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Executive Director

PROVIDENCE REDEVELOPMENT AGENCY

410 HOWARD BUILDING • PROVIDENCE 3, RHODE ISLAND • TEMPLE 1-6550

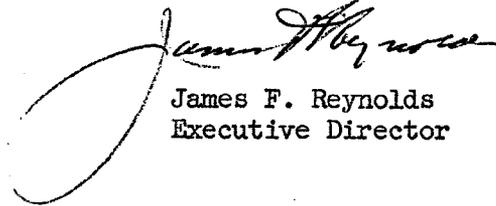
May 12, 1961

The Honorable City Council
City Hall
Providence, Rhode Island

Gentlemen:

Transmitted herewith is a certified copy of Resolution No. 833 approved by this Agency on March 21, 1961, directing the Executive Director to file a copy of the Redevelopment Plan for the Central-Classical Project R. I. R-2 with the City Council.

Very truly yours,



James F. Reynolds
Executive Director

JFR/ms
sk

Enclosure

IN CITY COUNCIL

MAY 18 1961

READ:

WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.

Vincent Vespa
ACTING CLERK

PROVIDENCE REDEVELOPMENT AGENCY
Providence, Rhode Island

A RESOLUTION OF THE PROVIDENCE REDEVELOPMENT AGENCY

No. 833

Approved March 21, 1961

WHEREAS, the Providence Redevelopment Agency has in its Resolution No. 691, approved April 26, 1960, approved a draft of a Redevelopment Plan for the Central-Classical Project R. I. R-2; and

WHEREAS, certain changes and modifications in said Plan have been recommended to the Agency by its staff; and

WHEREAS, the revised Redevelopment Plan has been reviewed and considered at length.

NOW, THEREFORE, BE IT RESOLVED by the PROVIDENCE REDEVELOPMENT AGENCY as follows:

1. That the Redevelopment Plan, as submitted this date to the Agency, be and it is hereby in all respects approved; and the Executive Director be and hereby is directed to file a copy of this Redevelopment Plan as presented with the minutes of the meeting.
2. That the Executive Director be and hereby is directed to submit a certified copy of this Resolution to the City Council together with a report recommending that this Redevelopment Plan for the Central-Classical Project R. I. R-2 be adopted.
3. That this resolution shall take effect immediately.

ATTEST:

SEAL

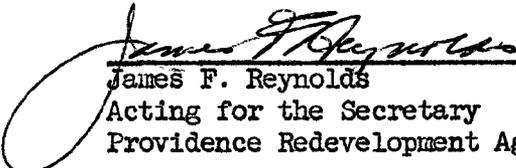
s/ Timothy A. Purcell

Timothy A. Purcell
Secretary

CERTIFICATE

I, James F. Reynolds, Executive Director acting for the Secretary of the Providence Redevelopment Agency, do hereby certify that the foregoing is a true and correct conformed copy of Resolution No. 833 of said Agency adopted March 21, 19 61.

ATTEST:


James F. Reynolds
Acting for the Secretary
Providence Redevelopment Agency

Article II, Section 5. of the By-Laws of the Providence Redevelopment Agency adopted August 8, 1950, as amended, states in part "The Secretary shall keep the records of the Agency . . . In the absence or incapacity of the Secretary, these (his) duties shall be performed by the Executive Director."

REDEVELOPMENT PLAN

for

CENTRAL – CLASSICAL

PROJECT NO. R. I. R-2

PROVIDENCE REDEVELOPMENT AGENCY

PROJECT NO. R.I. R-2
CENTRAL-CLASSICAL

REDEVELOPMENT PLAN
March 21, 1961

INTRODUCTION

This Plan sets forth an outline for the redevelopment of land in the Central-Classical Project Area in accordance with the provisions of Chapters 31-33 inclusive of Title 45 of the General Laws of Rhode Island 1956, referred to in this Plan by its short title, "Redevelopment act of 1956" and with the provisions of the Housing Act of 1949 as amended to date. This Redevelopment Plan constitutes an Urban Renewal Plan for the project area within the meaning of the Housing Act of 1949 as amended to date.

The project undertaking outlined by the plan is designed to attain the purposes of the Redevelopment act of 1956 by eliminating and preventing the recurrence of blighted and substandard conditions in the project area and by insuring the replacement of such conditions by a well-planned, integrated, stable, safe and healthful neighborhood.

This Plan is to be financed under the provisions of Title I of the Housing Act of 1949, as amended, and the Plan shall not become effective until approval in its entirety by the Housing and Home Finance Agency and provided further, that during the term of any contract to finance the carrying out of this Redevelopment Plan executed by the Providence Redevelopment Agency and the Housing and Home Finance Administrator, 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.

B. DESCRIPTION OF PROJECT AREA

Project area location and boundaries, blighted and substandard conditions existing in the project area and proposed redevelopment activities are described below.

1. Project Area Location and Boundaries

The Central-Classical Project Area is located three-quarters of a mile southwest of City Hall. In general, the project lies within an area bounded by Westminster Street, Bridgham Street, Broad Street and the North-South Freeway and is located within Redevelopment Area D-3. This Redevelopment Area is one of 18 such Redevelopment Areas which are designated by Chapter 103, Ordinances of the City of Providence, approved July 6, 1948, as amended by Chapter 1159, Ordinances of the City of Providence, approved November 22, 1957, and as further amended by Chapter 1387, Ordinances of the City of Providence, approved December 16, 1960, as sections containing blighted areas in need of redevelopment.

A description of the perimeter boundary of the project area is attached hereto as Exhibit A of this Redevelopment Plan. See also Exhibit B - Map No. 1 Proposed Land Use and Zoning.

2. Blighted and Substandard Conditions

The project area is a "slum blighted area" within the meaning of the "Redevelopment act of 1956", because it is characterized by a predominance of buildings or improvements, either used or intended to be used for living, which by reason of the following conditions, are conducive to ill health, transmission of disease, juvenile delinquency and crime and affect injuriously the entire area and constitute a menace to the public health, safety, morals and welfare of the community.

(a) Indices of Physical Deterioration

Evidence of physical deterioration was compiled from data provided by the U. S. Bureau of the Census, Census of Housing, 1950, and from subsequent housing evaluation surveys made by the City of Providence during 1951 and 1957. These detailed surveys were carried out by inspectors of the Providence Health Department using the "Appraisal Method for Measuring the Quality of Housing" developed by the American Public Health Association and recommended for use by the U. S. Public Health Service. Inspections were completed in 84% or 790 of the 939 dwelling units existing in the project area. Results of the survey yield a composite picture of the deficiencies which characterize the housing in the project area in which 564 families and 475 individual householders were found to be residing.

(1) Basic Dwelling Deficiencies : 89 percent of the dwelling units inspected were found to have at least one basic deficiency in essential dwelling facilities, maintenance or occupancy; 26 percent have two or more such basic deficiencies; while 21 percent have three or more. 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 the existence of conditions which represent such a serious violation of minimum standards for continued dwelling occupancy and building safety that ordinarily they would justify the removal of occupants from the dwelling until such conditions had been corrected. Basic physical defects such as lack of available bath, lack of dual egress and serious deterioration generally cannot be cured except by structural changes so basic and costly as to be out of keeping with the worth of the structures. However, while the shared toilets, the lack of repair and the room crowding which have been of chief concern in the past are basic and necessary indices, other deficiencies are also measures of substandard housing. In many cases, there are such secondary conditions as small room sizes and obstruction of light by adjacent structures which are difficult or impossible to remedy without rebuilding. Lack of piped hot water and wash basins impose a serious and constant obstacle to housekeeping and personal cleanliness; lack of central heating is a good index of obsolescent buildings; and obstruction of windows by other buildings is good evidence of overcrowding of the land.

Such deficiencies as have been found to exist in the project area are outlined below:

(2) Dilapidation : 93 percent of the dwelling units inspected were found to have considerable structural deterioration, 83 percent were found to have serious structural deterioration and the extent of such deterioration in 47 percent of these dwelling units were found to represent an extreme hazard to health and safety.

(3) Age : 84 percent of all dwelling units were found to be located in structures built before 1900.

(4) Obsolescence : 45 percent of the dwelling units inspected were found to be located in structures having no central heating systems.

(5) Inadequate Provision for Light and Ventilation : 17 percent of the dwelling units inspected were found to be located in structures the exterior walls and windows of which were obstructed from daylight by the proximity of adjacent buildings.

(6) Insanitary Conditions : 29 percent of the dwelling units inspected were found to have insanitary conditions, while 8 percent were found to have such insanitary conditions to a serious degree.

(7) Inadequate Provision for Open Spaces : 19 percent of the blocks in the project area were found to have a serious lack of open yard area.

(8) Inadequate Provision for Recreation Facilities :
Recreational facilities are inadequate as determined by the Master Plan for Playfields and Playgrounds prepared by the City Plan Commission.

(9) High Density : 78 percent of all dwelling units were found to be located on lots providing less than 1200 square feet of lot area per family.

(10) Overcrowding : 4 percent of the dwelling units inspected were found to be overcrowded with an average of more than 1.5 persons per room.

(11) Defective Design or Insanitary or Unsafe Character or Condition of Physical Construction : 59 percent of the dwelling units inspected were found to have a serious combination of deficiencies in one or more essential heating, lighting, ventilation, sanitation and electrical facilities; 42 percent were found to have no provisions for piped hot water; 19 percent were found to have no bath available; 30 percent were found to have no private or adequate toilets; 6 percent were found to have no dual egress; and 63 percent were found to have measurably inadequate provision for the heating, ventilation and lighting of individual rooms within the dwelling, inadequate closet and storage areas, or inadequate room floor areas.

(12) Defective Lot Layout : 81 percent of the residential lots in the project area were found to be less than 5,000 square feet in area size.

(13) Mixed Character or Shifting of Uses : 29 structures originally intended exclusively for residential use were found to contain mixed uses; 6 non-residential structures were found to be located in residential zones; 135 residential structures were found to be located in commercial or industrial zones.

(14) Total Dwelling Quality : in the final analysis, it is the combination of substandard conditions rather than individual deficiencies alone that violates the fundamentals of decent living. Some 68 percent of the dwelling units inspected were found to be so inadequate as to be classified as "Sub-standard" with respect to essential conditions for the protection of health and safety; 22 percent were found to be characterized by such conditions to a serious degree; while 16 percent were found to be characterized by such extreme, widespread, and multiple deficiencies in facilities and maintenance as to be classified as totally unfit for continued occupancy.

(b) Indices of Social Breakdown

The impact which blighted and substandard conditions in the area may have on the public health, safety, morals and welfare is indicated by the following evidence of social breakdown assembled for recent periods from the records of public and private health and welfare agencies. The findings for the area bounded by Westminster, Bridgham, Broad and Stewart Streets are compared to the incidence of the same item for the City as a whole.

(1) Ill Health : Jan. 1954 - Dec. 1958, 2.8 times the incidence of tuberculosis.

(2) Transmission of disease : Jan. 1954 - May 1959, 3.3 times the incidence of venereal disease.

(3) Juvenile delinquency : Jan. 1954 - June 1959, 3.7 times the incidence of training school admissions.

(4) Welfare : Jan. 1954 - June 1959, 6 times the incidence of public assistance recipients.

(5) Morals : Jan. 1955 - Dec. 1959, 2.8 times the incidence of illegitimate births.

Several of these rates in particular reflect the severe environmental pressures placed upon children living in an area of poor housing. Most of the indices reflect the end result of a particular type of social disorganization; no single index, however, will yield a complete and accurate picture of social conditions in the area. The impact which blighted and substandard conditions in the project area may have upon its inhabitants is indicated by the coincidence of all these latter measures of social breakdown with the previously-cited measures of physical deterioration.

3. Proposed Redevelopment Activities

Proposed redevelopment activities shall include, but not by way of limitation, (a) acquisition of land, buildings or both; (b) relocation of site occupants; (c) demolition and clearance; (d) installation of site improvements and (e) disposition of land.

C. LAND USE PLAN

1. Land Use Map - See Exhibit B - Map No. 1 Proposed Land Use and Zoning.

2. Land Use Provisions and Building Requirements

a. The following controls shall restrict the use and development of areas acquired for redevelopment:

(1) R-4 Multiple Residence Zone

(a) Permitted Uses - Permitted uses shall be limited to: one-family, two-family, row or multiple dwelling; nursing or rest home; park, playground or community center - owned and operated by a government agency or by a charitable or non-profit agency provided that the same shall not be used for private profit; house of worship; school; parking, garages, heating plants and other such buildings and uses necessary and customarily incidental to these permitted uses; parking area where the area adjoins a commercial or industrial zone, as an accessory use to a commercial or industrial building, provided such transitional use does not extend more than 100 feet from the boundary of the less restricted zone.

(b) Maximum Dwelling Density - The maximum dwelling density shall not exceed thirty-six (36) family living units per net acre and net acreage for this purpose shall include private on-site access roads, service drives and automobile parking, play and dwelling service areas.

(c) Minimum Lot Size - The minimum lot size for single-family detached housing shall be 6,000 square feet; for two-family detached housing 7,000 square feet. The minimum lot frontage for single-family detached housing shall be 60 feet; for two-family detached housing, 65 feet.

If row housing is to be constructed and attached dwellings and premises are to be subsequently disposed of for single-family or two-family use in separate ownership, the minimum lot area requirement shall be 5,000 square feet.

(d) Maximum Land Coverage - The total ground floor coverage of buildings shall not exceed 30 percent of the area of interior lots, nor 35 percent of the area of corner lots.

(e) Minimum Building Setback - For one-or-two family structures the setback distances shall be (1) at least 15 feet from building to street line, (2) at least 10 feet from building to side lot line, and (3) at least 25 feet from building to rear lot line.

For all other permitted structures the setback distance from any dwelling structure or principal building shall be (1) at least 15 feet from building to street line or parking area (2) at least 15 feet from building to side lot or side site line; provided, however, that no such setback shall be required where the party wall of an attached dwelling is located on such lot line, and (3) at least 15 feet from building to rear lot line; provided, however, that where the building wall contains living room windows, the setback from side or rear lot lines shall be at least 25 feet. The minimum distance between principal buildings shall be 12 feet.

(f) Maximum Building Height - For one-or two-family structures the maximum building height shall not exceed 2 stories or 30 feet in height above the average grade of the adjoining ground along the front wall of the building. For all other permitted structures, other than houses of worship, the maximum height shall not exceed 6 stories or 75 feet in height above the average grade of the adjoining ground along the front wall of the building.

(g) Minimum 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, and all future amendments thereto.

(h) Minimum Dwelling Accommodations - All living units shall be full family dwelling accommodations having separate and private access, and complete bathroom and kitchen, and shall be otherwise in full conformity with the requirements of Chapter 1040, Ordinances of the City of Providence, "An Ordinance Providing Minimum Standards for Housing", as approved July 9, 1956 and as amended to the date of approval of this Redevelopment Plan by the City Council.

(i) Permitted Signs - No sign shall be flashing or animated. All signs shall be approved by the Providence Redevelopment Agency.

(j) Minimum Off-Street Parking Space - Off-street parking space shall be provided in the ratio of one automobile space for (1) each individual or family dwelling accommodation, (2) every ten (10) seats in that portion of, or that particular, building used as a place of assembly.

(k) Minimum Off-Street Parking Space Construction - All off-street parking and loading areas on these sites 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; and illumination shall be so arranged as to shield the light source from adjoining lots and abutting streets.

(l) Screening of Uses and Premises - Outdoor storage and utility areas shall be screened from view of adjoining residential uses and streets by a uniform-appearing, adequate year-round screen which shall be approved by the Providence Redevelopment Agency.

(m) Landscaping and 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 walks and access drives properly designed and constructed. All unbuilt and unpaved areas of the site shall be suitably planted and permanently maintained with either grass, ground cover, shrubs, and/or trees. After fully developed, the land, buildings and other improvements in all sites of the project area 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.

(2) C-4 Heavy Commercial Zone

(a) Permitted Uses - Permitted uses shall be limited to:

1. Park, playground or community center; house of worship; school; parking; auditorium; bank; bar; bath, turkish and the like; bird store, pet shop or taxidermist; blueprinting or photostating; catering establishment; department, furniture or radio store; film exchange, funeral parlor, interior decorating store, medical or dental clinic or laboratory, music conservatory or music instruction; parking garage, pawnshop, rescue or temporary revival mission; retail ice station of not more than 5 ton capacity, self-service laundry, supermarket, theatre, trade or business school or private school operated as a commercial enterprise; wholesale merchandise broker excluding wholesale storage;

2. The following uses shall be conducted wholly within a building except for such off-street loading and automobile parking as shall be required by these regulations: bakery, barber shop or beauty parlor; book or stationery store; clothes cleaning agency or pressing establishment; club, lodge (non-profit) or fraternal association; confectionery store, custom dressmaking or millinery shop; drug store, dry goods or notion store; florist

or gift shop; grocery, fruit, or vegetable store; hardware or electric appliance store; jewelry store, laundry agency, meat market or delicatessen; music store or newsstand; office, business or professional, package liquor store, photographer restaurant, tea room or cafe (excluding dancing or entertainment); shoe store or shoe repair shop; tailor, clothing or wearing apparel store; variety store; local government enterprises;

3. The following uses shall be conducted wholly within a building except for such off-street loading and automobile parking as shall be required by these regulations: art or antique shop; second hand store; upholstering shop;

4. Automobile or trailer sales - provided that any incidental repair of automobiles or trailers shall be conducted and confined wholly within a building, where the mechanical power employed in the operation of any machine or tool does not exceed one horsepower and where the total mechanical power provided or employed does not exceed 3 horsepower;

5. Automobile service station - with total storage capacity of petroleum products not to exceed 13,000 gallons and provided that any tire or tube repairing, battery charging, and storage of merchandise or supplies are conducted wholly within a building; provided further that any lubrication or washing not conducted within a building shall be permitted only if a solid wall, compact evergreen screen or uniformly painted board fence not less than four feet high is erected and maintained between such uses and any adjoining R Zone;

6. Drive-in business - where persons are served in automobiles from a refreshment stand, restaurant, food store and the like, provided a solid wall, compact evergreen screen or uniformly painted board fence not less than four feet in height is erected and maintained between such uses and any adjoining R Zone;

7. Greenhouse, nursery, flower or plant - provided all incidental equipment is kept wholly within a building;

8. Public service - including electric distributing sub-station, fire or police station, telephone exchange and the like;

9. Sign painting or tire shop - provided all activities shall be conducted wholly within a building;

10. The following uses provided they shall be conducted wholly within a building except for such off-street loading of delivery vehicles and automobile parking as shall be required by these regulations, and provided further, that where such uses are within 50 feet of a lot in an R Zone, the building wall facing said R Zone shall have no openings other than stationery window openings unless the same are necessary for emergency egress:

a. Amusement enterprise, including billiard or pool hall, bowling alley, boxing arena, dance hall, games of skill or science, penny arcade, shooting gallery and the like;

b. The storage of self-propelled vehicles which are for remuneration or hire;

c. Carpenter, cabinet shop, laundry or dry cleaning establishment, printing and binding establishment, plumbing or sheet metal shop, garage repair shop, but excluding manufacture, and provided not more than a one horsepower motor may be used with any one machine and not more than a total of three horsepower per shop and further provided that said shops shall be at least 200 feet from any lot in an R Zone and that such uses shall not be noxious or offensive by reason of the emission of odor, dust, smoke, gas, noise or vibration;

d. Building material sales office and accessory storage of materials with a floor area not to exceed 3,000 square feet and including incidental millwork;

11. The following uses provided they are conducted more than 100 feet from a lot in an R Zone: creamery or ice cream manufacture; feed or fuel store; ice manufacture or cold storage; poultry or rabbit killing incidental to retail sales on the premises.

(b) Maximum Land Coverage - The total ground floor coverage of buildings shall not exceed 50 percent of the lot area.

(c) Minimum Building Setback - No setback is required between any building line and street line. All buildings on lots abutting the R-4 Zone shall have a setback of 20 feet from building to line of R Zone.

(d) Maximum Building Height - Buildings shall not exceed a height of 3 stories or 45 feet in height above the average grade of the adjoining ground along the front wall of the building.

(e) Minimum Building Construction - Same as paragraph C-2-a-(1)-(g) above.

(f) Permitted Signs - Same as paragraph C-2-a-(1)-(i) above.

(g) Minimum Off-Street Parking and Loading Space - The redeveloper must demonstrate that off-street parking and loading facilities are adequate in number, size, location, access and arrangement to meet the operational requirements of the land and building uses proposed; provided, however, that in lieu of such demonstration, off-street parking space shall be provided in the ratio of at least one square foot of total lot (s) area for every one square foot of gross floor area; and shall include in addition at least one off-street loading space of adequate size for access, maneuverability, and operational use for every 20,000 square feet or fraction thereof in excess of 4,000 square feet of floor area devoted to a use that involves the receipt or distribution by vehicles of material or merchandise.

(h) Minimum Off-Street Parking and Loading Space Construction - Same as paragraph C-2-a-(1)-(k) above.

(i) Screening of Uses and Premises - Off-street parking, loading and outdoor storage and utility areas shall be screened from residential uses and in the manner described in paragraph C-2-a-(1)-(l) above.

(j) Landscaping and On-Site Improvements and Maintenance - Same as paragraph C-2-a-(1)-(m) above.

b. Other conditions, covenants and restrictions - The Agency shall obligate redevelopers and their successors and assigns by deed or contract containing restrictive covenants running with the land which shall commence on the date of the adoption of the redevelopment plan by the City Council and shall run for a period of forty (40) years thereafter, to:

(1) Use and devote such real property only for the purposes and in the manner stated in the redevelopment plan;

(2) Comply with such terms and conditions relating to the use and maintenance of the real property as in the opinion of the Agency are necessary to carry out provisions of the redevelopment plan in accordance with Section C above;

(3) Include a covenant or other appropriate requirement in every deed or lease prohibiting the execution of any agreement, lease, conveyance or other instrument whereby the real property or any part thereof is restricted on the basis of race, religion, color or national origin in the sale, lease or occupancy thereof;

(4) Comply with such terms and conditions as are specified by the Agency which will prevent holding of land for speculative purposes.

(5) Begin and complete the building of improvements within a period of time deemed by the Agency to be reasonable, subject to any provision which may be made for the extension of the time limit with the approval of the Agency.

c. Miscellaneous Provisions

(1) Architectural and landscaping plans and specifications as well as any other information as may be necessary shall be submitted by all redevelopers to the Providence Redevelopment Agency for its approval to insure their conformance with the provisions of this Redevelopment Plan.

(2) A report concerning the proposed sale or lease of any land within the Project Area shall be submitted to the City Council at a regular or special meeting at least ten days prior to the execution of said sale or lease agreement.

(3) This Redevelopment Plan shall remain in full force and effect for a period of forty (40) years commencing on the date of its adoption by the City Council.

(4) Wherever the above controls restricting the use and development of areas acquired for redevelopment conflict with the provisions of the "Zoning Ordinance of the City of Providence" the higher standards of this Redevelopment Plan or of the Zoning Ordinance shall govern.

(5) Notwithstanding any other provision of this Plan any land sold by the Agency to owners of property located within the Project Area but not acquired by the Agency must first be utilized to satisfy, where possible, in conjunction with their existing lot (s) the land area requirement for setback, off-street parking and loading as specified in this Redevelopment Plan, and in addition, the purchaser shall agree to subject the adjoining land presently owned by him to all of the requirements of this Redevelopment Plan except that presently existing structures need not be altered to conform to such requirements unless materially altered.

3. Zoning

a. Proposed Zoning - See Exhibit B - Map No. 1 Proposed Land Use and Zoning which shows the zone districts proposed to be established within the project area.

b. Identification of All Changes in Existing Zoning - See Exhibit C - Map No. 2 Existing Land Use and Zoning which shows the zone districts existing within the project area, and Exhibit B - Map No. 1 Proposed Land Use and Zoning which shows the zone districts proposed within the project area.

The provisions of the Providence "Zoning Ordinance of the City of Providence" as approved September 21, 1951 and as amended to the date of approval of this Redevelopment Plan by the City Council shall apply to the project area in addition to the provisions of this Redevelopment Plan.

D. PROJECT PROPOSALS

1. Land Acquisition

a. (1) All real property in the project area proposed to be acquired as shown on Exhibit D - Map No. 3 Proposed Acquisition shall be acquired by direct negotiation and/or by the exercise of the power of eminent domain granted by law to the Agency. The method by which the Agency shall acquire and make payment for this property will be in accordance with the provisions of the "Redevelopment act of 1956". Funds for such payment shall be made available by the Federal Government under a Loan and Grant Contract and the City of Providence through a redevelopment bond issue. All buildings and structures on said land to be acquired shall be demolished and removed.

(2) No real property in the project area is proposed to be acquired for rehabilitation of existing structures.

2. Rehabilitation and Conservation

Every reasonable effort will be made to persuade owners of real property not to be acquired by the Providence Redevelopment Agency to bring their property to substantial agreement with the land use and building requirements of this Redevelopment Plan, particularly with regard to off-street parking and loading facilities.

3. Public Improvements

a. Changes in rights-of-way including new access streets to be established, proposed street widenings and other street adjustments, and utility easements to be extinguished and established are shown on Exhibit E - Map No. 4 Right-of-Way Adjustments Plan.

Proposed recreation areas are shown on Exhibit B - Map No. 1 Proposed Land Use and Zoning.

b. Modifications in public utility systems serving the project area including retention, abandonment, extension, and improvement of sewer, water and communication fixtures are shown on the following maps:

Exhibit F - Map 5 : Public Utilities - Sanitary Sewers and Storm Drainage

Exhibit G - Map 6 : Public Utilities - Water Service

Exhibit H - Map 7 : Public Utilities - Communications

c. Standards for the design and construction of site improvements in the project area are to be in conformity with applicable standards and practices in effect in the City of Providence and observed throughout the community in the construction of municipal public works. Approval of the plans for the installation of all public works proposed for the project area are to be obtained either from the Director of Public Works of the City of Providence or the Chief Engineer of the Providence Water Supply Board as appropriate.

E. OTHER PROVISIONS NECESSARY TO MEET THE REQUIREMENTS OF STATE LAW

1. Conformity to General Plan and Workable Program

This Redevelopment Plan is in conformity with all existing major elements of the Master Plan of the City of Providence and with the City's Workable Program for Urban Renewal.

a. The "Master Plan for Land Use and Population Distribution", 1946, proposes that the project area have residential, commercial and public uses. The proposed uses, see Exhibit B - Map No. 1 Proposed Land Use and Zoning, as well as their general location within the project area are in conformity with this Master Plan. The proposed residential densities reflect the intent of this Master Plan.

b. The "Master Plan for Thorofares", 1946, proposes the continuance of existing major streets and the provisions of a major cross-town street within the project area. All major city streets within the project area have been retained and a new street is proposed connecting Westminster and Broad Streets. See Exhibit B - Map No. 1 Proposed Land Use and Zoning.

c. The "Master Plan for Public School Sites", 1950, recommends that measures be taken to improve the site of Central and Classical High Schools

that Annex A and B be razed and that the residential and non-residential uses blighting this area be cleared. All of these recommendations have been complied with. See Exhibit B - Map No. 1 Proposed Land Use and Zoning.

d. The "Master Plan for Playgrounds and Playfields", 1953, recommends that a new playground be provided within the area encompassed by the Central-Classical Project in the vicinity of Dodge Street between Westminster and Cranston Streets, and a playfield provided on land west of Central High School between Cranston and Broad Streets. Both of these recommendations have been complied with. See Exhibit B - Map No. 1 Proposed Land Use and Zoning.

e. The "Master Plan for the Redevelopment of Residential Areas", 1946, identifies the existence of blighted and substandard conditions within the project area (which is in one of eight "Redevelopment Areas in Deteriorated Districts"), defines the area as a slum blighted area and recommends that the area be designated for redevelopment. This recommendation has been complied with. See Exhibit B - Map No. 1 Proposed Land Use and Zoning.

Proposed redevelopment activity in the project area is intended to implement (1) definite local objectives for planning action, and (2) definite local objectives for community rebuilding as set forth in the Workable Program.

In the first instance, the Redevelopment Plan is consistent with objectives for appropriate land use, improved traffic, recreational and community facilities and other public improvements. In the second instance, the Redevelopment Plan is consistent with the objectives of the Workable Program which are (1) to prevent new slums and deterioration, (2) to eradicate the wreckage of the past, (3) to conserve what is strong and rehabilitate what is weakened, (4) to renew the city's housing, (5) to expand its industrial base, and (6) to provide a decent, safe, and sanitary home for every citizen of Providence.

2. Method of Relocation

Families, individual householders and businesses within the Project Area will have the services of the Family and Business Relocation Service of the City of Providence made available to them when the Redevelopment Agency acquires the property they occupy. 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 family requesting assistance. This Relocation Service will continue functioning until all families and individual householders living in the Project Area on the date of condemnation have been satisfactorily relocated into acceptable housing. Families eligible for public housing will receive first consideration in the low-rent developments of the Providence Housing Authority.

Financial assistance for relocation purposes shall be made by the Providence Redevelopment Agency to families and businesses displaced from the project area, 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. Housing and Home Finance Agency. Such payments shall not exceed the maximum amount authorized by law.

3. Method of Financing

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

ELIGIBLE PROJECT COSTS FOR COMPUTING FEDERAL AID

| | |
|--------------------|-------------|
| GROSS PROJECT COST | \$6,843,215 |
| LAND PROCEEDS | 966,500 |
| NET PROJECT COST | 5,876,715 |
| FEDERAL GRANT | 3,917,810 |
| LOCAL GRANT | 1,958,905 |

ADDITIONAL CITY COSTS

| | |
|---|-------------------|
| Playground and park | \$ 63,375 |
| Modifications of streets and utilities | 33,205 |
| Real Estate Taxes | <u>90,000</u> |
| Total Additional City Costs | \$ <u>186,580</u> |

PROVISION OF FEDERAL GRANT

The estimated Federal Grant of \$3,917,810 will be provided under the terms and conditions of a Loan and Grant Contract between the Providence Redevelopment Agency and the U. S. Housing and Home Finance Agency which will provide either for direct borrowing from the Federal Government or the issuance of preliminary loan notes secured by the Federal Government in an amount necessary to pay project expenditures.

PROVISION OF LOCAL GRANT

The Local Grant of \$1,958,905 will be met by (1) the donation of city-owned land presently estimated to be valued at \$173,000 and (2) cash in the amount of \$1,785,905 from the proceeds of the sale of long-term general obligation bonds issued by the City of Providence for redevelopment purposes.

PROVISION OF ADDITIONAL CITY COSTS

Additional city costs of \$186,580 for the playground and park, modifications of streets and utilities, and real estate tax payments will be provided from funds set aside for these purposes.

F. CHANGES IN APPROVED PLAN

Upon its own initiative or upon recommendation of the Agency, this Redevelopment Plan may be modified at any time by the City Council provided that,

if the Plan is modified after lease or sale by the Providence Redevelopment Agency of real property in the project area, such modifications shall be subject to such rights at law and in equity as the lessee or purchaser or his successor or successors or assigns may be entitled to assert.

EXHIBIT A

DESCRIPTION OF THE PERIMETER BOUNDARY OF PROJECT AREA

Beginning at the northwesterly corner of the tract herein described, said corner being the intersection of the centerline of Westminster Street and the centerline of Bridgham Street;

thence, running easterly twenty eight hundred (2800) feet more or less along the centerline of Westminster Street to its intersection with the prolongation of the westerly line of land now or formerly of the State of Rhode Island (North-South Freeway Condemnation Line);

thence, turning an angle and running southeasterly three hundred ninety six (396) feet more or less to a point;

thence, turning an angle and running northeasterly forty seven (47) feet more or less to a point;

thence, turning an angle and running southeasterly forty-four (44) feet more or less to a point;

thence, turning an angle and running southwesterly forty eight (48) feet more or less to a point;

thence turning an angle and running southeasterly two hundred fifty (250) feet more or less to an intersection with the centerline of Broad Street, the five last-mentioned courses all bound on said State of Rhode Island land;

thence, turning an angle and running generally southwesterly thirteen hundred (1300) feet more or less along the centerline of Broad Street to its intersection with the centerline of Pearl Street;

thence, turning an angle and running northwesterly four hundred forty (440) feet more or less along the centerline of Pearl Street to an intersection with the centerline of Perkins Street;

thence, turning an angle and running southwesterly five hundred ninety five (595) feet more or less along the centerline of Perkins Street to an intersection with the centerline of A Street;

thence, turning an angle and running northwesterly two hundred sixty (260) feet more or less along the centerline of A Street to an intersection with the centerline of Lester Street;

thence, turning an angle and running southwesterly four hundred (400) feet more or less along the centerline of Lester Street to an intersection with the easterly line of Dodge Street;

thence, turning an angle and running southeasterly three hundred sixty five (365) feet more or less along the easterly line of Dodge Street to an intersection with the centerline of Booth Street;

thence, turning an angle and running northeasterly two hundred sixty (260) feet more or less along the centerline of Booth Street to a point;

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

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

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

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

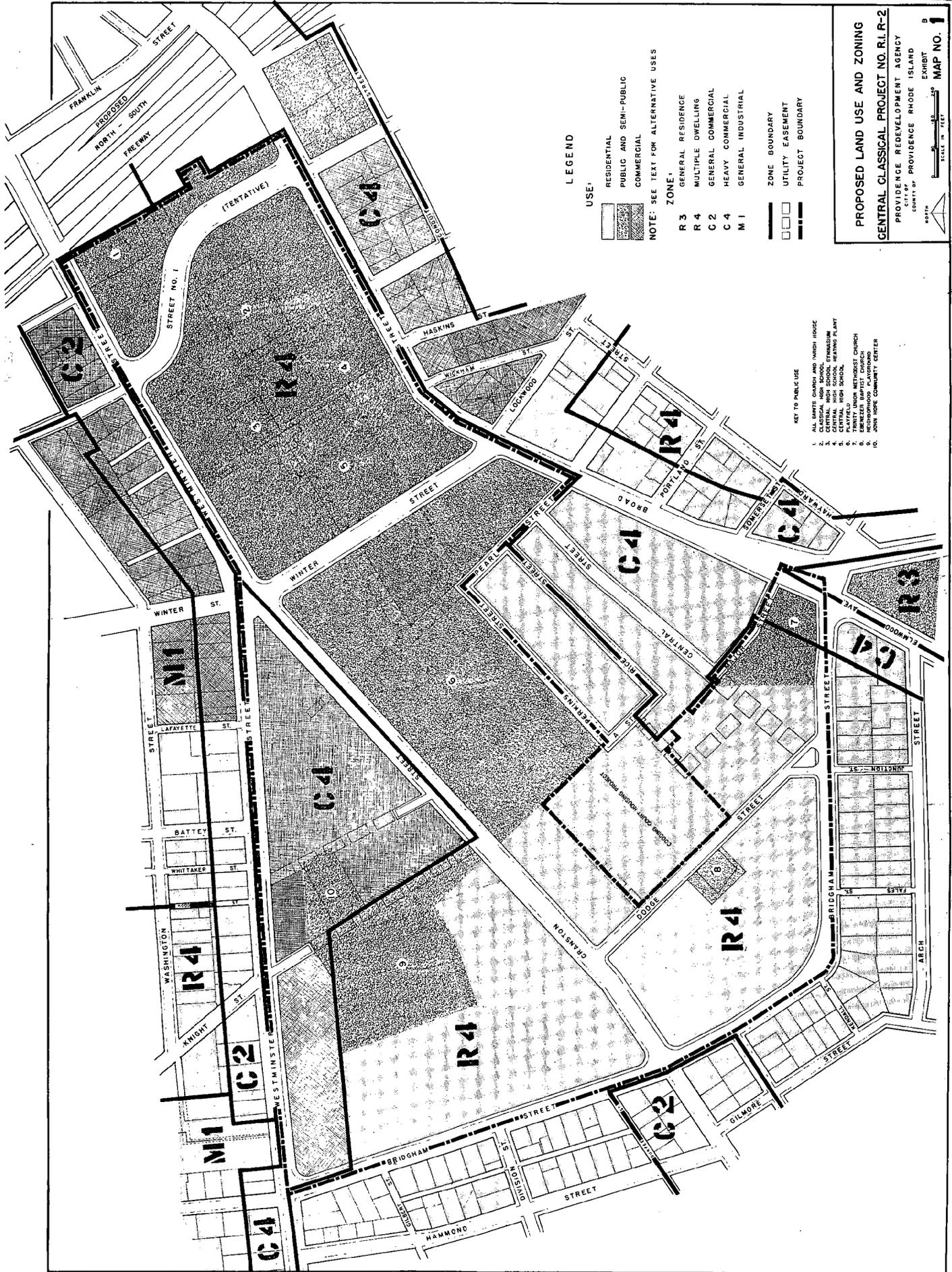
thence, turning an angle and running southeasterly one hundred twenty five (125) feet more or less along the easterly line of lot No. 456, Assessor's Plat No. 30 to an intersection with the centerline of Central Street;

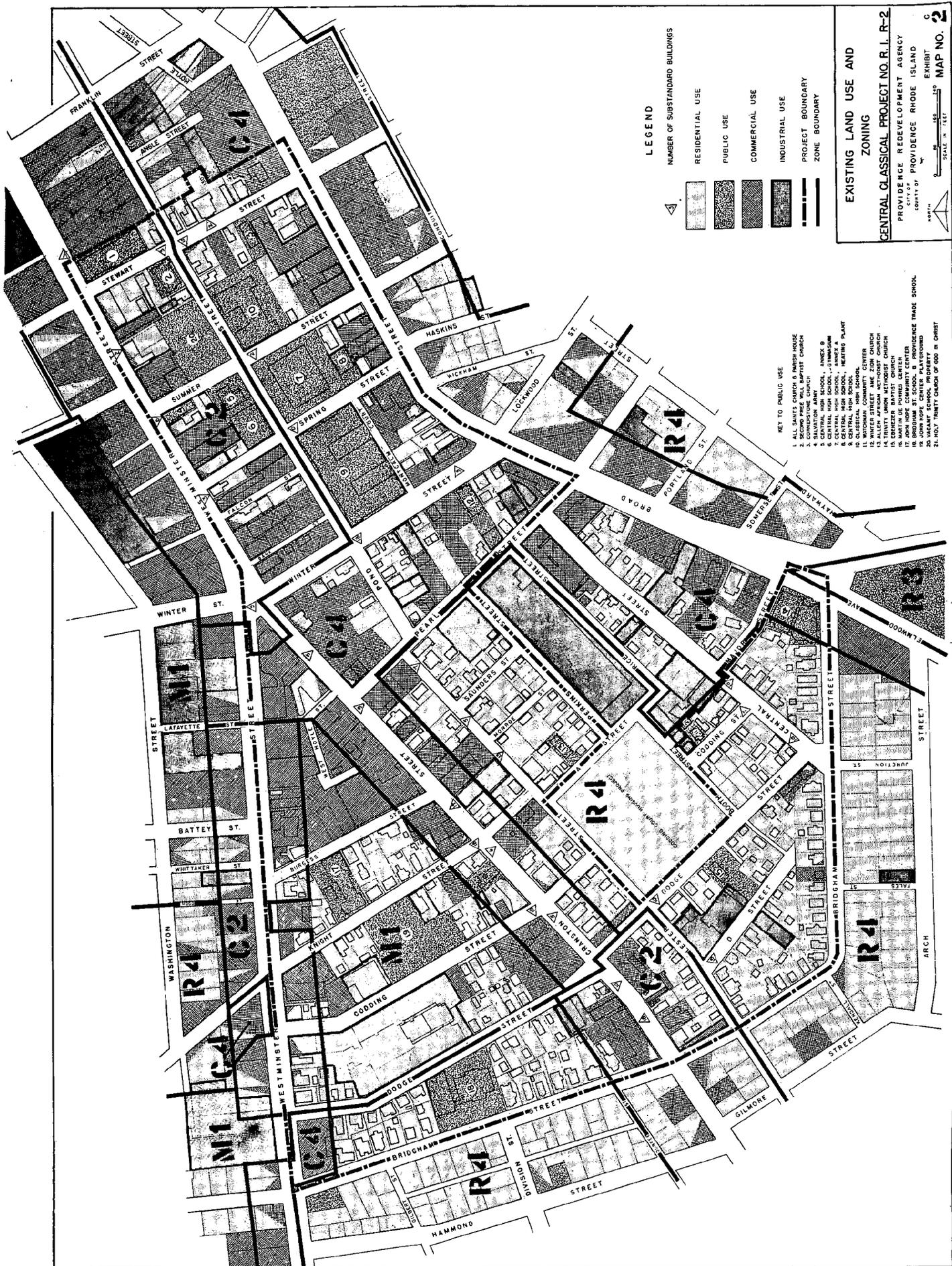
thence, turning an angle and running northeasterly thirty (30) feet more or less along the centerline of Central Street to an intersection with the centerline of Major Street;

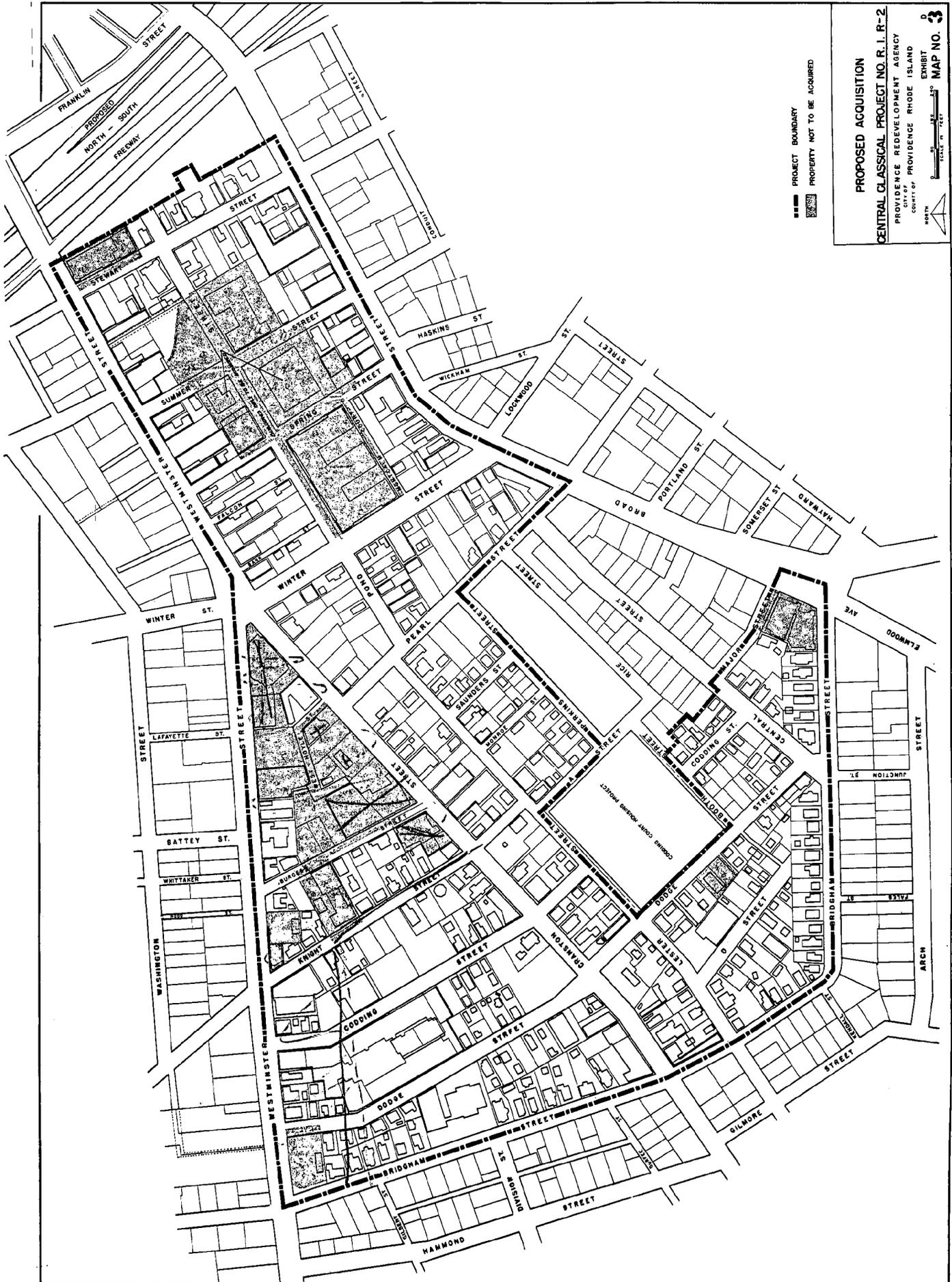
thence, turning an angle and running southeasterly three hundred seventy (370) feet more or less along the centerline of Major Street to an intersection with the centerline of Broad Street;

thence, turning an angle and running southwesterly one hundred twenty (120) feet more or less along the centerline of Broad Street to an intersection with the centerline of Bridgham Street;

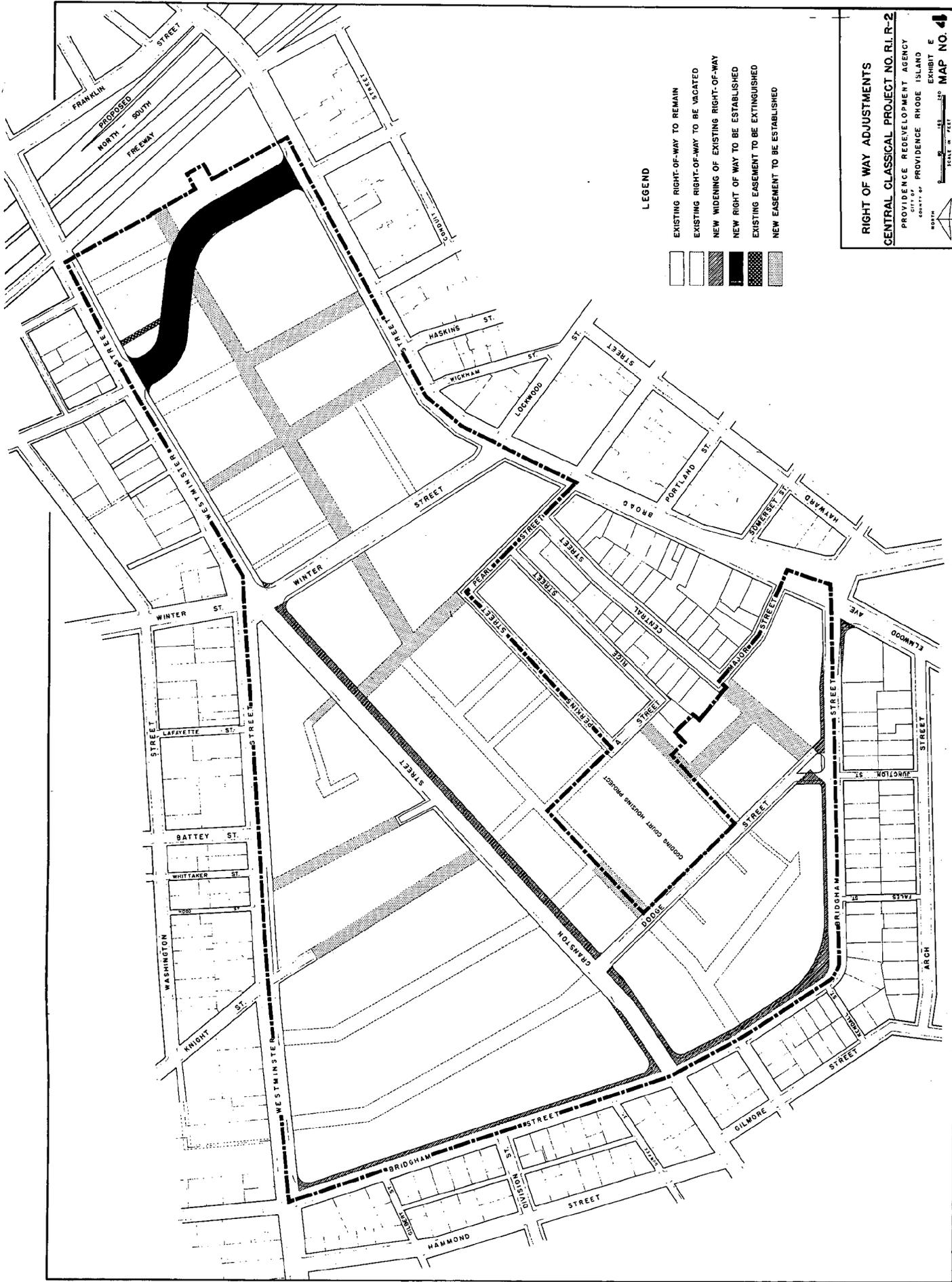
thence, turning an angle and running generally northwesterly two thousand (2,000) feet more or less along the centerline of Bridgham Street to the point and place of beginning.







PROPOSED ACQUISITION
 PROVIDENCE REDEVELOPMENT AGENCY
 COUNTY OF PROVIDENCE RHODE ISLAND
 EXHIBIT MAP NO. 3



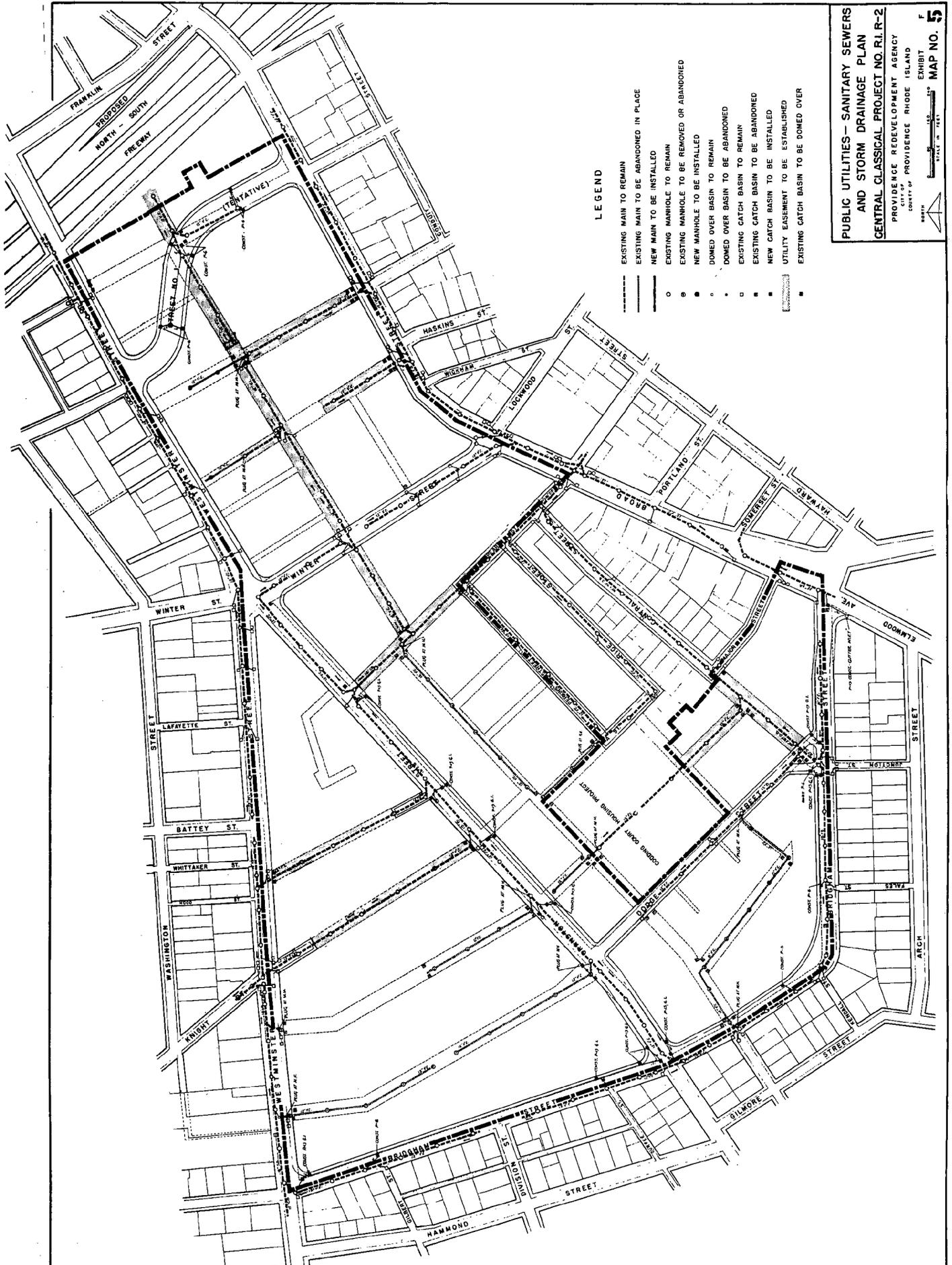
LEGEND

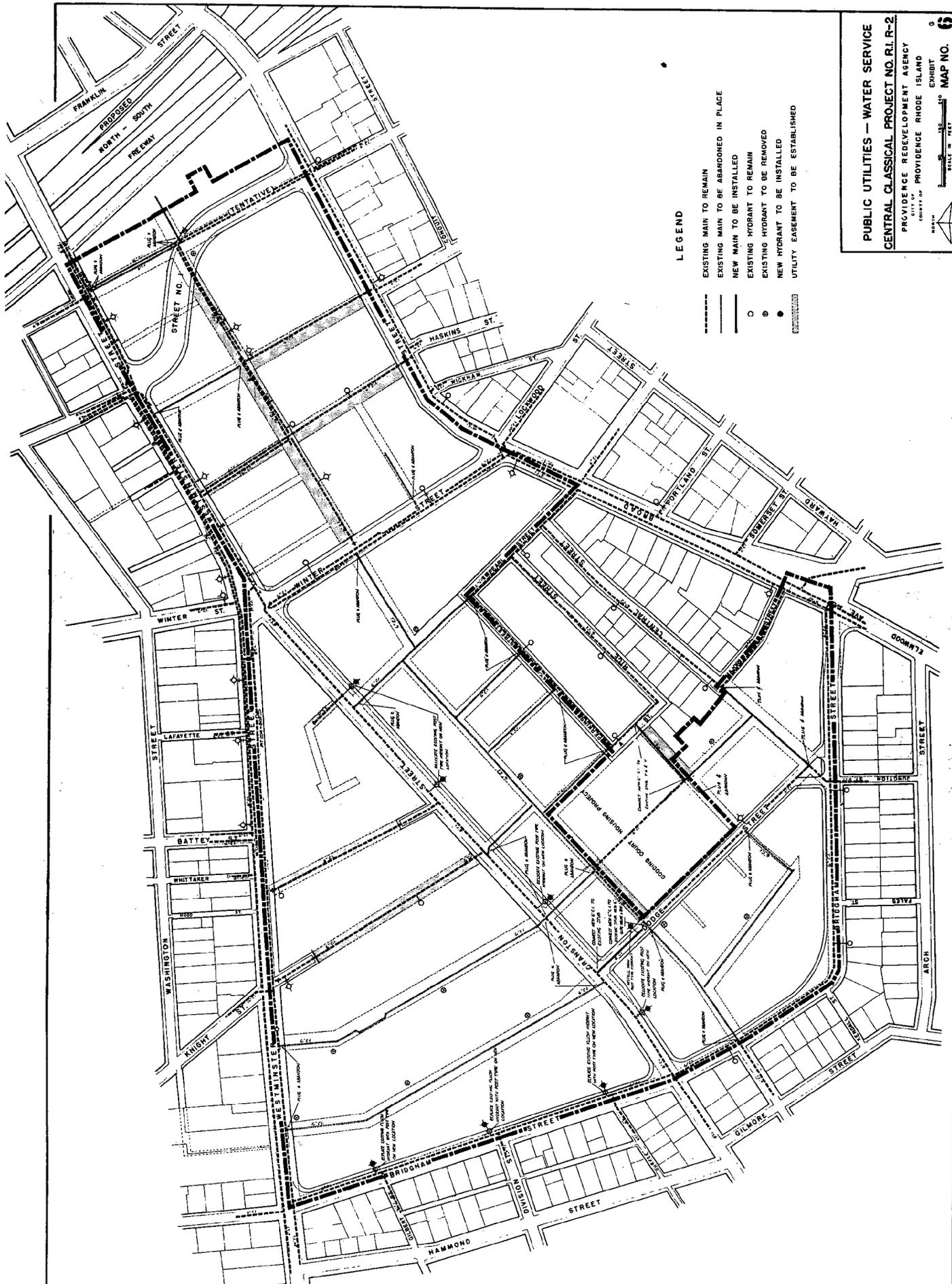
-  EXISTING RIGHT-OF-WAY TO REMAIN
-  EXISTING RIGHT-OF-WAY TO BE WIDENED
-  NEW WIDENING OF EXISTING RIGHT-OF-WAY
-  NEW RIGHT OF WAY TO BE ESTABLISHED
-  EXISTING EASEMENT TO BE EXTINGUISHED
-  NEW EASEMENT TO BE ESTABLISHED

RIGHT OF WAY ADJUSTMENTS
CENTRAL CLASSICAL PROJECT NO. R.I. R-2
 PROVIDENCE REDEVELOPMENT AGENCY
 CITY OF PROVIDENCE RHODE ISLAND
 COUNTY OF PROVIDENCE RHODE ISLAND
 EXHIBIT E
 MAP NO. 4



SCALE IN FEET
 0 100 200





- LEGEND**
- EXISTING MAIN TO REMAIN
 - - - EXISTING MAIN TO BE ABANDONED IN PLACE
 - NEW MAIN TO BE INSTALLED
 - EXISTING HYDRANT TO REMAIN
 - EXISTING HYDRANT TO BE REMOVED
 - NEW HYDRANT TO BE INSTALLED
 - UTILITY EASEMENT TO BE ESTABLISHED

PUBLIC UTILITIES — WATER SERVICE
CENTRAL CLASSICAL PROJECT NO. R.I. R-2
 PROVIDENCE REDEVELOPMENT AGENCY
 CITY OF PROVIDENCE RHODE ISLAND
 EXHIBIT 6
 SCALE 1" = 100'
 MAP NO. 6

