

CHAPTER 39-46

No. 497 AN ORDINANCE GRANTING THE CONSENT OF THE CITY OF PROVIDENCE TO THE ACQUISITION OF ITS INTEREST IN CERTAIN LANDS IN THE MODEL CITIES NDP URBAN RENEWAL AREA BY THE PROVIDENCE REDEVELOPMENT AGENCY

Approved November 28, 1969

Be it ordained by the City of Providence:

SEC. 1. Pursuant to the provisions of Title 45, Chapter 32, Section 25 of the General Laws of Rhode Island, 1956, the City of Providence hereby consents to the acquisition by the Providence Redevelopment Agency by eminent domain proceedings in connection with the Model Cities NDP Urban Renewal Area of the fee to and/or all of the estate or interest of the City of Providence in the following described lots or parcels of land with all buildings or improvements thereon:

ASSESSORS PLAT	LOT
48	5
48	82
54	297

SEC. 2. This Ordinance shall take effect on its passage.

IN CITY COUNCIL NOV 6 - 1969 FIRST READING READ AND PASSED Vincent Cooperi CLERK

APPROVED NOV 28 1969 Joseph A. Boyle MAYOR IN CITY COUNCIL NOV 20 1969 FINAL READING READ AND PASSED Daniel Boyle PRESIDENT Vincent Cooperi CLERK

IN CITY COUNCIL

1969 14 389

FIRST READING
REFERRED TO COMMITTEE ON
URBAN REDEVELOPMENT
RENEWAL & PLANNING

Wm. H. ...
CLERK

THE COMMITTEE ON
URBAN REDEVELOPMENT
& PLANNING
Approves Passage of
The Within Ordinance

Wm. H. ...
Chairman
OCT 30 1969

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 59-47

No. 498 AN ORDINANCE AMENDING SECTION 1 OF CHAPTER 103 OF THE ORDINANCES OF THE CITY OF PROVIDENCE, 1948, ENTITLED: AN ORDINANCE DESIGNATING 17 AREAS OF LAND IN THE CITY OF PROVIDENCE AS REDEVELOPMENT AREAS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22 OF CHAPTER 1802 OF THE PUBLIC LAWS, 1946, KNOWN AS THE COMMUNITY REDEVELOPMENT ACT"

Approved November 28, 1969

Be it ordained by the City of Providence:

Section 1. Section 1 of Chapter 103 of the Ordinances of the City of Providence, 1948, entitled "An Ordinance Designating 17 Areas of Land in the City of Providence as Redevelopment Areas in Accordance with the Provisions of Section 22 of Chapter 1802 of the Public Laws, 1946, Known as the "Community Redevelopment Act'" as amended is hereby further amended by inserting the following description at the end of the description set forth under the heading "Redevelopment Area D-3".

Beginning at the intersection of the centerlines of Broadway and Harkness Street, thence running southerly along said centerline of Harkness Street to its intersection with the centerline of Westminster Street;

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

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

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

Thence, turning and running generally easterly along said centerline of Ford Street to its intersection with the centerline of Bucklin Street;

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

Thence, turning and running easterly along said centerline of Woodman Street to its intersection with the centerline of Elmwood Avenue;

Thence, turning and running northerly along said centerline of Elmwood Avenue to its intersection with the centerline of Dartmouth Avenue;

Thence, turning and running easterly along said centerline of Dartmouth Avenue to its intersection with the centerline of Broad Street;

City of Providence
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

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

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

Thence, turning and running southerly along said centerline of Hamilton Street to its intersection with the centerline of Potters Avenue;

Thence, turning and running westerly along said centerline of Potters Avenue to its intersection with the centerline of Elmwood Avenue;

Thence, turning and running southerly along said centerline of Elmwood Avenue to its intersection with the centerline of Earl Street;

Thence, turning and running westerly along said centerline of Earl Street to its intersection with the easterly right-of-way line of the Penn Central Railroad;

Thence, turning and running northwesterly along said easterly right-of-way line to its intersection with the easterly taking line of the Huntington Expressway (Route 10);

Thence, turning and running generally northerly along said easterly taking line of the Huntington Expressway (Route 10) to its intersection with the easterly taking line of the Dennis J. Roberts Expressway;

Thence, continuing generally northerly along said easterly taking line of the Dennis J. Roberts Expressway to its intersection with the centerline of Broadway;

Thence, turning and running easterly along said centerline of Broadway to the point and place of beginning.

Section 2. This Ordinance shall take effect upon the passage.

IN CITY
COUNCIL
NOV 6 - 1969
FIRST READING
READ AND PASSED
Vincent Vespa
CLERK

APPROVED
NOV 20 1969
Joseph A. Boyle
MAYOR

IN CITY
COUNCIL
NOV 20 1969
FINAL READING
READ AND PASSED
Russell V. Boyle
PRESIDENT
Vincent Vespa
CLERK

IN CITY COUNCIL

719 14 1383

FIRST READING
REFERRED TO COMMITTEE ON

Winnert Cooper
CLERK

URBAN REDEVELOPMENT
RENEWAL & PLANNING

THE COMMITTEE ON
URBAN REDEVELOPMENT
RENEWAL & PLANNING.....

Approves Passage of
The Within Ordinance

Winnert Cooper
CLERK
OCT 30 1969
Carl

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

499

CHAPTER 39-48

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

APPROVED November 28, 1969

Be it ordained by the City of Providence:

WHEREAS, the Providence Redevelopment Agency (hereafter sometimes called "Local Public Agency") pursuant to the provisions of Title 45, Chapters 31-33 (inclusive) of the General Laws of Rhode Island, 1956, as amended, entitled "Redevelopment Act of 1956", has formulated and submitted to the City Council on _____ for its consideration, an Urban Renewal Plan approved by the Local Public Agency, for an Urban Renewal Area which said Urban Renewal Plan is entitled, Urban Renewal Plan for "West Broadway NDP Urban Renewal Area (1)" and comprises a report consisting of 31 pages of text 3 exhibits and 6 maps; and

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

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

WHEREAS, a copy of said Urban Renewal Plan was transmitted to the City Plan Commission on _____; and

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

WHEREAS, the Plan indicates that an inspection of the dwelling units in the area by trained housing inspectors, using the "Appraisal Method for Measuring

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

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

(1) Of the 1330 residential structures within Area (1), 1274 or 95.7% were inspected. These inspections revealed the following: basic dwelling deficiencies: 26.4% of the total number of the dwelling units inspected were found to have at least one basic deficiency in essential dwelling facilities. Basic deficiencies include serious deterioration, serious overcrowding, lack of dual egress, lack of sanitary facilities and serious inadequacies in lighting and ventilation. A basic deficiency indicates a serious violation of minimum standards for continued dwelling occupancy and building safety which ordinarily would justify removing occupants from the dwelling until the violation was corrected.

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

Of the 179 non-residential structures surveyed, only 95 were found to be safe, 41 were found to be safe with few deficiencies; 10 were found to be safe with many deficiencies; and 32 were found to be unsafe; the score for one (1) non-residential structures was incomplete.

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

WHEREAS, the plan as submitted contains a finding that the area included in the proposed Urban Renewal Plan qualified as a deteriorated area under the provisions of Title I of the United States Housing Act of 1949, as amended, (hereafter sometimes called "Housing Act") and as a deteriorated blighted area within the

meaning of the "Redevelopment Act of 1956" as amended to date, because there exist in the area buildings or improvements, used or intended to be used for living, commercial, industrial or other purposes, which by reason of (1) dilapidation, deterioration, age or obsolescence, (2) inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities, (3) defective design or insanitary or unsafe character or condition or physical construction, (4) defective or inadequate street and lot layout, (5) mixed character, deterioration or shifting of uses to which they are put, or any combination of such factors and characteristics are conducive to the further deterioration and decline of the area and to injuriously effect the entire area. The NDP Urban Renewal Area (1) is not restricted to, nor does it consist entirely of, lands, buildings, or improvements which of themselves are detrimental but is an area in which such conditions exist, and injuriously affect the entire area.

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

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

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

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

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

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

NOW, THEREFORE, be it ORDAINED by the CITY OF PROVIDENCE:

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

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

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

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

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

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

(2) There exists the following environmental deficiencies:

a. Defective or Inadequate Street and/or Lot Layout

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

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

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

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

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

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

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

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

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

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

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

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

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

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

9. In enacting this Ordinance, the City Council intends to comply with the provisions of the "Redevelopment act of 1956" which relate to adoption of an Urban Renewal Plan for an approved Urban Renewal Area so that the blighted and substandard conditions in this Urban Renewal Area can be eliminated and the Urban Renewal Area can be redeveloped in accordance with the Urban Renewal Plan to attain the public purposes and policy of the "Redevelopment act of 1956" and thereby to

protect and promote and be in the interest of the public health, safety, morals and general welfare of the people in the State as a whole and particularly the people of this City.

10. The Urban Renewal Plan for West Broadway NDP Urban Renewal Area (1), consisting of a booklet containing a table of contents, 31 pages of text, 3 exhibits and 6 maps is hereby approved, adopted and designated as the Official Urban Renewal Plan for West Broadway NDP Urban Renewal Area (1) and is herein incorporated by reference, made a part hereof and designated as "Exhibit B".

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

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

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

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

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

(d) Declares that it will provide the City's share of the Net Project Cost of the redevelopment of the Urban Renewal Area, and hereby allocates, out of non-cash credits the City's share of \$333,905.00 representing the estimated amount of its share of Net Project Cost;

(e) Authorizes the Mayor, upon the execution of a Loan and Grant contract between the Providence Redevelopment Agency and the Department of Housing and Urban Development to convey to the Agency all of its rights, title and interest in the parcels of land or any building or structure thereon described below and shall receive credit on its obligations hereunder for the full and fair market value thereof as approved by the government, now estimated at (116,495.00) One Hundred Sixteen Thousand, Four Hundred Ninety Five Dollars.

Parcel A

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

Beginning at a point, said point being the northeasterly corner of Assessor's Lot 138, Assessor's Plat 33 dated December 31, 1967;

Thence, running southerly a distance of one hundred and twenty (120) feet, more or less to a point;

Thence, turning and running westerly a distance of one hundred and sixty four (164) feet, more or less to a point;

Thence, turning and running northerly a distance of one hundred and twenty (120) feet, more or less to a point;

Thence, turning and running easterly a distance of one hundred and sixty four (164) feet to the point and place of beginning.

Said tract herein described contains nineteen thousand, seven hundred thirty (19,730) square feet of land, more or less.

Parcel B

Assessor's Plat 32, Lot 239 - Building Only.

Parcel C

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

Beginning at a point, said point being the northeasterly corner of Assessor's Lot 92, in Assessor's Plat 48, dated December 31, 1967;

Thence, running southeasterly for a distance of sixty-six and eighty-two one hundredths (66.82) feet more or less, to a point;

Thence, turning and running southwesterly for a distance of forty (40) feet more or less, to a point;

Thence, turning and running northwesterly for a distance of sixty-six and eighty-two one hundredths (66.82) feet more or less, to a point;

Thence, turning and running northeasterly for a distance of forty (40) feet more or less to the point and place of beginning.

Said tract of land herein described contains two thousand, six hundred sixty square feet of land, more or less.

(f) Declares that in addition it will furnish \$750.00, which sum represents real estate taxes on unimproved land.

(g) Declares that in addition it will furnish \$217,410 which sum represents a portion of the total estimated cost of the following public and supporting facilities: the James L. Hanley Educational Complex.

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

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

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

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

15. It is hereby found that there are educational institutions and a hospital located in or near the area covered by the Plan, and it is further found and determined that in addition to the elimination of slums and blight from such area, the undertaking of the Urban Renewal Plan in such area will further promote the public welfare and the proper development of the community (1) by making land in such area available for disposition, for uses in accordance with the Official Urban Renewal Plan, to such educational institutions or hospital for redevelopment in accordance with the use or uses specified in the Official Urban Renewal Plan, (2) by providing, through the redevelopment of the area in accordance with the Official Urban Renewal Plan, a cohesive neighborhood environment compatible with the functions and needs of such educational institutions or hospital, or (3) by any combination of the foregoing.

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

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

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

IN CITY
COUNCIL
NOV 6 - 1969
FIRST READING
READ AND PASSED
Vincent Vespa
CLERK

APPROVED
NOV 28 1969
Joseph A. Paolillo
MAYOR

IN CITY
COUNCIL
NOV 20 1969
FINAL READING
READ AND PASSED
Russell J. Doyle
PRESIDENT
Vincent Vespa
CLERK

IN CITY COUNCIL

JUL 31 4 1969

FIRST READING
REFERRED TO COMMITTEE ON

Wm. W. Coates
CLERK

URBAN REDEVELOPMENT
RENEWAL & PLANNING

THE COMMITTEE ON
URBAN REDEVELOPMENT
RENEWAL & PLANNING...

Approves Passage of
The Within Ordinance

Wm. W. Coates
OCT 30 1969

Seal

WEST BROADWAY
N.D.P. URBAN RENEWAL AREA (1)

PROPOSED REDEVELOPMENT PLAN 1969-1970

PROVIDENCE REDEVELOPMENT AGENCY
PROVIDENCE, RHODE ISLAND

NEIGHBORHOOD DEVELOPMENT PROGRAM

URBAN RENEWAL AREA (1)

WEST BROADWAY

PROPOSED REDEVELOPMENT PLAN, 1969-1970

PROVIDENCE REDEVELOPMENT AGENCY

PROVIDENCE, RHODE ISLAND

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EXHIBIT A:

Legal description of the boundaries of NDP Urban Renewal Area (1)

EXHIBIT B:

Performance Standards for the Regulations of Industrial Processes

EXHIBIT C:

Minimum Property Standards for Rehabilitation

List of Attached Maps: Urban Renewal Area (1)

- Map No. 1 - Existing Land Use and Zoning
- Map No. 2 - Proposed Land Use
- Map No. 3 - Proposed Acquisition
- Map No. 6 - Disposition Map
- Map No. 8 - Action Sections
- Map No. 9 - Proposed Zoning

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

INTRODUCTION

1. Urban Renewal Area (1) Background

The Urban Renewal Action Area for Year One is the same as the former 232.8 acre West Broadway Project. Application for a Survey and Planning Contract for the former Project Area was submitted on December 6, 1965; and was subsequently approved on December 30, 1966. Following this approval, a field office was opened and began operating in April, 1967. Area (1) is a deteriorated, blighted area, within the meaning of the Redevelopment Act of 1956, as amended to date, because there exist in the area buildings or improvements, used or intended to be used for living, commercial, industrial or other purposes, which by reason of (1) dilapidation, deterioration, age or obsolescence, (2) inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities, (3) high density of population and overcrowding, (4) defective design or unsanitary or unsafe character or conditions of physical construction, (5) defective or inadequate street and lot layout, (6) mixed character, shifting or deterioration of uses, or any combination of such factors and characteristics, are conducive to the further deterioration and decline of such area to the point where it may become a slum blighted area. Area (1) is not restricted to, nor does it consist entirely of, lands, buildings, or improvements which of themselves are detrimental, but is an area in which such conditions, exist, and injuriously affect the entire area. The Agency's building inspections showed that out of 1509 structures, 398 or 26.4% were deficient.

2. Abbreviations

- | | |
|--|--------------------|
| 1.) City of Providence | - City |
| 2.) Providence Redevelopment Agency | - Agency |
| 3.) Zoning Ordinance of the City of Providence,
approved September 21, 1951, and as amended to
the date of approval of this Urban Renewal Plan | - Zoning Ordinance |
| 4.) Urban Renewal Plan | - Plan |
| 5.) NDP Urban Renewal Area (1) | - Area (1) |
| 6.) Local Planning Agency Block | - L.P.A. BK |
| 7.) Census Tract and Block | - CT & BK |
| 8.) Assessor's Plat Number | - AP# |

3. Definitions

- 1.) Lot Coverage- The percentage of the entire parcel covered by the ground floor areas of all structures.
- 2.) Maximum Density- The total number of dwelling units allowed within a given parcel or area .
- 3.) Building Height- The vertical distance measured from the average elevation of the finished lot grade at the front of the building to the highest point of ceiling of the top story in the case of a flat roof; to the deck line of a mansard roof; and to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.
- 4.) Parking Space- An area, interior or exterior, of not less than 200 sq. ft., net, when considered separate from access thereto and screening and landscaping thereof; and not less than 360 sq. ft. when considered in conjunction with access thereto and screening and landscaping thereof.
- 5.) Parking Area- That portion of a parcel of land which is required either by the Zoning Ordinance or by the controls of this plan to be allocated, utilized and/or reserved for the parking of vehicles.
- 6.) Gross Floor Area-Gross floor area shall include total floor area in a given unit or structure which is devoted to the use in question, but not to include floor area devoted to interior parking or cellar, providing the cellar is used only for the storage of mechanical equipment.

A. DESCRIPTION OF NDP URBAN RENEWAL AREA (1)

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

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

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

Residential structures, in general, are characterized by numerous minor defects, which collectively cause many structures to have a deteriorating effect on the surrounding area, and by the often hazardous condition of the electrical, heating and plumbing facilities. Residential structure quality categories, as established by the American Public Health Association, are: A-Excellent, B-Acceptable, C-Intermediate, D-Substandard, E-Slum. Residential structures which contained minor defects in significant numbers fell into one of the three lower residential grading categories in the following percentages: Category "C" 18.0%; Category "D" 7.2%; Category "E" 0.9%. Of the 3725 dwelling units inspected, 1105 or 29.7% had at least one basic deficiency in essential dwelling facilities. Basic deficiencies include serious deterioration, serious overcrowding, lack of dual egress, lack of sanitary facilities and serious inadequacies in lighting and ventilation. A basic deficiency indicates a serious violation of Minimum Standards for continued dwelling occupancy and building safety, which ordinarily would justify removal of occupants from the dwelling until the violation was corrected.

In general, the social data for Area (1) indicates that a decline in the social environment has accompanied the decline of the physical conditions in Area (1). In 1962, there were two cases of tuberculosis reported within Area (1). In 1967, there were no reported cases of this disease. In 1962, there was one case of syphilis reported per 10,000 people within Area (1), while in 1967 there was one case of syphilis reported per 2100 people in area (1). Further, in 1962 there was one case of gonorrhoea reported per 5500 people in Area (1), while in 1967 there was one case of this disease reported per 4300 people. Moreover, in 1962 there were 3.1

illegitimate births reported per 1000 women of child bearing age in Area (1), while in 1967 nearly 7.9 illegitimate births were reported for every 1000 women of child bearing age. Finally, in 1967 one person in 15 [living within Area (1)] was receiving some type of public assistance.

2. Boundaries of Urban Renewal Area (1)

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

B. STATEMENT OF DEVELOPMENT OBJECTIVES

1. Local Objectives to be achieved through renewal are:

The removal of substandard structures; the rehabilitation of all remaining structures; the prevention of new slums and deterioration; the provision of new housing units throughout the area; the relief of congestion and the centralization of non-residential uses; the provision of new active and passive recreation areas; the provision of appropriate community facilities; the modernization of Public Utilities; the improvement of pedestrian and vehicular circulation patterns; and the provision of a decent, safe and sanitary home for every citizen of the community.

2. Urban Renewal Plan Objectives

- a. Improvement of structural condition and maintenance throughout the area by providing for the intensification of the enforcement of all City Code standards and the encouragement of the attainment of higher-than-code standards in the rehabilitation of structures.
- b. Spot Clearance of those deteriorated structures not rehabilitated
- c. Relocation of rehabilitable or standard structures where necessary and feasible.
- d. Rehabilitation by the Agency, or disposition by the Agency for private rehabilitation, of deteriorated residential and non-residential structures.

- e. Provision of improvements in traffic circulation.
- f. Maintenance of the present variety of physically adequate housing in residential sections.
- g. Minimization of displacement of as many of the current residents as possible, except when clearance is necessary for (a) elimination of deteriorated structures which are not rehabilitable; (b) the provision of public facilities, necessary commercial or institutional uses, new residential development or other project improvements.
- h. Establishment of public recreational facilities.
- i. Promotion of sound development in the area by the provision and enforcement of controls governing the use and maintenance of the land.
- j. Improvement of physical environment of the area by the separation of the incompatible land uses and, where necessary, by the removal of incompatible land uses.
- k. Provision of a substantial number of low or moderate cost housing units, such that a minimum of 20 percent of all the dwelling units permitted by this Urban Renewal Plan on land disposed of for residential construction or residential rehabilitation shall be of low or moderate cost.
- l. Provision of sites for the expansion or development of necessary public facilities and private institutional facilities.
- m. Provision of adequate relocation sites for existing non-residential uses serving the neighborhoods involved, wherever possible.
- n. Provision of sites for all types of new development replacing inadequate or inappropriate existing development.
- o. Improvement of residential properties by the elimination of environmental deficiencies.
- p. Use of vacant land acquired, or of other sites cleared by the agency, for off-street parking, open space, or relocated structures.
- q. Provision of street trees and public green spaces.
- r. Separation of storm and sanitary sewer lines.

- s. Repaving and replacing of streets and sidewalks throughout the Area, where necessary.
 - t. All properties not designated for acquisition in Area (1) will be subject to the controls for rehabilitation.
 - u. Small, well landscaped car parks will be considered if inadequate parking cannot be remedied through other means.
 - v. Improvement of tenant-landlord communication as well as establishment and clarification by each of the other's responsibilities in the maintenance of the structure.
3. The physical character of the area will be basically an orderly arrangement of land uses, such that residential uses will not be adversely affected by non-residential uses. The residential areas will be less congested and therefore will provide yard space to accommodate off-street parking and on-site play areas for small children. The non-residential areas will be arranged to provide a more functional and less congested operation of the businesses involved.
4. Basic amenities to be provided by this plan are: more functional recreation areas within each neighborhood; centralization of commercial areas which will allow for neighborhood shopping and, at the same time, relieve the residential areas of the mixed land uses; and better traffic circulation which will help to relieve congestion on the neighborhood streets thereby allowing for a better flow of thru-traffic.
5. Social and economic objectives within the Area are to be brought about primarily in the following ways. First, the physical environment of the Area will be uplifted through: the provision of new, public, active and passive recreational areas; the elimination of blighting influences caused by the incompatible mixing of residential and non-residential land uses; the elimination of sub-standard structures which are infeasible for rehabilitation; and rehabilitation of remaining structures. Second, a substantial effort by various city agencies will be made to upgrade the quality of education within the area; to encourage the continuance of existing public and private day-care centers, drop-in centers, and other general social service centers, as well as to provide similar, new facilities, as needed; to provide new job opportunities through the centralization and revitalization of existing industry, and to encourage the location of new industrial uses within the new industrial areas.

C. General Land Use Plan

1. Land Use Map (See Map No. 2, Proposed Land Use) for Area (1), showing the predominant land uses including public uses and other uses, and the major circulation routes.

2. Description of Predominant Land Use Categories

a. Residential Land Use is broken down into the following three categories:

1.) Low Density Residential

(a) having a maximum of one dwelling unit per 2500 sq. ft. of lot area

(b) incidental uses - see below

2.) Medium Density Residential

(a) having a maximum of one dwelling unit per 1200 sq. ft. of lot area

(b) incidental uses - see below

3.) High Density Residential

(a) having a maximum of 150 dwelling units per acre

(b) incidental uses - see below

b. Other Uses

1.) Uses incidental to and compatible with residential areas, such as Parks, Playgrounds, churches, etc., will also be allowed.

2.) Within Medium Density Residential Areas, along the major east-west arteries, specific allowance will be made to permit professional uses, such as Doctors, Dentists, Lawyers, etc.

c. Commercial Land Use is Low Density, having a maximum lot coverage of 40%, and a maximum Floor Area Ratio of 0.4. The commercial use areas, which will be of the cluster type, will exist to provide needed services to the neighborhoods involved.

d. Industrial Land Use is of the Low Density Type, having a maximum lot coverage of 60% and a maximum Floor Area Ratio of 1.2. These industrial uses, which will be clustered in a specific area, will be allowed to exist because they provide employment for people in the neighborhood.

3. Planning Criteria to be Used to Determine:

a. Type, Intensity and Location of other uses Permitted within Predominant Land Use Categories:

- 1.) Standards governing the type, intensity and location of secondary or auxiliary uses within predominant land use categories are contained in the ordinance entitled "Zoning Ordinance of the City of Providence", as approved September 21, 1951, and as amended to the date of approval of this Urban Renewal Plan. In some instances the standards of the Urban Renewal Plan are more restrictive than the Zoning Ordinance.
- 2.) Criteria used to determine the type, intensity and location of auxiliary uses (such as public, institutional) within predominant land use categories are:
 - a.) Demonstration that there is a need for such facility to serve the neighborhood
 - b.) Compatibility between auxiliary use and predominant land use.
 - c.) Economic feasibility and availability of land for provision of adequate off-street parking, loading, etc.
 - d.) Applicable Zoning Restrictions.

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

- 1) Guided by the City's Master Plan for Circulation, alterations to the existing internal circulation system within the N.D.P. will be determined by the following criteria:
 - (a) Proposed intended use, whether:
 - Primarily Residential, with infrequent Commercial
 - Residential equally mixed with Commercial
 - Primarily Commercial and/or Industrial
 - (b) Estimated Traffic Volume
 - (c) Existing or Planned access to major thoroughfares.

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

c. Other Public Improvements and facilities not identified on the land use map:

- 1) Separation of storm and sanitary sewers as required by federal regulations;
- 2) Parks and recreation areas as indicated by population studies;
- 3) Other site improvements as dictated by right-of-way adjustment plan;
- 4) Other public facilities as indicated in the City's Master Plan.

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

1. Rehabilitation

- a. Economic feasibility has been established for properties within the rehabilitation area, and has been given due consideration.
- b. In cases where a property owner is unable or unwilling to undertake rehabilitation of his property or where non-compliance with a request to rehabilitate will result in severe blighting influence, the Providence Redevelopment Agency may acquire and rehabilitate said property; or acquire said property for resale to a buyer who will then undertake rehabilitation of said property or, as a final alternative, acquire said property for clearance.

c. Property Rehabilitation Standards

1.) Residential Rehabilitation Standards

(a) Minimum Housing Standards

Minimum Housing Standards for acceptable dwelling rehabilitation within rehabilitation sections of Area (1) shall consist of legal requirements contained in an ordinance of the City of Providence entitled "An Ordinance Providing Minimum Standards for Housing", Chapter 1040, approved July 9, 1956, as amended to the date of approval of this Urban Renewal Plan.

(b) Residential Area Standards

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

- (c) In addition, buildings and uses proposed for rehabilitation shall be subject to compliance with those controls for open space, off-street parking facilities and screening, landscaping, etc. which are set forth in Section E, "Land Disposition Supplement," and are applicable to residential properties. Provided, however, that waiver or modification to the strict application of these controls may be granted due to location of structure on the land, lack of available open space, adverse topography, etc. where the objectives of the Urban Renewal Plan are not abrogated by such action.

2.) Non-Residential Rehabilitation Standards

(a) Minimum Non-Residential Standards

The Building Ordinance of the City of Providence and the Ordinance of the City of Providence entitled "Zoning Ordinance of the City of Providence", approved September 21, 1951, as amended to the date of approval of this Urban Renewal Plan, shall control all matters concerning the construction, alteration, addition, repair, removal, demolition, use, location, occupancy, and maintenance of all buildings and other structures and their service equipment and shall apply to existing buildings and other structures, including all non-residential structures in the Area not acquired by the Agency.

- (b) In addition, buildings and uses proposed for rehabilitation shall be subject to compliance with those controls for open space, off-street parking and loading, screening, and buffering, etc. which are set forth in Section E, "Land Disposition Supplement," and are applicable to non-residential properties. Provided, however, that waiver or modification to the strict application of these controls may be granted due to location of structure

on the land, lack of available open space, adverse topography, etc. where the objectives of the Urban Renewal Plan are not abrogated by such action.

(c) Non-Residential Area Standards

Owners of all non-residential properties shall be encouraged to undertake:

- (1) The cleaning or repainting of all exterior and interior metal, masonry, glass and woodwork where required
- (2) The provisions of off-street parking and loading spaces relative to the type of establishment
- (3) The screening, from the view of adjoining residential uses and rights-of-way, of all outdoor parking areas, loading areas and storage spaces, by use of a uniform appearing, adequate year-round screen
- (4) The replacement of all broken, loose, or unsafe fenestration of all windows, doors, and store fronts
- (5) The grading or regrading of all lots in such a manner as to provide a satisfactory drainage of water runoff away from buildings and from the lot to a public street or drainage easement
- (6) The suitable surfacing or resurfacing of all driveways, parking areas, walks and plazas so as not to constitute a nuisance to the surrounding areas
- (7) The proper landscaping of all other open areas
- (8) Either the replacement of existing undesirable signs or the placement of new signs which in either case are to be:
 - (a) Neither flashing nor animated
 - (b) Integrated with the overall appearance of the structure to which the signs are affixed

- (9) The placement and shielding of any spotlight or similar source of illumination so that the light source is not visible from the right-of-way or from adjacent properties
- (10) The repair, painting or replacement of fencing, walls and screening as required.

The implementation of rehabilitation standards as well as the execution of rehabilitation activities outlined above will involve essentially; (a) the enforcement by the City of its Minimum Standards Housing Ordinance; (b) the enforcement by the City of its Zoning Ordinance; (c) the enforcement by the City of its Building Ordinance; (d) the enforcement by the City of all other applicable ordinances; (e) the provision by the Agency of technical assistance to property owners and other private persons to implement and to facilitate the voluntary rehabilitation and improvement of property up to project standards; and (f) the exercise, from time to time and as necessary, by the Agency of its power of selective clearance in order to secure the acquisition of single or scattered parcels of real property within the area, through purchase, condemnation or otherwise; and the rehabilitation or restoration for demonstration purposes or relocation of structures and the demolition and/or removal of buildings or improvements thereon where necessary.

(d) Performance Standards (Exhibit B)

2. Acquisition and Clearance *

- a. The major Urban Renewal Treatment for Area (1) is rehabilitation rather than clearance. Nevertheless, treatment through rehabilitation will be supported by acquisition and clearance in instances where:
 - 1.) There exist substandard buildings which are economically infeasible of rehabilitation; or
 - 2.) There is a need to remove blighting influences; or
 - 3.) There is a need to provide land for public facilities or improvements to such existing facilities; or
 - 4.) Such clearance is needed to promote historic or architectural preservation; or
 - 5.) There is a need to provide land for redevelopment and other plan objectives.

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

- b. Properties within the rehabilitation areas not now identified for acquisition may be acquired during subsequent years, if such properties:
 - 1.) Do not meet the standards of this Urban Renewal Plan and are found to be economically infeasible of rehabilitation,
 - 2.) Would impede the desired land use objectives for public facilities within this Urban Renewal Area, or
 - 3.) If the owner of such properties is unwilling or unable to undertake rehabilitation of said properties up to the standards for rehabilitation established in this Plan.
- c. Properties designated for Acquisition, in rehabilitation areas, which may be exempted from Acquisition will include:
 - 1.) Those properties in rehabilitation areas previously designated for Acquisition, resale and re-use which in the interim have been demolished or rehabilitated in conformance with the controls for rehabilitation as set forth in this Urban Renewal Plan.
- d. Under the provisions of the Redevelopment Act of 1956, as amended, the Providence Redevelopment Agency is empowered to undertake all clearance and redevelopment functions, including:
 - 1.) Acquisition
 - 2.) Clearance
 - 3.) Relocation
 - 4.) Installation and construction of site improvements
 - 5.) Disposition
 - 6.) Rehabilitation
 - 7.) Acceptance from the City of donations of land, site improvements, supporting facilities, grants-in-aid, services, and other cooperative activities necessary to the execution of this Plan which the City, under the terms of the same statute, is empowered to contribute, with or without consideration to the program undertaking.

E. LAND DISPOSITION SUPPLEMENT

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

- a. Statement of uses to be permitted and controls to be imposed
In order to achieve the objectives of this Urban Renewal Plan, the following controls shall restrict the use and development of those areas acquired for redevelopment in each of the following four Action sections (See Map No. 8, Action Sections), namely:

Action Section 1 "Broadway-North"-bounded by Atwells Avenue to the north, Knight Street to the east, Broadway to the south and the Proposed Route 6 connector to the west.

Action Section 2 "Broadway-Westminster"-bounded by Broadway to the north, Knight Street to the east, Westminster Street to the south and the Dennis J. Roberts Expressway to the west.

Action Section 3 "Armory-West"-bounded by Westminster Street to the north, Parade Street to the east, Cranston Street to south and Messer Street, Wood Street and the Dennis J. Roberts Expressway to the west.

Action Section 4 "Armory-East"-bounded by Westminster Street to the north, Bridgham Street to the east, Cranston Street to the south and Parade Street to the west.

The various permitted land use categories, (See Map No. 9, Proposed Zoning) will be:

E.1.a.1. Section I: "Broadway-North" Section

(a) R-4 Multiple Residence Zone

(1) Permitted Uses

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

(2) Development Controls for Residential Uses:(within the permitted R-4 Multiple Dwelling Zone) in the "Broadway-North" section, which shall apply, are as follows:

- (a) Maximum Density; Minimum Lot Size, Lot Coverage, Building Setbacks, and Building Height shall be governed by applicable provisions of the Ordinance, entitled "Zoning Ordinance of the City of Providence," approved September 21, 1951, and as amended to the date of approval of this Urban Renewal Plan.
- (b) Building Construction: The construction of buildings shall conform to the regulations set forth in Chapter 1079 of the Ordinances of the City of Providence known as the "Building Ordinance of the City of Providence" adopted December 21, 1956, as amended to the date of approval of this Urban Renewal Plan.
- (c) Dwelling Accomodations: All living units shall be full-family dwelling accomodations, having separate and private access, complete bathroom and kitchen, and shall be otherwise in full conformity with the requirements of Chapter 1040, Ordinances of the City of Providence, entitled: "The Ordinance Providing Minimum Standards for Housing", as approved July 19, 1956 and as amended to the date of approval of this Urban Renewal Plan by the City Council.
- (d) Name Plate or Sign: For each dwelling unit, one name plate not exceeding 1/2 square foot in area, shall be permitted, indicating the name and/or address of the occupant or any permitted occupation. All signs must be suitably integrated with the architectural design of the structure which they identify. The size, design, placement and number of signs must be specified in all Redevelopment Proposals. The replacement or addition of any sign during the duration of the plan must be approved by the Agency. The Providence Redevelopment Agency in its sole and absolute discretion shall have the final right of approval.
- (e) Off-Street Parking: One off-street parking space shall be provided for each dwelling unit, and, in addition, where buildings contain more than three dwelling units the following number of parking spaces shall be provided: one (1) parking space per dwelling unit, and additional parking spaces equal in number to one-quarter of the number of dwelling units in excess of three dwelling units. Pursuant

to this formula, any fraction of a required parking space shall automatically be interpreted to mean an additional required whole parking space. The Providence Redevelopment Agency in its sole and absolute discretion shall have the final right of approval.

- (f) Screening: Excluding that portion of a driveway or accessway which opens directly into a street, screening of the following type shall be provided, namely: off-street parking for residential uses shall be screened from the street by a strip, at least four (4) feet wide, densely planted with evergreen shrubs or trees which are at least four (4) feet high at the time of planting and which are of a variety that will attain a height of at least six (6) feet; or a continuous wooden fence of uniform appearance, at least four (4) feet high but not more than five (5) feet above the finished grade, the linear surface of which may be solid or perforated, but said perforation shall not exceed 25% of the total linear surface of the fence, except that wherever permanent outdoor parking facilities are to be established for four or more vehicles no portion of the required screening may be perforated. The Providence Redevelopment Agency in its sole and absolute discretion shall have the final right of approval.
- (g) Overnight Off-Street Parking: In residential zones, overnight off-street, outdoor parking shall be specifically prohibited except for pleasure vehicles.
- (h) Landscaping, On-Site Improvements and Maintenance: All sites shall be properly graded and drained. All unbuilt areas of the site shall be provided, where needed, with suitable, properly designed and constructed walks and access drives. All unbuilt and unpaved areas of the site shall be suitably planted and permanently maintained with grass, shrubs, and trees; except that, subject to the approval of the Providence Redevelopment Agency, an area not in excess of 20% of the

unbuilt and unpaved area may be landscaped with another material for decorative purposes or a garden only. After fully developed, the land, buildings and other improvements in all sites of Area (1) shall be maintained in good repair and in clean and sanitary condition. Sufficient and suitable refuse and garbage storage and disposal facilities, including structural enclosures where appropriate, shall be provided and properly maintained. The Providence Redevelopment Agency in its sole and absolute discretion shall have the final right of approval.

(i) Additional applicable controls are listed below under the headings:

1) "Other conditions, covenants, restrictions and provisions controlling the development and use of acquired land and improvements." See Page 23 .

2) "Miscellaneous Provisions." See Page 24 .

(b) C-1 Limited Commercial Zone

(1) Permitted Uses:

(a) Only the following listed C-1 limited commercial uses shall be permitted within this section: bakery; barber shop or beauty parlor; drug store; grocery; fruit or vegetable store; laundry agency; meat market or delicatessen; and variety store. Any other C-1 use shall be approved by the Agency. Residential and institutional uses are excluded from this area. The Providence Redevelopment Agency in its sole and absolute discretion shall have the final right of approval.

(2) Development Controls for C-1 Uses

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

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

- (c) Building Height: Buildings shall not exceed a height of 22 feet and shall not consist of more than 1 story.
- (d) Building Construction: The construction of buildings shall conform to the regulations set forth in Chapter 1079 of the Ordinance of the City of Providence known as the "Building Ordinance of the City of Providence" adopted December 21, 1956, as amended.
- (e) Permitted Signs:
- (1) Number of Signs permitted - A maximum of two (2) signs shall be permitted, including any plaques and any signs which are a part of the building's architecture. This limitation shall not include directional signs permitted below. In multiple-unit buildings, the same number of signs will be allowed for each business, subject to the controls for multiple-unit buildings stated below.
 - (2) Subject Matter - Signs shall pertain only to the identification of the business conducted within the building or to the product sold and to the direction of visitors. No pictures or samples shall be permitted on a sign except as a part of a trademark. No flashing or animated signs shall be permitted.
 - (3) Type of signs permitted - Horizontal or vertical wall signs, otherwise known as belt or face signs. Signs painted on the wall shall not be allowed. Plaques, attached to the face of the building in close proximity to the main entrance and bearing the name or trademark of the firm, will be permitted. All necessary directional signs on the lot occupied by the building to which the signs pertain will also be permitted.

- (4) Permitted sign location - No signs shall extend above the roof or parapet, and no signs shall be attached to, sit upon or be painted on the roof or canopy. No free standing signs shall be permitted, except for visitor directional signs.
- (5) Sign dimensions - No sign shall exceed a maximum surface area of two (2) square feet for each linear foot of that face of the building displaying such sign. No sign shall project more than twelve (12) inches from the face of the building on which said sign is displayed. No plaques shall exceed eight (8) square feet in surface area.
- (6) Sign illumination - Any spotlight or similar illumination shall be so directed and shielded that the light source is not visible from any adjacent right-of-way or from any adjacent properties.
- (7) Additional regulations - In addition to all the above sign controls, the following sign regulations shall pertain to multiple-unit buildings: those signs pertaining to a given individual unit (within a multiple unit building) shall not extend beyond that portion of the face of the building which directly encloses that given individual unit.

The Providence Redevelopment Agency in its sole and absolute discretion shall have the final right of approval.

- (f) Off-Street Parking: Shall be governed by applicable provisions of the Ordinance entitled "Zoning Ordinance of the City of Providence," approved September 21, 1951, and as amended to the date of approval of this Urban Renewal Plan.
- (g) Off Street Loading: For every 20,000 square feet or fraction thereof of floor area over 4,000 square feet, there shall be a minimum of one off-street loading space at least 10' x 25' with a 14 foot height clearance, if covered. If this requirement is waived or modified, there shall be reserved such additional off-street loading spaces as

are required by this provision. The site plan, as submitted shall show the full number of required off-street loading spaces and shall designate the landscaped area as reserved for off-street loading. In no case shall a site plan be acceptable which includes proposals providing for off-street loading spaces, either to be developed for current use or to be reserved for future use, which will adversely interfere with the Area's circulation pattern. No off-street loading shall be permitted in front yards. All loading and unloading activities and all maneuvering shall take place on private property.

- (h) Parking Space Construction: All off-street parking and loading areas including drives and other access ways shall be adequately paved with bituminous or cement concrete or other equivalent surfacing material and shall be provided with appropriate bumper and wheel guards where needed. The parking area shall be screened as stated below in paragraph (i). The parking area shall be landscaped such that for every 2000 square feet of gross parking area there shall be at least one live tree which shall be at least 15' feet high at the time of planting and which will attain a height of at least 20 feet; and there shall be an area of at least 200 square feet which shall be planted and permanently maintained in grass. Illumination shall be so arranged as to shield the light source from the view of adjoining lots and abutting rights-of-way.

- (i) Screening: Excluding that portion of a driveway or accessway which opens directly into a street, outdoor parking and loading areas shall be screened from the view of all adjoining residential uses and from all adjacent rights-of-way by means of a uniform growth of evergreen plant materials at least four (4) feet wide and at least four and one-half (4 1/2) feet high at the time of planting (measured at the edge of the street right-of-way, in the case of parking areas located at or below the street grade; and measured at the edge of parking areas located above the street grade), and which is of a variety that will attain a height of at least six (6) feet.

Subject to review and approval by the Providence Redevelopment Agency, the following types of screening may also be permitted.

(1) masonry wall, which shall not be greater in height than four and one-half (4 1/2) feet nor less than four (4) feet, measured as above for evergreens, which shall be of uniform appearance, and which shall be integrated with the architectural design, style and facia of the proposed building as well as with the architectural design, style and facia of adjacent, existing buildings. However, neither rough, unfinished cinder block nor rough, unfinished concrete shall be permitted.

(2) continuous wooden fence, which shall not be greater in height than four and one-half (4 1/2) feet nor less than four (4) feet, measured as above for evergreens, which shall be of uniform appearance, and which shall be integrated with the architectural design, style and facia of the proposed building as well as with the architecture of adjacent, existing buildings. A uniform appearing, adequate year-round screen shall be approved by the Agency. The Providence Redevelopment Agency shall have the final right of approval.

(j) Landscaping: The entire site shall be properly graded and drained. All unbuilt areas of the site shall be provided, where needed, with suitable walks and access drives which are properly designed and constructed. All unbuilt and unpaved areas of the site shall be planted and permanently maintained with grass, shrubs and trees. An area not in excess of 10% of the unbuilt and unpaved portion of the site may be maintained in a landscaping material other than grass, shrubs, and trees. After fully developed, the land, buildings and other improvements to all sites in Area (1) shall be maintained in good repair and in clean and sanitary condition. Sufficient and suitable refuse and garbage storage and disposal facilities, including structural enclosures where appropriate, shall be provided and properly maintained. The Providence Redevelopment Agency shall have the final right of approval.

(k) Additional applicable controls are listed below under the headings:

- 1) "Other conditions, covenants, restrictions, and provisions controlling the development and use of acquired land and improvements." See Page 23.
- 2) "Miscellaneous Provisions." See Page 24.

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

(a) R-4 Multiple Residential Zone

(1) Permitted Uses

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

(2) Development Controls for Residential Uses are as follows, namely: The development controls for Residential uses in the R-4 Multiple Residence Zone of this "Broadway-Westminster" Action Section shall be identical to those controls stated for the R-4 Multiple Residence Zone in the "Broadway-North" Action Section, which may be found on pages 14 through 17 hereof.

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

(a) R-4 Multiple Residence Zone

(1) Permitted Uses

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

(2) Development Controls for Residential Uses

The development controls for the permitted R-4 Multiple dwelling uses in the "Armory-West" Action Section shall be identical to those controls stated for the R-4 Multiple Residence Zone in the "Broadway-North" Action Section, which may be found on pages 14 through 17 hereof.

E.1.a.4 Section 4: "Armory-East" Section

(a) R-4 Multiple Residence Zone

(1) Permitted Uses

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

(2) Development Controls for Residential Uses are as follows: the development controls for Residential uses in the R-4 Multiple Residence Zone of this "Armory-East" Action Section shall be identical to those controls stated for the R-4 Multiple Residence Zone in the "Broadway-North" Action Section, which may be found on pages 14 through 17 hereof.

E.1.b. Additional Regulations to be Imposed

1. Other conditions, covenants, restrictions and provisions controlling the Development and Use of Acquired Land and Improvements

- (a) With respect to interpretation, redevelopers will be required to agree, in the event of any questions regarding the meaning of the standards and controls or other provision of this Plan, that the decision of the Providence Redevelopment Agency with respect to interpretation, meaning and affects shall be final and binding.
- (b) A report concerning the proposed sale or lease of any land within Area (1) shall be submitted to the City Council at a regular or special meeting at least ten (10) days prior to the execution of said sale or lease agreement.
- (c) No building except those approved by the Providence Redevelopment Agency shall be erected on any parcel of land sold to an adjoining property owner for the purpose of increasing his lot for residential yard space. Moreover, a plan of any proposed building shall be submitted to the Providence Redevelopment Agency for its approval to insure the conformance of any proposed building with the provisions and objectives of this Urban Renewal Plan. The required building setback for any proposed garage to be erected on the above described class of land shall be twenty (20) feet from any right-of-way line. Every parcel of land of the above described class shall be properly graded and drained and shall be suitably planted and permanently maintained with grass, shrubs and trees, in conformance with paragraphs "f", Screening; and "h", Landscaping and On-Site Improvements and Maintenance, above, of all sections dealing with residential zones in this Plan. Each and every parcel of land of the class herein described shall be maintained in safe, clean and sanitary condition at all times.
- (d) The following controls of this Plan shall obligate and bind all redevelopers and their successors in interest, lessees or assigns. The controls, covenants, and restrictions incorporated in this Plan shall be in effect for a period of forty (40) years extending from the date of approval of this plan by the City Council, except that the control stated in paragraph E.1.b.(1)(a)(3) below, shall run

for a perpetual period of time. In addition, the following restrictive covenants or controls running with the land shall be inserted in and made an effective part of all agreements and conveyance for the disposition of any part or parcel of land in the Area to require said redevelopers:

(1) To use and devote such real property only for the purpose and in the manner stated in the Plan;

(2) To comply with such terms and conditions relating to the use and maintenance of real property as in the opinion of the Agency are necessary to carry out the provision of this Plan;

(3) To provide that at no time shall the acquisition, use, disposal or conveyance of land or improvements within the Action Area to or by any persons be denied, restricted or abridged, nor occupancy or possession thereof preferred, segregated or refused because of race, color, creed, or nationality of ancestry. Further, all redevelopers shall comply with all Federal, State and Local Laws, in effect from time to time, prohibiting discrimination or segregation by reason of race, religion, color, or national origin, in the sale, lease or occupancy of any project property;

(4) To begin and complete the building of improvements within a period of time deemed by the Agency to be reasonable, subject to any provisions which may be made for the extension of the time limit with the approval of the Agency;

(5) To comply with such terms and conditions specified by the Agency which will prevent holding of land for speculative purposes; and

(6) To submit to the Providence Redevelopment Agency architectural and landscaping plans and specifications, as well as any other information, as required by the Providence Redevelopment Agency, for its approval prior to the time of transfer of title to the Redeveloper to insure their conformance with the provisions of this Urban Renewal Plan.

2. Miscellaneous Provisions

- (a) Whenever the controls in this Plan restricting the use and development of areas acquired for redevelopment conflict with provisions of the Ordinance, entitled "Zoning Ordinance of the City of Providence," approved September 21, 1951, and as amended to the date of approval of this Urban Renewal Plan, the

higher standards of this Urban Renewal Plan or of the Zoning Ordinance shall govern. Provided, however, that with the written consent of the Department of Housing and Urban Development, the Agency may, at its discretion, when it deems it advisable and in the best interest of the successful accomplishment of the purposes of this Plan, and when it is demonstrated that Urban Renewal Objectives will not be adversely affected, waive the controls or provisions of this Plan.

- (b) The Providence Redevelopment Agency may, when it deems it advisable, file a petition with the Zoning Board for exceptions or waivers to the Zoning Ordinance.
- (c) Only those signs or plaques approved by the Agency shall be permitted.
- (d) Land sold to an adjoining owner shall first be utilized to satisfy requirements of this plan with respect to his adjoining non-acquired property.
- (e) The purchaser of land from the Agency obligates himself to provide necessary rehabilitation of his adjoining non-acquired property, such rehabilitation to meet the standards established by this Plan (see Exhibit C); and, after receipt of notice from the purchaser to the Agency that he has complied with requirements as noted above and after the Agency has made a finding of such fact, the Agency will tender to the purchaser a certificate of completion suitable for recording with the recorder of deeds.
- (f) The use of scattered sites made available by the Agency shall be:
 - 1) As sites for sale to adjoining owners for redevelopment as is consistent with this Plan.
 - 2) As sites for off-street parking.
 - 3) As sites to be developed for public open spaces.
 - 4) As sites for residential structures relocated from original sites in area.

- (g) Required front yards of building sites shall be maintained in grass except for walks, drives, planting, and flag poles. Suitable planting shall be provided and maintained in front of the building or be related to the architecture of the structure. No driveway parallel to the street shall be permitted in the required minimum front yard.
- (h) All areas subject to wheeled traffic shall be paved with bituminous or cement concrete or other permanent paving material and shall have appropriate bumper or wheel guards where, in the opinion of the Agency, it is determined that they are needed.
- (i) Any area not paved shall be landscaped.
- (j) All buildings and improvements in the project area shall be maintained in good repair and in safe, clean, and sanitary condition.
- (k) Sufficient and suitable refuse and garbage storage facilities, including structural enclosures where appropriate, shall be provided and properly maintained.
- (l) Wherever screening of uses is provided, it shall be a uniform appearing, adequate year-round type, and subject to the approval of the Agency.
- (m) A report concerning the proposed sale or lease of any land within the area shall be submitted to the City Council at a regular or special meeting at least ten (10) days prior to the execution of said sale or lease agreement.
- (n) All mechanical equipment, whether located on the roof of a structure or on the ground or at any other location on a site shall be totally and effectively screened from view - within the limits of safety and good design with respect to any given mechanical system - and said screening shall be integrated with the architectural design, style and facia of the building(s). The Providence Redevelopment Agency in its sole and absolute discretion shall have the final right of approval.

E.2. Circulation

- a. See Map No. 1, Existing Land Use and Zoning, for Area (1) for layout of Major Perimeter Streets.
- b. The Internal Circulation System will be geared to:
 - 1.) The prevention of excessive use of internal residential streets by through traffic.
 - 2.) The provision of smooth transition between internal streets and major perimeter streets.
- c. See Map No. 6, Disposition Map, for Area (1) for relationship between Proposed Land Uses and the internal circulation system.

E.3. Obligations to be Imposed on Redevelopers

- a. The redevelopers, their successors in interest, lessees, or assigns will be required, as an effective part of all agreements and conveyances for the disposition of any part of parcel of land in the project area, to observe all provisions of the Urban Renewal Plan and to assure construction of all required and/or necessary improvements in conformity with the Plan within a reasonable length of time, which shall be determined by the Providence Redevelopment Agency, in its sole discretion.
- b. See Section E.1.b. "Additional Regulations to be Imposed."

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

- a. Although there are no new housing units planned for construction during Action Year One, long-term plans call for some 350 new housing units, the first of which will be begun during Action Year Two. It is proposed that some 280 of these new units will be of a low and moderate cost type.
- b. See Item k of Paragraph B.2. "Urban Renewal Plan Objectives."

E.5. Statement of Urban Design Objectives or Controls

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

E.6. Duration and Effective Date of Regulations and Controls

The foregoing regulations and controls contained in this Plan will be binding, effective by deed or by contract containing restrictive covenants running with the land, upon all purchasers or contractors and their heirs and assigns of the land in the area of the City of Providence, Rhode Island, covered by this Plan. The regulations and controls incorporated in this Plan will be effective from the date of approval of this Plan by the City Council of the City of Providence, Rhode Island, for 40 years; except that the provision with respect to non-discrimination in sub-paragraph E.1.b.(1)(a)(3), page 24 shall run for a perpetual length of time and shall also apply to any facilities outside Area (1) utilized as non-cash grants-in-aid for the project.

F. Other Provisions necessary to Meet Local Requirements or Local Law

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

This Urban Renewal Plan is in conformity with all elements of the Master Plan of the City of Providence, which includes Land Use Plan, Major Thoroughfare Plan, Population and Density Plan, Master Plan for Public Schools, Master Plan for Recreation, and Zoning Plan, as well as with the City's Workable Program for Community Improvement.

Proposed redevelopment activity in Area (1) is intended to implement (a) definite local objectives for planning action and (b) definite local objectives for community rebuilding as set forth in the Workable Program.

The Urban Renewal Plan is consistent with local objectives for appropriate land use, improved traffic, recreational and community facilities and other public improvements. Moreover, the Plan adheres to the objectives of the Workable Program which are (1) to prevent new slums and deterioration; (2) to eradicate the deterioration of the past; (3) to conserve what is strong, and to rehabilitate what is weak; (4) to renew the city's housing; (5) to provide a decent, safe and sanitary home for every citizen of the community.

2. The execution activities proposed above will be undertaken by the Providence Redevelopment Agency and the City of Providence.

(a) Providence Redevelopment Agency

Under the provisions of the Redevelopment Act of 1956, as amended, the Agency is empowered to undertake all clearance and redevelopment functions including (a) the acquisition and clearance of any and all land and buildings in blighted and substandard areas; (b) the relocation of occupants therein; (c) the installation and construction of site improvements; (d) the disposition of land for re-use in accordance with the Plan; (e) acceptance from the City of any and all donations of land, site improvements, supporting facilities, grants-in-aid, services and other cooperative activities necessary to the execution of this plan which the city by the terms of the same statute is empowered to contribute with or without consideration to the project undertaking; (f) the rehabilitation of structures; (g) the periodic inspection of the Area to insure compliance with the provisions of this Plan; and (h) the investigation of complaints by industrial occupants of the area or by owners of property adjacent to the industrial section of the area. In cases of such investigation, the Agency shall: (1) find that the industrial operations do conform to the performance standards in Exhibit B; or (2) confer with the management of the plant to affect such changes as are necessary for compliance with performance standards; or as a final alternative, (3) refer the complaint to one or more expert consultants selected by the Agency.

In the event that the measurements indicate actual violation of the performance standards, the cost of such consulting services shall be assumed by the management of the defective plant. When the measurements do not indicate violation of performance standards, the Agency shall assume the aforementioned expense.

(b) City of Providence

Under the terms of the ordinance approving and adopting this Plan, the City commits itself to: (a) the vacation and acceptance of right-of-way easements dedicated for street purposes; (b) changes in zoning district designations; (c) the provision of municipal improvements designed to support the private re-uses of land in the area; (d) the donation of real property; (e) a systematic and intensified enforcement of laws and ordinances relating to the use, occupancy, maintenance and repair of buildings and other improvements; and (f) the provision of local grants-in-aid.

3. Method of Relocation

Families and individual householders who are to be displaced by Agency Action within Area (1) will have the service of the Family Relocation Services of the City made available to them. Suitable accommodations of adequate size in the private housing market, at a rental a family can afford, and certified as decent, safe, and sanitary by a trained housing inspector, will be offered to any eligible family in the Area. This Relocation Service will continue functioning until all eligible families and individual householders living in the area have been satisfactorily relocated into acceptable housing. Families eligible for public housing will receive priority in the low-rent developments of the Providence Housing Authority.

Businesses to be displaced by Agency action will have the services of the Business Relocation and Industrial Promotion Divisions of the Department of Planning and Urban Development.

Financial assistance for relocation purposes shall be made by the Agency to families and businesses displaced from Area (1) under the terms of Federal participation in the Project undertaking, and Section 106 (f) of Title I of the Housing Act of 1949, as amended, as well as rules and regulations of the U.S. Department of Housing and Urban Development. Such payments shall be consistent with amounts authorized by law.

4. Method of Financing

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

The estimated costs of carrying out this Urban Renewal Plan are as follows:

ELIGIBLE PROGRAM COSTS FOR COMPUTING FEDERAL AID

GROSS PROGRAM COST -	\$1,353,167
LAND PROCEEDS -	<u>\$ - 29,737</u>
NET PROGRAM COST -	\$1,323,430
FEDERAL PROGRAM CAPITAL GRANT -	\$ 989,525
LOCAL SHARE -	\$ 333,905

Additional City Costs

\$750 Real Estate Tax Payments

Provisions of Federal Grant

The estimated Federal Grant of \$989,525 will be provided under the terms and conditions of a Loan and Grant Contract between the Providence Redevelopment Agency and the Department of Housing and Urban Development which will provide either for direct borrowing from the Federal Government or the issuance of preliminary loan notes secured by the Federal Government in the amount necessary to pay project expenditures.

Provisions of Local Grant

The local grant of \$333,905 will be met by (1) the donation of City owned property presently estimated to be valued at \$153,755 (2) non-cash local grant-in-aid credit to be claimed for the James L. Hanley Educational Center Complex as a public and supporting facility estimated at \$681,503. Items (1) and (2) total \$835,258, but Year One activities in Area (1) only require the indicated local grant of \$333,905.

Provisions of Additional City Costs

Additional City Costs of \$750 for real estate tax payments will be provided from funds to be set aside for this purpose.

G. Procedure for changes in Approved Plan

The Providence City Council at its own discretion or upon recommendation of the Providence Redevelopment Agency may modify this plan at any time subject to DHUD concurrence. The City Council may at its discretion hold a public hearing on such proposed modification, provided that if the plan is modified after lease or sale by the Providence Redevelopment Agency of real property in the project area such modification shall be subject to such rights of law and in equity as the lessee or purchaser or his successor or successors in interest may be entitled to assert.

EXHIBIT A

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

Beginning at the most westerly corner of the area herein described at the intersection of the centerline of Wood Street and the easterly taking line of the Dennis J. Roberts Expressway;

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

Thence, running generally northeasterly along said easterly taking line of the proposed Route 6 connector to its intersection with the southerly extension of the westerly lot line of Lot 87, Assessor's Plat 33;

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

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

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

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

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

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

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

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

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

EXHIBIT B

PERFORMANCE STANDARDS FOR THE REGULATION OF INDUSTRIAL PROCESSES

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

TABLE 1

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

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

^aAccording to the following formula

Sound Pressure Level
In Decibels

equals $10 \log \frac{P}{P_2}$

$\frac{P}{P_2}$

Where P_2 equals 0.0002 dynes/cm²

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

TABLE II

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

*Apply one of these corrections only.

Vibration

1. Vibration shall be measured at any property line.

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

Smoke

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

Liquid or Solid Wastes

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

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

Maximum total solids - 5,000 parts per million

Maximum phenol - 0.01 parts per million.

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

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

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

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

Odors

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

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

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

Toxic Gases

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

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

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

Heat and Glare

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

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

EXHIBIT C

MINIMUM PROPERTY STANDARDS FOR REHABILITATION

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

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

OPEN SPACE

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

SITE IMPROVEMENTS

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

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

Room sizes

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

TABLE R4-1

ROOM SIZES

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

NOTES

(1) Abbreviations:

LU - Living Unit	K'ette - Kitchenette
LR - Living Room	BR - Bedroom
DR - Dining Room	SL - Sleeping Area
DA - Dining Area	NA - Not Applicable
K - Kitchen	O-BR - No separate Bedroom

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

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

Privacy and Arrangement

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

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

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

Bath Facilities

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

Space for Laundry Facilities

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

Closets and General Storage

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

DOORS AND ACCESS OPENINGS

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

Interior Doors

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

INTERIOR FIRE PROTECTION

Firewall, Party or Lot Line Wall

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

INTERIOR FIRE PROTECTION-MATERIALS

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

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

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

FIRE PROTECTION EQUIPMENT

Fire Alarm System

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

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

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

Sprinkler System

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

PARTITIONS, COLUMNS AND POSTS

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

FLOOR CONSTRUCTION

General

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

BASEMENT OR CELLAR FLOORS

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

WINDOWS, DOORS AND OTHER-OPENINGS

Defective glass or locking mechanisms shall be replaced or corrected.

GENERAL

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

Prohibited Locations

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

KEY TO PUBLIC AND INSTITUTIONAL USES

- 1 HOLY GHOST RECTORY
- 2 HOLY GHOST CHURCH
- 3 HOLY GHOST CONVENT
- 4 HOLY GHOST SCHOOL (NIGHT)
- 5 ITALIAN CHRISTIAN SOCIETY
- 6 FEDERAL HILL BAPTIST CHURCH
- 7 BROAD ST. PARISH SCHOOL
- 8 ST. RAPHAEL DAY NURSERY
- 9 BELL ST. CHURCH
- 10 CATHARTIC HOME SCHOOLS
- 11 MA ALPHE HOSPITAL (WOMEN)
- 12 ST. VARTANIANZ ARMENIAN APOSTOLIC CHURCH
- 13 ST. VARTANIANZ ARMENIAN APOSTOLIC CHURCH OFFICE
- 14 ST. MARY'S RECTORY
- 15 ST. MARY'S CHURCH
- 16 ST. MARY'S ACADEMY
- 17 ST. MARY'S ELEMENTARY SCHOOL
- 18 BROADWAY JR. HIGH SCHOOL

LEGEND

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

URBAN REGENERATION AREA

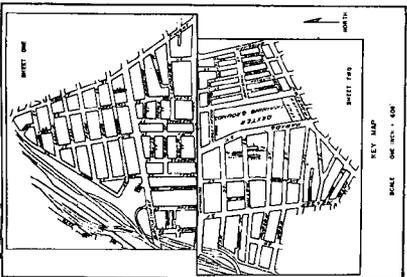
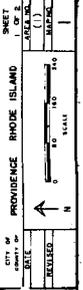
ROTTEN BOUNDARY

NO. OF DEFICIENT BUILDINGS PER BLOCK

ZONING LINE

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

EXISTING LAND USE AND ZONING
NEIGHBORHOOD DEVELOPMENT PROGRAM
PROVIDENCE REDEVELOPMENT AGENCY
CITY OF PROVIDENCE RHODE ISLAND
SHEET NO. 100
DATE 1964





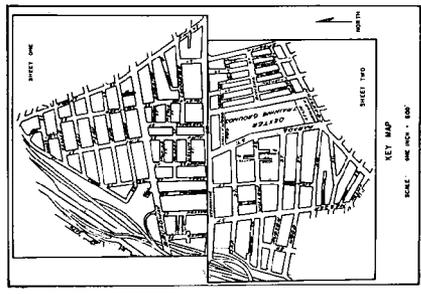
- LEGEND**
- RESIDENTIAL
 - PROFESSIONAL OFFICE
 - COMMERCIAL
 - NEIGHBORHOOD COMMERCIAL
 - INDUSTRIAL
 - PUBLIC
 - INSTITUTIONAL
 - URBAN RENEWAL AREA
 - NO/BOUNDARY
 - NO. OF DEFICIENT BUILDINGS PER BLOCK

- ZONING**
- LINE
 - ONE FAMILY EDGE
 - ONE AND A HALF FAMILY ZONE
 - TWO FAMILY ZONE
 - RESIDENTIAL ZONE
 - GENERAL RESIDENCE ZONE
 - COMMERCIAL ZONE
 - LIMITED COMMERCIAL ZONE
 - COMMERCIAL ZONE
 - GENERAL COMMERCIAL ZONE
 - COMMERCIAL ZONE
 - HEAVY COMMERCIAL ZONE
 - INDUSTRIAL ZONE
 - GENERAL INDUSTRIAL ZONE
 - HEAVY INDUSTRIAL ZONE

- KEY TO PUBLIC AND INSTITUTIONAL USES**
- 20 WILLOW ST. ELEMENTARY SCHOOL
 - 22 DEXTER TRAINING GROUNDS
 - 24 JOSEPH CHRISTIAN CHURCH
 - 26 WILLOW ST. ELEMENTARY SCHOOL
 - 28 HARRISON ST. ELEMENTARY SCHOOL
 - 30 ALL NATURAL GUARD ARMY
 - 32 WILLOW ST. ELEMENTARY SCHOOL
 - 34 WILLOW ST. ELEMENTARY SCHOOL
 - 36 WILLOW ST. ELEMENTARY SCHOOL

EXISTING LAND USE AND ZONING
NEIGHBORHOOD DEVELOPMENT PROGRAM

CITY OF PROVIDENCE, RHODE ISLAND
 COUNTY OF PROVIDENCE
 SHEET NO. 1
 DATE OF ISSUE: 1968
 SCALE: 1" = 100'



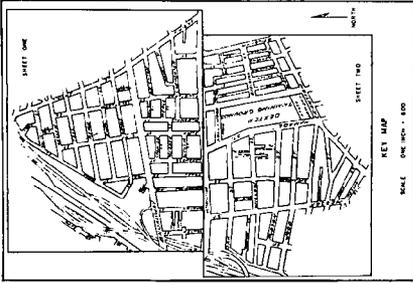
-LEGEND-

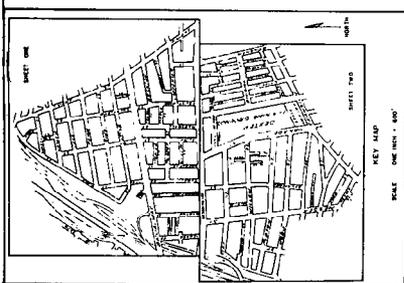
- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC
- INSTITUTIONAL
- REHABILITATION AREAS
- URBAN RENEWAL AREA NO.(1) BOUNDARY
- LOW DENSITY
- MEDIUM DENSITY
- HIGH DENSITY
- CHURCH
- DAY NURSERY
- SCHOOL
- PLAYGROUND
- ARMORY

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① ② ③ ④ ⑤

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





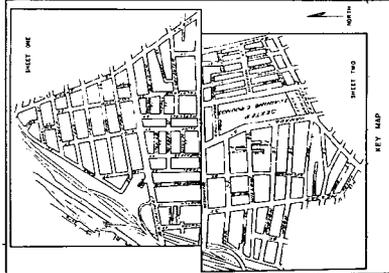
LEGEND

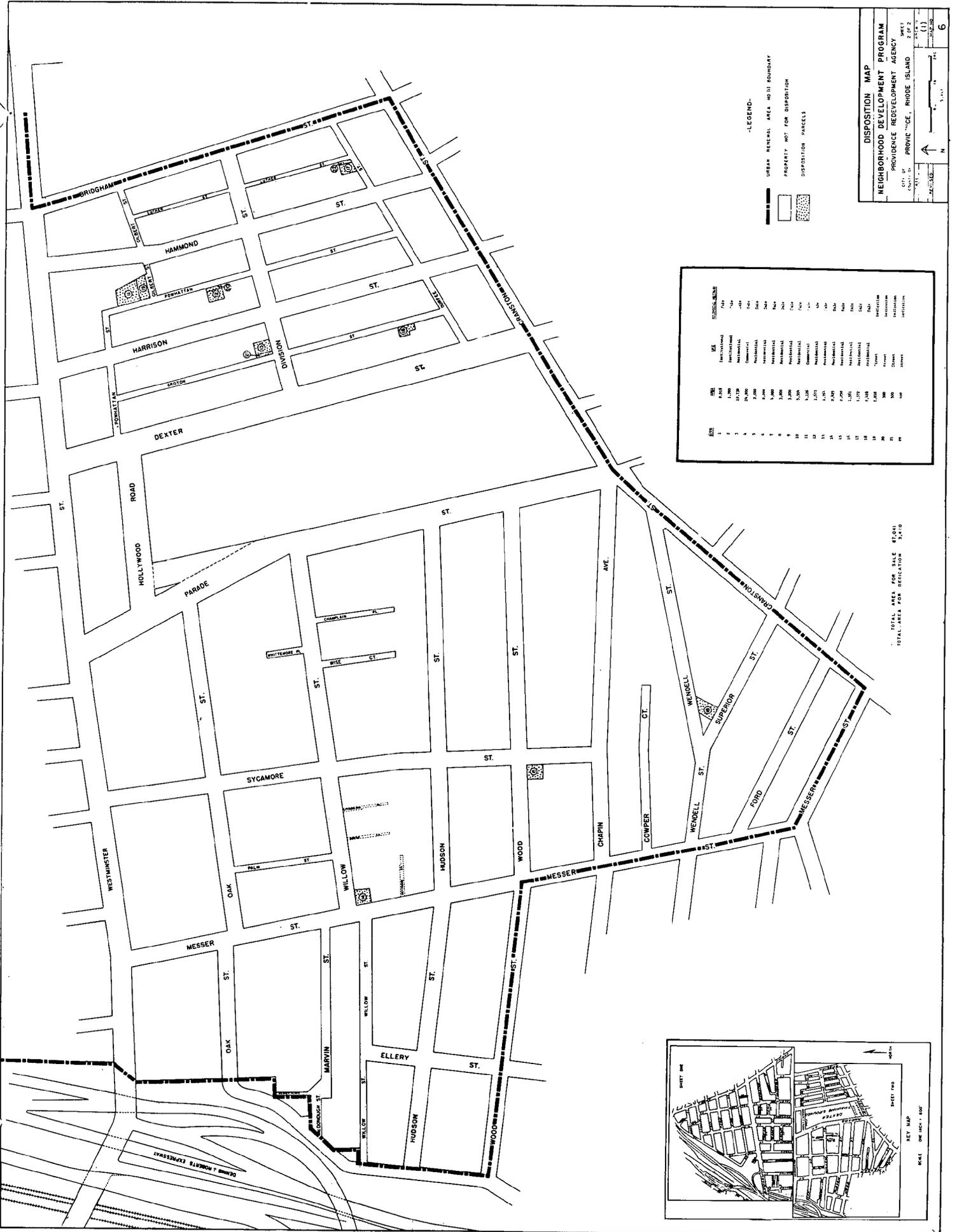
- PROPERTY TO BE ACQUIRED
- PROPERTY NOT TO BE ACQUIRED
- URBAN RENEWAL AREA BOUNDARY
- BUILDING ONLY TO BE ACQUIRED

PROPOSED ACQUISITION
 NEIGHBORHOOD DEVELOPMENT PROGRAM
 CITY OF PROVIDENCE, RHODE ISLAND
 SHEET NO. 3
 COUNTY OF PROVIDENCE, RHODE ISLAND
 DATE: 11/1/66
 SCALE: 1" = 100'



PROPOSED ACQUISITION
NEIGHBORHOOD DEVELOPMENT PROGRAM
 PROVIDENCE REDEVELOPMENT AGENCY DISTRICT 1
 CITY OF PROVIDENCE, RHODE ISLAND
 SHEET NO. 3 OF 4
 DATE: 11/15/78
 DRAWN BY: [unintelligible]





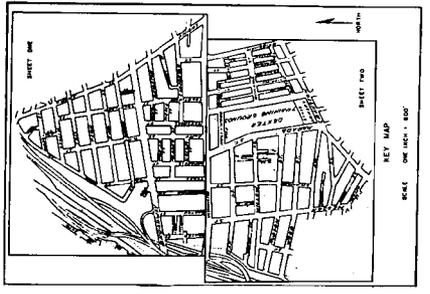
LEGEND

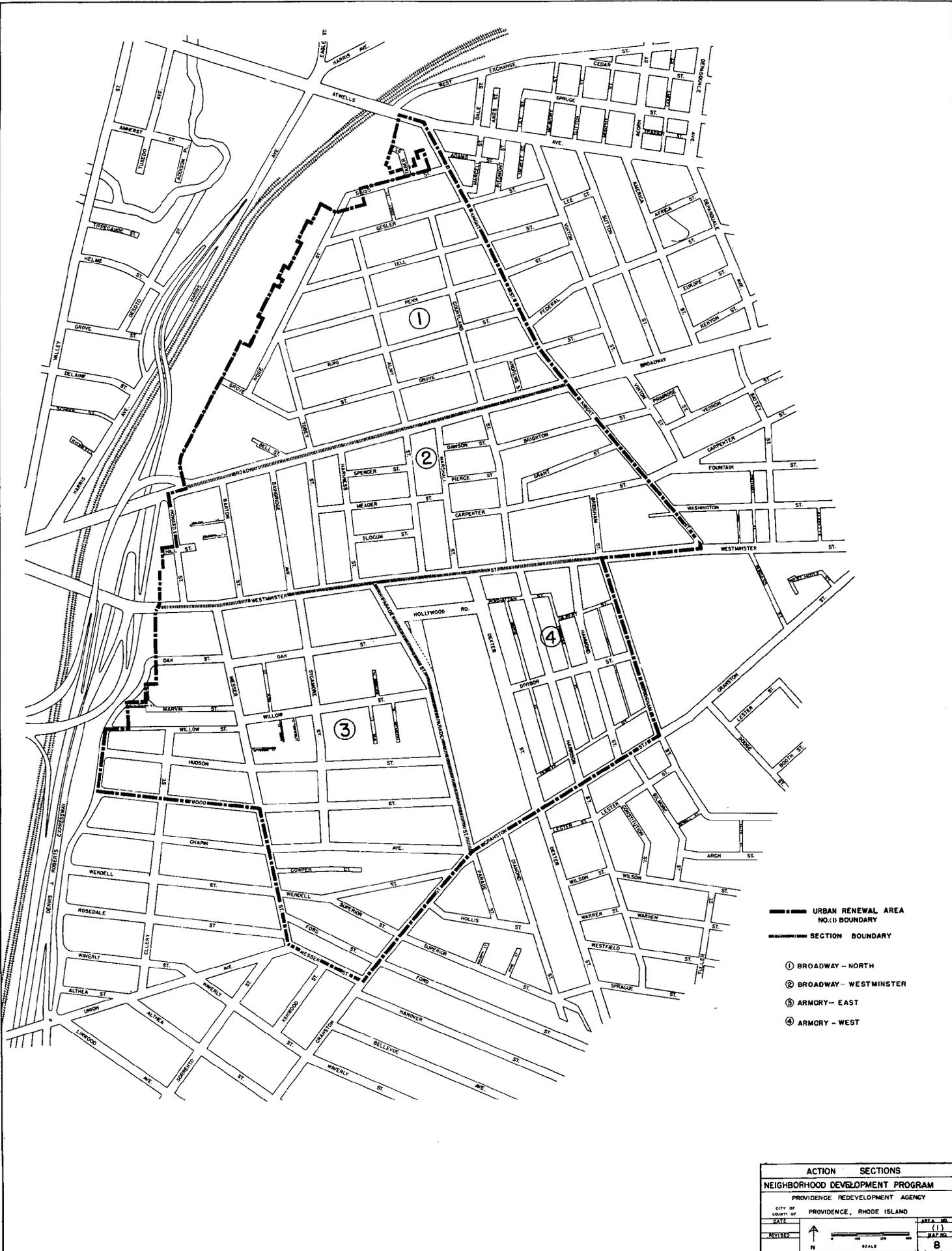
- URBAN REVENUE AREA HOUI BOUNDARY
- PROPERTY NOT FOR DISPOSITION
- DISPOSITION PARCELS

DISPOSITION MAP
NEIGHBORHOOD DEVELOPMENT PROGRAM
 PROVIDENCE REDEVELOPMENT AGENCY SHEET 2 OF 2
 PROVIDENCE, RHODE ISLAND

LOT	AREA	DISPOSITION	REMARKS
1	1,200	Residential	
2	1,200	Residential	
3	12,718	Commercial	
4	2,000	Residential	
5	2,000	Residential	
6	2,000	Residential	
7	2,000	Residential	
8	2,000	Residential	
9	2,000	Residential	
10	5,505	Commercial	
11	4,226	Residential	
12	1,225	Residential	
13	1,225	Residential	
14	1,225	Residential	
15	1,225	Residential	
16	1,225	Residential	
17	1,225	Residential	
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95	1,225	Residential	
96	1,225	Residential	
97	1,225	Residential	
98	1,225	Residential	
99	1,225	Residential	
100	1,225	Residential	

TOTAL AREA FOR SALE \$1,225
 TOTAL AREA FOR REPLICATION \$1,225



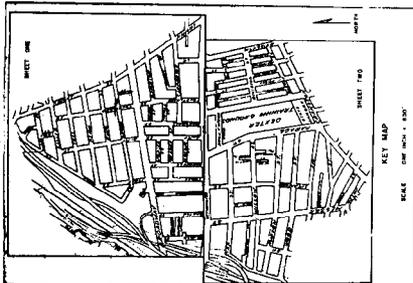
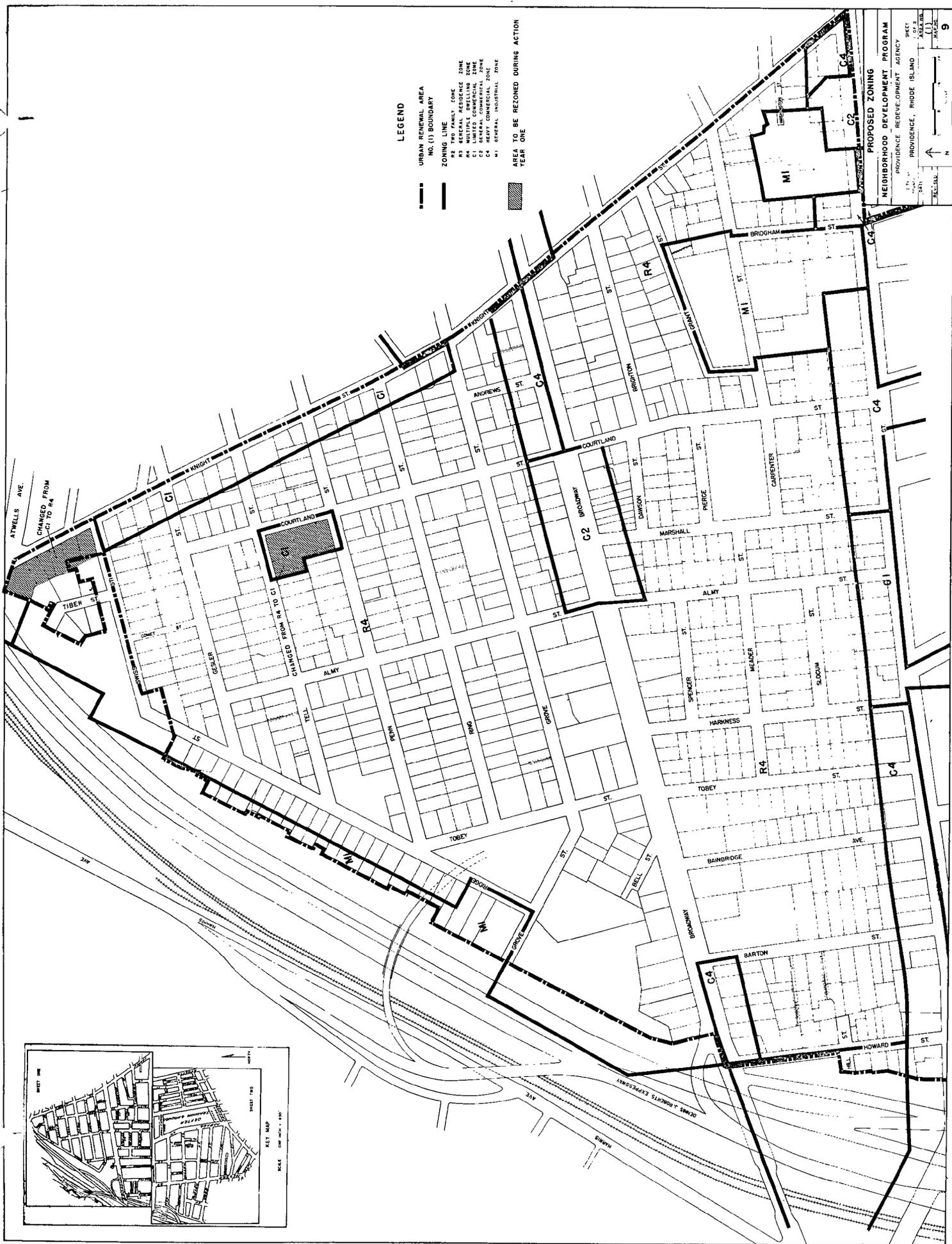


ACTION SECTIONS	
NEIGHBORHOOD DEVELOPMENT PROGRAM	
PROVIDENCE REDEVELOPMENT AGENCY	
CITY OF PROVIDENCE, RHODE ISLAND	
DATE	AREA NO.
REVISED	(1)
SCALE	
8	

LEGEND

- URBAN RENEWAL AREA NO. (1) BOUNDARY
- ZONING LINE
- AREA TO BE REZONED DURING ACTION YEAR ONE
- R2 TWO FAMILY ZONE
- R3 GENERAL RESIDENCE ZONE
- R4 LIMITED RESIDENCE ZONE
- C1 LIMITED COMMERCIAL ZONE
- C2 GENERAL COMMERCIAL ZONE
- C4 HEAVY COMMERCIAL ZONE
- M1 SPECIAL INDUSTRIAL ZONE

PROPOSED ZONING
 NEIGHBORHOOD DEVELOPMENT PROGRAM
 PROVIDENCE DEVELOPMENT AGENCY
 PROVIDENCE, RHODE ISLAND
 SHEET NO. 9



ATWELLS AVE.
 CHANGED FROM
 C1 TO R4

COURTLAND ST.
 CHANGED FROM R4 TO C1



SCALE

1" = 1,000'

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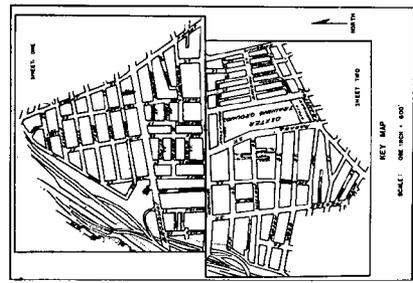
1" = 1,000'

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- LEGEND**
- URBAN RENEWAL AREA
 - NO. (1) BOUNDARY
 - ZONING LINE
 - R2 TWO FAMILY ZONE
 - R3 GENERAL RESIDENCE ZONE
 - R4 GENERAL RESIDENCE ZONE
 - C1 LIMITED COMMERCIAL ZONE
 - C2 GENERAL COMMERCIAL ZONE
 - M1 GENERAL INDUSTRIAL ZONE



STATE OF RHODE ISLAND & PROVIDENCE PLANTATIONS

PROVIDENCE, Sc

PROVIDENCE REDEVELOPMENT AGENCY

PUBLIC HEARING :
:
OCTOBER 6, 1969 :
:
CITY HALL :
:
PROVIDENCE, R. I. :

RE: WEST BROADWAY PROJECT

HEARD BEFORE:

COMMITTEE ON URBAN REDEVELOPMENT, RENEWAL & PLANNING
OF THE CITY COUNCIL, CITY OF PROVIDENCE, RHODE ISLAND

COUNCILMAN FRANK CAPRIO

CHAIRMAN

Vincent A. Walsh
Shorthand Reporter

COUNCILMAN CAPRIO: Let me have your attention, please. There are quite a few residents of the West Elmwood area here this evening. I think before we start I should state that we are going to have an orderly hearing, or we are not going to have a hearing. I know there are a lot of people here and there are many women who are standing. We are going to try to give them seats.

With regard to those people from the West Elmwood area, I wish to tell you that the hearing this evening will concern itself mainly with the West Broadway area and, really, tomorrow evening is the Model Cities Public Hearing and the only business that will take place with the West Elmwood area is the designation of that area as an Urban Renewal area.

I am going to turn the microphone over to the Director of the City Plan Commission. If you have any questions relative to the West Elmwood area, I think perhaps he can answer your questions.

Will you explain that, Mr. Pallozzi?

MR. PALLOZZI: As concerns the West Elmwood area and the City of Providence, what we are thinking to do tonight, if you look on my right you will

see there is a map in two colors, blue and red. In order for the City of Providence and the Redevelopment Agency to get involved with Urban Renewal Projects in the City of Providence, the areas of the City of Providence must first be designated as Redevelopment Areas.

What we are doing tonight is designating portions of the West Broadway Project and the portions of the West Elmwood Project as Redevelopment Areas only. There is no anticipated project in West Elmwood to be heard tonight. This is only the matter concerning West Elmwood being designated as a Redevelopment Area so that sometime in the future when we do get involved in that area with an Urban Renewal Project we will have taken care of the technical aspects under the enabling legislation as to the designation of that area as a Redevelopment Area.

Are there any questions concerning West Elmwood?

VOICE FROM AUDIENCE: How many years do you anticipate this?

MR. PALLOZZI: Before what?

VOICE FROM AUDIENCE: Before you start any work in this area.

MR. PALLOZZI: West Elmwood?

VOICE FROM AUDIENCE: Yes.

MR. PALLOZZI: We are presently working now in the West Broadway area. We will be in the West Broadway and Model Cities area sometime the first of next year and we will expand both of those projects. I will give you a rough guess. I would say probably no sooner than two or three years in the West Elmwood area.

VOICE FROM AUDIENCE: How come there was maps made up of West Elmwood tonight?

MR. PALLOZZI: This is to designate those portions of West Elmwood as Redevelopment Areas only.

VOICE FROM AUDIENCE: How come maps was made up on that area?

MR. PALLOZZI: This is because eventually it is our intention to work in the West Elmwood area and we felt since we were designating certain areas adjacent thereto as Redevelopment Areas it would make it simpler to include all of it in one hearing.

VOICE FROM AUDIENCE: I think the wording in the paper was very wrong. I think at least 50 per cent of the people here tonight looked at the paper three times.

MR. PALLOZZI: If there was some confusion in the add in the newspaper, I apologize.

VOICE FROM AUDIENCE: I look at it three

times.

MR. PALLOZZI: We are required by state law to advertise the hearing.

VOICE FROM AUDIENCE: I had six calls this afternoon on this. I told these people to come. I think it is very unfortunate there was not a map made, and I think that these people should be able to leave their names or do something.

MR. PALLOZZI: I would be very happy to have someone in the back of the hall take all of the names and addresses of the people of the West Elmwood area and send to them a map of the designation.

VOICE FROM AUDIENCE: Thank you very much.

MR. PALLOZZI: If I caused anyone any inconvenience, I am sorry.

COUNCILMAN CAPRIO: We will set that up in the adjacent room to my right.

This woman here has a question. Come forward, please.

VOICE FROM AUDIENCE: I would like to know, as far as the newspaper was concerned it said Bucklin and Earl Streets. As far as that map is concerned, it eliminates it. Now, is it or isn't it? I have been

doing work in my home. I don't want to put any more money in it.

COUNCILMAN CAPRIO: Earl Street is a boundary street. It is going to be taken.

VOICE FROM AUDIENCE: It is a boundary street.

VOICE FROM AUDIENCE: Mr. Chairman, it might be advisable when you designate here tonight to the people that came here regarding the West Elmwood proposition, it might be advisable if you would tell what the boundaries are, what the streets are that are going to be included and give us an idea of what your plan is .

COUNCILMAN CAPRIO: I think now that we have stated basically what the purpose of the hearings tonight are. We are going to call the first hearing to order. We have two hearings this evening. One hearing is for the designation of a certain area within the City of Providence as a Redevelopment Area and the other is a hearing which will concern itself with the West Broadway Project area.

Pursuant to the requirements of Section 4 of Chapter 32, Title 45 of the General Laws of Rhode Island, 1956, as amended, entitled the "Redevelopment Act of 1956," as amended, the Committee on Urban Redevelopment, Renewal

and Planning of the City Council of the City of Providence is now conducting a Public Hearing on this day, Monday, October 6, 1969.

This Public Hearing concerns itself with the designation of a certain area within the City of Providence as a Redevelopment Area. This area is generally described as follows:

Area bounded by Harkness Street, Westminster Street, Parade Street, Cranston Street, Ford Street, Bucklin Street, Woodman Street, Elmwood Avenue, Dartmouth Avenue, Broad Street, Stanwood Street, Hamilton Street, Potters Avenue, Elmwood Avenue, Earl Street, Penn Central Railroad, Huntington Expressway, Dennis J. Roberts Expressway, and Broadway.

Sitting to my left is Councilman Pearlman, Ward 2. To my right is Councilman Devitt, Ward 9. I am Councilman Caprio of Ward 13. I am chairman of this committee. There is a quorum present.

I will now turn this portion of the Public Hearing over to Mr. Pallozzi.

MR. PALLOZZI: Mr. Chairman, Members of the Committee, Ladies and Gentlemen: My name is Vincent Pallozzi. I am the Director of the Department of Planning

& Urban Development for the City of Providence.

This hearing concerns the inclusion of a portion of the West Broadway Project Area within a Redevelopment Area of the City of Providence.

Prior to the undertaking of a Redevelopment Project, the Project Area must be officially designated as a Redevelopment Area by the City Council of the City of Providence.

The area included in the proposed Redevelopment Area is bounded by Harkness Street, Westminster Street, Parade Street, Cranston Street, Ford Street, Bucklin Street, Woodman Street, Elmwood Avenue, Dartmouth Avenue, Broad Street, Stanwood Street, Hamilton Street, Potters Avenue, Elmwood Avenue, Earl Street, Penn Central Railroad, Huntington Expressway, Dennis J. Roberts Expressway, and Broadway.

That portion of the West Broadway Project Area which is not within an officially designated Redevelopment Area is bounded by Harkness, Parade, Cranston, Messer and Wood Streets, the Dennis J. Roberts Expressway, and Broadway.

The area which I have just described is a deteriorated, blighted area, characterized by a mixing of incompatible land uses; that is, industrial and commercial uses mixed with

residential uses.

Surveys in the area have shown that there are approximately 575 structures, of which 545 are residential and 30 are non-residential. Of the approximate 545 residential structures, 390 are standard and 155 are substandard or deficient. Twenty of the non-residential structures are standard and 10 are substandard or deficient.

The area is further characterized by overcrowding of buildings on lots and poorly designed and inadequate streets and sidewalks. There is also a lack of open space and recreational areas for all ages.

Social studies in the area indicate that the incidence of persons on welfare is 1.8 times that for the City as a whole. In other words, one person in every 14 is receiving some type of welfare. In 1963 there was one case of venereal disease reported for every 5,000 people in the area. In 1968, this figure had risen to one case of venereal disease per 2,100 people in the area. Finally, there were, in 1963, 3.1 illegitimate births per 1,000 women of child-bearing age, while in 1968 this figure had risen to approximately eight illegitimate births per 1,000 women of child-bearing age.

All of the West Broadway Project Area must be

within a Redevelopment Area in order for us to proceed with the Redevelopment Plan because it is a requirement of the enabling legislation. And, I, as Executive Director, recommend that this area be officially designated as a Redevelopment Area by the City Council of the City of Providence.

Thank you.

COUNCILMAN CAPRIO: Now, those who are interested in addressing their remarks solely to the designation of the area just mentioned as a Redevelopment Area will kindly come forward and give their name and their address and they can speak into the microphone here so everybody can hear them. We will try to give everyone who desires to speak an opportunity to speak. If you have any questions to ask, please feel free to do so. Mr. Pallozzi and his entire staff are here tonight. They supply the technical data that is necessary before this committee can make any determination and you supply the thoughts and you supply the neighborhood feeling. That is also very essential before this committee can make any determination. Your feelings and your thoughts are just as important as any technical data that we may receive. I want everyone to feel perfectly free to come forward and make any suggestions they

wish. I wish you to understand this is solely on the designation of the area as a Redevelopment Area and that the next hearing which will be conducted immediately after this will be on the West Broadway Project area and that is when we will get into the specifics.

COSTANZO GRASSO: I own property between Howard Street and Barton Street. Is this the designated area between Barton Street and Howard Street, next to St. Mary's Church? I have two parcels of property there. They are apartments. My tenants are worried about whether or not and how soon they can leave. What can I tell these tenants? I stand to lose about \$4,000 a year in rentals from these apartments, all well-maintained.

COUNCILMAN CAPRIO: Mr. Grasso, this covers the next hearing, the West Broadway Project area.

MR. GRASSO: The next hearing, when is this next hearing?

COUNCILMAN CAPRIO: As soon as we finish this one. This one is only concerned with the designation of an area. We do not get to the second part until we have designated the area first.

MR. GRASSO: Thank you.

ANDREW HEYMAN: Mr. Chairman, Andrew Heyman,

and I am an owner of apartment properties on Dartmouth Avenue which is within the West Elmwood Designated area. Now, I think I not only speak for myself but I probably speak for many people here who own real estate in this area and who are presently renting to tenants. Much the same as the gentleman that just stepped away from the microphone is concerned, I am sure we too, are concerned. History has taught us that in the process of bringing a Redevelopment Area, the owners of real estate in the area have suffered loss of income because of the fear which has been generated in the minds of the tenants, and everybody is on their bicycle and ready to run and look for a new place to live.

Now, if this area, as you stated a little earlier, may not come up for redevelopment for three or four or five years, then I think it behooves this committee to properly inform people in these areas to get out the word to these people that they don't have to concern themselves at this point of getting out to look for other places to live, so that these people who are tax payers to the City of Providence can have the normal income which will put them in a position to pay their taxes as they fall due and to take care of their properties to the best of their ability.

I think one of the most important things this

committee can do is properly inform the people so they will be informed so they won't be living in fear in these areas and see all of these properties going down in the next five years becoming worse and worse every day. This has been the experience of many areas in the city. I think the Redevelopment Agency is well aware of it. I think at this point they should do something about it.

COUNCILMAN PEARLMAN: Mr. Heyman, I would like to ask you a question as a member of the committee because I know that you are engaged in real estate and have a pretty good familiarity of the entire city. Do you feel that this is an area that deserves a priority as far as redevelopment and condemnation or would you recommend to this committee that this committee recommend that we not designate this area for redevelopment and go into some other part of the city first?

MR. HEYMAN: Mr. Pearlman, of course, I can speak for myself. I know how I take care of my properties. As far as I am concerned, I am not looking for redevelopment. I spent countless thousands of dollars in the last few years in order to put my property in good condition. I just took a building that was boarded up and restored it at a tremendous expense to myself, and I put it

to use. People are now teneting this place. This is just within the last two months. However, there are many people not able to come up with the necessary funds to do this properly today. Today if you go into a bank and try to borrow money to do repair work it is like talking to the Sphinx. You just don't get anywhere with them. I think the area really needs redevelopment just as it was outlined by the committee who looked in this area. There are a number of buildings in deplorable condition. Those buildings in such a deplorable condition do an injustice to my property and to others like myself who take care of their property. I think it needs redevelopment but not five years or seven years from now. If they are going to do it, they should do it now or within the next year or two they should get into it.

COUNCILMAN PEARLMAN: You suggest not total demolition but rather spot condemning of substandard property.

MR. HEYMAN: Yes.

COUNCILMAN PEARLMAN: Would you extend that also to certain uses such as commercial uses, industrial, or are you just talking about substandard residential?

MR. HEYMAN: I say that if we have a

substandard commercial building that that building must be demolished or rebuilt. A commercial building is important to a residential area. We have got to have a place for laundromats, a drug store and the like. Thousand and thousands of people live in these areas. These facilities are necessary. Many of these people just do not have a car where they can hop into it and drive to a shopping center. They have got to walk two blocks to a store. I know around the corner from me on Broad Street there are some horrible buildings. They should be rehabilitated, not necessarily torn down, but they should be rehabilitated. They have been in that condition for many years. It is a question of this committee going through and inspecting those substandard buildings, be they commercial, industrial or residential, and have these people get on the ball either to rehabilitate them or condemn them and tear them down.

I might state that the Bishop spent a fortune in rehabilitating St. Joseph's Hospital in this area. This led me to spend money on my property to rehabilitate it, too. I have noticed that one of my neighbors down the street is painting his house. He has done it because I spent money on my property, and he told me so. Now, if the Redevelopment Agency gets in and spreads this good contagion we would see

a good deal happening in this area without condemnation of the area.

COUNCILMAN CAPRIO: Is there anyone else who desires to be heard on the designation of the area?

ERNEST CORVESE: Well, I would like to know, first, Mr. Chairman, what is the principal reason we have come down here for tonight? Is it to find out whether our honorable mayor has received the okay on the 232-acre area platted for the West Broadway Development?

COUNCILMAN CAPRIO: I think we are all waiting for that answer.

MR. PALLOZZI: I can answer that, Mr. Chairman. There was an article in the paper which was written concerning certain rumors as far as revisions of guidelines. These guidelines supposedly were to limit NDP projects in any one given year to twenty acres and \$1,000,000.

I have got in front of me this evening a copy of the Congressional Report, which is published by the National League of Cities, and I would like to read from that report some language which I think would answer that question, Mr. Corvese, and the language is:

"The bill reported to the House by its Banking and Currency Committee," of which Mr. Patman of Texas is chairman,

"contains revisions in NDP legislation which may obviate the necessity for HUD to issue new guidelines. The report accompanying the bill also strongly endorses NDP and states cities which have undertaken or propose to undertake renewal through the NDP should be permitted and encouraged to do so under conditions which are not more restrictive than those imposed on regular urban renewal projects. This language indicates the Committee's displeasure at any proposed restrictions on NDP."

I think that the Banking and Currency Commission, based on this language, will pass legislation which will assist the cities in carrying out NDP programs.

MR. CORVESE: I heard that two years ago, the very same thing. I don't want to wait two more years. I lost a tenant. I don't want to lose anymore. I want to know tonight. Besides that, Mr. Chairman, I understand that this meeting was called for the purpose of the West Broadway Project. There is no other subject supposed to be brought up except the West Broadway and West Elmwood; am I right?

COUNCILMAN CAPRIO: The hearing will be conducted in accordance with the notice in the paper, plus whatever else the committee decides to hear. A substantial

portion of the population has seen fit to come here this evening and if the people are desirous of being heard the committee is going to listen to them for that purpose and will hear them.

MR. CORVESE: What I mean, Mr. Chairman, is if they bring up subjects pertaining to West Broadway Project, then I am for it. If they bring up something else, this is not the place to bring up something else. I think someone in this room understands what I am talking about.

COUNCILMAN CAPRIO: Well, I certainly understand what you are talking about.

MR. CORVESE: I know what I am talking about, Mr. Chairman. As I said before, I don't want to hear nothing else discussed at this meeting but the West Broadway and the West Elmwood, whether we got the money for it or not.

COUNCILMAN CAPRIO: Well, I appreciate your enthusiasm, Mr. Corvese, but I certainly do not think that we have any restrictions upon the problems of neighborhoods or any neighborhood. If anyone is conscientious enough and concerned enough to be here this evening, Mr. Corvese, I wish to inform you that I intend to listen to

them, and I am not going to cut off anyone. I am not going to tell anyone they are not going to be heard if they are here and they have something to say. That is the attitude I have at this time, and I think the other members of the committee share in my opinion. I think you are talking about a topic now that is not West Broadway. We will give you the time to talk about that when that hearing is being heard.

MR. CORVESE: That is what I am referring to. That's the only thing this meeting was called for, nothing else.

COUNCILMAN CAPRIO: I might state we are now discussing the designation of a certain area as an Urban Renewal Area. Is there anyone else who desires to be heard at this time in that regard?

In the absence of anyone else desiring to be heard, the Public Hearing on the designation of a certain area within the City of Providence as an Urban Renewal Area or Redevelopment Area is hereby closed.

Now, we will go into our second Public Hearing.

Incidentally, I might add that since we began this hearing, we have now another member of the committee on Urban Renewal and Redevelopment and Planning joining us

and that is Councilman Robert Lynch from Ward 5.

Before we begin, I wish to acknowledge that from the areas concerned tonight there are certain public officials. I wish to acknowledge the presence of Representative Aldo Freda and Senator Vincent Baccari who are both here.

Pursuant to the requirements of Section 4 of Chapter 32, Title 45, of the General Laws of Rhode Island, 1956, as amended, entitled the "Redevelopment Act of 1956" as amended, the Committee on Urban Redevelopment, Renewal and Planning of the City Council of the City of Providence will now open a Public Hearing on this sixth day of October, 1969 concerning itself with the Urban Renewal Plan for the West Broadway Project area as proposed by the Providence Redevelopment Agency in a report dated 1969-1970.

Now, we begin to get into the details concerning the West Broadway area.

I might add just this before we begin: as elected officials we are just as much concerned, and as residents of the area we are just as much concerned as you are. One of the questions I want to have answered is something that many of you have expressed an interest in tonight. My greatest concern concerning the West Broadway Project area

is that many landowners have received notices that their houses will in the future be purchased, and from my observation of what has happened as a result of this, is that many of the landlords now or who in the past for many years have had a strong pride in their neighborhood and who were intent on promoting the culture of the area and the heritage of the area, and who were very particular as to whom they rented or leased their tenements, or to whom they sold their property, I am concerned that when these notices went around many of the tenants moved out and then the landlord figured he only had one year or two before the house was going to be condemned, and he rented the house to anybody who came along. From my observation, the area is going to be in very serious trouble and this situation is the one that concerns me. Therefore, I can think of some of the questions that Mr. Pallozzi and the members of his staff will have to answer, not only to the residents of the area but to the members of this committee tonight.

I am going to turn this portion of the Public Hearing over to Mr. Pallozzi, who will make a presentation. The entire staff of Mr. Pallozzi will be at your disposal and you may feel free to ask any question concerning your property or any of the properties in the area that are concerned.

MR. PALLOZZI: Mr. Chairman, Members of the Committee, Ladies and Gentlemen: My name is Vincent Pallozzi. I am the Director of the Department of Planning & Urban Development for the City of Providence.

Before we hear the presentation of the West Broadway Plan, I would like briefly to explain the new Federal Program under which we are now required to work and under which the West Broadway Plan was assembled.

Approximately one year ago, the Providence Redevelopment Agency was ready to submit to the Federal Government a Redevelopment Plan for the entire West Broadway Project Area. This plan was arrived at after much discussion and public meetings with area residents. Just prior to the submission of the Redevelopment Plan to the Federal Government for preliminary approval, the Providence Redevelopment Agency was advised that a totally new concept was to be instituted for Urban Renewal. This new concept, as you are all familiar, is the Neighborhood Development Program (N.D.P.)

Unlike the old approach to Urban Renewal, under which the complete planning of a large area was undertaken, the basis of NDP is the annual application for funds to carry out a yearly program. In other words, we plan ahead for one year in advance. We are funded by the Federal Government on

a yearly basis; and we must execute whatever activities we propose within the following year with no guarantees of second-year funding. NDP provides for on-going planning. That is, rather than having a total specific plan drawn up at a particular time, planning is an on-going process from year to year.

One of the features of the West Broadway Project is a rehabilitation program that has as its primary objective the upgrading of existing housing by the present owners of these structures. Federal financial assistance will be available to those qualifying, in the form of outright grants and long-term, low-interest loans.

I would like to discuss at this time the area of neighborhood involvement.

West Broadway has the most active citizens group of any project to date. There have been regular meetings and deep involvement in the plan by both the citizens committee and the area residents. I cannot accurately estimate the untold thousands of area residents who have visited the field office on Broadway seeking advice and on many occasions offering advice.

Neighborhood involvement is neither the easiest or quickest way to execute an Urban Renewal Plan, but it

is absolutely essential to effectively complete the project contemplated.

It should be emphasized that the West Broadway Project was planned with definite objectives in mind such as:

1. Improvement of structural condition.
2. Spot clearance of those deteriorated structures not rehabilitated.
3. Improvements in traffic circulation.
4. Maintenance of the present variety of physically adequate housing in residential sections.
5. Minimization of displacement.
6. Establishment of public recreational facilities.
7. Promotion of sound development.

I can go on listing objectives for this area, but I am sure each of you is as aware of these objectives as I am. We feel that the attainment of these objectives will come about with the cooperation of all concerned and we feel confident that this project, when completed, will have transformed and re-established the West Broadway Area of the City of Providence.

We are here tonight to seek City Council approval of the Urban Renewal Plan for year one for the West Broadway Project Area. In just a moment, our principal planner of the West

Broadway Project, Mr. John D'Antuono, will discuss the activities for year one in West Broadway. He will be followed by Mr. David Joyce, Chief of Community Services, who will discuss the relocation procedures and plans for Year One in West Broadway.

Thank you very much.

I would like to present to you at this time, Mr. John D'Antuono, who will get involved with the specific proposal for the West Broadway Area.

John.

JOHN D'ANTUONO: Mr. Chairman, Members of the Committee, Ladies and Gentlemen:

Keeping in mind the Urban Renewal objectives Mr. Pallozzi just explained to you, I would like to try to explain to you on a map what our long-range plan is for the West Broadway Area.

First of all, I feel I should explain to you what the colors stand for. The yellow color indicates residential land. The blue color indicates commercial areas. The green color indicates public areas. The orange color indicates institutional uses and the red color indicates industrial. The same applies to the map here.

I would like to describe the boundaries of this area

for those not familiar with it.

Knight Street to the east; Cranston Street, Wood Street, to the south; a small portion of Atwells Avenue to the north; the Dennis J. Roberts Expressway, the proposed Route 6 connector and a portion of Messer Street to the west.

The plan generally for this area, starting at the northern tip of the project, you can see there is a large institutional area. This includes the church, the new school being built by the Holy Ghost and an adjacent park area and play area.

Bounded by Broadway, Knight Street and the Route 6 connector, we are proposing residential. One of the objectives is to remove the incompatible uses from the neighborhood such as you people who live in the area are familiar with. You are familiar with the fact that you have a lot of stores scattered throughout. What we are going to attempt to do is to locate the stores into one given area, within this area bounded by Broadway, Knight and Route 6. We feel that it is close enough for the people to walk to it and yet it is not interfering with the residential quality of the neighborhood.

We are also proposing a park along here which means

court games and things of this type, not a major recreation facility. This facility is intended to serve the children in this immediate area here.

This institutional area you see down here is the existing Bell Street Nursery.

We are also proposing to put a high-rise apartment building in this area for the elderly. We feel we have a lot of elderly people in this area that are going to be displaced and we would like to have a facility of this type right in the area to keep them here, most of them.

We are also proposing in this area between Swiss and Gesler, between Knight and generally Courtland, for you people familiar with this area, to have moderate income housing. Although this is basically a rehabilitation project, we feel we need a catalyst in this area to make them spend money.

VOICE FROM AUDIENCE: Will you hold on?
We can't see.

COUNCILMAN CAPRIO: I think we could take a few minutes so some of you may look at these maps because it is impossible for you to see from that far back. Please feel free to come forward, Ladies and Gentlemen, if you wish.

JOHN D'ANTUONO: Moving on to the next area

here, the area between Broadway, Westminster, Knight and Dennis J. Roberts Expressway, generally the same principle applies with the removal of the incompatible uses from the neighborhood so it will be strictly a residential area.

Here on the map you will see St. Mary's Church on Broadway. This is the Armenian Church on Broadway. This is the Brigham Junior High School that is located here. We are proposing additional land next to the school so they can build a new elementary school, plus put in a small play facility in conjunction with the school.

This area in red here, as I said before, is an industrial area. This area here, bounded by Knight Street, Brighton Street, Courtland Street and Westminster Street, we hope to take the scattered industrial uses throughout the neighborhood now and centralize them in this location.

Another major factor is on Knight Street. A Knight Street widening is proposed in that Knight Street will be widened and it will have two-way traffic, four lanes, and it is going to be a major crosstown connector when it crosses Broadway and it swings back in and runs into Brigham Street.

Moving to the lower section, we can see here Brigham Street, and I point out this particular area to you, and the proposed use for this particular area is basically a

residential area, with the provision for a commercial area here and a commercial area here and here to serve the neighborhood. By doing this, as I said, we are going to take the small neighborhood stores out of the area and put them into these commercial locations.

We are providing for additional land to the two existing schools on Messer Street so there will be small play areas for the children adjacent to the school.

We are proposing to improve the recreational facilities at Dexter Training Grounds.

We are proposing the abandonment of some streets to make way for the better circulation through the neighborhood rather than having them use cross streets or shortcuts by cutting over this way. We will try to discourage that and force the people out onto the main street such as Brigham and Knight Streets.

One other thing: I said we are going to eliminate some non-residential uses. There will be one exception to this within the residential areas of Westminster Street and Broadway where we are going to still allow for professional uses such as doctors, lawyers. All of these are considered commercial. They are going to be allowed to remain.

I think that generally describes what we are trying

to accomplish. This is what we hope to attain in approximately five years. I want to explain that the first year's activities may seem rather small in comparison to the overall picture, but there is a reason for it. First of all, it is a new program and we feel we have to get to know the program better before we undertake a growth of work in the area, plus the Federal Government has said if we do not fulfill what we say we are going to do within the first year we run the risk of not being funded in the second year. Keeping this in mind, we are trying to do what we are doing realistically.

The maps I am showing you now are the same maps that were out in the hall. These maps indicate the properties we are acquiring in the first year.

There are approximately 31 structures that we will acquire in this first year. The reasons for acquisition vary. In some cases it is because of substandard structures and in other cases it is for reuse and in some of the cases it is for street widening or street abandonment. This is the prime activity that is taking place in the West Broadway Area in the first year.

I have here a list of the other activities that will be taking place.

This acquisition of these 31 structures is going to require the relocation of approximately 60 families and three businesses. We will have 11 disposition parcels that we'll be selling off in the area. The majority of these parcels are going to be sold off for the expansion of existing residential properties; in other words, in a case like this here where we had a substandard building we are going to remove the building and make the land available to adjoining owners so they can expand their yards and have a place to park their automobiles and have a place for their children to play. This is one of the biggest problems in the West Broadway area, in our opinion, the congestion.

We are also selling off land for a new commercial site in the area north of Broadway so that we can begin to weed out the non-residential uses in the coming years and make it strictly a residential area.

We also plan to give out approximately 100 rehabilitation loans in the first year. Now, these rehabilitation loans are restricted to certain areas within the project. These areas were indicated on the previous map.

I will come back and show them to you. It may be a little difficult for you to see, but that black line there indicates the areas that would be rehabilitated by rehabilitation

loans that will be made available. There is a strong possibility that these areas here are going to be clear and it would be rather foolish to give out rehabilitation loans and turn around and take the properties. Again, you can see the same thing here in this area that is outlined here.

We also plan to go out and have site improvements done. This is a very important part of the second year's activities. We have to start doing a lot of improvements to the streets. Before we can do this we have to have drawings made. We have to see how the work can be fit together, so that we can face the relocation and so that we can face the displacement and face the new construction. This is very important to the whole process.

We also plan to try and get ahead and start on the second year to do acquisition appraisals on properties that we feel we may be taking the second year. The planning in the area will continue on through the year and under this new program we are in now we are now in a position that the people in the area can make a better decision or a more important decision as to what we'd do, because rather than sending in the whole plan and saying, "this is what we are going to do," we are only sending in a piece of the plan as

to what we are going to do and as to what we are going to do next year the citizens committee and you people that want to get involved with these things, well, you can make your feelings known and we are going to try to do within reason what you feel we should be doing in the second year and so on and so forth.

The cost of the activities in the area for the first year, the total cost in the West Broadway area, including all of the things I have mentioned, will be \$1,323,000. Of this cost, \$333,000 is the City's share.

I want to stress that what we are doing is that the City donated some property within the area and they are also getting some credit for the Central-Classical School Complex which means in actuality that the City will not have to put up any funds the first year. The City's share will be derived entirely from these non-cash credits.

I think that explains pretty much what we are planning to do the first year.

Thank you.

COUNCILMAN CAPRIO: After Mr. Joyce makes his presentation, Ladies and Gentlemen, we will then open up the Public Hearing to questions from neighborhood residents.

DAVID JOYCE: My name is David Joyce. I

am Chief of Community Services, Department of Planning and Urban Development.

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

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

In the way of background, the Family Relocation Service has assisted some 6,000 families who have faced displacement by governmental action over a period of 20 years. Fortunately, no family has been forcibly moved from their home due to circumstances inconsistent with the relocation schedule.

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

At this point, I would like to relate, in capsule form, the specific services to be rendered by the Relocation Service. According to the survey conducted by the Relocation Service, there are approximately 65 families and 37 individuals

residing in the proposed clearance area of the project. In taking on this serious task, the Relocation Service is geared to uphold the dignity of all people, regardless of their race, creed or color.

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

For the elderly residents, special services will be provided by a trained social case worker equipped with a trained staff for your added convenience.

It is interesting to note, that approximately 7400 rental, 1600 sales properties and some 650 units in public housing will be available during the next year in the Providence Housing Market to meet our needs.

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

to the over-all housing supply for our residents.

You may be interested to know the Federal Government provides the relocation moving expenses up to \$200 per unit for all eligible displacees. Additional Relocation Payments are available up to \$1,000 over a two-year period. Also, Replacement Housing Payments are available to owner-occupants who meet certain federal regulations with a payment up to a maximum of \$5,000. Further details will be made available as required.

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

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

COUNCILMAN CAPRIO: That concludes the portion of this hearing where the members of the Redevelopment Agency have made their presentations. We will now invite any resident of the area who is desirous of either making a statement regarding the Redevelopment Plan or who is desirous of asking a question concerning the Redevelopment

Plan to come forward and address the Chair from the microphone after identifying yourself.

REPRESENTATIVE ALDO FREDA: Mr. Chairman, Members of the Committee and Members of the Redevelopment Agency: I have a couple of questions about the West Broadway Project.

Now, I think you have said it is a five-year deal. We start with the first year and we will be going on for five years. Now, in the five years you will be doing work in a certain area. Now, how about the structures that won't be hit for five years? Will code enforcement continue to demand that the repairs and rehabilitation be made to the property for decent housing? Is that going to be taken into consideration? I am talking about the people that won't be hit for five years. What happens to their structures?

MR. PALLOZZI: Let me answer your question, Mr. Freda. The answer as to whether code enforcement will be involved in the West Broadway Project is "no". The reason I say "no" is because under the provisions of the West Broadway Project we will be able to give low-interest rate loans to individuals, three per cent, 40 years, and/or depending on the income of the individual, we may be able to give outright grants of up to \$3,000 to the people who reside

in the area so there won't be code enforcement as such. There will be a staff within the West Broadway Project Area made up of financial specialists and rehabilitation people. Draftsman will go into the homes and assist the people and draw the plans and draw the specifications and will come up with some working drawings and put them to bid for the people and supervise the construction of the repairs to the house and ultimately pay the contractor for the work that is done. So it won't be code enforcement as we know code enforcement, but it will be under the auspices of the Renewal Project.

MR. FREDA: Well, Mr. Pallozzi, the only thing that disturbs us greatly is this: some of these absentee landlords that we have in the area, through the area of Federal Hill. Now, you are saying there will not be code enforcement which is compulsory under the law. You are now telling me that this will have to be on a voluntary basis of these landlords to rehabilitate these properties.

MR. PALLOZZI: I think another provision that Mr. D'Antuono pointed out is that we will be back to another Public Hearing in approximately nine months to acquire additional structures within the West Broadway Project and if, as you say, there are absentee landlords who refuse to do

anything with their structures, then at that time we will get involved in the acquisition of those structures.

MR. FREDA: But the only thing, Mr. Director, the only problem we have is that everything is nine months and one year and two years and the area is becoming deteriorated.

MR. PALLOZZI: I agree with you.

MR. FREDA: My contention is this: that these structures that will not be touched until three or four or five years from now should be improved into standard and decent living facilities, and I think it should be compulsory on the part of your Redevelopment Agency to see that that is carried out, and I do not think we should have to wait for these landlords until they are good and ready to bleed these properties, and that is all they are doing, and they could care less as to what the residents in the Hill are doing.

MR. PALLOZZI: What I am saying to you, Mr. Freda, is that during the first year if we find a landlord who is unwilling to repair his property, then we have two alternatives: (1) either wait for the nine-month period and acquire the structure and tear it down or in the meantime, prior to that time, enforce the City Ordinance in regards to these structures. We have got a two-edge sword.

MR. FREDA: Well, Mr. Director, I would

just as soon see, rather than waiting for nine months, that this be done expeditiously. In fact, on the industrial structures in that area we passed legislation in the Legislature and I was the chief sponsor.

Up until the year of 1969 the industrial structures did not come under code enforcement and I sponsored the legislation which is now law to go into these industrial structures in that West Broadway Project that won't be touched for three or four or five years and I think that the reason this legislation was passed was for expeditious action and not for a year or two or three.

I believe you have got a great representation here tonight from the residents up there. Our councilman knows the area. Mr. Caprio knows the people up there and they are very disturbed. They do not know which way to move. Nobody knows from anything. They do not know whether to rehabilitate their properties or whether they should fix them up. What is going to happen? This is something that we would like to see.

MR. PALLOZZI: On many occasions I have conversed with area residents, either at the field office or in my office or in the committee meetings, and I have on many occasions suggested to property owners that they do not

need to get involved in extensive rehabilitation now, but that they wait approximately a period of three or four months when they may be entitled to a loan or a grant. Why go out and require these people who want to fix their houses to go out and borrow money at eight or nine or 10 per cent when the possibility is we may be able to get them an outright grant or a two or three per cent mortgage? This is why I have told many, many people, Mr. Freda, "do not get involved in extensive rehabilitation, but wait for a period of three to four months and wait until it becomes a project area where we can get involved in federal grants."

MR. FREDA: Mr. Pallozzi, if it is only three or four months, then I go along with you. However, code enforcement has not been enforcing either. We are winding up with a rat-infested area. The buildings there in that area are decrepit and broken down. Now, everybody is telling these people to wait. The only thing I say to you here tonight is that we would like to see a little stronger enforcement on the part of this Urban Renewal Committee and the Urban Renewal Division that you head to put some teeth into this thing and let's get going and let's get moving where people can see something going where they will have the will to stay in that area.

The other question that I am closing with is this: in correlation with Broadway, Federal Hill West, we have Federal Hill East. Now, does Federal Hill East have to wait until the five-year period ends before anything will be done with East.

MR. PALLOZZI: No, we have got legislation now in the City Council in order to provide Federal fundings, starting the beginning of next year.

MR. FREDA: Fine. Thank you.

COUNCILMAN CAPRIO: Let me ask you one question before this woman addresses us, Mr. Pallozzi. On the outright grant, is one of the requirements for an outright grant to a landlord that the landlord occupy the dwelling?

MR. PALLOZZI: I will turn that question over to one of my financial specialists.

FRANK CORRENTE: Yes, he has to live in the dwelling, owner-occupied.

COUNCILMAN CAPRIO: Many people have asked that question. However, that is not the case with the three or four per cent loan, 40 years?

MR. PALLOZZI: There is no restriction if they do it within the Project Area. In other words,

Mr. Chairman, you need not be an owner-occupant in order to be entitled to the loan, but you must be an owner-occupant in order to be entitled to the grant.

COUNCILMAN CAPRIO: In order to be entitled to the outright grant?

MR. PALLOZZI: In order to be entitled to the outright grant, that is right.

MRS. ROMEO: I live at 376 Carpenter Street. I would like to know--on Map 2--Number 3, the shaded area, does it mean all of the property, including mine will be taken?

MR. PALLOZZI: On the map that you are referring to, Mrs. Romeo, all the properties which are cross-hatched or shaded will be acquired in the first year.

MRS. ROMEO: Will be acquired in the first year.

MR. PALLOZZI: Will be acquired in the first year.

MRS. ROMEO: Does that mean where I live on Carpenter Street because I am across the street from the Brigham Street School?

MR. D'ANTUONO: Your particular house is not in that first year.

MR. PALLOZZI: He says your house will not be acquired in the first year.

MRS. ROMEO: It is shaded the way I look at it.

COUNCILMAN CAPRIO: Come forward and show him.

MRS. ROMEO: I got it back home. It was shaded.

(Whereupon Mrs. Romeo came forward and Mr. D'Antuono explained map to her)

MR. D'ANTUONO: What I have just told her is that her house does not have a pattern which indicates acquisition.

MRS. ROMEO: Too bad I didn't bring the book with me. How come it doesn't show on Map 3 that these same properties will be taken?

MR. PALLOZZI: I am sorry. I do not understand the question.

MRS. ROMEO: How come that it doesn't show on Map 3 "proposed acquisition" that these same properties will be taken?

MR. PALLOZZI: Map 3 shows certain properties which will be acquired. Those properties on Map 3 which will

be acquired in the first year are shaded. The rest of the properties are not shaded and will not be acquired in the first year.

MRS. ROMEO: How long will this take?

MR. PALLOZZI: A lot of this depends on just what the school's plans are. If I had to venture a guess, I would say probably at least three or four years.

MRS. ROMEO: Okay. Thanks.

CAROLINE BERADUCCI: I represent the block between Pierce, Marshall, Courtland and Dawson. Every house on that block has been remodeled.

COUNCILMAN CAPRIO: Give us a chance to find the block.

MRS. BERADUCCI: Right near the Armenian Church--Dawson and across from Brigham, that block, and Courtland. That block has been designated to be torn down.

Now, have any of you men been in any of those houses on that block? I want to know has any of you men been in any of that property?

MR. PALLOZZI: Mrs. Beraducci, the reason that block was originally scheduled for acquisition in the old plan was that this was for future school expansion. Now, depending on what the school plan is in that area, we will

either acquire it if they require it for future school use or we will not acquire it.

MRS. BERADUCCI: I was made to believe that it was for the Armenian Church for their parking lot; that it was to be taken for them and then resold to the Armenians for their parking lot. Every house on that block has been remodeled and the people have lived there 30 and 40 years, and they don't see why they have to get out and be moved. They are proud to live in Federal Hill and I am, too. I don't see why we have to move.

MR. PALLOZZI: Mrs. Beraducci, I do not know where you heard that story from. I publicly deny that to be the case. That was included for acquisition for the school if the school intends to increase in that area.

MRS. BERADUCCI: In other words, then the people don't have to worry?

MR. PALLOZZI: Until such time as we have a Master Plan for the schools, the question as to whether the block will be acquired or not remains unanswered, depending on school expansion needs.

MRS. BERADUCCI: Then these people have worried for the past five years.

MR. PALLOZZI: Mrs. Beraducci, there has been

a field office at 580 Broadway where any questions could be answered.

MRS. BERADUCCI: There were many residents that came to your office.

COUNCILMAN CAPRIO: Let the committee get the view of the residents, Mrs. Beraducci. If I understand correctly, you represent the people in that area.

MRS. BERADUCCI: They asked me to represent them, yes.

COUNCILMAN CAPRIO: You are telling this committee that it is the overwhelming desire of those residents --

MRS. BERADUCCI: They don't want to move. They are proud of living there.

COUNCILMAN CAPRIO: And they wish to remain there.

MRS. BERADUCCI: And they wish to remain where they have lived all of their lives.

COUNCILMAN CAPRIO: In response to one of your questions, I am very familiar with the area, and I have been in several of those homes.

MRS. BERADUCCI: Some of these people are old, and they are saying, "where am I going to move to?"

I mean, it is a shame when these houses are beautiful and now they are going to have to be torn down.

COUNCILMAN CAPRIO: I assure you that while I am sympathetic with your view, I have personal knowledge of the area and personal knowledge of the homes in that area, and I know that the landlords have done their utmost to keep them up. I think that most of those homes are owner-occupied.

MRS. BERADUCCI: Right. These houses have been handed down from family to family and their daughters and sons live on the first and second floors.

COUNCILMAN CAPRIO: I am going to ask Mr. Pallozzi, is there a present plan to acquire the properties that Mrs. Beraducci is asking about?

MR. PALLOZZI: No.

MRS. BERADUCCI: Thank you. That's all I want to know. These people have worried themselves sick for the past five years.

MR. PALLOZZI: As I said before, Mrs. Beraducci, it depends on the school Master Plan whether expansion of that school requires those structures or not. I don't have an answer at this time.

MRS. BERADUCCI: Can I meet with the residents

of the area and tell them they have no need to worry; that their house is not to be taken?

MR. PALLOZZI: That is not what I said.

COUNCILMAN CAPRIO: Let's have it quiet, please.

MR. PALLOZZI: What I said, Mrs. Beraducci, is that at the present time there are no plans for the acquisition of those structures. Until such time as the school master plan is formulated, the question as to whether those structures will be acquired for school expansion is unanswerable by me or anybody else at this time.

MRS. BERADUCCI: Are these people forced to move if they don't want to?

COUNCILMAN CAPRIO: I can only give you this assurance and that is that as Chairman of this Committee, I am sympathetic with your view and the view of the residents in the area. I certainly will attempt to keep all the homes and all the houses that are in decent repair and that are attractive to the neighborhood and that everybody kept up during the past years, and which really make the neighborhood look good. I intend to keep those houses there. I do not intend to have them pass through my committee for demolition. At the present time there is no plan for demolition of those

properties. The Chairman of the Redevelopment Agency has told us that. With the uncertainties of life, Mrs. Beraducci, we do not know what is going to happen in the future. As it stands now, there is no plan for the future acquisition of those properties. As Chairman of this Committee, and as a representative of the area, I am sympathetic with you and I give you that assurance.

MRS. BERADUCCI: I think they have a long way to go.

MONSIGNOR GALLIANO J. CAVALLARO: Mr. Chairman, Members of the Committee: In a follow-up to what Mr. Freda had been saying about code enforcement, I think you let something slip, Mr. Pallozzi. You said that Federal Hill East will receive some federal funding or federal funds. Would you be free to tell us about that?

MR. PALLOZZI: I did not let anything slip, Monsignor. What I said is that there is presently pending in the City Council a resolution authorizing the Providence Redevelopment Agency to apply to the federal government for planning funds for the so-called Federal Hill East Project Area. It is public knowledge. I do not want you to have the impression that something slipped. It is public information, and it is on record in the Clerk's office

MONSIGNOR CAVALLARO: That is the first I have heard of that, but the follow-up to that is what do you mean on planning for Federal Hill East?

MR. PALLOZZI: What we normally do is set up a citizens' committee in any redevelopment project area, and we discuss with them what they feel is necessary in order to rehabilitate the area. We have meetings with them and other area residents and other concerned citizens and based on these meetings we come up with what we feel is a plan as to what the area residents are looking for with what the city can afford to do and that is for the best interest of everybody in the City of Providence.

MONSIGNOR CAVALLARO: Getting back to what Mr. Freda said about code enforcement, it looks like we are going to have to wait five years before anything will be done in that area about code enforcement.

MR. PALLOZZI: Not necessarily, no, Monsignor.

MONSIGNOR CAVALLARO: Do we have some code enforcement?

MR. PALLOZZI: Yes, we do. You are talking about minimum housing.

MONSIGNOR CAVALLARO: Right. Could we

have some of that in the area now?

MR. PALLOZZI: This is a possibility, yes.

MONSIGNOR CAVALLARO: There is no sense to go on with the discussion because you have answered the question, but I would like to impress upon the committee that if there is any area in the City of Providence that needs some code enforcement with substandard housing it is Federal Hill East, and we need that now before we lose the whole area. By the time we work with West Broadway, we will lose Federal Hill East by the time we get to it. I would appreciate that consideration. Thank you.

MRS. NEWELL: My name is Mrs. Newell. I live at 41 1/2 Knight Street. All I have to say is that, first of all, Federal Hill is definitely in need of Urban Renewal or some type of saving of Federal Hill. Whether it be Federal Hill East or Federal Hill West, or whatever it is, all Federal Hill needs it.

Secondly, My house will go, but I would like very much to remain in Federal Hill. However, if it requires that my house go down in this process, Gentlemen, I feel assured that I can find decent housing somewhere in Federal Hill. I know that if I stay where I am now, I definitely would not want to bring up my children in Federal Hill the way it is

going down. It is a disgrace. It is a shame. The housing is disgraceful. The recreational facilities are disgraceful. There is nothing there for me to remain there and for me to bring up my children with. You have junkies hanging on the corners and you have gangsters hanging on the corners, and I don't want to bring my children up in this kind of an atmosphere.

I have everything in my house that I could possibly want, and that I could possibly buy. I have a beautiful yard. I want to stay in Federal Hill because I like it there. I like the people there. I like walking down the street and being greeted and saying, "hello, good morning, how are you," where I know I would not get it in other places. I wish that Federal Hill could stay the same, but it can't. If people would just take a realistic look around and see what has happened to Federal Hill, well, it is not the same. If something is not done about it now, we are going to lose Federal Hill altogether and this is my only complaint with renewal is that it is taking so darn long.

Excuse me, Mr. Pallozzi. I am in favor of renewal, but I have to blame it on renewal because we have had too many setbacks in this program. People are moving out now because of this latest thing that came out in the paper, and

we need some kind of public relations link between the renewal office and the citizens to let them know just what is happening in the neighborhood. I never heard so many ridiculous rumors in all my life. If you heard the rumors, they are ridiculous. "My house is going down," and then they say, "This is going down," and they are not. I feel that I am fairly well informed. My husband is chairman of your citizens group, and I felt that I had the right to say, "No, your house isn't going down" because I have seen the books he has taken home and those women would not believe me.

I say that some type of public relations has to be done and you can't be a mollycoddle about this type of thing but you have to come right out and say something like, "No, it's not going to be in November," or, "it's going to be in November," that's all. This is what is going to happen. That's all.

MR. PALLOZZI: First of all, Mrs. Newell, thank you for supporting Urban Renewal.

MRS. NEWELL: I support it very strongly.

MR. PALLOZZI: Secondly, as far as rumors are concerned, Mrs. Newell, I have no control. As far as public relations are concerned, however, I am very much

disturbed because in the West Broadway Project on every single block we have a block captain. We have an executive committee and your husband is chairman of that committee. This committee and these block captains are kept informed on almost a weekly basis as to what is going on in the area. It is the job of those block captains and that executive committee to talk to the people on their block and keep those people informed. Now, I am disturbed because from what you have said some of the block captains have not been doing what they are supposed to do.

MRS. NEWELL: I don't necessarily blame the block captains or my husband, because I know my husband is on the phone many hours getting calls from people everywhere, especially after this word was made in the newspaper, but there are many people who don't even know who their block captains are, and these block captains can't be expected to do everything. They are working men. My husband has to go to work, and he can't go banging on doors every day and every night telling people about this or the other thing. The people in the area themselves, if they are so interested in Federal Hill, if they are so interested in making it a better place to live for themselves and their children and their grandfathers and grandmothers, they should be at the renewal

office asking questions trying to find out, but then what happens? They sit back and they don't want to know anything, and as soon as something is made public, well, immediately they become in an uproar. They don't know anything about it at all. I am not necessarily blaming anyone.

MR. PALLOZZI: I am sorry to say that your characterization of some people in the area is similar to that of persons in all areas of the City of Providence. I am sure it is not just Federal Hill.

MRS. MASTRONARDI: My name is Mrs. Mastronardi. I come from the 13th Ward. I run for public office and have been defeated, and I have never heard of my captain in my block area.

MRS. NEWELL: That means there's not good public relations.

COUNCILMAN CAPRIO: Let's have your attention, please. There is no need to have these outbursts.

SENATOR VINCENT J. BACCARI: Mr. Chairman --

COUNCILMAN CAPRIO: Incidentally, I would like to say, Mrs. Mastronardi, I do not know my block captain myself.

MRS. MASTRONARDI: I ain't lying about it. I don't need a microphone. I am sure I can be very distinctly

heard, that unless you are in the in or know someone connected, you are not thoroughly informed and you do not know what is going on.

COUNCILMAN CAPRIO: Mrs. Mastronardi, I think that is an overstatement.

MR. PALLOZZI: It is my understanding that every block in West Broadway has a block captain, but tomorrow morning I will check your particular block, and if there is not a block captain, would you volunteer to be the block captain?

MRS. MASTRONARDI: I most certainly would. I am very much interested in real estate and in Federal Hill.

COUNCILMAN CAPRIO: Senator Baccari, please.

SENATOR BACCARI: Mr. Chairman, Members of the Committee, Ladies and Gentlemen: I think I can categorically state that you have had the sympathetic approval and active support of all of the citizens of Federal Hill in West Broadway on any Redevelopment Project, and we have been believing and hoping for many, many years, hoping against hope, and we are familiar that redevelopment works in a very slow manner with all its bad consequences. You can see that bad consequence when you come up to the Hill which is beginning to be a ghost town because once you give the people the threat

of redevelopment and you have all these printed proposals, I say to you that actions speak louder than words.

Now, looking at the timetable, Gentlemen, I am a little bit concerned as my people are. I ask you this question: your plan calls for redevelopment and rehabilitation and conservation of 232 acres and yet, you plan to take care of one year at a cost of about \$1,300,000. If the Banking and Currency Commission imposes restrictions and you are restricted and limited to 20 acres per year, then it will take you all of 11 1/2 years to complete the project on West Broadway.

We have suffered delays and disappointments. We have had our disputes, and I would like to know very clearly tonight, and this outpouring of people is the convincing evidence to me that they are interested, and that they are persons involved, and I think they should have some answers as to what would happen if the Federal Government imposes further restrictions. How would you handle a 232-acre project?

If you would come up to Federal Hill, you would see a high rate of vacancies because of the panic that has grown over the years with tenants leaving because they are afraid that the house will be demolished and taken. You have landlords losing income. They want to improve their property. Minimum Housing steps in, and if you go to a bank for an

improvement mortgage they turn you down, so that your house becomes further deteriorated.

I would like to know the answer. If the Banking and Currency Commission imposes these restrictions, exactly what is going to happen on the West Broadway Project?

MR. PALLOZZI: Senator Baccari, as a former attorney for the Providence Redevelopment Agency you know, as well as I know, that we at the Redevelopment Agency have no control whatsoever as to what Congress is going to do. We can attempt to influence legislation. We can attempt to do so by letters and replies from our mayor or our governor or by our senators and representatives to influence the legislation, but once that legislation has passed, and you know as well as I do there is nothing we can do. We have to live with that legislation.

Now, you mentioned the possibility of a curtailment. I am very, very optimistic that there will be no curtailment, and hopefully anticipate there will be an execution of the West Broadway Project the first of the year. If there are any curtailments by the Senate and by the House, Senator Baccari, I will have to wait and see what those curtailments are to see how they affect the West Broadway Project and the entire redevelopment process for the City of Providence.

SENATOR BACCARI: Mr. Pallozzi, I regret very much that I was not speaking as a former attorney of the Providence Redevelopment Agency, rather as a citizen and resident of Federal Hill. I live at 80 Vinton Street. I have been close to the problem and have been very concerned, and being an elected public official I daily get laments and complaints that are justified, and I realize that you are hamstrung. I realize you have to work within the limitations and under stringent and rigid regulations of the law, but I think these people who are here tonight certainly deserve more positive answers as far as West Broadway is concerned.

MR. PALLOZZI: I think the most positive answer I can give you, Senator, and the people here tonight, is that it is my intention to proceed with the NDP application and hopefully expect an execution in the first part of 1970.

SENATOR BACCARI: Again, I repeat that actions will speak louder than words. If action is not taken, you will get a lot of words from us.

CHARLES NEWELL: My name is Charles Newell, 41 1/2 Knight Street. I am a citizen and a voting member of the West Broadway Project. I am a voting member of the 13th Ward. I am Chairman of the Project Area Committee, considered to be the Citizens' Committee in the West Broadway Project Area.

I feel that I should somewhat defend our committee against one of the previous speakers. This committee and the block captains were organized and started over two and a half years ago, at which time we had a block captain for every block who was interested and who was willing to give up their evenings to help the West Broadway Project. Over the last two and a half years we have had setbacks and changes in planning. The plans have been canceled over and over again and in that two and one-half years I will have to be honest and say many of the block captains have just given up with complete disgust with the program, not to say there are not thousands and thousands of people, in this area who are actively concerned, and I hear from them constantly day in and day out, and I will say as to the rumors that most of the rumors that I am correcting or either defending, correcting or elaborating on, generally come from the people -- from reliable public officials who keep telling these people, "This is what is going to happen. This is what is not going to happen." Unfortunately, nothing can be said that it is or it isn't going to happen until you have some money to officially go ahead with it. Therefore, how can anyone come out to say two years or three years from now this program will do this if you have to get through the first year before you

can start the second year at all. If that is the case and you do not have the money for the first year to start with, then you can't plan five and ten years ahead.

As far as the committee goes, we stand ready to accept any new block captains. Any person who is willing to give up evenings and go out and canvass the area for opinions, we are glad to have them help us sift the truth down to the people and in turn get their feelings about the area, but unfortunately, it is hard to get these names down to the people who will give up evenings. I give up one evening a week and have done so for the last two and a half years. We have met frequently to discuss this plan. Maybe these meetings are not publicized in the newspaper because we have no funds for advertising or any method of getting the word to the people, but what has come out of these meetings has to go back to the people and I will tell you in all honesty tonight that the committee has been very much embarrassed to go back to the people with some of the answers we are given or have to give. "They are waiting for plans. They are renewing the plans. They are reconsidering the plans. They are in Washington for the third or fourth time." It has got to the point where even some of the members of the executive committee are afraid to show up in their block because people there are so

interested and so concerned that we have nothing to tell them, nothing official or definite.

The only other thing I would like to respond to here is a reference to code enforcement. Now, they cannot deal from year to year in that they have to plan for Year 2 almost a half a year ahead and in that time, in six months or even in a month some houses are completely blighted, absolutely unlivable, so so our committee has undertaken in the last previous two meetings to compile a list of properties and dwellings which our block captain and committee members feel are substandard or represent a serious health hazard to the area, Gentlemen, and I have reference to a few of them, one belonging to the City of Providence, previously called the Courtland Street School then the St. Mary's School, on the corner of Gesler and Courtland. It was the result of a serious fire on July 4th. It is still unboarded. It results in a fire at least once an evening in that place to the point now where the firemen don't even show up. One fireman is still in the hospital from the July 4th fire in that area. This building belongs to the City of Providence and it is still not up to code enforcement so how can people be forced in the area to bring their properties up to the level of code enforcement if the city does not keep their own property up?

Carrying this one step further, our committee stands ready to accept any name and address of any properties considered to be either in code violation. Although we have no official force, we have no official funding or no official designation, we as a citizens' committee will take each and every building given to us considered to be in code violation and we will act upon it, with the help of assistance from the West Broadway Project Area Office, which has been offered to us, and we will take pictures of this and we will present these code enforcements to the proper city officials and after doing such we will follow each one up systematically to see what has been done or what is being done on this property.

Other than that, I think there is nothing else that can be done to bring the code violators to light and to force them to repair the property that they obviously have no concern for.

Thank you.

COUNCILMAN CAPRIO: What, if any, recommendations do you have to have a better communications between the West Broadway Project Area and the residents of the area?

MR. NEWELL: It has posed a very difficult problem. The biggest problem is that the answers are coming

from too many different people and there's very few people, actually, who know what is going on. I believe there's only two who can officially speak for the West Broadway Project presently, Mr. Pallozzi and the project area representative. Now, these two men are the only two. Now. I spend every night on the phone talking about this project. I don't have any more time that I could possibly give unless I gave up my job to do it, and I have 10 members on my committee who are all in the same position. Now, they have block captains who, unfortunately, some are active and some are not. Sometimes it is not their own fault. They have just retreated from their area just out of attack because people in some areas are just up in arms about the loss of tenants and the delays and they just say, "No, not that again. We don't want to hear about that project. It's never going through." That is the general opinion of the people in this area.

As a committee, as far as public relations go, little else can be done. We do not have any money to advertise the proper answers and so, therefore, it can only be done by word of mouth and through the two members of the office.

COUNCILMAN CAPRIO: I think you might add

that you are strictly a volunteer group and you deserve a lot of praise.

MR. NEWELL: There is certainly a loss of pay for some of our committee members because they are night workers and they still attend the meetings.

COUNCILMAN CAPRIO: The city is indebted to you.

MR. NEWELL: I should think so.

MR. PALLOZZI: I would like to publicly thank Mr. Newell and the executive committee and the block captains for the time and energy and efforts being devoted in assisting me and my department in regard to the West Broadway Project. Thank you again, Mr. Newell.

MR. NEWELL: You are sincerely welcome.

COUNCILMAN CAPRIO: I would like everyone to have an opportunity to speak and after everyone has spoken once then we will start with those who wish to speak again. I want everyone to have at least an opportunity to speak once.

MR. MARTINO: Mr. Chairman, Mr. Pallozzi: I am here representing my mother who is seventy-one years old. Mr. D'Antuono previously explained what they are going to do with this project. He forgot one area, that orange one,

the institutional property. There is a little dot with a lot 40 by 40 on it. Would you explain to me what they will do with that area?

MR. D'ANTUONO: Well, the structure on Tiber Street is in the first year of acquisition. Our plan calls for the abandonment of Tiber Street.

MR. MARTINO: Excuse me just a moment, please, excuse me just a moment, please. Can't this house have a new address on Swiss Street? The land is owned by the City of Providence. Now, I believe the State of Rhode Island owns it from that highway. The state purchased all they needed and the rest is going to be up for sale.

MR. D'ANTUONO: Whatever is left the state owns and it has to offer it back to the original owner before they can sell to anyone else.

MR. MARTINO: I inquired from the State of Rhode Island and they said they don't want that property. I talked to further people and they said they don't want that property. Therefore, if we purchase that piece of land we have the right to stay in this particular house? My mother has occupied that for sixty-seven years.

COUNCILMAN CAPRIO: What is the address, please.

MR. MARTINO: 18 Tiber Street.

MR. PALLOZZI: If by the abandonment of Tiber Street this particular structure is not landlocked we would reconsider acquisition at that time.

COUNCILMAN CAPRIO: How many years has your mother been there?

MR. MARTINO: Sixty-seven years, raised six children there. My father is seventy-four and he is blind.

COUNCILMAN CAPRIO: You are telling this committee that you are desirous of having this structure remain there?

MR. MARTINO: That's right. Because we have heard a lot of rumors, my mother is a nervous wreck. That house was there before the church and before a lot of other properties in that area.

COUNCILMAN CAPRIO: What is the general condition of the property?

MR. MARTINO: The building has no violations whatsoever, none. You could not update that house, the interior of that house, today. You hear a lot of rumors that the priest wants the land. Father Joseph says he does not want that land for a parking lot. Only six cars could fit on that land. Why should my mother get out of that property?

MR. PALLOZZI: We are not acquiring that property to sell it off to the church. If for some reason with the abandonment of Tiber Street that house is not landlocked, then at that time we will reconsider the acquisition of that property.

MR. MARTINO: In other words, that is almost like a guarantee. You are telling me if I buy that 20 feet of land we could stay there.

MR. PALLOZZI: We will reconsider acquisition of that property at that time.

MR. CORVESE: Mr. Chairman, I don't think I need this thing.

(Referring to microphone)

CHAIRMAN CAPRIO: Use it anyway.

MR. CORVESE: I probably don't understand very good English, but I ask a question.

COUNCILMAN CAPRIO: You speak very well.

MR. CORVESE: I want to know how the Honorable Mayor made out in Washington, whether we are going to keep on the 232-acre plan or cut it down to 20 acres. That is what I want to know. You didn't give me no answer. I am willing to wait five years if I am sure.

COUNCILMAN CAPRIO: Let me give you the

answer I know. I can't speak for the Mayor. I do not think anyone else can, but I did speak to the Mayor about this situation and he went to Washington. Now, from what I recall of my conversation with Mayor Doorley, let me just preface my remark by saying that certainly Mayor Doorley does not dictate to the Congress of the United States. We all feel the same way. We are all in favor of having the Federal Government go ahead with the original proposal and the grant of money, but he indicated to me he would be contacting all of the congressional office holders from the State of Rhode Island and that he thought the rest of us should attempt to have a solid front and make our position known, particularly the residents of our area, because this may determine whether or not the area is going to survive, whether or not this money is appropriated, and I do not think anybody can give you the answer right now. I do not think anybody knows.

MR. CORVESE: Mr. Chairman, let me remind you this program was proposed under the Johnson Administration, am I right or wrong?

COUNCILMAN CAPRIO: That is right.

MR. CORVESE: I understand that at that time the money was well -- it wasn't appropriated, but some of it

is.

COUNCILMAN CAPRIO: It was earmarked.

MR. CORVESE: It was earmarked, 232 acres, right? What has this government got to do that is in at present in Washington today, what have they got to do with that program if it was set up under the Johnson Administration? I want to know what they are going to do.

MR. PALLOZZI: I cannot speak for the Congress of the United States or the President.

MR. CORVESE: Well, I can. I don't think they are keeping their word. This was passed by the Johnson Administration. It was okayed by that government, by their Senators and Congressman and whoever it was at the head of that department.

COUNCILMAN CAPRIO: You know, Mr. Corvese, you bring up a point that is very good, I think, regarding this and that is that we should all, including myself, we should all sit down and write to our Congressmen and Senators.

MR. CORVESE: Why should I write to them?

COUNCILMAN CAPRIO: Because they are the ones that are going to vote on this.

MR. CORVESE: They did two years ago. Look, it's useless. I know a lot of people, and as I said right at

the first meeting I attended, a lot of people are going to get hurt and nothing is going to be done, and every word that I uttered at that meeting is coming out. Now, we come here tonight with the intentions of knowing whether we got the money to carry out this program for the 232 acres or whether it is for 20 acres, and I haven't got an answer yet.

MR. PALLOZZI: We are proceeding, Mr. Corvese, I told you this at the last meeting you attended, we are proceeding with the NDP as was instituted prior to the rumors of the change in the regulations. As far as I am concerned, this is what I am proceeding with, and this is what I will submit, and this is what is before the City Council now.

MR. CORVESE: Well, I hope they do something for the sake of the people that is around, and that are hanging on a rope. They don't know what to do. You have got to wait 20 years before you get anything done. Thank you.

MRS. COMELLA: I live at 11 Knight Street next to the Holy Ghost Church. I am here representing my landlady. The landlord is dead now. Now, a few years back she was opposed to selling that house. They wanted to buy it. She told them she would like to stay a few more years until she

passed away. She is seventy-five. She has arthritis very bad. I have a husband who is very ill with a heart condition, and he has taken three strokes. Thank God he is coming out pretty good. He is still a little mentally -- forgets and all that, and he is very sick.

COUNCILMAN CAPRIO: What is the address.

MRS. COMELLA: Eleven Knight Street next to the Holy Ghost Church. I have lived there 43 years, and I lived across the street for another 22 years. Altogether I have lived in that corner for 63 years. Now, it was said she could stay there as long as she wished. After that there were rumors that the redevelopment was going to take the property. Now, I didn't know why they wanted to take it, and I might as well say that our pastor said he doesn't need it, and they want to know what is going to be done. She is very ill. I represent her tonight.

MR. D'ANTUONO: The prime reason for taking that piece of land is because when Knight Street is widened it will take a corner of that building. That is the main reason.

MRS. COMELLA: How much can they take?

MR. D'ANTUONO: If you take four feet of a building you have got to take the building.

MRS. COMELLA: Couldn't they let the woman

pass away in that house? She's been there 60 years. We have other property that is around there that is a disgrace, that is going to stay up for a while, for at least two or three years more, and yet they want to demolish our house right away.

COUNCILMAN CAPRIO: When is that scheduled for acquisition.

MR. PALLOZZI: That house is scheduled for acquisition in the first year, but let me answer your question this way: because we acquired a house in the first year it does not necessarily mean we have to demolish that house in the first year.

MRS. COMELLA: In other words, can she stay there a little longer than a year?

MR. PALLOZZI: The possibility exists that you may be able to, yes.

MRS. COMELLA: Well, I have to go back and explain that to her.

MR. PALLOZZI: In other words, I cannot give you a definite commitment that you will remain there longer than a year. This committee may order us to remove it from acquisition, and this committee will take into consideration the situation which exists.

MRS. COMELLA: That street wasn't going to be widened. It wasn't in the map there a while back because I have been to some of the meetings and it didn't show up, and it is only lately it has been on the map.

MR. PALLOZZI: Knight Street has been proposed to be widened from the inception.

MRS. COMELLA: It wasn't on the first map when we had the first meeting.

MR. PALUMBO: That section there, and I know it is colored blue on your map there, I just wonder what use the land for is in that area?

MR. PALLOZZI: The ultimate reuse for that area will be commercial.

MR. PALUMBO: From Mr. D'Antuono's remarks I understand that area is not included in the current plan before the City Council; is that correct?

MR. PALLOZZI: It is not scheduled for acquisition during the first year.

MR. PALUMBO: Can you tell me when the acquisition is scheduled for?

MR. D'ANTUONO: Year 2.

MR. PALUMBO: Then the current plan which is before the Council does not include that area at all?

MR. D'ANTUONO: It includes it as part of the West Broadway Project Area, but it does not include it during the Year 1. It is in the Redevelopment Area, but not in the Redevelopment Plan.

MR. PALUMBO: It is not in the plan for acquisition for the first year. Well, I think this would be my suggestion, that since any kind of acquisition beyond the Year 1 would have to be contingent on funds, I would think that you would advise the people in such areas that they should go ahead and do everything they can to keep their property up and rehabilitate it, because I think people get the wrong impression when they see colored maps and these things which are put forth in the plan which are only contingent and you and I as attorneys know that no condemnation takes place until the money is put in the till and the condemnation papers are filed in the City Clerk's Office, and I think when people see these plans set forth and the moneys are contingent, I think it gives everybody in the area the wrong idea, especially tenants who plan to move out. I think, as Mr. Freda said, if no plan is imminent and if there is no plan pending before the City Council for a particular area that the Minimum Housing people ought to be encouraged to work in those areas to keep it habilitated because another

thing which would be the result of this is that in the future when you do condemn people will only receive less and less value for their property.

MR. PALLOZZI: As I answered Mr. Freda, it is our intention to go in there with loans and grants in order to assist the people to rehabilitate their structures.

MR. PALUMBO: What I understood from Mr. D'Antuono's remarks is that the areas which are slated for loans and grants are the areas included in the black lines which would be westerly of Dexter Street and would not include this particular area.

MR. PALLOZZI: That particular area that you are referring to is not included in the loans and grants.

MR. PALUMBO: I think the people in the area should be encouraged to take whatever steps they can.

MR. PALLOZZI: Minimum Housing people will be in the area.

MR. PALUMBO: Thank you.

MRS. VITUOLLO: (534 Broadway) I am a landlord and I have 10 rental units. Now, I am here to criticize the plan. As far as those rental units are, four of those rental units are stores and they serve the purpose of the community. I also know that people cannot walk five blocks

to a shopping center and then have to carry their packages back to where they live, and I am really here to complain about the planning rather than the fact that they plan to take my buildings and use them for offices with doctors which I don't think there is a need for in the community. Also, two streets in back of my property is an industrial center and I don't think that that serves the purpose of staying in this area because this area is entirely residential. In the summer time we get terrific odors from the factories that are over there and it certainly is not residential. So I am here really to complain about the planning.

MR. PALLOZZI: As I understand, your property is located on Broadway, and it contains on the first floor some commercial establishments; am I correct?

MRS. VITUOLLO: Yes, it also goes around.

MR. PALLOZZI: The general plan for the West Broadway Project Area, and, again, subject to funding and everything else, calls for the removal of all commercial establishments from Broadway in order to return Broadway to what it was 30 or 40 years ago.

MRS. VITUOLLO: I understand that.

MR. PALLOZZI: I know, based on discussions with you and my staff, we have suggested to you that if you

convert those commercial establishments to either professional offices --

MRS. VITUOLLO: There is no demand for that.

MR. PALLOZZI: The possibility is we would not acquire those.

MRS. VITUOLLO: There is no demand for that, but there is a demand for small stores in the neighborhood. You are going to put them down on Barton Street which people would have to walk five blocks down and five blocks back in order to buy a loaf of bread.

MR. PALLOZZI: You are objecting to the ultimate renewal plan which calls for removal of all commercial establishments.

MRS. VITUOLLO: Right, not only mine.

TONY ALFANO: Mr. Chairman, Members of the Board: My name is Tony Alfano. I live at 35 Hammond Street. On your previous plan that property was supposed to be acquired because it was a pedestrian mall going through there. From your map it seems as if it is not going to be acquired. We lost tenants on the second and third floor. We are constantly having windows busted and the property around our neighborhood is being burnt down and I'd like to know whether or not this

property is still going to be acquired and what are they going to do about all the taxes we are paying. Are we going to get any cutdown on taxes? We lost enough revenue for the property already.

MR. PALLOZZI: Mr. Alfano, you are referring to the original plan of approximately one year ago; is that correct?

MR. ALFANO: That's right.

MR. PALLOZZI: That is still the general plan for the Hammond Street area. We are not acquiring those particular structures which we intended to acquire in that area the first year. Now, as far as taxes that you are paying, the only suggestion I can make to you is to consult with the Tax Assessor of the City of Providence.

MR. ALFANO: If you are not acquiring my property, how do I get into my garage when you have a pedestrian mall?

MR. PALLOZZI: I am saying to you we will not install a pedestrian mall until such time as we have acquired those properties as we designated originally in that plan you saw here. Our intention is to carry out the provisions of that plan, Mr. Alfano.

MR. ALFANO: It is not marked on this plan.

MR. PALLOZZI: No, this is the first year acquisition only.

MR. ALFANO: Thank you.

HARRY KASPARIAN: (55 Hammond Street)

I like to direct this to you, Mr. Pallozzi. I would like to follow up briefly on what the last fellow just said.

COUNCILMAN CAPRIO: You live at 35 Hammond Street?

MR. KASPARIAN: I represent my mother, at 55 Hammond Street. Since it is not going to be acquired in the first year, and I know there are no tentative plans beyond the first year, and you intend to follow this through, where do you intend to follow this through?

MR. PALLOZZI: Are you asking what year we intend to acquire this?

MR. KASPARIAN: Right.

MR. PALLOZZI: It is our intention to acquire those properties in the second year.

MR. KASPARIAN: Okay. Now, my second question is directed -- I would like this point cleared up. You have got approximately \$1,300,000 appropriated in the first year which will take care of 31 dwellings and a couple of commercial properties. What else is included in that

\$1,300,000?

MR. D'ANTUONO: That money is going toward the acquisition of those parcels and it is going toward the preparation of work and drawings, engineering work, that has to take place. There is quite a bit of ground work being laid in the Year 1 for Year 2 and this represents a substantial part of the cost along with the acquisition and demolition and all that.

MR. KASPARIAN: Let me say something here: A million-three, but that million-three includes a portion of the cost of the Central-Classical School complex in order to get the City's credit for that money. In other words, the actual money put into the area is somewhere around a million dollars.

MR. PALLOZZI: If you would like a dollar breakdown of the costs we have in the office, I would be very happy to give it to you.

MR. KASPARIAN: That isn't the point I was really looking for. If it is \$1,300,000 and that entails what you have just told me, where are we going to get the grants in three or four months if \$1,300,000 --

MR. PALLOZZI: This \$1,300,000 does not include the grants or loans. Those are untold. We have no

idea as to how much that will amount to. That is 100 per cent federal funds. None of this comes from the City of Providence and that is not included in the 1.3, Mr. Kasparian.

MR. KASPARIAN: In other words, there is a possibility that three or four months this could go above \$1,300,000 if the grants are included?

MR. PALLOZZI: The grants and loans will be in addition to the 1.3 million dollars.

MR. KASPARIAN: That is all I want to know.

FATHER MCKENNA: Mr. Chairman: My name is Father McKenna, 538 Broadway. One of you gentlemen in your presentation earlier mentioned improvements at the Brigham Junior High School. I wonder if it would be germane to this discussion tonight to give us some idea of what is being planned for Brigham.

MR. PALLOZZI: This is one of our problems. The School Department does not as of this time have a Master Plan for Schools. Some time ago in discussions relative to the original plans for West Broadway, the School Department envisioned increasing the buildings in that area. I think it was an addition to the total complex. I cannot answer you as to what the School Department intends to do, and this is one of the reasons that the acquisition of those structures which

were originally contemplated are not being acquired until such time as the School Department does come up with its Master Plan.

FATHER MCKENNA: Secondly, Mr. Chairman, perhaps you could inform me if it is a city ordinance or a federal guideline that necessitates using the City Council Chamber for these Public Hearings or could another place be found that would be more appropriate?

COUNCILMAN CAPRIO: I can answer that. No, we have no requirements as to where the Public Hearings are held.

FATHER MCKENNA: It strikes me as ironic that a planning agency doing all of this planning and sociological study has such a small room for the number of people. We are crowded in the back. I suggest for future hearings that perhaps we could use the Brigham Junior High School for the people of the area to see that school and also, perhaps, they would have some transparencies and overhead projectors available to make these maps more readable for those standing in the back. I would suggest that for future hearings.

COUNCILMAN CAPRIO: I think your point is well taken. However, I must inform you we do have more control

over a situation here at the City Council Chamber where we can set up the physical facilities the way we have set them up tonight. We have excellent cooperation with the City Sergeant and the City Sergeant's Department with the use of microphones and whatnot. We have had experiences in other public buildings where microphones were not available and where other proper facilities were not available. However, we will in the future explore the possibility of having a Public Hearing held elsewhere to provide ample room for everyone. I think tonight it was unfortunate that the Chamber is so small; however, I think that it is very encouraging to see so many people participating.

FATHER MCKENNA: But it is discouraging when they are relegated to the back. It seems that it does not engender any interest in a project seeing such a division between the committee and the people crowded in the back. There is ample room here, of course, but I suggest that I would be happy to have it another place where a site would be a little bit more amenable.

COUNCILMAN CAPRIO: Your point is well taken.

FATHER MCKENNA: Thank you, Mr. Chairman.

VOICE FROM AUDIENCE: I am in here to speak for my mother. I haven't heard anything about Tobey Street.

What is going to happen to that?

MR. D'ANTUONO: In the first year there is only one piece of property being taken on Tobey Street and that is the property at the corner of Tobey that was burned out. It will be taken out this coming year.

VOICE FROM AUDIENCE: The house that I am talking about that will eventually be taken, could you give me a little inkling on when it will be eventually taken?

MR. D'ANTUONO: Off hand, I know there are a few houses on the other side of the street that may be taken later, but in order to pin it down for you I would suggest that if you stop in the office I could tell you for sure.

MR. PALLOZZI: Perhaps we could help this lady if she went to the Broadway Field Office.

MR. D'ANTUONO: If you would like to stop in at 580 Broadway, we have the maps of the possible future acquisitions of structures and you can see them.

VOICE FROM AUDIENCE: The reason I was asking was they said last year at one of the meetings that the street was going to be widened. They said that it was not going to be used for any other purpose but traffic facilities and this house is right on the, you know, facing Meader Street. I was just wondering whether that home

will eventually be taken.

COUNCILMAN CAPRIO: Is there anyone else who desires to be heard at this time?

RESIDENT OF 26 BRIGHTON STREET: Now, that red square, Knight Street, Courtland Street, could you give me some idea when that property is going to be taken and just when they are going to widen Knight Street?

COUNCILMAN CAPRIO: They are interested in when.

MR. PALLOZZI: I think a fair statement would be probably within three years.

KENNETH BARONIAN, 90 Sycamore Street: I would like to get this clarified. From what I heard tonight, when I went to the meeting two years ago, I think, at Brigham Junior High School, well, this department had a map, probably a more comprehensive map, listing all of the structures that you would take. Now, this map just shows the first year project. Now, just to get the thing straight, those structures were listed on the map, that original map, will they still be taken if the program is approved?

MR. PALLOZZI: Let me ask you a question. You attended one of the Public Hearings at Brigham?

MR. BARONIAN: Yes.

MR. PALLOZZI: At that time we were operating under the old rules and it was our intention to go in a project area and acquire all of the structures which were delineated on that map all at once. Since that time, however, the rules have changed. We are now on a yearly basis. It is still our intention to carry out the plan which was shown to the people at that time only now we will be doing it on a yearly basis instead of all at once.

MR. BARONIAN: The way it stands, now, actually, a person in this area has only one year's notice if the property is going to be taken.

MR. PALLOZZI: I do not think that is a fair statement. I think any individual interested in finding out when his property is going to be taken, if it is going to be taken, he could stop at the Field Office on Broadway and they could give him a better idea, maybe two years, three years or four years.

MR. BARONIAN: Provided that each year your plan is approved.

MR. PALLOZZI: Funding is on a yearly basis.

MR. BARONIAN: In other words, when it gets down to real, this is decided by Washington?

MR. PALLOZZI: I have to live with the rules,

correct.

MR. BARONIAN: Can I just make just one comment on this Urban Renewal, just as a private citizen? I think this area, the Federal Hill area, gives this department the greatest challenge. If you can rehabilitate this area, which, in my humble opinion, that's all basically it needs, the people there will take good care of their property. I think that most cases of neglect have been as a result of absentee landlords. I think if you would do some research you will find that in any area of the city the most dilapidated housing is owned by absentee landlords. I think if you can restore this area without moving people who have lived there 50 or 60 years, I can sympathize with them, and if you can still restore it the same way it was before, Gentlemen, I think you will make it a success.

MR. PALLOZZI: With the concern and the involvement of the people who have stopped at the Field Office and the people who have called me and all of the people who have attended the Public Hearings, with their concern and involvement I see no problem in rehabilitating this entire area.

MR. BARONIAN: If I may make one more

comment, please, I know that there are many people in the area who do not know who their block captains are. Now, if someone through your agency -- maybe funds can be made available, if mimeographed forms were sent to citizens in the area maybe they would know what is going on.

MR. PALLOZZI: It is my intention to be sure that every block in the West Broadway has a block captain and it is my intention to have mimeographed sheets made out and directed to every resident in the West Broadway Area as to who the block captain on every single block is.

MR. BARONIAN: One more comment, if I may, I heard people talk about Broadway and what a beautiful street it was years ago. You can see the structures on Broadway and it is quite ironic. What caused Broadway to decay and have rats were the City Ordinances years ago that allowed gas stations every other block. It's too bad now after all these years later that we have to realize what we have done.

MR. PALLOZZI: It is our intention at the Redevelopment Agency to remove those and restore Broadway to what it was years ago.

MARIA DILORENZO: I am Maria DiLorenzo. I have a piece of property on top of the street. I want to know about this house.

COUNCILMAN CAPRIO: What is the address?

MARIA DILORENZO: 339 Carpenter Street.

Once they said they were going to take it and another time they weren't, and, if I remember correctly, at one of the meetings we had at Brigham Street School all the people around the neighborhood were complaining about the odor from Blacher Brothers and the rats that were running around the neighborhood. I heard somebody tonight say they would prefer to live there and that they don't want to move out of that location. Well, they can't hang their clothes out or it will get all full of that smoke and everything. It is unliveable around there. I have been through the Zoning Board and everything trying to do something with that house, but nothing has been done. It is unbelievable. You can't live there with the odor from Blacher Brothers and the rats that run around this streets. That's Carpenter Street, Brighton Street, Courtland, all around that neighborhood.

COUNCILMAN CAPRIO: Your feeling is that this house should be acquired?

MARIA DILORENZO: Sure, that neighborhood should be taken care of. I am sure there is people here that spoke at Brigham Street School and said the same thing I am saying tonight; that it was unliveable around that neighborhood.

You can't hang no clothes. You can't walk on the streets. The smoke that comes out of that Blacher Brothers is terrible, and the rats that come from Blacher Brothers is unbelievable.

COUNCILMAN CAPRIO: Mr. D'Antuono, what is the status of 339 Carpenter Street?

MR. PALLOZZI: Mr. Chairman, that particular piece of property is not scheduled for acquisition in the first year. It is our intention at this time to acquire it in the second year.

COUNCILMAN CAPRIO: Is there anyone else who desires to be heard?

ALFRED DiFIORE: My name is DiFiore. My name is Alfred DiFiore and I live on Knight Street. I am all for this plan. We have had so many delays that I am just hoping that these delays will just get this stage going here. We are going through a tough procedure trying to get this first stage going. All I want to say is, "Let's get this rolling, let's get Number 1 going to show that we are doing something for Federal Hill." That will let these people see that something is being done. With all this talk and whatnot, there has been no action. We need action. Let's get the action going. I am for it. Let's get it going.

COUNCILMAN CAPRIO: Is there anyone else who

desires to be heard at this time?

MR. COSTANTINO: I just acquired a house on Wood Street about two or three years ago. I lived in the neighborhood and I looked at the neighborhood before I bought it. I took a chance, figuring that it would come up in rehabilitation.

COUNCILMAN CAPRIO: What is the number of the street?

MR. COSTANTINO: 165. Mayor Walter Reynolds was born there. That's the house. Now, I have put about \$3,000 into it myself. I know this house. I like it there, but if nothing is going to happen within the next few years, I mean, I am going to lose my labor, plus materials, and I am going to move out. I will rent it to anybody. If I don't rent it, I will just let it stay there and let the courts tell me to go to court and then I will take three years and by then who knows what? You can't blame the people. You got to blame the courts because when they go to court it is a delayed action. It takes a long time to get the absentee landlord. I am for this, and I hope it passes quick. I mean I am going to do a little more work and that is why I don't want to see it go out the window. Thank you.

MR. PALLOZZI: Mr. Costantino, you are a

block captain?

MR. COSTANTINO: I certainly am.

MR. PALLOZZI: You know as much about this plan and more than a majority of people in this room.

MR. COSTANTINO: Right.

MR. PALLOZZI: As I said to you at the last meeting of the block captains, it is our intention to be in execution with this plan in early 1970.

MR. COSTANTINO: I hope so.

MR. PALLOZZI: With the planning as envisioned originally.

MR. COSTANTINO: I hope so.

COUNCILMAN CAPRIO: Is there anyone else desiring to be heard?

In the absence of anyone else requesting to be heard at this time --

MRS. ALFANO: He spoke before but what he didn't say is what protection do we have on Hammond Street against the youngsters that want to drive us away and grab our bags and burn our houses down? They are only seven or eight years old so you can imagine in a couple of years what they will do. The streets are in darkness. They break all of the lights or windows are broken. That's all we are doing

is fixing them.

COUNCILMAN CAPRIO: That is one question we are all concerned about. It is a problem that was recently publicized through the local news media and that problem exists in your area. I think that probably tonight's consideration is how does this relate to Urban Redevelopment in the area? That is one of the problems we have to face. Certainly it is a matter of police control.

MRS. ALFANO: They can't do a thing. They smashed four police cars, the windows.

COUNCILMAN CAPRIO: Let me ask you this: do you have any suggestions?

MRS. ALFANO: I have been away all summer. I have been fortunate that I have a house still there. Right across the street from me they burnt it down. When I came back I didn't find it. My house is empty now since this all started. My tenants have moved out. They all got scared. I got no one in the house.

What can I do? I can't do anything, that's for sure. The police can't do anything. They know they are going to take these houses and right across the street from me the windows are all broken. Every night gangs of kids are in there. We have fires. We never know when we are going to be

burnt down. Still we have to wait. I don't think we'll be there two years.

COUNCILMAN CAPRIO: The situation is a poor one and there is no question about that. Now, I think we might be straying a little bit relative to this hearing. However, I realize the problem is in existence.

MRS. ALFANO: No one can walk the streets. If you came to my house I wouldn't let you in. I wouldn't even answer you. This is how scared we are. I told my husband to get me a gun, believe it or not. I will learn to use it because the police officer told me -- he came in my house, "Don't worry about who you shoot at." I hate to get to that, let's face it.

COUNCILMAN CAPRIO: The understatement is that I do not know of any solution. I do not think anyone else does. The time has arrived in our society when we need not only respect for law and order but we need strict enforcement.

MRS. ALFANO: When this started there were about six houses on my street. There are only three of us left. The others burnt down a little by little every night until finally they had to knock them down.

COUNCILMAN CAPRIO: Where are the vandals

coming from?

MRS. ALFANO: I don't know. They are in the neighborhood. They are somewhere only between seven and eight and nine years old, no bigger. They lay in the street. You drive your car. They dare you to go over them. We can't even go into our driveways.

MR. PALLOZZI: I have enough problems in Urban Renewal. I can't answer you relative to a police problem where you have juveniles and vandalism in your area. I am sorry.

MRS. ALFANO: This has been caused because of your Urban Renewal. You tell us to rent them to anyone. I won't rent my house anymore for what they have done. I keep it empty. There is an elderly woman next door. The other night I came home. They are stoning her. Her house is going to fall down.

COUNCILMAN CAPRIO: You say that these vandals are eight and nine years old?

MRS. ALFANO: That's right, very young.

COUNCILMAN CAPRIO: Do the police respond to the calls?

MRS. ALFANO: They can't come fast enough. They don't always come. It is the same story every day.

VOICE FROM REAR OF AUDIENCE: They do not respond to the calls!

MRS. ALFANO: This is why a lot of houses are empty. There's elderly people in them. They can't do anything to these children. If I hit one of them in the street, I'd get arrested right away. Maybe some day I'll be mad enough that I won't care because you can't see them kill you. The children come from Classical-Central. They are always getting thrown in the street. The police come, but they can't do anything. That's because these houses are being rented to anyone because they tell us that you can't keep them empty. There's a lot of empty houses. The gangs are meeting in the houses. Who is going to put them out? All the windows are broken and the doors are wide open. They go in there smoking and what they are smoking, I don't know. I can't walk up that street. If I didn't have someone bring me here tonight I never would have got here. I am scared.

COUNCILMAN CAPRIO: Well, Mrs. Alfano, once again I wish to tell you that I wish I could give you a solution to the problem. I do not have it off hand. I don't know of anyone who does. I will bring the situation to the attention of the Commissioner. As a member of this committee

and as a representative of the area, Mrs. Alfano, I will tell you that I will bring it to his attention and discuss it with him and see if there is anything more that can be done.

VOICE FROM AUDIENCE: Just one point of curiosity. Have you found areas in redevelopment where the crime statistics have dropped or have they remained the same overall, especially the juveniles, do you find an improvement or not?

MR. PALLOZZI: Unfortunately, Urban Renewal in the City of Providence up until the last four or five years has been a program of demolition as opposed to rehabilitation. We have got some good industrial parks, but we have not had a completed rehabilitation project yet. The Mount Hope Project is a rehabilitation project that is now under way. There is an excellent article in this evening's paper on the progress being made there. Hopefully, the same type of article will be written concerning the West Broadway Project. I would venture to say that where an area is in the City of Providence has been renewed and rehabilitated that the people who who will be living there will be having a pride in their neighborhood and homes, and this in and of itself, should cause a decrease in juvenile crime and vandalism.

VOICE FROM AUDIENCE: Let me ask you one

question, Mr. Pallozzi: have you found where people have been living for 30 or 40 years, maybe longer, have you found if you move these people around from one neighborhood to another, don't you find that this causes turmoil?

MR. PALLOZZI: I think that the old-time demolition projects have caused some of the problems we are encountering today, yes.

VOICE FROM AUDIENCE: Some time ago, the Mayor announced that there was going to be some new type of lighting on neighborhood streets. Is that going on now?

MR. PALLOZZI: That is not in my department.

COUNCILMAN CAPRIO: Is there anyone else who desires to be heard?

In the absence of anyone else requesting to be heard, I wish to thank the public officials who have attended here this evening and I wish also to recognize the presence of Representative Anthony Rao who is also from the area, and I wish to thank the members of the committee for their time and I wish to thank Mr. Pallozzi and the members of his entire staff of the Providence Redevelopment Agency for their cooperation, and, most of all, I wish to thank the residents from the area who have been concerned and who have appeared here tonight and who have made known their feelings to the

committee at this meeting.

This Public Hearing is now adjourned.

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November 16, 1969

I hereby certify that the foregoing is a true and accurate transcript of proceedings, according to my shorthand notes, reported at public hearing.

Vincent A Walsh
11-16-69