

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1972-60

No. 373 **AN ORDINANCE** APPROVING AND ADOPTING THE OFFICIAL
REDEVELOPMENT PLAN FOR LOWER SOUTH PROVIDENCE NDP URBAN
RENEWAL AREA (2) (FORMERLY AREA 3a)

Approved September 26, 1972

Be it ordained by the City of Providence:

WHEREAS, the Providence Redevelopment Agency (hereinafter 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 March 4, 1971 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, "Lower South Providence, Redevelopment Plan, 1972-1973, N.D.P. Urban Renewal Area (2)" and comprises a report consisting of 24 pages of text, 4 exhibits and 5 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 have 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 69-44 of the Ordinances of the City of Providence, approved November 28, 1969, 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.

No.

CHAPTER

AN ORDINANCE

WHEREAS, a copy of said Urban Renewal Plan was transmitted to the City Plan Commission on December 9, 1970 ; 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 (2) 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 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 1295 of the 1435 structures within the said Urban Renewal Area (2) was made.

(1) Of the 1280 residential structures within the area, 1,280 were inspected. These Inspections revealed the following basic exterior deficiencies; 65% 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 total number of 1280 residential structures in Area (2), 784 or (61%) 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 1 of the United States Housing Act of 1949, as amended, (hereinafter 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 unsanitary 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 injuriously affect the entire area. The NDP Urban Renewal Area (2) 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 "Lower South Providence NDP Urban Renewal Area (2)"; 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 (2) 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 (2) and of the availability of proper housing in the locality for the relocation of families that may be displaced from NDP Urban Renewal Area (2) 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 1 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, the Providence Redevelopment Agency has applied for financial assistance under said Housing Act and has entered into a planning contract for financial assistance under said Act with the United States of America, acting by and through the Secretary of the Department of Housing and Urban Development, pursuant to which Act Federal funds have been provided for the project; and

WHEREAS, the Providence Redevelopment Agency has applied for additional financial assistance under the Housing Act and proposed to enter into an additional contract or contracts with the Department of Housing and Urban Development for the undertaking of, and for making available additional financial assistance for NDP Urban Renewal Area (2); and

WHEREAS, it is provided in said Act that contracts for financial aid under the Housing Act shall require that the Urban Renewal Plan for NDP Urban Renewal Area (2) be approved by the Governing Body of the locality in which the Project is situated and that such approval include findings by the Governing Body that (1) the financial aid to be provided in the contract is necessary to enable the land within NDP Urban Renewal Area (2) to be redeveloped in accordance with the Urban Renewal Plan; (2) the Urban Renewal Plan for the Urban Renewal Areas in the locality as a whole, for the redevelopment of such areas by private enterprise; and (3) the Urban Renewal Plan conforms to a general plan for the development of the locality as a whole; and

WHEREAS, there has also been presented to the City Council information and data respecting Urban Renewal Plans for the Urban Renewal Areas in the City of Providence including the following: Capital Improvement Programs for 1950-1956, 1951-1957, 1952-1958, 1953-1959, 1954-1960, 1955-1961, 1956-1962, 1957-1963, 1958-1964, 1959-1965, 1960-1966, and 1961-1967, 1962-1968, 1963-1969, 1964-1970, 1965-1971, 1966-1972, 1967-1973, 1968-1974, and the Annual Reports of the Providence Redevelopment Agency for 1948 through 1967 (inclusive); and

WHEREAS, at a public hearing held on following notice of the date, time, place and purpose of such hearing the City Council Committee on Urban Redevelopment, Renewal and Planning duly considered the Urban Renewal Plan, and all evidence and testimony for and against the adoption of such Plan, in accordance with the provisions of the "Redevelopment Act of 1956;" and

WHEREAS, said Urban Renewal Plan for the Project Area prescribes certain land uses for NDP Urban Renewal Area (2), 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 (2), 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 United States of America 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 "Lower South Providence NDP Urban Renewal Area (2)".

2. It is hereby found and determined that for the purposes of the Urban Renewal Plan the Lower South Providence NDP Urban Renewal Area (2) comprises that certain tract of land situated in the City of Providence and State of Rhode Island, which is bounded as described in 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 Lower South Providence NDP Urban Renewal Area (2) 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 Lower South Providence NDP Urban Renewal Area (2):

(1) 78% or 61% 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 Lower South Providence NDP Urban Renewal Area (2):

(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 Unsanitary or Unsafe Character or Condition of Physical Construction.

4. It be and hereby is found and determined that because of a predominance 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 Model Cities NDP Urban Renewal Area (2) is hereby determined to be a deteriorated blighted area.

5. It be and hereby is found that the Lower South Providence NDP Urban Renewal Area (2) 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 Lower South Providence NDP Urban Renewal Area (2) 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 Lower South Providence NDP Urban Renewal Area (2) 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 (2) between the Providence Redevelopment Agency and the Secretary of the Department of Housing and Urban Development under provisions of Title 1 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 Lower South Providence NDP Urban Renewal Area (2) 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 control 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 Lower South Providence NDP Urban Renewal Area (2) consisting of a booklet containing a table of contents, 24 pages of text, 4 exhibits and 5 maps is hereby approved, adopted and designated as the Official Urban Renewal Plan for Lower South Providence NDP Urban Renewal Area (2) 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 streets, 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 \$8,910 out of non-cash credits and a cash contribution of \$232,397 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.

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 641, Assessor's Plat 48, dated December 31, 1968;

Thence, running southerly a distance of forty (40) feet, more or less, to a point;

Thence, turning and running westerly a distance of eighty (80) feet, more or less, to a point;

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

Thence, turning and running easterly a distance of eighty (80) feet, to the point and place of beginning.

Said tract herein described contains three thousand two hundred (3,200) square feet of land, more or less.

Parcel B

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 317, in Assessor's Plat 54, dated December 31, 1968;

Thence, running southeasterly for a distance of one hundred and seventy-one and fourteen one hundreds (171.14) feet, more or less, to a point;

Thence, turning and running southwesterly for a distance of fifty (50) feet, more or less, to a point;

Thence, turning and running northwesterly for a distance of one hundred and seventy one and fourteen one hundreds (171.14) feet, more or less, to a point;

Thence, turning and running northeasterly for a distance of fifty (50) feet, more or less, to the point and place of beginning.

Said tract of land herein described contains eight thousand, five hundred and fifty-two (8,552) square feet of land, more or less.

Parcel C

Beginning at a point, said point being the northeasterly corner of Assessor's Lot 316, in Assessor's Plat 54, dated December 31, 1968;

Thence, running southeasterly for a distance of one hundred seventy-one and thirty-six one hundreds (171.36) feet, more or less, to a point;

Thence, turning and running southwesterly for a distance of fifty (50) feet, more or less, to a point;

Thence, turning and running northwesterly for a distance of one hundred seventy-one and thirty-six one hundreds (171.36) feet, more or less, to a point;

Thence, turning and running northeasterly for a distance of fifty (50) feet, more or less, to the point and place of beginning.

Said tract of land herein described contains eight thousand five hundred and sixty-two (8,562) square feet of land, more or less.

Parcel D

Beginning at a point, said point being the northeasterly corner of Assessor's Lot 315, in Assessor's Plat 54, dated December 31, 1968;

Thence, running southerly a distance of one hundred seventy-one and thirty-six one hundreds (171.36) feet, more or less, to a point;

Thence, turning and running westerly a distance of forty-two and fifty one hundreds (42.50) feet, more or less, to a point;

Thence, turning and running northerly a distance of one hundred sivity-one and thirty-six one hundreds (171.36) feet, more or less, to a point;

Thence, turning and running easterly a distance of forty-two and fifty one hundreds (42.50) feet, more or less, to the point and place of beginning.

Said tract of land hereindescribed contains seven thousand two hundred eighty-nine (7,289) square feet of land, more or less.

(f) Declares that in addition it will furnish \$896 which sum represents real estate taxes on unimproved land.

(g) Declares that after completion of all street construction, and facilities, water lines, storm and sanitary sewer construction as indicated in 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.

(h) 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 relocation 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 reasonable and timely affected to permit the proper prosecution and completion of the Urban Renewal 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 reasonable accessible to their place of employment.

14. It is hereby found and determined that the Official Redevelopment Plan gives due consideration to the provision 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 and determined 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 Redevelopment 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 Redevelopment Plan, to such educational institutions or hospital for redevelopment in accordance with the use or uses specified in the Official Redevelopment Plan, (2) by providing, through the redevelopment of the Area in accordance with the Official Redevelopment 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 Redevelopment 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 provision of Title 1 of the "Housing Act of 1949", as amended, necessary to carry out the Official Redevelopment 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 1 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
SEP 7 - 1972
FIRST READING
READ AND PASSED
Unanimous
CLERK

APPROVED
SEP 16 1972
Joseph A. Early
MAYOR

IN CITY COUNCIL
SEP 21 1972
FINAL READING
READ AND PASSED
Unanimous
PRESIDENT
Unanimous
CLERK

IN CITY
COUNCIL

JUN 8 - 1972

FIRST READING
REFERRED TO COMMITTEE ON

URBAN REDEVELOPMENT
RENEWAL & PLANNING

Vincent Vespeira
CLERK

*Councilman Scarnetta
and Councilman Lynch, by request*

THE COMMITTEE ON

*Urban Redevelopment, Renewal
and Planning*

Recommends

Be Continued
Vincent Vespeira
Clerk

Aug 9, 1972

THE COMMITTEE ON URBAN REDEVELOPMENT
RENEWAL & PLANNING

Approves Passage of
The Within Ordinance

Vincent Vespeira
Chairman
Aug 22, 1972 Clerk

FILED
JUN 5 10 48 AM '72
DEPT. OF CITY CLERK
PROVIDENCE, R.I.

EXHIBIT A

LEGAL DESCRIPTION OF THE BOUNDARIES OF N.D.P. URBAN
RENEWAL AREA (2)

Beginning at the most westerly corner of Area (2), herein described, at the intersection of the westerly right-of-way line of Broad Street and the southerly right-of-way line of Public Street.

Thence, running generally easterly along the southerly right-of-way line of Public Street to the intersection of the westerly line of Interstate Route 95 and the southerly right-of-way line of Public Street.

Thence, turning and running along said westerly line of Route 95, generally southerly and southwesterly to the intersection of said Route 95 and the westerly right-of-way line of Broad Street.

Thence, running generally northerly along the westerly right-of-way line of Broad Street to the point and place of beginning.

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies that:

1. He is the duly qualified and acting City Clerk of the City Council of the City of Providence (hereinafter called the "Governing Body") and the custodian of the records of the Governing Body, including the Journal of the Proceedings of the City Council, and is duly authorized to execute this certificate

2. Attached hereto is a true and correct copy of a resolution, including the WHEREAS clauses, adopted at a meeting of the Governing Body held on the day of , 19

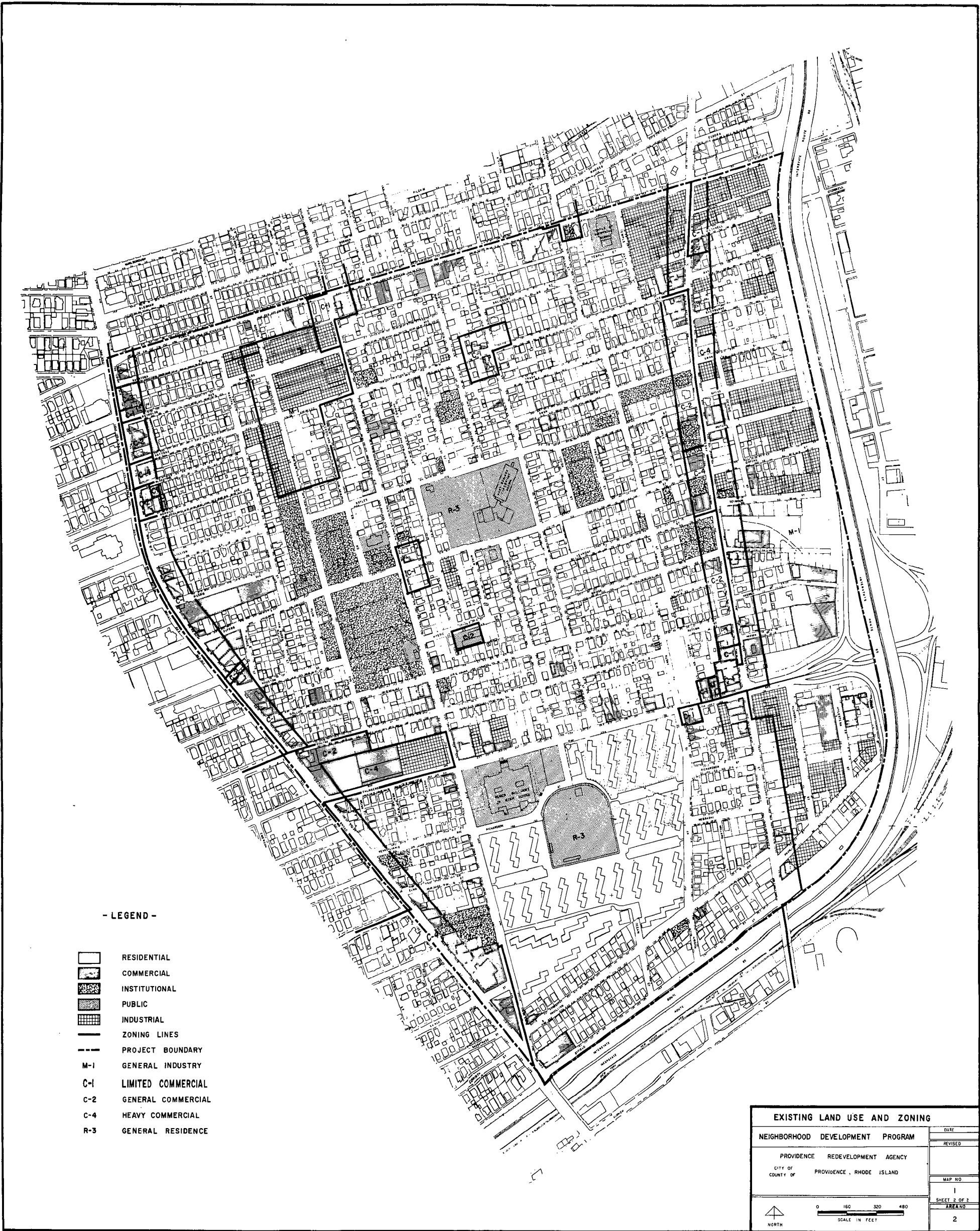
3. Said resolution has been duly recorded in the minutes of said meeting and is now in full force and effect.

4. Said meeting was duly convened and held in all respects in accordance with law and the by-laws of the City Council of the City of Providence. To the extent required by law or said by-laws, due and proper notice of said meeting was given. A legal quorum of members of the Governing Body was present throughout said meeting and a legally sufficient number of members of the Governing Body voted in the proper manner for the adoption of said resolution. All other requirements and proceedings under law, said by-laws, or other wise, incident to the proper adoption of said resolution, including any publication, if required by law, have been duly fulfilled, carried out and otherwise observed.













5. If the seal appears below, it constitutes the official seal of the City Council of the City of Providence and was duly affixed by the undersigned at the time this certificate was signed. If no seal appears below, the City Council of the City of Providence does not have and is not legally required to have an official seal.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this day of , 19

CITY CLERK



- LEGEND -

-  RESIDENTIAL
-  COMMERCIAL
-  INSTITUTIONAL
-  PUBLIC
-  INDUSTRIAL
-  ZONING LINES
-  PROJECT BOUNDARY
-  M-1 GENERAL INDUSTRY
-  C-1 LIMITED COMMERCIAL
-  C-2 GENERAL COMMERCIAL
-  C-4 HEAVY COMMERCIAL
-  R-3 GENERAL RESIDENCE

EXISTING LAND USE AND ZONING	
NEIGHBORHOOD DEVELOPMENT PROGRAM	DATE
PROVIDENCE REDEVELOPMENT AGENCY	REVISED
CITY OF PROVIDENCE, RHODE ISLAND	MAP NO.
	1
	SHEET 2 OF 3
	AREA NO.
	2

0 160 320 480
SCALE IN FEET

NORTH

1972-60




NO 373

9-26-1972






LEGEND

-  PROPOSED ACQUISITION
-  URBAN RENEWAL AREA NO. (2) BOUNDARY
-  BUILDING ONLY TO BE ACQUIRED

PROPOSED ACQUISITION	
NEIGHBORHOOD DEVELOPMENT PROGRAM	DATE 1972-1973 REVISED
PROVIDENCE REDEVELOPMENT AGENCY	
CITY OF PROVIDENCE, RHODE ISLAND	
MAP NO. 3	
SHEET 2 OF 2	
AREA 10	
2	


NORTH

0

160

320




480

SCALE IN FEET



SITE	AREA	USE	DISPOSAL METHOD
1	9,600	RES.	SALE
2	9,600	RES.	SALE
3	9,120	RES.	SALE
4	3,000	RES.	SALE
5	21,000	RES.	SALE
6	7,828	RES.	SALE
7	3,248	RES.	SALE
8	36,879	RES.	SALE
9	3,422	RES.	SALE
10	7,200	RES.	SALE
11	17,479	RES.	SALE
12	2,700	COMM.	SALE
13	3,520	RES.	SALE
14	2,520	RES.	SALE

TOTAL 137,916 DISPOSITION SITES


-  DISPOSITION PARCELS
-  PROPERTY NOT TO BE ACQUIRED
-  URBAN RENEWAL AREA NO. 2 BOUNDARY

DISPOSITION MAP

NEIGHBORHOOD DEVELOPMENT PROGRAM

PROVIDENCE REDEVELOPMENT AGENCY

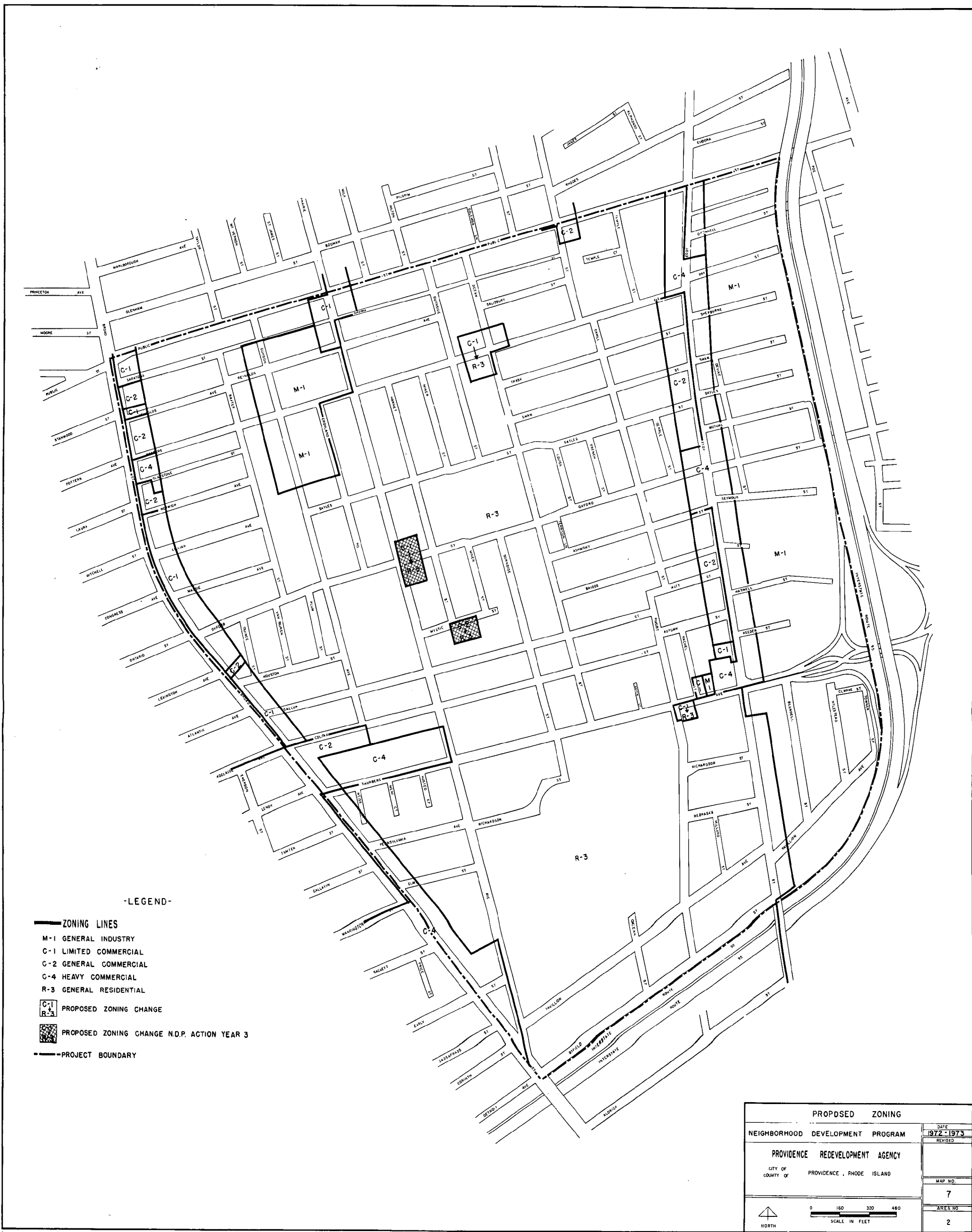
CITY OF PROVIDENCE, RHODE ISLAND

 0 160 320 480
SCALE IN FEET

DATE
1972-1973
REVISED

MAP NO.
6

SHEET
2



NEIGHBORHOOD DEVELOPMENT PROGRAM

URBAN RENEWAL AREA (2)

LOWER SOUTH PROVIDENCE

PROPOSED REDEVELOPMENT PLAN, 1972-1973

PROVIDENCE REDEVELOPMENT AGENCY

PROVIDENCE, RHODE ISLAND

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INTRODUCTION

1. URBAN RENEWAL AREA (2) BACKGROUND

The Lower South Providence Area roughly corresponds to the southern half of the HUD approved Model Cities Area of the City of Providence, Rhode Island. The Model Cities area was approved in February, 1968, and the proposed redevelopment plan for the 19.6 acre Area (3a) was submitted in August, 1969 and approved in April, 1970. A field office was opened in July, 1970. Area (2) is a deteriorated, blighted area, within the meaning of the Redevelopment Act of 1956, as amended to date, because there exists in the area buildings or improvements, used on 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, and/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 blighted area. Area 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 1295 structures, 741 or 57.2% were deficient or sub-standard.

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 date. | -Zoning Ordinance |
| 4.) Urban Renewal Plan | -Plan |
| 5.) NDP Urban Renewal Area (2) | -Area (2) |
| 6.) Local Planning Agency Block | -L.P.A. Bk |
| 7.) Census Tract and Block | -CT & BK |
| 8.) Assessor's Plat Number | -AP# |

- 9.) The Building Ordinance of the City of Providence, approved November 21, 1941 and as amended to date.

-Building Ordinance

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 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 equipments.

A. DESCRIPTION OF NDP URBAN RENEWAL AREA (2)

1. Generally speaking, Area (2) 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 north-south arteries, which are not necessarily 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 (2) consists of 334.1 acres, of which 293.8 acres are built up, or 88%. 154.7 acres are predominantly residential, institutional or public in use. There are 1,826 lots in the area, of which 1,473 are less than 5000 sq. ft. in size. There are 3,344 residential units of which 2,182 are deficient or sub-standard and 97 are vacant. Finally, 49 blocks contain one or more mixed uses.

Residential structures, in general, are characterized by numerous minor defects, which collectively cause many structures to have a deteriorating effect on the surrounding area. Exterior surveys conducted by the Department of Planning and Urban Development staff were based on three ratings: standard, deficient, and sub-standard. Standard structures contain three or less slight defects or one easily corrected intermediate which, taken as a whole, cause the building to have a deteriorating effect on the surrounding area; one construction defect which could be economically corrected; or one or two building facilities defects which could be economically corrected. Sub-standard buildings contain two or more critical defects plus one or more intermediate defects which cannot be economically corrected; four or more defects in the basic structure; inadequate facilities; one or more construction defects; or inadequate original construction.

Typical minor defects are peeling or cracked paint or slight damage to doors or windows; intermediate defects might include holes in, or sagging or cracked foundations, walls, ceilings or roofs, or broken or missing windows; typical critical defects include cracked or warped beams or rafters or extensive damage by storms, floods or fire; construction defects include inadequate foundations, or make-shift, scrap material construction.

2. Boundaries of Urban Renewal Area (2)

Area (2) is south of downtown Providence, bounded on the north by Public Street, on the east and south by Interstate Route 95, and on the west by Broad Street. The boundaries of this Area have been established without regard to the race, religion, national origin or color of skin of any residents of the area. The boundaries of the area are as shown on Map No. 1, Existing Land Use and Zoning; a legal description of Area 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 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 habitable or standard structures where necessary and feasible.
- d. 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 elimination of deteriorated structures which are not habitable, or 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 all residential units to be constructed in the low density and medium density Residential Use Areas shall be for low-or moderate-income families and/or individuals.
 - 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 (2) will be subject to the controls for rehabilitation.
 - u. 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 Area (2) 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 substandard 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 (2), showing the predominant land uses including public uses and other uses, and the major circulation routes.
2. Description of Proposed Predominant Land Use Categories
 - a. Residential Land Use is broken down into the following two categories:
 - (1) Low Density Residential
 - (a) having a maximum of one dwelling unit per 2500 square feet of lot area
 - (b) incidental uses - see below
 - (2) Medium Density Residential
 - (a) having a maximum of one dwelling unit per 1200 square feet of lot area
 - (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, specific allowances will be made to permit professional uses and compatible commercial uses with the approval of the Agency, and subject to approval by the Zoning Board of Review.
 - 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 cluster type, will exist to provide needed services to the neighborhoods involved.
 - d. Industrial Land Use is of 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 Zoning Ordinance. 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 or 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 NDP 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. A sample of structures typical of those in Area (2) was inspected. Economic feasibility was determined with use of estimates of before and after value, and costs of work to be done.
- 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 Agency may acquire by eminent domain or purchase 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 (2) 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 date, and the code of the State of Rhode Island entitled "The Rhode Island Maintenance and Occupancy Code," approved May 7, 1970, as amended to date.

(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 adapted from the Department of 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 by the Agency and by the Zoning Board of Review, when necessary, due to the location of structure on the land, lack of available open space, adverse topography, or other conditions, where the objectives of the Plan are not abrogated by such action.

(2) Non-Residential Rehabilitation Standards

(a) Minimum Non-Residential Standards

The Building Ordinance and the Zoning Ordinance 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.

- (b) 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 by the Agency, and by the Zoning Board of Review, where necessary, due to location of structure on the land, lack of available open space, adverse topography, or other conditions, where the objectives of the Plan are not abrogated by such action, and where such action is not in violation of the Zoning Ordinance or the Building Code.

(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 provision 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 regarding 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 drainate 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 and State 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 demolition and the removal of buildings or improvements thereon where necessary.

(d) Performance Standards (See Exhibit B)

2. Acquisition and Clearance*

a. The major Urban Renewal treatment for Area (2) 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 such as:
 - (a) Overcrowding or improper location of structures on the land.
 - (b) Excessive dwelling unit density.
 - (c) Conversion to incompatible types of uses, such as rooming houses among family dwellings.
 - (d) Obsolete building types.
 - (e) Detrimental land uses or conditions, such as incompatible uses, structures in mixed use, or adverse influences from noise, smoke or fumes.
 - (f) Unsafe, congested, poorly designed or otherwise deficient streets.
 - (g) Inadequate public utilities or community facilities contributing to unsatisfactory living conditions or economic decline.
 - (h) Other equally significant environmental deficiencies.

*All properties to be acquired are identified on Map No. 3, Proposed Acquisition, for Area (2).

- (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 Plan objectives.
- b. Properties within the rehabilitation areas not now identified for acquisition may be acquired during subsequent years, in accordance with the law, after proper notice to the owner involved and after a public hearing, if:
- (1) They do not meet the standards of this Plan and are found to be economically infeasible for rehabilitation.
 - (2) They would impede the proposed land use objectives for public facilities within this Urban Renewal Area, or
 - (3) 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 within rehabilitation areas designated for acquisition may be subsequently exempted from acquisition if they have in the interim been demolished or rehabilitated as set forth in this Plan.
- d. Under the provisions of the Redevelopment Act of 1956 as amended, the Agency is empowered to undertake all 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, cash 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.

3. Public Improvements

Standards for the design and construction of site improvements in the Project Area will be in conformity with applicable standards and practices in effect in the City. Approval of the plan for the installation of public works proposed for the Project Area is to be attained either from the Director of Public Works of the City, the City Forester or the City Engineer of the Providence Water Supply Board, as appropriate.

The proposed public improvements for the Third Action Year, 1972-1973, are:

a. Communications

A new fire alarm box will be installed at the corner of Miner and Mystic Streets. Also a new communications aerial cable will be installed on Mystic Street and Prairie Avenue.

- b. Street Trees and Sidewalks - New street trees are proposed and new sidewalks will be built and curbs reset where necessary along Ocean Street, Burnside Street, Colfax Street, Gallup Street, Mystic Street, Miner Street, Harriet Street, Thurbers Avenue, Oxford Street and Prairie Avenue.

E. Land Disposition Supplement

1. Land Use Designations, Controls and Standards to be imposed on land to be offered for sale or lease.

a. Statement of Uses to be Permitted and Controls

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. The various permitted land use categories, will be

(1) R-3 General Residence Zone

(a) Permitted Uses:

R-3 General Residence uses of the Zoning Ordinance shall be permitted in this Area
(2) except for: Apartment Hotel or Hotel, Fraternity or Sorority House, Rooming House, Community Center, Crop or Tree Farming, Club or Lodge, or Golf Course.

(b) Development Controls for Residential Uses:

(Within the permitted R-3 General Residence Zone) in Area (2), which shall apply, are as follows:

- 1-Maximum Density, Minimum Lot Size, Lot Coverage, Building Setback, 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 date.
- 2-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 date.
- 3-Dwelling Accommodations: All living units shall be full-family dwelling accommodations, 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 date.
- 4-Name Plate or Sign: For each dwelling unit, one name plate not exceeding $\frac{1}{2}$ square foot in area, shall be permitted, indicating the name/or address of the occupant or any permitted occupation, and must be suitable integrated with the architectural design of the structure. The size, design, placement, number, replacement or addition of any sign during the duration of the Plan must be approved by the Agency. The Agency in its sole and absolute discretion shall have the final right of approval.
- 5-Off-Street Parking: One off-street parking space for each dwelling unit, plus additional spaces equal in number to one quarter of the number of dwelling units in excess of three dwelling units shall be provided. Any fraction of a required parking space shall mean an additional required whole parking space. The Agency in its sole and absolute discretion shall have the final right of approval.
- 6-Screening: Except for that portion of a driveway or accessway which opens directly into a public right-of-way the following

screening shall be provided: 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 high 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 Agency in its sole and absolute discretion shall have the final right of approval.

-7-Overnight Off-Street Parking: In residential zones overnight off-street parking shall be specifically prohibited except for pleasure vehicles.

-8-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 where Agency approves an area not in excess of 20% of the unbuilt and unpaved area may be landscaped with another material for decorative purposes and/or a garden only. After being fully developed, the land, buildings and other improvements within Area (2) 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 Agency in its sole and absolute discretion shall have the final right of approval.

-9-Additional applicable controls are listed below under the headings:

-a-"Other conditions, covenants, restrictions and provisions controlling the development and use of acquired land and improvements."

-b-"Miscellaneous Provisions."

2. Commercial-Residential (C-2 Zone)

(a) Permitted Uses

The C-2 Zone regulations of the Zoning Ordinance shall apply, except that fraternity or sorority houses, co-op or tree farms, lodges or golf courses and billboards shall not be permitted.

(b) Bulk and Density Requirement

Requirement for building height and for building setback as established in the C-2 District of the Zoning Ordinance shall apply. The following controls shall also apply:

1. Maximum F.A.R. shall be 2.5
2. Maximum lot coverage shall be 50%
3. Maximum density for residential development shall be one dwelling unit per 2,000 square feet of lot area, subject to the approval of the Zoning Board of Review. In addition, the minimum ratio of floor area to open space shall be 30%.

(c) Other Controls

Other controls as outlined in Section E.1.a and Section E.1.b. shall apply.

E.1.b. Additional Regulations to be Imposed

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

- (a) With respect to those provisions of the Plan which exceed local law, redevelopers will be required to agree, in the event of any questions regarding the meaning of the standards and controls or other provisions of this Plan, that the interpretation of the Agency shall be final and binding.
- (b) A report concerning the proposed sale or lease of any land within Area (2) 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 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 Agency for its approval to

insure its conformance to the provisions and objectives of this Plan. The required building setback for any proposed garage to be erected on the above described land shall be twenty (20) feet from any right-of-way line, and 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. In addition, each and every parcel of land 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)(d)(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 Area (2) 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 Agency architectural and landscaping plans and specifications, as well as any other information, required by the Agency, for its approval prior to the time of transfer of title to the redeveloper to insure their conformance with the provisions of this Plan.

2. Miscellaneous Provisions

- (a) Whenever the controls in this Plan restricting the use and development of areas acquired for redevelopment conflict with the Zoning Ordinance, the higher standards of this Plan or of the Zoning Ordinance shall govern. Provided, however, that 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 Objectives will not be adversely affected, waive the controls or provisions of this Plan.
- (b) The Agency may, when it deems it advisable, file a petition with the Zoning Board for exceptions or variances 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 the necessary rehabilitation of his adjoining non-acquired property, such rehabilitation to meet the standards established by this Plan (see Exhibit C). After receipt of notice from the purchaser to the Agency that he has complied with the standards established by this plan, and after the Agency has made a finding of such fact, he will be tendered a certificate of completion suitable for recording with the Recorder of Deeds.

- (f) The scattered sites made available by the Agency shall be utilized:
- (1) As sites for sale to adjoining owners;
 - (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 within Area (2);
 - (5) As sites for new residential construction.
- (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) 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 Agency in its sole and absolute discretion shall have the final right of approval.

- (n) The Agency in its sole and absolute discretion shall have the final right of approval and interpretation of development proposals.

E.2 Circulation

- a. See Map No. 1, Existing Land Use and Zoning, for Area (2) 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, for Area (2) 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 Agency, in its sole and absolute 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. All residential units to be constructed in the low density and medium density Residential use areas shall be for low-or-moderate-income families and for individuals.
- 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 assigns of the land in the area of the City of Providence, Rhode

Island, covered in 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 provisions with respect to non-discrimination in sub-paragraph E.1.b (1) (d) (3), page 17 shall run for a perpetual length of time and shall apply to any facilities outside Area (2) 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 (2) 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 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 sub-standard 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. 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 reuses 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 (2) will have the service of the Family Relocation Services 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 satis-

factorily relocated into acceptable housing. Families eligible for public housing will receive priority in the low-rent developments of the Providence Housing Authority.

Businesses displaced by Agency action will be offered the business relocation services 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 (2) under the terms of Federal participation in the Project undertaking, and Section 106 (f) of Title 1 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 provisions 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 all NDP Activities for the current Action Year are as follows:

ELIGIBLE PROGRAM COSTS FOR COMPUTING FEDERAL AID

GROSS PROGRAM COST	\$992,631
LAND PROCEEDS	27,404
NET PROGRAM COST	965,227
FEDERAL PROGRAM CAPITAL GRANT	811,420
LOCAL SHARE	241,307

Additional City Costs

Real Estate Tax Payments \$896.00

Provisions of Federal Grant

The estimated Federal Grant of \$ 811,420 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 \$ 241,307 will be met by noncash local grants-in-aid of City-owned property, (\$8,910.) and a cash contribution of \$ 232,397.

Provisions of Additional City Costs

Additional City Costs of \$896 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 Department of Housing and Urban Development 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 of his successor or successors in interest may be entitled to assert.

EXHIBIT A

LEGAL DESCRIPTION OF THE BOUNDARIES OF N.D.P. URBAN RENEWAL AREA (2)

Beginning at the most westerly corner of Area (2), herein described, at the intersection of the westerly right of way line of Broad Street and the southerly right of way line of Public Street.

Thence, running generally easterly along the southerly right of way line of Public Street to the intersection of the westerly line of Interstate Route 95 and the southerly right of way line of Public Street.

Thence, turning and running along said westerly line of Route 95, generally southerly and southwesterly to the intersection of said Route 95 and the westerly right of way line of Broad Street.

Thence, running generally northerly along the westerly right of way line of Broad 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 $10 \log P$

$\frac{1}{P}$

$\frac{P}{2}$

Where equals 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 or 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'-6"
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
 LR - Living Room
 DR - Dining Room
 DA - Dining Area
 K - Kitchen

K'ette - Kitchenette
 BR - Bedroom
 SL - Sleeping Area
 NA - Not Applicable
 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.

EXHIBIT D

List of Properties to be Acquired During Third Action Year 1972-1973

<u>Block</u>	<u>Parcel</u>	<u>Plat</u>	<u>Lot</u>		<u>Block</u>	<u>Parcel</u>	<u>Plat</u>	<u>Lot</u>
4A	1	48	57					
7A	11	48	123					
43	3	48	639		*49	17	54	317
43	4	48	640		*49	17	54	316
*43	5	48	641		*49	17	54	315
45	19	54	74		49	18	54	312
45	20	54	73		49	19	54	314
45	21	54	72		49	20	54	122
46	15	54	62		49	22	54	275
46	19	48	360		50	8	54	831
47	3	54	91		**50	9	54	839
47	4	54	90		69	11	54	301
47	4	54	89		69	11	54	841
47	4	54	88		69	11	54	842
47	4	54	87		69	12	54	300
**47	4	54	85		69	16	54	846
47	10	54	462					
47	11	54	253					
47	13	54	250					
47	13	54	249					
47	13	54	248					
48	8	54	99					
49	2	54	272					

*Denotes those Parcels where
Agency is Acquireing City-
owned Property.

**Denotes those Parcels where
Agency is Acquiring
Structures only.

STATE OF RHODE ISLAND & PROVIDENCE PLANTATIONS

NEIGHBORHOOD DEVELOPMENT PROGRAM

PROVIDENCE REDEVELOPMENT AGENCY

URBAN RENEWAL AREA 2

PUBLIC HEARING

re:

LOWER SOUTH PROVIDENCE

:
:
:
:
:

Public hearing relative to the Urban Renewal Plan for the LOWER SOUTH PROVIDENCE AREA, heard before the Committee on Urban Redevelopment, Renewal and Planning of the City Council of the City of Providence, in the City Council Chamber, City Hall, Providence, Rhode Island, on August 9, 1972. Committee members present were: Councilman Robert F. Lynch, who acted as chairman; also, Councilmen Laurence E. Brown, Edward Xavier and Thomas W. Pearlman.

PRESENTATIONS WERE MADE BY:

Vincent Pallozzi, Director
Richard A. Harrall, City Planner
John A. Ryan, Division of Family Relocation

COUNCILMAN LYNCH: Ladies and Gentlemen:

This is a hearing of the Committee on Urban Redevelopment, Renewal and Planning of the City Council of the City of Providence and we are meeting tonight in a duly authorized session. We are going to consider the plan for the LOWER SOUTH PROVIDENCE AREA and we are doing that in accordance with the notices which have been advertised in the local newspapers.

The format of the hearing will be such that the Department of Planning and Urban Development of the City of Providence will present their plan for the proposed area. After they have made their proposals, the Committee will hear those who are in favor of the plan. When we have heard all of those who are in favor of the plan, the Committee will listen to anybody who is opposed to the plan.

For purposes of identification, I would like to introduce the members of the Committee.

I am Robert F. Lynch. I am vice-chairman of the Committee and in the absence of Councilman Joseph F. Prete, the Chairman, I will act as the Chairman of tonight's meeting. On my immediate right is Councilman Laurence E. Brown. On my immediate left is Councilman Edward Xavier and on his immediate left is Councilman Thomas W. Pearlman.

I would like to introduce Mr. Vincent Pallozzi.

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

We are here at this meeting to discuss the Lower South Providence Area and it is bounded by Public Street, Broad Street and I-95.

Before we hear the presentation of the Lower South Providence Plan, I would like to explain the type of program being proposed for the Lower South Providence Area. This area will be treated under the Neighborhood Development Program. This means that each year a plan will be submitted to the Federal Government outlining that year's activities to be funded. While there has been an overall plan developed for the Lower South Providence Area, this meeting will emphasize a discussion of those activities proposed for the upcoming year.

The major objective of the Lower South Providence Plan is to increase the supply of sound housing in the area. This increase will be accomplished by two methods. Land will be acquired for new residential structures. Most of the land proposed to be acquired is vacant land created by past demolition of structures. This acquisition method will minimize displacement of families. The second method to increase the housing supply will be the availability of

low-interest loans and grants to rehabilitate structures.

The upgrading of existing structures will increase the supply of standard dwelling units in the area. Overall neighborhood improvements will be undertaken to assist in proper redevelopment.

It is important at this time to discuss the various groups involved in the formulation of this plan. Throughout the planning process there was close cooperation between the Providence Redevelopment Agency, Model Cities staff and the Citizens' Planning Committee. There was also participation of various neighborhood organizations throughout the planning process. This cooperation was vital to the preparation of the plan and must be continued for a successful execution of the plan.

We are here tonight to seek City Council approval of the Urban Renewal Plan for Year One for the Lower South Providence Area.

In just a moment Richard Harrall, Principal Planner of the Department of Planning and Urban Development, will discuss activities proposed for the Lower South Providence Area. He will be followed by Mr. John Ryan, Chief of Relocation, who will discuss the Relocation Plan.

Thank you.

RICHARD HARRALL: As Mr. Pallozzi pointed out, the boundaries of the Lower South Providence Area are Public Street on the north, Broad Street on the west and Route 95 on the south and the east.

This map shows what is called Proposed Land Use for the area. Again, as Mr. Pallozzi pointed out, this is an overall plan which will be carried out over a number of years. As you can see, it basically follows the existing land use pattern of residential areas predominantly scattered through the area between Eddy Street and Broad Street.

The major change under this plan would call for the eventual development of the area between Route 95 and Eddy Street as an industrial area. The commercial strip along Broad Street would remain and would be re-enforced; otherwise the area would remain residential.

I might point out that in this area we have existing a Neighborhood Development Program, a 19-acre area, Oxford Street, Ocean Street, Thurbers Avenue and Eddy Street. The Lower South Providence Plan proposes to expand on this existing program.

This map shows the scattered acquisition to be involved in the next year's activities. As you can see, these acquisitions are adjacent to the area I just described as our current execution area.

They are outlined by Oxford Street to the north, Prairie Avenue to the west, Public Street to the south and Ocean Street to the east. The purpose of picking the area adjacent is quite simple. We feel it would re-enforce activities already accomplished in this 19-acre area. The activities in the new area would be similar to those already undertaken in our existing area. There would be acquisition of some vacant lots and some structures for residential purposes. There would be new sidewalks, trees and other improvements made.

Now, there are about 115 structures in this area eligible for rehabilitation and for low-interest loans or grants. Those figures I just mentioned are outlined on this board and show the acquisition of 27 parcels of land. There would be disposed of 14 parcels. This is done by combining some of the smaller lots into large disposition parcels for residential use. Fourteen families will be relocated.

As far as the cost itself, the Federal Government's share of this would be \$811,420 and the local share would be \$241,307.

Thank you.

MR. RYAN: My name is John Ryan and I live at 58 Edgewood Boulevard, Providence. I am Chief of the Division of Family Relocation.

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

This hearing offers an opportunity to discuss
the objectives of the Relocation Plan for the Lower South
Providence Urban Renewal Project. According to the most
recent survey, approximately 14 families will be displaced.

I would like to summarize briefly the
services offered by the Relocation Division. Over the past
23 years we have assisted 6,300 families and individuals
displaced by governmental action. During that time we have
developed a program which attempts to alleviate the various
problems of people facing displacement.

Our basic concern is to assist displaced
residents in relocating to decent, safe and sanitary housing
within their economic means.

Trained social caseworkers and qualified
housing inspectors are assigned to assist displaced residents
to obtain decent housing. Also, residents are assisted in
utilizing the services of various social service agencies,
public and private, which are available within the community.

Relocation benefits have been increased
under the Uniform Relocation Act of 1970 to offer displaced

residents greater financial opportunity to obtain decent housing. Moving payments have been increased from a maximum of two hundred dollars to a possible maximum of five hundred dollars. Replacement Housing Payments for purposes of rental or purchase assistance are now available to qualified residents up to a maximum of four thousand dollars. Qualified owner-occupants, who meet certain Federal regulations, and who wish to repurchase, may be eligible for payments up to a maximum of fifteen thousand dollars.

It is our sincere intent to minimize hardship while accomplishing the successful relocation of all the families and individuals involved.

Therefore, Mr. Chairman, I am happy to present to you and your Committee for your consideration a copy of this statement.

COUNCILMAN LYNCH: Ladies and Gentlemen: That concludes the presentation of the Department of Planning and Urban Development of the City of Providence. At this time the Committee will listen to any of the proponents of the plan and I would ask that anybody who is in favor of the Lower South Providence Plan at this time to step forward and give us your name, address and your affiliation and offer your comments to the Committee. After that we will listen to those

opposed to the plan. Now, we will listen to the people who are in favor of the plan.

RON TORBIK: My name is Ron T-O-R-B-I-K.

I am a physical environment specialist at the Providence Model Cities Agency. The agency wishes to go on record as enthusiastically endorsing the proposed plan for the Neighborhood Development for Lower South Providence. In our opinion, the successful adoption and funding of this program will be a giant step forward in achieving the kind of environment necessary for the residents of the model neighborhood. For these reasons, we enthusiastically endorse the adoption of this program.

Thank you.

COUNCILMAN LYNCH: Thank you, Mr. Torbik.

Is there anybody else who wishes to speak in favor of the Lower South Providence Plan?

REVEREND PAUL G. LITTMANN: Mr. Chairman,

I am Reverend Paul G. Littmann, Pastor of Saint Paul's Lutheran Church on Elmwood Avenue in Providence. I speak as an independent citizen. I have come to this hearing this evening to show my interest in this plan and while I am not acquainted with the details of it, I would like to endorse it, particularly from the viewpoint of what it will do for rehabilitation of existing housing and to help establish

personal values in this part of our city.

Thank you.

COUNCILMAN LYNCH: Thank you very much,
Reverend.

Would anybody else like to speak in favor
of the Lower South Providence Plan?

HATTIE HANSON: Mr. Chairman, I am Hattie
Hanson. I live in the Lower South Providence residence. I am
a missionary. I have a small mission in that area. I don't
think I understood everything that was said, but as much as
I did understand I endorse what I heard.

COUNCILMAN LYNCH: Thank you very much. Is
there anybody else who would like to speak in favor of the plan?
Is there anyone who stands in opposition to the plan? Inasmuch
as nobody else wishes to be heard for or against the plan, the
Chair wishes to announce that this Committee will stand adjourned.
We will meet in executive session at some future date to come
up with some concrete decisions in regard to the Lower South
Providence Plan.

Thank you very much for your attention.

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STATE OF RHODE ISLAND & PROVIDENCE PLANTATIONS
PROVIDENCE, Sc

I, Vincent A. Walsh, a duly commissioned shorthand reporter
in the State of Rhode Island, by R. I. Superior Court, certify
the foregoing 9-page transcript contains a true & accurate record
of proceedings held August 9, 1972, at City Hall, Providence, R.I.
that I am not related to any of the parties; nor do I have any
financial interest in outcome of said public hearing.