrooms.

R401-5.2 Access to all parts of a living unit shall be possible without passing through a public hall.

R401-5.3 Every water closet, bathtub or shower of a living unit shall be installed in a bathroom or toilet compartment which will afford privacy to the occupant.

R401-5.4 A bathroom location is not acceptable if it is used as a passageway to a habitable room, hall, basement or to the exterior. Also, the only access to a single bathroom is not acceptable through a bedroom in living units having more than one bedroom.

R401-5.5 A bathroom shall not be separated from all bedrooms of a living unit by locating it a full story above or below the bedrooms.

R401-5.6 A bedroom shall not be used as the only means of access to another bedroom or habitable room.

R401-6 Kitchen Facilities

R401-6.1 Each living unit shall have a specific kitchen space, which contains a sink with counter work space and having hot and cold running water, and adequate space for installing cooking and refrigeration equipment, and for the storage of cooking utensils.

R401-6.2 Minimum areas and dimensions of kitchen storage space should generally be as follows: *

a. Total shelving in wall and base cabinets - 30 sq. ft.
b. Drawer area - 5 sq. ft.
c. Usable storage shelving in cooking range or under sink may be counted in the total shelving needed.

R401-7 Bath Facilities

Complete bathing and sanitary facilities shall be provided within each living unit consisting of a water-closet, a tub or shower, and a lavatory. Provide an adequate supply of hot water to the tub or shower stall and lavatory, and cold water to all fixtures. Arrangement of fixtures shall provide for the comfortable use of each fixture and permit at least a 90° door swing. Wall space shall be available for a mirror or medicine cabinet and for towel bars. Bathtub shall be not less than 4 ft. 6 in. long, and if a square tub - 4 ft. minimum. Shower, if provided, should have a least simension not less than 30 inches. *

R401-8 Space for Laundry Facilities

Provide adequate space for laundry trays or equipment in either of the following locations:

a. Within each living unit having two or more bedrooms, and located in the kitchen or other suitable service space, or

b. In basement, cellar or other suitable public space within the building for the use of all occupants.

R401-9 Closets

R401-9.1 Clothes closet space shall be provided within each living unit on the basis of approximately 12 sq. ft. for the first BR plus 6 sq. ft. for each additional BR. The space provided should be, if possible, divided into separate closets serving each bedroom and having one closet located so as to open directly off of a hall or living or dining room. None of the minimum clothes closet space shall be located within the kitchen. *

R401-9.2 Where separate closets for each existing bedroom are not possible, a closet elsewhere within the living unit may be acceptable provided the minimum area is obtained and is reasonably accessible to the bedroom. *

R401-9.3 Clothes closets shall have a shelf and rod.

R401-9.4 Within each living unit, total shelf area or built-in drawer space of at least 8 sq. ft. should be provided for linens. This space should be appropriately increased for living units having 3 or 4 bedrooms. *

R401-10 General Storage

Each living unit shall have a designated closet or other suitable space within the unit or locked space elsewhere within the building or other structure on the property, conveniently accessible, for general storage. The minimum volume of general storage space for each living unit shall be 100 cu. ft. and should be appropriately increased for 3 or 4 bedroom living units. *

R402 LIGHT AND VENTILATION

R402-1 Objective

To provide a healthful environment and an acceptable degree of comfort within all rooms and hallways of the dwelling, by having sufficient light and ventilation, and by the provision of natural ventilation of structural spaces to minimize conditions conductive to decay and deterioration.

R402-2 Habitable Rooms

R402-2.1 All habitable rooms, except kitchens, shall have natural light, provided by means of windows, glazed doors, or skylights. A glass area of at least 5 percent of the floor area shall be provided for new or remodeled rooms, or other spaces. Existing rooms not disturbed in the rehabilitation shall have a glass area not appreciably below a total of 5 percent of the floor area.

R402-2.2 An acceptable means of natural ventilation shall exist or be provided for all habitable spaces, except that for kitchens a mechanical ventilation system may be substituted. A ventilation area of 2 percent of the floor area of the space shall be provided.

R402-2.3 Artificial light shall be provided and so distributed as to assure healthful and sanitary conditions in all rooms or spaces. See R906, Chapter IX.

R402-2.4 An interior room not having its own source of natural light and ventilation is acceptable only where the room is adjacent to an outside room which has adequate natural light and ventilation, calculated on the basis of the combined floor area of the two rooms, and where the separating wall between the two rooms has a clear horizontal opening approximately 6 feet wide. The interior room shall not be a bedroom.

R402-2.5 See R304-2 for minimum court dimensions.

R402-3 Kitchens

R402-3.1 Artificial light shall be provided, and distributed so as to give effective illumination throughout.

R402-3.2 Ventilation shall be provided by natural means in amounts as calculated for habitable rooms and not less than 3 sq. ft., or by mechanical ventilation in accordance with paragraphs R901-2 and R902, Chapter IX. Where a Kitchen is not separated from the Living Room by partitions and door or permanent screen, provide mechanical ventilation for the Kitchen.

R402-4 Bathrooms and Toilet Compartments

R402-4.1 Artificial light shall be provided.

R402-4.2 Ventilation shall be provided by natural means in amounts as calculated for habitable rooms and not less than 1 1/2 sq. ft., or by mechanical ventilation in accordance with paragraphs R901-2 and R902, or by gravity-type ventilation equipped with a wind-driven roof ventilator above the roof level.

R402-5 Public Spaces

R402-5.1 General

Adequate artificial light shall be provided for all public spaces.

R402-5.2 Public Entrance Spaces to Building

a. All public entrance space should have natural light provided by window, doorway or equivalent glass area of at least 5 percent of the floor area. *

b. Either natural ventilation of at least 4 percent of floor area or mechanical ventilation shall be provided. *

R402-5.3 Public Hallways and Stairways

a. Public hallways and unenclosed stairways shall be provided with either natural ventilation (at least 4 percent of floor area) or mechanical ventilation. *

b. Where dependence is placed upon natural light for daytime use of hallways or unenclosed stairways, windows, skylights or the equivalent shall be provided containing at least 5 sq. ft. of glass area, or its equivalent, for each floor so served.

c. Enclosed stairways shall be ventilated by a mechanical or gravity system to provide approximately 4 air changes per hour.

R402-6 Habitable Rooms of Living Units Below Grade

For habitable rooms below grade, the depth of the finish floor below its adjacent outside grade level shall not exceed 4 ft.-0 in. Natural light and ventilation standards for habitable rooms above grade shall apply.

R402-7 Ventilation of Utility Spaces

Utility spaces which contain heat producing, air conditioning and other equipment shall be ventilated to the outer air, and air from such spaces shall not be recirculated to other parts of the building.

R402-8 Ventilation of Structural Spaces

R402-8.1 Natural ventilation of spaces such as attics and enclosed basementless spaces shall be provided by openings of sufficient size to overcome dampness and minimize the effect of conditions conducive to decay and deterioration of the structure, and to prevent excessive heat in attics.

R402-8.2 All exterior ventilation openings shall be effectively and appropriately screened.

R403 DOORS AND ACCESS OPENINGS

R403-1 Objective

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

R403-2 Exterior Doors

R403-2.1 Existing doors in sound condition and to remain should approximate in size the following, and the minimum size of new doors installed in new openings shall be: *

	Width	Height
a. Main entrance door	3'-0"	6'-6"
b. Service doors	2'-6"	6'-6"
c. Garage doors, 1 car	8'-0"	6'-4" clear opening
d. Garage doors, 2 car	12'-0"	6'-4" clear opening

(1) Where serving 5 or more Living Units = 3'-4" min.

R403-2.2 Where new doors are installed in acceptable existing door openings, the doors should approximate the sizes given above. *

R403-2.3 Exterior doors shall have safe locks.

R403-3 Interior Doors

R403-3.1 Provide a door for each opening to a bedroom, bathroom or toilet compartment. Doors to bathrooms and toilet compartments shall be hinged or sliding and shall have locks.

R403-3.2 Existing doors in sound condition and to remain shall approximate in size the following, and minimum size of new doors installed in new openings shall be: *

a. Habitable rooms, 2 ft.-6 in. wide.
b. Bathrooms, toilet compartments and closets other than linen and broom, 2 ft.-0 in. wide.
c. Service stair doors, 2 ft.-6 in. wide.
d. Cased openings, 2 ft.-6 in. wide.
e. To public stairway enclosures, single door = 3 ft.-0 in. wide; double door = 2 ft.-4 in. wide.
f. Height of all interior doors, 6 ft.-6 in.

R403-3.3 Where new doors are installed in acceptable existing openings, the doors should approximate the sizes given above. *

R403-4 Attic and Basementless Spaces

Access to attics shall be provided by means of conveniently located scuttles, disappearing or permanently installed stairway. For attic and basementless spaces, the minimum access opening shall be 14 x 22 inches. However, if either are to contain mechanical equipment, the access opening shall be of sufficient size to permit the removal and replacement of the equipment.

R404 STAIRWAYS

R404-1 Objective

To assure that all stairways provide safety of ascent and descent, and an arrangement of stairs and landings which have adequate headroom and space for the passage of furniture and equipment.

R404-2 Reference shall be made in all stairway planning to provisions given in Chapter V of this MPS. Likewise, provisions given on interior and exterior stairway planning in Section 607, Chapter VI, of MPS for One and Two Living Units, FHA No. 300, shall be used as a reference in the following ways:

a. Existing stairways in sound condition to remain, or to be repaired, shall not be dangerously or to any serious extent below minimum standards as to rise and run of steps, headroom, obstructions, stair width, landings, or railing protection.

b. New stairways to be constructed shall comply with the provisions of the MPS referenced just above.

c. Winder-type steps should not be used in stairways of dwellings where more than one family use the stairway, unless a separate means of egress for each living unit is provided, which is not a secondary exit. *

R405 HALLWAYS

R405-1 General

Hallways shall provide adequate, safe and unobstructed circulation from living units or other spaces to various means of exit.

R405-2 Distance of Travel

Where a required stairway is not enclosed and is open to a hallway, the maximum distance of travel from the entrance door of any living unit to the stairway should not exceed 20 ft. * Where the stairway is enclosed, this distance should not exceed 30 ft. *

R405-3 Width

Hallways providing access to stairways and serving more than one family should be not less than 3 ft.-6 in. wide. *

R406 ELEVATORS

R406-1 Where provided, an elevator shall furnish convenient and safe ascent and descent to all living units and service areas. The character and type of elevator service and equipment should be appropriate to the building being rehabilitated and to its occupants. *

R406-2 The provision of an elevator is recommended for buildings having four stories above grade level and containing more than two living units per floor. Where a building has five or more stories above grade and contains two or more living units per floor, an elevator shall be provided. *

R406-3 See Chapter V, R501-7 and R502-4.1 for related provisions.

R407 EXTERIOR APPURTENANCES

R407-1 All exterior appurtenances or accessory structures which serve no useful purpose, or those in a deteriorated condition which are not economically repairable, shall be removed. Such structures include porches, terraces, entrance platforms, garages, carports, walls, fences, miscellaneous sheds. Where a structure is needed for utility or privacy and the existing one requires removal, it should be replaced with a structure that appropriately serves the dwelling. *

R407-2 Reference to Section 610 and 611, Chapter VI of the MPS for One and Two Living Units shall be made for planning requirements for new accessory structures.

CHAPTER V

FIRE PROTECTION

R500 OBJECTIVE

To assure a high degree of safety to life and property preservation for the dwelling, by the separation of living units and the use of materials which will retard the spread of fire and prevent the passage of flame, smoke and hot gases through open or concealed spaces within the building, and by providing exits which will permit persons to leave the building with safety.

R501 EXITS

R501-1 Each one or two family dwelling and each living unit in multi-family properties shall have at least one exit, which is a doorway, protected passageway or stairway, providing unobstructed travel directly to the outside of the building at street or grade level. In addition, there shall be a suitable and separate secondary exit from each living unit by means of a doorway, stairway, protected passageway, or openable window. In buildings three or more stories above grade, the secondary exit from the third story, or from any additional stories, shall be by stairway, fire escape or horizontal passageway providing a safe path of escape in case of emergency.

R501-2 Access to either required exit shall not necessitate passage through another living unit, nor shall either exit be subject to locking by any device which would impede or prohibit ready egress.

R501-3

R501-4

R501-5 Where the secondary exit is by means of an openable window, the opening shall be at least 5 sq. ft. in area with a minimum dimension of 20 inches. The bottom of the opening, or sill height, shall not be more than 3 ft. 6 in. above the floor. Where storm windows, screens or burglar guards are used, these shall be readily openable from the inside.

R501-6 Every below grade living unit shall have direct and convenient access to the outside of the building at grade level.

R501-7 Elevators shall not be considered a required means of egress.

R502 INTERIOR FIRE PROTECTION

R502-1 Party or Lot Line Walls

Party or lot line walls shall extend the full height of the building from foundation to or through the roof, without openings. The wall shall effectively prevent the passage of fire at all floor-ceiling intersections with the wall. If of combustible construction, the wall shall have horizontal fire stopping located approximately midway between each floor and ceiling. The fire resistance rating of the wall, where it is new construction in connection with present rehabilitation shall be not less than 2-hours.(1) Existing walls shall have a fire resistance rating of not less than the following:

a. 3/4-hr., where one or more party walls separate two, but not more than six, residential buildings having a combined total of not more than 12 living units, all of which are located between party, lot line or exterior walls of noncombustible materials having not less than a 2-hr. fire resistance rating;

b. 2-hr., where a party wall separates two multifamily buildings either of which contains more than eight living units, or where the total living units contained in both buildings exceed twelve.

c. 2-hr., where the residential building adjoins a non-residential building or property.

R502-2 Walls, Floor, and Ceiling Construction

R502-2.1 Existing wall, floor and ceiling construction separating living units or separating a living unit from a public hallway, other than party or lot line walls, should be constructed so that at least 3/4-hr. fire resistance rating is provided. *

R502-2.2 Where such existing construction is to be disturbed by new openings or stripped down, and where new walls, floors or ceilings are planned, the fire resistance rating shall be not less than 3/4-hr.

R502-2.3 The underside of all flights of wood stairs to remain, if exposed, shall be covered with a noncombustible material. Existing plaster in this location which is in good condition may remain.

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(1) Fire resistance ratings shall be in accordance with Standard Designation E119-61 of the American Society for Testing Materials. This test method is also NFPA Standard No. 251, and Underwriters' Laboratories No. UL 263.

R502-3 Surface Flame Spread Ratings

R502-3.1 The classification of interior finish and trim materials shall be in accordance with Standard Designation E84 of the ASTM,(1) and as shown in the table below.

R502-3.2 Interior wall and ceiling finish materials shall not exceed the surface flame spread ratings given in the following table, except as noted under R502-3.3.

Location	Class	Flame Spread Rating
Hallways, Stairways and Other Exits	B	25-75
Within Living Unit except for Kitchen Space	C	75-200
Kitchen or Kitchen Space	B	25-75
Small Spaces Enclosing Heating or other Fire Hazardous Equipment	A	0-25

R502-3.3 Existing interior finish materials to remain, which have a surface flame spread rating of more than 200, shall be covered with an acceptable flame resistant paint.

R502-3.4 When required, suitable tests for flame spread rating shall be submitted by an approved independent testing laboratory.

R502-4 Enclosure of Vertical Openings

R502-4.1 The enclosing walls of an elevator shaft shall be of noncombustible materials having not less than a 2-hr. fire resistance rating. Other vertical openings requiring enclosure shall be of materials and fire resistance rating appropriate to provide adequate fire safety.

R502-4.2 For properties containing more than four living units, stairways from the first floor, leading to below-grade open space or rooms containing heating equipment shall be enclosed with partitions providing at least a 1-hr. fire resistance rating. This enclosure shall include all space beneath the stair. A self-closing door shall be provided at the bottom of the stairway conforming to Underwriters' Laboratories, Inc., Class C classification.

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(1) This test method is also NFPA Standard No. 255 and UL 723.

R502-5 Storage Space

Storage space located on the same floor as the house heater shall be at least 18 ft. away from the heater, or if closer, shall be separated from it by a noncombustible floor to ceiling partition.

R503 EXTERIOR FIRE PROTECTION

R503-1 Distance Separation

An existing residence less than 6 ft. distance from an adjoining building where the exterior walls of both have a combustible finish material should have a noncombustible exterior finish material added, to the wall so located, or replace the existing exterior wall finish with noncombustible materials. *

R503-2 Exterior Stairways

R503-2.1 An exterior stairway conforming to the design requirements of interior stairways may be acceptable as a required exit. See R404.

R503-2.2 Where an exterior stairway is used in place of a required interior stairway, or with buildings three or more stories above grade, it shall be self-supporting and constructed of noncombustible materials.

R503-3 Roof Covering

R503-3.1 Buildings of from One through Four Living Units

Existing roof coverings or new roof coverings contemplated shall provide a fire retardance equivalent to a Class-C roof according to the classification given by the Underwriters' Laboratories, Inc.

R503-3.2 Buildings of more than Four Living Units

Existing roof coverings or new roof coverings contemplated shall provide a fire retardance equivalent to a Class-C roof according to classification of U. L. except for the following additional provision. Where the roof area of the property is greater than 4000 sq. ft., or is without separation from adjacent properties by an adequate distance or by a continuous parapet wall, the requirements of Class A or Class B roofing of U. L. shall apply.

R504 FIRE PROTECTION EQUIPMENT

In four or more story combustible structures, accommodating four or more families, an approved fire alarm system shall be provided of either a manual or automatic type. Where codes require fire protection equipment, it shall be provided in accordance with NFPA Standard No. 74M, and installed in conformity with NFPA Standard No. 72 and the National Electrical Code.

CHAPTER VI

MATERIALS AND PRODUCTS

R600 OBJECTIVE

To provide materials of such kind and quality which will assure that the dwelling will provide: (a) appropriate structural strength, (b) adequate resistance to weather and moisture, and (c) reasonable durability and economy of maintenance.

R601 STANDARDS FOR MATERIALS AND PRODUCTS

For specific requirements of new materials and products used as replacements or additions to dwellings being rehabilitated, reference shall be made to Chapter VII, MPS for One and Two Living Units, FHA No. 300.

CHAPTER VII

CONSTRUCTION

R700 OBJECTIVE

To assure that the construction of the dwelling will provide: (a) sufficient structural strength and rigidity, (b) adequate protection from corrosion, decay, insects and other destructive forces, (c) necessary resistance to the elements, (d) reasonable durability and economy of maintenance, and (e) acceptable quality of workmanship.

R701 STRUCTURAL SOUNDNESS

All structural components of the dwelling shall be in sound condition and considered serviceable for the expected useful life of the rehabilitated building. Sagging of floors, fireplaces, partitions or stairs, and bulging of exterior walls shall be restored as near as practical to an acceptably level or plumb position; and supported or braced so as to prevent a reoccurrence of these conditions. Stair railings shall be rigid. Individual structural members in a seriously deteriorated condition shall be replaced. Loose jointing of structural members shall be restored to original rigidity.

R701-1 All new construction work shall comply with MPS for One and Two Living Units, FHA No. 300, as feasible.

R702 EXTERIOR WALLS

R702-1 General

Exterior walls shall provide safe and adequate support for all loads upon them. Serious defects shall be repaired and cracks effectively sealed.

R702-2 Masonry Walls

Masonry walls, either solid or veneer, shall prevent the entrance of water or excessive moisture.

R702-3 Basement and Foundation Walls

R702-3.1 Exterior basement and foundation walls shall prevent the entrance of water or moisture into a basement or crawl space area. Cracks in the walls shall be effectively sealed, and loose or defective mortar joints shall be replaced. Where necessary, the interior or exterior face of the walls shall be dampproofed by bituminous coating and cement parging.

R702-3.2 Any deficiencies in proper grading or paving adjacent to the building shall be corrected, to assure surface drainage away from basement walls.

R703 FLOOR CONSTRUCTION

R703-1 General

All floor construction components shall provide safe and adequate support for all intended or likely loads and shall eliminate objectionable vibration.

R703-2 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 over a crawl space and is in a sound, undamaged condition, it may remain provided the crawl space is adequately vented, and height permitting, an acceptable ground cover material is installed on the ground in the crawl space.

R704 CHIMNEYS AND VENTS

Chimneys and vents shall be structurally safe, durable, smoke-tight and capable of withstanding the action of flue gases.

R705 PROTECTION FROM RODENTS, TERMITES OR OTHER INFESTATION

Each dwelling and all exterior appurtenances on the premises shall be adequately protected against rodents, termites or other vermin infestation. An existing building where found to have defects which will permit the entrance into the structure of rodents, termites or other vermin shall be corrected by appropriate preventive measures.

R705-1 Inspection

A careful inspection shall be made of the dwelling and other structures on each property for evidence of actual or potential infestation.

R705-2 Preventive Measures

The following preventive and protective measures should be taken where necessary against the several forms of infestation: *

a. Windows or other openings near grade to have snug-fitting screens;

b. Exterior doors to fit tightly and be flashed at sill;

c. Openings of pipes or ducts through floors or walls to have tight fitting collars;

d. Cracks and crevices in foundations and above ground walls effectively sealed by pointing with mortar, and holes filled with materials appropriate to adjacent work;

e. Provision of curtain wall below grade and supplementary to the foundations;

f. Locating sidewalks, driveways or other impervious horizontal surfaces flush against the foundation;

g. Cracked or broken shingles or decayed wood surfaces shall be replaced and joints caulked;

h. Appropriate soil poisoning treatment adjacent to foundations and within hollow masonry foundations, and treatment of soil in enclosed spaces.

i. Apply the precautions or corrective actions recommended by bonded exterminators.

CHAPTER VIII

EXTERIOR AND INTERIOR FINISHES

R800 OBJECTIVE

The use of exterior and interior finishes of the dwelling that will assure against the entrance or penetration of moisture and extremes of temperature; protect from damage by decay, corrosion, insects and other destructive elements; and provide reasonable durability and economy of maintenance.

R801 GENERAL

All new work shall comply with MPS for One and Two Living Units, FHA No. 300, as feasible.

R802 EXTERIOR WALLS

Repairs to existing siding, stucco, or other exterior wall finish method should use standards for new work as a guide.

R803 ROOF COVERING

All roofs shall have a suitable covering free of holes, cracks or excessively worn surfaces which will prevent the entrance of moisture into the structure and provide reasonable durability. See R503-3.

R804 GUTTERS AND DOWNSPOUTS

Each dwelling shall have a controlled method of disposal of water from roofs where necessary to prevent damage to the property, and avoid causing an unsightly appearance of walls and windows where adequate roof overhangs are not provided.

R805 FLASHING

All critical joints in exterior roof and wall construction shall be protected by sheet metal or other suitable flashing material to prevent the entrance of water.

R806 WINDOWS, DOORS AND OTHER OPENINGS

R806-1 Existing windows and doors, including its hardware, shall operate satisfactorily and give evidence of continuing acceptable service. Trim and the sash or door needing restoration should be guided by the following:

1. Repair, if work can be done in place;

2. Replace, if the entire component needs to be removed in order to restore;

3. Refinish, if only the surface needs work in order to restore to new condition.

R806-2 Screens shall be provided for all windows, doors and other openings.

R806-3 Existing screens, and storm sash, where provided, shall be in suitable condition to serve the intended purposes.

R807 INTERIOR WALL AND CEILING FINISH

All interior walls and ceilings of rooms and hallways shall provide (a) a suitable base for decorative finish, (b) a waterproof and hard surface in spaces subject to moisture, and (c) there shall not be noticeable surface irregularities or cracking. See paragraph R502-3 for additional consideration.

R808 FINISH FLOORS

R808-1 General

Finish floors shall be appropriate for the use of the space and provide reasonable durability and economy of maintenance.

R808-2 Kitchen and Bathroom Floors

Floors in kitchens and bathrooms should be of a durable, waterproof, non-absorptive material, such as asphalt, vinyl-asbestos, vinyl-plastic, rubber or ceramic tiles, terrazzo or linoleum. Wood finish flooring for these rooms is not acceptable. *

R808-3 Habitable Rooms (other than Kitchen)

Finish floors in habitable rooms should be wood flooring or a resilient tile or sheet material. Concrete as a finish floor should not be used. Carpeting over a suitable underlayment is also acceptable. *

R808-4 Public Hallways and Entrance Spaces

R808-4.1 In hallways, wood, a resilient flooring or carpeting are appropriate finish flooring materials. Noise control should be considered in making selection. *

R808-4.2 In public entrance spaces, ceramic tile, terrazzo or concrete are appropriate, in addition to floorings named under R808-4.1. A finish flooring that is resistant to water and dirt should be given special consideration in these locations. *

R808-4.3 Carpeting of stairways is not recommended. *

R809 PAINTING AND DECORATION

R809-1 Where needed, a protective and decorative finish coating shall provide, (a) adequate resistance to weathering, (b) protection of finish surfaces from moisture or corrosion, (c) an attractive appearance, and (d) reasonable durability.

R809-2 Where painted surfaces are in good condition and it is apparent that painting maintenance has taken place and the property is between such painting periods, and where the rehabilitation will not disturb that part of the building, painting and redecoration is not required.

R809-3 Appropriate cleaning of existing interior and exterior finish surfaces should be provided regardless of whether or not painting or other decoration work is done. *

CHAPTER IX

MECHANICAL EQUIPMENT

R900 OBJECTIVE

To provide mechanical equipment for the building and its living units that will appropriately meet the needs of the intended occupants and be of a quality and condition which will assure: (a) safety of operation, (b) adequate capacity for its intended use, (c) protection from moisture, corrosion or other destructive elements, (d) reasonable quietness of operation, and (e) reasonable durability and economy of maintenance.

R901 GENERAL

R901-1 See R202 Service and Facilities, for mechanical equipment. Also see R402-7 Ventilation of Utility Spaces.

R901-2 Provisions relating to mechanical equipment and wiring given in Chapter X of the MPS for One and Two Living Units, or Chapter IX of the MPS for Multifamily Housing, should be used as a guide in making determinations as to the suitability of existing equipment for continued use in the rehabilitated structure. *

R902 MECHANICAL VENTILATION AND AIR CONDITIONING

R902-1 Where mechanical ventilation is required for Kitchens, Bathrooms or Toilet Compartments, the installation of new equipment shall be in accordance with paragraph 1002 of the MPS for One and Two Living Units, FHA No. 300.

R902-2 Exhaust air should not be circulated from one living unit to another, except where the air circulation system is already installed, and where it is considered this system will cause no adverse effect on the marketability of the property. *

R902-3 Where summer air conditioning is to be included, whether a central system or packaged room or zonal air conditioners, follow the provisions of Section 1004, MPS for One and Two Living Units.

R903 HEATING

R903-1 Each property shall be provided with a centralized heating facility, or appropriate and sufficient individual space heaters, capable of maintaining a temperature of at least 70 degrees F. when the outside temperature is 0° F. in all habitable rooms, bath and toilet rooms, hallways, basement and recreation rooms. All heating devices or equipment shall have an appropriate recognized approval for safety and performance, or shall be so determined by proper authority.

R903-2 No open-flame radiant type space heaters shall be permitted.

R903-3 Unvented, fuel burning, space heaters shall not be permitted.

R903-4 Appropriate clearances around all room or space heaters shall be provided, and the floor shall be protected in an acceptable manner. (1)

R903-5 Where space heaters are the sole source of heat, a sufficient number of heaters shall be provided to accomplish the objective. As a guide, the maximum distance between the space heater and the center of any room to be heated should not exceed 18 feet, or through not more than one intervening door. *

(1) For gas - NFPA Standard No. 54, 54A; for oil - Commercial Standard 101; for coal fired - Temporary Commercial Standard 3443.

R904 DOMESTIC WATER HEATING AND STORAGE

R904-1 Capacities

Each building, or living unit within a building, shall have domestic water heating and storage equipment in serviceable condition supplying hot water in quantities equivalent to the table below:

Number Living Units Served	Storage Capacity In Gallons	Heating Capacity Gal. per hr. 100° F. Rise
1	20	20
2	30	30
3	40	35
4	50	40
5	60	45
6	70	50
7	80	55
8	90	65
9	100	70
10	110	80
11	120	95

Where replacement by new equipment is needed, the water heating equipment should be automatic. Where electric water heaters are used, appropriate additional storage capacity shall be provided to compensate for low heating capacity. *

R904-2 Capacities - Tankless Type

Instantaneous water heaters rated in gallons per minute - 100° F. Rise shall be at least equivalent to the following:

1 Living Unit served - 2.75 G.P.M.
2 " " " - 5.00 G.P.M.
3 " " " - 7.75 G.P.M.
4 " " " - 10.00 G.P.M.
5 " " " - 12.75 G.P.M.
6 " " " - 15.00 G.P.M.
7 " " " - 17.75 G.P.M.
8 " " " - 20.00 G.P.M.
9 " " " - 22.75 G.P.M.
10 " " " - 25.00 G.P.M.
11 " " " - 27.75 G.P.M.

R904-3 Prohibited Locations

No water heater shall be installed in any room used or designed to be used for sleeping purposes. No gas or oil fired water heater shall be located in a bathroom, clothes closet, under any stairway, or in a confined space with access only to the above locations.

R904-4 Venting

All fuel burning water heaters shall be connected to a vent leading to the exterior.

R905 PLUMBING

R905-1 General

The plumbing system and its appurtenances for each dwelling shall provide satisfactory water supply, drainage, venting and operation of fixtures.

R905-2 Required Fixtures

For required plumbing fixtures see paragraphs R401-6 to R401-8, Chapter IV.

R905-3 New Plumbing Work

Where changes or additions are made to existing plumbing, the provisions of Section 1006, MPS for One and Two Living Units shall be used as a guide.

R905-4 Condition of Existing Plumbing

Plumbing systems including building sewers shall operate free of fouling and clogging, and not have cross connections which permit contamination of water supply piping or back-siphonage between fixtures.

R906 ELECTRICAL

R906-1 General

All habitable rooms and other appropriate spaces in each dwelling shall be provided with electric service by a system of wiring and equipment to safely supply electrical energy for proper illumination, and for the appropriate location and use of appliances or other equipment.

R906-2 Existing Wiring and Equipment

Existing wiring and electrical equipment to remain shall be determined to be in good and serviceable condition, and installed so as not to be a potential source of electrical hazard, or ignition of combustible materials. Replacement of existing wiring and equipment shall be made where these conditions are not fulfilled. Existing electrical facilities where considered inadequate shall be increased to fulfill the intent of paragraph R906-1.

R906-3 New Electrical Work

The provisions of Section 1007, Chapter X, of the MPS for One and Two Living Units, Section M907 of the MPR for Multi-family Housing, and appropriate provisions of the National Electrical Code shall be used as a guide for design layout and installation of electrical work in new construction. Not less than two general lighting circuits (15 amp.) and one appliance circuit (20 amp.) shall be provided for each living unit. Heavy duty equipment shall have individual branch circuits, as required to comply with the National Electrical Code.

EXHIBIT C
EAST SIDE RENEWAL PROJECT NO. R.I. R-4
City of Providence, Rhode Island

THE MINIMUM PROPERTY STANDARDS

for

URBAN RENEWAL REHABILITATION

ADDENDUM NO. 1

1) Page 22, Paragraph R 401 - 5.5
"Should" has been substituted for "shall" and an asterisk has been placed beside the paragraph.

2) Page 24, Paragraph R 402 - 2.1
This paragraph has been changed to read: "All habitable rooms, except kitchens, shall have natural light, provided by means of windows, glazed doors, or skylights. A glass area of at least 10 per cent of the floor area shall be provided for new or remodeled rooms, or other spaces. Existing rooms not disturbed in the rehabilitation shall have a glass area not appreciably below a total of 10 per cent of the floor area. For half stories the above percentages are 5 per cent."

3) Page 24, Paragraph R 402 - 2.2
This paragraph has been changed to read: "An acceptable means of natural ventilation shall exist or be provided for all habitable spaces, except that for kitchens a mechanical ventilation system may be substituted. A ventilation area of 4 per cent of the floor area of the space shall be provided. For half stories the above percentage is 2 per cent."

4) Page 40, Paragraph R 806 - 2
"Should" has been substituted for "shall" and an asterisk has been placed beside the paragraph.

5) Page 43, Paragraph R 903 - 1
This paragraph has been changed to read: "Each property shall be provided with a centralized heating facility, or appropriate and sufficient individual space heaters, capable of maintaining a temperature of at least 70 degrees F. when the outside temperature is 0 degrees F. in all habitable rooms, bath and toilet rooms and hallways within a living unit. All heating devices or equipment shall have an appropriate recognized approval for safety and performance, or shall be so determined by proper authority."