

**PROVIDENCE
COMMUNITY
RENEWAL
PROGRAM
1964 - 1970**

TECHNICAL SUPPLEMENT

APPENDIX

C

COMMUNITY
RENEWAL
PROGRAM
1964 - 1970

TECHNICAL SUPPLEMENT

City of Providence
Rhode Island

BLAIR ASSOCIATES INCORPORATED **PLANNERS**
36 KENNEDY PLAZA PROVIDENCE, RHODE ISLAND 02903 351-4900

March 1964

Mr. Charles R. Wood
Urban Renewal Coordinator
City Hall
Providence, Rhode Island

Dear Mr. Wood:

This Technical Supplement contains seven appendix sections to the report Providence Community Renewal Program, 1964-1970. They describe the studies made by Blair Associates and other private and governmental organizations in analyzing the structures and environment which make up the physical city, as well as some of the methods by which this information was related to social and economic data and programs.

Additional working materials have been placed on file in your office. The data compiled in the course of these studies constitutes an important resource for many future city activities. These volumes and the supplementary files form the nucleus of an information storage center or data bank for continuing use in programming future renewal activities in Providence.

Yours very truly,


Lachlan F. Blair

LFB:las

PROVIDENCE COMMUNITY RENEWAL PROGRAM 1964 - 1970

TECHNICAL SUPPLEMENT

The materials in this Technical Supplement either show methods used in developing the Community Renewal Program or present detailed information not suitable for inclusion in the full report. The first four sections describe major studies in the order in which they were made. The final three sections provide more detailed information supplementing the earlier material. Further background material is contained in the separate social and economic study reports.

First Volume:

Appendix A: "Methodology". Development and application of methods for examining and classifying structural and environmental conditions.

Appendix B: "Classification of Residential Structures". Use of housing code and Federal Housing Administration standards in formulating treatment standards and programs.

Second Volume:

Appendix C: "Analysis of Planning Areas and Treatment Areas". Description areas, integrating physical, social, and economic data to determine appropriate treatment types.

Third Volume:

Appendix D: "Estimating Renewal Costs". Estimation of the cost of urban renewal activities.

Appendix E: "Case Studies: Rehabilitation Techniques". Case studies of potentials for improvement of selected residential structures and residential blocks.

Appendix F: "Conversion Table for 1960 Census Data". A table for use in converting data collected by the Bureau of the Census, United States Department of Commerce, to the areas used for analysis in the Community Renewal Program studies.

Appendix G: "Format for Punch Cards". Layouts for all IBM punch cards prepared as part of the Community Renewal Program studies.

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APPENDIX C: ANALYSIS OF PLANNING AREAS AND TREATMENT AREAS

The Housing Act of 1949 establishes the framework for a Community Renewal Program in five basic steps.¹ These are:

1. Identification of slum areas or blighted, deteriorated, or deteriorating areas in the community.
2. Measurement of the nature and degree of blight and blighting factors within such areas.
3. Determination of the financial, relocation, and other resources needed and available to renew such areas.
4. Identification of potential project areas and, where feasible, types of urban renewal action contemplated within such areas.
5. Scheduling or programming of urban renewal activities.

The common thread running through each of these five steps is the concept of division of the community into relatively discrete areas for use in analyzing existing conditions, determining the appropriate type of renewal treatment to be undertaken, and scheduling renewal action. This type of study cannot be done at the level of the entire community, or even at the level of large sections of the community. The method of division into areas used must result in units which emphasize the heterogeneous aspects of the community, and which minimize characterizations by averages which disguise extreme conditions.

A series of three types of areas has been developed for use in the Providence

¹Section 103 (d), as added by the Housing Act of 1959.

Community Renewal Program. These are the planning district, the planning area, and the treatment area. Together they constitute a geographic hierarchy: planning districts are divided into planning areas, which are further divided into treatment areas.² The procedure followed in delineating each of these three types of areas is described in Part IV of the Providence Community Renewal Program, 1964-1970.

This scheme has been used in preference to one based on census tracts and census enumeration districts, even though much of the data on population, housing, and land use is most readily available in that form. The basic problem in using census areas, or combinations thereof, arises from the fact that the boundaries of these areas are not related to the major land use patterns of the Master Plan. Since future land use is a determining factor throughout the process of renewal programming, census areas could not be adapted for use in this study.

The area analysis which follows is organized to conform with the system of planning districts, planning areas, and treatment areas.

Planning districts are used primarily for identification³ and organization, but are too large for meaningful analysis in other than broad and general terms. They reflect the historic development of the city, as influenced by its topography, as well as the major land use proposals of the Master Plan. A brief description of each planning district is given in Part IV of the Providence Community Renewal Program, 1964-1970.

²For reasons discussed in the section following on the Downtown Planning District the intermediate level, the planning area, was not used in the downtown district.

³An attitude survey conducted by the Rhode Island Council of Community Services, Inc., indicates that people tend to identify relatively large areas of the city, such as the East Side, downtown, or South Providence. See A Social Plan For Community Renewal of the City of Providence, Rhode Island. (Providence: Rhode Island Council of Community Services, 1964).

Planning areas form the basic unit for detailed description and analysis. Each planning area has been examined in light of a number of factors which are significant in establishing its present condition and its potential for renewal. This material is grouped into three categories:

1. A description of the planning area, including:
 - a. Population characteristics: the number of people, whites and nonwhites, distribution of families and individuals, the labor force, age of residents, and household incomes.
 - b. Housing characteristics: the number of housing units, tenure, nonwhite occupancy, vacancies, average rents and values, and the distribution of residential structures by number of housing units.
 - c. Existing land use: major land using activities in the planning area, density of residential development, types of commercial and industrial establishments and their employment, and areas where uses conflict.
 - d. Circulation patterns: traffic volumes, relative accessibility, widths of rights-of-way, unpaved streets, and problem areas in street patterns and alignment.
 - e. Basic community facilities available: public schools and recreation facilities, the age and condition of buildings, their size and location, comparison of utilization to capacity, and adequacy of the facility for the area served.
 - f. Topographic factors in development: steep slopes, areas subject to flooding, depressions, inadequate drainage, and rock out-croppings, and their effect on past and future development.
2. An analysis of the condition of the residential and non-residential structures in the planning area, and of the environment in which they exist:⁴

⁴The method used in making this analysis is described in detail in Appendix A.

- a. Structural conditions: each structure has been examined to determine whether it is acceptable as is, requires repair and/or modernization, or is so deteriorated or so lacking in essential facilities that it should be demolished.
- b. Environmental conditions: the status of the environment has been evaluated in terms of the following factors:

- For residential structures

Land coverage
Off-street parking
Mixed land uses
Nuisance activities
Traffic congestion
Location relative to railroads
and rail yards
Adequacy of public utilities
Adequacy of public elementary
schools and recreation areas.

- For nonresidential structures

Land coverage
Street access and condition
Areas subject to flooding
Excessive grades on the site
Off-street parking
Off-street loading
Traffic congestion
Impact of noise, smoke, and fumes.

3. A recommended treatment program for the area:

- a. Master plan recommendations: land use, circulation, and community facilities proposals as revised through December, 1963. A summary of specific public improvements to be made in each area and their estimated costs is also provided. Although taken from reports prepared by the City Plan Commission staff, the later proposals are not part of the Master Plan as it will be officially adopted.
- b. Urban renewal recommendations: the types of

urban renewal treatment proposed for each area are described. (In most cases, this is done by dividing the planning area into treatment areas, as noted below.) Both physical and social renewal proposals are included.

Treatment areas are the "potential project areas" referred to in step 4 of the Community Renewal Program as prescribed by the federal housing act. Most planning areas have been divided into two or more treatment areas in order to recognize significant differences in structural, environmental, and/or social conditions.

Statistical data for each planning area and its component treatment areas are summarized in a series of tables which follows each planning area discussion. Additional data is contained in the files of the Providence Community Renewal Program. The sources of information used in making the area analysis are as follows:

- Population data, including the number of persons, race, families, unrelated individuals, labor force, and age composition: United States Census, 1950 and 1960.
- Housing data, including the number of housing units, occupancy, and tenure, and average rents and values: United States Census, 1950 and 1960.
- Household incomes: William H. Ballard Company, 1961-1962.
- Land use: Providence City Plan Commission, field survey, 1961.
- Residential structure types: Assessor's office, City of Providence, 1962.
- Traffic volumes: Traffic Engineer, City of Providence, 1958.
- Street rights-of-way widths: Providence City Engineer, 1962.
- Water system: Providence Water Supply Board, 1962.
- Sanitary sewer system: Providence Public Works Department, 1962.
- Public schools: location, age, condition, size of site, capacity, enrollment, and special facilities: Providence

City Plan Commission, 1963 (based in part on data furnished by the Providence School Department).

-Public recreation: location, size of site, age group of primary users: Providence City Plan Commission, 1963 (based in part on data furnished by the Providence City Controller and the Department of Recreation).

-Topography: Geological Survey, U. S. Department of the Interior, and field surveys, 1963.

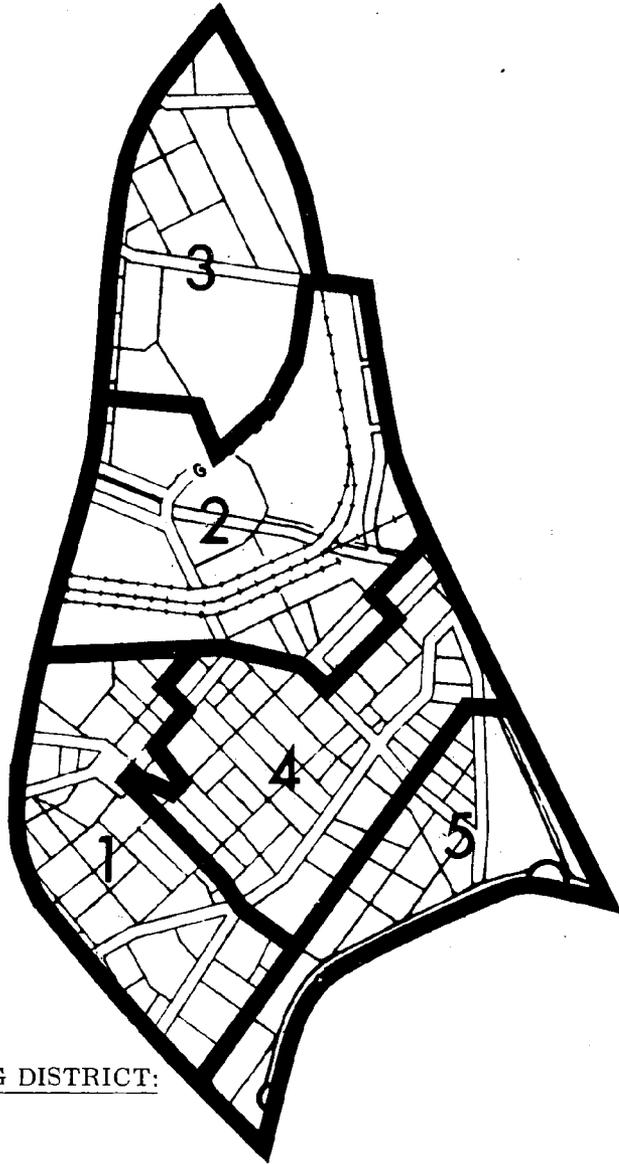
-Providence Master Plan: Providence City Plan Commission, 1963.

-Condition of structures and environment: Assessor's office, City of Providence, field surveys, and City Plan Commission files (for the downtown area only), 1958, 1962-63.

-Incidence of social problems and methods of treatment: Rhode Island Council of Community Services, Inc., 1963.

The final section of each planning area analysis relates the structural and environmental conditions observed in each to a determination of the appropriate method of urban renewal treatment. Structures are classified as "good", "fair", or "poor". Residential structures classified as fair are further divided into two groups: those feasible to rehabilitate and those feasible to recondition, but not to rehabilitate. The number of structures rated as being "deficient" or "structurally substandard, requiring clearance" are also listed. Also, certain conditions are identified as "environmental deficiencies". The methods used in classifying both structures and environment are described in Appendix A.

I. DESCRIPTION OF AREAS



DOWNTOWN PLANNING DISTRICT:

Treatment areas:

- | | |
|------------------------|---|
| Weybosset Hill | 1 |
| Railroad Relocation | 2 |
| State House | 3 |
| Retail and Office Core | 4 |
| Pine Street | 5 |

DOWNTOWN PLANNING DISTRICT

Descriptive material on the Downtown Planning District is organized differently than that for the other nine planning districts. Downtown is similar in size to a planning area, and is divided into five sub-areas which combine the characteristics of both planning areas and treatment areas, as these terms are used throughout the remainder of the city. Data on population, housing, land use, and structural and environmental conditions has been summarized in Tables 1 through 6 for the total Downtown Planning District, rather than at the planning area level.

DESCRIPTION

The Downtown Planning District has been described in great detail for the "Downtown Providence 1970" demonstration grant project. The area encompassed by that study is coterminous with the planning district delimited for the Community Renewal Program except for the triangular area of ten city blocks north of Smith Street. The demonstration grant project report, Downtown Providence 1970 (Providence: City Plan Commission, 1961) includes an extensive analysis of existing conditions in Chapter IV (pages 47 to 102).

Downtown Providence lost well over half of its 1950 population in the decade following, reflecting both demolition for new buildings, freeways, and parking lots, and the general undesirability of downtown as a place to live for many people. The increase in housing units between 1950 and 1960 apparently contradicts the population change. Actually this is the result of a change in definition from the dwelling units counted in 1950 to the housing units counted in 1960. The 1960 definition includes many units in residential hotels and rooming houses not separately counted in 1950. In fact, there was a net reduction in housing units between 1950 and 1960.

As would be expected, commercial and public and institutional activities are the two most important users of downtown land. Less than ten percent of the net area is occupied by residential uses. However, industrial uses, which would be excluded from downtown under the Master Plan, now account for one-quarter of the net land area.

CONDITION OF STRUCTURES AND ENVIRONMENT

Data on the condition of structures in the downtown area has been drawn from two sources: the analysis of assessors and field survey data made for all structures in the city and the City Plan Commissions' special survey of the downtown area made in 1958.

Nonresidential: Most of these structures need repairs, but only a few are in such poor condition as to require their demolition. The public and institutional buildings are in relatively better shape than either the commercial or industrial buildings. There is no real concentration of structural problems within downtown.

Environmental problems, as drawn from the files of the demonstration grant study, include traffic congestion on narrow, poorly aligned streets, a complete lack of off-street loading facilities for most structures, inadequate off-street parking, constriction of the core area by the railroad lines and depot, mixed land uses in inefficient patterns in the western and southern sections, and flooding during hurricanes, a situation now being corrected.

Residential: There are less than fifty structures classified as residential by the field survey. Most of these are three family dwellings, and all but one is located in the area north of the state house. While all but one of these are in good or fair condition, all residential blocks are subject to two or more environmental deficiencies. Inadequate service by public elementary schools, lack of off-street parking, mixed land uses, and proximity to railroads are problems for more than half of the blocks.

RECOMMENDED TREATMENT

On the basis of the Downtown Master Plan and other factors, downtown has been divided into five sub-areas: the Weybosset Hill and Railroad Relocation projects, and the State House, Retail and Office Core, and Pine Street areas. (For purposes of this report, the block occupied by Dexter Manor is considered part of the Weybosset Hill area.)

State House

This area includes the state house and state office building, several vacant buildings formerly occupied by Barrington College, and a mixed residential, commercial and industrial area. The area is isolated from the Smith Hill residential area to the west by I-95, now under construction, and is hemmed in by proposed industrial development to the east. The most logical use for this area is for expansion of state administrative offices and parking. However, the degree of clearance and redevelopment required to implement this proposal cannot be accomplished through urban renewal. Although one-third of the structures in the area are deficient, only one is so standard structurally as to require its clearance. Consequently, reconditioning should be used as an interim treatment program in this area.

Retail and Office Core

This area combines the area of predominantly retail stores southwest of Dorrance Street with the office area northeast of Dorrance Street. All but eight of the structures in this area are classified as commercial, with the remainder divided between industrial and institutional uses. None are classified as residential since apartment-hotels are included in the commercial group.

Although most structures need repair or remodeling of some type, only a few widely scattered buildings should be demolished. About 70 percent of the structures are rated as good or needing only minor work. Because of the area's environmental problems, major maintenance is the recommended treatment.

Major changes for this area are proposed by the Downtown Master Plan. Among the most important of these are creation of the Westminster Street Pedestrian Mall and Grace Square, construction of five parking structures, redesign of the circulation pattern, and development of new retail facilities. These proposals are described in detail in Downtown Providence 1970, Part V.

Pine Street

The area south of Pine Street includes mixed industrial and commercial structures and parking lots, Roger Williams Junior College (in rented quarters), and one residential structure. Almost all of the buildings in the area are deficient, but only one is so dilapidated as to justify its removal.

This area can play an increasingly important role in the development of the downtown area by providing a location for many activities of a commercial or industrial character which support downtown core uses. Such auxiliary uses include wholesaling, storage, printing, business services, repair shops, etc. A nonassisted, nonresidential conservation project might be used to promote development of the area in this manner if initiated when real demand for space by these uses appears.

Table 1: Population Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Population	3761	1583	-2178	-58
White	3570	1485	-2085	-58
Non White	191	98	- 93	-49
Families	683	238	- 445	-65
Married Couples	541	191	- 350	-65
Unrelated Individuals	1581	771	- 810	-51
Labor Force	1867	781	-1086	-58
Male	1258	488	- 770	-61
Female	609	293	- 316	-52
Married		61		
Married with children under 6		10		
Age of Population				
Under 5	234	81	- 153	-65
5-19	478	217	- 261	-55
20-44	1319	495	- 824	-62
45-64	1174	496	- 678	-58
65 & over	556	294	- 262	-47

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 2: Housing Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Housing Units	850	1092	+242	+ 28
Total Occupied Units	811	893	+ 82	+110
Owner	110	72	- 38	- 34
White		71		
Non White		1		
Renter	701	821	+120	+ 17
White		765		
Non White		56		
Total Non White	26	57	+ 31	+119
Vacant	39	199	+160	+410

Source: U.S. Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 3: Existing Land Use - 1961

<u>Land Use</u>	<u>Area in Acres</u>	<u>Percent of Total</u>
Commercial	74.0	38
Industrial	48.7	25
Residential *	16.8	9
Public & Institutional	45.3	23
Vacant	<u>9.7</u>	<u>5</u>
Total	194.5 acres	100 %

* includes mixed residential and nonresidential uses.

Source: field survey, Providence City Plan Commission, 1961.

Table 4: Residential Structure Types

<u>Structure Type</u>	<u>Number of Structures</u>
1 family	8
2 family	9
3 family	20
4 or more family	<u>9</u>
Total	46

Note: The Weybosset Hill and Railroad Relocation projects are not included in this tabulation.

Source: Assessors office, City of Providence, 1962.

Table 5: Condition of Structures

Type of structure:	Number of structures rated:				Total structures	Structures rated:	
	Good:	Fair: (rehabilitate)	Fair: (recondition)	Poor:		Deficient:	Substandard:
Residential and mixed	14	25	6	1	46	16 (35%)	1 (2%)
Commercial	26	144	*	11	181	155 (86%)	11 (6%)
Industrial	4	33	*	1	38	34 (89%)	1 (3%)
Public and institutional	7	6	*	0	13	6 (46%)	0 (-%)
Total:	51	208	6	13	278	211 (76%)	13 (5%)
State House							
Residential	14	24	6	1	45	15 (33%)	1 (2%)
Nonresidential	9	4	*	0	13	4 (31%)	0 (-%)
Total	23	28	6	1	58	19 (33%)	1 (2%)
Retail and Office Core							
Residential	0	0	0	0	0	-----	-----
Nonresidential	23	138	*	11	172	149 (87%)	11 (6%)
Total	23	138	0	11	172	149 (87%)	11 (6%)
Pine Street							
Residential	0	1	0	0	1	1 (100%)	0 (-%)
Nonresidential	5	41	*	1	47	42 (89%)	1 (2%)
Total	5	42	0	1	48	43 (90%)	1 (2%)

Note: * Nonresidential structures are not designated for reconditioning.

The Weybosset Hill and Railroad Relocation Projects are not included in this tabulation.

Source: field survey, 1958, 1961-1962.

Assessors office, City of Providence, 1962.

Table 6: Condition of the Residential Environment

6A: Residential Blocks with Environmental Deficiencies

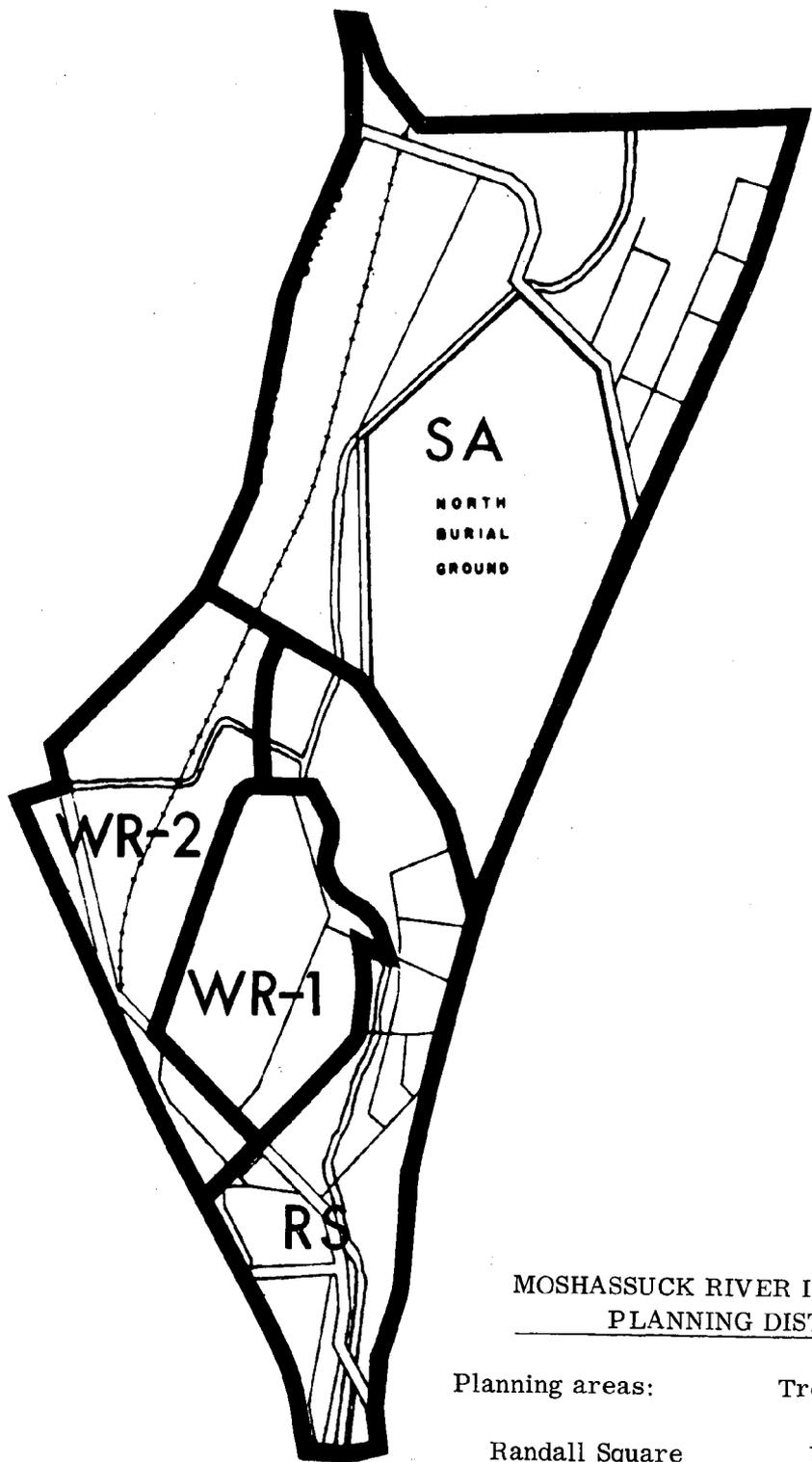
	Number of Deficiencies per Block						<u>Total Number of Residential Blocks</u>
	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5 or more</u>	
Total	0	0	2	3	3	1	9

6B: Residential Blocks Affected by Specific Environmental Deficiencies

<u>Environmental Deficiency</u>	<u>Number of Residential Blocks Deficient</u>
Excessive land coverage	0
Inadequate off-street parking	7
Mixed land uses	5
Presence of specific nuisance uses	2
Excessive street traffic	2
Proximity to railroads	5
Lack of sanitary sewer	0
Lack of public water supply	0
Inadequate service by public elementary school	9
Inadequate service by public recreation area	1

Note: All blocks given an environmental rating are in the State House treatment area.

Source: field survey, 1962.



MOSHASSUCK RIVER INDUSTRIAL
PLANNING DISTRICT:

Planning areas:	Treatment areas:
Randall Square	RS
West River	WR-1 and WR-2
Smithfield Avenue	SA

RANDALL SQUARE PLANNING AREA

DESCRIPTION

The Randall Square planning area extends along the Moshassuck River valley between North Main Street and Interstate 95, now under construction. Land uses in this narrow, elongated area are primarily industrial in the north and commercial in the south. Retail, wholesale, and auto repair activities comprise almost three-quarters of the business establishments. Metal fabricators are important in terms of their proportion of the employment in Randall Square, and the area is an important center for trucking terminals and warehouses. Scattered dwellings, many located above business uses, house less than 500 persons, almost one-fifth of which are unrelated individuals. The population of the area has been reduced by more than one-half since 1950, reflecting its undesirability as a place to live.

Circulation problems are paramount in the Randall Square area. Traffic from Charles Street and US-1 merge into one narrow street in the area, and heavy use by commercial vehicles causes congestion on many streets. Local streets are narrow and crooked, and grades are very steep.

The topography of the Randall Square area is one of the most significant factors affecting past and future development. The area is a ravine, with slopes rising 50 feet on each side of the Moshassuck River at grades of about 10 percent.

An urban renewal project involving the entire Randall Square area is now in the survey and planning stage. Consequently, data on structural and environmental conditions in this area has not been tabulated.

RECOMMENDED TREATMENT

Master Plan: The proposed land use for the entire Randall Square area is industrial. The circulation plan, which is still under study, must accommodate North Main, Orms, and Smith Streets and the Charles-Ashburton and North Main-Canal one-way pairs, which intersect within the southern half of the area.

Urban renewal: The area has tentatively been designated for clearance and redevelopment by small industrial plants. However, the topography of the area indicates that site development costs might exceed that feasible for small industries because of the steep slopes throughout the area, and it will be difficult to lay out local streets on this topography which can be used by trucking. Solution of the circulation problems of the area will require much of the land in the southern half of the project, and may divide much of the remaining land into small, irregularly shaped blocks. Very little area will be available for any reuse in this part of the project.

In any event, treatment of the extremely serious social problems of the area, which virtually cover the gamut of social pathology, must begin by location of appropriate social agencies in the project area well in advance of the time that the residents must relocate into other areas. A program of this type is now being organized by the Providence Redevelopment Agency.

Table 1: Population Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Population	1333	488	-845	-63
White	1140	264	-876	-77
Non White	193	224	+ 31	+16
Families	295	123	-172	-58
Married Couples	238	80	-158	-66
Unrelated Individuals	119	90	- 29	-24
Labor Force	512	185	-327	-64
Male	335	142	-193	-58
Female	177	43	-134	-76
Married		31		
Married with children under 6		8		
Age of Population				
Under 5	157	47	-110	-70
5-19	335	120	-215	-64
20-44	497	146	-351	-71
45-64	249	108	-141	-57
65 & over	95	67	- 28	-29

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 2: Housing Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Housing Units	384	228	-156	- 41
Total Occupied Units	372	176	-196	- 53
Owner	72	34	- 38	- 53
White		27		
Non White		7		
Renter	300	142	-158	- 53
White		75		
Non White		67		
Total Non White	50	74	+ 24	+ 48
Vacant	12	52	+ 40	+333

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 3: Existing Land Use - 1961

<u>Land Use</u>	<u>Area in Acres</u>	<u>Percent of Total</u>
Industrial	37.9	60
Commercial	13.3	21
Residential *	4.3	7
Public & Institutional	1.3	2
Vacant	<u>6.5</u>	<u>10</u>
Total	63.3 acres	100 %

*includes mixed residential and nonresidential uses.

Source: field survey, Providence City Plan Commission, 1961.

WEST RIVER PLANNING AREA

DESCRIPTION

The West River planning area includes the West River Redevelopment Project (UR R.I. 1-6), now being redeveloped as a planned industrial district, the New York, New Haven and Hartford Railroad main line, and several industries existing in the area prior to initiation of the redevelopment project. Electrical machinery manufacturing and metal products fabrication are the major sources of industrial employment, but a variety of smaller industrial uses are also located in the area. The northwest section of the area is mixed residential and commercial in character. Almost the entire 1950 population of the area was relocated during execution of the redevelopment project.

The circulation pattern has been redesigned to meet industrial needs as part of the project site improvements. Ultimately the area will be bordered by two freeways, Interstate 95 and the Louisquissett Pike, which will provide excellent access for truck and employee traffic.

CONDITION OF STRUCTURES AND ENVIRONMENT

Nonresidential: Of the 18 nonresidential structures outside of the redevelopment project, 14 are in good condition, and none are so dilapidated as to require clearance. Practically all are one-story fireproof or fire-resistant buildings, constructed since 1900. While land coverage is high, there are no significant environmental deficiencies.

Residential: The area contains only 9 residential structures, all outside of the redevelopment project. All but one of these is deficient, but none are so substandard as to require demolition. They are widely scattered, and are subject to the environmental deficiencies typically associated with an industrial area: mixed uses, proximity to the railroad, traffic congestion, and excessive distances to elementary schools. The Division of Minimum Housing Standards has inspected this housing.

RECOMMENDED TREATMENT

Master Plan: The entire planning area is allocated to industrial use, requiring eventual elimination of the scattered residential and some commercial uses.

Major streets in the area are Charles Street, Branch Avenue, and Silver Spring Street, which is to be realigned to the north of its present location in order to connect with Berkshire Street at the Louisquissett Pike. Estimated cost for the section from Smith Street to the Pawtucket city line is \$5,250,000. This relocation would make a small additional area available for industrial development which is now in mixed use.

Urban renewal: The planning area is divided into two treatment areas. West River 1 is the West River Redevelopment Project, while West River 2 takes in the rest of the planning area.

The major problem of West River 2 is conflict of land uses, not dilapidation of the structures. Although 44 percent of all structures are deficient, the area cannot qualify for treatment as a federally assisted nonresidential conservation project, since conditions in the area do not "adversely affect housing conditions" in surrounding areas to any great extent.

Part of this treatment area, including most of the residential structures, is one of the sites being studied for the first section of the proposed wholesale food market, sponsored by IMPACT, R.I., Inc. This facility is to be developed as wholesale food establishments are required to relocate from the present Harris Avenue and Canal Street locations by freeway and redevelopment projects. A new wholesale market area can provide modern food handling and processing facilities which ultimately benefit the consumer by making both smaller independent and chain store operations more efficient. Possible future expansion of the food market into the area between the railroad tracks and Silver Spring Street can eventually involve most of the treatment area. Minor maintenance is recommended for the remainder of the area with removal of the remaining residential structures to be accomplished through zoning amortization or condemnation, neither of which is presently authorized by the state zoning enabling act or the Providence Zoning Ordinance.

Table 1: Population Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Population	2853	56	-2797	- 98
White	2593	55	-2538	- 98
Non White	260	1	- 259	-100
Families	622	16	- 606	- 97
Married Couples	510	13	- 497	- 97
Unrelated Individuals	232	2	- 230	- 99
Labor Force	1070	25	-1045	- 98
Male	707	16	- 691	- 98
Female	363	9	- 354	- 98
Married		6		
Married with children under 6		1		
Age of Population				
Under 5	344	5	- 339	- 99
5-19	738	13	- 725	- 98
20-44	1068	20	-1048	- 98
45-64	514	12	- 502	- 98
65 & over	189	6	- 183	- 97

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 2: Housing Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Housing Units	820	18	-802	- 98
Total Occupied Units	794	17	-777	- 98
Owner	153	8	-145	- 95
White		8		
Non White		-		
Renter	641	9	-632	- 99
White		9		
Non White		-		
Total Non White	69	-	- 69	-100
Vacant	26	1	- 25	- 96

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 3: Existing Land Use - 1961

<u>Land Use</u>	<u>Area in Acres</u>	<u>Percent of Total</u>
Industrial	81.1	68
Commercial	3.3	3
Residential *	0.8	1
Public & Institutional	15.2	13
Vacant	<u>19.6</u>	<u>16</u>
Total	120.0 acres	101 %

* includes mixed residential and nonresidential uses.

Note: Total does not equal 100% due to rounding.

Source: field survey, Providence City Plan Commission, 1961.

Table 4: Residential Structure Types

<u>Structure Type</u>	<u>Number of Structures</u>
1 family	2
2 family	6
3 family	1
4 or more family	<u>0</u>
Total	9

Source: Assessors office, City of Providence, 1962.

Table 5: Condition of Structures

Type of structure:	Number of structures rated:				Total structures	Structures rated:	
	Good:	Fair: (rehabilitate)	Fair: (recondition)	Poor:		Deficient:	Substandard:
Residential and mixed	1	5	3	0	9	8 (89%)	0 (-%)
Commercial	4	0	**	0	4	0 (--%)	0 (-%)
Industrial	10	4	*	0	14	4 (29%)	0 (-%)
Public and institutional	0	0	*	0	0	-----	-----
Total:	15	9	3	0	27	12 (44%)	0 (-%)

Note: *Nonresidential structures are not designated for reconditioning.
 The West River Redevelopment Project, UR R. I. 1-6 (treatment area 1),
 is not included in this tabulation.

Source: field survey, 1961-1962.
 Assessors office, City of Providence, 1962.

Table 6: Condition of the Residential Environment

6A: Residential Blocks with Environmental Deficiencies

	Number of Deficiencies per Block						<u>Total Number of Residential Blocks</u>
	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5 or more</u>	
Planning Area Total	0	0	0	0	0	2	2

6B: Residential Blocks Affected by Specific Environmental Deficiencies

<u>Environmental Deficiency</u>	<u>Number of Residential Blocks Deficient</u>
Excessive land coverage	0
Inadequate off-street parking	1
Mixed land uses	2
Presence of specific nuisance uses	1
Excessive street traffic	2
Proximity to railroads	2
Lack of sanitary sewer	0
Lack of public water supply	0
Inadequate service by public elementary school	2
Inadequate service by public recreation area	1

Note: The West River Redevelopment Project, UR R.I. 1-6 (treatment area 1) is not included in this tabulation.

Source: field survey, 1962.

SMITHFIELD AVENUE PLANNING AREA

DESCRIPTION

The Smithfield Avenue planning area lies between Silver Spring Street and North Main Street, and extends north from Branch Avenue to the Pawtucket city line. A railroad switchyard and North Burial Ground occupy most of the area. There has been little industrial development, the three most important types of establishments being retail stores and auto repair shops* (along North Main Street) and wholesalers. Housing in the northeast corner of the area has been reduced substantially since 1950, but still includes more than one hundred families. The 7.4 acre Collyer Street Playfield, most of which is undeveloped, serves this residential pocket.

Streets at the east, west, and south boundaries are the major traffic arteries serving the area. North Main Street (US-1) is an interstate truck route. Smithfield Avenue and Cemetery Street provide internal circulation. Completion of Interstate 95 through the center of the area will revise this pattern, shifting much of the through traffic off North Main Street, and will make the planning area much more accessible. Access ramps to the freeway are to be located at the north and south boundaries of the area.

Two aspects of the topography present difficulties: the Moshassuck River, which meanders through the area, and the steep bank which drops about 40 feet, roughly parallel to and two blocks west of North Main Street.

CONDITION OF STRUCTURES AND ENVIRONMENT

Nonresidential: Almost 80 percent of the nonresidential structures are classified as good. Very few were built before 1900, and the vast majority are one-story, fire-resistant buildings. Land coverage is high, however, with most of the structures covering more than half of their sites. Environmental deficiencies are not widespread, although inadequate off-street parking and loading and deficient streets are problems in some parts of the area.

Residential: Housing conditions are very poor. About two-thirds of the structures are deficient, and several should be demolished on the basis of their condition alone. Deterioration and lack of adequate heating equipment are the major deficiencies. Housing in this area has not been inspected by the Division of Minimum Housing Standards.

The residential environment is adversely affected by the proximity of nonresidential uses and lack of public elementary schools and recreation areas. Every residential block has two or more environmental deficiencies.

RECOMMENDED TREATMENT

Master Plan: The plan recommends removal of all residential uses, retaining North Burial Ground, and allocates most of the remaining area to industrial use with the

North Main Street frontage designated for commercial use. North Main Street, Branch Avenue, and Silver Spring Street are designated as major streets, and a new major street is to be constructed across the northern section of the area, connecting Silver Spring and North Main Streets, as part of the Interstate 95 construction.

Improvement of the Collyer Street Playfield by installation of children's play equipment at an estimated cost of \$1,200 is recommended. However, this facility should be retained as a children's play area only as long as there are residents in the area, and consideration should be given to its ultimate conversion to an adult recreation area.

Urban renewal: The long-term objective of renewal should be rehabilitation of the deficient nonresidential structures and removal of the residential structures in order to make land available for new industrial development and for elimination of deficiencies in off-street parking and loading. However, the condition of the residential structures does not justify their clearance at this time. As an interim approach, code enforcement should be used to maintain the livability of the residential structures, while discouraging new construction or extensive alteration. The social treatment program for the area should concentrate upon making community services in the areas of fire prevention, unemployment, and adult crime available.

Extension of the wholesale food market, the first section of which may be located in the West River planning area, has been proposed for the area east of Silver Spring Street by IMPACT, R. I., Inc. This area is now part of the railroad hump yard. Implementation of this proposal as a privately sponsored development would not require use of urban renewal or other governmental programs.

Table 1: Population Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Population	595	375	-220	- 37
White	582	340	-242	- 42
Non White	13	35	+ 22	+169
Families	150	106	- 44	- 29
Married Couples	127	72	- 55	- 43
Unrelated Individuals	35	32	- 3	- 9
Labor Force	244	158	- 86	- 35
Male	164	109	- 55	- 34
Female	80	49	- 31	- 39
Married		23		
Married with children under 6		4		
Age of Population				
Under 5	52	29	- 23	- 44
5-19	116	81	- 35	- 30
20-44	205	99	-106	- 52
45-64	153	105	- 48	- 31
65 & over	69	61	- 8	- 12

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 2: Housing Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Housing Units	177	138	-39	- 22
Total Occupied Units	174	127	-47	- 27
Owner	85	64	-21	- 25
White		63		
Non White		1		
Renter	89	63	-26	- 29
White		53		
Non White		10		
Total Non White	3	11	+ 8	+267
Vacant	3	11	+ 8	+267

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 3: Existing Land Use - 1961

<u>Land Use</u>	<u>Area in Acres</u>	<u>Percent of Total</u>
Industrial	71.3	30
Commercial	14.9	6
Residential*	10.9	5
Public & Institutional	130.0	55
Vacant	<u>9.6</u>	<u>4</u>
Total	236.7 acres	100 %

* includes mixed residential and nonresidential uses.

Source: field survey, Providence City Plan Commission, 1961.

Table 4: Residential Structure Types

<u>Structure Type</u>	<u>Number of Structures</u>	<u>Percent of Total</u>
1 family	52	61
2 family	30	35
3 family	1	1
4 or more family	<u>2</u>	<u>2</u>
Total	85	99 %

Note: Total does not equal 100% due to rounding.

Source: Assessors office, City of Providence, 1962.

Table 5: Condition of Structures

Type of structure:	Number of structures rated:				Total structures:	Structures rated:	
	Good:	Fair: (rehabilitate)	Fair: (recondition)	Poor:		Deficient:	Substandard:
Residential and mixed	0	48	24	13	85	57 (67%)	13 (15%)
Commercial	15	3	*	3	21	6 (29%)	3 (14%)
Industrial	12	0	*	2	14	2 (14%)	2 (14%)
Public and institutional	2	0	*	0	2	0 (0%)	0 (0%)
Total:	29	51	24	18	122	65 (53%)	18 (15%)

Note: * Nonresidential structures are not designated for reconditioning.

Source: field survey, 1961-1962.

Assessors office, City of Providence, 1962.

Table 6: Condition of the Residential Environment

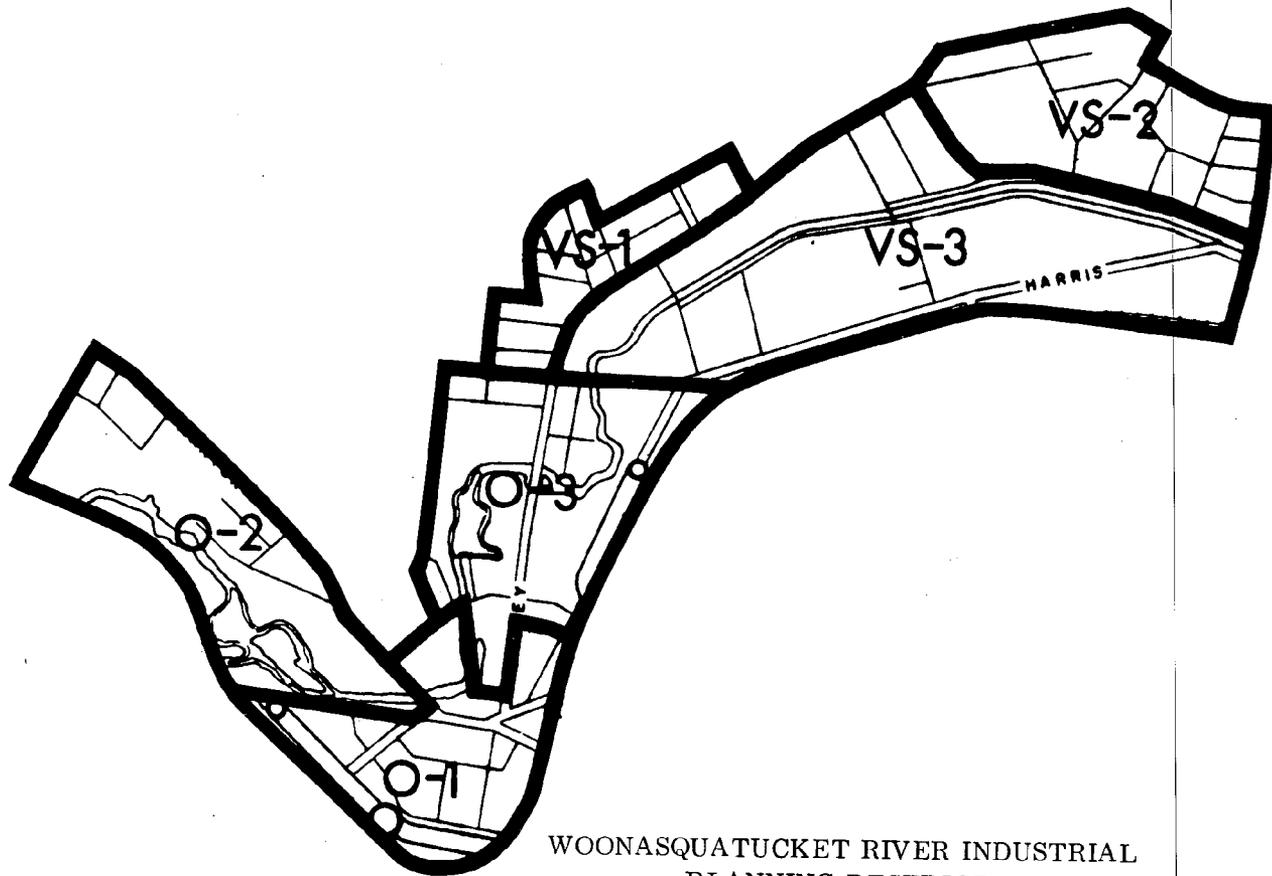
6A: Residential Blocks with Environmental Deficiencies

	Number of Deficiencies per Block						<u>Total Number of Residential Blocks</u>
	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5 or more</u>	
Planning Area Total	0	0	1	1	2	4	8

6B: Residential Blocks Affected by Specific Environmental Deficiencies

<u>Environmental Deficiency</u>	<u>Number of Residential Blocks Deficient</u>
Excessive land coverage	1
Inadequate off-street parking	0
Mixed land uses	6
Presence of specific nuisance uses	5
Excessive street traffic	3
Proximity to railroads	2
Lack of sanitary sewer	0
Lack of public water supply	0
Inadequate service by public elementary school	8
Inadequate service by public recreation area	8

Source: field survey, 1962.



WOONASQUATUCKET RIVER INDUSTRIAL
PLANNING DISTRICT:

Planning areas:

Valley Street
Olneyville

Treatment areas:

VS-1 to VS-3
O-1 to O-3

VALLEY STREET PLANNING AREA

DESCRIPTION

The Valley Street Planning Area is the center of machinery manufacturing in Providence. Thirteen establishments employ about 3000 persons in making both electrical and other machinery, with machine tools being one of the most important products. Other major sources of industrial employment are jewelry and silverware manufacturing, processing of food and related products, building construction, and instrument making. Warehousing and wholesaling are also important in terms of the number of establishments located here. This area has the heaviest concentration of industrial employment in the city.

Two pockets of mixed residential, commercial, and industrial use are located north of Valley Street. These areas lost about one-quarter of their population from 1950 to 1960, declining in all age groups except the oldest (65 and over).

The circulation pattern is well adapted to serve an industrial area. Valley, Promenade, Kinsley, Harris, and Atwells streets form the major circulation system, with all but Valley Street being of adequate width. Completion of freeways now under construction in the area, Interstate 95 and US-6, will improve access to other parts of the city and state.

CONDITION OF STRUCTURES AND ENVIRONMENT

Nonresidential: About nine-tenths of the nonresidential structures are in good condition, built since 1900 of fire-resistant or fireproof construction. However, four environmental deficiencies are significant: lack of off-street parking and loading, inadequate street access, and congestion on local streets. Obsolescence may also be a problem, as indicated by the fact that almost half of the structures are multi-story, and almost three-quarters cover more than half of their sites. These two conditions are generally detrimental to modern industrial operations.

Residential: Most of the 192 residential structures are located along the north edge of the area. Of these, about three-quarters are deficient, and about one-fifth should be demolished. The major deficiencies are inadequate heating systems, deterioration, and inadequate bath facilities. Environmental conditions are also poor, with most blocks having two or more deficiencies. Lack of parking space, mixed uses, and nuisance activities are the most frequent problems.

Inspection of the housing in the area by the Division of Minimum Housing Standards has been completed.

RECOMMENDED TREATMENT

Master Plan: Extension of the industrial area to the bottom of the slope which forms the north edge of the Woonasquatucket River valley is proposed. This slope, almost vertical

at some points, forms a logical division between this area and the residential areas to the north, since the most level ground will be available for industrial use, and industrial traffic is prevented from spilling over into the residential areas by the break in topography. Valley Street, Atwells Avenue, and Pleasant Valley Parkway (extended south to connect with Dean Street on Federal Hill) are designated as major streets.

Urban renewal: The treatment program should be designed to assist the area to overcome the effects of loss of its largest employer, now in process, and to eliminate substandard housing in a very undesirable environment. To facilitate accomplishment of these objectives, the planning area is divided into three treatment areas.

Valley Street 1 is primarily residential in character, with more than 80 percent of the buildings in residential or mixed use. While only a few of the nonresidential buildings are deficient, 82 percent of the residential buildings fall into this category, and 2 percent are so substandard as to warrant clearance. A clearance project encompassing all of the residential structures should be drawn within the treatment area, and the area cleared and made available for industrial re-use. Elimination of the environmental deficiencies affecting nonresidential structures, including inadequate off-street parking and loading space and congested streets, should be accomplished through redevelopment. A concurrent program bringing social services into the area which are geared to the specific problems encountered should be undertaken as an integral part of the treatment program.

Conditions are similar in Valley Street 2, with deficient and substandard residential structures and acceptable industrial buildings. The area should be designated a nonresidential conservation project, divided into two sections, an industrial rehabilitation section and a residential clearance section. The basic justification for this treatment lies in the fact that (1) some of the industrial structures require rehabilitation and elimination of the major environmental deficiency, lack of off-street parking; (2) of the residential structures, 23 percent are substandard, warranting clearance, most of the rest are deficient, and the area has several serious environmental problems; and (3) conditions in this area and loss of its major employment source adversely affect both the residential area to the north and the state house development to the east.

Social problems in Valley Street 2 are particularly serious, with adult crime, juvenile delinquency, and economic dependency due to old age being most important. Services directed to these problems should be centralized within the treatment area well in advance of the start of other project activities to permit their treatment before the residents are dispersed to other areas of the city.

Valley Street 3 is a minor maintenance area. Of the 68 nonresidential structures, 63 are in good condition and are largely unaffected by environmental deficiencies. A rehabilitation program should be applied to the nine residential structures until they are removed through private action.

Table 1: Population Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Population	1936	1466	-470	- 24
White	1930	1466	-464	- 24
Non White	6		- 6	-100
Families	497	387	-110	- 22
Married Couples	432	322	-110	- 25
Unrelated Individuals	183	140	- 43	- 24
Labor Force	898	633	-265	- 30
Male	601	386	-215	- 36
Female	297	247	- 50	- 17
Married		121		
Married with children under 6		18		
Age of Population				
Under 5	171	150	- 21	- 12
5-19	354	305	- 49	- 14
20-44	783	476	-307	- 39
45-64	459	348	-111	- 24
65 & over	169	187	+ 18	+ 11

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 2: Housing Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Housing Units	563	508	-55	- 10
Total Occupied Units	551	479	-72	- 14
Owner	148	132	-16	- 11
White		132		
Non White		-		
Renter	403	347	-56	- 14
White		347		
Non White		-		
Total Non White	1	-	- 1	-100
Vacant	12	29	+17	+142

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 3: Existing Land Use - 1961

<u>Land Use</u>	<u>Area in Acres</u>	<u>Percent of Total</u>
Industrial	176.0	55
Commercial	24.4	8
Residential*	35.9	11
Public & Institutional	74.2	23
Vacant	<u>10.4</u>	<u>3</u>
Total	320.9 acres	100 %

* includes mixed residential and nonresidential uses.

Source: field survey, Providence City Plan Commission, 1961.

Table 4: Residential Structure Types

<u>Structure Type</u>	<u>Number of Structures</u>	<u>Percent of Total</u>
1 family	31	16
2 family	59	31
3 family	81	42
4 or more family	<u>21</u>	<u>11</u>
Total	192	100 %

Source: Assessors office, City of Providence, 1962.

Table 5: Condition of Structures

Type of structure:	Number of structures rated:				Total structures	Structures rated:	
	Good:	Fair: (rehabilitate)	Fair: (recondition)	Poor:		Deficient	Substandard:
Residential and mixed	31	63	58	40	192	145 (76%)	40 (21%)
Commercial	22	3	*	0	25	3 (12%)	0 (-%)
Industrial	94	8	*	1	103	9 (8%)	1 (1%)
Public and institutional	3	1	*	0	4	1 (25%)	0 (-%)
Total:	150	75	58	41	324	158 (49%)	41 (13%)
Treatment Area 1							
Residential	25	36	32	25	118	97 (82%)	25 (21%)
Nonresidential	24	4	*	0	28	4 (14%)	0 (-%)
Total	49	40	32	25	146	101 (69%)	25 (17%)
Treatment Area 2							
Residential	4	22	24	15	65	41 (63%)	15 (23%)
Nonresidential	32	4	*	0	36	4 (11%)	0 (-%)
Total	36	26	24	15	101	45 (45%)	15 (15%)
Treatment Area 3							
Residential	2	5	2	0	9	7 (78%)	0 (-%)
Nonresidential	63	4	*	1	68	5 (7%)	1 (1%)
Total	65	9	2	1	77	12 (16%)	1 (1%)

Note: *Nonresidential structures are not designated for reconditioning.

Source: field survey, 1961-1962.

Assessor's office, City of Providence, 1962.

Table 6: Condition of the Residential Environment

6A: 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	0	4	3	7	5	5	24
Treatment area 1	0	4	3	5	3	0	15
Treatment area 2	0	0	0	1	2	4	7
Treatment area 3	0	0	0	1	0	1	2

6B: Residential Blocks Affected by Specific Environmental Deficiencies

<u>Environmental Deficiency</u>	<u>Number of Residential Blocks Deficient</u>
Excessive land coverage	4
Inadequate off-street parking	20
Mixed land uses	17
Presence of specific nuisance uses	17
Excessive street traffic	5
Proximity to railroads	0
Lack of sanitary sewer	0
Lack of public water supply	0
Inadequate service by public elementary school	9
Inadequate service by public recreation area	4

Source: field survey, 1962.

OLNEYVILLE PLANNING AREA

DESCRIPTION

The Olneyville planning area follows the winding upper Woonasquatucket River valley, and is defined by the abrupt breaks between the level valley floor and the more rolling areas to the north and south. Water power played a major role in early industrial development of the area, and several ponds and dams still exist along the river.

Olneyville differs from the adjoining Valley Street area in that fabricated metal products and textile products manufacturers are the most important industrial operations, with only a few smaller firms engaged in machinery making. Other important sources of employment are the jewelry and instrument makers, and there are several building contractors, food processors, and rubber products, trucking, and warehousing establishments in this diversified industrial area.

The area includes approximately two hundred retail sales and service, office, and entertainment establishments. Most of these are clustered around Olneyville Square in one of the city's two major commercial centers outside of the downtown area. A few commercial establishments are scattered along Valley Street and Manton Avenue.

The population of Olneyville declined by almost one-third from 1950 to 1960, with the 20 to 44 age group reduced by about one-half. This population represents the immediate market of the Olneyville shopping center, although the center actually draws from a much larger area.

Manton Avenue and Valley Street, the two most important streets in the area, terminate in congested Olneyville Square, and cause truck and employee traffic to be routed through the shopping center. These streets are only 50 feet wide, too narrow for the traffic volumes they handle. Completion of the US-6 freeway will permit most through traffic to bypass Olneyville Square, but traffic generated within the planning area will remain a problem.

CONDITION OF STRUCTURES AND ENVIRONMENT

Nonresidential: Although most of the structures in Olneyville predate World War II, and half are multi-story, almost all are in good condition. Only one is so substandard as to warrant clearance. Land coverage is very high, with three-quarters of the buildings covering more than half of their sites. Consequently, lack of off-street parking and loading are serious environmental problems. Many establishments also lack satisfactory public street access.

Residential: Most of the structures are deficient, but a relatively small number are so substandard as to require clearance. Both deficient and substandard structures are found throughout the area, but are especially concentrated around Olneyville Square. Inadequate off-street parking, mixed land uses, nuisance activities, and poor service by elementary schools are all important environmental problems in the area. As a result, most blocks have two or more environmental deficiencies.

Inspection of the housing in this area has been made by the Division of Minimum Housing Standards.

RECOMMENDED TREATMENT

Master Plan: The plan recommends enlargement of the Olneyville shopping center to permit development of adequate off-street parking. The remaining area is allocated to industrial use, requiring removal of three residential pockets. Valley Street and Manton Avenue are classified as major streets. A new street to bypass Olneyville Square on the south is also proposed. The cost of construction of this bypass loop is estimated at \$540,000. Installation of play equipment and a basketball court at the Valley Street Playground is proposed at a cost of \$3,800.

Urban renewal: The Olneyville planning area is divided into three treatment areas. Olneyville 1 includes Olneyville Square and surrounding residential and industrial uses. While most of the residential structures are deficient, and more than one-fifth warrant clearance, the nonresidential structures are in much better condition. A clearance project should be drawn within this treatment area so as to encompass the area of residential or mixed use, being generally the areas west and north of Olneyville Square. Some of the land obtained from the clearance project should be used to reduce the environmental deficiencies in the remaining area such as lack of off-street parking and loading, and for completion of a loop street around the shopping center. Most of the clearance area, however, would be redeveloped by industrial uses.

Olneyville 2 and Olneyville 3 are similar areas in that, while most of the residential structures in each are deficient, very few justify clearance. All of the nonresidential buildings are in acceptable condition. Consequently, renewal of these areas cannot be geared to the objectives of the Master Plan, which calls for conversion of both areas to industrial use. Reconditioning should be used as an interim program in an effort to maintain the basic usefulness of the residential structures for the foreseeable future. Little can be done about the environmental deficiencies, however, since most of these are inherent in the mixed land use pattern.

Social problems in all three treatment areas -- economic dependency due to old age, unemployment, and truancy from school -- require treatment by locating the agencies concerned in the area before undertaking other renewal activities.

Table 1: Population Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Population	4035	2824	-1211	-30
White	4033	2818	-1215	-30
Non White	2	6	+4	+200
Families	1153	756	-397	-34
Married Couples	990	604	-386	-37
Unrelated				
Individuals	183	238	+55	+30
Labor Force	1885	1109	-776	-41
Male	1198	721	-477	-40
Female	687	388	-299	-44
Married		197		
Married with children under 6		26		
Age of Population				
Under 5	405	293	-112	-28
5-19	840	671	-169	-20
20-44	1673	861	-812	-49
45-64	801	619	-182	-23
65 & over	316	380	+64	+20

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 2: Housing Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Housing Units	1238	1046	-192	- 16
Total Occupied Units	1213	957	-256	- 21
Owner	247	237	- 10	- 4
White		237		
Non White		0		
Renter	966	720	-246	- 25
White		719		
Non White		1		
Total Non White	1	1	-	-
Vacant	25	89	+ 64	+256

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 3: Existing Land Use - 1961

<u>Land Use</u>	<u>Area in Acres</u>	<u>Percent of Total</u>
Industrial	86.5	48
Commercial	19.2	11
Residential*	42.4	24
Public & Institutional	5.8	3
Vacant	25.9	14
Total	<u>179.8 acres</u>	<u>100 %</u>

* includes mixed residential and nonresidential uses.

Source: field survey, Providence City Plan Commission, 1961.

Table 4: Residential Structure Types

<u>Structure Type</u>	<u>Number of Structures</u>	<u>Percent of Total</u>
1 family	61	15
2 family	127	32
3 family	157	40
4 or more family	50	13
Total	<u>395</u>	<u>100 %</u>

Source: Assessor's office, City of Providence, 1962.

Table 5: Condition of Structures

Type of structure:	Number of structures rated:				Total structures	Structures rated:	
	Good:	Fair: (rehabilitate):	Fair: (recondition)	Poor:		Deficient:	Substandard:
Residential and mixed	61	211	89	34	395	317 (80%)	34 (9%)
Commercial	53	4	*	1	58	5 (9%)	1 (2%)
Industrial	67	0	*	0	67	0 (-%)	0 (-%)
Public and institutional	8	0	*	0	8	0 (-%)	0 (-%)
Total:	189	215	89	35	528	322 (61%)	35 (7%)
Treatment Area 1							
Residential	7	34	17	15	73	64 (88%)	15 (21%)
Nonresidential	63	4	*	1	68	5 (7%)	1
Total	70	38	17	16	141	69 (49%)	16 (11%)
Treatment Area 2							
Residential	19	50	13	3	85	59 (69%)	3 (4%)
Nonresidential	25	0	*	0	25	0 (-%)	0 (-%)
Total	44	50	13	3	110	59 (54%)	3 (3%)
Treatment Area 3							
Residential	35	127	59	16	237	194 (82%)	16 (7%)
Nonresidential	40	0	*	0	40	0 (-%)	0 (-%)
Total	75	127	59	16	277	194 (70%)	16 (6%)

Note: * Nonresidential structures are not designated for reconditioning.

Source: field survey, 1961-1962.
Assessor's office, City of Providence, 1962.

Table 6: Condition of the Residential Environment

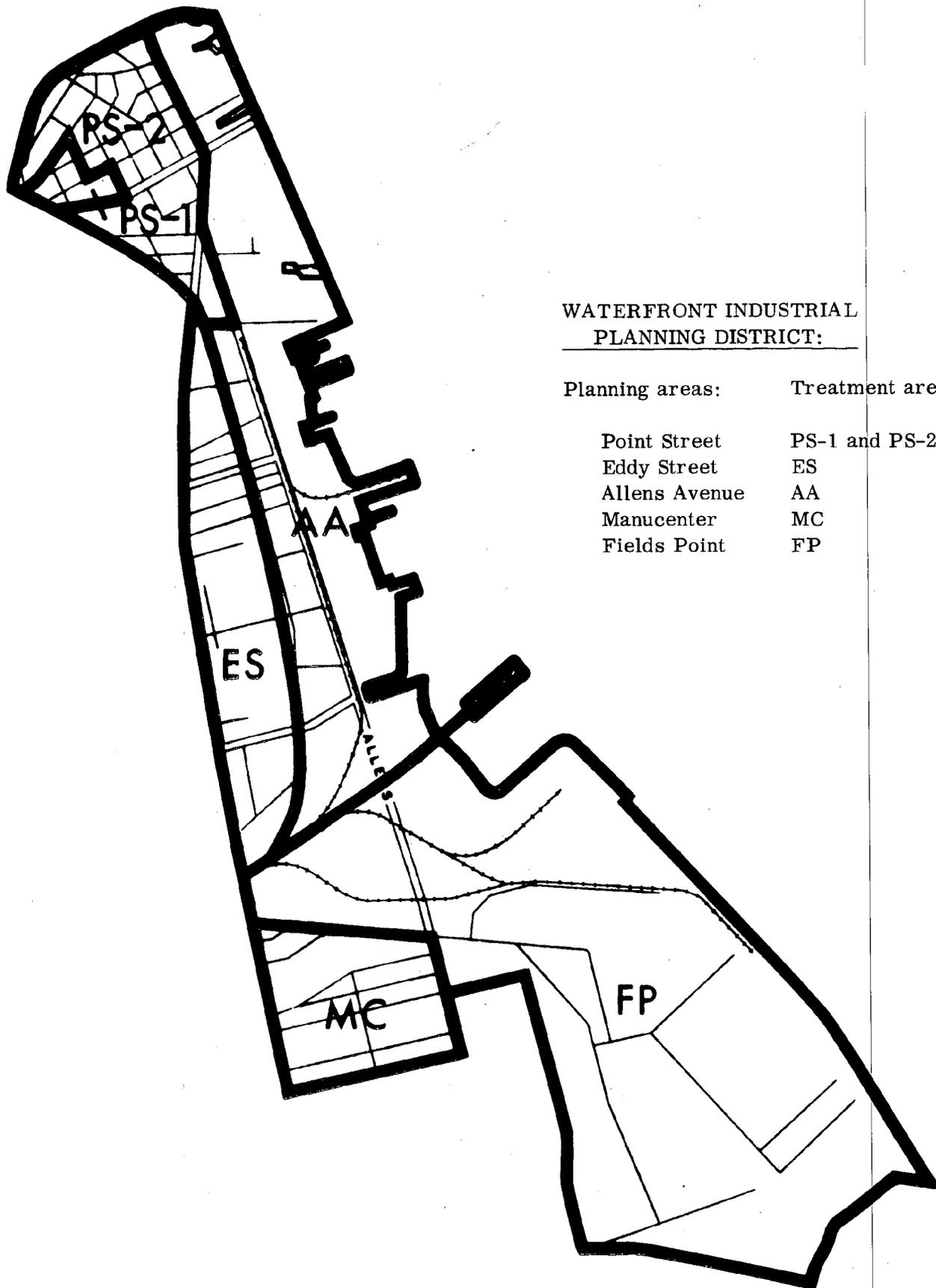
6A: Residential Blocks with Environmental Deficiencies

	Number of Deficiencies per Block						<u>Total Number of Residential Blocks</u>
	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5 or more</u>	
Planning Area Total	2	5	7	4	6	11	35
Treatment area 1	0	0	0	0	1	7	8
Treatment area 2	1	1	4	3	1	1	11
Treatment area 3	1	4	3	1	4	3	16

6B: Residential Blocks Affected by Specific Environmental Deficiencies

<u>Environmental Deficiency</u>	<u>Number of Residential Blocks Deficient</u>
Excessive land coverage	5
Inadequate off-street parking	25
Mixed land uses	23
Presence of specific nuisance uses	19
Excessive street traffic	9
Proximity to railroads	10
Lack of sanitary sewer	0
Lack of public water supply	1
Inadequate service by public elementary school	19
Inadequate service by public recreation area	8

Source: field survey, 1962.



**WATERFRONT INDUSTRIAL
PLANNING DISTRICT:**

Planning areas:	Treatment areas:
Point Street	PS-1 and PS-2
Eddy Street	ES
Allens Avenue	AA
Manucenter	MC
Fields Point	FP

POINT STREET PLANNING AREA

DESCRIPTION

The Point Street Planning Area lies immediately south of the downtown area. Manufacture of costume jewelry in the city is centered here, and manufacture of other jewelry items also represents a major source of employment. Establishments making rubber products or engaged in food processing are also large employers. There are many small machine and metal working shops, wholesalers, and retail stores. Their aggregate employment, however, is small.

The area lost almost its entire population between 1950 and 1960, due in part to clearance of the Point Street Redevelopment Project, UR R.I. 1-1.

Encircling freeways, I-95 and I-195, have interrupted many streets running through the area, shifting traffic to those which cross the freeways. Point Street, leading to the bridge over the Providence River, carried more than 15,000 vehicles per day in 1958, South and Richmond Streets are also heavily traveled.

CONDITION OF STRUCTURES AND ENVIRONMENT

Nonresidential: Almost all of the 102 structures are rated good, although about one-quarter are of combustible type construction. More than half are multi-story, indicating that obsolescence is a problem. Eighty percent cover more than half of their site, with coverage of more than three-quarters of the site the most common condition. About one-third of the structures need additional off-street parking, and one-quarter have inadequate off-street loading facilities.

Residential: The area contains 47 structures, of which well over half are so deficient as to justify clearance. Basic deficiencies include deterioration and lack of heating equipment and baths. As would be expected, the environment is very poor, due primarily to land use conflicts and associated traffic problems. The area is deficient in parking, and is not served by a public elementary school or playground. The Division of Minimum Housing Standards has inspected housing in this area.

RECOMMENDED TREATMENT

Master Plan: The entire unit is proposed for industrial use. Its most logical use is for those services, such as wholesaling with stock and warehousing, small industries, and other businesses which should be located near the downtown area. Proposed major streets are Point Street, Chestnut Street, and Eddy Street. All of these should be widened.

Urban renewal: Although the nonresidential structures in the Point Street Planning Area are generally in good condition, they tend toward obsolescence as indicated by the number of multi-story buildings and the very high lot coverage. Division of the area into small blocks, lack of off-street parking and loading, and the presence of several deteriorated residential structures create an unattractive industrial environment.

The area is divided into two treatment areas, Point Street 1 corresponding to the Point Street Redevelopment Project (UR R.I. 1-1). Point Street 2 should be handled as a clearance project, in which all of the residential uses are removed and the land obtained is used to alleviate the environmental deficiencies which affect industrial facilities. In order to meet minimum federal requirements, at least six of the nonresidential structures in good condition must be excluded from the project boundary.

Prior to initiation of the project, agencies oriented toward the major social problems of the area, dependence on public assistance (children and aged), adult crime, and illegitimacy, should establish coordinated programs within the project area designed to reduce family dependency and anti-social behavior.

Table 1: Population Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Population	1213	199	-1014	-84
White	1185	168	-1017	-86
Non White	28	31	+3	+11
Families	306	45	-261	-85
Married Couples	239	35	-204	-85
Unrelated				
Individuals	230	52	-178	-77
Labor Force	541	76	-465	-86
Male	344	49	-295	-86
Female	197	27	-170	-86
Married		9		
Married with children under 6		1		
Age of Population				
Under 5	111	20	-91	-82
5-19	216	41	-175	-81
20-44	450	58	-392	-87
45-64	296	49	-247	-83
65 & over	140	31	-109	-78

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 2: Housing Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Housing Units	390	89	-301	-77
Total Occupied Units	377	79	-298	-79
Owner	48	9	- 39	-81
White		8		
Non White		1		
Renter	329	70	-259	-79
White		62		
Non White		8		
Total Non White	8	9	+ 1	+12
Vacant	13	10	- 3	-23

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 3: Existing Land Use - 1961

<u>Land Use</u>	<u>Area in Acres</u>	<u>Percent of Total</u>
Industrial	20.0	32
Commercial	11.3	58
Residential *	3.4	10
Public & Institutional	--	0
Vacant	--	0
Total	34.7 acres	100 %

* includes mixed residential and nonresidential uses.

Source: field survey, Providence City Plan Commission, 1961.

Table 4: Residential Structure Types

<u>Structure Type</u>	<u>Number of Structures</u>
1 family	15
2 family	21
3 family	7
4 or more family	4
Total	47

Source: Assessors office, City of Providence, 1962.

Table 5: Condition of Structures

Type of structure:	Number of structures rated:				Total structures	Structures rated:	
	Good:	Fair: (rehabilitate):	Fair: (recondition)	Poor:		Deficient:	Substandard:
Residential and mixed	0	10	10	27	47	43 (91%)	27 (57%)
Commercial	18	1	*	1	20	2 (10%)	1 (5%)
Industrial	76	3	*	0	79	3 (4%)	0 (-%)
Public and institutional	0	0	*	0	0	0 (-%)	0 (-%)
Total:	94	14	10	28	146	48 (33%)	28 (19%)

Note: * Nonresidential structures are not designated for reconditioning.
 The Point Street Redevelopment Project, UR R. I. 1-1 (treatment area 1), is not included in this tabulation.

Source: field survey, 1961-1962.
 Assessors office, City of Providence, 1962.

Table 6: Condition of the Residential Environment

6A: Residential Blocks with Environmental Deficiencies

	Number of Deficiencies per Block						<u>Total Number of Residential Blocks</u>
	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5 or more</u>	
Planning Area Total	0	0	0	0	0	12	12

6B: Residential Blocks Affected by Specific Environmental Deficiencies

<u>Environmental Deficiency</u>	<u>Number of Residential Blocks Deficient</u>
Excessive land coverage	3
Inadequate off-street parking	10
Mixed land uses	11
Presence of specific nuisance uses	12
Excessive street traffic	9
Proximity to railroads	0
Lack of sanitary sewer	0
Lack of public water supply	0
Inadequate service by public elementary school	12
Inadequate service by public recreation area	12

Note: The Point Street Redevelopment Project, UR R.I. 1-1 (treatment area 1) is not included in this tabulation.

Source: field survey, 1962.

EDDY STREET PLANNING AREA

DESCRIPTION

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 percent 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.

CONDITION OF STRUCTURES

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.

RECOMMENDED TREATMENT

Master Plan: Conversion of the area from its present mixed use to industrial use is proposed. It would be extremely difficult to create a good residential environment on this long narrow strip, which has excellent freeway access for industrial development. Major streets are Eddy Street, Blackstone Street (a short connection from Eddy Street to Allens Avenue), Potters Avenue (to be opened), and Thurbers Avenue.

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, as described in the section on Point Street, should begin well in advance of relocation of site occupants.

Table 1: Population Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Population	1811	1200	-611	- 34
White	1745	1033	-712	- 41
Non White	66	167	+101	+153
Families	439	303	-136	- 31
Married Couples	372	232	-140	- 38
Unrelated Individuals	92	82	- 10	- 11
Labor Force	702	398	-304	- 43
Male	485	256	-229	- 47
Female	217	142	- 75	- 35
Married		53		
Married with children under 6		11		
Age of Population				
Under 5	215	152	- 63	- 29
5-19	453	339	-114	- 25
20-44	675	339	-336	- 50
45-64	331	236	- 95	- 41
65 & over	137	134	- 3	- 2

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 2: Housing Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Housing Units	528	419	-109	- 21
Total Occupied Units	514	372	-142	- 28
Owner	109	87	- 22	- 20
White		82		
Non White		5		
Renter	405	285	-120	- 30
White		247		
Non White		38		
Total Non White	15	43	+ 28	+187
Vacant	14	47	+ 33	+236

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 3: Existing Land Use - 1961

<u>Land Use</u>	<u>Area in Acres</u>	<u>Percent of Total</u>
Industrial	24.5	44
Commercial	4.6	8
Residential*	16.0	29
Public & Institutional	--	--
Vacant	10.1	18
Total	<u>55.2 acres</u>	<u>99 %</u>

* includes mixed residential and nonresidential uses.

Note: Total does not equal 100% due to rounding.

Source: field survey, Providence City Plan Commission, 1961.

Table 4: Residential Structure Types

<u>Structure Type</u>	<u>Number of Structures</u>	<u>Percent of Total</u>
1 family	64	34
2 family	68	36.
3 family	44	23
4 or more family	13	7
Total	<u>189</u>	<u>100 %</u>

Source: Assessors office, City of Providence, 1962.

Table 5: Condition of Structures

Type of structure:	Number of structures rated:				Total structures	Structures rated:	
	Good:	Fair: (rehabilitate)	Fair: (recondition)	Poor:		Deficient:	Substandard:
Residential and mixed	5	55	80	49	189	172 (91%)	49 (26%)
Commercial	10	2	*	4	16	6 (38%)	4 (25%)
Industrial	30	3	*	8	41	11 (27%)	8 (20%)
Public and institutional	0	0	*	0	0	0 (0%)	0 (0%)
Total:	45	60	80	61	246	189 (77%)	61 (25%)

Note: * Nonresidential structures are not designated for reconditioning.

Source: field survey, 1961-1962.
Assessors office, City of Providence, 1962.

Table 6: Condition of the Residential Environment

6A: Residential Blocks with Environmental Deficiencies

	Number of Deficiencies per Block						<u>Total Number of Residential Blocks</u>
	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5 or more</u>	
Planning Area Total	0	0	4	3	5	9	21

6B: Residential Blocks Affected by Specific Environmental Deficiencies

<u>Environmental Deficiency</u>	<u>Number of Residential Blocks Deficient</u>
Excessive land coverage	4
Inadequate off-street parking	15
Mixed land uses	13
Presence of specific nuisance uses	13
Excessive street traffic	6
Proximity to railroads	2
Lack of sanitary sewer	2
Lack of public water supply	0
Inadequate service by public elementary school	20
Inadequate service by public recreation area	13

Source: field survey, 1962.

ALLENS AVENUE PLANNING AREA

DESCRIPTION

The Allens Avenue area is the major port terminal area of the city, with most of the land behind the waterfront used for storage of bulk cargoes such as petroleum and lumber. There are three manufacturing establishments and a contractor's yard, which together employ about 100 persons. The Narragansett Power Company generating plant occupies the north end of the unit. The entire area is in nonresidential use, and had no population in 1950 or 1960. Access to the area is from Allens Avenue, which will eventually provide connections to Interstate 95 at one or two of the east-west cross streets.

CONDITION OF STRUCTURES AND ENVIRONMENT

Most nonresidential structures are in good condition, although almost one-quarter are of a combustible construction type. About one-third have been built since 1941. Land coverage does not appear to be excessive. However, almost the entire area is subject to flooding. There are no residential or mixed structures in the area.

RECOMMENDED TREATMENT

Master Plan: Industrial use of the entire area is recommended. Allens Avenue, Point Street, Blackstone Street, Potters Avenue, and Thurbers Avenue are designated as major streets. Only Allens Avenue, 80 feet wide, is of adequate existing width for this type of artery. Potters Avenue must be opened between Eddy Street and Allens Avenue.

Urban renewal: Maintenance of the area, combined with adequate zoning or other controls to prevent improper development within the flood plain, is recommended. East-west streets west of Allens Avenue which do not cross the freeway should be closed where possible to make additional area available for industrial development.

Table 1: Existing Land Use - 1961

<u>Land Use</u>	<u>Area in Acres</u>	<u>Percent of Total</u>
Industrial	161.0	95
Commercial	1.6	1
Residential	.0	--
Public & Institutional	--	--
Vacant	6.2	4
Total	168.8 acres	100 %

Source: field survey, Providence City Plan Commission, 1961.

Table 2: Condition of Structures

Type of structure:	Number of structures rated:				Total structures	Structures rated:	
	Good:	Fair: (rehabilitate):	Fair: (recondition):	Poor:		Deficient:	Substandard:
Residential and mixed	0	0	0	0	0	0 (-%)	0 (-%)
Commercial	6	1	*	0	7	1 (14%)	0 (-%)
Industrial	37	5	*	3	45	8 (18%)	3 (7%)
Public and institutional	0	0	*	0	0	0 (-%)	0 (-%)
Total:	43	6	0	3	52	9 (17%)	3 (6%)

Note: Nonresidential structures are not designated for reconditioning.

Source: field survey, 1961-1962.

Assessors office, City of Providence, 1962.

MANUCENTER PLANNING AREA

DESCRIPTION

The Manucenter planning area is a 15 block area bounded by Ernest Street, Allens Avenue, Carolina Avenue, and Eddy Street. About 75 industrial establishments are located in this area, engaged in a wide variety of operations. Approximately half of the employment is in the jewelry and costume jewelry industries. Instruments, fabricated metal products, and machinery manufacturers and contractors are next in importance, but wood, paper, chemicals, rubber, stone, clay, and glass, and primary metals products, warehouses, truck terminals, utilities, wholesalers, and retail sales and services are also represented. Together they form one of the three most diversified industrial areas in the city.

In 1950 the area contained 10 housing units, housing approximately 30 people, according to the U. S. Bureau of the Census Block Statistics for that year. The census data for this area in 1960 is grossly in error, so no comparison of 1960 with 1950 is possible. At the time of the Community Renewal Program field survey in 1962, the area had eight residential structures with a total of 13 dwelling units. Two of these structures, with five dwelling units, have since been removed for expansion of an industrial building.

Carolina Avenue, the south boundary of the area, has both residential and industrial structures fronting along it, and is used by truck and employee traffic.

CONDITION OF STRUCTURES AND ENVIRONMENT

Nonresidential: More than half of the nonresidential structures have been built since 1941, and 88 percent are classified as being in good condition. There are few combustible buildings. Land coverage is high with four-fifths of the structures covering more than half of their site. About one-fifth are noted as needing more off-street parking.

Residential: There are only 8 residential structures in the area, and 7 are in good condition. All three residential blocks have several environmental deficiencies. In addition to mixed land uses and the proximity of nuisance activities, no public elementary school gives adequate service to this area.

RECOMMENDED TREATMENT

Master Plan: The area is allocated to industrial use, with the east and west boundary streets, Allens Avenue and Eddy Street, designated as major streets. However, Eddy Street is only 50 feet wide.

Urban renewal: Minor maintenance is recommended on the basis of the acceptable condition of the industrial structures and environment. The remaining residential buildings should be classified as nonconforming uses by a revision of the zoning ordinance, and removed through amortization procedures if they are not purchased for privately sponsored industrial expansion. Consideration should also be given to extending nonresidential zoning of some type to the property line between Carolina and New York Avenues to prevent any further residential construction fronting on Carolina Avenue.

Table 1: Existing Land Use - 1961

<u>Land Use</u>	<u>Area in Acres</u>	<u>Percent of Total</u>
Industrial	33.0	79
Commercial	7.4	18
Residential*	.6	1
Public & Institutional	-	
Vacant	.8	2
Total	<u>41.8 acres</u>	<u>100 %</u>

* includes mixed residential and nonresidential uses.

Source: field survey, Providence City Plan Commission, 1961.

Table 2: Residential Structure Types

<u>Structure Type</u>	<u>Number of Structures</u>
1 family	4
2 family	3
3 family	1
4 or more family	0
Total	<u>8</u>

Source: Assessors office, City of Providence, 1962.

Table 3: Condition of Structures

Type of structure:	Number of structures rated:				Total structures	Structures rated:	
	Good:	Fair: (rehabilitate)	Fair: (recondition)	Poor:		Deficient:	Substandard:
Residential and mixed	7	1	0	0	8	0 (-%)	0 (-%)
Commercial	1	3	*	0	4	3 (75%)	0 (-%)
Industrial	50	4	*	0	54	4 (7%)	0 (-%)
Public and institutional	0	0	*	0	0	0 (-%)	0 (-%)
Total:	58	8	0	0	66	7 (11%)	0 (-%)

Note: *Nonresidential structures are not designated for reconditioning.

Source: field survey, 1961-1962.
Assessors office, City of Providence, 1962.

Table 4: Condition of the Residential Environment

4A: Residential Blocks with Environmental Deficiencies

	Number of Deficiencies per Block						<u>Total Number of Residential Blocks</u>
	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5 or more</u>	
Planning Area Total	0	0	0	1	0	2	3

4B: Residential Blocks Affected by Specific Environmental Deficiencies

<u>Environmental Deficiency</u>	<u>Number of Residential Blocks Deficient</u>
Excessive land coverage	0
Inadequate off-street parking	2
Mixed land uses	3
Presence of specific nuisance uses	3
Excessive street traffic	1
Proximity to railroads	0
Lack of sanitary sewer	0
Lack of public water supply	0
Inadequate service by public elementary school	3
Inadequate service by public recreation area	1

Source: field survey, 1962.

FIELDS POINT PLANNING AREA

DESCRIPTION

The Fields Point planning area lies along the Providence River harbor at the south city line. A large part of the area is subject to flooding. Two utility installations, the Providence Gas Company and the City's sewage treatment plant, and bulk petroleum storage are the most important activities in the area in terms of land area occupied. Wholesalers and jewelry manufacturers account for almost half of the employment in the area, however. A major part of the chemicals and allied products manufacturing in the city is located here. Large tracts in the southern part of the area are occupied by a discount department store, bowling alley, drive-in theater, and small boat yard. The area had no residents in 1950 or 1960.

In 1946 the Providence City Plan Commission completed a study of the Fields Point area. Their report recommended filling in the area to permit development of port and manufacturing uses, a waterfront park and marina, and a playfield for employees. To date, few of these proposals have been carried out. Although gradual filling in of the area has proceeded, the real potential described in the plan commission report remains unrealized.

Although the area is accessible to Allens Avenue via Ernest and Northup Streets, two residential streets, New York and Washington Avenues, also carry traffic to and from the area.

CONDITION OF STRUCTURES AND ENVIRONMENT

More than 40 percent of the nonresidential structures are classified as deficient. Although the vast majority are one-story structures, built since 1900, almost one-third are of combustible type construction, and almost two-thirds cover more than half their sites. Much of the area lies below 20 feet elevation and is subject to flooding. There are no residential or mixed use structures in the area.

RECOMMENDED TREATMENT

Master Plan: The entire area is allocated to industrial use. The special report on Fields Point includes a site plan for the area, which allocates the area as follows:

<u>Use</u>	<u>Area in Acres</u>	<u>Percent of Total</u>
port	100	29
manufacturing	105	31
municipal	35	10
recreation	50	15

<u>Use</u>	<u>Area in Acres</u>	<u>Percent of Total</u>
roads	<u>50</u>	<u>15</u>
Total	340	100 %

This plan does not include the areas west of Allens Avenue or north of Terminal Road.

Urban renewal: A nonresidential, federally assisted conservation project is appropriate for most of this area. As noted above, more than 40 percent of the structures are deficient, and the area has significant environmental deficiencies: poor street access to part of the area, a high percentage of combustible buildings, high land coverage, and susceptibility to flooding.

In its present partially developed condition, with both truck and employee traffic using residential streets, the area exerts serious blighting and deteriorating influences over the adjoining residential area to the west.

Objectives of the project should be to carry out the 1946 plan, updated where necessary; to rehabilitate those buildings needing repair, removing those which are dilapidated or not suitable for a desirable use, and to establish a high standard of building maintenance in the area; to correct environmental deficiencies; and to adequately buffer the unit from the adjoining Washington Park residential area on the west.

Table 1: Existing Land Use - 1961

<u>Land Use</u>	<u>Area in Acres</u>	<u>Percent of Total</u>
Industrial	239.8	59
Commercial	26.3	6
Residential	--	--
Public & Institutional	61.7	15
Vacant	77.0	19
Total	<u>404.8 acres</u>	<u>99 % *</u>

* does not equal 100% due to rounding.

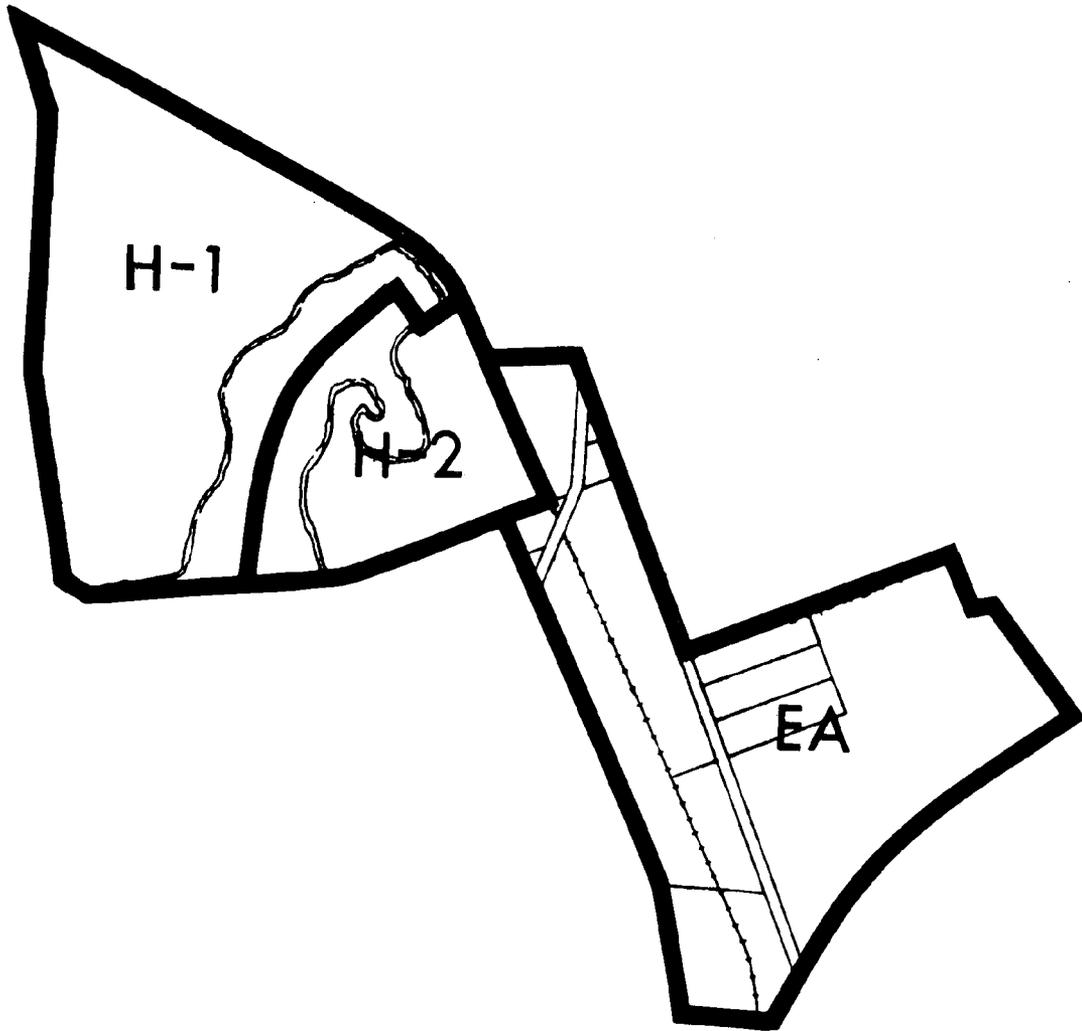
Source: field survey, Providence City Plan Commission, 1961.

Table 2: Condition of Structures

Type of structure:	Number of structures rated:				Total structures	Structures rated:	
	Good:	Fair: (rehabilitate).	Fair: (recondition)	Poor:		Deficient:	Substandard:
Residential and mixed	0	0	0	0	0	0 (-%)	0 (-%)
Commercial	4	4	*	1	9	5 (56%)	1 (11%)
Industrial	23	11	*	3	37	14 (38%)	3 (8%)
Public and institutional	4	2	*	0	6	2 (33%)	0 (-%)
Total:	31	17	0	4	52	21 (40%)	4 (8%)

Note: *Nonresidential structures are not designated for reconditioning.

Source: field survey, 1961-1962,
Assessors office, City of Providence, 1962.



MASHAPAUG POND INDUSTRIAL
PLANNING DISTRICT:

Planning areas:	Treatment areas:
Huntington	H-1 and H-2
Elmwood Avenue	EA

HUNTINGTON PLANNING AREA

DESCRIPTION

This planning area includes the Mashapaug Pond Redevelopment Project, presently being redeveloped as the Huntington Expressway Industrial Park, and the Gorham Manufacturing Company, located on the eastern shore of Mashapaug Pond. Gorham, one of the largest industrial installations in the city, manufactures silverware, bronze ware, and electronic equipment components. Since 1960 all residential structures have been removed from this planning area.

Although the area had a substantial population in 1960, as shown by Table 1, it had been completely relocated to other areas at the time the building condition survey was made in 1962.

RECOMMENDED TREATMENT

The Master Plan allocates the entire planning area to industrial use. The Mashapaug Pond project is designated Huntington 1 and the area occupied by the Gorham Manufacturing Company is designated Huntington 2. Minor maintenance is recommended for the latter treatment area.

Table 1: Population Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Population	1573	1350	-223	-14
White	1477	1186	-291	-20
Non White	96	164	+68	+71
Families	386	380	-6	-2
Married Couples	340	318	-22	-6
Unrelated				
Individuals	50	77	+27	+54
Labor Force	665	522	-143	-22
Male	445	343	-102	-23
Female	220	179	-41	-19
Married		90		
Married with children under 6		14		
Age of Population				
Under 5	132	132	0	0
5-19	319	302	-17	-5
20-44	542	387	-155	-29
45-64	395	326	-69	-17
65 & over	185	203	+18	+10

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 2: Housing Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Housing Units	479	461	-18	+ 4
Total Occupied Units	469	443	-26	- 6
Owner	248	265	+17	+ 7
White		245		
Non White		20		
Renter	221	178	-44	- 20
White		156		
Non White		22		
Total Non White	19	42	+23	+121
Vacant	10	18	+ 8	+ 80

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 3: Existing Land Use - 1961

<u>Land Use</u>	<u>Area in Acres</u>	<u>Percent of Total</u>
Industrial	37.1	36
Commercial	.4	0
Residential*	2.6	2
Public & Institutional	---	0
Vacant	<u>62.0</u>	<u>61</u>
Total	102.1 acres	99 %

* includes mixed residential and nonresidential uses.

Note: Total does not equal 100% because of rounding.

Source: field survey, Providence City Plan Commission, 1961.

Table 4: Condition of Structures

Type of structure:	Number of structures rated:				Total structures	Structures rated:	
	Good:	Fair: (rehabilitate)	Fair: (recondition)	Poor:		Deficient:	Substandard:
Residential and mixed	0	0	0	0	0	0 (-%)	0 (-%)
Commercial	0	0	*	0	0	0 (-%)	0 (-%)
Industrial	47	0	*	0	47	0 (-%)	0 (-%)
Public and institutional	0	0	*	0	0	0 (-%)	0 (-%)
Total:	47	0	0	0	47	0 (-%)	0 (-%)

Note: * Nonresidential structures are not designated for reconditioning.

The Mashapaug Pond Redevelopment Project (treatment area 1) is not included in this tabulation.

Source: field survey, 1961-1962.

Assessors office, City of Providence, 1962.

ELMWOOD AVENUE PLANNING AREA

DESCRIPTION

Manufacturers of costume jewelry, finished metal products, and miscellaneous products, and building contractors are located in the Elmwood Avenue planning area, together with several retail sales and service establishments. A transit company garage and utility company storage yard also occupy large tracts. The few residential structures, which are scattered throughout the area, collectively lost population in the same proportion as the city as a whole from 1950 to 1960.

Elmwood Avenue traverses the area, giving access to downtown Providence to the north, and Cranston and Warwick to the south. Interstate 95 is under construction along the southern boundary of the area. Industrial traffic is mixed with residential traffic on Narragansett Avenue and Sackett Street.

CONDITION OF STRUCTURES AND ENVIRONMENT.

Nonresidential: All but one of these structures have been built since 1900, and most of them are in good condition. They are primarily of fire-resistant, one-story design. Lot coverage is moderate. Both commercial and industrial buildings need additional off-street parking and loading space.

Residential: Most structures are also in good condition, with lack of adequate heating equipment being the only major deficiency. Their environment, however, is very poor, with mixed land uses, proximity to rail lines, and lack of an elementary school to serve much of the area as major problems. Housing in this area has been inspected by the Division of Minimum Housing Standards.

RECOMMENDED TREATMENT

Master Plan: Most of the area is allocated to industrial use, with a small commercial area in the extreme northerly section, and two small residential pockets totaling three blocks. Elmwood and Reservoir Avenues are classified as major streets.

Urban renewal: Major maintenance is recommended for the area. Privately-sponsored efforts should be adequate to maintain the industrial and commercial structures in a satisfactory condition. Residential pockets along Sackett Street and on Narragansett Avenue at the south city line should be attached to adjoining residential areas in the Elmwood and Reservoir Avenue planning areas for treatment purposes. Those residential structures along either side of Elmwood Avenue should ultimately be removed by privately-financed industrial expansion. This action would go far toward correcting the area's most serious environmental deficiency, lack of off-street parking. The social treatment program required for this area involves an information program to make the residents aware of the community services which are available.

Table 1: Population Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Population	951	802	-149	-16
White	944	788	-156	-17
Non White	7	14	+7	+100
Families	264	224	-40	-15
Married Couples	229	184	-45	-20
Unrelated				
Individuals	72	77	+5	+7
Labor Force	425	346	-79	-19
Male	274	213	-61	-22
Female	151	133	-18	-12
Married		52		
Married with children under 6		7		
Age of Population				
Under 5	73	66	-7	-10
5-19	145	159	+14	+10
20-44	351	229	-122	-35
45-64	253	221	-32	-12
65 & over	129	127	-2	-2

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 2: Housing Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Housing Units	315	298	-17	- 5
Total Occupied Units	307	286	-21	- 7
Owner	121	108	-13	- 11
White		106		
Non White		2		
Renter	186	178	- 8	- 4
White		176		
Non White		2		
Total Non White	2	4	+ 2	+100
Vacant	8	12	+ 4	+ 50

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 3: Existing Land Use - 1961

<u>Land Use</u>	<u>Area in Acres</u>	<u>Percent of Total</u>
Industrial	68.0	61
Commercial	22.2	20
Residential*	11.8	10
Public and Institutional	5.4	5
Vacant	4.6	4
Total	<u>112.0 acres</u>	<u>100 %</u>

* includes mixed residential and nonresidential uses.

Source: field survey, Providence City Plan Commission, 1961.

Table 4: Residential Structure Types

<u>Structure Type</u>	<u>Number of Structures</u>
1 family	26
2 family	31
3 family	30
4 or more family	11
Total	<u>98</u>

Source: Assessors office, City of Providence, 1963.

Table 5: Condition of Structures

Type of structure:	Number of structures rated:				Total structures	Structures rated:	
	Good:	Fair: (rehabilitate):	Fair: (recondition)	Poor:		Deficient:	Substandard:
Residential and mixed	67	31	0	0	98	10 (10%)	0 (-%)
Commercial	22	6	*	0	28	6 (21%)	0 (-%)
Industrial	14	2	*	2	18	4 (22%)	2 (11%)
Public and institutional	0	0	*	0	0	0 (-%)	0 (-%)
Total:	103	39	0	2	144	20 (14%)	2 (1%)

Note: *Nonresidential structures are not designated for reconditioning.

Source: field survey, 1961-1962.

Assessors office, City of Providence, 1962.

Table 6: Condition of the Residential Environment

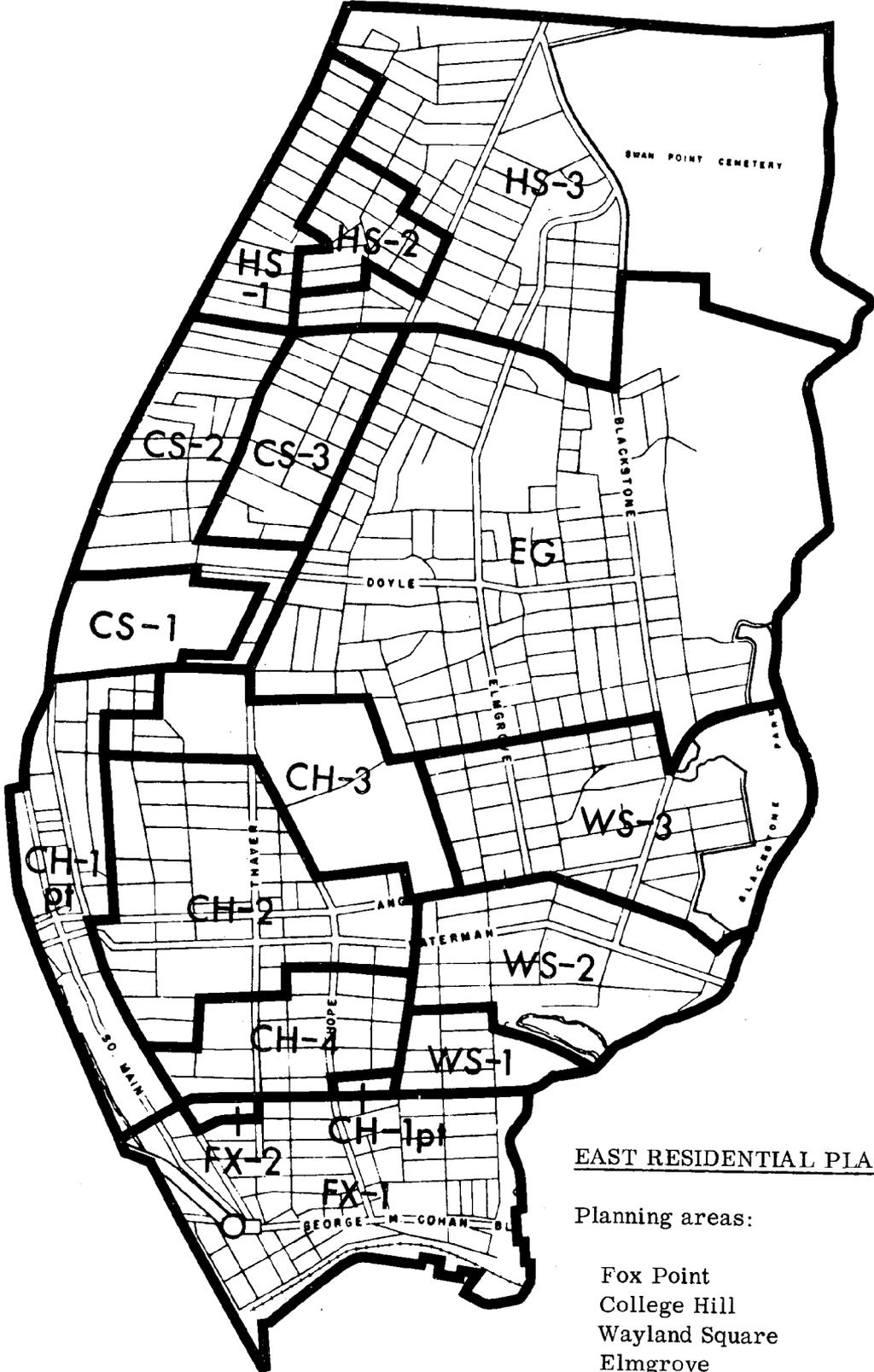
6A: Residential Blocks with Environmental Deficiencies

	Number of Deficiencies per Block						<u>Total Number of Residential Blocks</u>
	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5 or more</u>	
Planning Area Total	0	2	1	2	1	6	12

6B: Residential Blocks Affected by Specific Environmental Deficiencies

<u>Environmental Deficiency</u>	<u>Number of Residential Blocks Deficient</u>
Excessive land coverage	0
Inadequate off-street parking	0
Mixed land uses	10
Presence of specific nuisance uses	7
Excessive street traffic	5
Proximity to railroads	9
Lack of sanitary sewer	2
Lack of public water supply	0
Inadequate service by public elementary school	9
Inadequate service by public recreation area	6

Source: field survey, 1962.



EAST RESIDENTIAL PLANNING DISTRICT:

Planning areas:

Treatment areas:

- Fox Point
- College Hill
- Wayland Square
- Elmgrove
- Camp Street
- Hope Street

- FX-1 and FX-2
- CH-1 to CH-4
- WS-1 to WS-3
- EG
- CS-1 to CS-3
- HS-1 to HS-3

FOX POINT PLANNING AREA

DESCRIPTION

Fox Point occupies the southernmost tip of the East Side, extending north to Williams Street. Early wharves and docks for ships engaged in overseas trade were located in the area, together with the homes of shipping agents and ship captains. Industries have become less water-oriented over time, and Portuguese and Negro minority groups have replaced the original residents.

The area lost more than one-fifth of its total population from 1950 to 1960, with the non-white population declining at a greater rate than the white population. Losses in the 20 to 44 age group were particularly heavy.

Most residential structures in the area house two or three families. Many of these are converted single-family structures with most of the multiple dwellings also in converted structures. Only 20 percent of the housing in the area is single-family. The overall net density is about 32 dwelling units per acre, quite high for an area with these structure types. Seventy percent or more of the units are renter-occupied, and rentals are the lowest on the East Side, falling primarily in the \$15 to \$45 range. Household income is below average (about \$2500 to \$4000) in the eastern two-thirds of the area, and low (less than \$2500) in the western third.

Retail stores are located along Ives and Wickenden Streets, with isolated stores and service outlets scattered throughout the residential section. Offices and wholesalers are concentrated along South Water and South Main Streets. The area south of George M. Cohan Boulevard is almost entirely industrial, as is the area east of Gano Street.

Circulation problems in Fox Point are intensified by the industrial development in the area, most of which will be removed as part of the East Side Renewal Project. At present, north-south traffic follows South Water, South Main, Benefit, Brook, Hope and Gano Streets. Use of Wickenden, Governor, and Pitman Streets as a connection between Point Street Bridge and Red Bridge creates a major problem in this area which probably cannot be solved until the Seekonk River Freeway connection is built. East-west through movement can then be limited to Cohan Boulevard (I-195 and US-1A, 6, and 44).

Fox Point School serves all of Fox Point as well as parts of Wayland Square and College Hill. The building was constructed in 1952 on a 5.4 acre site, which includes the 2 acre Tockwotton playground. There are two other playgrounds in the area:

Arnold Street Playground:	0.4 acres
Washington Square Playground:	0.6 acres

The Washington Square playground will be outside the hurricane barrier, and is to be included in the park proposed for the area south of Cohan Boulevard and the hurricane barrier. This entire area is below 20 feet elevation, and is subject to flooding.

CONDITION OF STRUCTURES AND ENVIRONMENT

The entire Fox Point planning area, except for the three block area bounded by Williams, Thayer, John, and Benefit Streets, is included in the East Side Renewal Project (R.I. R-4). Condition data has not been tabulated for the project area, since more detailed surveys are being conducted by the Providence Redevelopment Agency as the basis for project planning.

The remaining area outside of the project contains 20 structures, all of which are in residential or mixed use. Of these, 16 are in fair condition, but none are rated poor. This housing has not been inspected by the Division of Minimum Housing Standards. All three blocks have significant environmental deficiencies, including inadequate off-street parking and public elementary school and recreation services.

RECOMMENDED TREATMENT

Master Plan: The proposed land use pattern calls for medium density housing in most of the area north of Cohan Boulevard, with commercial areas along South Main, South Water, Wickenden, and Ives Streets. The area south of Cohan Boulevard is to be developed as a large waterfront park, except for the section protected by the hurricane barrier, which is retained in industrial use.

Proposed major streets in the unit are the South Water- South Main one way pair and the Hope Street-Wickenden Street-Point Street Bridge route. Hope and Wickenden Streets, however, are only 50 feet wide. Improvement of the Arnold Street Playground scheduled for the fourth priority year, will cost an estimated \$6,600. Additional play equipment is also proposed for the Tockwotton Playground, to cost \$1,100, and to be installed during the fifth priority year.

Urban renewal: The planning area is divided into two treatment areas. Fox Point 1 corresponds to that part of the East Side Renewal Project that is within the planning area.

In Fox Point 2, a minor maintenance program should be undertaken in conjunction with treatment area 4 in the College Hill planning area. For purposes of social treatment, however, Fox Point 1 and 2 should be combined, and the necessary social service agencies brought into the area.

Table 1: Population Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Population	7218	5667	-1551	-21
White	5807	4656	-1151	-20
Non White	1411	1011	-400	-28
Families	1784	1374	-410	-23
Married Couples	1455	1128	-327	-22
Unrelated Individuals	774	680	-94	-12
Labor Force	2894	2478	-416	-14
Male	1805	1437	-368	-20
Female	1089	1041	-48	-4
Married		514		
Married with children under 6		97		
Age of Population				
Under 5	738	588	-150	-20
5-19	1550	1316	-234	-15
20-44	2862	1960	-902	-32
45-64	1439	1138	-301	-21
65 & over	629	665	+36	+6

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 2: Housing Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Housing Units	2111	2015	- 96	- 5
Total Occupied Units	2054	1847	-207	- 10
Owner	395	437	+ 42	+ 11
White		399		
Non White		38		
Renter	1659	1410	-249	- 15
White		1149		
Non White		261		
Total Non White	386	299	- 87	- 23
Vacant	57	168	+111	+195

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 3: Existing Land Use - 1961

<u>Land Use</u>	<u>Area in Acres</u>	<u>Percent of Total</u>
Residential *	62.9	47
Commercial	11.9	9
Industrial	40.0	30
Public and Institutional	13.2	10
Vacant	5.0	4
Total	133.0 acres	100 %

* includes mixed residential and nonresidential uses.

Source: field survey, Providence City Plan Commission, 1961.

Table 4: Residential Structure Types

<u>Structure Type</u>	<u>Number of Structures</u>
1 family	8
2 family	4
3 family	3
4 or more family	5
Total	<u>20</u>

Note: Treatment area 1, part of the East Side Renewal Project (R.I. R-4) is not included in this tabulation.

Source: Assessors office, City of Providence, 1962.

Table 5: Condition of Structures

Type of structure:	Number of structures rated:				Total structures	Structures rated:	
	Good:	Fair: (rehabilitate):	Fair: (recondition)	Poor:		Deficient:	Substandard:
Residential and mixed	4	14	2	0	20	7 (35%)	0 (-%)
Commercial	0	0	*	0	0	0 (-%)	0 (-%)
Industrial	0	0	*	0	0	0 (-%)	0 (-%)
Public and institutional	0	0	*	0	0	0 (-%)	0 (-%)
Total:	4	14	2	0	20	7 (35%)	0 (-%)

Note: *Nonresidential structures are not designated for reconditioning.
Treatment area 1, part of the East Side Renewal Project (R.I. R-4), is not included in this tabulation.

Source: field survey, 1962.
Assessors office, City of Providence, 1962.

Table 6: Condition of the Residential Environment

6A: 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	0	0	0	2	1	0	3

6B: Residential Blocks Affected by Specific Environmental Deficiencies

<u>Environmental Deficiency</u>	<u>Number of Residential Blocks Deficient</u>
Excessive land coverage	0
Inadequate off-street parking	3
Mixed land uses	1
Presence of specific nuisance uses	0
Excessive street traffic	0
Proximity to railroads	0
Lack of sanitary sewer	0
Lack of public water supply	0
Inadequate service by public elementary school	3
Inadequate service by public recreation area	3

Note: Treatment Area 1, part of the East Side Renewal Project (R.I. R-4) is not included in this tabulation.

Source: field survey, 1962.

COLLEGE HILL PLANNING AREA

DESCRIPTION

Location of Brown University, then known as Rhode Island College, on Prospect Hill has been the determining factor in development of the College Hill area ever since. It is difficult to speculate as to what this area would be like today without this dominating influence, but Fox Point and Federal Hill provide some parallels.

College Hill is located between Williams and Olney Streets, extending from the riverfront to the east edge of Moses Brown School and the Brown University athletic field. Almost half of the area is in educational use. In addition to Brown University, the Rhode Island School of Design, Bryant College, Hope High School, and Moses Brown School each occupy large areas. They surround the residential area, which includes all types of dwellings in a mixed pattern. The total loss in population was partially offset by an increase in nonwhite residents. Unrelated individuals (resident college students) make up more than half of the population. This is one of only three residential planning areas in the city which lost in aged population during the last decade, and the other two can be traced directly to clearance for redevelopment or freeway construction.

Household income on College Hill is predominantly above average (\$10,000 or more) except for the northwest corner of the area, which is below average. As would be expected from the high number of unrelated individuals, most units are rentals, with most owner-occupied units in the area immediately north of Moses Brown School. Average rents and values follow the pattern of household incomes, with those nearest to Brown University valued at \$25,000 or more.

The Thayer Street shopping area serves both the students and the more permanent population. Offices and heavy commercial uses, and a few industrial uses, front on Main and Canal Streets.

College Hill has serious traffic problems due to traffic generated by:

1. high residential density.
2. major institutions.
3. movement through the area between Downtown and Red Bridge.

While east-west through traffic is limited to the Angell-Waterman Street one-way pair, north-south traffic overloads Canal, Main, Benefit, Prospect, and Hope Streets. In addition, Thayer and Brook Streets are used as a short cut between Hope and Angell-Waterman Streets.

Hope High School, located in College Hill, was built in 1938 on a site previously occupied by a water reservoir. The 18.3 acre site includes a 12.3 acre playfield which provides a full range of athletic facilities.

The steep west slope of College Hill rises from 10 feet + elevation at South Main Street to 190 feet + elevation at Prospect Street; a rise of approximately 180 feet vertically in a maximum of 1200 feet horizontally, or a grade of at least a 15 percent.

This slope has been intensively developed with both residential and nonresidential buildings, and several east-west streets traverse it, even though it exceeds the maximum for either type of construction. All future building or rebuilding in this area must be carefully guided to insure that the full potentialities of the site are exploited without creating more hazardous conditions.

CONDITION OF STRUCTURES AND ENVIRONMENT

Residential: The housing in this area is basically sound. The planning area as a whole has less than 20 percent of the residential structures in fair condition and only one is rated poor. The fair structures are concentrated between Canal Street and Congdon Street. Lack of adequate heating systems, structural deterioration, and lack of bathing facilities are all problems. The area has not been inspected by the Division of Minimum Housing Standards.

Environmental deficiencies are a problem in much of the area, with walking distance to Fox Point and John Howland Schools, lack of off-street parking space, traffic congestion, and mixed land uses added to the difficulties of steep slope in parts of the area. The principal areas affected by environmental problems are along the slope from Canal Street to Congdon Street, and in the vicinity of the Angell-Waterman one way pair of streets and the Thayer Street shopping center.

Nonresidential: Almost two-thirds of the nonresidential structures are in public or institutional use, with the remainder in commercial use. Although almost 40 percent date from the nineteenth century, all but one is rated in good condition.

Several environmental problems have reached a serious level in the area. Off-street loading is lacking for 82 percent of the structures, and off-street parking is inadequate for 57 percent. Seventy percent cover more than one-half of their sites, and 26 percent were converted from the use originally designed for (primarily from residential to professional office or classroom use). The latter factor probably accounts for the fact that 25 percent of the structures are of a combustible construction type.

RECOMMENDED TREATMENT

Master Plan: Medium density housing is proposed, representing an average of the conditions now existing. Major portions of the area will continue in institutional use. Professional and business offices are proposed for the southwest part of the area, along South Main and Canal Streets.

The Master Plan designates Olney, Hope and the Angell-Waterman and Canal-Main one way pairs as major streets. Prospect and Lloyd Streets serve as collectors because of their relationship to the large institutions, but volumes must be kept at a reasonable level. Corrective action is needed on Benefit and Brook, and perhaps on Thayer, to reduce their use. Proposed conversion of the East Side railroad tunnel to a freeway will help relieve the east-west traffic volume in College Hill, as well as providing an alternate route to I-195, its primary function.

Play equipment costing an estimated \$2200 is to be added to the Hope High School playfield during the fifth priority year.

Urban renewal: The College Hill area is delineated into four treatment areas. College Hill 1 is part of the East Side Renewal Project, currently in the planning stage.

In College Hill 2, the recommended treatment is major maintenance. While the structures are in good condition, a number of environmental problems exist which require treatment. Provision of off-street parking for residential, commercial, and institutional use, diversion of through traffic from local streets, and buffering of commercial uses are important needs in this area.

In College Hill 3 and 4, minor maintenance is recommended. The housing is almost all in good condition, except for some fair structures in the southeast corner of College Hill 4.

In treatment areas 1, 2, and 3, social problems are so serious as to require location of the appropriate service agencies within the area. This should be accomplished for all three treatment areas as part of the East Side Renewal Project. No special social treatment is required in College Hill 4.

Table 1: Population Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Population	9806	9232	-574	- 6
White	8829	8001	-828	- 9
Non White	977	1231	+254	+26
Families	1585	1318	-267	-17
Married Couples	1246	1069	-177	-14
Unrelated Individuals	4532	4984	+452	+10
Labor Force	3993	3858	-135	- 3
Male	2064	2300	+236	+11
Female	1929	1558	-371	-19
Married		385		
Married with children under 6		57		
Age of Population				
Under 5	453	404	- 49	-11
5-19	2127	2799	+672	+32
20-44	4059	3528	-531	-13
45-64	1987	1452	-535	-37
65 & over	1180	1049	-131	-11

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 2: Housing Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Housing Units	2328	2704	+376	+16
Total Occupied Units	2233	2475	+242	+11
Owner	652	646	- 6	- 1
White		583		
Non White		63		
Renter	1581	1829	+248	+16
White		1523		
Non White		306		
Total Non White	244	369	+125	+51
Vacant	95	229	+134	+142

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 3: Existing Land Use - 1961

<u>Land Use</u>	<u>Area in Acres</u>	<u>Percent of Total</u>
Residential*	149.2	42
Commercial	24.9	7
Industrial	5.0	1
Public & Institutional	159.1	45
Vacant	<u>13.3</u>	<u>4</u>
Total	351.5 acres	99 %

* includes mixed residential and nonresidential uses.

Note: Total does not equal 100% due to rounding.

Source: field survey, Providence City Plan Commission, 1961.

Table 4: Residential Structure Types

<u>Structure Type</u>	<u>Number of Structures</u>	<u>Percent of Total</u>
1 family	406	66
2 family	105	17
3 family	41	7
4 or more family	<u>67</u>	<u>11</u>
Total	619	101 %

Note: Treatment area 1, part of the East Side Renewal Project (R. I. R-4) is not included in this tabulation.

Total does not equal 100% due to rounding.

Source: Assessors office, City of Providence, 1962.

Table 5: Condition of Structures

Type of structure:	Number of structures rated:				Total structures	Structures rated:	
	Good:	Fair: (rehabilitate)	Fair: (recondition)	Poor:		Deficient:	Substandard:
Residential and mixed	511	104	3	1	619	24 (4%)	1 (0%)
Commercial	49	1	*	0	50	1 (2%)	0 (-%)
Industrial	0	0	*	0	0	0 (-%)	0 (-%)
Public and institutional	84	0	*	0	84	0 (-%)	0 (-%)
Total:	644	105	3	1	753	25 (3%)	1 (0%)
Treatment area 2							
Residential	342	43	1	1	387	14 (4%)	1 (0%)
Nonresidential	107	1	*	0	108	1 (1%)	0 (-%)
Total	449	44	1	1	495	15 (3%)	1 (0%)
Treatment area 3							
Residential	68	8	0	0	76	0 (-%)	0 (-%)
Nonresidential	6	0	*	0	6	0 (-%)	0 (-%)
Total	74	8	0	0	82	0 (-%)	0 (-%)
Treatment area 4							
Residential	101	53	2	0	156	10 (6%)	0 (-%)
Nonresidential	20	0	*	0	20	0 (-%)	0 (-%)
Total	121	53	2	0	176	10 (6%)	0 (-%)

Note: *Nonresidential structures are not designated for reconditioning.

Treatment area 1, part of the East Side Renewal Project (R. I. R-4) is not included in this tabulation.

Source: field survey, 1961-1962.

Assessors office, City of Providence, 1962.

Table 6: Condition of the Residential Environment

6A: 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	0	40	19	10	8	2	79
Treatment area 2	0	17	14	10	8	2	51
Treatment area 3	0	6	1	0	0	0	7
Treatment area 4	0	17	4	0	0	0	21

6B: Residential Blocks Affected by Specific Environmental Deficiencies

<u>Environmental Deficiency</u>	<u>Number of Residential Blocks Deficient</u>	<u>Percent of Total Residential Blocks Deficient</u>
Excessive land coverage	6	8
Inadequate off-street parking	22	28
Mixed land uses	16	20
Presence of specific nuisance uses	3	4
Excessive street traffic	21	28
Proximity to railroads	0	-
Lack of sanitary sewer	0	-
Lack of public water supply	0	-
Inadequate service by public elementary school	79	100
Inadequate service by public recreation area	3	4

Note: Treatment area 1, part of the East Side Renewal Project (R.I. R-4) is excluded from this tabulation.

Source: field survey, 1962.

WAYLAND SQUARE PLANNING AREA

DESCRIPTION

Located between College Hill and the Seekonk River, Wayland Square includes most of the privately developed multiple family structures in the city which were built as such. The area also includes many single, two, and three family houses. Its relative prestige as a place to live may be gauged from its stability in total population from 1950 to 1960, and the fact that the vacancy rate decreased slightly over that period while that for the city as a whole almost tripled, and that for the East Side as a whole almost doubled. Household income is above average, and is highest in the northern half of the area. Rentals are the highest in the city, with the \$75 to \$90 group predominating. Owner-occupied units, primarily in the north half of the area, are valued at \$20,000 to \$25,000.

The Wayland Square shopping center is the core of the area, and ranks with Olneyville Square as one of the two most important retail areas outside of downtown. Professional offices are located along Waterman Street. Several industries are concentrated around Red Bridge.

Streets converging on Red Bridge create the major traffic problems in Wayland Square. These are the Angell-Waterman one-way pair, River Drive, and Pitman Street, which is used as a short-cut between the Point Street Bridge and Red Bridge. North-south streets feeding into these are Gano, Wayland, Elmgrove, and Butler, which function as an extension of Blackstone Boulevard.

CONDITION OF STRUCTURES AND ENVIRONMENT

Residential: Housing quality is quite high, with more than 65 percent of the structures in good condition. Fair and poor structures are largely concentrated in the area south of East George Street, which is part of the East Side Renewal Project. In that area, less than one-half of the structures are good, and almost 10 percent are poor, with the major problems being inadequate heating systems and structural deterioration. The Division of Minimum Housing Standards has not inspected the housing in this area.

Environmental quality is less outstanding. Of the 63 residential blocks, 26 have two or more environmental deficiencies. Major problems are the excessive walking distance to John Howland School, excessive street traffic, and inadequate off-street parking.

Nonresidential: Most commercial buildings are in good condition. The industrial buildings are somewhat less desirable, particularly those clustered at the end of Red Bridge, largely due to obsolescence. One-third of the industrial buildings are multi-story structures, and one-third are constructed of combustible materials. The lack of adequate off-street parking and loading space is a problem for the commercial uses in the

area, even with the parking area provided by the merchants.

RECOMMENDED TREATMENT

Master Plan: Proposed residential densities divide at Angell-Waterman Streets, with low density housing recommended to the north and medium density housing to the south. The area immediately surrounding the Wayland Square shopping center is placed in the high density residential category. The area between Angell and Waterman Streets is set aside for professional office use. The industrial activities around Red Bridge and on Seekonk Street are to be removed.

Angell-Waterman Streets, Butler Avenue, River Drive, and Wayland Avenue from Angell to the Seekonk Freeway are designated as major streets by the Master Plan. The east portal of the East Side railroad tunnel, which may be converted to a freeway as described in "College Hill", is in the Wayland Square area. Completion of this route, and the Seekonk River Freeway from Washington Bridge to the new Red Bridge, would reduce east-west through traffic in Wayland Square.

Two recreation areas are located in the Wayland Square unit.

1. Patterson Street Playground, an 0.8 acre section of Blackstone Park. Play equipment costing an estimated \$800 is to be installed during the fifth priority year.

2. Fox Point Veterans Memorial Park, a 4.3 acre playfield developed with a lighted softball field. This facility is also to receive additional play equipment during the fifth priority year, at a cost of about \$2600. Part of this facility is in the Fox Point planning area. Construction of the Seekonk River Freeway may reduce the area and elongate the shape of Fox Point Veterans Memorial Park.

A tot lot is to be developed in Wayland Square during the sixth priority year at an estimated cost of \$5,600. This will be located in the western part of the area.

Urban renewal: Three treatment areas are proposed for the Wayland Square planning area. The portion of the East Side Renewal Project in this planning area is designated as Wayland Square 1. This treatment area is slated for conservation treatment, with some spot clearance to remove substandard buildings.

In Wayland Square 2 the recommended treatment is major maintenance. While the quality of both residential and nonresidential structures is generally good, action is necessary to prevent the potential blighting influences of commercial and industrial development from doing further damage. The first step toward this goal is being taken with the construction of the new Red Bridge and its approaches, which have taken several industrial uses and will buffer most of the remaining industry from the nearby housing. The extension of the bridge approaches south to Interstate 195 will also solve much of the problems of through traffic on the streets of the area.

Additional action is necessary to confine and control the Wayland Square commercial area and to buffer adjoining residential areas.

Solving the problems of excessive walking distance to elementary school for children in this treatment area will require some district-wide changes in school district boundaries, which may become possible if the Lippitt Hill School being planned for the Camp Street planning area is successful in establishing an integrated school with a top-notch educational program. With more children attending Lippitt Hill School than presently attend the two existing schools - Jenkins Street and Thomas A. Doyle, Fox Point School should be relieved to the extent that children from this treatment area could attend Fox Point School, which is closer than John Howland School.

In Wayland Square 3, the recommended treatment is minor maintenance, based on the high quality of the buildings and their environment. Only 2 percent of the structures contain building deficiencies and the only environmental deficiencies are the inadequate parking available for some multi-family buildings and the lack of public sewers on parts of Irving and Elton Avenues.

The social treatment program required for Wayland Square 2 and 3 consists of a public education program designed to create an awareness of the community services which are available.

Table 1: Population Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Population	6698	6059	-639	-10
White	6632	6018	-614	- 9
Non White	66	41	- 25	-38
Families	1630	1552	- 78	- 5
Married Couples	1315	1243	- 72	- 5
Unrelated Individuals	1310	1293	- 17	- 1
Labor Force	2930	2750	-180	- 6
Male	1701	1562	-139	- 8
Female	1229	1188	- 41	- 3
Married		353		
Married with children under 6		53		
Age of Population				
Under 5	448	414	- 34	- 8
5-19	926	913	- 13	- 1
20-44	2425	1757	-668	-28
45-64	1796	1672	-124	- 7
65 & over	1103	1303	+200	+18

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 2: Housing Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Housing Units	2569	2636	+67	+ 3
Total Occupied Units	2445	2515	+70	+ 3
Owner	740	733	- 7	- 1
White		727		
Non White		6		
Renter	1705	1782	+77	+ 5
White		1778		
Non White		4		
Total Non White	19	10	- 9	-47
Vacant	124	121	- 3	- 2

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 3: Existing Land Use - 1961

<u>Land Use</u>	<u>Area in Acres</u>	<u>Percent of Total</u>
Residential*	139.8	54
Commercial	14.2	6
Industrial	19.0	7
Public & Institutional	65.0	25
Vacant	<u>20.9</u>	<u>8</u>
Total	258.9 acres	100 %

* includes mixed residential and nonresidential uses.

Source: field survey, Providence City Plan Commission, 1961.

Table 4: Residential Structure Types

<u>Structure Type</u>	<u>Number of Structures</u>	<u>Percent of Total</u>
1 family	443	52
2 family	216	25
3 family	88	10
4 or more family	<u>101</u>	<u>12</u>
Total	848	99 %

Note: Treatment area 1, part of the East Side Renewal Project (R.I. R-4) is not included in this tabulation.

Total does not equal 100% due to rounding.

Source: Assessors office, City of Providence, 1962.

Table 5: Condition of Structures

Type of structure	Number of structures rated:				Total structures	Structures rated:	
	Good:	Fair: (rehabilitate):	Fair: (recondition):	Poor:		Deficient:	Substandard:
Residential and mixed	554	292	1	1	848	26 (3%)	1 (0%)
Commercial	34	1	*	0	35	1 (3%)	0 (-%)
Industrial	9	3	*	0	12	3 (25%)	0 (-%)
Public and institutional	16	0	*	0	16	0 (-%)	0 (-%)
Total:	613	296	1	1	911	30 (3%)	1 (0%)
Treatment area 2							
Residential	166	121	1	1	289	14 (5%)	1 (0%)
Nonresidential	51	4	*	0	55	4 (7%)	0 (-%)
Total	217	125	1	1	344	18 (5%)	1 (0%)
Treatment area 3							
Residential	388	171	0	0	559	12 (2%)	0 (-%)
Nonresidential	8	0	*	0	8	0 (-%)	0 (-%)
Total	396	171	0	0	567	12 (2%)	0 (-%)

Note: *Nonresidential structures are not designated for reconditioning.

Treatment area 1, part of the East Side Renewal Project (R.I. R-4), is not included in this tabulation.

Source: field survey, 1961-1962.

Assessors office, City of Providence, 1962.

Table 6: Condition of the Residential Environment

6A: 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	8	29	11	8	6	1	63
Treatment area 2	0	5	4	8	6	1	24
Treatment area 3	8	24	7	0	0	0	39

6B: Residential Blocks Affected by Specific Environmental Deficiencies

<u>Environmental Deficiency</u>	<u>Number of Residential Blocks Deficient</u>	<u>Percent of Total Residential Blocks Deficient</u>
Excessive land coverage	1	2
Inadequate off-street parking	16	25
Mixed land uses	9	14
Presence of specific nuisance uses	5	8
Excessive street traffic	19	30
Proximity to railroads	1	2
Lack of sanitary sewer	1	2
Lack of public water supply	0	-
Inadequate service by public elementary school	52	83
Inadequate service by public recreation area	2	32

Note: Treatment area 1, part of the East Side Renewal Project (R.I. R-4), is not included in this tabulation.

Source: field survey, 1962.

ELMGROVE PLANNING AREA

DESCRIPTION

The Elmgrove planning area is one of expensive single family homes on large lots, almost suburban in character. It has the highest household income in the city, averaging \$10,000 or more. Most units, which are owner occupied, are valued at \$30,000 or more; the few rental units have correspondingly high rents. While this area obviously maximizes prestige of residential location, the population declined by almost 10 percent over the 1950 to 1960 decade. This cannot be attributed to aging of the population, since the 45 years and older population suffered a small net loss, but instead must be ascribed to out-migration of the 20 to 44 age group, which declined by more than one-third. This indicates a significant lack of attraction for this most important group on the part of the "best" residential area in the city, or at least a competitive disadvantage as compared with suburban areas.

The area also contains a few two and three family and multiple dwellings, almost all in the southernmost part.

Elmgrove is readily accessible to two well developed retail centers: Wayland Square, to the south, and Hope Street, to the north. There is also a small convenience center (groceries, drugs, and services) within the area, at Elmgrove and Lloyd Avenues. Large land areas are utilized by Butler Hospital and its related institutions, Lincoln School, the Brown University football stadium, and Blackstone Park, a 47 acre municipally owned facility. There are no industrial uses in the area.

Heavily traveled streets in Elmgrove are Hope, Morris, Elmgrove, and Blackstone Boulevard, running north-south, and Rochambeau, Doyle, Olney, and Lloyd, running east-west. Elmgrove, Doyle, and Lloyd serve as collector streets within the residential area, and do not create significant problems. Excessive use of Morris Avenue, one block east of and parallel to Hope Street, should be curtailed. Most residential streets in Elmgrove, except in the northwest corner of the unit, are of adequate width (50 or 60 feet).

John Howland School, built in 1917 on a 1.1 acre site, serves parts of the Hope Street, College Hill, and Wayland Square areas, as well as Elmgrove. While the building is in good condition, no playground is available. Nathan Bishop Junior High School, located in the Elmgrove area, serves the entire East Side. The building was constructed in 1929 on a 5.6 acre site. The 2.8 acre Sessions Street playground, located diagonally across the street, is grossly inadequate for junior high playfield use.

CONDITION OF STRUCTURES AND ENVIRONMENT

Residential: This planning area has the most consistently high quality housing of any area of the city. Of 1592 residential structures, 85 percent are rated good. However, one-third of the 120 residential blocks have environmental deficiencies, with inadequate

service by public schools and recreation areas each affecting almost half of the blocks. Housing in this area has not been inspected by the Division of Minimum Housing Standards.

Nonresidential: The condition of the few nonresidential buildings is quite good; none of the 23 structures contain building deficiencies. Most of the structures were built between 1900 and 1940 and are constructed of fire-resistant materials. One-half of the structures are one-story, and the rest are mainly two or three stories. A number of environmental problems exist, however. Lack of off-street parking and loading space and congested streets are all important, with off-street loading the most difficult problem.

RECOMMENDED TREATMENT

Master Plan: The area is allocated to low density residential use, reflecting existing development. There are no proposed commercial or industrial areas. Hope Street, Rochambeau Avenue, Blackstone Boulevard, and River Drive are designated as major streets. The Master Plan proposes extension of River Drive to the north and west so as to connect with Blackstone Boulevard within the Elmgrove area at an estimated cost of \$234,000. This extension will improve access to Blackstone Park and Red Bridge.

Sessions Street Playground is to be improved by installation of \$300 in equipment during the fifth priority year. At that same time \$800 in equipment is to be placed on the Nathan Bishop Junior High School grounds.

Urban renewal: A program of minor maintenance is recommended for the entire area. This whole area is the most blight free in all respects in the city, and minor maintenance of properties by home owners and shopkeepers should keep it that way. No social treatment program is required.

Table 1: Population Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Population	6874	6231	-643	- 9
White	6867	6202	-665	- 10
Non White	7	29	+ 22	+314
Families	1844	1724	-120	- 7
Married Couples	1580	1510	- 70	- 4
Unrelated Individuals	772	583	-189	- 24
Labor Force	2963	2519	-444	- 15
Male	1815	1678	-137	- 8
Female	1148	841	-307	- 27
Married		296		
Married with children under 6		42		
Age of Population				
Under 5	484	408	- 76	- 16
5-19	1162	1416	+254	+ 22
20-44	2317	1529	-788	- 34
45-64	2037	1957	- 80	- 4
65 & over	874	921	+ 47	+ 5

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 2: Housing Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Housing Units	2101	2136	+ 35	+ 2
Total Occupied Units	2029	2045	+ 16	+ 1
Owner	1237	1385	+148	+ 12
White		1381		
Non White		4		
Renter	792	660	-132	- 17
White		650		
Non White		10		
Total Non White	2	14	+ 12	+600
Vacant	72	91	+ 19	+ 26

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 3: Existing Land Use - 1961

<u>Land Use</u>	<u>Area in Acres</u>	<u>Percent of Total</u>
Residential *	249.5	49
Commercial	2.4	1
Industrial	---	0
Public & Institutional	248.0	48
Vacant	<u>11.3</u>	<u>2</u>
Total	511.2 acres	100 %

* includes mixed residential and nonresidential uses.

Source: field survey, Providence City Plan Commission, 1961.

Table 4: Residential Structure Types

<u>Structure Type</u>	<u>Number of Structures</u>	<u>Percent of Total</u>
1 family	1240	78
2 family	266	17
3 family	60	4
4 or more family	<u>26</u>	<u>2</u>
Total	1592	101 %

Note: Total does not equal 100% due to rounding.

Source: Assessors office, City of Providence, 1962.

Table 5: Condition of Structures

Type of structure:	Number of structures rated:				Total structures	Structures rated:	
	Good:	Fair: (rehabilitate):	Fair: (recondition):	Poor:		Deficient:	Substandard:
Residential and mixed	1355	235	2	0	1592	24 (2%)	0 (-%)
Commercial	9	0	*	0	9	0 (-%)	0 (-%)
Industrial	0	0	*	0	0	0 (-%)	0 (-%)
Public and institutional	14	0	*	0	14	0 (-%)	0 (-%)
Total:	1378	235	2	0	1615	24 (1%)	0 (-%)

Note: *Nonresidential structures are not designated for reconditioning.

Source: field survey, 1961-1962.

Assessors office, City of Providence, 1962.

Table 6: Condition of the Residential Environment

6A: Residential Blocks with Environmental Deficiencies

	Number of Deficiencies per Block						<u>Total Number of Residential Blocks</u>
	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5 or more</u>	
Planning Area Total	30	59	27	3	1	0	120

6B: Residential Blocks Affected by Specific Environmental Deficiencies

<u>Environmental Deficiency</u>	<u>Number of Residential Blocks Deficient</u>	<u>Percent of Total Residential Blocks Deficient</u>
Excessive land coverage	3	2
Inadequate off-street parking	6	5
Mixed land uses	2	2
Presence of specific nuisance uses	0	-
Excessive street traffic	4	3
Proximity to railroads	0	-
Lack of sanitary sewer	0	-
Lack of public water supply	0	-
Inadequate service by public elementary school	56	46
Inadequate service by public recreation area	49	41

Source: field survey, 1962.

CAMP STREET PLANNING AREA

DESCRIPTION

The Camp Street planning area extends up the slope from North Main Street, the west boundary, to Hope Street. Olney Street and the Lippitt Hill project (R.I. R-3) are at the south boundary; Rochambeau Avenue is the north boundary. A wide range of conditions are found within this relatively small area, varying from structures to be demolished to housing classed as sound. The area lost almost one-third of its population from 1950 to 1960, mostly due to clearance of the Lippitt Hill Project. This is reflected in a net loss of 485 housing units during the decade. Although all age groups lost population, the greatest decline occurred in the 20 to 44 age group, which decreased by almost half.

The area is developed with two and three family houses, single family houses, and a few multiple dwellings, at a net density of about 20 units per acre. The Lippitt Hill project will be primarily residential when redevelopment is completed, adding to the total housing supply in this unit. Household income in the area is average (\$4,000 to \$6,000), while both rents and values split at Camp Street, being below average west of that street and above average to the east, reaching a peak in the northeast section of the area. Most units are renter-occupied, but home ownership is in the majority in the northeast.

General commercial uses are strung along North Main Street in typical strip fashion. Most of these are oriented to the passing traffic, rather than to the neighborhood. A small convenience center is located on Camp Street between Larch and Forest. Other shopping is available on Hope Street north of Rochambeau Avenue, and a major retail center will be built as part of the Lippitt Hill project. There are no significant industries in the area. One large institution, the Rhode Island School for the Deaf, is located within the area.

The Camp Street planning area is bounded by four heavily traveled streets (Rochambeau, Hope, Olney, and North Main) and bisected by two: Camp Street, running north-south, and Doyle Avenue, running east-west. Action should be taken to de-emphasize the latter two (each carried 5,000 or more vehicles per day in 1958) and divert traffic to the boundary streets, which are all major streets. After widening of Olney Street as part of the Lippitt Hill project, only Rochambeau will be of seriously inadequate width. Local streets, however, are of insufficient width throughout the area.

Two old, small elementary schools serve the Camp Street planning area and the adjoining Randall Square area. These are the Thomas A. Doyle School, built in 1875, and the Jenkins Street School, built in 1910. Both are to be replaced by the Lippitt Hill School, to be constructed in the Lippitt Hill redevelopment project on an adequate site with an adjoining playground.

The slope along the west half of this planning area rises from about 50 feet + elevation at North Main Street to about 150 feet + elevation at Camp Street, then levels out in

the area between Camp and Hope Streets. While this slope creates some problems in construction, it also presents excellent possibilities for interesting residential development.

CONDITION OF STRUCTURES AND ENVIRONMENT

Residential: While housing conditions are generally good in the planning area, the quality of both structures and environment vary from small amounts of poor housing in the southwest section to good-quality housing toward the northeast corner.

For the planning area (excluding the Lippitt Hill Redevelopment Project, currently in execution), only 26 percent of the residential structures are rated fair or poor. However, in the blocks west of Camp Street, more than one-quarter of the structures have building deficiencies, primarily due to inadequate heating systems. East of Camp Street, more than 95 percent of all the housing requires no improvement. This area has not been inspected by the Division of Minimum Housing Standards.

Environmental conditions likewise change at Camp Street, with the lack of off-street parking and the incidence of nuisance uses as important factors in the blocks west of Camp Street. Lack of off-street parking is aggravated by inadequate street widths, which require restrictions in curb parking. East of Camp Street, some lack of off-street parking and inadequate public elementary school service are significant environmental deficiencies. Of the 43 blocks in the area (excluding Lippitt Hill), almost half contain two or more environmental deficiencies. West of Camp Street, these percentages are considerably higher, indicating the necessity for renewal action.

Nonresidential: Nonresidential structural conditions are varied, with 25 percent of the structures rated as fair and 10 percent as poor. About 80 percent of the structures were built since 1900, but only a little over 10 percent were constructed since 1940. About two-thirds of the buildings are one-story, fire-resistant buildings.

Environmental deficiencies are quite severe, with the lack of off-street parking and loading space affecting over 40 percent of the structures and inadequate street access affecting about one-quarter. The steep grade east from North Main Street is a factor in hindering the operations of 15 percent of the buildings.

RECOMMENDED TREATMENT

Master Plan: The entire planning area is designated for medium density residential use, with a continuous strip of commercial facilities along North Main Street. The four boundary streets, Rochambeau, Hope, Olney, and North Main, are all designated as major streets.

Cypress Street playground, a hillside site of 1.8 acres, is the only existing play area in the Camp Street unit. It is to receive additional equipment during the fourth

priority year costing an estimated \$1,500. The Lippitt Hill School, to be constructed in the area, will also provide playground facilities.

Five tot lots are proposed for the area:

<u>Priority Year</u>	<u>Number of Sites</u>	<u>Estimated Cost</u>
second	4	\$ 21,000
fifth	<u>1</u>	<u>5,000</u>
Total	5	\$ 26,000

Four of these are located west of Camp Street, along the slope running down to North Main Street.

Urban renewal: In addition to the Lippitt Hill Redevelopment Project (designated here as Camp Street 1) two other treatment areas are delineated.

In Camp Street 2, conservation is the recommended treatment, based on the extent of structural and environmental deficiencies requiring correction. About 30 percent of the structures contain building deficiencies, principally due to inadequate heating systems. In addition, the whole area is lacking in off-street parking for residential and commercial uses, and the housing near North Main Street is affected by the nuisance uses located there.

Structural improvements in the area will involve the clearance of about 5 percent of the structures and the rehabilitation of about 25 percent of the structures. Accomplishment of this rehabilitation program should not be too difficult, due to the average income and the above-average owner occupancy found in the area. Housing improvement in this area is a necessity, in order to prevent any further downgrading such as has been evidenced in recent years and to promote the success of the adjacent Lippitt Hill project area.

Environmental improvements involve the provision of substantial amounts of off-street parking for both housing and commercial establishments, and the buffering of commercial uses along North Main Street from the adjoining housing. Accomplishment of these improvements may require additional clearance to eliminate these blighting influences.

In Camp Street 3, the structural and environmental conditions indicate a program of minor maintenance is required. Virtually all the buildings are in good condition, and only about one-third of the residential blocks have 2 or more environmental deficiencies.

Location of the appropriate social agencies within the area is essential in treatment areas 1 and 2 if the major social problems found in the area are to be adequately treated.

Table 1: Population Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Population	8963	6033	-2930	-33
White	6803	4154	-2649	-39
Non-White	2160	1879	- 281	-13
Families	2292	1534	- 758	-33
Married Couples	1818	1194	- 624	-34
Unrelated Individuals	831	632	- 199	-24
Labor Force	3889	2597	-1292	-33
Male	2466	1591	- 875	-35
Female	1423	1006	- 417	-29
Married		452		
Married with children under 6		71		
Age of Population				
Under 5	829	569	- 260	-31
5-19	1803	1373	- 430	-24
20-44	3319	1795	-1524	-46
45-64	2118	1510	- 608	-29
65 & over	894	786	- 108	-12

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 2: Housing Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Housing Units	2658	2173	-485	-18
Total Occupied Units	2572	2015	-557	-22
Owner	826	721	-105	-13
White		618		
Non White		103		
Renter	1746	1294	-452	-26
White		861		
Non White		433		
Total Non White	539	536	- 3	- 1
Vacant	86	158	+ 72	+84

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 3: Existing Land Use - 1961

<u>Land Use</u>	<u>Area in Acres</u>	<u>Percent of Total</u>
Residential *	109.6	63
Commercial	8.3	5
Industrial	3.2	2
Public & Institutional	11.2	6
Vacant	<u>41.8</u>	<u>24</u>
Total	174.1 acres	100 %

* includes mixed residential and nonresidential uses.

Source: field survey, Providence City Plan Commission, 1961.

Table 4: Residential Structure Types

<u>Structure Type</u>	<u>Number of Structures</u>	<u>Percent of Total</u>
1 family	300	33
2 family	370	41
3 family	200	22
4 or more family	<u>27</u>	<u>3</u>
Total	897	99 %

Note: Total does not equal 100% due to rounding.

Source: Assessors office, City of Providence, 1962.

Table 5: Condition of Structures

Type of structure:	Number of structures rated:				Total structures	Structures rated:	
	Good:	Fair: (rehabilitate)	Fair: (recondition)	Poor:		Deficient:	Substandard:
Residential and mixed	664	198	27	8	897	161 (18%)	8 (1%)
Commercial	18	7	*	3	28	10 (36%)	3 (11%)
Industrial	2	3	*	0	5	3 (60%)	0 (-%)
Public and institutional	8	1	*	1	10	2 (20%)	1 (10%)
Total:	692	209	27	12	940	176 (19%)	12 (1%)
Treatment area 2							
Residential	319	191	27	8	545	158 (29%)	8 (1%)
Nonresidential	19	11	*	3	33	14 (42%)	3 (9%)
Total	338	202	27	11	578	172 (30%)	11 (2%)
Treatment area 3							
Residential	345	7	0	0	352	3 (1%)	0 (-%)
Nonresidential	9	0	*	1	10	1 (10%)	1 (10%)
Total	354	7	0	1	362	4 (1%)	1 (0%)

Note: *Nonresidential structures are not designated for reconditioning.

The Lippitt Hill Redevelopment Project, R.I. R-3 (treatment area 1), is not included in this tabulation.

Source: field survey, 1961-1962.

Assessors office, City of Providence, 1962.

Table 6: Condition of the Residential Environment

6A: 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	19	15	5	0	0	43
Treatment area 2	2	9	9	4	0	0	24
Treatment area 3	2	10	6	1	0	0	19

6B: Residential Blocks Affected by Specific Environmental Deficiencies

<u>Environmental Deficiency</u>	<u>Number of Residential Blocks Deficient</u>	<u>Percent of Total Residential Blocks Deficient</u>
Excessive land coverage	2	5
Inadequate off-street parking	20	46
Mixed land uses	1	2
Presence of specific nuisance uses	8	19
Excessive street traffic	1	2
Proximity to railroads	0	-
Lack of sanitary sewer	0	-
Lack of public water supply	0	-
Inadequate service by public elementary school	26	59
Inadequate service by public recreation area	6	14

Note: The Lippitt Hill Redevelopment Project, R.I. R-3 (treatment area 1) is not included in this tabulation.

Source: field survey, 1962.

HOPE STREET PLANNING AREA

DESCRIPTION

The Hope Street planning area includes all of the East Side north of Rochambeau Avenue. One of the most recently developed areas of the city, it remained stable in terms of total population from 1950 to 1960, with both the white and the very small non-white population decreasing only slightly. Considerable shifting within the total population took place, however, with the 20 to 44 age group declining by one-quarter and the 65 and over age group increasing in the same proportion.

Single family structures predominate throughout the area, with several two and three family houses west of Elmgrove Avenue. There are practically no multiple dwellings. The net density is very low, and decreases toward the eastern part of the area. More than 60 percent of the units are owner-occupied, with typical values in the \$15,000 to \$20,000 range, increasing to \$30,000 or more east of Hope Street. Rentals are high throughout. Household income is above average (\$7,000 to \$10,000) throughout the area. The vacancy rate of less than 3 percent reflects the desirable living conditions in the area. An important retail shopping center is located along Hope Street, between Rochambeau Avenue and Fifth Street. Strip commercial development along North Main Street contains a variety of retail and other uses, the Rhode Island Auditorium (sports arena), and small industrial uses. Major institutions are Miriam Hospital and the National Guard Armory.

Three north-south streets, North Main (US-1), Hope Street, and Blackstone Boulevard, and Rochambeau Avenue, the south boundary, form the circulation pattern in the Hope Street area. Most local streets are only 40 feet wide, making it very difficult to back out of driveways.

The Summit Avenue Elementary School, located in the Hope Street planning area, also serves part of the Camp Street area and the remaining residents of the Smithfield Avenue industrial planning area. Built in 1924 on a 1.2 acre site, this school has a very small playground of 0.3 acres. However, it is the only one available in the Hope Street area.

CONDITION OF STRUCTURES AND ENVIRONMENT

Residential: Housing conditions are generally good throughout the area, with deficient structures and environment found mainly in the blocks bordering North Main Street. Structures showing indications of deterioration comprise one-quarter of the housing in these blocks, and the area is affected by the presence of nuisance uses along North Main Street. Further up the grade toward Hope Street, and extending generally from Rochambeau Avenue to Seventh Street, the same structural conditions exist as in the blocks bordering North Main Street. The Division of Minimum Housing Standards has not inspected this area.

Throughout the remainder of the area, housing conditions are quite good, except for two widespread environmental problems: the excessive walking distance to John Howland School required of children living between Elmgrove Avenue and Blackstone Boulevard, and the lack of recreation facilities.

Nonresidential: Building conditions are generally good for the area; of 42 nonresidential structures, all but one are in good condition. Most of the buildings are one-story and are of fire-resistant construction. All but one building were built since 1900, with over 40 percent built since 1940. The major environmental deficiencies affecting these non-residential buildings are the lack of off-street parking and loading area, with over one-third of the buildings needing these facilities.

RECOMMENDED TREATMENT

Master Plan: The area is allocated to low density residential use, with commercial activities along North Main and Hope Streets. These two streets, and Blackstone Boulevard and Rochambeau Avenue, are the Master Plan major streets. None present any particular problem other than the existing width of Rochambeau (50 feet), and the width of the median divider in North Main, which makes left turns or U-turns difficult where parking occurs.

Six tot lots are proposed for the Hope Street area as follows:

<u>Priority Year</u>	<u>Number of Sites</u>	<u>Estimated Cost</u>
second	4	\$ 18,600
fourth	<u>2</u>	<u>9,100</u>
Total	6	\$ 27,700

Five of the six sites are to be located west of Hope Street, the more densely developed part of the area.

Urban renewal: The Hope Street planning area is divided into three treatment areas:

In Hope Street 1, a federally assisted conservation project is recommended. About one-quarter of the structures contain building deficiencies (primarily deterioration), and more than half of the residential blocks have two or more environmental deficiencies. Voluntary compliance with rehabilitation standards should not be difficult to obtain, since occupants of the area have incomes well above the city-wide average, home ownership is high, and the vacancy rate is very low. Clearance of about 10 percent of the structures is required and the environmental problems of this area should be reasonably easy to solve.

Table 1: Population Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Population	6069	5885	-184	- 3
White	6050	5871	-179	- 3
Non White	19	14	- 5	-26
Families	1580	1691	+111	+ 8
Married Couples	1353	1440	+ 87	+ 6
Unrelated Individuals	364	355	- 9	- 2
Labor Force	2552	2606	+ 54	+ 2
Male	1708	1670	- 38	- 2
Female	844	936	+ 92	+11
Married		406		
Married with children under 6		42		
Age of Population				
Under 5	470	423	- 47	-10
5-19	1076	1237	+161	+15
20-44	2047	1514	-533	-26
45-64	1697	1728	+ 31	+ 2
65 & over	779	983	+204	+26

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 2: Housing Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Housing Units	1821	1995	+174	+10
Total Occupied Units	1787	1936	+149	+ 8
Owner	1023	1177	+154	+15
White		1174		
Non White		3		
Renter	764	759	- 5	- 1
White		759		
Non White				
Total Non White	5	3	- 2	-40
Vacant	34	59	+ 25	+74

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 3: Existing Land Use - 1961

<u>Land Use</u>	<u>Area in Acres</u>	<u>Percent of Total</u>
Residential*	190.5	56
Commercial	14.1	4
Industrial	1.7	0
Public & Institutional	124.0	36
Vacant	<u>12.7</u>	<u>4</u>
Total	343.0 acres	100 %

* includes mixed residential and nonresidential uses.

Source: field survey, Providence City Plan Commission, 1961.

Table 4: Residential Structure Types

<u>Structure Type</u>	<u>Number of Structures</u>	<u>Percent of Total</u>
1 family	921	67
2 family	335	24
3 family	113	8
4 or more family	<u>6</u>	<u>0</u>
Total	1375	99 %

Note: Total does not equal 100% due to rounding.

Source: Assessors office, City of Providence, 1962.

Table 5: Condition of Structures

Type of structure	Number of structures rated:				Total structures	Structures rated:	
	Good:	Fair: (rehabilitate):	Fair: (recondition):	Poor:		Deficient:	Substandard:
Residential and mixed	500	809	63	3	1375	162 (12%)	3 (0%)
Commercial	30	1	*	0	31	1 (3%)	0 (-%)
Industrial	2	0	*	0	2	0 (-%)	0 (-%)
Public and institutional	9	0	*	0	9	0 (-%)	0 (-%)
Total:	541	810	63	3	1417	163 (12%)	3 (0%)
Treatment area 1							
Residential	30	148	17	2	197	47 (24%)	2 (1%)
Nonresidential	11	0	*	0	11	0 (-%)	0 (-%)
Total	41	148	17	2	208	47 (23%)	2 (1%)
Treatment area 2							
Residential	25	151	44	0	220	82 (37%)	0 (-%)
Nonresidential	5	0	*	0	5	0 (-%)	0 (-%)
Total	30	151	44	0	225	82 (36%)	0 (-%)
Treatment area 3							
Residential	445	510	2	1	958	33 (3%)	1 (0%)
Nonresidential	25	1	*	0	26	1 (4%)	0 (-%)
Total	470	511	2	1	984	34 (3%)	1 (0%)

Note: *Nonresidential structures are not designated for reconditioning.

Source: field survey, 1961-1962.

Assessors office, City of Providence, 1962.

Table 6: Condition of the Residential Environment

6A: 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	21	42	13	5	0	0	81
Treatment area 1	0	5	4	3	0	0	12
Treatment area 2	3	12	0	0	0	0	15
Treatment area 3	18	25	9	2	0	0	54

6B: Residential Blocks Affected by Specific Environmental Deficiencies

<u>Environmental Deficiency</u>	<u>Number of Residential Blocks Deficient</u>	<u>Percent of Total Residential Blocks Deficient</u>
Excessive land coverage	0	-
Inadequate off-street parking	2	2
Mixed land uses	5	6
Presence of specific nuisance uses	6	7
Excessive street traffic	2	2
Proximity to railroads	0	-
Lack of sanitary sewer	0	-
Lack of public water supply	0	-
Inadequate service by public elementary school	29	36
Inadequate service by public recreation area	39	48

Source: field survey, 1962.

NORTH END PLANNING AREA

DESCRIPTION

The North End planning area lies between the New York, New Haven and Hartford Railroad switch yard and the Louisquissett Pike Freeway. The area is sparsely developed, particularly along the slopes of Windmill Hill where several platted streets do not actually exist. Intermittent residential development continues north of the city line on streets running east and west from Charles Street.

Population losses in the area closely approximated those of the entire city. The area experienced a 14 percent loss in total population from 1950 to 1960, and lost more than 30 percent of the 20 to 44 age group. The substantial increase in unrelated individuals may indicate conversion of family dwellings to rooming houses.

One, two, three, and multiple-family structures are mixed throughout the area at a low density, approximately seven dwelling units per net acre. Most housing units in the southern part, where the multiple dwellings are concentrated, are rentals. Areas along the north city line are 50 to 70 percent owner occupied. Rents are below average (\$30 to \$45) or low (\$15 to \$30), while values of owner occupied units generally range from \$5,000 to \$15,000. Household incomes approximate the city average. About 5 percent of all units are vacant.

Modest retail commercial activities are concentrated along Charles Street north of Admiral Hopkins Square. Other commercial uses are strung out along Branch Avenue and Silver Spring and Ledge Streets. A few industries are located in the extreme southern portion of the area around Charles and Silver Spring Streets, and along Northrup Avenue. Removal of the latter group, which intrudes into the residential area, would be an essential part of any renewal program.

Charles Street is the spine of the circulation pattern in the North End. Located roughly midway between the east and west boundaries, (Silver Spring Street and the Louisquissett Pike), it extends south to the downtown area and north through North Providence. Branch Avenue and Hawkins Street intersect with Charles Street at Hopkins Square, and connect the North End with areas to the east, west, and southwest. Local streets in the North End are only 30 to 40 feet wide, and many are "paper streets", unable to cross the ridge line of Windmill Hill.

Two elementary schools serve the North End:

1. Branch Avenue School, a brick school built in 1910 on a site of 0.6 acres. There is no play area, and the building is poorly located near a major intersection.
2. Windmill Street School, a brick school built in 1933 on a 5.7 acre site. This school is centrally located in the North End. Play space is available on

on the site, although it is undeveloped as yet.

Although both schools are underutilized, the combined 1963 enrollment exceeds the capacity of the Windmill Street School by about 100 pupils. A combination of declining enrollments at Branch Avenue School and an addition to the Windmill Street School would permit this consolidation, however.

The Esek Hopkins Junior High School is located in the North End. This 46 year old school is located on a very small site, but adjoins Metcalf Field, one of the three existing recreation areas. These recreation sites are distributed so as to serve all parts of the planning area.

The steep slopes of Windmill Hill, and large depressions on either side, are major obstacles to continued development of the North End. These same slopes, and the eastern shore of Canada Pond, could become valuable assets in promoting residential development if they were properly treated. This will require reassembly of parcels, vacation of "paper streets" and installation of essential utilities.

CONDITION OF STRUCTURES AND ENVIRONMENT

Residential: One-third of the structures are deficient, but only a small number must be removed. Lack of adequate heating equipment and baths are the most important deficiencies, and are concentrated in the southern and eastern sections of the area.

Almost two-thirds of the residential blocks have two or more environmental deficiencies. Unlike the building deficiencies, these are found throughout the planning area. Inadequate public elementary school service, proximity to the large rail yard along the east boundary, mixed land uses, inadequate off-street parking, and specific nuisance uses in the area are all major environmental problems. Housing in this area is to be inspected by the Division of Minimum Housing Standards in 1964.

Nonresidential: These structures are similar to the residential structures, in that about one-third are also deficient. Many have been built since 1941, and three-quarters are of one-story construction. However, one-third are of a combustible construction type, and land coverage is relatively high.

The most serious environmental problems are inadequate off-street parking and loading and use of local residential streets for access to commercial and industrial establishments.

RECOMMENDED TREATMENT

Master Plan: The area is allocated to low-density residential use, with commercial areas at Hopkins Square and along Charles Street. A large park is proposed along the shores of Canada Pond. Major streets are Charles, Branch, Hawkins, and Silver Spring. Only Silver Spring Street exceeds 50 feet in width, however.

The Master Plan also proposes connection of Silver Spring and Berkshire Streets, at the extreme south boundary of the area, to form part of the Dean Street-Silver Spring loop street. Construction costs of this route between the north city line and Smith Street, extending across four planning areas, is estimated at \$5,250,000.

The City Plan Commission proposes that all three existing recreation areas be improved. These are:

<u>Name</u>	<u>Area (acres)</u>	<u>Priority for Improvement</u>	<u>Estimated Cost</u>
Ascham Street Playground	1.7	fourth year	\$ 6,600
Windmill Street Playground	1.1	fourth year	2,300
Metcalf Field (playfield)	<u>11.4</u>	fifth year	<u>2,400</u>
Total	14.2		\$11,300

The sites are distributed so as to serve all parts of the unit. The latter two adjoin public schools.

Five tot lots are proposed for the North End:

<u>Priority Year</u>	<u>Number of Sites</u>	<u>Estimated Cost</u>
first	1	\$ 4,200
second	2	7,500
third	1	3,900
fourth	<u>1</u>	<u>3,800</u>
Total	5	\$19,400

These are located so as to serve primarily the east and west fringes of the area, complementing the centrally-located playgrounds.

Urban renewal: The planning area is divided into five treatment areas for renewal programming:

North End 1 and North End 3 are proposed conservation areas. Each area has a significant, but not unmanageable, level of building deficiencies. Environmental problems are particularly significant in treatment area 1, where all but one block have two or more deficiencies. A few structures must be removed in each area due to advanced dilapidation or to remove blighting influences.

Reconditioning is recommended for North End 2, based on the high percentage of

deficient structures, and of structures which must be removed because of their condition.

North End 4 and North End 5 are areas in which additional development could take place if topographic, access, utility and other problems are solved. These areas should be treated as arrested area development projects. The problems of each should be so serious as to qualify them for federal assistance as predominately open land projects.

The renewal programs developed for treatment areas 1, 3, 4, and 5 should include an information program which will alert residents to the community services available in specific problem areas.

Table 1: Population Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Population	7770	6716	-1054	- 14
White	7770	6714	-1056	- 14
Non White		2	+ 2	
Families	1749	1870	+ 121	+ 7
Married Couples	1754	1702	- 52	- 3
Unrelated Individuals	84	213	+ 129	+154
Labor Force	3511	2931	- 580	- 17
Male	2317	1820	- 497	- 21
Female	1194	1111	- 83	- 7
Married		692		
Married with children under 6		148		
Age of Population				
Under 5	678	607	- 71	- 10
5-19	1596	1511	- 85	- 5
20-44	3433	2375	-1058	- 31
45-64	1555	1454	- 101	- 6
65 & over	508	769	+ 261	+ 51

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 2: Housing Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Housing Units	2029	2152	+123	+ 6
Total Occupied Units	2004	2048	+ 44	+ 2
Owner	794	942	+148	+ 19
White		942		
Non White				
Renter	1210	1106	-104	- 9
White		1105		
Non White		1		
Total Non White	0	1	+ 1	
Vacant	25	104	+ 79	+316

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 3: Existing Land Use - 1961

<u>Land Use</u>	<u>Area in Acres</u>	<u>Percent of Total</u>
Residential *	144.0	43
Commercial	14.8	4
Industrial	23.0	7
Public & Institutional	26.9	8
Vacant	<u>125.4</u>	<u>38</u>
Total	334.1 acres	100 %

* includes mixed residential and nonresidential uses.

Source: field survey, Providence City Plan Commission, 1961.

Table 4: Residential Structure Types

<u>Structure Type</u>	<u>Number of Structures</u>	<u>Percent of Total</u>
1 family	549	48
2 family	387	33
3 family	140	12
4 or more family	<u>80</u>	<u>7</u>
Total	1156	100 %

Source: Assessors office, City of Providence, 1962.

Table 5: Condition of Structures

Type of structure	Number of structures rated:				Total structures	Structures rated:	
	Good:	Fair: (rehabilitate)	Fair: (recondition)	Poor:		Deficient:	Substandard:
Residential and mixed	690	299	116	51	1156	379 (33%)	51 (4%)
Commercial	30	8	*	6	44	14 (32%)	6 (14%)
Industrial	13	9	*	2	24	11 (46%)	2 (8%)
Public and institutional	9	1	*	0	10	1 (10%)	0 (--%)
Total:	742	317	116	59	1234	405 (33%)	59 (5%)
Treatment area 1							
Residential	121	80	20	5	226	75 (33%)	5 (2%)
Nonresidential	14	11	*	6	31	17 (55%)	6 (19%)
Total	135	91	20	11	257	92 (36%)	11 (4%)
Treatment area 2							
Residential	69	107	62	31	269	171 (64%)	31 (12%)
Nonresidential	14	3	*	0	17	3 (18%)	0 (--%)
Total	83	110	62	31	286	174 (61%)	31 (11%)
Treatment area 3							
Residential	167	63	20	9	259	78 (30%)	9 (3%)
Nonresidential	16	3	*	1	20	4 (20%)	1 (5%)
Total	183	66	20	10	279	82 (29%)	10 (4%)
Treatment area 4							
Residential	145	30	6	1	182	29 (16%)	1 (1%)
Nonresidential	3	0	*	0	3	0 (--%)	0 (--%)
Total	148	30	6	1	185	29 (16%)	1 (1%)
Treatment area 5							
Residential	188	19	8	5	220	26 (12%)	5 (2%)
Nonresidential	5	1	*	1	7	2 (30%)	1 (14%)
Total	193	20	8	6	227	28 (12%)	6 (3%)

Note: * Nonresidential structures are not designated for reconditioning.

Source: field survey, 1961-1962.

Assessors office, City of Providence, 1962.

Table 6: Condition of the Residential Environment

6A: 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	13	23	22	23	12	6	99
Treatment area 1	0	1	9	3	6	1	20
Treatment area 2	3	4	2	7	1	2	19
Treatment area 3	3	9	4	4	4	2	26
Treatment area 4	7	3	2	0	0	0	12
Treatment area 5	0	6	5	9	1	1	22

6B: Residential Blocks Affected by Specific Environmental Deficiencies

<u>Environmental Deficiency</u>	<u>Number of Residential Blocks Deficient</u>	<u>Percent of Total Residential Blocks Deficient</u>
Excessive land coverage	2	2
Inadequate off-street parking	30	30
Mixed land uses	35	35
Presence of specific nuisance uses	28	28
Excessive street traffic	6	6
Proximity to railroads	32	32
Lack of sanitary sewer	2	2
Lack of public water supply	6	6
Inadequate service by public elementary school	70	71
Inadequate service by public recreation area	3	3

Source: field survey, 1962.

WANSKUCK PLANNING AREA

DESCRIPTION

Earliest development in the Wanskuck planning area, the northernmost in the city, was industrial. Mills located here in order to use the West River as a source of water power. Development then proceeded up the slopes of the river valley, primarily toward Douglas Avenue to the south.

The area has now become primarily residential, although industrial buildings still remain around the shores of the ponds, and a large area is used as a contractors storage yard. Most dwellings are in one or two family structures. The 256 unit Valley View project was constructed in the area in 1953 to provide "medium rental" housing for veterans. This project helped stabilize the total population of the unit between 1950 and 1960. The rate of decline in the 20 to 44 age group was only about half of the city wide rate, while all other age groups increased. Growth in non-white population occurred in the southeast part of the unit, near Smith Hill.

The unit exhibits a mixed pattern of owner occupied and renter occupied units. More than half of the units, however, are rentals. The pattern of household incomes, and of both rents and values, is similar to that in the North End. About 4 percent of the units are vacant. Shopping facilities are located around the corner of Douglas and Admiral streets, easily accessible from all parts of the unit. Other commercial uses, both retail and non-retail, are scattered along Douglas Avenue, Admiral Street, Veazie Street, and Branch Avenue.

Major arteries in Wanskuck are radial in character, most extending beyond the city line into North Providence. Only Branch and Hawkins streets diverge from this pattern, acting as distributors and circumferentials. The major traffic problem stems from the number of radial routes channeled through this relatively small area, including the Louisquissett Pike, Woodward Road, Veazie Street, Douglas Avenue, and Admiral Street. All of these are substandard in width, ranging from 30 to 50 feet. Local streets are also substandard, ranging from 30 to 40 feet in width.

Most elementary pupils in Wanskuck attend the Veazie Street School, which, although built in 1909, has an adequate site and playground. It is in good condition, and is reasonably centrally located in the Wanskuck Unit. Pupils in the southeast part of the area attend the Berkshire Street School in Smith Hill.

The Shiloh Street Playground of 4.5 acres, which adjoins the Veazie Street School, and the Valley View Playground, in the Valley View public housing project, are both located south of the West River, and are not readily accessible to those living north of the river. A part of the largely undeveloped 25 acre Wanskuck Park could be used to provide a playground for this area.

CONDITION OF STRUCTURES AND ENVIRONMENT

Residential: About 60 per cent of the structures are in good condition. Inadequate heating equipment is the building deficiency which appears most frequently. Most of the residential blocks have two or more environmental deficiencies. Inadequate service by public elementary schools and recreation areas and lack of off-street parking are all outstanding problems. Both building and environmental deficiencies affect all parts of the area. The Division of Minimum Housing Standards will inspect this area during 1964.

Nonresidential: These structures are also generally in good condition. Almost all have been built since 1900, and most are of one-story, fire-resistant construction. Inadequate off-street loading and parking and traffic access and congestion are all significant environmental problems.

RECOMMENDED TREATMENT

Master Plan: The area is to be developed with low density dwellings, except for the Valley View project. The plan proposes elimination of all industrial uses, which will increase the area available for residential development.

The plan also proposes relocation of Wanskuck Park east of Louisquissett Pike. However, this park can be a valuable asset in promoting development of surrounding areas, and the amount of recreation area now available in the city should not be reduced, particularly when no other major park can be developed in this part of the city.

Retail centers are to be located at three intersections: Admiral and Douglas streets, Admiral and River streets, and Branch and Veazie streets. A highway service and entertainment area will be located at the Branch Avenue access ramps to Louisquissett Pike.

Woodward, Douglas, Admiral, Branch, and Hawkins are designated as major streets by the Master Plan, and Berkshire Street, the southeast boundary of the area, is to become part of the Dean Street-Silver Spring loop.

The two existing playgrounds are to be improved during the third priority year at an estimated cost of \$15,000. New play equipment will be installed at each. Seven tot lots are also proposed, spread over the entire six year priority program:

<u>Priority Year</u>	<u>Number of Sites</u>	<u>Estimated Cost</u>
first	4	\$14,200
second	1	3,800
sixth	<u>2</u>	<u>9,500</u>
Total	7	\$27,500

Six of the seven are located south of West River.

Lowland areas around Wanskuck and Whipples Ponds, to be converted from industrial to residential use under the Master Plan, are largely unserved by water and sewer lines. These services must be extended to support residential development.

Urban renewal: This planning area is divided into seven treatment areas, including the Valley View public housing project, designated as Wanskuck 1. Three other treatment types are proposed.

Neighborhood conservation projects should be undertaken in Wanskuck 3, 5, 6, and 7. Structures with deficiencies comprise one-quarter to one-half of the structures in these four areas, while from one-half to all of the residential blocks have two or more environmental deficiencies. The number of structures which must be cleared from any of these areas is relatively low.

Wanskuck 2 should be treated as a nonassisted conservation project, since it does not have enough deficient structures to qualify for federal assistance. The major problems here are environmental deficiencies and deficient nonresidential structures.

Development of Wanskuck 4 has been arrested by lack of utilities and public schools and the presence of industrial uses, as well as by the topography of the area. All of these problems can be attacked under existing state legislation. Federal assistance, however, is probably not available to this area since it has relatively few structures, none of which are deficient.

Social problems are especially serious in Wanskuck 6. Agencies working in the areas of unemployment, failure to complete high school, and mental illness should be located in the project area as part of the treatment program. In the remaining treatment areas, public information programs about available services will be adequate.

Table 1: Population Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Population	8578	8472	-106	- 1
White	8573	8255	-318	- 4
Non White	5	217	+208	+4160
Families	2220	2247	+ 27	+ 1
Married Couples	2024	1995	- 29	- 1
Unrelated Individuals	235	254	+ 19	+ 8
Labor Force	3672	3392	-280	- 8
Male	2423	2146	-277	- 11
Female	1249	1246	- 3	0
Married		715		
Married with children under 6		178		
Age of Population				
Under 5	990	1117	+127	+ 13
5-19	1960	2142	+182	+ 9
20-44	3559	2934	-625	- 18
45-64	1507	1530	+ 23	+ 2
65 & over	562	749	+187	+ 33

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 2: Housing Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Housing Units	2326	2531	+205	+ 9
Total Occupied Units	2290	2433	+143	+ 6
Owner	822	960	+138	+ 16
White		959		
Non White		1		
Renter	1468	1473	+ 5	0
White		1427		
Non White		46		
Total Non White	1	47	+ 46	+4600
Vacant	36	98	+ 62	+ 172

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 3: Existing Land Use - 1961

<u>Land Use</u>	<u>Area in Acres</u>	<u>Percent of Total</u>
Residential *	189.1	39
Commercial	16.8	4
Industrial	77.1	16
Public & Institutional	83.7	17
Vacant	<u>115.0</u>	<u>24</u>
Total	481.7 acres	100 %

* includes mixed residential and nonresidential uses.

Source: field survey, Providence City Plan Commission, 1961.

Table 4: Residential Structure Types

<u>Structure Type</u>	<u>Number of Structures</u>	<u>Percent of Total</u>
1 family	654	50
2 family	430	33
3 family	183	14
4 or more family	<u>40</u>	<u>3</u>
Total	1307	100 %

Note: The Valley View public housing project (treatment area 1) is not included in this tabulation.

Source: Assessors office, City of Providence, 1962.

Table 5: Condition of Structures

Type of structure:	Number of structures rated:				Total structures	Structures rated:	
	Good:	Fair: (rehabilitate):	Fair: (recondition):	Poor:		Deficient:	Substandard:
Residential and mixed	772	425	98	12	1307	339 (26%)	12 (1%)
Commercial	27	13	*	6	46	19 (41%)	6 (13%)
Industrial	19	4	*	1	24	5 (21%)	1 (4%)
Public and institutional	8	1	*	2	11	3 (27%)	2 (18%)
Total:	826	443	98	21	1388	366 (26%)	21 (2%)
Treatment area 2							
Residential	216	126	11	1	354	57 (16%)	1 (0%)
Nonresidential	3	4	*	0	7	4 (57%)	0 (--%)
Total	219	130	11	1	361	61 (17%)	1 (0%)
Treatment area 3							
Residential	75	78	21	4	178	90 (51%)	4 (2%)
Nonresidential	15	0	*	0	15	0 (--%)	0 (--%)
Total	90	78	21	4	193	90 (47%)	4 (2%)
Treatment area 4							
Residential	68	0	0	0	68	0 (--%)	0 (--%)
Nonresidential	15	0	*	0	15	0 (--%)	0 (--%)
Total	83	0	0	0	83	0 (--%)	0 (--%)
Treatment area 5							
Residential	169	89	33	2	293	87 (30%)	2 (1%)
Nonresidential	8	6	*	6	20	12 (60%)	6 (30%)
Total	177	95	33	8	313	99 (32%)	8 (3%)

Note: * Nonresidential structures are not designated for reconditioning.

The Valley View Public Housing Project (treatment area 1) is not included in this tabulation.

Source: field survey, 1961-1962.

Assessors office, City of Providence, 1962.

Table 5: Condition of Structures (Continued)

Type of structure:	Number of structures rated:				Total structures	Structures rated:	
	Good:	Fair: (rehabilitate):	Fair: (recondition):	Poor:		Deficient:	Substandard:
Treatment area 6							
Residential	121	90	20	5	236	64 (27%)	5 (2%)
Nonresidential	10	8	*	2	20	10 (50%)	2 (10%)
Total	131	98	20	7	256	74 (29%)	7 (3%)
Treatment area 7							
Residential	123	42	13	0	178	41 (23%)	0 (--%)
Nonresidential	3	0	*	1	4	1 (25%)	1 (25%)
Total	126	42	13	1	182	42 (23%)	1 (1%)

Note: * Nonresidential structures are not designated for reconditioning.

The Valley View Public Housing Project (treatment area 1) is not included in this tabulation.

Source: field survey, 1961-1962.

Assessors office, City of Providence, 1962.

Table 6: Condition of the Residential Environment

6A: 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	17	16	40	25	8	4	110
Treatment area 2	12	3	13	3	0	0	31
Treatment area 3	1	3	6	8	1	1	20
Treatment area 4	0	1	0	3	0	0	4
Treatment area 5	4	8	8	0	1	1	22
Treatment area 6	0	0	9	6	5	2	22
Treatment area 7	0	1	4	5	1	0	11

6B: Residential Blocks Affected by Specific Environmental Deficiencies

<u>Environmental Deficiency</u>	<u>Number of Residential Blocks Deficient</u>	<u>Percent of Total Residential Blocks Deficient</u>
Excessive land coverage	2	2
Inadequate off-street parking	51	46
Mixed land uses	20	18
Presence of specific nuisance uses	30	27
Excessive street traffic	1	1
Proximity to railroads	0	-
Lack of sanitary sewer	8	7
Lack of public water supply	5	5
Inadequate service by public elementary school	63	57
Inadequate service by public recreation area	45	41

Note: The Valley View public housing project (treatment area 1) is not included in this tabulation.

Source: field survey, 1962.

SMITH HILL PLANNING AREA

DESCRIPTION

The Smith Hill planning area occupies the high ground northwest of the state house, rising about 70 feet above the Woonasquatucket and Moshassuck River valley floors. It is defined by major industrial areas along these two streams, and by the proposed Dean Street-Silver Spring circumferential street. Although one of the oldest residential areas, the population decreased at only the same rate as the entire city during the 1950 to 1960 decade. The population by age group shifted toward the older groups, losing more than one-third of the 20 to 44 age group and gaining in the 65 and over group by one-quarter. As a result, the labor force decreased by about one-fifth. Although the nonwhite population more than doubled, it comprised less than 6 percent of the total in 1960. Since this was approximately the ratio of nonwhite to total population in 1960, the area cannot be considered one of concentrated nonwhite residence.

All types of residential structures are found in the area, but more than three-quarters are two and three family buildings. There are several single-family houses, and several multiples, including the Chad Brown, Admiral Terrace, and Sunset Village public housing projects, with a total of 626 units. About three-quarters of the units are occupied by renters. Rents are low (\$15 - \$30) in much of the area, and household incomes are below average, in the \$2,500 to \$4,000 group.

The Smith Hill shopping center, at Chalkstone and Smith streets, is the most important collection of retail facilities in the area. Commercial strip development spreads along Chalkstone, Smith, and Douglas streets. Industrial uses, concentrated in the easternmost part of the area, consist principally of railroad yards and salvage dealers.

Like most central residential areas, Smith Hill is dissected by major streets converging as they approach the downtown area. Admiral, Douglas, Camden, Fillmore, Chalkstone, Smith, Orms, Bath, and Candace streets all carry traffic through the area which is bound for points outside of it. While some adjustments can be made, particularly if the area were to be largely cleared and rebuilt, this situation is an inherent characteristic of central location. Most local streets are only 40 feet wide, and are totally inadequate in view of both existing and proposed residential density.

The Smith Hill area includes three elementary schools, including the most recently constructed in the city. These are:

1. Camden Avenue School: built in 1962, the 8.3 acre site includes a 6.3 acre playground.

2. Berkshire Street School: built in 1901 on an 0.6 acre site, with no playground. Many, if not most, of the pupils come from Wanskuck.
3. Smith Street School: built in 1884 on an 0.5 acre site. No playground area is available.

Three recreation areas are located in Smith Hill: Candace Street Playground, 0.1 acres, Camden Avenue Playground, 6.3 acres, and Hopkins Park (playfield), 8.4 acres. The Camden Avenue site adjoins the elementary school of the same name. The Davis Park Playfield also serves this unit.

Although most of the topography of Smith Hill presents no development problems, the slopes require consideration in any areas to be redeveloped, particularly those overlooking Interstate 95.

CONDITION OF STRUCTURES AND ENVIRONMENT

Residential: More than half of the structures are deficient, and ten percent are so sub-standard as to require clearance. These structures are concentrated in the eastern part of the area. Inadequate heating equipment, structural deterioration, and lack of bathtubs or showers are the most common deficiencies.

More than 80 percent of the residential blocks have two or more environmental deficiencies, including inadequate off-street parking, lack of or poor access to public schools and recreation areas, traffic congestion, and mixed land uses, particularly nuisance uses.

Most of the housing in Smith Hill has been inspected by the Division of Minimum Housing Standards, with the remainder to be completed in 1964.

Nonresidential: These structures are in relatively better condition: only about one-quarter are deficient. Most are one-story, fire-resistant buildings. Land coverage is very high, in that about two-thirds of the buildings occupy more than half of their sites. Consequently, off-street parking and loading are inadequate for many buildings. Poor street access is also a widespread problem.

RECOMMENDED TREATMENT

Master Plan: The Master Plan proposes that high density housing be developed in the area immediately northwest of the state house. Execution of this proposal requires clearance of the lower density residential and mixed commercial structures now occupying the area. Most of the remaining area is in medium density residential use. The industrial section in the northeast part of the area is to be retained and expanded. Commercial centers, primarily consolidations of strip development, are located on

Smith Street and Douglas Avenue.

Master Plan major streets and their existing widths are Admiral (50 feet), Douglas (55 and 70 feet), Smith (US-44, 55 feet), Orms (50 feet), and the Dean Street-Silver Spring loop, which forms the west boundary of the unit, utilizing existing Raymond (50 feet), Oakland (50 feet) and Berkshire (40 feet). None of these streets will be appreciably relieved by freeway construction; and all except the 70 foot wide section of Douglas Avenue should be widened.

The Master Plan recommends closing Smith Street School and consolidating its enrollment with that of the Camden Avenue School. The Berkshire Street School is to be replaced by a new building of 200 to 250 capacity. This is a low priority project. Hopkins Park is to have \$2100 in play equipment installed during the third priority year, and three tot lot sites are to be acquired and developed in the third, fourth, and sixth priority years. These will require expenditure of \$3900 for each of the first two and \$2900 for the third.

Urban renewal: Five treatment areas have been delineated within the Smith Hill planning area. Three public housing projects, Chad Brown, Admiral Terrace, and Sunset Village, are combined into Smith Hill 1.

Smith Hill 2 and Smith Hill 5 are proposed conservation areas. Smith Hill 2 does not meet minimum federal requirements for assistance, however, and should be combined with Wanskuck 7 for project purposes. Smith Hill 5 meets federal requirements for building deficiencies, and both areas have significant environmental problems.

Conditions in Smith Hill 3 have deteriorated to the point where about two-thirds of the buildings should be removed, either because of dilapidation or to remove blighting influences. All but two residential blocks have two or more environmental deficiencies, and those two each have one such deficiency.

Reconditioning is recommended for Smith Hill 4, since less than 10 percent of the structures are so substandard as to warrant clearance. More than half of the structures are deficient and 70 percent of the residential blocks have two or more environmental deficiencies, precluding use of conservation techniques in this area.

Social problems are very serious in Smith Hill, with adult crime, juvenile delinquency, and economic dependency due to old age the most troublesome areas. Agencies whose programs are oriented to these problems should be moved into the area early in any renewal program.

Table 1: Population Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Population	13195	11088	-2107	- 16
White	12925	10455	-2470	- 19
Non White	270	633	+ 363	+134
Families	3504	2866	- 638	- 18
Married Couples	2933	2292	- 641	- 22
Unrelated Individuals	1033	1072	+ 39	+ 4
Labor Force	5620	4503	-1117	- 20
Male	3750	2794	- 956	- 25
Female	1870	1709	- 161	- 9
Married		796		
Married with children under 6		162		
Age of Population				
Under 5	1240	1118	- 122	- 10
5-19	2744	2628	- 116	- 4
20-44	5275	3467	-1808	- 34
45-64	2814	2477	- 337	- 12
65 & over	1122	1398	+ 276	+ 25

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 2: Housing Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Housing Units	3843	3804	- 39	- 1
Total Occupied Units	3763	3550	-213	- 6
Owner	963	958	- 5	- 1
White		950		
Non White		8		
Renter	2800	2592	-208	- 7
White		2447		
Non White		145		
Total Non White	55	153	+ 98	+178
Vacant	80	254	+174	+218

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 3: Existing Land Use - 1961

<u>Land Use</u>	<u>Area in Acres</u>	<u>Percent of Total</u>
Residential *	141.7	57
Commercial	17.1	7
Industrial	29.0	12
Public & Institutional	35.2	14
Vacant	<u>25.8</u>	<u>10</u>
Total	248.8 acres	100 %

* includes mixed residential and nonresidential uses.

Source: field survey, Providence City Plan Commission, 1961.

Table 4: Residential Structure Types

<u>Structure Type</u>	<u>Number of Structures</u>	<u>Percent of Total</u>
1 family	242	19
2 family	470	37
3 family	520	41
4 or more family	<u>47</u>	<u>4</u>
Total	1279	101 %

Note: The Chad Brown, Admiral Terrace, and Sunset Village public housing projects are not included in this tabulation.

Total does not equal 100% due to rounding.

Source: Assessors office, City of Providence, 1962.

Table 5: Condition of Structures

Type of structure:	Number of structures rated:				Total structures	Structures rated:	
	Good:	Fair: (rehabilitate):	Fair: (recondition):	Poor:		Deficient:	Substandard:
Residential and mixed	202	599	349	129	1279	677 (53%)	129 (10%)
Commercial	43	11	*	8	62	19 (31%)	8 (13%)
Industrial	12	1	*	3	16	4 (25%)	3 (19%)
Public and institutional	20	2	*	0	22	2 (9%)	0 (--%)
Total:	277	613	349	140	1379	702 (51%)	140 (10%)
Treatment area 2							
Residential	37	25	2	2	66	10 (15%)	2 (3%)
Nonresidential	4	1	*	1	6	2 (33%)	1 (17%)
Total	41	26	2	3	72	12 (17%)	3 (4%)
Treatment area 3							
Residential	2	44	63	51	160	141 (88%)	51 (32%)
Nonresidential	14	1	*	2	17	3 (18%)	2 (12%)
Total	16	45	63	53	177	144 (81%)	53 (30%)
Treatment area 4							
Residential	38	415	255	67	775	456 (59%)	67 (9%)
Nonresidential	41	6	*	3	50	9 (41%)	3 (19%)
Total	79	421	255	70	825	465 (56%)	70 (8%)
Treatment area 5							
Residential	125	115	29	9	278	70 (25%)	9 (3%)
Nonresidential	16	6	*	5	27	11 (41%)	5 (19%)
Total	141	121	29	14	305	81 (27%)	14 (5%)

Note: * Nonresidential structures are not designated for reconditioning.
The Chad Brown, Admiral Terrace, and Sunset Village public housing projects (treatment area 1) are not included in this tabulation.

Source: field survey, 1961-1962.
Assessors office, City of Providence, 1962.

Table 6: Condition of the Residential Environment

6A: 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	2	11	24	22	17	6	82
Treatment area 2	0	2	5	2	0	0	9
Treatment area 3	0	2	1	1	6	3	13
Treatment area 4	0	2	10	14	11	3	40
Treatment area 5	2	5	8	5	0	0	20

6B: Residential Blocks Affected by Specific Environmental Deficiencies

<u>Environmental Deficiency</u>	<u>Number of Residential Blocks Deficient</u>	<u>Percent of Total Residential Blocks Deficient</u>
Excessive land coverage	3	4
Inadequate off-street parking	58	71
Mixed land uses	26	32
Presence of specific nuisance uses	25	30
Excessive street traffic	26	32
Proximity to railroads	3	4
Lack of sanitary sewer	1	1
Lack of public water supply	0	-
Inadequate service by public elementary school	54	66
Inadequate service by public recreation area	30	37

Note: The Chad Brown, Admiral Terrace, and Sunset Village public housing projects (treatment area 1) are not included in this tabulation.

Source: field survey, 1962.

ELMHURST PLANNING AREA

DESCRIPTION

The Elmhurst planning area is one of the few in the city which tended toward stability in the 1950's, with most components of the population recording only slight changes. However, two contradictory factors are noted: more than 700 new housing units were built during the decade, and the 20 to 44 age group decreased by almost one-fifth. Since no major demolition was undertaken for freeway construction or renewal projects, this situation must be ascribed to aging of the population occupying those housing units built prior to 1950, creating an even larger loss in the 20 to 44 age group which was partially offset by younger families moving into the new housing.

Most residential structures are single family, with two and three family structures predominating in the area bounded by Chalkstone, the Veterans Hospital, Valley Street, Atwells Avenue, and Academy Avenue. Home ownership ranges from 51 to 90 percent or higher, except in the area south of Chalkstone and east of Academy Avenues, where rentals are in the majority. Monthly rents are generally above average (\$45 to \$75), except in the area south of Chalkstone where they are below average (\$30 to \$45). To some extent, this pattern reflects the type of structure. Values of owner occupied units are average or above (\$10,000 to \$20,000). Both of these conform to household incomes, which are above average (\$7,000 to \$10,000) except in the area south of Chalkstone, where they are average or below. The overall vacancy rate, less than 3 percent, is not significant, and even in the oldest section does not reach 5 percent. As would be expected, residential densities are low, averaging about 14 dwelling units per net acre for the entire planning area.

A major shopping center has grown up around the Chalkstone-Academy Avenue intersection, in both the Elmhurst and Mt. Pleasant planning areas. Other commercial uses are located along Chalkstone Avenue and at widely spaced intervals on Smith Street. There are also several "corner stores" within the residential area south of Chalkstone Avenue. There are no significant industrial uses in the area. Major medical and educational institutions occupy large tracts within the planning area. These are:

Medical:

Veterans Hospital
Roger Williams Hospital
Lying-In Hospital
Charles V. Chapin Hospital

Educational:

Providence College
Academy of the Sacred Heart (vacant)

These institutions perform the important functions of imparting a degree of character, and a feeling of openness, to the area. None presently has plans to expand in area, except Providence College, which proposes to acquire the Chapin Hospital site if that institution is closed.

The major circulation pattern of the Elmhurst planning area is relatively well developed: four routes (Admiral, Smith, Chalkstone and Atwells) lead to the downtown area, while Oakland, River, and Academy Avenues act as partial circumferential streets. Only three of these pass through the area, avoiding isolation of very small residential areas by heavy traffic.

Two other streets in the area create potential traffic problems: Pleasant Valley Parkway, because of its width, and Eaton Street, because it acts as a short cut from Douglas Avenue to Smith Street, and gives access to Providence College. Fortunately, Pleasant Valley Parkway changes direction so frequently as to discourage use by through traffic. Eaton Street, however, was recorded as carrying more than 5,000 vehicles per day in 1958. Physical interruption of this street at some point between Smith Street and River Avenue should correct this situation. Most residential streets in this unit are only 40 feet in width; a few are 30 feet wide.

Two elementary schools are located in, and serve most of, Elmhurst. These are:

1. Regent Avenue School, built in 1905 on an 0.7 acre site. The building is in "fair to poor" condition, and there is no playground.
2. Nelson Street School, built in 1921 on a 1.6 acre site. A small playground is located within one block of the school.

The Nathaniel Green Junior High School is located in Elmhurst, on a 15.8 acre site. This building was constructed in 1930, and a 10.6 acre playfield is located directly across the street.

CONDITION OF STRUCTURES AND ENVIRONMENT

Residential: More than 85 percent of the structures are in good condition, and only a handful must be demolished. However, almost half of the residential blocks have two or more environmental deficiencies, with inadequate service by public elementary schools and recreation areas, excessive street traffic, and lack of off-street parking being the most frequent problems. Only that part of the planning area which is south of Chalkstone Avenue has been inspected by the Division of Minimum Housing Standards.

Nonresidential: These structures are in poorer condition, with about one-fifth deficient and several which should be demolished. A substantial number have been constructed since 1941, and most are of one-story, fire-resistant construction. Inadequate off-street

loading and parking, traffic congestion, and poor street access are important environmental problems.

RECOMMENDED TREATMENT

Master Plan: Almost all of the area is allocated to low density residential development, continuing the present pattern. Medium density housing is proposed around the Chapin, Roger Williams, and Veterans Hospitals, along the east boundary of the area. A large retail center is located at the intersection of Chalkstone and Academy Avenues. Four smaller centers are also provided.

Proposed major streets are Admiral, Smith, Chalkstone, Atwells, Oakland, River, and Academy. Only Atwells Avenue, and part of Academy Avenue, meet the minimum width for this type of street, however.

The City Plan Commission recommends closing the Regent Avenue School, and four other nearby schools in the Mt. Pleasant and Manton planning areas, and replacing them with two new schools of 600 to 650 capacity. Conceivably, one of these could be in the southern part of the Elmhurst area. However, both are relatively low priority items.

Of more urgent concern is the proposed addition of eight classrooms, cafeteria, and gymnasium to the Nelson Street School, to serve the north sections of Elmhurst and Mt. Pleasant. Rapidly increasing enrollments indicate that this addition, to cost an estimated \$500,000 to \$750,000, will be necessary prior to 1970.

Elmhurst's four existing recreation areas are grossly inadequate for both the population and the area served. All are to have additional play equipment installed under the Master Plan. They are:

<u>Name</u>	<u>Area (acres)</u>	<u>Priority for Improvement</u>	<u>Estimated Cost</u>
O'Brien Memorial Playground	0.9	second year	\$6,300
Nathaniel Greene Junior High School	0.1	fourth year	400
Patrick J. Cunningham Playground	2.9	fourth year	1,200
Davis Park (playfield)	<u>10.6</u>	fifth year	<u>1,500</u>
Total	14.5		\$9,400

Davis Park must also serve the adjoining Smith Hill planning area. Seven proposed tot lots will correct a part of this deficiency in recreation space:

<u>Priority Year</u>	<u>Number of Sites</u>	<u>Estimated Cost</u>
first	5	\$21,700
third	1	4,000
sixth	<u>1</u>	<u>4,300</u>
Total	7	\$30,000

These sites are well distributed to serve the entire area.

Urban renewal: The Elmhurst planning area is divided into three treatment areas. A neighborhood conservation program is recommended for Elmhurst 1. About 30 percent of both the residential and nonresidential structures are deficient. While only 4 of the 31 residential blocks have two or more environmental deficiencies, 23 of the remainder have some environmental deficiency, and more detailed study should qualify this area for conservation treatment.

A maintenance program is recommended for the rest of the planning area. Elmhurst 2 is identified separately because of the high level of environmental deficiencies found there as compared to Elmhurst 3. Building deficiencies are minor throughout both treatment areas.

Elmhurst 1 also requires an intensive program of social services which are oriented to the specific problems of the area. No particular efforts are required in the other two treatment areas.

Table 1: Population Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Population	16063	16269	+ 206	+ 1
White	16049	16246	+ 197	+ 1
Non White	14	23	+ 9	+64
Families	3901	4198	+ 297	+ 8
Married Couples	3453	3597	+ 144	+ 4
Unrelated Individuals	1496	1761	+ 265	+18
Labor Force	7285	7076	- 209	- 3
Male	4687	4319	- 368	- 8
Female	2598	2757	+ 159	+ 6
Married		1221		
Married with children under 6		137		
Age of Population				
Under 5	1179	1322	+ 143	+12
5-19	3264	3747	+ 483	+15
20-44	6228	5062	-1166	-19
45-64	4033	4181	+ 148	+ 4
65 & over	1359	1957	+ 598	+44

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960

Table 2: Housing Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Housing Units	4295	4878	+583	+14
Total Occupied Units	4223	4741	+518	+12
Owner	2166	2725	+559	+26
White		2723		
Non White		2		
Renter	2057	2016	- 41	- 2
White		2013		
Non White		3		
Total Non White	3	5	+ 2	+67
Vacant	72	137	+ 65	+90

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 3: Existing Land Use - 1961

<u>Land Use</u>	<u>Area in Acres</u>	<u>Percent of Total</u>
Residential *	358.2	62
Commercial	15.2	3
Industrial	1.6	0
Public & Institutional	121.8	21
Vacant	<u>79.8</u>	<u>14</u>
Total	576.6 acres	100 %

* includes mixed residential and nonresidential uses.

Source: field survey, Providence City Plan Commission, 1961.

Table 4: Residential Structure Types

<u>Structure Type</u>	<u>Number of Structures</u>	<u>Percent of Total</u>
1 family	1948	63
2 family	630	20
3 family	467	15
4 or more family	<u>45</u>	<u>2</u>
Total	3090	100 %

Source: Assessors office, City of Providence, 1962.

Table 5: Condition of Structures

Type of structure:	Number of structures rated:				Total structures	Structures rated:	
	Good:	Fair: (rehabilitate):	Fair: (recondition):	Poor:		Deficient:	Substandard:
Residential and mixed	2681	328	69	12	3090	263 (9%)	12 (0%)
Commercial	48	10	*	3	61	13 (21%)	3 (5%)
Industrial	13	3	*	1	17	4 (24%)	1 (6%)
Public and institutional	16	2	*	0	18	2 (11%)	0 (-%)
Total:	2758	343	69	16	3186	282 (9%)	16 (0%)
Treatment area 1							
Residential	301	236	56	10	603	182 (30%)	10 (2%)
Nonresidential	19	6	*	2	27	8 (30%)	2 (7%)
Total	320	242	56	12	630	190 (30%)	12 (2%)
Treatment area 2							
Residential	155	18	1	1	175	18 (10%)	1 (1%)
Nonresidential	8	2	*	0	10	2 (20%)	0 (-%)
Total	163	20	1	1	185	20 (11%)	1 (1%)
Treatment area 3							
Residential	2225	74	12	1	2312	63 (.3%)	1 (0%)
Nonresidential	50	7	*	2	59	9 (15%)	2 (3%)
Total	2275	81	12	3	2371	72 (.3%)	3 (0%)

Note: *Nonresidential structures are not designated for reconditioning.

Source: field survey, 1961-1962.

Assessors office, City of Providence, 1962.

Table 6: Condition of the Residential Environment

6A: 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	17	65	48	15	2	1	148
Treatment area 1	4	23	0	3	1	0	31
Treatment area 2	0	0	1	6	0	0	7
Treatment area 3	13	42	47	6	1	1	110

6B: Residential Blocks Affected by Specific Environmental Deficiencies

<u>Environmental Deficiency</u>	<u>Number of Residential Blocks Deficient</u>	<u>Percent of Total Residential Blocks Deficient</u>
Excessive land coverage	0	-
Inadequate off-street parking	28	19
Mixed land uses	9	6
Presence of specific nuisance uses	7	5
Excessive street traffic	29	20
Proximity to railroads	0	-
Lack of sanitary sewer	0	-
Lack of public water supply	0	-
Inadequate service by public elementary school	91	62
Inadequate service by public recreation area	55	37

Source: field survey, 1962.

MOUNT PLEASANT PLANNING AREA

DESCRIPTION

This planning area follows the Mount Pleasant ridge from the Olneyville industrial area to the northwest city line, including both older and undeveloped areas. Construction of about 350 new housing units almost offset the trend toward decline in this area, holding changes to relatively small amounts except for the 20 to 44 age group, which decreased by almost one-quarter, and the 65 and over age group, which increased by more than 40 percent. The non-white population remained very small.

Most residential structures in the area are single family, although two and three family buildings occur more frequently in the southern half, and predominate by a wide margin south of Atwells Avenue. Most units (70 to 90 percent) are owner-occupied, except in the area south of Atwells Avenue, where a majority of units are rentals. Both rents and values decrease from above average in the north to below average in the south. Household incomes duplicate this pattern. Less than 5 percent of all units are vacant, the bulk of these also being in the southern portion. The Mount Pleasant planning area in reality includes two quite distinct areas, with Atwells Avenue forming the division between them.

The Mount Pleasant shopping center, at Chalkstone and Academy Avenues, serves this unit as well as Elmhurst. Intermittent commercial development occurs along Chalkstone, Academy, Atwells and Manton Avenues. There are several "corner stores" on local streets south of Atwells Avenue. Industrial uses in this area are negligible.

A complex of public and institutional uses occupies the northern part of the area. These are the LaSalle Academy, the State Children's Home and School, Rhode Island College, and Triggs Memorial Park, a 157 acre municipal golf course which is the second largest public recreation area in the city.

Mount Pleasant Avenue, running along the crest of Mount Pleasant Hill, and Chalkstone and Atwells Avenues, which run at right angles to the ridge line, form the circulation system for this planning area. Smith Street (US-44), and Manton and Academy Avenues, the north, south, and east boundaries, are also important streets.

Four elementary schools are located in Mount Pleasant. These are:

<u>Name</u>	<u>Year Built</u>	<u>Size of Site</u>
Academy Avenue	1890	0.9 acres
Sisson Street	1893	0.4 "

<u>Name</u>	<u>Year Built</u>	<u>Size of Site</u>
Mount Pleasant Avenue	1899	4.0 acres
Joslyn Street	1959	5.1 "

Of these, only the latter two have playgrounds.

The George J. West Junior High School, located in Mount Pleasant, was built as an elementary school in 1916. The very small site (2.2 acres) is extremely inadequate for this type of school. Mount Pleasant High School, built in 1938 on a 28 acre site, is also located in the Mount Pleasant planning area.

The east and west slopes of Mt. Pleasant Hill, grading down from Mount Pleasant Avenue, are not a major problem, even though most streets run at a right angle to the contours. Between the hill and Triggs Memorial Park is a low, poorly drained area which has never been built up, but which could be reclaimed for residential use.

CONDITION OF STRUCTURES AND ENVIRONMENT

Residential: About one-quarter of the structures are deficient, with most deficiencies concentrated in the southern part of the area. About 40 percent of the residential blocks have two or more environmental deficiencies. Inadequate service by public elementary schools is by far the most important problem. Lack of off-street parking and recreation areas are also important. The Division of Minimum Housing Standards has inspected most of the housing in this planning area.

Nonresidential: Less than 15 percent of the nonresidential buildings are deficient. Most deficiencies are in commercial structures. Most are of one-story, fire-resistant construction, built between 1900 and 1940. Land coverage is high, and inadequate off-street loading and parking are the major environmental problems. Traffic congestion is also significant.

RECOMMENDED TREATMENT

Master Plan: The entire area is consigned to low density residential use, except for that south of Atwells Avenue, which is medium density residential. The retail shopping center at Chalkstone and Academy Avenues is partially located in this planning area, with a smaller center at Atwells and Manton Avenues.

The boundary streets, Smith Street (US-44), and Manton and Academy Avenues, together with Mount Pleasant, Chalkstone, and Atwells Avenues are designated as major streets by the Master Plan. While they are properly distributed and aligned to serve the area, Smith, Manton, Chalkstone, and parts of Academy and Mount Pleasant

are too narrow. The Glenbridge Avenue loop, also a Master Plan major street, is to be opened through this planning area at a total cost of \$2,628,000, including that for work to be done in other planning areas.

The plan recommends closing the three elementary schools built during the nineteenth century, to be replaced by two 600 to 650 capacity schools. At least one of these would be located in Mount Pleasant. As described under the Elmhurst planning area, these are low priority projects.

Mount Pleasant has four areas for active recreation, three of which will be improved:

<u>Name</u>	<u>Area in Acres</u>	<u>Priority for Improvement</u>	<u>Estimated Cost</u>
Mount Pleasant Playground	3.6	third year	\$2,300
Joslyn Street Playground	2.2	third year	\$2,200
Julian Street Playground	0.3	none	_____
Mount Pleasant High School playfield	<u>12.6</u>	third year	<u>\$3,700</u>
Total	18.7 acres		\$8,200

Triggs Memorial Park, the municipal golf course, also will have play equipment installed as part of the fifth priority year work, to cost an estimated \$1,300.

Eight tot lots are to be developed:

<u>Priority Year</u>	<u>Number of Sites</u>	<u>Estimated Cost</u>
first	4	\$14,800
second	1	4,000
fourth	2	7,300
sixth	<u>1</u>	<u>3,800</u>
Total	8	\$29,900

These are distributed throughout the central and southern parts of Mount Pleasant. None, However, are located in the section north of La Salle Academy.

Urban renewal: The area is divided into five treatment areas, each to be given a different type of renewal treatment.

Reconditioning is the logical treatment for Mount Pleasant 1, since most of the structures are deficient, but only about 10 percent justify clearance. Environmental deficiencies are not widespread, primarily because of the recent construction of the Joslyn Street School and its adjoining playground. Perhaps more urgent is treatment of the social problems of the area, including economic dependency due to old age, unemployment, and truancy from school. Community services directed to these problems should be located within the area either prior to, or as part of, the reconditioning program.

Mount Pleasant 2 appears suitable for a nonassisted conservation project. Many structures are deficient, but only one must be demolished because of its poor condition, and the area has a low level of environmental problems. An information program about available community services should be made part of the conservation program.

Mount Pleasant 3 is similar to Mount Pleasant 2, but qualifies as an assisted conservation project since about 40 percent of the buildings are deficient and three-quarters of the residential blocks have two or more environmental deficiencies. Social problems are also more serious here than in treatment area 2.

Adverse topography, and the consequent lack of public utilities, has stalled development in Mount Pleasant 4. A locally financed arrested development project should be used to make it possible for this area to realize its full potential. An educational program similar to that described for treatment area 2 is also needed.

Mount Pleasant 5 comprises most of the planning area. A minor maintenance program should be adequate to insure future stability in this area.

Table 1: Population Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Population	14811	14331	- 480	- 3
White	14797	14326	- 471	- 3
Non White	14	5	- 9	-64
Families	4079	3893	-186	- 5
Married Couples	3574	3361	- 213	- 6
Unrelated Individuals	529	788	+ 259	+49
Labor Force	6813	6168	- 645	- 9
Male	4471	3883	- 588	-13
Female	2342	2285	- 57	- 2
Married		1153		
Married with children under 6		118		
Age of Population				
Under 5	1229	1264	+ 35	+ 3
5-19	3047	3314	+ 267	+ 9
20-44	5933	4490	-1443	-24
45-64	3415	3569	+ 154	+ 5
65 & over	1187	1694	+ 507	+43

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 2: Housing Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Housing Units	4428	4629	+201	+ 5
Total Occupied Units	4357	4422	+ 65	+ 1
Owner	1836	2211	+375	+ 20
White		2210		
Non White		1		
Renter	2521	2211	-310	- 12
White		2210		
Non White		1		
Total Non White	3	2	- 1	- 33
Vacant	71	207	+136	+192

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960

Table 3: Existing Land Use - 1961

<u>Land Use</u>	<u>Area in Acres</u>	<u>Percent of Total</u>
Residential *	273.1	38
Commercial	11.9	2
Industrial	2.0	0
Public & Institutional	358.2	50
Vacant	<u>69.7</u>	<u>10</u>
Total	714.9 acres	100 %

* includes mixed residential and nonresidential uses.

Source: field survey, Providence City Plan Commission, 1961.

Table 4: Residential Structure Types

<u>Structure Type</u>	<u>Number of Structures</u>	<u>Percent of Total</u>
1 family	1344	51
2 family	742	28
3 family	445	17
4 or more family	<u>109</u>	<u>4</u>
Total	2640	100 %

Source: Assessors office, City of Providence, 1962.

Table 5: Condition of Structures

Type of structure:	Number of structures rated:				Total structures	Structures rated:	
	Good:	Fair: (rehabilitate):	Fair: (recondition):	Poor:		Deficient:	Substandard:
Residential and mixed	1695	675	202	68	2640	710 (27%)	68 (3%)
Commercial	44	10	*	2	56	12 (21%)	2 (4%)
Industrial	10	1	*	0	11	1 (9%)	0 (-%)
Public and institutional	27	0	*	0	27	0 (-%)	0 (-%)
Total:	1776	686	202	70	2734	723 (26%)	70 (3%)
Treatment area 1							
Residential	105	246	173	65	589	448 (76%)	65 (11%)
Nonresidential	46	6	*	0	52	6 (12%)	0 (-%)
Total	151	252	173	65	641	454 (71%)	65 (10%)
Treatment area 2							
Residential	231	196	18	1	446	138 (31%)	1 (0%)
Nonresidential	6	2	*	0	8	2 (25%)	0 (-%)
Total	237	198	18	1	454	140 (31%)	1 (0%)
Treatment area 3							
Residential	73	50	6	1	130	50 (38%)	1 (1%)
Nonresidential	4	1	*	1	6	2 (33%)	1 (17%)
Total	77	51	6	2	136	52 (38%)	2 (1%)
Treatment area 4							
Residential	166	18	1	0	185	13 (7%)	0 (-%)
Nonresidential	2	0	*	0	2	0 (-%)	0 (-%)
Total	168	18	1	0	187	13 (7%)	0 (-%)
Treatment area 5							
Residential	1120	165	4	1	1290	61 (5%)	1 (0%)
Nonresidential	23	2	*	1	26	3 (12%)	1 (4%)
Total	1143	167	4	2	1316	64 (5%)	2 (0%)

Note: *Nonresidential structures are not designated for reconditioning.

Source: field survey, 1961-1962.

Assessors office, City of Providence, 1962.

Table 6: Condition of the Residential Environment

6A: Residential Blocks with Environmental Deficiencies

	Number of Deficiencies per Block						<u>Total Number of Residential Blocks</u>
	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5 or more</u>	
Planning Area Total	12	88	48	13	3	0	164
Treatment area 1	2	17	9	3	1	0	32
Treatment area 2	5	11	7	2	0	0	25
Treatment area 3	0	2	2	3	1	0	8
Treatment area 4	0	13	3	0	0	0	16
Treatment area 5	5	45	27	5	1	0	83

6B: Residential Blocks Affected by Specific Environmental Deficiencies

<u>Environmental Deficiency</u>	<u>Number of Residential Blocks Deficient</u>	<u>Percent of Total Residential Blocks Deficient</u>
Excessive land coverage	0	-
Inadequate off-street parking	47	29
Mixed land uses	14	9
Presence of specific nuisance uses	8	5
Excessive street traffic	12	7
Proximity to railroads	0	-
Lack of sanitary sewer	0	-
Lack of public water supply	0	-
Inadequate service by public elementary school	112	68
Inadequate service by public recreation area	42	26

Source: field survey, 1962.

MANTON PLANNING AREA

DESCRIPTION

The Manton planning area extends along the north slope of the Woonasquatucket River Valley, from the Olneyville industrial district to the northwest city line. Unlike the city as a whole, the Manton area increased substantially in population from 1950 to 1960. Every age group increased, but the biggest percentage gains are in the youngest (19 and under) and the oldest (65 and over) groups. More than 460 housing units were built during the decade, added to the 650 existing in 1950. Most of these (330) were in the Manton Heights public housing project, so that private construction produced an average of only 13 units per year.

Except for the public housing project, most residential structures in Manton are single family, with two family houses along Manton Avenue. Net residential density is low, about 12 dwelling units per acre. Most units are owner-occupied, and have a low to average value. Rentals are also below average. Household incomes approximate the city-wide average. Few units are vacant, as would be expected in a recently developed area.

Two small commercial sections serve Manton. Both are located along Manton Avenue, in the southeast and northwest sections. Two textile mills located along the river are now in mixed manufacturing, warehousing, or automotive parts sales use, or are vacant. The Master Plan recommends removal of these uses.

Rhode Island College has recently expanded into the northernmost section of Manton, in an area which was largely vacant. Although largely undeveloped as yet, this area will become the dormitory area in the future, according to the College's development plan.

Manton Avenue acts as the "main street" of the area, and connects Manton with downtown (via Atwells Avenue), Olneyville Square, and Johnston. Glenbridge Avenue crosses the Woonasquatucket River, connecting Manton to the Annex. Chalkstone and Fruit Hill Avenues are of secondary importance. Local streets in the Manton unit are only 40 feet wide, inadequate for current needs. Many local streets are only platted streets, which have never been opened.

The Manton Avenue elementary school, built in 1899 on an 0.5 acre site, is in poor condition and is poorly located to serve the Manton area. It has no playground.

Although surrounded by large open spaces such as Triggs Memorial Park and the Rhode Island College campus, Manton has no playgrounds, and neither of the playfields serving the area is readily accessible. Obadiah Brown Playfield, 9.4 acres, is almost entirely enclosed by the golf course and college property. The other facility, the 9.6 acre Woonasquatucket Playfield, is across the river and outside of the city limits.

Development of the Manton planning area has been effectively retarded by rough topography and many rock outcroppings. Several platted streets cannot be opened without great expense. No sewer or water lines have been built in much of the area, including a large tract immediately south of Triggs Memorial Park. This vacant land represents a significant resource for residential growth, if it can be redesigned.

The large dump in what was formerly Dyerville Pond is also very detrimental to future development, since it is clearly visible from Manton Avenue. While the dump is in use it should be screened from view by landscaping or fencing.

CONDITION OF STRUCTURES AND ENVIRONMENT

Residential: About one-quarter of the structures are deficient, with lack of adequate heating equipment the most frequent deficiency. The amount of clearance necessary is minor. However, 80 percent of the residential blocks have two or more environmental deficiencies. Inadequate public recreation and education services are the most important problems. Several areas also lack water and sanitary sewer lines. The Division of Minimum Housing Standards has completed inspection of the housing in this area.

Nonresidential: Almost all structures are in good condition, and are of one-story, fire-resistant construction. Inadequate off-street loading is the only major environmental deficiency.

RECOMMENDED TREATMENT

Master Plan: The entire planning area, except for the Manton Heights public housing project, is allocated to low density residential use, requiring elimination of the two industrial pockets along the river. The public housing project is a medium density development.

Manton, Chalkstone, Glenbridge, and Fruit Hill Avenues are designated as major streets. Existing widths are inadequate, however: Fruit Hill Avenue is 40 feet wide, and the other three are 50 feet wide. Glenbridge Avenue is to be extended north to Mount Pleasant Avenue, as an outer circumferential. The estimated cost of \$2,628,000 includes expenditures in both the Manton and Mount Pleasant areas.

The Master Plan recommends that the Manton Avenue elementary school be closed, and pupils transferred to one of the new schools described in the Mount Pleasant area. However, it appears that travel distances would be quite extensive.

Obadiah Brown Playfield is to be improved by addition of tennis courts at a cost of \$10,700 in the sixth priority year. Three proposed tot lots have a higher priority:

<u>Priority Year</u>	<u>Number of Sites</u>	<u>Estimated Cost</u>
first	2	\$ 8,300
second	<u>1</u>	<u>3,700</u>
Total	3	\$12,000

These will be located in the southeast, central and northwest parts of Manton. However, the area still urgently needs a playground, which desirably should be combined with a new elementary school within the area.

Urban renewal: The area is divided into four treatment areas, with the Manton Heights public housing project forming treatment area 1.

Manton 2 and Manton 4 are both conservation areas. However, both structural and environmental problems are more serious in Manton 2, which would be a much more difficult project. Both meet federal requirements for assistance.

Encouraging further residential development is the major problem in Manton 3. Redesign of parts of the street pattern to adapt it to the topography of the area and installation of utilities is necessary, and can be accomplished through an arrested area development project. Federal assistance is probably not available in this area.

The level of social problems encountered throughout Manton requires that an intensified program of community services be integrated into any conservation program.

Table 1: Population Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Population	2624	3798	+1174	+45
White	2624	3770	+1146	+44
Non White		28	+ 28	
Families	670	986	+ 316	+47
Married Couples	630	779	+ 149	+24
Unrelated Individuals	75	99	+ 24	+32
Labor Force	1161	1450	+ 289	+25
Male	737	926	+ 189	+26
Female	424	524	+ 100	+24
Married		255		
Married with children under 6		56		
Age of Population				
Under 5	253	448	+ 195	+77
5-19	575	1052	+ 477	+83
20-44	1060	1210	+ 150	+14
45-64	543	724	+ 181	+33
65 & over	193	364	+ 171	+89

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 2: Housing Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Housing Units	691	1112	+421	+61
Total Occupied Units	679	1071	+392	+58
Owner	361	451	+ 90	+25
White		451		
Non White		0		
Renter	318	620	+302	+95
White		613		
Non White		7		
Total Non White	0	7	+ 7	---
Vacant	12	41	+ 29	+242

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 3: Existing Land Use - 1961

<u>Land Use</u>	<u>Area in Acres</u>	<u>Percent of Total</u>
Residential *	94.6	40
Commercial	7.1	3
Industrial	16.0	7
Vacant	109.4	47
Public & Institutional	<u>6.9</u>	<u>3</u>
Total	234.0 acres	100 %

* includes mixed residential and nonresidential uses.

Source: field survey, Providence City Plan Commission, 1961.

Table 4: Residential Structure Types

<u>Structure Type</u>	<u>Number of Structures</u>	<u>Percent of Total</u>
1 family	324	62
2 family	155	30
3 family	43	8
4 or more family	<u>4</u>	<u>1</u>
Total	526	101 %

Note: The Manton Heights public housing project (treatment area 1) is not included in this tabulation.

Does not total 100% due to rounding.

Source: Assessors office, City of Providence, 1962.

Table 5: Condition of Structures

Type of structure:	Number of structures rated:				Total structures	Structures rated:	
	Good:	Fair: (rehabilitate):	Fair: (recondition):	Poor:		Deficient:	Substandard:
Residential and mixed	392	107	21	6	526	124 (24%)	6 (1%)
Commercial	13	1	*	0	14	1 (12%)	0 (0%)
Industrial	4	2	*	1	7	3 (43%)	1 (14%)
Public and institutional	5	0	*	0	5	0 (0%)	0 (0%)
Total:	414	110	21	7	552	128 (23%)	7 (1%)
Treatment area 2							
Residential	127	50	18	5	200	71 (36%)	5 (2%)
Nonresidential	15	2	*	1	18	3 (17%)	1 (6%)
Total	142	52	18	6	218	74 (34%)	6 (3%)
Treatment area 3							
Residential	135	11	0	0	146	9 (6%)	0 (0%)
Nonresidential	0	0	*	0	0	0 (0%)	0 (0%)
Total	135	11	0	0	146	9 (6%)	0 (0%)
Treatment area 4							
Residential	130	46	3	1	180	44 (24%)	1 (1%)
Nonresidential	7	1	*	0	8	1 (12%)	0 (0%)
Total	137	47	3	1	188	45 (24%)	1 (1%)

Note: *Nonresidential structures are not designated for reconditioning.

The Manton Heights public housing project (treatment area 1) is not included in this tabulation.

Source: field survey, 1961-1962.

Assessors office, City of Providence, 1962.

Table 6: Condition of the Residential Environment

6A: Residential Blocks with Environmental Deficiencies

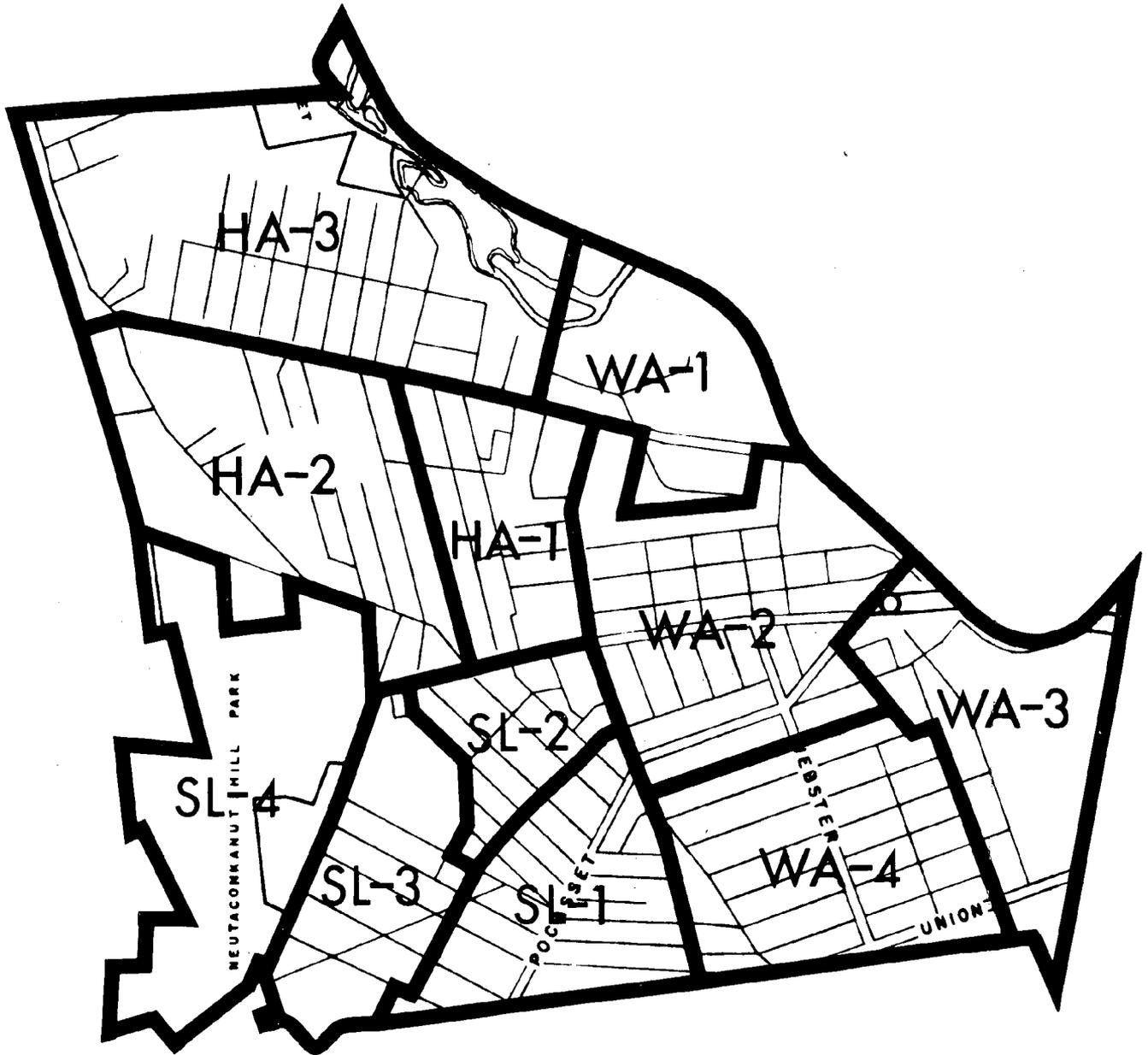
	Number of Deficiencies per Block						Total Number of Residential Blocks
	0	1	2	3	4	5 or more	
Planning Area Total	0	8	12	16	3	1	40
Treatment area 2	0	0	1	4	3	1	9
Treatment area 3	0	1	9	7	0	0	17
Treatment area 4	0	7	2	5	0	0	14

6B: Residential Blocks Affected by Specific Environmental Deficiencies

<u>Environmental Deficiency</u>	<u>Number of Residential Blocks Deficient</u>	<u>Percent of Total Residential Blocks Deficient</u>
Excessive land coverage	0	-
Inadequate off-street parking	7	18
Mixed land uses	4	10
Presence of specific nuisance uses	4	10
Excessive street traffic	1	2
Proximity to railroads	1	2
Lack of sanitary sewer	7	18
Lack of public water supply	11	28
Inadequate service by public elementary school	25	62
Inadequate service by public recreation area	36	90

Note: The Manton Heights public housing project (treatment area 1) is not included in this tabulation.

Source: field survey, 1962.



ANNEX RESIDENTIAL PLANNING DISTRICT:

Planning areas:

Webster Avenue
Hartford Avenue
Silver Lake

Treatment areas:

WA-1 to WA-4
HA-1 to HA-3
SL-1 to SL-4

WEBSTER AVENUE PLANNING AREA

DESCRIPTION

The Webster Avenue planning area is the oldest and most densely developed of the three planning areas in the Annex, and includes all of the district east of Laurel Hill Avenue, projected north to the Woonasquatucket River. The Webster Avenue area increased substantially (16.5 percent) in population from 1950 to 1960, but almost the entire increase was in persons under 20 or 65 and older. The 20 to 44 age group remained stable, in contrast to that for the entire Annex, in which this group decreased by more than 11 percent, or the city as a whole, which experienced a one-third loss. This is due in large part to construction of the Manton Heights public housing project of 748 units, which was first occupied in 1953.

Two and three family dwellings predominate in the area, with single family houses intermixed throughout. Rental units are in the majority (50 to 69 percent) on most blocks, but the average is biased towards rentals by the public housing project. Rents are below average (\$30 to \$40) and average values for owner-occupied units are average or below (\$10,000 - \$15,000) contrasting with household income, which approximates the city-wide average (except for public housing residents). Almost 6 percent of all housing units were vacant, or substantially more than for the Annex as a whole, although less than the city-wide rate.

Commercial uses within the area are scattered along Plainfield, Pocasset, Terrace, and Union streets, with no significant concentration of either retail or non-retail uses. There has been little intrusion by industrial uses.

The circulation pattern within this planning area focuses on Hartford Avenue and Plainfield Street, with Laurel Hill, Webster, Pocasset, and Union serving as important collectors. Most local streets are 40 feet in width, causing congestion due to the high housing density existing in the area.

The Webster Avenue area contains two elementary schools: Ralph Street, built in 1902 on a 0.5 acre site, and Webster Avenue, built in 1905 on a 0.9 acre site. Neither school has outdoor recreation space. Existing recreation areas include three playgrounds and a playfield, as follows:

Clarence Street playground: 0.9 acres
Laurel Hill Avenue playground: 2.5 acres
Edward W. Fory's playground: 3.4 acres
Merino Park (playfield): 18.6 acres

The Webster Avenue planning area has no outstanding topographic problems, and water and sewer lines serve all parts of the area.

CONDITION OF STRUCTURES AND ENVIRONMENT

Residential: More than half of the structures are in good condition, and only 1 percent must be cleared. The quality of structures is highest in the southern part of the area. However, more than one-third of the blocks have two or more environmental deficiencies. The significant environmental problems are inadequate off-street parking, and lack of public elementary schools and recreation services. Housing in this area has been inspected by the Division of Minimum Housing Standards.

Nonresidential: More than 88 percent of the structures are in good condition, and the majority were built between 1900 and 1940. Most are one-story buildings. Surprisingly, over one-quarter are of a combustible construction type. Traffic congestion is the major environmental problem, and inadequate off-street parking and loading are also significant deficiencies.

RECOMMENDED TREATMENT

Master Plan: The area is allocated to medium density housing, with three small commercial areas along Hartford and Plainfield Avenues. The industrial uses along the east boundary of the area are retained in a proposed industrial area. The Master Plan establishes Hartford, Plainfield, Union, and Laurel Hill-Terrace, as major streets. However, none of these are of adequate width (all are 50 feet wide or less) and must be widened to function as major streets. The plan also recommends closing the Ralph Street School, and retaining the site for use as a tot lot. This is one of four new tot lots proposed in this area, to cost an estimated \$16,100. Two are to be constructed in the third year priority group and two in the sixth year.

The cost of proposed equipment to be added to four existing recreation areas, and the priority for installation, is:

Clarence Street playground:	\$ 1,900	first year
Laurel Hill Avenue playground:	2,300	second year
Edward W. Fory's Playground:	12,500	second year
Merino Park (playfield):	<u>7,300</u>	second year
Total Cost	\$24,000	

Urban renewal: The planning area has been divided into four treatment areas, with the Hartford Park public housing project comprising Webster Avenue 1.

Webster Avenue 2 and Webster Avenue 3 are proposed residential conservation projects. Both structural and environmental conditions are more serious in Webster Avenue 3, and the area includes the largely vacant industrial site along its east boundary, which represents an additional factor in marketability.

Webster Avenue 4 is a nonassisted conservation area. Although almost one-quarter of the structures are deficient, only one is so dilapidated as to require clearance, and there are no serious environmental problems.

Except for the public housing project, social problems in the area are minor. The conservation program developed for Webster Avenue 2 should include an educational program designed to make residents aware of the community services available in specific problem areas. No special efforts are required in treatment areas 3 or 4.

Table 1: Population Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Population	8422	9811	+1389	+16
White	8411	9783	+1372	+16
Non White	11	28	+ 17	+155
Families	2189	2735	+ 546	+25
Married Couples	2012	2347	+ 335	+17
Unrelated Individuals	242	401	+ 159	+66
Labor Force	3899	3875	- 24	- 1
Male	2518	2549	+ 31	+ 1
Female	1381	1326	- 55	- 4
Married		674		
Married with children under 6		116		
Age of Population				
Under 5	776	1121	+ 345	+44
5-19	1595	2207	+ 612	+38
20-44	3434	3342	- 92	- 3
45-64	1835	2001	+ 166	+ 9
65 & over	782	1140	+ 358	+46

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts 1950 and 1960.

Table 2: Housing Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Housing Units	2580	3226	+646	+ 25
Total Occupied Units	2512	3076	+564	+ 22
Owner	926	1161	+235	+ 25
White		1159		
Non White		2		
Renter	1586	1915	+329	+ 21
White		1907		
Non White		8		
Total Non White	2	10	+ 8	+400
Vacant	68	150	+ 82	+121

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 3: Existing Land Use - 1961

<u>Land Use</u>	<u>Area in Acres</u>	<u>Percent of Total</u>
Residential *	158.1	56
Commercial	9.8	4
Industrial	41.5	15
Public & Institutional	35.2	13
Vacant	<u>35.4</u>	<u>13</u>
Total	280.0 acres	101 %

* includes mixed residential and nonresidential uses.

Note: Total does not equal 100% due to rounding.

Source: field survey, Providence City Plan Commission, 1961.

Table 4: Residential Structure Types

<u>Structure Type</u>	<u>Number of Structures</u>	<u>Percent of Total</u>
1 family	331	28
2 family	443	37
3 family	405	34
4 or more family	<u>23</u>	<u>2</u>
Total	1202	101 %

Note: Structures in the Hartford Park public housing project are not included in this tabulation.

Total does not equal 100% due to rounding.

Source: Assessors office, City of Providence, 1962.

Table 5: Condition of Structures

Type of structure:	Number of structures rated:				Total structures	Structures rated:	
	Good:	Fair: (rehabilitate)	Fair: (recondition)	Poor:		Deficient:	Substandard:
Residential and mixed	680	455	55	12	1202	415 (35%)	12 (1%)
Commercial	40	5	*	0	45	5 (11%)	0 (-%)
Industrial	11	2	*	0	13	2 (15%)	0 (-%)
Public and institutional	2	0	*	0	2	0 (-%)	0 (-%)
Total:	733	462	55	12	1262	422 (33%)	12 (1%)
Treatment area 2							
Residential	286	236	26	5	553	206 (37%)	5 (1%)
Nonresidential	28	4	*	0	32	4 (12%)	0 (-%)
Total	314	240	26	5	585	210 (36%)	5 (1%)
Treatment area 3							
Residential	44	81	24	6	155	95 (61%)	6 (4%)
Nonresidential	17	1	*	0	18	1 (6%)	0 (-%)
Total	61	82	24	6	173	96 (55%)	6 (3%)
Treatment area 4							
Residential	350	138	5	1	494	114 (23%)	1 (0%)
Nonresidential	8	2	*	0	10	2 (20%)	0 (-%)
Total	358	140	5	1	504	116 (23%)	1 (0%)

Note: *Nonresidential structures are not designated for reconditioning.

The Hartford Park public housing project (treatment area 1) is not included in this tabulation.

Source: field survey, 1961-1962.

Assessors office, City of Providence, 1962.

Table 6: Condition of the Residential Environment

6A: 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	25	17	13	6	0	4	65
Treatment area 2	6	9	7	5	0	2	29
Treatment area 3	2	2	5	1	0	2	12
Treatment area 4	17	6	1	0	0	0	24

6B: Residential Blocks Affected by Specific Environmental Deficiencies

<u>Environmental Deficiency</u>	<u>Number of Residential Blocks Deficient</u>	<u>Percent of Total Residential Blocks Deficient</u>
Excessive land coverage	2	3
Inadequate off-street parking	22	34
Mixed land uses	7	11
Presence of specific nuisance uses	12	18
Excessive street traffic	9	14
Proximity to railroads	3	5
Lack of sanitary sewer	1	2
Lack of public water supply	0	-
Inadequate service by public elementary school	18	28
Inadequate service by public recreation area	10	15

Note: The Hartford Park public housing project (treatment area 1) is not included in this tabulation.

Source: field survey, 1962.

HARTFORD AVENUE PLANNING AREA

DESCRIPTION

The Hartford Avenue planning area lies west of Laurel Hill Avenue and the Hartford Park public housing project, and north of Plainfield Avenue and Neutaconkanut Hill Park. The area contains primarily one and two family structures, and extensive vacant areas which offer potential for additional development. The density in terms of dwelling units per net acre is low (less than 9 units per acre), reflecting generally larger lot sizes and the small number multiple dwellings. Total population of the area remained stable from 1950 to 1960, but the 20 to 44 and 45 to 64 age groups lost substantially. This was more than offset by increases in the younger and older age groups. Decline in population in the 20 to 64 age group was paralleled by a 26 percent reduction in the labor force, occurring primarily among males.

The proportion of single family dwellings increases rapidly toward the western or outer section of this area, with most blocks in the 51 to 70 percent owner-occupancy category. This pattern is not consistent, however, as some blocks have up to 70 percent rental units. Household income is average (\$4,000 - \$7,000), but both rents and values of housing units tend to fall below the city-wide average, a pattern which characterizes the entire Annex. Less than 3 percent of all housing units were vacant, indicating considerable economic vitality for this area.

Retail commercial activities have concentrated around the Hartford Avenue - Glenbridge Avenue intersection, creating an important convenience shopping center. Other commercial uses are scattered along Hartford Avenue. Industrial intrusion into the area is limited to the gravel pits in the north-west part of the area. These excavations, however, represent both a safety hazard and a psychological obstacle which retards development of the area.

Hartford Avenue forms the backbone of the circulation pattern in this area, functioning as both an interstate arterial route (US-6) and as a means of access to intersecting local streets and abutting commercial activities. Completion of the Olneyville Expressway will divert much of the through traffic from Hartford Avenue. Other important streets in this planning area are Killingly Street, which extends into Johnston to the north, Glenbridge Avenue, which bridges the Woonasquatucket River connecting this area to the North planning district, and Petteys Avenue. Most local streets are substandard in width, being generally 40 feet wide.

Public schools in the Hartford Avenue planning area include the Merino and Laurel Hill Avenue elementaries and the Oliver Hazard Perry junior high, part of which is used for elementary grades.

Steep slopes west of Killingly Street in the area north of Neutaconkanut Hill Park, a depression in the area bounded generally by Hartford, Petteys, Killingly, and Springfield streets, and a swampy area east of Killingly and north of Hartford streets

have combined to retard growth of the western part of the Hartford Avenue planning area. These areas are not adequately served by sewer and water lines. These problems must be solved before development can proceed.

CONDITION OF STRUCTURES AND ENVIRONMENT

Residential: More than 70 percent of the structures are in good condition, and only a handful must be demolished. Deficient structures are concentrated in the area around the Perry Junior High School. More than half of the blocks have two or more environmental deficiencies. Inadequate public elementary school and recreation facilities, off-street parking, and mixed land uses are the major problems. Sections of the area are not adequately served by water and sanitary sewer lines. The Division of Minimum Housing Standards has completed inspection of this area.

Nonresidential: More than one-quarter of the structures are deficient, with industrial buildings in the worst condition. Most are of fire-resistant construction, and about half have been built since 1941. Traffic congestion and inadequate off-street parking and loading are serious environmental problems.

RECOMMENDED TREATMENT

Master Plan: Most of the area is allocated to low density residential use, with an industrial area between the US-6 freeway and the north city line. Major commercial centers are along Hartford Avenue at Glenbridge Avenue, at Killingly Street and Hartford Avenue, and at Killingly Street and Plainfield Avenue. Hartford Avenue, 50 feet wide, Killingly Street, 50 feet wide, and Glenbridge Avenue, 40 feet wide, are designated major streets by the Master Plan.

The Merino School, a four room wood structure built in 1889 on an 0.4 acre site, is to be replaced by a 650 to 700 pupil capacity building in the vicinity of Dresser and Melissa Streets. This building, generally serving the area north of Hartford Avenue and that west of Lowell Avenue and north of Neutaconkanut Hill Park, will cost an estimated \$1,500,000. No proposals are made relative to the Oliver Hazard Perry Junior High School, other than discontinuing use of some rooms for elementary grades (the "Laurel Hill Annex"). The 7.6 acre site, however, is seriously deficient in area for a junior high school. Play equipment costing about \$1,300 is to be installed during the fifth priority year.

The Hartford Avenue area is presently served by recreation areas located outside of the planning area. Merino Park (playfield) to the east, and Neutaconkanut Hill Park to the south. Each of these is to be improved by installation of additional equipment as described under the planning area in which they are located. Two tot lots, scheduled for the second and fifth priority years, will cost an estimated \$8,400. However, the area will still be seriously deficient in playground space.

Urban renewal: The planning area is divided into three treatment areas. Hartford Avenue 1 is a nonassisted conservation area. Although 40 percent of the structures are deficient, there are no significant environmental deficiencies in the area.

Hartford Avenue 2 and Hartford Avenue 3 are proposed arrested area development projects. This treatment type can be employed to make development of the presently vacant land possible. Each area contains enough deficient structures and other problems to meet federal requirements for assistance as predominantly open land projects.

A public education effort which will alert residents of all three treatment areas to the types of community services available should be part of either the conservation or arrested area development programs.

Table 1: Population Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Population	3769	3960	+191	+ 5
White	3769	3925	+156	+ 4
Non White		35	+ 35	
Families	1056	1067	+ 11	+ 1
Married Couples	998	853	-145	-15
Unrelated Individuals	148	146	- 2	- 1
Labor Force	1785	1398	-387	-22
Male	1194	883	-311	-26
Female	591	515	- 76	-13
Married		251		
Married with children under 6		47		
Age of Population				
Under 5	310	567	+257	+83
5-19	784	1020	+236	+30
20-44	1469	1267	-202	-14
45-64	907	685	-222	-24
65 & over	299	421	+122	+41

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 2: Housing Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Housing Units	1126	1211	+ 85	+ 8
Total Occupied Units	1111	1179	+ 68	+ 6
Owner	504	389	-115	- 23
White		388		
Non White		1		
Renter	607	790	+183	+ 30
White		779		
Non White		11		
Total Non White	0	12	+ 12	--
Vacant	15	32	+ 17	+113

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 3: Existing Land Use - 1961

<u>Land Use</u>	<u>Area in Acres</u>	<u>Percent of Total</u>
Residential *	141.5	53
Commercial	10.0	4
Industrial	6.9	3
Public & Institutional	11.6	4
Vacant	<u>97.6</u>	<u>36</u>
Total	267.6 acres	100 %

* includes mixed residential and nonresidential uses.

Source: field survey, Providence City Plan Commission, 1961.

Table 4: Residential Structure Types

<u>Structure Type</u>	<u>Number of Structures</u>	<u>Percent of Total</u>
1 family	363	51
2 family	243	34
3 family	99	14
4 or more family	<u>11</u>	<u>2</u>
Total	716	101 %

Note: Total does not equal 100% due to rounding.

Source: Assessors office, City of Providence, 1962.

Table 5: Condition of Structures

Type of structure:	Number of structures rated:				Total structures	Structures rated:	
	Good:	Fair: (rehabilitate)	Fair: (recondition)	Poor:		Deficient:	Substandard:
Residential and mixed	512	188	11	5	716	177 (25%)	5 (1%)
Commercial	28	6	*	1	35	7 (20%)	1 (3%)
Industrial	2	6	*	0	8	6 (75%)	0 (-%)
Public and institutional	6	1	*	0	7	1 (14%)	0 (-%)
Total:	548	201	11	6	766	191 (25%)	6 (1%)
Treatment area 1							
Residential	143	109	3	1	256	105 (41%)	1 (0%)
Nonresidential	4	0	*	0	4	0 (-%)	0 (-%)
Total	147	109	3	1	260	105 (40%)	1 (0%)
Treatment area 2							
Residential	179	39	3	0	221	40 (18%)	0 (-%)
Nonresidential	12	5	*	1	18	6 (33%)	1 (6%)
Total	191	44	3	1	239	46 (19%)	1 (0%)
Treatment area 3							
Residential	190	40	5	4	239	32 (13%)	4 (2%)
Nonresidential	20	8	*	0	28	8 (29%)	0 (-%)
Total	210	48	5	4	267	40 (15%)	4 (1%)

Note: *Nonresidential structures are not designated for reconditioning.

Source: field survey, 1961-1962.

Assessors office, City of Providence, 1962.

Table 6: Condition of the Residential Environment

6A: 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	12	20	11	3	2	59
Treatment area 1	10	2	0	0	0	0	12
Treatment area 2	1	6	7	4	3	1	22
Treatment area 3	0	4	13	7	0	1	25

6B: Residential Blocks Affected by Specific Environmental Deficiencies

<u>Environmental Deficiency</u>	<u>Number of Residential Blocks Deficient</u>	<u>Percent of Total Residential Blocks Deficient</u>
Excessive land coverage	0	--
Inadequate off-street parking	11	19
Mixed land uses	11	19
Presence of specific nuisance uses	8	14
Excessive street traffic	9	15
Proximity to railroads	0	--
Lack of sanitary sewer	7	12
Lack of public water supply	7	12
Inadequate service by public elementary school	41	70
Inadequate service by public recreation area	16	27

Source: field survey, 1962.

SILVER LAKE PLANNING AREA

DESCRIPTION

Although the Silver Lake planning area has potential for new growth, in scattered vacant parcels which have utility services installed, it actually declined in population by more than 7 percent from 1950 to 1960. Single and two family homes predominate in this area, the southwestern part of the Annex planning district, which is largely isolated from Cranston by the Pocasset River and cemeteries and from Johnston by Neutaconkanut Hill Park.

While total population decline in the Silver Lake area is significant, the loss of almost one-quarter of the population in the 20 to 44 age group is even more important. The fact that this area with relatively new housing and considerable growth potential cannot hold population in this age group indicates the difficulty in halting decline in any part of the city. The population in the age group under 19 remained stable, while that 65 and over increased by more than 42 percent. Although the number of unrelated individuals more than doubled, they account for less than 3 percent of the total population, compared to almost 12 percent for the city as a whole. The area is almost evenly divided between owner and renter occupancy. The relatively low vacancy rate (about 4 percent) does not seem to reflect the population loss which this area has undergone. Household income, and housing unit rents and values, follow the pattern observed throughout the Annex: incomes approximate the city-wide average, while both rents and values tend to fall below the city-wide average.

The Silver Lake shopping center on Pocasset Avenue forms the major concentration of commercial uses in this area, with other stores scattered along Plainfield Street and Silver Lake Avenue. There are no significant industrial uses in the area.

Major traffic movements are confined to the perimeter of this area, along Plainfield Street and Laurel Hill Avenue, except for Pocasset Avenue, which cuts diagonally through the area. None of these streets are of adequate width, however. Most local streets in the area are also substandard in width.

No public schools are located in the Silver Lake area, service being provided from schools located elsewhere in the Annex. The area does contain three existing recreation areas:

Daniel Avenue Playground	1.2 acres
Kings Park (playfield)	16.1 acres
Neutaconkanut Hill Park	60.0 acres

Completion of filling of the Silver Lake depression permits extension of water and sewer lines and development of this, the largest vacant tract in the area.

CONDITION OF STRUCTURES AND ENVIRONMENT

Residential: This area has a surprisingly high percentage of deficient structures. (Almost half are in this category.) However, only a few are so substandard as to require clearance. More than one-third of the residential blocks have two or more environmental deficiencies, such as lack of public elementary schools within reasonable walking distance and mixed land uses. Housing in this area has been inspected by the Division of Minimum Housing Standards.

Nonresidential: Three-quarters of the structures are in good condition, with deficiencies found only in the commercial structures. All but one have been built since 1900, and most are of one-story, fireproof or fire-resistant construction. Traffic congestion and inadequate off-street parking and loading are important environmental problems.

RECOMMENDED TREATMENT

Master Plan: Low density residential and major recreational uses are proposed for the area, with commercial centers located on Pocasset and Plainfield Avenues. Both of these are designated as major streets, as is Laurel Hill Avenue, the east boundary.

The cost of improvements to be made to existing recreation facilities and their priorities are:

Daniel Avenue Playground	\$1,800	third year
Neutaconkanut Hill Park	<u>\$3,000</u>	fifth year
Total Cost	\$4,800	

Acquisition and construction of two tot lots in this unit during the third and fifth priority years will cost an estimated \$7,500.

Urban renewal: The Silver Lake planning area is divided into four treatment areas.

Silver Lake 1 and Silver Lake 3 are residential conservation areas. Each area has a relatively high percentage of deficient structures, but the amount of clearance required is negligible in each. Silver Lake 1, which has more structural deficiency, has less widespread environmental problems than Silver Lake 3, in which more than half of the residential blocks have two or more deficiencies.

Silver Lake 2 is a nonassisted conservation area. Although the level of building deficiencies exceeds that required for federal assistance, no blocks have two or more environmental deficiencies.

Silver Lake 4 is a minor maintenance area which includes seven residential structures along the edge of Neutaconkanut Hill Park.

Public information programs informing residents of all four treatment areas of the kinds of community services which are available should be integrated into both the assisted and nonassisted treatment programs.

Table 1: Population Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Population	4420	4103	-317	- 7
White	4417	4103	-314	- 7
Non White	3	0	- 3	-100
Families	1125	1144	+ 19	+ 2
Married Couples	1090	1000	- 90	- 8
Unrelated Individuals	60	122	+ 62	+103
Labor Force	2016	1823	-193	- 10
Male	1333	1152	-181	-14
Female	683	671	- 12	- 2
Married		394		
Married with children under 6		54		
Age of Population				
Under 5	413	406	- 7	- 2
5-19	941	929	- 12	- 1
20-44	1979	1506	-473	- 24
45-64	795	846	+ 51	+ 6
65 & over	292	416	+124	+ 42

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 2: Housing Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Housing Units	1202	1296	+94	+ 8
Total Occupied Units	1183	1241	+58	+ 5
Owner	500	555	+55	+ 11
White		555		
Non White				
Renter	683	686	+ 3	0
White		686		
Non White				
Total Non White	1	0	- 1	-100
Vacant	19	55	+36	+189

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 3: Existing Land Use - 1961

<u>Land Use</u>	<u>Area in Acres</u>	<u>Percent of Total</u>
Residential *	76.8	35
Commercial	13.5	6
Industrial	2.0	1
Public & Institutional	93.8	42
Vacant	<u>35.5</u>	<u>16</u>
Total	221.6 acres	100 %

* includes mixed residential and nonresidential uses.

Source: field survey, Providence City Plan Commission, 1961.

Table 4: Residential Structure Types

<u>Structure Type</u>	<u>Number of Structures</u>	<u>Percent of Total</u>
1 family	238	34
2 family	334	48
3 family	102	15
4 or more family	<u>21</u>	<u>3</u>
Total	695	100 %

Source: Assessors office, City of Providence, 1962.

Table 5: Condition of Structures

Type of structure:	Number of structures rated:				Total structures	Structures rated:	
	Good:	Fair: (rehabilitate):	Fair: (recondition):	Poor:		Deficient:	Substandard:
Residential and mixed	355	238	77	25	695	322 (46%)	25 (4%)
Commercial	23	9	*	1	33	10 (30%)	1 (3%)
Industrial	5	0	*	1	6	1 (17%)	1 (17%)
Public and institutional	5	0	*	0	5	0 (0%)	0 (0%)
Total:	388	247	77	27	739	333 (45%)	27 (4%)
Treatment area 1							
Residential	151	131	53	18	353	200 (57%)	18 (5%)
Nonresidential	16	6	*	0	22	6 (27%)	0 (0%)
Total	167	137	53	18	375	206 (55%)	18 (5%)
Treatment area 2							
Residential	105	60	4	3	172	56 (33%)	3 (2%)
Nonresidential	5	0	*	0	5	0 (0%)	0 (0%)
Total	110	60	4	3	177	56 (32%)	3 (2%)
Treatment area 3							
Residential	92	47	20	4	163	66 (40%)	4 (2%)
Nonresidential	12	3	*	2	17	5 (29%)	2 (12%)
Total	104	50	20	6	180	71 (39%)	6 (3%)
Treatment area 4							
Residential	7	0	0	0	7	0 (0%)	0 (0%)
Nonresidential	0	0	*	0	0	0 (0%)	0 (0%)
Total	7	0	0	0	7	0 (0%)	0 (0%)

Note: *Nonresidential structures are not designated for reconditioning.

Source: field survey, 1961-1962.
Assessors office, City of Providence, 1962.

Table 6: Condition of the Residential Environment

6A: Residential Blocks with Environmental Deficiencies

	Number of Deficiencies per Block						<u>Total Number of Residential Blocks</u>
	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5 or more</u>	
Planning Area Total	10	25	10	6	2	0	53
Treatment area 1	4	11	6	3	0	0	24
Treatment area 2	6	7	0	0	0	0	13
Treatment area 3	0	7	4	3	2	0	16
Treatment area 4	(not rated)						

6B: Residential Blocks Affected by Specific Environmental Deficiencies

<u>Environmental Deficiency</u>	<u>Number of Residential Blocks Deficient</u>	<u>Percent of Total Residential Blocks Deficient</u>
Excessive land coverage	0	--
Inadequate off-street parking	6	11
Mixed land uses	13	25
Presence of specific nuisance uses	8	15
Excessive street traffic	3	6
Proximity to railroads	0	--
Lack of sanitary sewer	0	--
Lack of public water supply	0	--
Inadequate service by public elementary school	40	76
Inadequate service by public recreation area	1	2

Source: field survey, 1962.

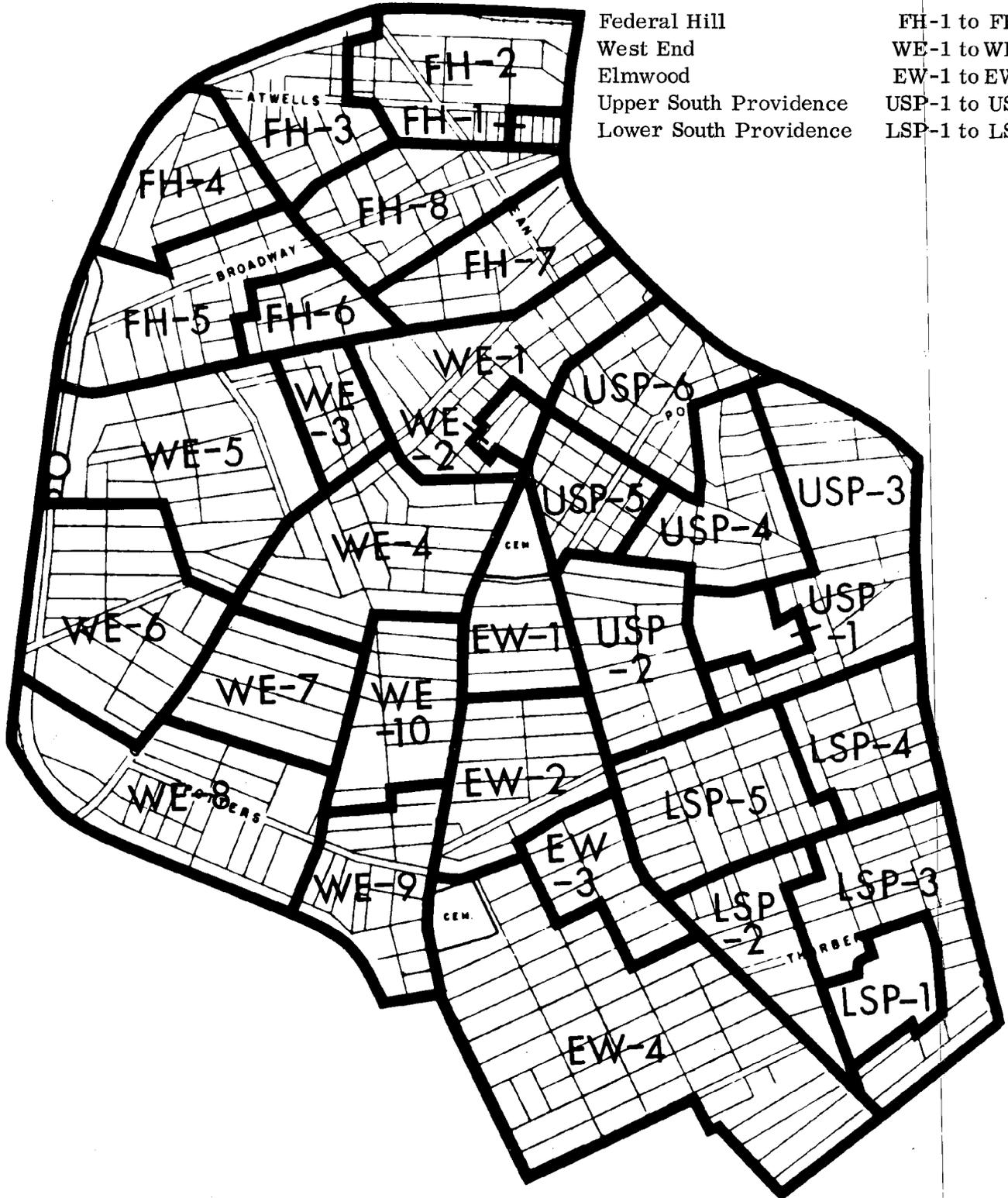
CENTRAL RESIDENTIAL PLANNING DISTRICT:

Planning areas:

Treatment areas:

- Federal Hill
- West End
- Elmwood
- Upper South Providence
- Lower South Providence

- FH-1 to FH-8
- WE-1 to WE-10
- EW-1 to EW-4
- USP-1 to USP-6
- LSP-1 to LSP-5



FEDERAL HILL PLANNING AREA

DESCRIPTION

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 percent. 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 percent 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 percent 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.

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.

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.

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.

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.

CONDITION OF STRUCTURES AND ENVIRONMENT

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 percent 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 percent 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 percent 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.

RECOMMENDED TREATMENT

Master Plan: Most of Federal Hill is allocated to medium density residential use. The section east of Dean Street, however, is divided among high density residential, commercial, and industrial uses. This proposal may be self-defeating. The area is a very desirable location for high density residential use, overlooking the downtown area and the freeway, and is separated from the rail yard to the north by a steep slope. Inclusion of the commercial and industrial uses can only detract from the area's desirability for residential redevelopment. These nonresidential uses, which should be near the downtown area, can better be accommodated in the Point Street and Pine Street planning areas.

Commercial areas to serve Federal Hill itself are located along Westminster Street, Broadway, and Knight Street.

Atwells, Broadway, Westminster, Dean, and Knight Streets are designated as major streets by the Master Plan. Two of these are proposed for major improvement:

1. Connection of Knight and Bridgham Streets at an estimated cost of \$985,000.
2. Construction of the Dean Street-Silver Spring loop. The estimated cost of \$1,900,000 involves expenditures in the West End and Upper South Providence planning areas, as well as Federal Hill.

The plan calls for closing the two older elementary schools and consolidating the pupils now attending them in the Kenyon Street School, the site of which should be expanded to include a playground. Samuel W. Bridgham Junior High School is to be converted into administrative offices for the School Department. Estimated cost of this work is \$300,000. However, this will leave Federal Hill unserved by any junior high school. A possible solution is to convert the Kenyon Street School to a combined elementary and junior high school, at least on an interim basis.

Three playgrounds are located in the Federal Hill area. Two of these are to have additional equipment installed under the proposed improvement program:

<u>Name of Playground</u>	<u>Area of Site</u>	<u>Priority for Improvement</u>	<u>Estimated Cost</u>
Ridge Street	0.6 acres	first year	\$ 1,600
Federal Hill	1.5 acres	first year	2,200
Garibaldi	1.3 acres	none	-----
Total	3.4 acres		\$ 3,800

Five tot lots costing an estimated \$21,500. are proposed for the area. Two are to be constructed in the third priority year and three in the sixth priority year. While these are well distributed throughout the area, they cannot overcome the serious lack of recreation area in Federal Hill. No existing playfields serve the area although the proposed playfield adjoining Central and Classical High Schools will help overcome this deficiency.

Urban renewal: The planning 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.

A conservation 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 reconditioning areas. The percentage of deficient structures is too high in each, and environmental problems are so serious, as to preclude successful rehabilitation. Ultimately large sections of both areas should be cleared.

Before initiating either clearance or conservation 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.

Table 1: Population Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Population	22810	14692	-8118	-36
White	22709	14528	-8181	-36
Non White	101	164	+ 63	+62
Families	6030	3961	-2069	-34
Married Couples	5070	3158	-1912	-38
Unrelated Individuals	1415	1105	- 310	-22
Labor Force	9830	5978	-3852	-39
Male	6542	3766	-2776	-42
Female	3288	2212	-1076	-34
Married		818		
Married with children under 6		152		
Age of Population				
Under 5	2154	1367	- 787	-37
5-19	5020	3353	-1667	-33
20-44	9577	4749	-4828	-50
45-64	4384	3323	-1061	-24
65 & over	1675	1900	+ 225	+13

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 2: Housing Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Housing Units	6535	5690	- 845	-13
Total Occupied Units	6368	4911	-1457	-23
Owner	1073	960	- 113	-11
White		958		
Non White		2		
Renter	5295	3951	-1344	-25
White		3904		
Non White		47		
Total Non White	37	49	+ 12	+32
Vacant	167	779	+ 612	+366

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 3: Existing Land Use - 1961

<u>Land Use</u>	<u>Area in Acres</u>	<u>Percent of Total</u>
Residential *	143.5	60
Commercial	30.5	13
Industrial	40.5	17
Public & Institutional	18.6	8
Vacant	<u>7.8</u>	<u>3</u>
Total	240.9 acres	101 %

* includes mixed residential and nonresidential uses.

Note: Total does not equal 100% due to rounding.

Source: field survey, Providence City Plan Commission, 1961.

Table 4: Residential Structure Types

<u>Structure Type</u>	<u>Number of Structures</u>	<u>Percent of Total</u>
1 family	179	11
2 family	429	26
3 family	697	43
4 or more family	<u>329</u>	<u>20</u>
Total	1634	100 %

Note: Treatment area 1, a public housing project, is not included in this tabulation.

Source: Assessors office, City of Providence, 1962.

Table 5: Condition of Structures

Type of structure:	Number of structures rated:				Total structures	Structures rated:	
	Good:	Fair: (rehabilitate)	Fair: (recondition)	Poor:		Deficient:	Substandard:
Residential and mixed	158	564	505	407	1634	1165 (71%)	407 (25%)
Commercial	115	31	*	5	151	36 (24%)	5 (3%)
Industrial	79	14	*	5	98	19 (19%)	5 (5%)
Public and institutional	183	1	*	0	19	1 (5%)	0 (-%)
Total:	370	610	505	417	1902	1221 (64%)	417 (22%)
Treatment area 2							
Residential	17	64	34	84	199	161 (81%)	84 (42%)
Nonresidential	54	16	*	2	72	18 (25%)	2 (3%)
Total	71	80	34	86	271	179 (66%)	86 (32%)
Treatment area 3							
Residential	18	64	81	117	280	235 (84%)	117 (42%)
Nonresidential	21	4	*	2	27	6 (22%)	2 (7%)
Total	39	68	81	119	307	241 (78%)	119 (39%)
Treatment area 4							
Residential	2	33	122	112	269	251 (93%)	112 (42%)
Nonresidential	13	5	*	1	19	6 (32%)	1 (5%)
Total	15	38	122	113	288	257 (89%)	113 (39%)
Treatment area 5							
Residential	25	174	117	21	337	193 (57%)	21 (6%)
Nonresidential	31	9	*	1	41	10 (24%)	1 (2%)
Total	56	183	117	22	378	203 (54%)	22 (6%)
Treatment area 6							
Residential	0	38	43	38	119	85 (71%)	38 (32%)
Nonresidential	16	0	*	1	17	1 (6%)	1 (6%)
Total	16	38	43	39	136	86 (63%)	39 (29%)
Treatment area 7							
Residential	26	53	47	12	138	96 (70%)	12 (9%)
Nonresidential	48	6	*	2	56	8 (14%)	2 (4%)
Total	74	59	47	14	194	104 (54%)	14 (7%)
Treatment area 8							
Residential	70	138	61	23	292	144 (49%)	23 (8%)
Nonresidential	29	6	*	1	36	7 (19%)	1 (3%)
Total	99	144	61	24	328	151 (46%)	24 (7%)

Note: *Nonresidential structures are not designated for reconditioning.

Treatment area 1, a public housing project, is not included in this tabulation.

Source; field survey, 1961-1962.

Assessors office, City of Providence, 1962.

Table 6: Condition of the Residential Environment

6A: Residential Blocks with Environmental Deficiencies

	Number of Deficiencies per Block						<u>Total Number of Residential Blocks</u>
	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5 or more</u>	
Planning Area Total	0	12	28	36	26	35	137
Treatment area 2	0	0	4	8	9	14	35
Treatment area 3	0	4	3	6	5	5	23
Treatment area 4	0	0	6	7	2	2	17
Treatment area 5	0	3	6	7	2	3	21
Treatment area 6	0	0	2	0	4	1	7
Treatment area 7	0	0	0	3	1	7	11
Treatment area 8	0	5	7	5	3	3	23

6B: Residential Blocks Affected by Specific Environmental Deficiencies

<u>Environmental Deficiency</u>	<u>Number of Residential Blocks Deficient</u>	<u>Percent of Total Residential Blocks Deficient</u>
Excessive land coverage	40	29
Inadequate off-street parking	119	87
Mixed land uses	84	61
Presence of specific nuisance uses	44	32
Excessive street traffic	27	20
Proximity to railroads	25	18
Lack of sanitary sewer	1	1
Lack of public water supply	0	--
Inadequate service by public elementary school	105	77
Inadequate service by public recreation area	18	13

Note: Treatment area 1, a public housing project, is not included in this tabulation.

Source: field survey, 1962.

WEST END PLANNING AREA

DESCRIPTION

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 percent of the total population of the city and 10.6 percent 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 Coddington 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 percent 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 percent 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.

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

<u>Name of School</u>	<u>Year Built</u>	<u>Size of Site</u>
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.

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:

<u>Name</u>	<u>Area of Site</u>
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)	<u>9.1 "</u>
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.

CONDITION OF STRUCTURES AND ENVIRONMENT

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 percent 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.

The Division of Minimum Housing Standards has completed its inspection of housing in this area.

Nonresidential: The 203 nonresidential structures are in relatively better condition than the residential buildings, with less than 15 percent 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.

RECOMMENDED TREATMENT

Master Plan: Residential sections of the area are in the medium density category. Commercial strips are largely retained along Westminster, Cranston, and Elmwood streets. An industrial area is proposed along Dexter and Bucklin Streets, near the center of the area, reflecting existing industries. The northeast section is to be used by Central and Classical High Schools as their playfield.

The Master Plan attempts to limit arterial movement to Cranston, Union, Potters (connected to Huntington Avenue), and Bridgham streets. However, none of these are more than 50 feet wide, and some major traffic generators, such as the industrial area along Dexter and Bucklin Streets, are not served. Completion of the Huntington Expressway will not materially affect this problem: physical adjustments must be made to the interior street pattern.

The proposed connection of Potters and Huntington Avenues will cost an estimated \$488,500. This connection will provide a circumferential route through the Central planning district, connecting the Huntington Expressway with Interstate 95.

Four of the five existing elementary schools (all but the Vinyard Street School) are to be replaced by two new schools. A 700 pupil capacity building is to be located near the intersection of Messer and Wood Streets. This school, which will generally serve the triangle bounded by Westminster and Cranston Streets and the city line, will cost an estimated \$2,500,000. A second new school, of similar capacity, will be located in the vicinity of Sprague and Fuller streets. This project will cost about the same amount, and will serve generally that part of the West End planning area east of Cranston Street.

Construction of these two buildings 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, as recommended by the Master Plan.

Three of the existing playgrounds are to be improved with additional play equipment in the first priority year. These are Warren Street Playground (\$1,500), Dillon Memorial Playfield (\$2,200), and the Dexter Training Ground (\$2,200). Acquisition and construction of nine tot lots is proposed. The number of sites and estimated cost by priority year is:

<u>Priority Year</u>	<u>Number of Sites</u>	<u>Estimated Cost</u>
third	1	\$ 4,000
fourth	2	8,300
fifth	5	19,900
sixth	<u>1</u>	<u>2,900</u>
Total	9	\$35,100

These sites are concentrated in the southern and western portion of the planning area.

Urban renewal: The West End planning area is divided into 10 treatment areas. West End 1 comprises the Central-Classical redevelopment project and the Coddington Court public housing.

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 sub-standard, 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.

Reconditioning 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, but are too deficient for successful rehabilitation.

West End 7, 8, and 9 are areas in which conservation appears feasible. Deficiency levels are reasonable, and only a few structures in each must be demolished. All three areas have serious environmental problems.

A nonassisted conservation program is recommended in West End 6. Structural conditions are relatively better than in treatment areas 7, 8, and 9, and most residential blocks have either one or no environmental deficiencies.

West End 10 is a major maintenance area. The percentage of structures which are deficient is very 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.

Table 1: Population Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Population	25689	20476	-5213	-20
White	24308	18310	-5998	-25
Non White	1381	2166	+ 785	+57
Families	6815	5305	-1510	-22
Married Couples	5804	4198	-1606	-28
Unrelated Individuals	2178	2324	+ 146	+ 7
Labor Force	11743	8521	-3222	-27
Male	7432	5141	-2291	-31
Female	4311	3380	- 931	-22
Married		1359		
Married with children under 6		247		
Age of Population				
Under 5	2399	2066	- 333	-14
5-19	4769	4530	- 239	- 5
20-44	10066	6336	-3730	-37
45-64	5816	4749	-1067	-18
65 & over	2639	2795	+ 156	+ 6

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 2: Housing Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Housing Units	8285	7786	-499	- 6
Total Occupied Units	8035	7164	-871	- 11
Owner	1862	1759	-103	- 6
White		1648		
Non White		111		
Renter	6173	5405	-768	- 12
White		4896		
Non White		509		
Total Non White	403	620	+217	+ 54
Vacant	250	622	+372	+149

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 3: Existing Land Use - 1961

<u>Land Use</u>	<u>Area in Acres</u>	<u>Percent of Total</u>
Residential*	272.9	64
Commercial	36.2	8
Industrial	47.6	11
Public & Institutional	44.0	10
Vacant	<u>26.6</u>	<u>6</u>
Total	427.3 acres	100 %

* includes mixed residential and nonresidential uses.

Source: field survey, Providence City Plan Commission, 1961.

Table 4: Residential Structure Types

<u>Structure Type</u>	<u>Number of Structures</u>	<u>Percent of Total</u>
1 family	517	20
2 family	967	37
3 family	913	35
4 or more family	<u>229</u>	<u>8</u>
Total	2626	100 %

Note: The Central-Classical redevelopment project and Codding Court public housing area are not included in this tabulation.

Source: Assessors office, City of Providence, 1962.

Table 5: Condition of Structures

Type of structure:	Number of structures rated:				Total structures	Structures rated:	
	Good:	Fair: (rehabilitate):	Fair: (recondition):	Poor:		Deficient:	Substandard:
Residential and mixed	728	1193	580	125	2626	1295 (49%)	125 (5%)
Commercial	79	14	*	0	93	14 (15%)	0 (-%)
Industrial	70	10	*	1	81	11 (14%)	1 (1%)
Public and institutional	27	2	*	0	29	2 (7%)	0 (-%)
Total:	904	1219	580	126	2829	1322 (47%)	126 (4%)
Treatment area 2							
Residential	0	11	6	0	17	13 (76%)	0 (-%)
Nonresidential	11	2	*	0	13	2 (15%)	0 (-%)
Total	11	13	6	0	30	15 (50%)	0 (-%)
Treatment area 3							
Residential	4	46	84	34	168	120 (71%)	34 (20%)
Nonresidential	9	2	*	1	12	3 (25%)	1 (8%)
Total	13	48	84	35	180	123 (68%)	35 (19%)
Treatment area 4							
Residential	32	224	191	43	490	334 (68%)	43 (9%)
Nonresidential	49	2	*	0	51	2 (4%)	0 (-%)
Total	81	226	191	43	541	336 (62%)	43 (8%)
Treatment area 5							
Residential	39	287	163	29	518	300 (58%)	29 (6%)
Nonresidential	11	1	*	0	12	1 (8%)	0 (-%)
Total	50	288	163	29	530	301 (57%)	29 (5%)
Treatment area 6							
Residential	132	235	35	3	405	126 (31%)	3 (1%)
Nonresidential	9	1	*	0	10	1 (10%)	0 (-%)
Total	141	236	35	3	415	127 (31%)	3 (1%)

Table 5: Condition of Structures (continued)

Type of structure:	Number of structures rated:				Total structures	Structures rated:	
	Good:	Fair: (rehabilitate):	Fair: (recondition):	Poor:		Deficient:	Substandard:
Treatment area 7							
Residential	83	147	50	3	283	127 (45%)	3 (1%)
Nonresidential	12	1	*	0	13	1 (8%)	0 (-%)
Total	95	148	50	3	296	128 (43%)	3 (1%)
Treatment area 8							
Residential	148	172	17	8	345	189 (55%)	8 (2%)
Nonresidential	39	12	*	0	51	12 (24%)	0 (-%)
Total	187	184	17	8	396	201 (51%)	8 (2%)
Treatment area 9							
Residential	143	65	34	5	247	80 (32%)	5 (2%)
Nonresidential	15	4	*	0	19	4 (21%)	0 (-%)
Total	158	69	34	5	266	84 (32%)	5 (2%)
Treatment area 10							
Residential	147	6	0	0	153	6 (4%)	0 (-%)
Nonresidential	21	1	*	0	22	1 (5%)	0 (-%)
Total	168	7	0	0	175	7 (4%)	0 (-%)

Note: * Nonresidential structures are not designated for reconditioning.
 The Central-Classical redevelopment project and Coddling Court public housing project (treatment area 1) are not included in this tabulation.

Source: field survey, 1961-1962.
 Assessor's office, City of Providence, 1962.

Table 6: Condition of the Residential Environment

6A: 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	16	27	35	35	21	13	147
Treatment area 2	0	0	0	0	1	1	2
Treatment area 3	0	5	7	5	0	1	18
Treatment area 4	0	1	7	7	5	4	24
Treatment area 5	12	5	4	0	2	0	23
Treatment area 6	4	10	7	1	0	0	22
Treatment area 7	0	0	0	2	3	0	5
Treatment area 8	0	2	3	10	6	5	26
Treatment area 9	0	2	4	8	4	2	20
Treatment area 10	0	2	3	2	0	0	7

6B: Residential Blocks Affected by Specific Environmental Deficiencies

<u>Environmental Deficiency</u>	<u>Number of Residential Blocks Deficient</u>	<u>Percent of Total Residential Blocks Deficient</u>
Excessive land coverage	6	4
Inadequate off-street parking	79	54
Mixed land uses	42	29
Presence of specific nuisance uses	51	35
Excessive street traffic	52	35
Proximity to railroads	31	21
Lack of sanitary sewer	0	-
Lack of public water supply	0	-
Inadequate service by public elementary school	80	54
Inadequate service by public recreation area	13	9

Note: The Central-Classical redevelopment project and Coddling Court public housing area are not included in this tabulation.

Source: field survey, 1962.

ELMWOOD PLANNING AREA

DESCRIPTION

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 percent 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 percent 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 percent in the north, 3 percent 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.

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.

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.

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.

CONDITION OF STRUCTURES

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 percent 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.

Housing in the Elmwood planning area has been inspected by the Division of Minimum Housing Standards.

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.

RECOMMENDED TREATMENT:

Master Plan: The planning area is allocated to medium density residential use, with commercial facilities along Broad Street and Elmwood Avenue. These two streets, together with West Friendship, Potters, and Adelaide are the Master Plan major streets. West Friendship Street is to be widened between Broad and Elmwood at an estimated cost of \$418,000, and Potters Avenue will be connected to Huntington Avenue within the West End area. This will relieve Public Street to some extent, but more positive action will be necessary to prevent overuse of Ontario and Sackett. Potters Avenue, 50 feet wide, must also be improved substantially to divert traffic from Public Street.

The Sackett Street playground is to be improved during the first priority year by installation of play equipment costing about \$2,000. Seven tot lots are also proposed, to be developed over three priority years:

<u>Priority Year</u>	<u>Number of Sites</u>	<u>Estimated Cost</u>
third	1	\$ 4,100
fourth	4	18,500
fifth	2	10,400
Total	7	\$ 33,000

These sites are distributed so as to serve all parts of the planning area reasonably well.

Urban renewal: The planning area is divided into four treatment areas: two conservation areas and two major maintenance areas.

Elmwood 1 and Elmwood 3 are conservation 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 either Elmwood 2 or Elmwood 4 are deficient and almost no clearance is required. However, each area is affected by serious environmental deficiencies. Although these two areas are almost completely separated from each other by Elmwood 3 and the Locust Grove Cemetery, they might be handled as one area in view of the type of treatment recommended.

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.

Table 1: Population Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Population	11531	10790	- 741	- 6
White	11499	10635	- 864	- 8
Non White	32	155	+ 123	+384
Families	3171	2902	- 269	- 8
Married Couples	2685	2355	- 330	- 12
Unrelated Individuals	1235	1426	+ 191	+ 15
Labor Force	5357	4739	- 618	- 12
Male	3309	2861	- 448	- 14
Female	2048	1878	- 170	- 8
Married		681		
Married with children under 6		100		
Age of Population				
Under 5	884	863	- 21	- 2
5-19	1665	2043	+ 378	+ 23
20-44	4334	3073	-1261	- 29
45-64	3065	2966	- 99	- 3
65 & over	1583	1845	+ 262	+ 17

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 2: Housing Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Housing Units	3948	4250	+302	+ 8
Total Occupied Units	3828	4015	+187	+ 5
Owner	1256	1227	- 29	- 2
White		1212		
Non White		15		
Renter	2572	2788	+216	+ 8
White		2760		
Non White		28		
Total Non White	13	43	+ 30	+231
Vacant	120	235	+115	+ 96

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 3: Existing Land Use - 1961

<u>Land Use</u>	<u>Area in Acres</u>	<u>Percent of Total</u>
Residential *	180.0	73
Commercial	23.2	9
Industrial	7.8	3
Public & Institutional	30.2	12
Vacant	<u>5.5</u>	<u>2</u>
Total	246.7 acres	99 %

*includes mixed residential and nonresidential structures.

Note: Total does not equal 100% due to rounding.

Source: field survey, Providence City Plan Commission, 1961.

Table 4: Residential Structure Types

<u>Structure Type</u>	<u>Number of Structures</u>	<u>Percent of Total</u>
1 family	445	28
2 family	462	30
3 family	479	31
4 or more family	<u>173</u>	<u>11</u>
Total	1559	100 %

Source: Assessors office, City of Providence, 1963.

Table 5: Condition of Structures

Type of structure:	Number of structures rated:				Total structures	Structures rated:	
	Good:	Fair: (rehabilitate):	Fair: (recondition):	Poor:		Deficient:	Substandard:
Residential and mixed	1148	346	44	21	1559	189 (12%)	21 (1%)
Commercial	47	4	*	1	52	5 (10%)	1 (2%)
Industrial	11	4	*	0	15	4 (27%)	0 (-%)
Public and institutional	17	0	*	0	17	0 (--%)	0 (-%)
Total:	1223	354	44	22	1643	198 (12%)	22 (1%)
Treatment area 1							
Residential	68	49	20	14	151	53 (35%)	14 (9%)
Nonresidential	17	0	*	0	17	0 (--%)	0 (-%)
Total	85	49	20	14	168	53 (32%)	14 (8%)
Treatment area 2							
Residential	273	57	5	0	335	31 (9%)	0 (-%)
Nonresidential	18	0	*	0	18	0 (--%)	0 (-%)
Total	291	57	5	0	353	31 (9%)	0 (-%)
Treatment area 3							
Residential	79	65	14	5	163	58 (36%)	5 (3%)
Nonresidential	8	4	*	0	12	4 (33%)	0 (-%)
Total	87	69	14	5	175	62 (35%)	5 (3%)
Treatment area 4							
Residential	728	175	5	2	910	47 (5%)	2 (0%)
Nonresidential	32	4	*	1	37	5 (14%)	1 (3%)
Total	760	179	5	3	947	52 (5%)	3 (0%)

Note: * Nonresidential structures are not designated for reconditioning.

Source: field survey, 1961-1962.

Assessors office, City of Providence, 1962.

Table 6: Condition of the Residential Environment

6A: Residential Blocks with Environmental Deficiencies

	Number of Deficiencies per Block						<u>Total Number of Residential Blocks</u>
	0	1	2	3	4	5 or more	
Planning Area Total	20	15	19	14	4	6	78
Treatment area 1	0	0	0	1	0	5	6
Treatment area 2	0	1	7	4	1	1	14
Treatment area 3	0	2	3	4	0	0	9
Treatment area 4	20	12	9	5	3	0	49

6B: Residential Blocks Affected by Specific Environmental Deficiencies

<u>Environmental Deficiency</u>	<u>Number of Residential Blocks Deficient</u>	<u>Percent of Total Residential Blocks Deficient</u>
Excessive land coverage	1	1
Inadequate off-street parking	37	48
Mixed land uses	11	14
Presence of specific nuisance uses	18	23
Excessive street traffic	20	26
Proximity to railroads	0	-
Lack of sanitary sewer	0	-
Lack of public water supply	0	-
Inadequate service by public elementary school	34	44
Inadequate service by public recreation area	22	28

Source: field survey, 1962.

UPPER SOUTH PROVIDENCE PLANNING AREA

DESCRIPTION

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 percent of the total.

Two and three family houses are the most important residential structure types with multiple dwellings scattered throughout. There are very few single family structures. Rental units make up 70 to 90 percent of the total throughout the area, and rents are generally below average. Household income is also below average (\$2500 to \$4000) or low (zero to \$2500). The vacancy rate of over 9 percent provides just one more indication of advanced deterioration and/or obsolescence.

A modern shopping center with adequate off-street parking is located in the Willard Center Redevelopment Project, in the center of the planning area. Strip commercial development occurs along Broad Street, Prairie Avenue, and Plain Street. Many other commercial uses are scattered throughout the area. Industrial uses intrude into the area on the north and around Rhode Island Hospital.

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.

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 pupil transferred to the Flynn School when enrollment permits.

CONDITION OF STRUCTURES AND ENVIRONMENT

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 percent of the buildings are in good condition and less than 5 percent 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 percent 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 percent are poor. About two-thirds of the buildings are one-story, fire-resistant structures. Over 90 percent of the buildings were constructed since 1900, with about 17 percent 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.

RECOMMENDED TREATMENT

Master Plan: The area is allocated to medium density housing except for Rhode Island Hospital and a small industrial area south of the hospital along Eddy Street. Retention of this industrial area is very questionable, and its status should be re-examined at the time of renewal of the surrounding residential area. Commercial areas include the Willard Center shopping center and areas along Broad and Eddy Streets.

Routes designated as major streets are Broad, Eddy, and Point Streets, and the Pine - Friendship one-way pair.

The Upper South Providence planning area has benefited from installation of the Willard Center Playfield, an 8.1 acre facility, as part of the Willard Center Redevelopment Project. This area is to be improved during the fifth priority year by addition of about \$4,000 in equipment. Prairie Avenue Playground, the only other recreation area, is 1.9 acres in size. Play equipment costing about \$2,500 is to be added during the first priority year.

Two tot lots are to be developed during the third priority year. These will cost an estimated \$9,600, and are located so as to serve the area between Prairie Avenue and Broad Street.

Urban renewal: Recommended treatment types for the area vary from conservation of almost all structures in some areas to almost total clearance in other areas. Six treatment areas are recommended, including the Willard Center Redevelopment Projects, designated as Upper South Providence 1.

In Upper South Providence 2, the recommended treatment is conservation. 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.

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 reconditioning. Too large a percentage of the housing is substandard and of questionable feasibility of rehabilitation to attempt a total conservation program. Vigorous housing code enforcement should be the main weapon in this area.

Unlike most other reconditioning areas of the city, 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 reconditioning areas, such as incidence of nonresidential (and especially nuisance) uses and traffic congestion are noticeably missing from this area. This is an area, then, where the housing code 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 reconditioning area where a slower but more spontaneous kind of neighborhood improvement, similar to the voluntary rehabilitation occurring within the last few years in Fox Point, might achieve some degree of success.

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 illegitimacy, 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.

Table 1: Population Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Population	18449	12108	-6341	- 34
White	17855	10318	-7537	- 42
Non White	594	1790	+1196	+201
Families	4904	2871	-2033	- 41
Married Couples	3962	2035	-1927	- 49
Unrelated Individuals	2605	2401	- 204	- 8
Labor Force	8213	4639	-3574	- 44
Male	5253	2920	-2333	- 44
Female	2960	1719	-1241	- 42
Married		592		
Married with children under 6		112		
Age of Population				
Under 5	1743	1236	- 507	- 29
5-19	3490	2679	- 811	- 23
20-44	6861	3498	-3363	- 49
45-64	4339	2919	-1420	- 33
65 & over	2016	1776	- 240	- 12

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 2: Housing Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Housing Units	5908	5019	- 889	- 15
Total Occupied Units	5700	4437	-1263	- 22
Owner	937	714	- 223	- 24
White		671		
Non White		43		
Renter	4763	3723	-1040	- 22
White		3294		
Non White		429		
Total Non White	166	472	+ 306	+184
Vacant	208	582	+ 374	+180

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 3: Existing Land Use - 1961

<u>Land Use</u>	<u>Area in Acres</u>	<u>Percent of Total</u>
Residential*	134.2	62
Commercial	22.6	10
Industrial	13.0	6
Public & Institutional	40.7	19
Vacant	<u>6.9</u>	<u>3</u>
Total	217.4 acres	100 %

* includes mixed residential and nonresidential uses.

Source: field survey, Providence City Plan Commission, 1961.

Table 4: Residential Structure Types

<u>Structure Type</u>	<u>Number of Structures</u>	<u>Percent of Total</u>
1 family	182	12
2 family	456	30
3 family	642	42
4 or more family	<u>257</u>	<u>17</u>
Total	1537	101 %

Note: Total does not equal 100 % due to rounding.

Source: Assessors office, City of Providence, 1962.

Table 5: Condition of Structures

Type of structure:	Number of structures rated:				Total structures	Structures rated:	
	Good:	Fair: (rehabilitate):	Fair: (recondition):	Poor:		Deficient:	Substandard:
Residential and mixed	189	597	467	284	1537	1103 (72%)	284 (18%)
Commercial	46	12	*	3	61	15 (25%)	3 (5%)
Industrial	35	11	*	3	49	14 (29%)	3 (6%)
Public and institutional	12	5	*	0	17	5 (29%)	0 (--%)
Total:	282	625	467	290	1664	1137 (68%)	290 (17%)
Treatment area 2							
Residential	167	160	68	18	413	169 (41%)	18 (4%)
Nonresidential	7	6	*	2	15	8 (53%)	2 (13%)
Total	174	166	68	20	428	177 (41%)	20 (5%)
Treatment area 3							
Residential	10	136	100	70	316	258 (82%)	70 (22%)
Nonresidential	38	16	*	1	55	17 (31%)	1 (2%)
Total	48	152	100	71	371	275 (74%)	71 (19%)
Treatment area 4							
Residential	4	186	164	67	421	336 (80%)	67 (16%)
Nonresidential	7	2	*	2	11	4 (36%)	2 (18%)
Total	11	188	164	69	432	340 (79%)	69 (16%)
Treatment area 5							
Residential	6	58	68	48	180	144 (80%)	48 (27%)
Nonresidential	14	3	*	0	17	3 (18%)	0 (--%)
Total	20	61	68	48	197	147 (75%)	48 (24%)
Treatment area 6							
Residential	2	57	67	81	207	196 (95%)	81 (39%)
Nonresidential	27	1	*	1	29	2 (7%)	1 (3%)
Total	29	58	67	82	236	198 (84%)	82 (35%)

Note: * Nonresidential structures are not designated for reconditioning.

The Willard Center Redevelopment projects I and II, U.R. R.I. 1-2 and 1-3 (treatment area 1), are not included in this tabulation.

Source: field survey, 1961-1962.

Assessors office, City of Providence, 1962.

Table 6: Condition of the Residential Environment

6A: 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	26	16	21	12	23	99
Treatment area 2	0	8	5	2	0	0	15
Treatment area 3	0	1	4	8	2	6	21
Treatment area 4	1	14	3	1	0	1	20
Treatment area 5	0	3	1	8	4	5	21
Treatment area 6	0	0	3	2	6	11	22

6B: Residential Blocks Affected by Specific Environmental Deficiencies

<u>Environmental Deficiency</u>	<u>Number of Residential Blocks Deficient</u>	<u>Percent of Total Residential Blocks Deficient</u>
Excessive land coverage	6	6
Inadequate off-street parking	89	90
Mixed land uses	40	40
Presence of specific nuisance uses	28	28
Excessive street traffic	36	36
Proximity to railroads	0	-
Lack of sanitary sewer	4	4
Lack of public water supply	0	-
Inadequate service by public elementary school	60	61
Inadequate service by public recreation area	30	30

Note: The Willard Center Redevelopment Projects 1 and 2, U.R. R.I. 1-2 and 1-3 (treatment area 1), are not included in this tabulation.

Source: field survey, 1962.

LOWER SOUTH PROVIDENCE PLANNING AREA

DESCRIPTION

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.

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. Both are to be retained under the Master Plan, although the Temple Street School is very poorly located, in the northeast corner of the residential area.

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.

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.

CONDITION OF STRUCTURES AND ENVIRONMENT

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.

The Division of Minimum Housing Standards has completed its initial inspection of this area.

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.

RECOMMENDED TREATMENT

Master Plan: The area is allocated to medium density residential use, with commercial areas along Broad and Eddy Streets. The Master Plan designates two north-south streets, Eddy and Broad, and two east-west streets, Potters and Thurbers, as major streets. While Broad Street is of adequate width (70 to 80 feet), Eddy (50 feet), Thurbers (50 feet), and Potters (40 feet) are not, and must be widened to function as major streets.

The Richardson Street playground is slated for improvement costing about \$1,400 during the first priority year. Five tot lots are programmed for installation in the third and fourth priority years, as follows:

<u>Priority Year</u>	<u>Number of Sites</u>	<u>Estimated Cost</u>
third	2	\$ 8,700
fourth	<u>3</u>	<u>11,300</u>
Total	5	\$20,000

These will serve the areas farthest from the existing playgrounds.

Urban renewal: An intensive 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. But more than half of the buildings are of sufficient quality to require only maintenance.

Due to the size of the area (1309 residential and 88 nonresidential structures, excluding the Roger Williams housing project) and the consistent treatment required throughout the area, the work should be undertaken as a four stage General Neighborhood Renewal Plan, which provides for the overall detailed planning of the area at one time, with the projects phased out over a period of up to 10 years.

The area has been divided into four projects, in addition to the Roger Williams housing project (which is designated as Lower South Providence 1). In these projects, the percentage of structures which are deficient ranges 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 conservation in this area will be somewhat difficult. On the other hand, it is important that conservation 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.

Table 1: Population Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Population	13172	10290	-2882	- 22
White	12663	8891	-3772	- 30
Non White	509	1399	+ 890	+175
Families	3378	2603	- 775	- 23
Married Couples	2804	1837	- 967	- 34
Unrelated Individuals	737	835	+ 98	+ 13
Labor Force	5077	3545	-1532	- 30
Male	3410	2202	-1208	- 35
Female	1667	1343	- 324	- 19
Married		542		
Married with children under 6		122		
Age of Population				
Under 5	1566	1279	- 287	- 18
5-19	3237	2811	- 426	- 13
20-44	4864	2910	-1954	- 40
45-64	2425	2043	- 382	- 16
65 & over	1080	1247	+ 167	+ 15

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 2: Housing Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Housing Units	3933	3576	-357	- 9
Total Occupied Units	3828	3273	-555	- 14
Owner	803	726	- 77	- 10
White		683		
Non White		43		
Renter	3025	2547	-478	- 16
White		2237		
Non White		310		
Total Non White	128	353	+225	+176
Vacant	105	303	+198	+189

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 3: Existing Land Use - 1961

<u>Land Use</u>	<u>Area in Acres</u>	<u>Percent of Total</u>
Residential *	128.3	56
Commercial	17.2	8
Industrial	20.0	9
Public & Institutional	23.0	10
Vacant	<u>39.7</u>	<u>17</u>
Total	228.2 acres	100 %

* includes mixed residential and nonresidential uses.

Source: field survey, Providence City Plan Commission, 1961.

Table 4: Residential Structure Types

<u>Structure Type</u>	<u>Number of Structures</u>	<u>Percent of Total</u>
1 family	368	28
2 family	419	32
3 family	474	36
4 or more family	<u>48</u>	<u>4</u>
Total	1309	100 %

Note: The Roger Williams public housing project (treatment area 1) is not included in this tabulation.

Source: Assessors office, City of Providence, 1962.

Table 5: Condition of Structures

Type of structure:	Number of structures rated:				Total structures	Structures rated:	
	Good:	Fair: (rehabilitate):	Fair: (recondition):	Poor:		Deficient:	Substandard:
Residential and mixed	443	661	172	33	1309	591 (45%)	33 (3%)
Commercial	42	12	*	3	57	15 (26%)	3 (5%)
Industrial	10	7	*	1	18	8 (44%)	1 (6%)
Public and institutional	13	0	*	0	13	0 (--%)	0 (-%)
Total:	508	680	172	37	1397	614 (44%)	37 (3%)
Treatment area 2							
Residential	65	118	19	7	209	74 (35%)	7 (3%)
Nonresidential	15	4	*	1	20	5 (25%)	1 (5%)
Total	80	122	19	8	229	79 (34%)	8 (3%)
Treatment area 3							
Residential	140	208	57	8	413	180 (44%)	8 (2%)
Nonresidential	17	10	*	2	29	12 (41%)	2 (7%)
Total	157	218	57	10	442	192 (43%)	10 (2%)
Treatment area 4							
Residential	79	162	50	7	298	181 (61%)	7 (2%)
Nonresidential	11	2	*	0	13	2 (15%)	0 (-%)
Total	90	164	50	7	311	183 (59%)	7 (2%)
Treatment area 5							
Residential	159	173	46	11	389	156 (40%)	11 (3%)
Nonresidential	22	3	*	1	26	4 (15%)	1 (4%)
Total	181	176	46	12	415	160 (39%)	12 (3%)

Note: * Nonresidential structures are not designated for reconditioning.

The Roger Williams public housing project (treatment area 1) is not included in this tabulation.

Source: field survey, 1961-1962.

Assessors office, City of Providence, 1962.

Table 6: Condition of the Residential Environment

6A: Residential Blocks with Environmental Deficiencies

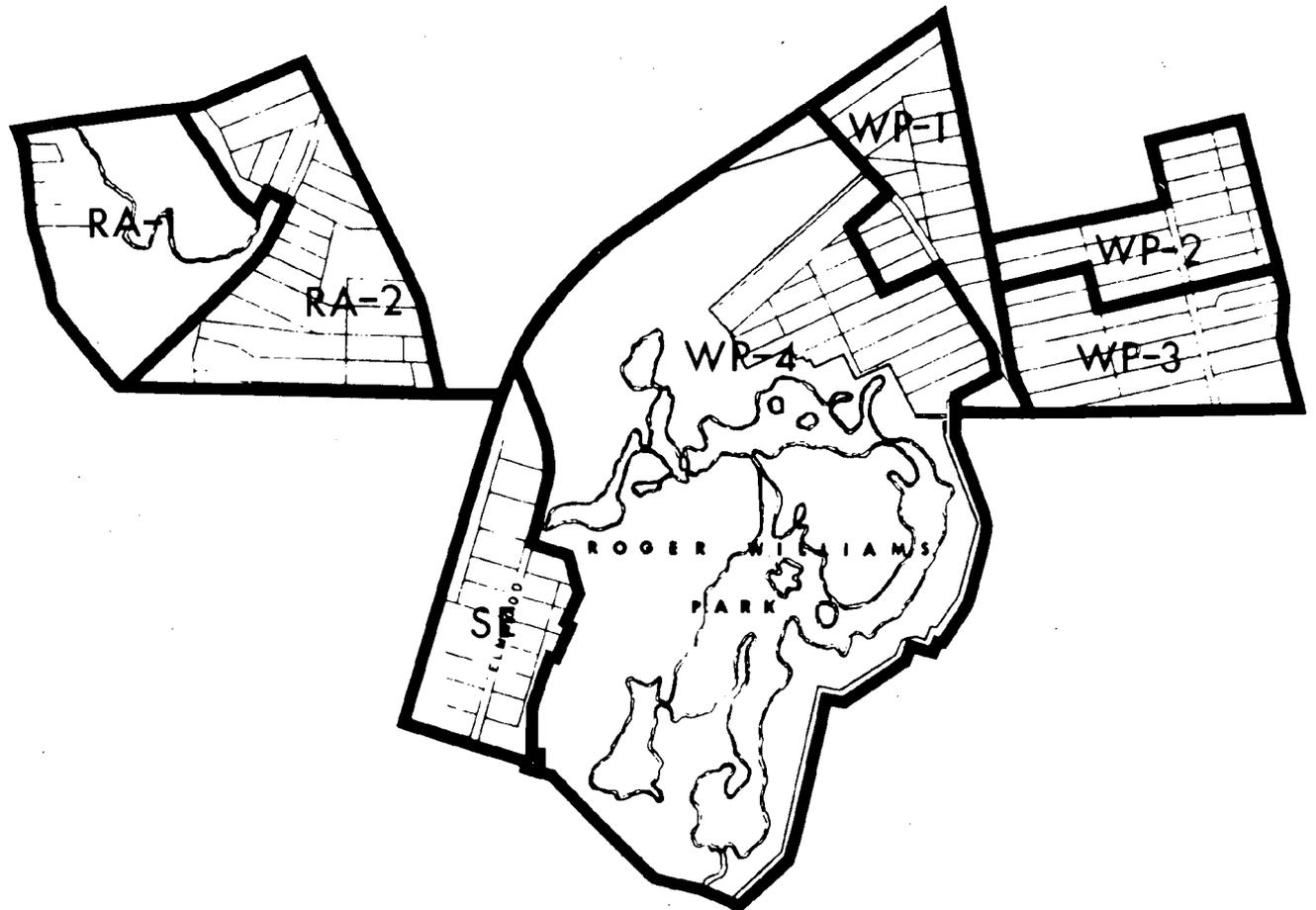
	Number of Deficiencies per Block						Total Number of Residential Blocks
	0	1	2	3	4	5 or more	
Planning Area Total	3	29	27	12	8	3	82
Treatment area 2	0	1	5	5	2	2	15
Treatment area 3	3	10	8	2	2	0	25
Treatment area 4	0	12	5	3	0	0	19
Treatment area 5	0	6	9	3	4	1	23

6B: Residential Blocks Affected by Specific Environmental Deficiencies

<u>Environmental Deficiency</u>	<u>Number of Residential Blocks Deficient</u>	<u>Percent of Total Residential Blocks Deficient</u>
Excessive land coverage	3	4
Inadequate off-street parking	69	84
Mixed land uses	22	27
Presence of specific nuisance uses	14	17
Excessive street traffic	22	27
Proximity to railroads	0	-
Lack of sanitary sewer	0	-
Lack of public water supply	0	-
Inadequate service by public elementary school	36	44
Inadequate service by public recreation area	1	1

Note: The Roger Williams public housing project (treatment area 1) is not included in this tabulation.

Source: field survey, 1962.



SOUTH RESIDENTIAL PLANNING DISTRICT:

Planning areas:

Washington Park
 South Elmwood
 Reservoir Avenue

Treatment areas:

WP-1 to WP-4
 SE
 RA-1 and RA-2

WASHINGTON PARK PLANNING AREA

DESCRIPTION

The Washington Park planning area, extending from the Fields Point industrial area on the east to the western edge of Roger Williams Park, is an area of relatively stable population. While the numerical and percentage loss in population has been slight, the greatest loss, more than one-quarter, has been in the 20 to 44 age group, with substantial increase in the 5 to 19 age group. Most of the population is in families, with only a small percentage of unrelated individuals in the area.

With the exception of Roger Williams Park, the area is predominantly single family residential in character, with small numbers of two and three family houses. Just over half of the housing is owner occupied, with the values of owner-occupied houses ranging from \$10,000 to \$15,000. Rents for the area are above average, from \$45 to \$75 per month. The vacancy rate for the area is low, about 4 percent.

Commercial uses are found in four primary locations in the area. The Washington Park Center, a major shopping center with a fairly complete range of goods and services, is located at Broad and Eddy Streets. Further north along Broad Street is a substantial automotive sales and service area. Stores of a neighborhood service nature are scattered along the remainder of Broad Street and along Eddy Street, and a small neighborhood shopping area is located at Allens and New York Avenues. Industrial uses in this area are restricted to a few manufacturing and storage activities along Aldrich and Chapman Streets.

Three major streets through the area, Broad Street, Eddy Street, and Allens Avenue, serve important functions connecting Washington Park and Cranston with downtown Providence and the rest of the city. However, Eddy Street, with its fifty-foot right-of-way width, is inadequate for the purpose, and even elimination of parking would not substantially help the situation. A number of secondary streets connect these major radials. Baker Street, New York Avenue, and Washington Avenue, together with several drives through Roger Williams Park, link the major streets and provide cross-town access. With the exception of Baker Street, these are generally adequate for the purpose. However, use of roads through Roger Williams Park, (posted at fifteen miles per hour), as secondary streets is questionable. Residential streets throughout the unit are 40 or 45 feet wide, inadequate for even a largely single family area.

The area is served by one elementary school, Broad Street School, a nineteenth century building which is undesirably located with respect to the major street system. No playground facilities are available at the school, and development of such a recreation area is made difficult by the substantial nature of surrounding housing and stores. The only recreation areas serving Washington Park are Tim O'Neil Field (a part of Roger Williams Park) and Columbia Park, east of Allens Avenue.

CONDITION OF STRUCTURES AND ENVIRONMENT

Residential: Virtually all of the housing is of good quality, with deficient structures making up less than 5 percent of the total. However, almost half of the residential blocks have two or more environmental deficiencies. Inadequate service by public elementary schools, lack of off-street parking, nuisance uses located in the area, and excessive use of local streets by through traffic are all significant environmental problems. The Division of Minimum Housing Standards has inspected this area.

Nonresidential: More than 70 percent of the structures are rated good. All but one of the structures were built in the twentieth century, with over 20 percent of the buildings constructed since 1940. A substantial majority of the structures are one-story buildings of fire-resistant construction. Particularly deficient are the industrial structures in the area.

Several important environmental deficiencies exist which affect the functioning of these nonresidential uses. Off-street parking and loading is a problem for more than 40 percent of the buildings and inadequate street access affects 20 percent of the structures.

RECOMMENDED TREATMENT

Master Plan: The area is allocated to two major uses: recreational (Roger Williams Park) and low density residential. Commercial areas are located at the intersection of Broad and Eddy Streets (retail), on Broad Street (automotive sales and service), and on Allens Avenue (retail). A small industrial area is located north of Cass Street, reflecting the predominant existing use in that section. Other partially developed commercial strips along Eddy and Broad Streets are to be eliminated.

The proposed major streets are Broad Street, Eddy Street, and Allens Avenue. The major circulation improvement required for the area is the widening of Eddy Street to a desirable major street width.

Despite the undesirable location of Broad Street School, the Master Plan calls for its retention at the present time with some expansion of the school site to provide needed play area. The two existing recreation areas in Washington Park are to be improved under the City Plan Commission's proposed program:

<u>Name</u>	<u>Area in Acres</u>	<u>Priority for Improvement</u>	<u>Estimated Cost</u>
Columbia Park (playground)	1.6	first year	\$ 6,900
Tim O'Neil Field	66.1	sixth year	<u>22,000</u>
Total			\$28,900

Tim O'Neil Field is part of Roger Williams Park, and is actually a city-wide facility. Five tot lots are proposed for the area:

<u>Priority Year</u>	<u>Number of Sites</u>	<u>Estimated Cost</u>
fifth	4	\$17,000
sixth	<u>1</u>	<u>4,500</u>
Total	5	\$21,500

These sites are distributed throughout the area.

Urban renewal: A program of maintenance is recommended for the entire Washington Park area. The good-quality housing and the generally adequate nonresidential buildings should be maintained at or above their present levels in order to preserve this area from blighting problems in the future. Very few structures require clearance, and less than 5 percent of the residential structures in the area require rehabilitation. It is expected that the cooperation of the property owners in making these improvements can be obtained, since pride of ownership is evident throughout the area. With the high percentage of owner-occupancy in the area, housing code enforcement should be an effective tool in accomplishing the necessary improvements. Improvements to commercial and industrial structures must necessarily be voluntary, and will occur with changes in the market for these buildings.

In Washington Park 1, major maintenance is programmed to indicate the need to correct the considerable environmental problems of the area, and to remove the few dilapidated structures, which are mostly industrial. About 5 percent of the residential structures require improvement, and voluntary rehabilitation of the commercial buildings should be encouraged. In addition, off-street parking for both residential and commercial uses should be provided. Elimination of the industrial uses on Chapman Street, the widening of Eddy Street, and the buffering of the other commercial and industrial uses in the area from adjacent residential properties are other important methods for improving this portion of the Washington Park area.

In Washington Park 2, major maintenance is required to protect the housing from the potential blighting effects of nearby industrial and commercial uses. About one percent of the housing is deficient and a program for providing off-street residential parking and buffering the housing from the Manucenter and Fields Point planning areas is necessary.

In Washington Park 3 and 4, minor maintenance is indicated by the good quality of the housing and the freedom from commercial and industrial intrusion or other environmental problems. Less than 5 percent of the housing of the two areas requires improvement, and improvements needed to commercial structures along Broad Street are minimal with the exception of off-street parking and loading needed for a few stores.

Although the level of social problems found in Washington Park is not high, an information program designed to acquaint the residents of treatment areas 1, 2, and 3 is recommended. No special efforts are required in treatment area 4.

Table 1: Population Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Population	7721	7389	-332	- 4
White	7651	7313	-338	- 4
Non White	70	76	+ 6	+ 9
Families	2164	2066	- 98	- 5
Married Couples	1917	1717	-200	-10
Unrelated Individuals	444	535	+ 91	+20
Labor Force	3476	3206	-270	- 8
Male	2322	1970	-352	-15
Female	1154	1236	+ 82	+ 7
Married		552		
Married with children under 6		86		
Age of Population				
Under 5	627	663	+ 36	+ 6
5-19	1180	1539	+359	+30
20-44	2832	2085	-747	-26
45-64	2031	2008	- 23	- 1
65 & over	1051	1094	+ 43	+ 4

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 2: Housing Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Housing Units	2517	2598	+81	+ 3
Total Occupied Units	2469	2496	+27	+ 1
Owner	1280	1294	+14	+ 1
White		1282		
Non White		12		
Renter	1189	1202	+13	+ 1
White		1197		
Non White		5		
Total Non White	15	17	+ 2	+ 13
Vacant	48	102	+54	+112

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 3: Existing Land Use - 1961

<u>Land Use</u>	<u>Area in Acres</u>	<u>Percent of Total</u>
Residential *	151.5	24
Commercial	14.9	2
Industrial	7.0	1
Public & Institutional	451.7	70
Vacant	<u>17.0</u>	<u>3</u>
Total	642.1 acres	100 %

* includes mixed residential and nonresidential uses.

Source: field survey, Providence City Plan Commission, 1961.

Table 4: Residential Structure Types

<u>Structure Type</u>	<u>Number of Structures</u>	<u>Percent of Total</u>
1 family	969	60
2 family	369	23
3 family	239	15
4 or more family	<u>38</u>	<u>2</u>
Total	1615	100 %

Source: Assessors office, City of Providence, 1962.

Table 5: Condition of Structures

Type of structure:	Number of structures rated:				Total structures	Structures rated:	
	Good:	Fair: (rehabilitate):	Fair: (recondition):	Poor:		Deficient:	Substandard:
Residential and mixed	1382	213	11	9	1615	69 (4%)	9 (1%)
Commercial	38	11	*	1	50	12 (24%)	1 (2%)
Industrial	13	3	*	7	23	10 (44%)	7 (30%)
Public and institutional	3	0	*	0	3	0 (--%)	0 (--%)
Total:	1436	227	11	17	1691	91 (5%)	17 (1%)
Treatment area 1							
Residential	220	62	5	2	289	25 (9%)	2 (1%)
Nonresidential	34	9	*	8	51	17 (33%)	8 (16%)
Total	254	71	5	10	340	42 (12%)	10 (3%)
Treatment area 2							
Residential	274	39	1	0	314	4 (1%)	0 (--%)
Nonresidential	9	0	*	0	9	0 (--%)	0 (--%)
Total	283	39	1	0	323	4 (1%)	0 (--%)
Treatment area 3							
Residential	462	36	1	0	499	16 (3%)	0 (--%)
Nonresidential	4	1	*	0	5	1 (20%)	0 (--%)
Total	466	37	1	0	504	17 (3%)	0 (--%)
Treatment area 4							
Residential	426	76	4	7	513	24 (5%)	7 (1%)
Nonresidential	7	4	*	0	11	4 (36%)	0 (--%)
Total	433	80	4	7	524	28 (5%)	7 (1%)

Note: * Nonresidential structures are not designated for reconditioning.

Source: field survey, 1961-1962.

Assessors office, City of Providence, 1962.

Table 6: Condition of the Residential Environment

6A: Residential Blocks with Environmental Deficiencies

	Number of Deficiencies per Block						<u>Total Number of Residential Blocks</u>
	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5 or more</u>	
Planning Area Total	0	35	16	7	5	2	65
Treatment area 1	0	7	4	4	5	2	22
Treatment area 2	0	2	7	3	0	0	12
Treatment area 3	0	12	4	0	0	0	16
Treatment area 4	0	14	1	0	0	0	15

6B: Residential Blocks Affected by Specific Environmental Deficiencies

<u>Environmental Deficiency</u>	<u>Number of Residential Blocks Deficient</u>	<u>Percent of Total Residential Blocks Deficient</u>
Excessive land coverage	1	2
Inadequate off-street parking	16	25
Mixed land uses	11	17
Presence of specific nuisance uses	15	23
Excessive street traffic	13	20
Proximity to railroads	1	2
Lack of sanitary sewer	1	2
Lack of public water supply	0	"
Inadequate service by public elementary school	59	91
Inadequate service by public recreation area	1	2

Source: field survey, 1962.

SOUTH ELMWOOD PLANNING AREA

DESCRIPTION

The South Elmwood planning area is a fragmentary residential area, separated from other residential areas by railroads, industries, and Roger Williams Park, and soon to be cut in two by extension of the Huntington Expressway. The population of the area was stable from 1950 to 1960, with gains in all other categories offsetting the loss of almost one-quarter of the 20 to 44 age group.

Housing in the area is comprised of mixed one, two, and three family houses, almost two-thirds of which are single-family. Two-thirds of the housing units are renter-occupied with rents ranging from just below to just above average (\$30 to \$60). The value of owner-occupied units is low to average (\$5,000 to \$15,000). There are few vacant units in the area.

A few convenience shopping facilities are located along Elmwood Avenue. The General Electric plant is the largest industrial use in the area. This facility, as well as four smaller industrial activities in the area, uses local streets for access.

Extension of the Huntington Expressway through South Elmwood, now in progress, is the most significant development in the circulation pattern, since it will complete division of this very small residential area into quarters. Elmwood Avenue, the north-south major street, accommodates movement between Cranston and downtown Providence.

One recreation facility, the 5.3 acre Joseph Williams Field, is located in South Elmwood. The fact that this planning area is bordered on the north and east by Roger Williams Park relieves the need for recreation sites within the area.

CONDITION OF STRUCTURES AND ENVIRONMENT

Residential: Most housing in the area is in good condition, with less than 10 percent classified as deficient, and none warranting clearance. All of the blocks have at least one environmental deficiency, however, and most have two or more deficiencies. Lack of an elementary school to serve this area, and proximity to industrial uses and railroads are the major problems. This area has been covered by Division of Minimum Housing Standards inspectors.

Nonresidential: The condition of nonresidential structures in the area is quite varied; of 21 structures, about one-quarter are fair, and one-fifth are poor. Almost 40 percent of the structures were built before 1900, and more than half of the structures are not fire-resistant. Environmental problems of these buildings are minor, with only a few structures having even the usual problems of inadequate off-street parking and loading space. However, the General Electric plant, the single most important nonresidential use in the area, has difficult access through local residential streets.

RECOMMENDED TREATMENT

Master Plan: Low density residential use is proposed for most of the area, with a long narrow industrial area along the west city line. Residential use will be extended to the east into an area of about 11 acres which will be detached from Roger Williams Park by the Huntington Expressway. Elmwood Avenue, 80 feet wide, is the only major street in the area.

Joseph Williams Field is to be improved during the fifth priority year by installation of childrens play equipment costing an estimated \$2,500. A second small play-ground site should be reserved in that part of Roger Williams Park which is to be converted to residential use.

Urban renewal: A program of major maintenance is recommended for the whole South Elmwood area. The good-quality housing should be preserved and protected by encouraging home owners to make the necessary improvements and by preventing further encroachment by commercial and industrial uses. Extension of the Huntington Expressway will provide two advantages to offset its disadvantages: it will eliminate a number of the poor industrial and commercial buildings in the area, and the building of new housing in the section of Roger Williams Park cut off by the Expressway should stimulate other property owners to improve their buildings.

The remaining nonresidential structures should be maintained and improved and off-street parking should be provided. Other environmental improvements include buffering of nonresidential structures from adjacent housing and the provision of public utilities where needed.

One additional environmental improvement which should be considered is the transfer of elementary school students to the under-utilized Reservoir Avenue School. While the walking distance would still be too great, this move would serve to alleviate some of the overcrowding difficulties in the Sackett Street and Mary E. Fogarty Schools.

Table 1: Population Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Population	1121	1115	- 6	- 1
White	1120	1113	- 7	- 1
Non White	1	2	+ 1	+100
Families	318	312	- 6	- 2
Married Couples	273	258	-15	- 5
Unrelated Individuals	85	104	+19	+ 22
Labor Force	501	489	-12	- 2
Male	324	299	-25	- 8
Female	177	190	+13	+ 7
Married		73		
Married with children under 6		10		
Age of Population				
Under 5	85	90	+ 5	+ 6
5-19	164	219	+55	+ 34
20-44	417	319	-98	- 24
45-64	300	314	+14	+ 5
65 & over	155	173	+18	+ 12

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 2: Housing Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Housing Units	374	413	+39	+10
Total Occupied Units	363	398	+35	+10
Owner	140	143	+ 3	+ 2
White		143		
Non White		0		
Renter	223	255	+32	+14
White		254		
Non White		1		
Total Non White	1	1	0	--
Vacant	11	15	+ 4	+36

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 3: Existing Land Use - 1961

<u>Land Use</u>	<u>Area in Acres</u>	<u>Percent of Total</u>
Residential *	29.8	54
Commercial	1.9	4
Industrial	11.7	21
Public & Institutional	4.3	8
Vacant	<u>7.0</u>	<u>13</u>
Total	54.7 acres	100%

* includes mixed residential and nonresidential uses.

Source: field survey, Providence City Plan Commission, 1961.

Table 4: Residential Structure Types

<u>Structure Type</u>	<u>Number of Structures</u>	<u>Percent of Total</u>
1 family	177	66
2 family	54	20
3 family	34	13
4 or more family	<u>3</u>	<u>1</u>
Total	268	100 %

Source: Assessors office, City of Providence, 1962.

Table 5: Condition of Structures

Type of structure:	Number of structures rated:				Total structures	Structures rated:	
	Good:	Fair: (rehabilitate):	Fair: (recondition):	Poor:		Deficient:	Substandard:
Residential and mixed	200	67	0	1	268	25 (9%)	1 (0%)
Commercial	6	4	*	1	11	5 (45%)	1 (9%)
Industrial	6	1	*	3	10	4 (40%)	3 (30%)
Public and institutional	0	0	*	0	0	0 (--%)	0 (--%)
Total:	212	72	0	5	289	34 (12%)	5 (2%)

Note: * Nonresidential structures are not designated for reconditioning.

Source: field survey, 1961-1962.

Assessors office, City of Providence, 1962.

Table 6: Condition of the Residential Environment

6A: Residential Blocks with Environmental Deficiencies

	Number of Deficiencies per Block						<u>Total Number of Residential Blocks</u>
	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5 or more</u>	
Planning Area Total	0	7	6	3	2	1	19

6B: Residential Blocks Affected by Specific Environmental Deficiencies

<u>Environmental Deficiency</u>	<u>Number of Residential Blocks Deficient</u>
Excessive land coverage	0
Inadequate off-street parking	1
Mixed land uses	4
Presence of specific nuisance uses	6
Excessive street traffic	3
Proximity to railroads	6
Lack of sanitary sewer	1
Lack of public water supply	1
Inadequate service by public elementary school	19
Inadequate service by public recreation area	0

Source: field survey, 1962.

RESERVOIR AVENUE PLANNING AREA

DESCRIPTION

The Reservoir Avenue planning area is isolated from other residential areas of Providence by the Mashapaug Pond industrial district and the main line of the New York, New Haven, and Hartford Railroad. The Huntington Expressway separates it from adjoining residential areas in Cranston and completes its delineation as a self-contained residential area.

While total population in the area declined by only about 10 percent from 1950 to 1960, a significant internal shift was taking place: an even greater decline in white population, and a much greater percentage increase in non-white population. The trend, traceable at least in part to clearance of the Mashapaug Pond Redevelopment Project, has probably continued since 1960, so that non-whites today make up even more of the population than the 12 percent which they comprised in 1960.

The area contains a mixture of one, two, and three family dwellings, with the two and three family houses located primarily in the northernmost part of the area. There are practically no multiple dwellings. More than 60 percent of the housing units are owner-occupied, with their values just below the city-wide average (\$10,000 to \$15,000). Rents are above average, with most of the rents in the \$45 to \$75 group. Household incomes are generally in the average group (\$4,000 to \$7,000). The vacancy rate is less than 4 percent. Commercial uses are located along Reservoir Avenue, with some concentration near the Niantic Avenue intersection.

Reservoir Avenue is the only major street passing through the unit. Its existing width of 80 feet is adequate for this type of street. Roger Williams Avenue, which connects Reservoir and Elmwood Avenues, carried more than 5,000 vehicles per day in 1958. This may be reduced to more reasonable levels when the Huntington Expressway is extended to Elmwood Avenue. Narragansett and Niantic Avenues both give access to industrial areas.

The Reservoir Avenue elementary school serves this planning area. Built in 1925, the school is utilized at about half of its capacity. The site of 0.8 acres includes a playground of 0.6 acres. Two other recreation areas exist in the area: the J. T. Owens Memorial Playground, 7.1 acres (actually located just outside the planning area boundary) and the Ardoene Playground, a 4.5 acre site.

CONDITION OF STRUCTURES AND ENVIRONMENT

Residential: Housing in the area is of good quality: only 7 percent is deficient, of which only 1 structure is so dilapidated that it must be removed. About one-third of the residential blocks have two or more environmental deficiencies. Inadequate service by a public elementary school, lack of sanitary sewers, and traffic conflicts are the most

frequent problems. This area has been inspected by the Division of Minimum Housing Standards.

Nonresidential: Nonresidential structures in the area are almost all in good condition, with only 2 of the 16 structures in fair condition. Most of the structures were built since 1900, with over one-third built since 1940. Over 75 percent of the buildings are one-story, and all but one are fire-resistant. The major environmental deficiency affecting nonresidential buildings is the lack of off-street loading space.

RECOMMENDED TREATMENT

Master Plan: Low density residential use is proposed throughout the planning area with a large commercial center at Reservoir and Niantic Avenues. Reservoir Avenue, with access ramps to the Huntington Expressway, is the only major street proposed by the plan.

Additional play equipment is to be installed at the Reservoir Avenue School playground in the first priority year at a cost of \$400. Improvement of the Ardoene Playground, to cost \$300, is scheduled for the fifth priority year. Two tot lots are proposed for the area. Both are to be installed during the sixth priority year at an estimated total cost of \$8400. One of these is located on each side of Reservoir Avenue.

Urban renewal: The Reservoir Avenue planning area is divided into two treatment areas.

Reservoir Avenue 1 should be treated as an arrested area development project. Installation of utilities, limited redesign of the street pattern, and some filling are needed to promote new residential development in this area. The problems of this area should be serious enough to qualify it for federal assistance as a predominantly open land project. Activities which will increase knowledge of available community services are an essential part of the program.

Minor maintenance is recommended for Reservoir Avenue 2. Both building deficiencies and environmental problems are still at a manageable level.

Table 1: Population Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Population	2810	2484	-326	-12
White	2636	2179	-457	-17
Non White	174	305	+131	+75
Families	683	703	+20	+3
Married Couples	604	589	-15	-2
Unrelated Individuals	77	134	+57	+74
Labor Force	1180	951	-229	-19
Male	794	629	-165	-21
Female	386	322	-64	-17
Married		164		
Married with children under 6		26		
Age of Population				
Under 5	234	240	+6	+3
5-19	576	557	-19	-3
20-44	958	712	-246	-26
45-64	710	600	-110	-15
65 & over	332	375	+43	+13

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 2: Housing Characteristics

	<u>1950</u>	<u>1960</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Total Housing Units	850	845	- 5	- 1
Total Occupied Units	834	813	-21	- 3
Owner	460	504	+44	+ 10
White		467		
Non White		37		
Renter	374	309	-65	- 17
White		270		
Non White		39		
Total Non White	33	76	+43	+130
Vacant	16	32	+16	+100

Source: United States Bureau of the Census, Census of Population and Housing: Census Tracts, 1950 and 1960.

Table 3: Existing Land Use:- 1961

<u>Land Use</u>	<u>Area in Acres</u>	<u>Percent of Total</u>
Residential *	72.9	53
Commercial	11.2	8
Industrial	7.8	6
Public & Institutional	5.5	4
Vacant	<u>40.7</u>	<u>30</u>
Total	138.1 acres	101 %

* includes mixed residential and nonresidential uses.

Note: Total does not equal 100 % due to rounding.

Source: field survey, Providence City Plan Commission, 1961.

Table 4: Residential Structure Types

<u>Structure Type</u>	<u>Number of Structures</u>	<u>Percent of Total</u>
1 family	391	64
2 family	172	28
3 family	46	8
4 or more family	<u>2</u>	<u>0</u>
Total	611	100 %

Source: Assessors office, City of Providence, 1962.

Table 5: Condition of Structures

Type of structure:	Number of structures rated:				Total structures	Structures rated:	
	Good:	Fair: (rehabilitate):	Fair: (recondition):	Poor:		Deficient:	Substandard:
Residential and mixed	533	72	5	1	611	41 (7%)	1 (0%)
Commercial	11	2	*	0	13	2 (15%)	0 (-%)
Industrial	1	0	*	0	1	0 (--%)	0 (-%)
Public and institutional	2	0	*	0	2	0 (--%)	0 (-%)
Total:	547	74	5	1	627	43 (7%)	1 (0%)
Treatment area 1							
Residential	41	5	0	0	46	4 (9%)	0 (-%)
Nonresidential	8	1	*	0	9	1 (11%)	0 (-%)
Total	49	6	0	0	55	5 (9%)	0 (-%)
Treatment area 2							
Residential	492	67	5	1	565	37 (7%)	1 (0%)
Nonresidential	6	1	*	0	7	1 (14%)	0 (-%)
Total	498	68	5	1	572	38 (7%)	1 (0%)

Note: * Nonresidential structures are not designated for reconditioning.

Source: field survey, 1961-1962.

Assessors office, City of Providence, 1962.

Table 6: Condition of the Residential Environment

6A: 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	7	15	9	1	2	1	35
Treatment area 1	0	0	5	1	1	0	7
Treatment area 2	7	15	4	0	1	1	28

6B: Residential Blocks Affected by Specific Environmental Deficiencies

<u>Environmental Deficiency</u>	<u>Number of Residential Blocks Deficient</u>	<u>Percent of Total Residential Blocks Deficient</u>
Excessive land coverage	1	3
Inadequate off-street parking	1	3
Mixed land uses	3	9
Presence of specific nuisance uses	4	11
Excessive street traffic	7	20
Proximity to railroads	1	3
Lack of sanitary sewer	8	23
Lack of public water supply	1	3
Inadequate service by public elementary school	22	63
Inadequate service by public recreation area	1	3

Source: field survey, 1962.

II SUMMARY OF URBAN RENEWAL
TREATMENT PROPOSALS

II. SUMMARY OF URBAN RENEWAL TREATMENT PROPOSALS

The preceding analysis delineates a total of 120 treatment areas. Of these, 18 are areas for which the treatment has already been determined, and in some cases treatment has been completed.⁵ The remaining 102 areas represent potential renewal projects. At the time at which a specific project is undertaken, however, it will frequently appear desirable to draw project boundaries within the treatment areas shown, or to combine two or more treatment areas for project purposes. Such adjustments are consistent with the scale of community renewal programming and with the concept of potential project areas as used in this report.

These 102 treatment areas have been classified according to one of five basic types of physical renewal treatment most appropriate for the area. These five basic treatment types are:

- a. Clearance
- b. Reconditioning
- c. Conservation
- d. Maintenance
- e. Development of arrested areas

The summary following defines each of these physical treatment types and lists those treatment areas for which each type is appropriate. As noted in the description of each method, the last three treatment types listed are further subdivided into two categories each.

Each treatment area, or potential urban renewal project, is analyzed in terms of a number of factors which influence the selection of projects within that group. For example, those conservation areas which, if undertaken as renewal projects will result in rehabilitation of housing, also involve other significant considerations to widely varying degrees. These considerations include the type of social treatment program required, the ability of the project to accomplish various master plan objectives, and the location of planned public facilities which might represent local contributions toward the cost of a project. The best combination of these factors provides a basis for selection between two otherwise similar treatment areas.

The analysis of projects within any given treatment type is shown in tables C-1 to C-5. This analysis includes consideration of the following factors where appropriate in terms of the type of physical renewal treatment proposed.

⁵ Some of these 18 areas include two or three distinct but contiguous urban renewal and/or public housing projects.

- a. The predominant land use in the area. Existing land uses are from the City Plan Commission's 1961 field survey. Proposed land uses are those shown by the revised Master Plan.
- b. The type of social renewal treatment program which must form an integral part of the total urban renewal program for any area. The social program types listed in the tables are described as follows:

Type A: Areas requiring on-site application of social treatment through location of health, education, welfare, recreation, and employment services in the project area.

Type B: Areas requiring intensive outreaching services addressed to particular problem factors, but where the on-site application of services is not called for.

Type C: Areas requiring public education efforts aimed at creating knowledge of the availability of community services.

Type D: Areas requiring no special treatment.

Areas which do not have enough resident population to make an analysis of social conditions possible are not classified by the social renewal program type required.⁶

- c. Public improvements proposed for the area. These are taken from the revised Master Plan and other City Plan Commission reports.⁷ Those im-

⁶ The method used in analyzing social conditions and problems by area is described in A Social Plan for Community Renewal of the City of Providence, Rhode Island, op. cit.

⁷ Major sources of this information were:

"Preliminary Elementary School Proposals for the Preliminary General Plan Revision," December, 1962.

"Proposed Additions to Existing Play Areas and Equipment Cost Estimates," January, 1963.

"Proposed Tot Lot Sites and Cost Estimates," January, 1963.

"Priorities for Improvements to Existing Play Areas," February, 1963.

"Priorities and Capital Budget Costs of Proposed Tot Lot Sites," February, 1963.

"Capital Improvement Program, 1963-1969," September, 1963.

provements which really involve maintenance of existing community facilities, installation of underground utilities, or improvements of minor impact on the renewal program such as installation of traffic lights, are not shown. A cost estimate is given for each improvement if such an estimate was available. In the case of street improvements, the available estimate was usually for the entire improvement, extending through several treatment areas, and so is not shown in the tables.

CLEARANCE

This program is characterized by acquisition and demolition of all, or almost all, of the buildings in the project area. Clearance of blighted areas is a "last resort", used in those areas where conditions are so bad and so widespread that the only solution is to start over. Clearance treatment has two important by-products. Land may be assembled and rearranged to meet contemporary needs on a large scale, which is usually a practical impossibility for the private developer, and decisive changes in land use may be effected. These benefits, however desirable, remain secondary to the basic purpose, the elimination of blight and deterioration.

Clearance treatment is recommended only in areas which meet both state and federal eligibility requirements. These minimum requirements are:

State: Clearance projects may be undertaken in "slum blighted areas", which are areas in which a predominance of the buildings or improvements are characterized by:⁸

- (1) dilapidation, deterioration, age or obsolescence.
- (2) inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities.
- (3) high density of population and overcrowding.
- (4) defective design or insanitary or unsafe character or condition of physical construction.
- (5) defective or inadequate street and lot layout, or
- (6) mixed character or shifting of uses,

or any combination of such factors and characteristics.

Federal: The area must meet either of the following conditions:⁹

- (1) more than 50 percent of the buildings are structurally substandard to a degree requiring clearance, or
- (2) more than 20 percent of the buildings are structurally substandard to a degree requiring clearance, and additional clearance, in an amount bringing the total to more than 50 percent of the buildings, is necessary to remove blighting influences such as

⁸ Title 45, Chapter 31, Section 8 (3), General Laws of Rhode Island.

⁹ Urban Renewal Administration, Urban Renewal Manual (Washington, D.C.:U. S. Government Printing Office, n.d.), Section 10-1.

- (a) inadequate street layout
- (b) incompatible uses or land use relationships
- (c) overcrowding of buildings on the land
- (d) excessive dwelling unit density
- (e) obsolete buildings not suitable for improvement or conversions, or
- (f) other identified hazards to health and safety and to the general well-being of the community.

The analysis of structural and environmental conditions made for this study, and the absence of sufficiently detailed neighborhood plans for most of the city, does not permit complete identification of all structures which must be removed to eliminate blighting influences. Consequently, treatment areas are designated for clearance under the second alternative above only where the percentage of buildings rated substandard requiring clearance is well in excess of 20 percent of the total and where field inspection and secondary data indicate that substantial clearance is required to remove blighting influences.

Clearance is the appropriate method of treatment for 14 treatment areas. These are analyzed in terms of their existing and proposed land use, social treatment type needed, and ability to help implement master plan proposals in table C-1, following.

APPENDIX TABLE C-1

ANALYSIS OF TREATMENT AREAS PROPOSED FOR CLEARANCE

TREATMENT AREA	PREDOMINANT LAND USE		SOCIAL PROGRAM TYPE NEEDED	MASTER PLAN PROPOSALS WHICH COULD BE IMPLEMENTED (WITH ESTIMATED COST, IF KNOWN)	
	EXISTING	PROPOSED			
Valley Street 1	Residential	Industrial	B	Change land use pattern	
Olneyville 1	Mixed	Commercial, Industrial	A	Change land use pattern Construct Olneyville Square Bypass (\$540,000)	
Point Street 2	Mixed	Industrial	A	Change land use pattern	
Eddy Street	Mixed	Industrial	A	Change land use pattern Extend Huntington Avenue	
Smith Hill 3	Residential, Rail yards	Residential, Industrial	A	Change land use pattern	
Federal Hill 2	Residential, Commercial	Residential, Commercial	A	Change land use pattern Construct Dean-Silver Spring Loop Street	
Federal Hill 3	Mixed	Residential, Commercial	A	Change land use pattern Improve recreation area (\$2,200) Install tot lot (\$4,900)	
Federal Hill 4	Residential, Industrial	Residential	A	Change land use pattern Improve recreation area (\$1,600)	
Federal Hill 6	Residential, Commercial	Residential, Commercial	A	Connect Knight and Bridgham Streets Convert Bridgham Junior High School to administrative offices (\$300,000)	
West End 2	Mixed	Residential, Commercial	A	Change land use pattern	
West End 3	Residential	Residential	A		
Upper South Providence 3	Mixed	Institutional, Residential	A	Change land use pattern	
Upper South Providence 5	Residential	Residential	A		
Upper South Providence 6	Mixed	Institutional	A	Change land use pattern Construct Dean-Silver Spring Loop Street Install tot lot (\$5,000)	

RECONDITIONING

A reconditioning program is proposed for areas in which a high percentage of the structures have deteriorated beyond the point of being economically feasible to rehabilitate, but have not reached the stage at which clearance is justified. The objective of the program is to bring all residential structures to the level established by the city's "Ordinance Providing Minimum Standards for Housing".

The treatment program is carried out through intensive inspection and reinspection of each dwelling unit and issuance of violation notices where necessary, until compliance with the code is achieved. Most environmental deficiencies would not be treated, except through use of the police power. Demolition of structures would be limited to that authorized by the building and housing codes. This treatment program is not federally assisted and is applicable only to residential premises.

Although the reconditioning program is a temporary one, it should not automatically result in eventual clearance of the area. The results obtained through reconditioning efforts in any area should be continuously evaluated, so that another treatment type may be instituted in the area when and if reconditioning is successful. Ultimately, many reconditioning areas should become conservation projects.

Table C-2 evaluates the twelve treatment areas in which reconditioning is proposed in terms of the existing and proposed land use, social treatment type, and proposed public improvements in each. The latter column is particularly important in that public improvements can be a positive factor in encouraging reconditioning in nearby areas if properly promoted.

APPENDIX TABLE C-2

ANALYSIS OF TREATMENT AREAS PROPOSED FOR RECONDITIONING

TREATMENT AREA	PREDOMINANT LAND USE		SOCIAL PROGRAM TYPE NEEDED	PROPOSED PUBLIC IMPROVEMENTS (WITH ESTIMATED COST, IF KNOWN)
	EXISTING	PROPOSED		
State House	Residential	Institutional	A	
Smithfield Avenue	Mixed	Cemetery, Industrial, Rail yards	B	Improve recreation area (\$1,200)
Olneyville 2	Residential	Industrial	A	
Olneyville 3	Mixed	Industrial	A	Improve recreation area (\$3,800) Install tot lot (\$3,600)
North End 2	Residential	Residential	D	Improve recreation area (\$6,600)
Smith Hill 4	Residential	Residential	A	Install two tot lots (\$6,900)
Mount Pleasant 1	Residential	Residential	A	Improve recreation area (\$2,200) Install tot lot (\$3,700)
Federal Hill 5	Residential	Residential	A	Connect Knight and Bridgham Streets Install two tot lots (\$7,700)
Federal Hill 7	Mixed	Commercial	A	Construct Dean-Silver Spring Loop Street Install tot lot (\$5,600)
West End 4	Residential, Industrial	Residential, Industrial	A	Construct elementary school (\$1,500,000) Improve recreation area (\$1,500) Install two tot lots (\$8,300)
West End 5	Residential	Residential	A	Construct elementary school (\$1,500,000) Improve recreation area (\$2,200) Install tot lot (\$2,900)
Upper South Providence 4	Residential	Residential	A	Improve recreation area (\$2,500)

CONSERVATION

The conservation program includes two essential elements: improvement of structural conditions, and amelioration of environmental deficiencies. Two levels of housing improvement are established. The first is mandatory: compliance with all applicable provisions of the Ordinance Providing Minimum Standards for Housing. The second is voluntary, and involves improvement to meet "minimum property standards", which are higher than the legally enforceable code standards. In Providence, the Ordinance Providing Minimum Housing Standards is an adequate standard for basic livability in safe and sanitary conditions. Minimum property standards should be concerned primarily with such matters as modernization of kitchens, baths, wiring, plumbing, and heating, and appearance of the buildings and grounds, rather than with provision of basic facilities.

When conservation of a nonresidential or predominantly nonresidential area is undertaken, the voluntary minimum property standards take on much greater importance. Code requirements for nonresidential structures are limited to the barest essentials of health and safety. Minimum property standards must be more extensively employed in areas such as rehabilitation of buildings, conversion to accommodate new uses, performance standards for industrial operations, and provision of adequate areas for off-street parking and loading.

Typically, both residential and nonresidential conservation areas contain some structures which must be acquired and demolished, due to advanced dilapidation, or to nonconformity with the proposed land use, street layout, or other aspect of the plan for the area. Conservation areas must meet both state and federal eligibility requirements. These are:

State: Conservation activities are limited to "deteriorated blighted areas", defined as those in which some of the buildings or improvements are characterized by the same problems which are widespread in a "slum blighted area" as defined in the section on Clearance.¹⁰

Federal: At least 20 percent of the buildings in a conservation area must contain one or more building deficiencies, and the area must contain at least two environmental deficiencies. Either building or environmental deficiencies must be reasonably distributed over the entire area. The area must also be capable of restoration to a "long term sound condition" and the street and land use pattern must be adaptable to present day needs. In nonresidential areas, the conservation program must be "necessary to eliminate blight and deteriorating influences which adversely affect housing conditions" outside of the project area.¹¹

¹⁰ Title 45, Chapter 31, Section 8 (4), General Laws of Rhode Island.

¹¹ Urban Renewal Manual, op. cit., Sections 3-1 and 12-1-2.

Upon completion of the conservation program, code standards must have been achieved on 95 percent of all properties in the area, and 75 percent must meet the higher minimum property standards. Treatment areas in Providence have not been proposed for conservation treatment if it appears unlikely that such standards can be met due to the high percentage of deteriorating buildings or lack of essential facilities in too many structures.

A special type of conservation program has been formulated for use in areas in which the structures are in need of rehabilitation, but in which environmental deficiencies are limited to problems which can be corrected by the locality, without federal assistance. These are designated as "nonassisted conservation projects". Such projects must be eligible under the criteria established in state law, as listed previously. Federal eligibility requirements, however, are less stringent than for assisted conservation projects, and require only that building deficiencies adversely affect living conditions in the project area.¹²

In eligible nonassisted conservation projects, two federal programs may be placed into effect. These are Federal Housing Administration mortgage insurance under Section 220 of the National Housing Act and special support for mortgage financing through the Federal National Mortgage Association under Section 305 of the National Housing Act. The usefulness of these programs in a specific area must be determined at the time that project activities are initiated, and should not be a determining factor in deciding whether or not to undertake a project. While this treatment type is applicable to either residential or nonresidential areas, the mortgage support programs apply only to residential areas.

All treatment areas proposed for any type of conservation program are listed in table C-3. In federally-assisted conservation areas the public improvements shown in the right-hand column may be eligible (at least in part) as contributions toward the localities' share of the cost of the project.

¹² Ibid., Section 45-1.

APPENDIX TABLE C-3

ANALYSIS OF TREATMENT AREAS PROPOSED FOR CONSERVATION

TYPE OF CONSERVATION PROGRAM	TREATMENT AREA	SOCIAL PROGRAM TYPE NEEDED	PROPOSED PUBLIC IMPROVEMENTS (WITH ESTIMATED COST, IF KNOWN)
Federally assisted, Residential areas	Camp Street 2	A	Improve recreation area (\$1,500) Install four tot lots (\$21,000)
	Hope Street 1	B	Install tot lot (\$4,200)
	North End 1	C	Construct Dean-Silver Spring Loop Street Improve recreation area (\$2,400)
	North End 3	C	Construct Dean-Silver Spring Loop Street Install three tot lots (\$11,400)
	Wanskuck 3	C	Improve recreation area (\$12,800) Install tot lot (\$2,900)
	Wanskuck 5	C	Install tot lot (\$3,800)
	Wanskuck 6	A	Construct Dean-Silver Spring Loop Street Install tot lot (\$3,800)
	Wanskuck 7 and Smith Hill 2	A	Construct Dean-Silver Spring Loop Street Construct elementary school (\$1,000,000) Improve recreation area (\$2,100) Install tot lot (\$5,000)
	Smith Hill 5	A	Construct Dean-Silver Spring Loop Street Install tot lot (\$3,900)
	Elmhurst 1	B	Construct elementary school (\$1,500,000) Improve recreation area (\$6,300) Install tot lot (\$4,000)
	Mount Pleasant 3	B	
	Manton 2	B	Install tot lot (\$3,700)
	Manton 4	B	Install tot lot (\$4,000)

APPENDIX TABLE C-3 (Continued)

TYPE OF CONSERVATION PROGRAM	TREATMENT AREA	SOCIAL PROGRAM TYPE NEEDED	PROPOSED PUBLIC IMPROVEMENTS (WITH ESTIMATED COST, IF KNOWN)
	Webster Avenue 2	C	Improve recreation area (\$2,300) Install two tot lots (\$7,200)
	Webster Avenue 3	D	Improve recreation area (\$12,500)
	Silver Lake 1	C	Install tot lot (\$3,500)
	Silver Lake 3	C	Install tot lot (\$4,000)
	Federal Hill 8	A	Construct Dean-Silver Spring Loop Street Install tot lot (\$3,300)
	West End 7	A	Install tot lot (\$3,900)
	West End 8	A	Install two tot lots (\$6,900)
	West End 9	A	Extend Huntington Avenue Install tot lot (\$4,900)
	Elmwood 1	A	Widen West Friendship Street (\$418,000) Install tot lot (\$4,100)
	Elmwood 3	B	Extend Huntington Avenue Install tot lot (\$5,100)
	Upper South Providence 2	A	Install tot lot (\$4,600)
	Lower South Providence 2	A	Install tot lot (\$4,600)
	Lower South Providence 3	A	Install tot lot (\$2,900)
	Lower South Providence 4	A	Extend Huntington Avenue Install tot lot (\$3,800)
	Lower South Providence 5	A	Install two tot lots (\$8,700)
Federally assisted, nonresidential areas	Valley Street 2	A	
	Fields Point	None	Municipal dock, sewage disposal unit, sludge incinerator (\$1,219,000-- City share)

APPENDIX TABLE C-3 (Continued)

TYPE OF CONSERVATION PROGRAM	TREATMENT AREA	SOCIAL PROGRAM TYPE NEEDED	PROPOSED PUBLIC IMPROVEMENTS (WITH ESTIMATED COST, IF KNOWN)
Nonassisted, Residential areas	Hope Street 2	D	Install tot lot (\$4,300)
	Wanskuck 2	C	Install two tot lots (\$7,500)
	Mount Pleasant 2	C	Install two tot lots (\$7,600)
	Webster Avenue 4	D	Improve recreation area (\$1,900) Install two tot lots (\$8,800)
Nonassisted, Nonresidential area	Hartford Avenue 1	C	Construct elementary school (\$1,500,000) Improve play area (\$1,300) Install tot lot (\$4,300)
	Silver Lake 2	C	Improve recreation area (\$1,800)
	West End 6	A	Install two tot lots (\$8,300)
Nonassisted, Nonresidential area	Pine Street	None	

MAINTENANCE

Residential or nonresidential areas in which structural deficiencies are negligible or nonexistent should be kept in that condition through an active program designed to promote the continuous maintenance necessary to counteract the normal effects of age and use.

Implementation of the maintenance program requires both inspection of all structures at intervals to insure conformance with the Ordinance Providing Minimum Standards for Housing and expeditious inspection and follow-up of any complaints received. No additional state legislation is required to authorize this activity. Petitions for changes in zoning or variances from the zoning ordinance should also be evaluated in light of the objectives of the maintenance program, in addition to the factors normally considered.

Those maintenance areas in which environmental problems affect more than a handful of residential blocks or nonresidential structures are designated "major maintenance" areas, while those without environmental problems are referred to as "minor maintenance" areas. Whether or not the environmental deficiencies in a major maintenance area should be corrected should be determined by the impact of the specific problem upon the ability of the area to maintain itself and the legal and financial ability of the City to take whatever public action is necessary.

Table C-4 lists 29 treatment areas for which maintenance is proposed, together with the required social treatment type and the public improvements to be made in each. Both social treatment and public improvements can be used to stimulate maintenance of the structures in these areas.

APPENDIX TABLE C-4

ANALYSIS OF TREATMENT AREAS PROPOSED FOR MAINTENANCE

TYPE OF MAINTENANCE PROGRAM	TREATMENT AREA	SOCIAL PROGRAM TYPE	PROPOSED PUBLIC IMPROVEMENTS (WITH ESTIMATED COST, IF KNOWN)
Major maintenance, Residential areas	College Hill 2	D	
	Wayland Square 2	C	
	Elmhurst 2	D	Install tot lot (\$4,100)
	West End 10	A	Improve recreation area (\$2,200)
	Elmwood 2	A	Extend Huntington Avenue Install two tot lots (\$9,000)
	Elmwood 4	B	Extend Huntington Avenue Install three tot lots (\$14,900)
	Washington Park 1	A	Install tot lot (\$3,900)
	Washington Park 2	C	
	South Elmwood	D	Improve recreation area (\$2,500)
		Retail and Office Core	None
Major maintenance, Nonresidential areas	Allens Avenue	None	Grace Square (\$890,000)
	Elmwood Avenue	C	Extend Huntington Avenue Improve recreation area (\$2,000)
Minor maintenance, Residential areas	Fox Point 2	D	
	College Hill 3	D	Improve recreation area (\$2,200)
	College Hill 4	D	
	Wayland Square 3	D	Construct River Drive Improve recreation area (\$800) Install tot lot (\$5,600)
	Elmgrove	D	Construct River Drive

APPENDIX TABLE C-4 (Continued)

TYPE OF MAINTENANCE PROGRAM	TREATMENT AREA	SOCIAL PROGRAM TYPE NEEDED	PROPOSED PUBLIC IMPROVEMENTS (WITH ESTIMATED COST, IF KNOWN)
	Camp Street 3	D	Install tot lot (\$5,000)
	Hope Street 3	D	Install three tot lots (\$14,000)
	Elmhurst 3	D	Construct addition to elementary school (\$750,000)
	Mount Pleasant 5	D	Improve recreation areas (\$2,700) Install five tot lots (\$21,900)
	Silver Lake 4	None	Improve recreation areas (\$18,000) Install three tot lots (\$11,800)
	Washington Park 3	C	Improve recreation areas (\$103,000)
	Washington Park 4	D	Improve recreation area (\$6,900) Install two tot lots (\$8,600)
	Reservoir Avenue 2	C	Improve recreation areas (\$207,000) Install two tot lots (\$9,000)
		C	Improve recreation areas (\$600) Install two tot lots (\$8,400)
Minor maintenance, Nonresidential areas	West River 2	C	Construct Dean-Silver Spring Loop Street
	Valley Street 3	None	Construct Dean-Silver Spring Loop Street
	Manucenter	C	
	Huntington 2	None	

DEVELOPMENT OF ARRESTED AREAS

Arrested areas are those in which the potential development has not been realized because of obsolete platting, improper adaptation of platting to topography, inadequate public facilities, poor natural drainage, subsurface conditions, or other factors which obstruct the full development of the area. The objectives of the treatment program, which must be formulated to meet the specific needs of each area, are to reclaim the area and make it possible to reach full development.

Eligibility criteria for "arrested blighted areas" established in state law must be met in the proposed arrested area development projects. These criteria are met by existence of any or all of the following conditions in an area.¹³

- (1) unsuitable soil conditions
- (2) dumping or other insanitary or unsafe conditions
- (3) ledge or rock
- (4) need for unduly expensive excavation, fill, or grading
- (5) need for unduly expensive measures for drainage or to prevent flooding
- (6) obsolete, inappropriate, or otherwise faulty platting or subdivision
- (7) deterioration of site improvements
- (8) inadequacy of utilities
- (9) diversity of ownership of plots
- (10) tax delinquencies

These conditions, singly or in combination, must make the area unduly costly to develop soundly through the ordinary operations of private enterprise, and must impair the sound growth of the community.

Some of the arrested areas in Providence also meet federal standards for "predominantly open land projects". These areas have deteriorated or obsolete buildings, streets, or utilities in which all improvements occupy less than half of the project area. These conditions must substantially impair or arrest sound community growth since there is no

¹³ Title 45, Chapter 31, Section 8 (5), General Laws of Rhode Island.

reasonable expectation of private development. Unless at least 10 percent of the land is in parcels occupied by buildings, the project must be required to house families displaced by other renewal activities.¹⁴ At the time one of these projects is undertaken, a specific determination can be made as to whether the area must be qualified as a predominantly open land project or as a conservation project for purposes of obtaining federal assistance. Data collected for the Community Renewal Program indicates that most of the arrested treatment areas are eligible under one of these two programs, depending on whether more or less than 50 percent of the land is developed at the time when a project is initiated.

The fact that an area is not fully developed at any one point in time is not sufficient to classify it as an arrested area. Development must actually have been retarded over a period of time relative to development of the whole community.

All areas classified as arrested areas were also placed in this category in the report Master Plan for Redevelopment of Residential Areas, prepared in 1946.¹⁵ Other data examined for these areas includes population and housing changes and building permit activity. All of these indicators reinforce the conclusion that development has been slowed to a negligible level in these areas over an extended period.

Eight treatment areas have been classified as arrested areas. These are listed in table C-5.

¹⁴ Urban Renewal Manual, *op. cit.*, Section 3-2.

¹⁵ Publication Number 4 (Providence: City Plan Commission, September, 1946), pp. 6 and 22 and Appendix A.

APPENDIX TABLE C-5

ANALYSIS OF TREATMENT AREAS PROPOSED FOR ARRESTED AREA DEVELOPMENT

TYPE OF PROGRAM	TREATMENT AREA	SOCIAL PROGRAM TYPE NEEDED	PROPOSED PUBLIC IMPROVEMENTS (WITH ESTIMATED COST, IF KNOWN)
Federally assisted	North End 4	C	Improve recreation area (\$2,300)
	North End 5	C	Install two tot lots (\$8,000)
	Hartford Avenue 2	C	
	Hartford Avenue 3	C	Install tot lot (\$4,100)
	Reservoir Avenue 1	C	
Nonassisted	Wanskuck 4	D	Install tot lot (\$4,500)
	Mount Pleasant 4	C	Construct Glenbridge Avenue Loop Street Install tot lot (\$3,200)
	Manton 3	B	Construct Glenbridge Avenue Loop Street Construct elementary school (\$1,500,000) Install tot lot (\$4,300)