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DEC 7 1978

READ:

WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.

Rose M. ... CLERK

DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT • PROVIDENCE, RHODE ISLAND

**1975
LAND
USE
COMPARISON**



The City Plan Commission

40 Fountain Street

PROVIDENCE, RHODE ISLAND

November 30, 1978

Ms. Rose Mendonca
City Clerk
City Hall
Providence, Rhode Island 02903

Dear Ms. Mendonca:

The City Plan Commission submits herewith the "1975 Land Use Comparison" report for consideration by the City Council at its December 7, 1978 meeting.

One of the responsibilities of the City Plan Commission is to undertake studies and analyses of various elements of the City of Providence to assist in planning for its prosperous and orderly development. The most basic of the Commission's concerns is for land use studies and for preparation of appropriate land use regulations. This document, the "1975 Land Use Comparison" report is, however, the first major land use study completed by the Department of Planning and Urban Development staff during the last fifteen years.

It provides valuable information about land use patterns, the growth or decline of certain uses in the city, the amount and location of demolition and new housing construction, housing conditions, vacant land, etc. This data is essential to the preparation of planning documents and development programs such as:

- a city-wide land use plan
- a comprehensive housing program
- the designation of general areas for redevelopment, renewal, rehabilitation or conservation
- the revision of the existing zoning map and ordinance
- the establishment of new industrial sites and parks
- environmental plans and programs
- economic studies and plans including a capital improvement program
- research and planning data for municipal, state and community organizations and agencies

page 2

This report represents a major study necessary to the preparation of the Community Guide Plan and the City Plan Commission is pleased that this significant step in the preparation of a comprehensive land use management plan for the City of Providence has been achieved.

Sincerely yours,

William Zuccarelli *re: Mr. B. S. J.*

William B. Zuccarelli
Chairman

WBZ/cd
enc.

cc: Vincent A. Cianci, Jr., Mayor

FILED

Nov 30 2 13 PM '78

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

LAND USE COMPARISON
1975

CITY OF PROVIDENCE
DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT
JUNE 1978

CITY OF PROVIDENCE
VINCENT A. CIANCI, JR., MAYOR

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SPECIAL ACKNOWLEDGEMENT

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FOREWORD

Rhode Island has the distinction of being the smallest state in the Union. Its greatest distance from north to south is forty-eight miles, the distance from east to west thirty-seven miles, and within its boundaries are 156 square miles of inland water. In such small territory, a city the size of Providence can be expected to dominate the area.

Providence with a 1970 population of 179,116, covers a land area of 18.9 square miles and is the hub of a bi-state urban area encompassing thirty-one communities with a population exceeding 900,000.

It is also the seat of the state government as well as the commercial, financial, cultural and industrial center of the region which it serves.

The changes in land use patterns, growth or decline of certain uses in Providence have an enormous impact on the entire metropolitan area.

The close measurement of land use changes is an important tool in the city planning, particularly in serving as a very useful indicator of growth direction.

Knowledge of apparent trends in land use patterns and housing development is essential for formulating a governmental planning policy statements, either on the municipal or state level.

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I

INTRODUCTION

The Land Use and Housing Comparison Study, condensed into the format of the report entitled "Land Use Comparison" 1975, is one of the major studies necessary to prepare the Community Guide Plan.

The Department of Planning and Urban Development, in its report entitled "The Comprehensive Planning Process" prepared in April 1976, outlined the entire process of preparation of a comprehensive land management plan for the City of Providence.

The overall chart shows 50 steps which should be undertaken to accomplish this task. Those steps represent a logical progression from the first phase, the gathering of basic physical, social, and economic data; to the second phase, the analysis of the data in a number of studies; to the third phase, the preparation of the major component elements, the half dozen or so plans; to the fourth phase, the aggregation and integration of the plans into the Community Guide Plan as we call the traditional comprehensive plan. The final phase is the preparation of development and legal mechanisms to implement the Guide Plan.

This document represents the twenty-second step of the outlined work program, and it is the first major land use study accomplished during the last 15 years. The last land use comparison 1953-1961, was prepared and published by the City Plan Commission in 1963.

The major objectives of this study are: (1) To determine land use and housing trends as they relate to housing, industry, zoning, and other elements of the comprehensive plan; (2) To provide basic resource data for other elements of the Comprehensive Planning Process, especially for the formulation of a statement of goals, objectives and policies for the city; (3) To provide immediate interim advice and recommendations to the Mayor's Office of Community Development, the City Plan Commission, and other city agencies and departments; and (4) To provide the Rhode Island Statewide Planning Program and other state, public or private agencies with comprehensive statistical data related to current trends in land use and housing development.

This study includes a general comparison of data for the reporting years 1953, 1961, 1969, and 1975; and a detailed comparison of data for the reporting years 1969, 1971, 1973, and 1975.

II

DATA SOURCES

All the statistical information for the reporting years 1953 and 1961 has been obtained from a publication "Land Use Comparison 1953-1961", published by the Providence City Plan Commission in August 1963.

The City Plan Commission conducted land use surveys in 1953 and 1961, in which the following information was gathered and recorded on IBM cards for each lot in the city: lot number, plat number, census tract number, block number, zone designation, land use code, area in square feet, number of parcels, number of dwelling units, assessed land value, and total value.

The land use code used in those two surveys was developed by the City Plan Commission in 1950, and consists of 50 two-digit land use symbols grouped into five major categories: vacant land, residential uses, commercial uses, industrial uses, and public or institutional uses (see Appendix A, lists of land use codes).

All the statistical information for the reporting years 1969, 1971, 1973, and 1975 was derived from four land use and housing surveys conducted by the staff of the Department of Planning and Urban Development. This department was formed in 1967 by the merging of the City Plan Commission staff and the Providence Redevelopment Agency Staff.

The information gathered from land use and housing surveys by the DPUD staff has been processed and programmed into computer reports by Information Sciences, Inc.

The Rhode Island standard Land Use Code (3-digit system), obtained from the Rhode Island Statewide Planning Program, was used in determining the land use for each lot. An abbreviated copy of this code (2-digit) is included in Appendix A.

III

METHODOLOGY OF 1969-1975 LAND USE SURVEYS

A. METHOD OF 1969 SURVEY

1. Field Survey

The field survey was carried out by college students employed during summer vacation. A two-man team was established with one team member calling out information while the other recorded the information on IBM Port-A-Punch cards. Field maps were provided to enable field workers to determine the lot locations within each block.

The field survey was conducted from the sidewalk, and the field workers viewed as many sides of each building as possible from this vantage point. Field workers were instructed to complete only the following information: 1. Land Use Code, 2. Land Characteristics, 3. Yard Condition, 4. Exterior Condition, and 5. Number of Vacant Housing Units.

2. Office Survey

After the field work was completed, staff members added the existing zoning code numbers to each card.

At that time, all cards were checked for completion. Misspunched or damaged cards were replaced. The punched cards were sent to Information Sciences, Inc. of Warwick, where all data was transferred to tape. Computerized information was returned back in the form of printouts.

During the next phase, staff members carried out two office surveys: (1) in the Tax Assessor's Office, where land area data and ground floor area data was recorded, and (2) in the Code Enforcement Division Office where the number of dwelling units and number of stories were recorded. The data was recorded into previously preprinted tabulations. The completed printouts were submitted to Information Sciences, Inc., where all data was keypunched and next added to the previously created file containing field survey data.

3. Computerized Reports

After several months during which errors in programming and in the collected data were eliminated, the final Master File of Land Use was developed. From the LUS Master File, the following reports were printed:

1. Master File Report by Census Tract and Block
2. Master File Report by Street Name and Street Address

3. Master File Report by Assessor's Plat and Lot
4. Land Use and Housing Survey, Information for Each Parcel in the City by Census Tract and Block
5. Land Use and Housing Survey, Information for Each Parcel in the City by Assessor's Plat and Lot
6. Land Use by Census Tract and Block
7. Mixed Land Use by Census Tract and Block
8. Land Use by Zoning Category by Census Tract
9. Land Use Category by Census Tract
10. Zoning by Land Use for City as a Whole
11. Land Use by Zoning Category for City as a Whole
12. Land Use for City as a Whole
13. Residential Land Use Analysis

4. Description of Data Recorded

Census Tract and Block Numbers

Census tract and block numbers were taken from the 1965 Census Tract and Block Map obtained from the United States Bureau of Census.

Assessor's Plat and Lot

Plat and Lot numbers were taken from the City of Providence Tax Assessor's Plat Books.

Street Name and Street Address

The City of Providence Department of Public Works furnished the basic list of street names and addresses. Data obtained from the City Traffic Engineer was used for updating this information (new and abandoned streets).

Land Use Code

The Rhode Island Standard Land Use Code (3-digit system), obtained from the Rhode Island Statewide Planning Division, was used in determining the land use for each lot. (A copy of this code was included in a work manual.)

Land Area

The land area data used in the 1969 Land Use Survey was obtained from the Tax Assessor's Plat Book dated December 31, 1967.

For lots containing both land and water area, only the land area was recorded

For lots divided by census tracts and block boundaries - the land area was calculated separately for each portion.

Land Characteristic

Categories which were surveyed by field workers visually are as follows:

1. No obvious development problems
2. Steep slope
3. Solid rock outcropping
4. Combination of steep slope and rock outcropping
5. Susceptibility to erosion, hurricane damage or flooding
6. Depressions, pits, abandoned excavations, etc.
7. Inadequate or objectionable drainage
8. Other undesirable characteristics

Yard Condition

Categories applied to property which was surveyed by field workers visually are as follows:

1. Adequate
2. Accumulation of debris and garbage
3. Storage of junk cars or boats
4. Inadequate refuse containers
5. Badly deteriorated fence
6. Deteriorating or dilapidated accessory structure(s)
7. Any other unsafe or unsanitary yard condition

Existing Zoning Code

<u>Category</u>	<u>Corresponding 2-Digit Code</u>
R-1 One Family Zone	11
R-2 Two Family Zone	12
R-3 General Residence Zone	13
R-4 Multiple Dwelling Zone	14
R-5 Downtown Apartment Dwelling Zone	15
C-1 Limited Commercial Zone	21
C-2 General Commercial Zone	22
C-3 Downtown Commercial Zone	23
C-4 Heavy Commercial Zone	24
M-1 General Industrial Zone	31
M-2 Heavy Industrial Zone	32

Exterior Condition

Information was gathered by field workers through visual observation. Three categories were used for determining the exterior condition of each residential and non-residential structure.

<u>Category</u>	<u>Digit Code</u>
Sound	2
Deteriorating	6
Dilapidated	9

Number of Housing Units

The total number of dwelling units for each residential structure was obtained from the Code Enforcement Division of this Department. Missing data was obtained in the field. The residential land use code for each lot was determined by the total number of dwelling units within a lot.

Vacant Housing Units

The number of vacant dwelling units in each residential structure was determined by field workers. When a dwelling unit was in such condition that it could not be rented immediately it was considered vacant. Any dwelling unit which was vacant but available for immediate occupancy was not recorded as vacant.

For buildings other than residential which are wholly or partially vacant, data was recorded as follows:

- 0 - for all vacant
- 1 - for 10% vacant
- 2 - for 20% vacant

Ground Floor Area

Ground floor area was obtained from the tax assessor's property record cards. However, there were a number of tax exempt lots on which ground floor area was not recorded and on which information was either missing from the assessor's files or data for new buildings was not recorded. Ground floor areas on Tax Exempt cards were calculated from 80-foot scale planimetric maps. For the new residential buildings not recorded on file or on planimetric maps, a ground floor area of 1,000 square feet was assumed for each.

Number of Stories

The data required for the height of each structure was obtained from the Code Enforcement Division and from visual observation in the field. Residential structures were coded as follows:

- 1 story = 10
- 1½ story = 15
- 2 story = 20
- 2½ story = 25

A numerical code was used for structures with 1 to 9 stories.
Structures with 10 or more stories were given a letter code.

10 story = A

11 story = B

12 Story = C

Total Floor Area

This figure was obtained by multiplying the ground floor area by the number of stories.

Floor Area Ratio

This figure was obtained by multiplying the ground floor area by the number of stories in each structure and thereafter dividing the total by the land area of the lot whereon such structure or structures were located.

Open Space Ratio

This ratio was obtained by subtracting the ground floor area from the land area. The achieved figure is then divided by the land area to obtain the open space ratio.

Land Value

Information regarding land value was taken from the Tax Assessor's files and is based on the assessed value of the land.

The assessed values are as of December 1968 for the 1969 land use survey and as of December 31, 1970, for the 1971 land use survey.

Building Value

The Tax Assessor's Office provided the assessed building value from its files. The assessed values are as of December 31, 1968 for the 1969 land use survey and as of December 31, 1970 for the 1971 land use survey.

Total Value

This is the sum obtained by adding the building value and land value.

Number of Parcels

This column indicates the number of items in the Master File within each lot. Each main structure is regarded as a separate item and so is each portion of a divided lot. The lot itself is counted as a parcel only if there are no structures thereon. Otherwise, the lot is included in the parcel defined by the first structure. For example:

1. Three structures on one lot will be recorded as three parcels.
2. When the lot is divided by census tract or block boundaries, each portion of the lot is considered a separate parcel.
3. Where the lot is divided into portions and there are several main structures on each portion, the combined number of all structures on all portions comprises the number of parcels within lot.

B. Method of 1971 and 1973 LUS Surveys

In 1971 and 1973 only limited surveys were carried out. The 1969 data was updated through field inspection only. New data was recorded only for such lots where either the land use or land area was changed (merged or dropped lots, razed buildings, new structures, etc.).

When a structure was razed all data related to the structure were erased from the Master File. When a new structure appeared on a lot, all information required was recorded. Every lot was surveyed only for obvious changes.

During the 1971 and 1973 surveys the following data were not updated: land characteristics, yard condition, existing zoning code, exterior conditions, and number of vacant housing units.

C. Method of 1975 LUS Survey

In 1975, a full field survey was conducted. All structures and lots were surveyed. The following data were not updated: land characteristic, yard condition, and existing zoning code. In evaluating exterior conditions of residential structures, a new, more precise method was developed.

The exterior condition of each residential structure was determined from a detailed examination of each visible element of the structure including: foundation, exterior shell paint and structural condition, porches and stairs, roof, chimney, gutters and down-spouts doors and windows. Each deficiency was recorded in the appropriate box on the survey sheet and scored (see figure 1, sample of 1975 field survey form). A total score determined the category of exterior condition as follows:

<u>Number of Deficiency Points</u>	<u>Category</u>
0	Excellent
1-6	Good
7-20	Satisfactory
21-40	Immediate maintenance required
41-80	Advanced deterioration
81-120	Heavy deterioration
121-over	Dilapidated

The general exterior condition of each non-residential structure was determined on the basis of a visual inspection using criteria established in the 1969 city-wide land use survey. Three categories of exterior condition were established for non-residential structures: 1) sound, 2) deteriorated, 3) dilapidated.

New computer reports were processed and printed as a result of this

innovation:

- 1) Exterior condition of residential structures by land use code for city as a whole.
- 2) Exterior condition of residential structures by census tract and block.
- 3) Average exterior condition of residential structures in 1975 by census tract and block.

In addition to the above, two special reports were prepared:

- 4) Vacant land by census tract and block.
- 5) Distribution of land use by census tract in 1975.

LAND USE AND HOUSING SURVEY * 1975 * CITY OF PROVIDENCE DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT

(office only)
 ASSESSORS FIELD IDENTIFICATION TRAILER CODE MAP NO. WORK SHEET NO.
 PLAT LOT TRACT BLOCK STREET NAME AND NUMBER I II

LAND USE CODE COMMENTS YARD CONDITION STRUCTURE
 ON MAP SHOULD BE 1 2 3 4 5 6 7 OLD NEW RAZED ABANDONED

EXTERIOR CONDITION	EXCELLENT	SATISFACTORY	MINOR REPAIRS REQUIRED	MAJOR REPAIRS REQUIRED
1. Foundation	No visible defects	Occasional missing brick Single narrow break or hairline cracks Some pointing required	Large area of deep wear Loose, broken and missing bricks Multiple narrow breaks Small area of general break Complete foundation pointing required	Any of the following defects on over 1/4 of the total foundation Large holes Extensive area of loose structural surface Wide breaks Extensive general breaks Bulging walls or wall out of plumb
2. Exterior Shell a) Paint	No visible defects	Some blistering of paint New paint required over architectural ornamentation window frames, cornice, eaves, soffit, pediment Building in process of painting	Total repainting required Ex. walls need pointing	
b) Structural condition	No visible defects	Single or few shingles missing Single cracks, slight rot in siding Minor rotting of eaves	Loose or missing siding Small holes and breaks Shallow wear or slight rot of structural elements	Deep wear or rot of structural elements Large holes and breaks in walls Bulging walls or walls out of plumb
3. Porches & Stairs	No visible defects	Slight rot in porches /or damaged lattice under porch Needs some paint Stairs require minimal repairs Some pointing required Complete painting required	Main rail loose, balusters worn or treads worn with small breaks Support of stairs or porches loose	Deep wear and rot Main rail missing Balusters broken Loose treads with holes Large breaks Missing or broken supports of stairs or porches Loose or sagging elements creating hazardous condition
4. Roof	No visible defects	Few scattered shingles missing	Minor roofing repair (less than 1/4)	New Roofing Required
5. Chimney	No visible defects	Chimney requires pointing	Chimney bulging, few bricks missing	
6. Gutters Down Spouts	No visible defects	Missing or damaged gutters or downspout (one each)	Two or more gutters and /or downspouts missing or damaged	Complete new drainage system required
7. Doors & Windows	No visible defects	Some glass cracked in windows or doors	Some sash or frames worn, loose or broken (less than 1/4 of the total) Glass generally broken with holes (less than 1/4 of total)	Any of the following on over 1/4 of the total windows. Sash or frames missing Sash broken, worn or loose Glass missing Boarded up

OFFICE EVALUATION OF EXTERIOR CONDITION Total score

CENSUS ASSESSORS *STREET *STREET *LAND LAND
 TRACT BLOCK PLAT LOT NAME NO USE AREA

L.C. *Y.C. EX. ZO. E.C. *TOT. # OF HO. UNITS *# OF HO. UN. OCCUPIED # OF HO. UN. VACANT & RENTABLE # OF HO. UN. NON-RENTABLE GROUND FLOOR AREA *# OF STORIES *TR. 1 *TR. 2

ESTIMATE OF GROUND FLOOR DIMENSICHS

SURVEYOR DATE CHECKED DATE

FIGURE NO. 1 SAMPLE OF 1975 FIELD SURVEY FORM

IV
METHODOLOGY OF COMPARISON

The methodology of land use surveys conducted in 1953 and 1961 differs from the methodology of surveys implemented in 1969-1975. The major difference is in the coding system.

The earlier coding system, developed by the City Plan Commission was based upon 50 two-digit symbols, whereas a new coding system adopted by the Department of Planning and Urban Development contains 531 three-digit symbols. To facilitate comparison, the later three-digit code system was condensed into a two-digit code system which contains only 79 symbols. (See Appendix A) A detailed comparison of land uses recorded in those two systems is practically impossible.

The previous system recorded land uses on the basis of a traditional breakdown related somewhat more to the ownership and zoning categories, than to the planning categories; it grouped all land uses into five major categories: vacant land, residential uses, commercial uses, industrial uses, public and institutional uses.

The newer system of recording land uses is more flexible and comprehensive and is directly related to functional planning categories: it records the actual type of usage in relation to its function - not to ownership, profit, or legal aspects.

This is reflected in the following breakdown of major land use categories: undeveloped land and water areas, residential uses, manufacturing, transportation, communication and utilities, trade, general services, institutional and governmental services, cultural, entertainment and recreation services, resources production and extraction. (See Appendix A)

A typical example of incompatibility of individual land use categories is a case of hotels and motels, which were recorded in 1953-61 as a commercial use (profit criterion), , and in 1969-75 as a residential use under transient lodging category.

The category "public buildings" (except schools) recorded as one land use category in 1953-61, (ownership criterion), was split into several land use categories and distributed into two different major land use categories in 1969-75.

Commercial and industrial land uses of 1953-61 were integrated and dispersed into four different major land use categories in 1969-75, making a reasonable comparison of those major groups virtually impossible. Table

No. 1, entitled "Comparison of Major Land Use Categories," 1953-1961-1969-1975, is used as an illustration of two separate records only. The figures recorded in the 1953-61 period should not be compared automatically with the figures recorded in the 1969-75 period.

Some individual land use categories which look identical in the 1953-61 and 1969-75 surveys are based upon different recording criteria. For example, the category "Accessory Use to Residence", was recorded in 1953-61 for the lots containing accessory structures only. In the 1969-75 land use surveys, every lot landscaped or fenced and used by adjoining residential property owners or tenants for residential purposes (lawn, small gardens, play areas, tool sheds, swimming pools, garages, etc.) was recorded as "Accessory Use to Residence."

Similar differences in recording were found in the category "automobile parking". In 1953-61 only lots that were used for the parking of four or more vehicles and that were improved (paving, lines, fences, signs, etc.) were recorded.

Taking all the above into consideration, it was decided that only very general and limited land use comparisons between the reporting years 1953-61 and 1969-75 can be accomplished, and that only the data recorded in 1969 and 1975 should be used for detailed analysis.

ANALYSIS OF LAND USE PATTERNS AND CHANGES

A. GENERAL CITY-WIDE DISTRIBUTION OF LAND

The gross land area of the City of Providence is 18.91 square miles or approximately 12,100 acres. This area is delineated to the north, west, and south by the City line and to the east by the Harbor line.

No tabulated data are readily available on the area devoted to streets and highways. Thus, all the information recorded in the 1953-61, 1969-75 surveys pertains only to net land area. Therefore, when percentages of total areas are shown in the graphs and tables, they are percentages of net areas. The net street and gross land area of the city in the reporting years 1953, 1961, 1969, and 1975 were as follows:

Category	1953		1961		1969		1975	
	ACRES	%	ACRES	%	ACRES	%	ACRES	%
Net Land Area (incl. water)	9,541	78.9%	9,361	77.4%	8,987	74.3%	9,003	74.4%
Area in Streets and Highways	2,559	21.1%	2,739	22.6%	3,113	25.7%	3,097	25.6%
Gross Land Area	12,100	100%	12,100	100%	12,100	100%	12,100	100%

The increase in the amount of land devoted to streets and highways in 1961 and 1969 and the resulting decrease in the net land area is primarily due to the amount of land that has been usurped for freeway construction within the city. The small increase of the net land area during the period 1969-1975 is due mostly to the street abandonment process through City Council action and to the disposition of excess state property acquired previously for highway construction.

B. VACANT LAND

There was a substantial decrease in the vacant land acreage within the city boundaries during the periods 1953-61 and 1961-69. The decrease of 188 acres during the first period and 450 acres between 1961 and 1969 represents a very significant change from 1,380 to 742 acres,

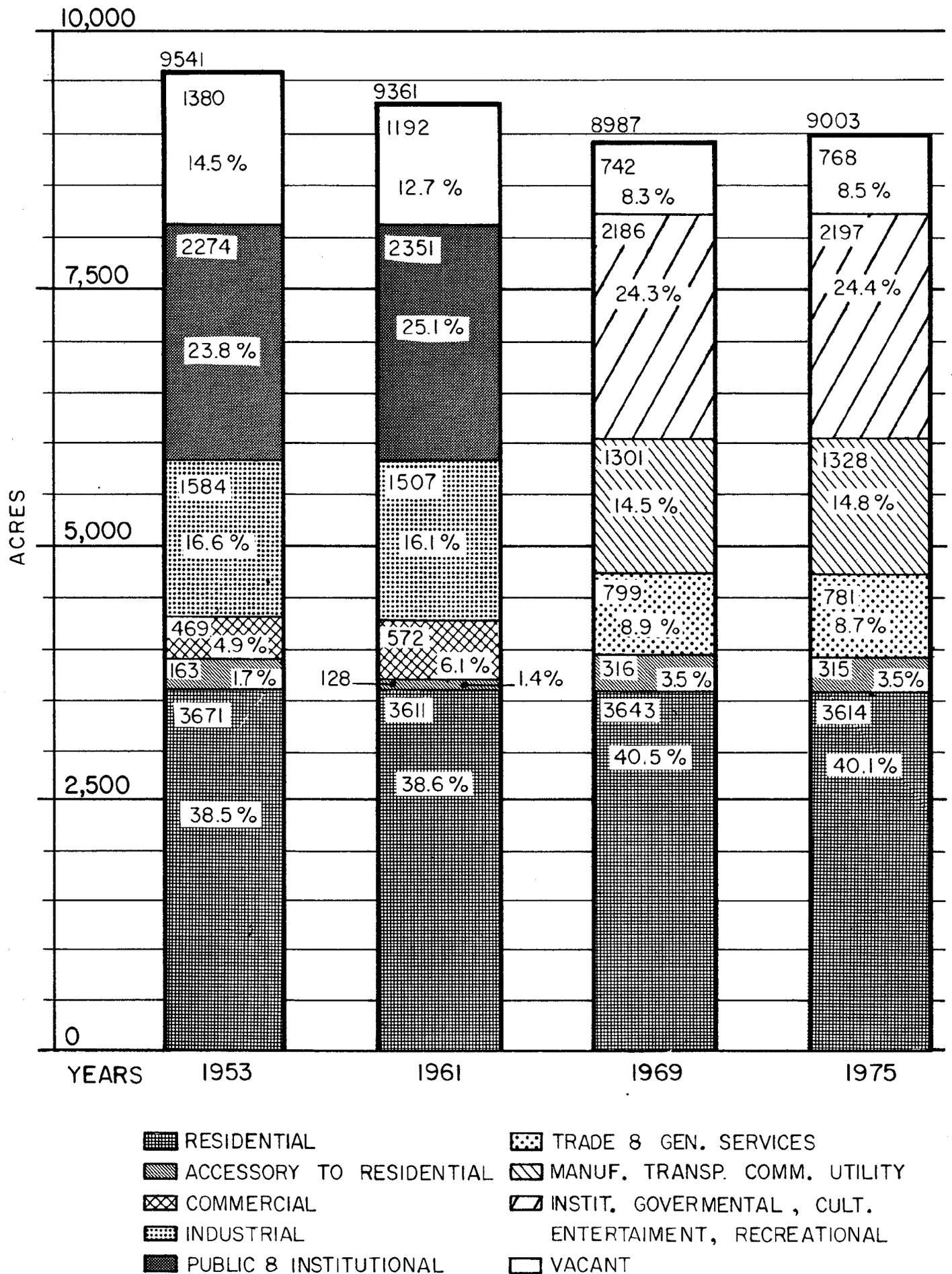


Fig. 2

MAJOR LAND USE CATEGORIES

which amounts to 46.2%. However, a large portion (ca 200 acres) of the 450 acres of vacant land lost during 1961-1969 is due to a difference in the method of land use recording in 1969. Some lots adjacent to residential lots, previously recorded as vacant land, were recorded in 1969 as accessory to residential use (see previous chapter: "Methodology of Comparison" and Table No. 1).

Also, during this time much vacant land (mostly undeveloped) was used for construction of the new freeway system and for new residential development scattered throughout the city.

A major portion of the vacant land created through clearance and demolition was used for new residential, commercial, and industrial development.

Two new industrial parks were created, Huntington and West River; and three major residential projects have been developed, University Heights, Weybosset Hill and Wiggins Village.

During the last period of 1969-1975 a reverse process may have begun. In spite of the occupancy of some vacant land by new commercial and residential development within urban renewal areas (Weybosset Hill, East Side, Moshassuck Square) and some new residential construction on scattered lots throughout the the city, the total acreage of vacant land within the city increased slightly from 742 acres in 1969 to 768 acres in 1975, peaking at 778 acres in 1973 (see Table No. 8).

This adverse trend is caused by the widespread demoliton of residential structures during that period (See Map No. 4, "Residential Demolition" 1969-1975).

A very small amount of original undeveloped land suitable for development is left in the city; the vacant land generated by clearance and demolition is scattered throughout the city and is located mostly in residential zones in census tracts 4, 5, 6, 7, and 12 (See Map No. 6, "Vacant Land").

C. RESIDENTIAL LAND USE

1. Distribution of Land Use

The net residential land area (excluding accessory use to residential) did not change drastically in all reporting periods. During the last reporting period 1969-1975, a consistent, moderate numerical decrease was observed in the area devoted to residential use: from 3,959 acres in 1969, 3,936 acres in 1971, 3,932 acres in 1973, to 3,929 acres in 1975. The total residential area comprised 43.6% of the city's net land area in 1975.

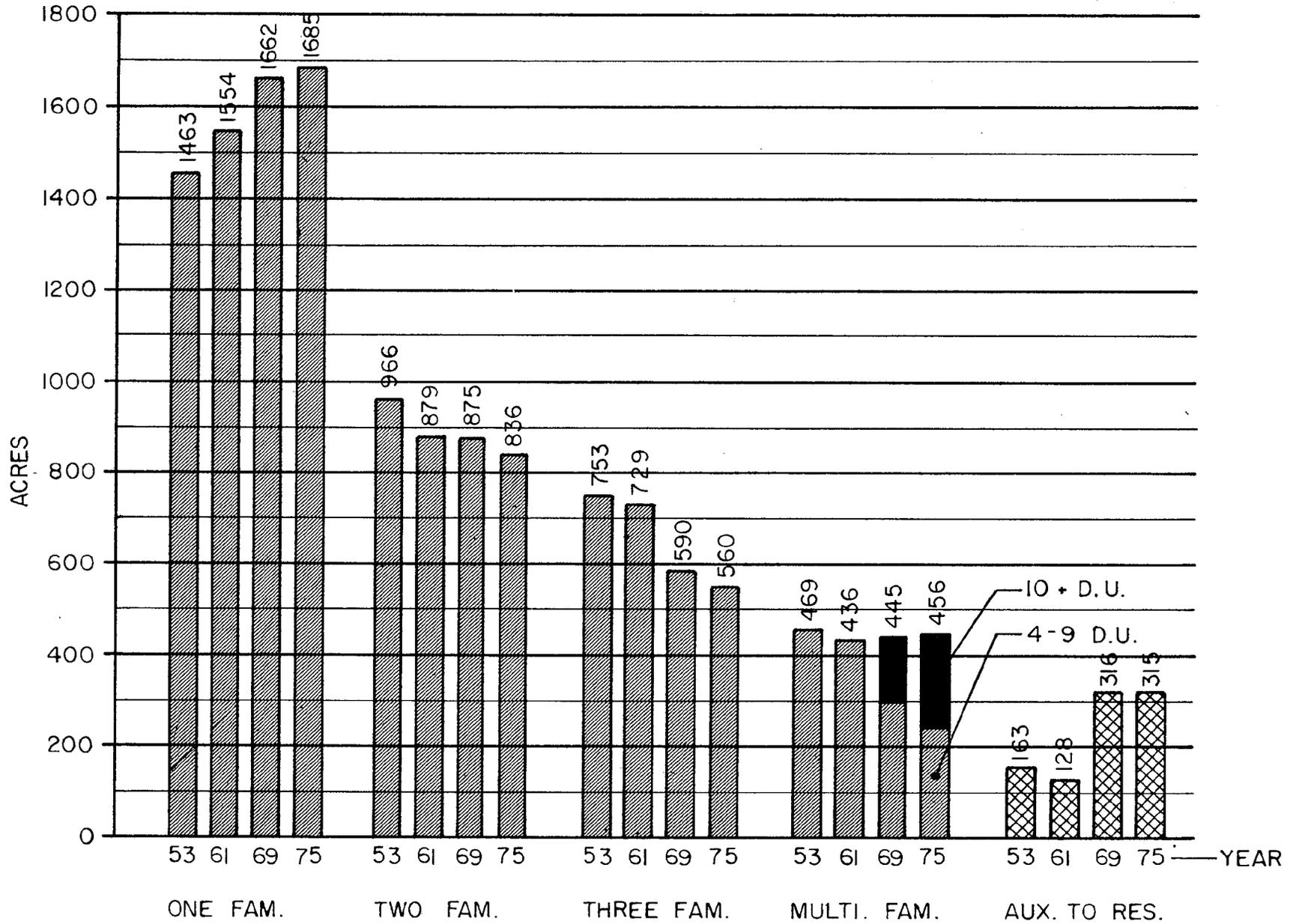


Fig. 3

RESIDENTIAL LAND USE CATEGORIES



There is a variety of trends in the distribution of residential land use categories. The one-family dwelling category shows a significant steady increase throughout all the reporting years: from 1,463 acres in 1953 to 1,554 acres in 1961 to 1,662 acres in 1969 to 1,685 acres in 1975. The net increase, 222 acres, represents 15.2% over the period of 22 years.

During the same period the two-family dwelling category decreased from 966 acres to 836 acres, which amounts to a 13.5% drop; and the three-family dwelling category dropped from 753 acres to 560 acres, which represents a more than 26% decrease. A very interesting and significant change occurred in the multi-family dwelling category (apartments for 4 or more families). During the first reporting period, 1953-1961, an overall numerical decrease was observed in this category, but already during the second period of 1961-1969, a noticeable transition was taking place, accelerating slightly during the last period of 1969-75.

The increase in multi-family 10 or more dwellings category in 1969-75 was spectacular; from 146.9 acres to 214.9 acres, which amounts to a 46.3% increase. This increase is directly related to the widespread construction of new apartment buildings, especially in urban renewal areas: Weybosset Hill, East Side, Randall Square, and to the development of several housing projects for the elderly in other areas.

When the residential land use changes are viewed as to location of occurrence, certain patterns of growth or decline in the city area emerge.

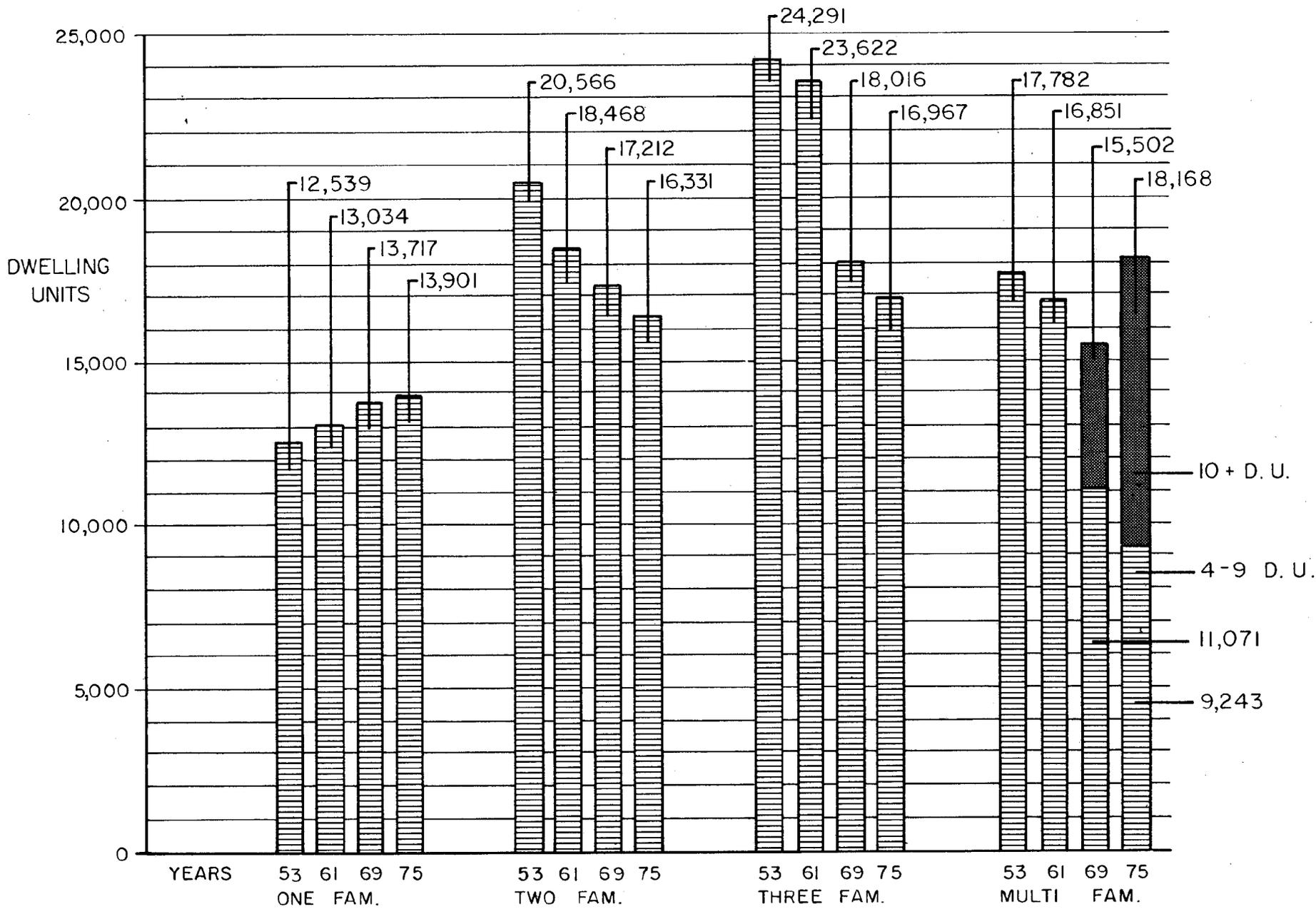
Comparing 1969 data against 1975 data, a large decline in residential area was found in Census Tracts 7 (38.8%), 4 (22.6%), 10 (14.9%), and 12 (13.6%). The largest increase in residential area was recorded in Census Tracts 30 (72.2%), 8 (37.5%), 18 (5.2%), 29 (4.4%), 28 (4.3%), and 21 (3.5%).

For a detailed comparison of residential land use changes see Map No. 4 "Residential Demolitions 1969-1975" and Map No. 5 "New Residential Construction 1969-1975". Table No. 13, "Demolition and New Construction of Residential Structures 1969-1975", provides more detailed information about the current residential trends within the city.

2. Distribution of Dwelling Units

The total number of dwelling units in the city decreased during the reporting periods of 1953-1961 and 1961-1969 (refer to Figure 4) from 75,178 Dwelling Units's in 1953 to 71,975 Dwelling Unit's in 1961 and 64,447 Dwelling Unit's in 1969. During the last reporting period of 1969-1975, a slight (1/4%) increase in the number of dwelling units was observed from 64,447 Dwelling Unit's in 1969 to 65,367 Dwelling Unit's in 1975.

This increase is caused mostly by the process of conversion of two-family and three family structures to a higher density level of residential use, and in most instances to multi-family use.



DISTRIBUTION OF D.U.'S BY RESIDENTIAL LAND USE CATEGORIES

Fig. 4



For example, in one neighborhood, Silver Lake, (Census Tracts 16, 17, and 18), during the two-year period 1971-1973, 106 structures were converted to a higher density residential use which added 118 dwelling units to the overall city total of D.U.'s.

The balance between demolition of old units and construction of new dwellings units is on the negative side (See Table No. 13). During that period 1969-1975, approximately 3,618 D.U.'s were demolished and only 2,652 new D.U.'s were constructed. The net reduction was 966 D.U.'s.

Taking under consideration the general increase by 920 in the total number of D.U.'s in the same period of time, it is assumed that 1,886 D.U.'s were added through conversion of existing properties as specified above.

Analysis of the distribution of D.U.'s by land use category during the last 22 years indicates a steady but not spectacular (11%) growth in the one family category, a steady strong decline in the two-family category (21%), and a sharp drop in the three family category (30%).

The decline in the number of D.U.'s in the multifamily category between 1953 and 1969 was about 13%, but during the last period of 1969-1975, it increased very sharply by 17%.

The multifamily category, which was recorded as a single category in 1953 and 1961, was subdivided into two categories: 4-9 D.U.'s and 10 and over D.U.'s in 1969 and 1975.

During this last period the number of dwelling units in the 4-9 D.U.'s category decreased about 16%, but the number of dwelling units in 10 and over D.U.'s category jumped more than 101%.

For more detailed information, see Table No. 4, "Distribution of D.U.'s by Residential Land Use Categories".

3. Residential Densities

In the analysis of the densities of residential areas, several different measurements were used: floor area ratio, open space ratio, number of dwelling units per acre, and number of square feet of land per dwelling unit.

On the basis of the computer printout, "Residential Land Use Analysis", when the data was computed by Census Tract and Block, two major maps were prepared. Map 2, entitled "1975 Residential Densities by Floor Area Ratio", outlines a residential land use pattern subdivided into six categories of density. Each category of density approximates an optimum density for the particular residential zone. The low density corresponds

to R-1 (one family zone); low-medium density to R-2 (two family zone); medium density to R-3 (general residence zone); high density to R-4 (multiple dwelling zone), very high density to R-4 (high rise apartment in multiple dwelling zone), and extreme high density to R-5 (downtown apartment dwelling zone).

Map No. 3, entitled "1975 Residential Densities by No. of Dwelling Units Per Acre", was prepared in a similar fashion as Map No. 2, except that the number of dwelling units per acre was used as the measurement of density. The first method of measurement, using floor area ratios, gives an overall picture of how dense the mass and bulk of a residential structure is compared to the parcel of land it occupies.

The second method of measurement, using D.U.'s/acre, depicts the intensity of the use of land by the residents.

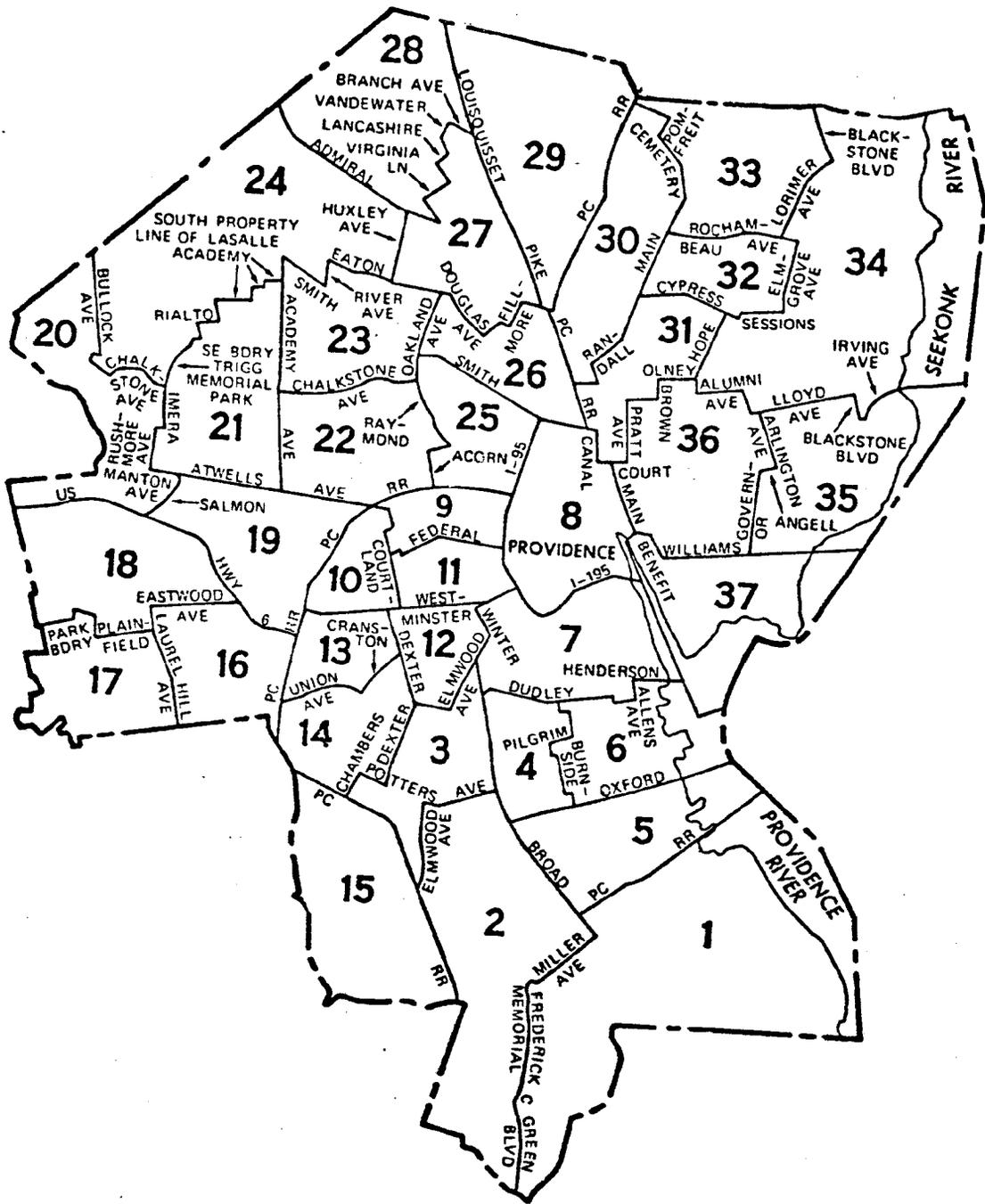
The highest density in residential areas except in Downtown (Census Tract 8), was found in the Federal Hill neighborhood (Census Tracts 9, 10, and 11). High densities were also observed in South Providence (Census Tracts 7 and 4), in Smith Hill (Census Tracts 25 and 26), Olneyville (Census Tract 19) and Fox Point (Census Tract 37).

The two oldest public housing developments, Roger Williams and Chad Brown, displayed high densities, especially in the number of D.U.'s per acre, which certainly was a contributing factor in the deterioration of both projects.

Comparing residential density maps with maps illustrating demolition trends and housing condition an obvious relationship was observed between high intensity of use and the deterioration and demolition processes. For more detailed information see Table 15, "Residential Densities 1953-1961-1969-1975 by Land Use Categories", which presents the trends in residential densities by major residential land use categories.

The one-, two- and three-family land use categories have exhibited a density decline which is related to land takings for freeway construction and urban renewal projects which have removed the more densely built areas.

Enforcement of Providence's Zoning Ordinance contributed in some degree to the lowering of residential densities in the one-family category where new one-family dwellings have been built on larger lots (this was true only where the land was not subdivided previously).



MAP NO. 1. 1970 CENSUS TRACT MAP

NUMBER OF STRUCTURES IN EXTERIOR CONDITION CATEGORY

NEIGHBORHOOD YEAR	EXCELLENT	GOOD	SATISFACTORY	LIGHT DETER.	ADVANCED DETER.	HEAVY DETER.	DILAPIDATED	TOTAL # OF STRUCTURES
Washington Park								
1975	91	452	766	224	33	5	0	1,571
1977	72	284	620	461	116	12	6	1,571
Elmwood								
1975	114	487	623	249	108	15	24	1,620
1977	32	208	519	551	220	29	35	1,594
West End								
1975	50	453	1,056	511	195	32	18	2,315
1977	47	252	704	743	328	60	63	2,197
Total Structures in 1975 in %	255 4.6%	1,392 25.3%	2,445 44.4%	984 17.9%	336 6.1%	52 0.9%	42 .08%	5,506 100%
Total Structures in 1977 in %	151 2.8%	744 13.9%	1,843 34.4%	1,755 32.7%	664 12.4%	101 1.9%	104 1.9%	5,362 100%
Change in 1975-77 in %	-104 -40.8%	-608 -43.7%	-602 -24.6%	+771 +97.6%	+328 +97.6%	+49 +94.2%	+62 +147.6%	-144 -2.6%

The multi-family category experienced a fluctuation in density: during the period of 1953-1969, the density increased and decreased moderately, but during the last reporting period of 1969-1975, it increased sharply, raising the city average density higher than it was 6 years previously.

4. Exterior Condition of Residential Structures

The overall condition of the housing stock in the city of Providence is progressively deteriorating.* During the last reporting period 1969-75, the number of residential structures in sound condition decreased 12.1% from 29,072 to 25,554 and the number of residential structures in deteriorated condition increased 141.1% from 2,227 to 5,369. However, structures in dilapidated condition decreased 13.8% from 159 to 137 due to the rate of demolition.

The deterioration is widespread in all residential categories; it is most noticeable in the three-family and multi-family 4-9 D.U.'s categories, but the one-family structures also were not spared; a 289% increase in the number of deteriorated one-family structures from 317 to 1,234 indicates a new acceleration of this problem. For more detailed information see Table No. 12, "Comparison of Exterior Condition of Residential Structures 1969-1975."

A comparison of exterior housing conditions within three recently surveyed neighborhoods: Washington Park, Elmwood and West End (see Map No. 2, "1978 City Neighborhood Map"), shows that the process of deterioration of residential structures within those neighborhoods accelerated in the years 1975-1977. The preceding Table No. 1 illustrates a change in exterior condition of residential structures within a 2-year period (1975-1977).

City-wide analysis of the exterior condition of residential structures in 1975 indicates that 82.3% of all structures were in sound condition (excellent, good or satisfactory), 17.3% of all structures were in deteriorated condition and only 0.4% of all structures were recorded in dilapidated condition.

Analyzed by land use category (see Table 10), the highest percentage of structures in deteriorated condition was found in the multi-family 4-9 D.U.'s category (34.7%) and the two-family category (20.0%).

The largest percentage of dilapidated structures was recorded in the three family category (1.1) and the multi-family 4-9 D.U.'s category (1.0%).

* The interior condition of the residential structures parallels the exterior condition in more than 90% of the cases. There are some exceptions and in certain areas (Federal Hill neighborhood) some homeowners keep their homes below satisfactory condition on the outside and improve and upgrade the interior only to avoid higher assessment and taxation.

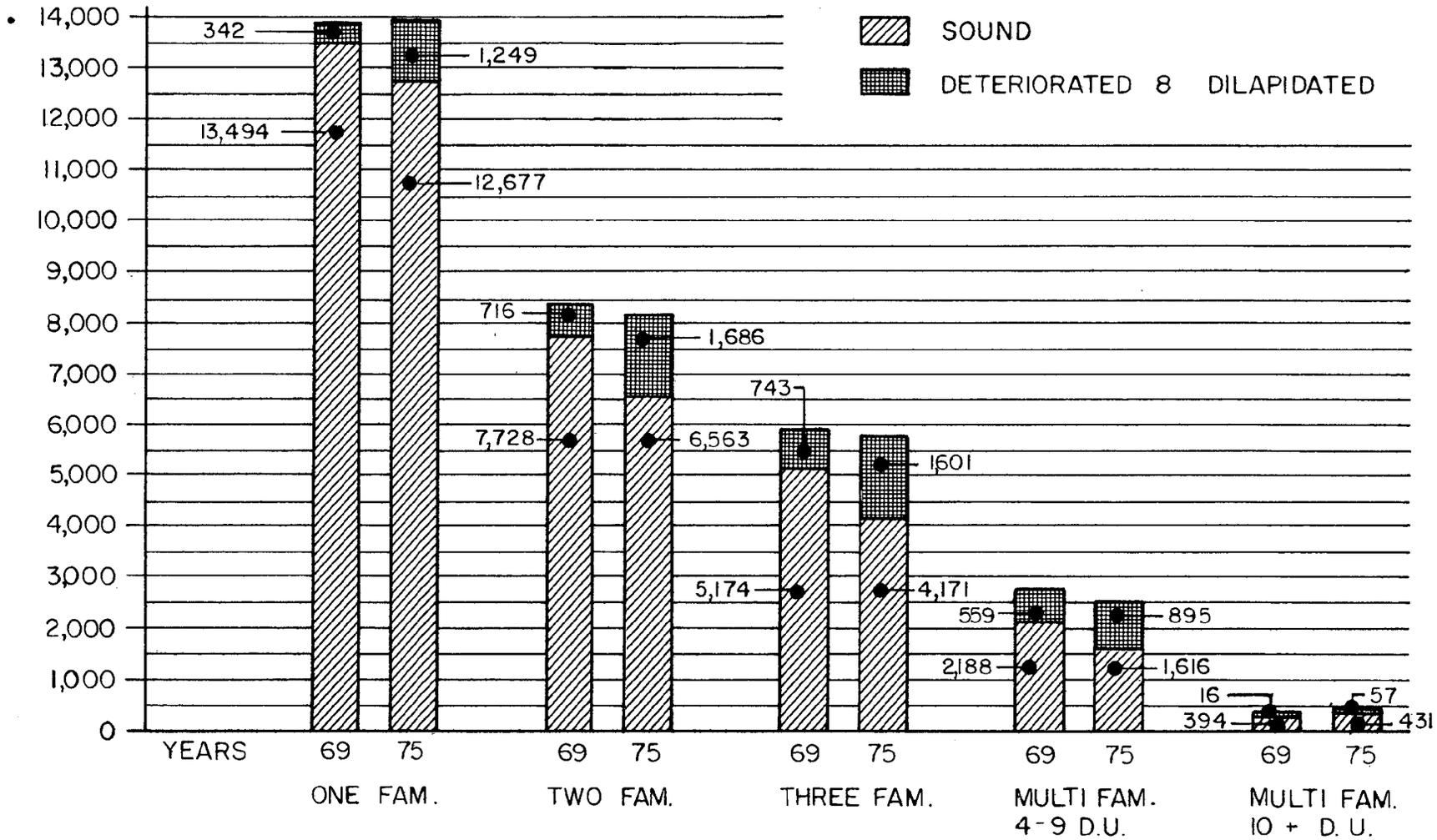
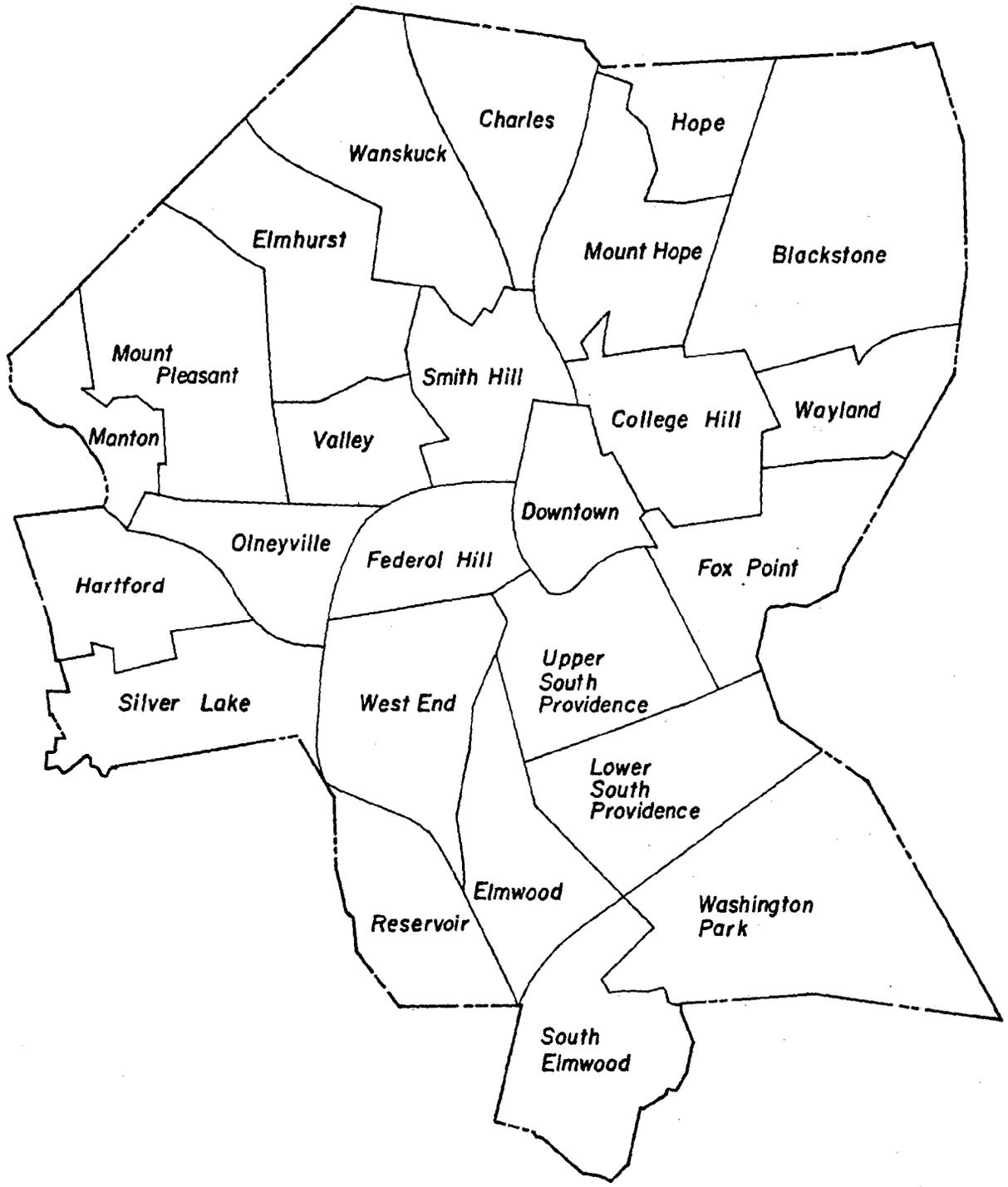


Fig. 5

EXTERIOR CONDITION OF RESIDENTIAL STRUCTURES (1969 - 1975)





MAP NO. 2. 1978 NEIGHBORHOOD MAP

As far as geographical distribution of deteriorated residential structures is concerned (see Table 11), the following census tracts contain the largest percentages of deteriorated residential structures: C.T. 7 (46.7%), C.T. 5 (41.4%), C.T. 14 (39.1%), C.T. 4 (36.7%), and C.T. 3 (33.8%).

Exterior condition of residential structures by census tract is shown in Table 16, where the averages were based upon individual ratings established during the field survey (see categories established in Section III, C. "Method of 1975 Land Use Survey").

The most important document illustrating exterior housing conditions in the city of Providence is Map No. 7 entitled "1975 Housing Condition". For the purpose of a more detailed description, eight categories of exterior condition were established:

<u>Category</u>	<u>Average exterior condition</u>
Excellent	1.00--1.50
Very good	1.51--2.00
Good	2.01--2.40
Satisfactory above average	2.41--2.80
Satisfactory below average	2.81--3.25
Light deterioration	3.26--3.75
Advanced deterioration	3.76--4.50
Heavy deterioration and dilapidated	4.51--7.00

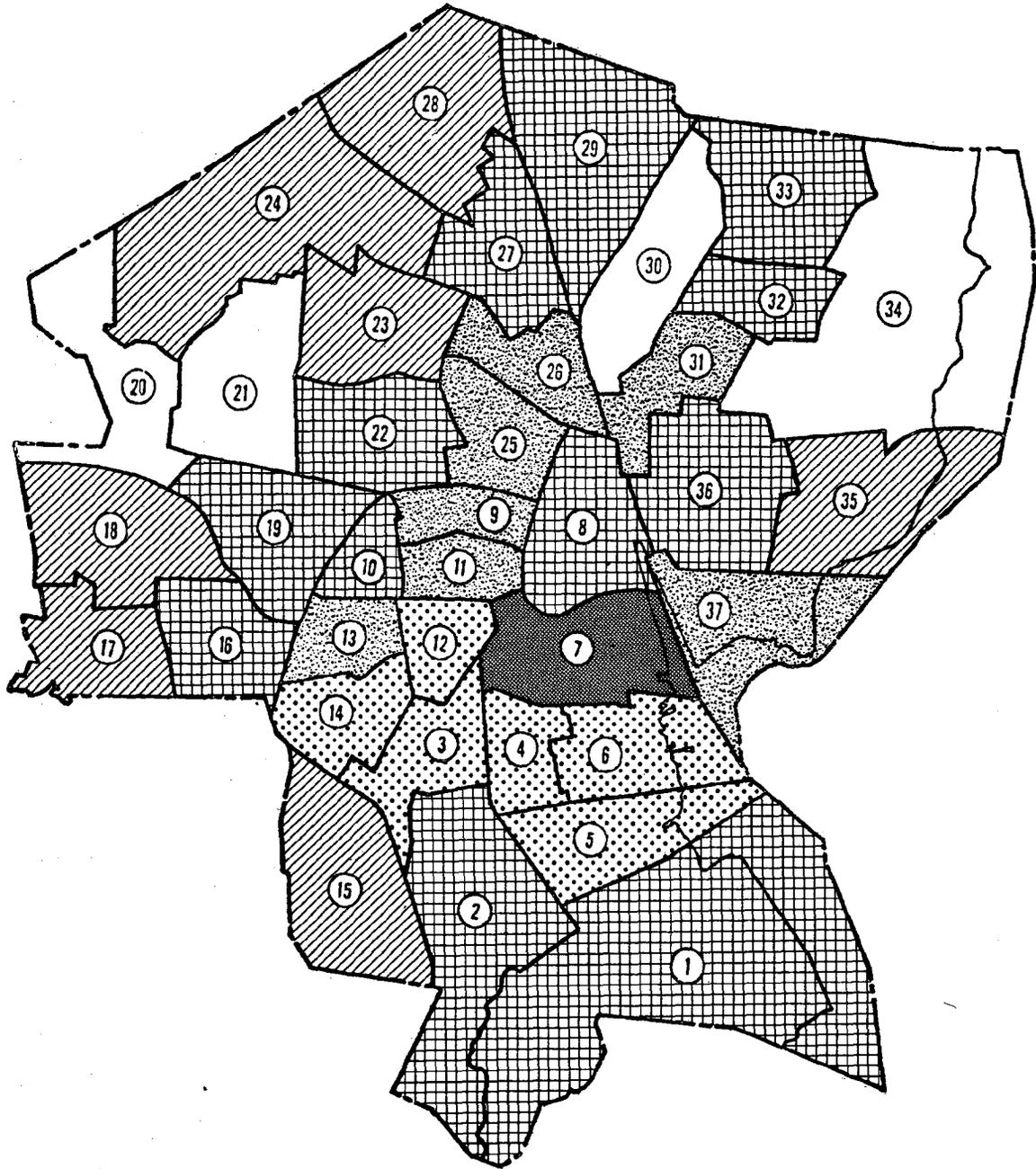
D. COMMERCIAL LAND USE

Commercial land use is subdivided in three major groups: trade, general services, and resource production and extraction. The first group, trade, showed a small increase in total acreage from 411.3 acres in 1969 to 445.4 acres in 1975. The largest increase was observed in wholesale trade where the acreage jumped from 128.6 acres in 1969 to 176.2 acres in 1975.

In the second group, general services, the total acreage declined during the period 1969-1975 from 381.6 to 330.4, with the largest decline observed in warehousing and storage from 179.4 to 134.6 acres.

The third group, resources production and extraction, declined slightly from 5.8 acres to 4.9 acres during the above mentioned period. Total commercial use decreased slightly (-2.3%) during the years 1969-1975, which reverses a previous trend of accelerated expansion in commercial use during periods 1953-1961 and 1961-1969. For more detailed information see Table 1, "Major Land Categories 1953-1961-1969-1975" and Table 8, "Individual Land Use Categories 1969-1971-1973-1975".

1970 CENSUS TRACTS - PROVIDENCE, R. I.



**MAP NO. 3 AVERAGE EXTERIOR CONDITION OF
RESIDENTIAL STRUCTURES IN 1975**

LEGEND

- | | |
|--|---|
|  Very Good |  Satisfactory Below Average |
|  Good |  Light Deterioration |
|  Satisfactory Above Average |  Advanced Deterioration |

E. INDUSTRIAL LAND USE

Industrial land uses comprised two major groups: manufacturing and transportation, communication and utilities.

In the first group, manufacturing showed signs of stagnancy during the period 1969-1975; the slight increase of acreage from 531.2 to 560.5 can be attributed largely to the rapid expansion of the jewelry industry from 79.4 acres in 1969 to 117.5 acres in 1975.

The largest percentage of growth was recorded in chemical and allied products (100%) and in petroleum refining and related industries (75%). The acreage of other manufacturing categories remain rather stable except food and kindred products, textile mill products, and stone, clay and glass products, which declined considerably.

The second group of industrial uses containing railroad, motor vehicle transportation, automobile parking, utilities and other related industrial uses did not change in any considerable manner. For more detailed information, see Table 8.

F. PUBLIC AND INSTITUTIONAL LAND USE

Public and institutional land use is subdivided into two major groups: institutional and government services; and cultural, entertainment and recreation services.

In the first group only two major land uses changed considerably. Educational services (colleges and universities) increased their acreage from 144.0 acres in 1969 to 151.4 acres in 1975; and medical and health services decreased their acreage from 194.8 in 1969 to 177.5 acres in 1975. These changes are attributed mostly to the purchase of Chapin Hospital by Providence College.

In the second group, only one major land use, parks and playgrounds, shows some noticeable growth from 776.1 acres in 1969 to 792.4 acres in 1975.

Comparing selected individual institutional land use categories during the periods 1953-1961-1969-1975, a steady growth was noticed of land acreage used by the public school system from 127 acres in 1953 to 154 acres in 1975, and a decline in acreage used by churches and religious services from 73 acres in 1953 to 64 acres in 1975. For more detailed information, see Table 8 and Table 3.

VI

FUTURE IMPLICATIONS OF APPARENT TRENDS

A. RESIDENTIAL USES

1. One-family uses

Decrease in vacant land suitable for development outside of deteriorating neighborhoods will limit the construction of new one- and two-family structures.

The observed new process of deterioration of one-family structures in older neighborhoods is directly related to the inability of providing sufficient maintenance and repairs on the part of elderly homeowners, who in many instances are suffering economic and/or physical hardship.

Frequently, the new buyers of those houses (mostly young families with low to moderate income) also cannot provide the required upkeep of their new properties because of the financial burden associated with new homeownership.

It is expected that the process of homeownership transition will continue and the associated temporary decline of some one-family structures will take place in the near future.

2. Two, three, and multifamily 4-9 unit uses

It is likely that the two-family and especially the three-family categories of land use will decline progressively in the near future; the same will occur in the 4-9 multifamily category.

There are three major groups of factors contributing to the decline in the above mentioned land use categories: economic, social, and physical.

This study relates only to the physical factors. Some of the physical factors contributing to the decline are constant such as age of buildings (the majority of three-deckers are 80-100 years old), obsolescence of design in not meeting contemporary standards of living, inefficiency of design in relation to energy savings, etc.

Other factors are changeable such as overcrowding or high density and some are related or caused by radical physical changes in the immediate area such as construction of freeway or housing projects. It was noted that every major development of the housing for low income residents creates a vacuum. A larger amount of vacant housing units occurs in already deteriorating residential structures, which thereafter are rapidly becoming delapidated and subsequently are demolished.

A few available administrative remedies such as the code enforcement program, housing improvement program (HIP), historical preservation program (loans and grants), neighborhood action programs such as SWAP (Stop Wasting Abandoned Property) and other related programs are more or less successful in the preservation of the existing housing stock, but all these programs did not reverse the deterioration process which will continue and may accelerate in the nearforeseeable future. All existing programs are limited in terms of scope and/or funds, so the problem is just too large for the present tab available.

The vacant land in deteriorated neighborhoods created by demolition will increase in acreage and diminish the city revenues.

The city may and should establish a strong land banking mechanism and policies which will facilitate concentration of scattered vacant lots and allow for their fast disposition and development. The only successful method of vacant land disposition to date has been achieved through the urban renewal process, which after necessary modification should be continued and even enlarged.

3. Multifamily 10 or More Unit Uses

The multifamily 10 or more unit land use category is the fastest growing category, and its growth is expected to accelerate in the foreseeable future.

Existing vacant land in inner-city neighborhoods is opportune for this type of development. It has all the required amenities such as sewer, water, gas, and electric utilities; it is served by the public street and transportation system; and the land acquisition costs are not prohibitive.

There are some obstacles such as obsolete zoning laws, lack of strong and proper land management policies, political and social objections to this type of development in certain neighborhoods. However, all these obstacles could and will be overcome sooner or later, and an emergence of new contemporary and economical residential areas within the city may be expected.

B. COMMERCIAL AND INDUSTRIAL USES

The overall stagnation in commercial and industrial development observed during the last period of 1969-1975 will continue, if decisive actions and programs are not undertaken to change this trend.

Revitalization of the downtown area, already underway, will help to stabilize the commercial uses within CBD and will attract some new com-

mercial development there, new neighborhood revitalization programs (Federal Hill, Cranston Street, Broad Street, North End) may stabilize and/or reverse the decline of commercial uses encouraging opening of few new commercial establishments, but all that will not change the total city-wide balance of commercial uses.

New industrial development will be limited. The vacant land in industrial zones shrank considerably from 311 acres to 153 acres during the last 14 years and the acreage left is mostly undevelopable (steep slopes or flood hazard areas) or scattered among small individual sites.

Growing demand for expansion of certain industrial uses cannot be met, unless a new industrial park is created, possibly on the site of some deteriorated and dilapidated residential area. This is the subject of an industrial study currently undertaken by the city administration.

C. PUBLIC AND INSTITUTIONAL LAND USES

The overall growth trend in public and institutional uses will probably continue. The growth of this general land use category is expected in such individual categories as parks and playgrounds, cultural, sports and recreational uses, combined with social services in such facilities as neighborhood centers. The city acreage in these categories is still not satisfactory, being well below nationwide average standards.

The temporary decline in land acreage used by medical institutions will be reversed because the existing large medical facilities such as hospitals will require some additional space for their expansion.

The growth of land acreage for educational purposes will stabilize: the constant drop in public school enrollment and rapid escalation of college tuition cost will discourage any larger expansion in the near future.

APPENDIX A-1

PROVIDENCE CITY PLAN COMMISSION

LAND USE LEGEND

1953-1961

<u>IBM CODE NO.</u>	<u>LAND USE</u>
00	Vacant Land
	<u>RESIDENTIAL</u>
10	One Family
11	One Family & Nonresidential
12	One Family & Home Occupation
12	One Family & Professional Office
15	Auxiliary to Residence
20	Two Family
21	Two Family & Nonresidential
22	Two Family & Home Occupation
23	Two Family & Professional Office
25	Two Family & One Family
30	Three Family
31	Three Family & Nonresidential
32	Three Family & Home Occupation
33	Three Family & Professional Office
35	Three Family & One Family
36	Three Family & Two Family
40	Apartment 4 Family or More
41	Apartment & Nonresidential
42	Apartment and Home Occupation
43	Apartment & Professional Office
45	Apartment & One Family
46	Apartment & Two Family
47	Apartment & Three Family
48	Lodging House
49	Fraternity

APPENDIX A-1 (continued)

<u>IBM CODE NO.</u>	<u>COMMERCIAL</u>	<u>LAND USE</u>
51		Limited Commercial
52		Parking Lot
53		General Commercial
54		Nonstructural General Commercial
55		Parking Garage
56		Heavy Commercial
57		Nonstructural Heavy Commercial
58		Automobile Service Station
59		Storage Garages for Commercial Vehicles
	<u>INDUSTRIAL</u>	
64		General Industry
65		Nonstructural General Industry
67		Heavy Industry
68		Nonstructural Heavy Industry
71		Utility
75		Railroad
	<u>PUBLIC AND INSTITUTIONAL</u>	
81		Institution (Not elsewhere classified)
82		Parochial School
83		Church
84		Private School or College
85		Cemetery
91		Park, Golf Course
92		Playground & Playfield
95		Public Building (Except Schools)
96		Public School (Elementary, Junior & High Schools)

APPENDIX A-2

MAJOR CATEGORIES INDEX TO RHODE ISLAND STANDARD LAND USE CODE

<u>UNDEVELOPED LAND AND WATER AREAS</u>	<u>PAGE</u>	<u>MANUFACTURING (CONT.)</u>	<u>PAGE</u>
01 Undeveloped Land	1	37 Jewelry, silverware, plated ware, costume jewelry and notions	16
02 Fresh Water areas	1	38 Nuclear industries	16
03 Salt water areas	1	39 Miscellaneous manufacturing NEC	16
<u>RESIDENTIAL USES</u>		<u>TRANSPORTATION, COMMUNICATION, AND UTILITIES</u>	
11 One family dwellings	2	41 Fixed rail transportation and maintenance	18
12 Two family dwellings	2	42 Motor vehicle transportation excluding private automobiles	18
13 Three family dwellings	3	43 Aircraft transportation including maintenance	18
14 Multi family dwellings, 4-9 dwelling units	3	44 Marine terminals including maintenance and storage	19
15 Multi family dwellings, 10 or more dwelling units	4	45 Highway and street right-of- way	19
16 Group quarters and lodgings	5	46 Automobile parking	19
17 Transient lodging	5	47 Communication	20
18 Accessory use to residential	5	48 Utilities	20
19 Other residential	6	49 Other transportation, communication and utilities, NEC	21
<u>MANUFACTURING</u>		<u>TRADE</u>	
20 Food and kindred products	7	51 Wholesale trade	22
21 Textile mill products	7	52 Retail trade-building materials, hardware, farm, florist, nursery or garden	22
22 Apparel and other finished products made from fabrics, leather and similar materials	8	53 Retail trade-general merchandise	23
23 Lumber and wood products (except furniture)	8	54 Retail trade-food	23
24 Furniture and fixtures	9	55 Retail trade-automotive, marine craft, aircraft, and accessories	24
25 Paper and allied products	9	56 Retail trade-apparel and accessories	24
26 Printing, publishing, and allied industries	10	57 Retail trade-furniture home furnishings and equipment	25
27 Chemicals and allied products	10	58 Retail trade-eating and drinking	25
28 Petroleum refining and related industries	11	59 Retail trade-miscellaneous	26
29 Rubber and miscellaneous plastic products	11		
30 Stone, clay and glass products	12		
31 Primary metal industries	12		
32 Fabricated metal products excluding machinery	13		
33 Non-electrical machinery	13		
34 Electrical machinery equipment and supplies	14		
35 Transportation equipment and boat repairing	14		
36 Professional, scientific, and controlling instruments; photographic and optical goods; watches and clocks	15		

APPENDIX A-2 (continued)

GENERAL SERVICES PAGE

61	Finance, insurance and real estate services	27
62	Personal services	27
63	Business services	28
64	Repair services	28
65	Professional services	29
66	Contract construction service	29
67	Warehousing and storage	30

INSTITUTIONAL AND
GOVERNMENTAL SERVICES

71	Educational services (nursery, primary, and secondary)	31
72	Educational services (Universities and College)	31
73	Special Schools	32
74	Religious services	32
75	Medical and health services	32
76	State and local governmental services	33
77	Federal governmental services	33
78	Service Organizations	34
79	Cemeteries	34

CULTURAL, ENTERTAINMENT, AND
RECREATION SERVICES

81	Cultural activities and nature exhibitions	35
82	Spectator assembly	35
83	Amusements	35
84	Sports facilities	36
85	Resorts	36
86	Parks and Playgrounds	37
87	Reservations	37
88	Recreation rights-of-way and easements	37

RESOURCES PRODUCTION AND
EXTRACTION

91	Farms	38
92	Agricultural processing and animal husbandry	38
93	Forestry and horticulture	39
94	Fisheries	39
95	Mining and quarrying	40

LAND USE COMPARISON 1953-1961-1969-1975

MAJOR LAND USE CATEGORIES

TABLE NO. 1
PAGE NO. 1

Y E A R	M A J O R L A N D U S E C A T E G O R I E S							T O T A L A S S E S S E D A R E A
	R E S I D E N T I A L		C O M M E R C I A L	I N D U S T R I A L	P U B L I C A N D / O R I N S T I T U T I O N A L	V A C A N T		
		A C C E S S O R Y U S E T O R E S I D E N C E						
1953	AREA	3,671	163	469	1,584	2,274	1,389	9,541
	% OF TOTAL	38.5%	1.7%	4.9%	16.6%	23.8%	14.5%	100.0%
1961	AREA	3,611	128	572	1,507	2,351	1,192	9,361
	% OF TOTAL	38.6%	1.4%	6.1%	16.1%	25.1%	12.7%	100.0%
1969	AREA	3,643	316	799	1,301	2,186	742	8,487
	% OF TOTAL	40.5%	3.5%	8.9%	14.5%	25.3%	8.3%	100.0%
1975	AREA	3,614	315	781	1,328	2,197	768	9,003
	% OF TOTAL	40.1%	3.5%	8.7%	14.8%	24.4%	8.5%	100.0%
CHANGE 1969-75	AREA	-29	-1	-18	+27	+11	+26	+16
	% OF TOTAL	-.8%	-.3%	-2.3%	+2.0%	+5%	+3.4%	+2%

COMMENTS: Accessory to residential in 1953 and 1961 covered only lots containing accessory structures.

COMMERCIAL: LUS CODES 5, 6, and 9 in 1969 and 1975 survey

INDUSTRIAL: LUS CODES 2, 3, and 4 in 1969 and 1975 survey

Public or Institutional: LUS CODES 7 and 8 in 1969 and 1975 survey

LAND USE COMPARISON 1953-1961-1969-1975
INDIVIDUAL RESIDENTIAL LAND USE CATEGORIES

TABLE NO. 2
PAGE NO. 1

LUS CODE 1953-69	LUS CODE 1969-75	L A N D U S E D E S C R I P T I O N	1953		1961		1969		1975	
			ACRES	%	ACRES	%	ACRES	%	ACRES	%
10	110,111	ONE-FAMILY DWELLING	1,390.2		1,490.4		1,619.7		1,641.4	
11	115,116	ONE-FAMILY AND NON-RESIDENTIAL	48.3		36.9		19.6		21.2	
12	112	ONE-FAMILY AND HOME OCCUPATION	2.6		2.7		2.1		4.0	
13	113	ONE-FAMILY AND PROFESSIONAL OFFICE	21.5		23.5		19.5		18.5	
		S U B T O T A L - ONE-FAMILY	1,462.6		1,553.5		1,661.9		1,685.1	
20	120,121	TWO-FAMILY DWELLING	865.2		792.6		825.1		779.9	
21	125,126	TWO-FAMILY AND NON-RESIDENTIAL	89.9		73.2		41.1		42.2	
22	122	TWO-FAMILY AND HOME OCCUPATION	2.5		1.9		1.3		0.8	
23	123	TWO-FAMILY AND PROFESSIONAL OFFICE	8.1		10.9		7.3		12.9	
		S U B T O T A L - TWO FAMILY	965.7		878.5		874.8		835.7	
25		NOTE: *Two family and one family dwelling on the same lot coded 25 in 1953 and 1961 was recorded as three family use in 1969 and 1975 surveys.	33.0*		26.6*					

LAND USE COMPARISON 1953-1961-1969-1975
 INDIVIDUAL RESIDENTIAL LAND USE CATEGORIES

TABLE NO. 2
 PAGE NO. 4

LUS CODE 1953-69	LUS CODE 1969-75	L A N D U S E D E S C R I P T I O N	1953		1961		1969		1975	
			ACRES	%	ACRES	%	ACRES	%	ACRES	%
48	160,161 162,163, 164,166, 169	GROUP QUARTERS AND LODGING EXCEPT RESIDENCE HALL, FRATERNITIES, AND DORMITORIES	6.5		6.8		23.3		23.6	
49	165	RESIDENCE HALL, FRATERNITIES, AND DORMORITIES	14.3		6.7		40.5		42.6	
--	170	HOTELS AND MOTELS	---		---		4.9		8.5	
--	171	TOURIST HOMES	---		---		0.1		0.1	
--	172	APARTMENT HOTELS	---		---		3.2		2.2	
		S U B T O T A L RESIDENTIAL USES NOT CONTAINING HOUSING UNITS	20.8		13.5		72.0		78.0	
15	180,181, 182,183, 184	ACCESSORY USE TO RESIDENTIAL NOTE: AUXILIARY TO RESIDENTIAL IN 1953 AND 1961 COVERED ONLY LOTS CONTIANING ACCESSORY STRUCTURES	163.4*		128.3*		315.9		314.5	
		T O T A L RESIDENTIAL USES	3,833.9		3,738.5		3,959.0		3,928.7	

LAND USE COMPARISON 1953-1961-1969-1975
 SELECTED INDIVIDUAL NON-RESIDENTIAL LAND USE CATEGORIES

TABLE NO. 3
 PAGE NO. 1

LUS CODE 1953-61	LUS CODE 1969-75	LAND USE DESCRIPTION	1953		1961		1969		1975	
			ACRES	%	ACRES	%	ACRES	%	ACRES	%
52	46	PARKING LOT	104.1		152.6		329.4		318.8	
55	except 467 467	PARKING GARAGE	20.4		17.0		4.0		3.8	
58	553	AUTO/GASOLINE SERVICE STATION	42.9		45.7		45.8		42.4	
59	423	STORAGE GARAGE SERVICE STATION	14.6		12.8		16.4		19.8	
71	48	UTILITIES	127.2		126.7		93.0		89.6	
75	41	RAILROAD	271.6		255.9		169.2		165.8	
83	74	CHURCH/RELIGIOUS SERVICES	72.8		70.8		66.9		63.7	
85	79	CEMETERIES	357.5		364.3		344.1		343.5	

LAND USE COMPARISON 1953-1961-1969-1975
 SELECTED INDIVIDUAL NON-RESIDENTIAL LAND USE CATEGORIES

TABLE NO. 3
 PAGE NO. 2

LUS CODE 1953-61	LUS CODE 1969-75	LAND USE DESCRIPTION	1953		1961		1969		1975	
			ACRES	%	ACRES	%	ACRES	%	ACRES	%
82	---	PAROCHIAL SCHOOL	93.5		90.5		---		---	
84	---	PRIVATE SCHOOL OR COLLEGE	146.8		284.6		---		---	
---	714	NON-PUBLIC PRIMARY SCHOOLS	---		---		13.5		13.1	
---	715	NON-PUBLIC JUNIOR HIGH SCHOOLS	---		---		0.8		2.0	
---	716	NON-PUBLIC SENIOR HIGH SCHOOLS	---		---		59.3		59.3	
---	719	OTHER EDUCATIONAL SERVICES, NED	---		---		7.1		6.6	
---	all 72	EDUCATIONAL SERVICES, COLLEGES AND UNIVERSITIES	---		---		144.0		161.4	
---	all 73	SPECIAL SCHOOLS	---		---		32.0		32.7	
		TOTAL PAROCHIAL SCHOOLS, PRIVATE SCHOOLS AND COLLEGES	240.3		375.1		256.7		275.1	

LAND USE COMPARISON 1953-1961-1969-1975
 SELECTED INDIVIDUAL NON-RESIDENTIAL LAND USE CATEGORIES

TABLE NO. 3
 PAGE NO. 3

LUS CODE 1953-61	LUS CODE 1969-75	LAND USE DESCRIPTION	1953		1961		1969		1975	
			ACRES	%	ACRES	%	ACRES	%	ACRES	%
81	---	INSTITUTIONS (NOT ELSEWHERE CLASS)	387.5		309.2		---		---	
95	---	PUBLIC BUILDINGS (EXCEPT SCHOOLS)	124.9		137.0		---		---	
	810	LIBRARIES	---		---		5.9		6.9	
	811	MUSEUM AND ART GALLERIES	---		---		2.0		1.6	
	710	NURSERY SCHOOLS	---		---		3.9		3.2	
	all 75	MEDICAL AND HEALTH SERVICES	---		---		194.8		177.5	
	all 76	STATE AND LOCAL GOVERNMENT SERVICES	---		---		57.7		56.1	
	all 77	FEDERAL GOVERNMENT SERVICES	---		---		24.8		26.5	
	all 78	SERVICE ORGANIZATIONS	---		---		97.1		99.4	
		TOTAL INSTITUTIONS (NOT ELSEWHERE CLASSIFIED)	387.5		309.2		386.2		371.2	

LAND USE COMPARISON 1953-1961-1969-1975
 SELECTED INDIVIDUAL NON-RESIDENTIAL LAND USE CATEGORIES

TABLE NO. 3

PAGE NO. 4

LUS CODE 1953-61	LUS CODE 1969-75	L A N D U S E D E S C R I P T I O N	1953		1961		1969		1975	
			ACRES	%	ACRES	%	ACRES	%	ACRES	%
95	---	PUBLIC SCHOOLS (E.S., J.H. H.S.)	126.7		134.7		---		---	
	711	PUBLIC PRIMARY SCHOOL	---		---		60.7		60.0	
	712	PUBLIC JUNIOR HIGH SCHOOL	---		---		27.9		27.9	
	713	PUBLIC SENIOR HIGH SCHOOL	---		---		65.8		65.8	
		T O T A L P U B L I C S C H O O L	126.7		134.7		154.4		153.7	
91	---	PARK, GOLF COURSE	857.7		831.1		---		---	
	840	GOLF COURSE, TENNIS COURTS	---		---		94.8		97.4	
	860	PARKS (MULTI-PURPOSE)	---		---		629.4		641.8	
	861	PARKS (LEISURE AND ORNAMENTAL)	---		---		11.8		12.9	
	863-64	PLAZAS, SQUARES, AND COURTYARDS	---		---		2.6		2.8	
	869	OTHER PARKS, N.E.C.	---		---		8.9		8.9	
		TOTAL PARKS AND GOLF COURSE	---		---		759.3		763.8	
92	862	PLAYGROUND OR PLAYFIELD	106.5		126.4		123.4		126.1	

LAND USE COMPARISON 1953-1961-1969-1975
DISTRIBUTION OF DWELLING UNITS BY RESIDENTIAL LAND USE CATEGORIES

TABLE NO. 4

PAGE NO. 1

Y E A R	L A N D U S E C A T E G O R I E S					TOTAL DWELLING UNITS
	ONE FAMILY	TWO FAMILY	THREE FAMILY	MULTI-FAMILY		
				4-9 D.U.	10 or more D.U.	
1953	Number 12,539	20,566	24,291	17,782		75,178
	% of Total 16.7%	27.3%	32.3%	23.7%		100.0%
1961	Number 13,034	18,468	23,622	16,851		71,975
	% of Total 18.1%	25.7%	32.8%	23.4%		100.0%
Change 1953-61	Number + 485	- 2,098	- 669	- 931		- 3,203
	% of Total + 3.9%	- 10.2%	- 2.8%	- 5.2%		- 4.3%
1969	Number 13,717	17,212	18,016	11,071	4,431	64,447
	% of Total 21.3%	26.7%	27.9%	17.2%	6.9%	100.0%
Change 1961-69	Number + 683	- 1,256	- 5,606	- 1,349		- 7,528
	% of Total + 5.2%	- 6.8%	- 23.7%	- 8.0%		- 10.5%
1975	Number 13,901	16,331	16,967	9,243	8,925	65,367
	% of Total 21.3%	25.0%	26.0%	14.1%	13.6%	100.0%
Change 1969-75	Number + 184	- 881	- 1,049	-1,828	+ 4,494	+ 920
	% of Total + 1.3%	- 5.1%	- 5.8%	- 16.5%	+ 101.4%	+ 1.4%

LAND USE COMPARISON 195-1961-1969-1975
DISTRIBUTION OF LAND BY MAJOR ZONING CATEGORIES

TABLE NO. 5
PAGE NO. 1

Y E A R	Z O N E S			T O T A L S
	R1-R5 RESIDENTIAL	C1-C4 COMMERCIAL	M1-M2 INDUSTRIAL	
1953	6,905	702	1,934	9,541
% OF TOTAL	72.3%	7.4%	20.3%	100.0%
1961	6,713	681	1,967	9,361
% OF TOTAL	71.7%	7.3%	21.0%	100.0%
1969	6,530	704	1,753	8,987
% OF TOTAL	72.7%	7.8%	19.5%	100.0%
1975	6,520	714	1,768	9,002
% OF TOTAL	72.4%	7.9%	19.7%	100.0%
CHANGE 1953-75	- 385	+ 12	- 166	- 539
% OF TOTAL	- 5.6%	+ 1.7%	- 8.6%	- 5.6%

LAND USE COMPARISON 1953-1961-1969-1975
 DISTRIBUTION OF VACANT LAND BY MAJOR ZONING CATEGORIES

TABLE NO. 6

PAGE NO. 1

Y E A R	Z O N E S			T O T A L S
	R1-R5 RESIDENTIAL	C1-C4 COMMERCIAL	M1-M2 INDUSTRIAL	
1953	1,089	35	256	1,380
% OF TOTAL	78.6%	2.5%	18.9%	100.0%
1961	836	45	311	1,192
% OF TOTAL	70.1%	3.8%	26.1%	100.0%
1969	510	38	194	742
% OF TOTAL	68.7%	5.1%	26.2%	100.0%
1975	556	60	153	769
% OF TOTAL	72.3%	7.8%	19.9%	100.0%
CHANGE 1953-75	- 533	+ 25	- 103	- 611
% OF TOTAL	- 48.9%	+ 71.4%	- 40.2%	- 44.3%

DISTRIBUTION OF LAND USE IN INDUSTRIAL ZONES IN 1969 & 1975
FOR CITY AS A WHOLE

TABLE NO. 7
PAGE NO. 1

LUS CODE	DESCRIPTION OF LAND USE	1969			1975		
		M-1	M-2	TOTAL ACRES	M-1	M-2	TOTAL ACRES
0	VACANT LAND	128.7	64.8	193.5	137.4	21.6	159.0
1	RESIDENTIAL	66.1	0.0	66.1	62.4	0.0	62.4
2 & 3	MANUFACTURING	361.3	120.4	481.7	379.0	137.0	516.0
46	AUTOMOBILE PARKING	105.3	11.8	117.1	95.8	10.8	105.6
48	UTILITIES	18.6	65.1	83.7	18.7	61.3	80.0
4 except 46 & 48	TRANSPORTATION COMMUNICATION	190.6	112.1	302.7	189.9	125.6	315.5
5	TRADE	145.7	47.6	193.3	145.1	75.6	220.7
6	GENERAL SERVICES	135.7	94.0	229.7	124.9	87.5	212.4
7	INSTITUTIONAL AND GOVERNMENT SERVICES	49.0	0.5	49.5	53.0	7.1	60.1
8	CULTURAL, ENTERTAINMENT AND RECREATION SERVICES	13.0	22.9	35.9	13.3	21.7	35.0
9	RESOURCE PRODUCTION AND EXTRACTION	0.0	0.0	0.0	0.0	0.0	0.0
	TOTAL CITY ACRES	1,214	539.2	1,753.2	1,219.5	548.2	1,767.7
	% OF TOTAL	69.3%	30.7%	100.0%	69.0%	31.0%	100.0%
	CHANGE 1969-1975			ACRES	PERCENT		
		M-1		+5.5	0.5%		
		M-2		+9.0	1.7%		
		TOTAL		+14.5	.9%		

LAND USE COMPARISON 1969-1971-1973-1975
INDIVIDUAL LAND USE CATEGORIES

TABLE NO. 8
PAGE NO. 1

LAND USE CODE	LAND USE DESCRIPTION	1969		1971		1973		1975	
		ACRES	%	ACRES	%	ACRES	%	ACRES	%
	<u>UNDEVELOPED LAND AND WATER AREAS</u>								
01	Undeveloped or vacant land	717.7	8.0	734.1	8.1	754.5	8.3	744.5	8.3
02	Fresh water areas	23.9	.4	23.9	.3	23.9	.3	23.9	.3
0	S U B T O T A L	741.6	8.4	758.0	8.4	778.4	8.6	768.4	8.6
	<u>RESIDENTIAL USES</u>								
11	One-family dwellings	1,661.9	18.5	1,665.1	18.5	1,676.2	18.5	1,685.1	18.7
12	Two-family dwellings	874.8	9.7	868.4	9.7	855.1	9.5	835.7	9.3
13	Three-family dwellings	589.5	6.6	576.2	6.4	566.3	6.3	559.5	6.2
14	Multi-family dwellings 4-9 units	298.0	3.3	276.3	3.1	262.9	2.9	241.0	2.7
15	Multi-family dwellings 10 or more dwelling units	146.9	1.7	162.2	1.7	177.6	2.0	214.9	2.4
16	Group quarters and lodging	63.8	.7	66.2	.7	66.2	.7	66.2	.7
17	Transient lodging	8.2	.1	5.7	.1	5.7	.1	11.8	.1
18	Accessory use to residential	315.9	3.5	316.3	3.5	321.9	3.6	314.5	3.5
1	S U B T O T A L	3,959.0	44.1	3,936.4	43.7	3,931.9	43.6	3,928.7	43.6

LAND USE COMPARISON 1969-1971-1973-1975
INDIVIDUAL LAND USE CATEGORIES

TABLE NO. 8
PAGE NO. 2

LAND USE CODE	LAND USE DESCRIPTION	1969		1971		1973		1975	
		ACRES	%	ACRES	%	ACRES	%	ACRES	%
	<u>MANUFACTURING</u>								
20	FOOD AND KINDRED PRODUCTS	40.0	.5	40.6	.5	40.4	.5	20.1	.2
21	TEXTILE MILL PRODUCTS	15.4	.2	14.9	.2	12.7	.1	13.1	.2
22	APPAREL AND OTHER FINISHED PRODUCTS MADE FROM FABRICS, LEATHER AND SIMILAR MATERIALS	8.2	.1	8.5	.1	8.5	.1	7.3	.1
23	LUMBER AND WOOD PRODUCTS (EXCEPT FURNITURE)	2.8	.03	2.6	.03	2.6	.03	2.6	.03
24	FURNITURE AND FIXTURES	12.4	.1	11.2	.1	16.3	.2	14.0	.2
25	PAPER AND ALLIED PRODUCTS	8.7	.1	6.7	.1	5.0	.1	9.0	.1
26	PRINTING, PUBLISHING AND ALLIED INDUSTRIES	40.1	.4	47.7	.5	47.3	.5	50.3	.6
27	CHEMICALS AND ALLIED PRODUCTS	7.1	.1	7.7	.1	7.5	.1	14.2	.2
28	PETROLEUM REFINING AND RELATED INDUSTRIES	14.9	.2	14.6	.2	14.6	.2	26.1	.3
29	RUBBER AND MISCELLANEOUS PLASTIC PRODUCTS	35.2	.4	35.2	.4	35.0	.4	35.5	.4
30	STONE, CLAY AND GLASS PRODUCTS	32.4	.4	21.8	.2	21.8	.2	19.3	.2
31	PRIMARY METALS INDUSTRIES	11.7	.1	14.4	.2	14.4	.2	10.2	.1
32	FABRICATED METAL PRODUCTS EXCLUDING MACHINERY	122.2	1.5	121.0	1.4	120.3	1.3	120.0	1.3
33	NON-ELECTRICAL MACHINERY	22.5	.3	22.5	.3	22.6	.3	20.3	.2

LAND USE COMPARISON 1969-1971-1973-1975
 INDIVIDUAL LAND USE CATEGORIES

TABLE NO. 8
 PAGE NO. 3

LAND USE CODE	LAND USE DESCRIPTION	1969		1971		1973		1975	
		ACRES	%	ACRES	%	ACRES	%	ACRES	%
	<u>MANUFACTURING (CONT.)</u>								
34	ELECTRICAL MACHINERY, EQUIPMENT AND SUPPLIES	10.7	.1	10.7	.1	10.7	.1	11.6	.1
35	TRANSPORTATION EQUIPMENT AND BOAT REPAIRING	2.3	.93	2.5	.03	2.3	.03	3.1	.03
36	PROFESSIONAL, SCIENTIFIC AND CONTROLLING INSTRUMENTS, PHOTOGRAPHIC AND OPTICAL GOODS, WATCHES AND CLOCKS	40.8	.4	40.9	.5	40.8	.5	40.4	.5
37	JEWELRY, SILVERWARE, PLATED WARE, COSTUME JEWELRY AND NOTIONS	79.4	.8	94.2	1.1	94.4	1.0	117.5	1.3
39	MISCELLANEOUS MANUFACTURING	24.1	.3	27.7	.3	26.6	.3	25.7	.3
2 & 3	S U B T O T A L	531.2	5.9	545.4	6.1	543.7	6.0	560.5	6.2
	<u>TRANSPORTATION, COMMUNICATION AND UTILITIES</u>								
41	FIXED RAIL TRANSPORTATION AND MAINTENANCE	169.2	1.9	168.3	1.8	165.8	1.9	165.8	1.8
42	MOTOR VEHICLE TRANSPORTATION	46.5	.5	42.9	.5	42.3	.5	47.5	.5
43	AIRCRAFT TRANSPORTATION	0.2	.002	0.2	.002	0.2	.002	--	--
44	MARINE TERMINALS INCLUDING MAINTENANCE AND STORAGE	5.2	.1	5.2	.1	5.2	.1	4.4	.1
45	HIGHWAY AND STREET RIGHT OF WAY (ONLY ASSESSED LAND)	15.8	.2	11.3	.13	11.2	.12	10.8	.12

LAND USE COMPARISON 1969-1971-1973-1975
INDIVIDUAL LAND USE CATEGORIES

TABLE NO. 8
PAGE NO. 4

LAND USE CODE	LAND USE DESCRIPTION	1969		1971		1973		1975	
		ACRES	%	ACRES	%	ACRES	%	ACRES	%
	<u>TRANSPORTATION, ETC. (CONT.)</u>								
46	AUTOMOBILE PARKING	333.4	3.7	332.1	3.6	332.4	3.6	322.6	3.6
47	COMMUNICATION	3.6	.04	3.6	.04	4.7	.05	8.4	.09
48	UTILITIES	93.0	1.04	94.2	1.1	101.3	1.12	89.6	.1
49	OTHER TRANSPORTATION, COMMUNICATION AND UTILITIES	103.1	1.2	102.7	1.14	102.5	1.14	118.2	1.3
4	S U B T O T A L	770.1	8.6	260.5	8.5	765.6	8.5	767.3	8.5
	<u>TRADE</u>								
51	WHOLESALE TRADE	128.6	1.4	141.8	1.6	144.5	1.6	176.2	2.0
52	RETAIL TRADE - BUILDING MATERIALS, HARDWARE, FARM, FLORIST, NURSERY OR GARDEN	5.9	.07	5.8	.06	5.7	.06	5.0	.06
53	RETAIL TRADE - GENERAL MERCHANDISE	48.6	.5	56.0	.6	56.3	.6	50.4	.6
54	RETAIL TRADE - FOOD	41.5	.5	40.5	.5	41.0	.5	43.6	.5
55	RETAIL TRADE - AUTOMOTIVE MARINE CRAFT, AIRCRAFT AND ACCOSSORIES	104.7	1.2	98.9	1.1	100.2	1.1	93.4	1.04
56	RETAIL TRADE - APPAREL AND ACCESSORIES	10.0	.1	10.1	.1	9.2	.2	7.1	.08
57	RETAIL TRADE - FURNITURE, HOME FURN- ISHING AND EQUIPMENT	15.5	.2	14.7	.2	13.7	.2	15.1	.2
58	RETAIL TRADE - EATING AND DRINKING	21.6	.24	21.7	.2	22.1	.3	24.2	.3
59	RETAIL TRADE - MISCELLANEOUS	34.8	.4	33.8	.4	29.3	.3	24.2	.3
5	S U B T O T A L	411.3	4.7	423.3	4.7	422.0	4.7	445.4	4.9

LAND USE COMPARISON 1969-1971-1973-1975
INDIVIDUAL LAND USE CATEGORIES

TABLE NO. 8
PAGE NO. 5

LAND USE CODE	LAND USE DESCRIPTION	1969		1971		1973		1975	
		ACRES	%	ACRES	%	ACRES	%	ACRES	%
	<u>GENERAL SERVICES</u>								
61	FINANCE, INSURANCE AND REAL ESTATE SERVICES	17.9	.2	19.2	.2	18.4	.2	19.8	.2
62	PERSONAL SERVICES	35.8	.4	36.2	.4	35.6	.4	31.3	.4
63	BUSINESS SERVICES	47.1	.5	45.3	.5	45.3	.5	37.5	.4
64	REPAIR SERVICES	38.5	.4	39.9	.4	38.2	.4	38.7	.4
65	PROFESSIONAL SERVICES	16.2	.2	16.2	.2	16.3	.2	18.5	.2
66	CONTRACT CONSTRUCTION SERVICES	46.7	.5	46.7	.5	46.4	.5	50.0	.6
67	WAREHOUSING AND STORAGE	179.4	2.0	187.6	2.1	186.1	2.1	134.6	1.5
6	SUBTOTAL	381.6	4.2	391.0	4.4	386.5	4.3	330.4	3.7
	<u>INSTITUTIONAL AND GOVERNMENTAL SERVICES</u>								
71	EDUCATIONAL SERVICES (NURSERY, PRIMARY AND SECONDARY)	238.9	2.9	237.3	2.6	237.2	2.6	237.8	2.6
72	EDUCATIONAL SERVICES	144.0	1.6	130.1	1.5	129.3	1.4	161.4	1.8
73	SPECIAL SCHOOLS	32.0	.5	32.7	.5	32.7	.5	32.7	.5
74	RELIGIOUS SERVICES	66.9	.7	66.3	.7	65.6	.7	63.7	.7
75	MEDICAL AND HEALTH SERVICES	194.8	2.2	193.5	2.2	195.9	2.2	177.5	2.0
76	STATE AND LOCAL GOVERNMENTAL SERVICES	57.7	.6	60.2	.7	60.3	.7	56.1	.6
77	FEDERAL GOVERNMENTAL SERVICES	24.8	.3	24.8	.3	25.4	.3	26.5	.3
78	SERVICE ORGANIZATIONS	97.1	1.0	96.9	1.13	97.3	1.1	99.4	3.8

LAND USE COMPARISON 1969-1971-1973-1975
INDIVIDUAL LAND USE CATEGORIES

TABLE NO. 8
PAGE NO. 6

LAND USE CODE	LAND USE DESCRIPTION	1969		1971		1973		1975	
		ACRES	%	ACRES	%	ACRES	%	ACRES	%
	<u>INSTITUTIONAL AND GOVERNMENTAL SERVICES (CONT.)</u>								
79	CEMETERIES	344.1	3.8	344.1	3.8	343.5	3.8	343.5	3.8
7	SUBTOTAL	1,200.3	13.4	1,185.9	13.2	1,187.2	13.3	1,198.6	13.3
	<u>CULTURAL, ENTERTAINMENT, AND RECREATION SERVICES</u>								
81	CULTURAL ACTIVITIES AND NATURE EXHIBITIONS	9.4	.1	9.1	.1	9.8	.1	9.6	.1
82	SPECTATOR ASSEMBLY	92.3	1.03	96.0	1.07	96.0	1.1	87.9	1.0
84	SPORT FACILITIES	106.2	1.2	106.0	1.2	106.0	1.2	106.6	1.2
86	PARKS AND PLAYGROUNDS	776.1	8.6	776.8	8.6	778.7	8.6	792.4	8.73
88	RECREATION RIGHT-OF-WAY AND EASEMENTS	1.8	.02	1.8	.02	1.8	.02	1.8	.02
8	SUBTOTAL	985.8	11.0	989.7	11.0	992.3	11.0	998.3	11.1
	<u>RESOURCES PRODUCTION AND EXTRACTION</u>								
91	FARMS	0.5	.01	0.5	.01	0.3	.003	0.3	.003
93	FORESTRY AND HORTICULTURE	1.6	.02	1.6	.02	1.6	.02	0.9	.01
95	MINING AND QUARRYING	3.7	.04	3.7	.04	3.7	.04	3.7	.04
9	SUBTOTAL	5.8	.07	5.8	.07	5.6	.06	4.9	.05
	TOTAL ASSESSED LAND	8,987.7	100%	8,996.0	100%	9,013.2	100%	9,002.5	100%

DISTRIBUTION OF LAND USE BY CENSUS
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TABLE NO. 9
PAGE NO. 1

DESCRIPTION		CENSUS TRACT 1		CENSUS TRACT 2		CENSUS TRACT 3	
LUS CODE	YEAR	AREA	%	AREA	%	AREA	%
0 Vacant Land	1969	43.3	5.0%	10.6	2.4%	4.1	2.4%
	1975	26.2%	3.0%	20.1	4.5%	108.0	6.3%
11 One Family 12 Two Family	1969	123.4	14.3%	110.7	24.5%	51.7	30.3%
	1975	117.9	13.5%	109.2	24.2%	43.5	25.4%
13 Three Family	1969	18.3	2.1%	37.1	8.2%	23.7	13.9%
	1975	22.7	2.6%	38.1	8.4%	24.9	14.5%
14 Multi Family 15	1969	3.9	0.5%	20.0	4.4%	20.1	11.8%
	1975	4.9	0.6%	20.6	4.6%	19.7	11.5%
16 Group quarters 17 Lodgings, hotels	1969	0	0	1.9	0.4%	1.8%	1.1%
	1975	0.2%	0	2.5	0.6%	1.7	1.0%
18 Accessory Use to Residence	1969	13.7	1.6%	4.6	1.0%	3.6	2.1%
	1975	13.6	1.6%	4.5	1.0%	3.7	2.2%
1 Total Residential Land	1969	159.3	17.7%	174.3	38.6%	100.9	59.2
	1975	159.3	18.2%	174.9	38.7%	93.5	54.6%
2 3 Manufacturing	1969	44.6	5.1%	12.8	2.8%	8.7	5.1%
	1975	59.5	6.8%	14.0	3.1%	9.2	5.4%
4 Transportation, Communication, Utilities	1969	160.2	18.5%	37.6	8.3%	9.2	5.4%
	1975	172.0	19.6%	39.2	8.7%	11.1	6.5%
5 Trade 6 General Services 9 Resources	1969	140.5	16.2%	41.6	9.3%	17.5	10.3%
	1975	139.1	15.9%	32.8	7.3%	17.1	10.0%
7 Institutional Government Services	1969	8.4	1.0%	25.0	5.5%	21.9	12.8%
	1975	12.9	1.5%	21.0	4.7%	21.3	12.4%
8 Cultural Entertainment Recreation	1969	308.8	35.7%	149.5	33.1%	8.2	4.8%
	1975	307.1	35.1%	149.8	33.2%	8.4	4.9%
TOTAL LAND AREA	1969	865.1	100.0%	451.4	100.0%	170.5	100.0%
	1975	876.1	100.0%	451.8	100.0%	171.4	100.0%
	CHANGE		+11.0		+0.4		+0.9

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TABLE NO. 9
PAGE NO. 2

DESCRIPTION		CENSUS TRACT 4		CENSUS TRACT 5		CENSUS TRACT 6	
LUS CODE	YEAR	AREA	%	AREA	%	AREA	%
0 Vacant Land	1969	7.5	6.2%	17.9	10.8%	16.2	12.0%
	1975	24.0	19.7%	23.6	14.2%	19.0	14.0%
11 One Family 12 Two Family	1969	29.9	24.6%	34.5	20.9%	22.5	16.6%
	1975	22.1	18.1%	32.9	19.8%	19.4	14.3%
13 Three Family	1969	27.8	22.9%	14.0	8.5%	11.9	8.8%
	1975	22.9	18.8%	10.1	6.1%	7.8	5.8%
14 Multi Family 15	1969	12.6	10.4%	25.7	15.6%	6.9	5.1%
	1975	8.5	7.0%	25.5	15.3%	5.2	3.8%
16 Group quarters 17 Lodgings, hotels	1969	0.5	0.4%	0.2	0.1%	0	0
	1975	0.4	0.3%	0.2	0.1%	0	0
18 Accessory Use to Residence	1969	2.8	2.3%	3.3	2.0%	1.7	1.3%
	1975	3.1	2.6%	3.9	2.4%	2.1	1.6%
1 Total Residential Land	1969	73.6	60.6%	77.7	47.1%	43.0	31.8%
	1975	57.0	46.8%	72.6	43.7%	34.5	25.5%
2 3 Manufacturing	1969	4.7	3.9%	5.0	3.0%	27.9	20.6%
	1975	4.7	3.9%	5.9	3.6%	27.9	20.6%
4 Transportation, Communication, Utilities	1969	5.2	4.3%	25.1	15.3%	21.9	16.2%
	1975	5.2	4.3%	23.7	14.3%	22.1	16.3%
5 Trade 6 General Services 9 Resources	1969	8.8	7.2%	28.7	17.4%	21.7	16.0%
	1975	6.7	5.5%	31.3	18.8%	27.4	20.2%
7 Institutional Government Services	1969	10.4	8.5%	7.5	4.5%	3.1	2.3%
	1975	12.7	10.4%	5.9	3.6%	2.8	2.1%
8 Cultural Entertainment Recreation	1969	11.3	9.3%	3.2	1.9%	1.5	1.1%
	1975	11.5	9.4%	3.3	2.0%	1.8	1.3%
TOTAL LAND AREA	1969	121.5	100.0%	165.1	100.0%	135.3	100.0%
	1975	121.8	100.0%	166.3	100.0%	135.5	100.0%
	CHANGE		+0.3		+1.2		+0.2

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TABLE NO. 9
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DESCRIPTION		CENSUS TRACT 7		CENSUS TRACT 8		CENSUS TRACT 9	
LUS CODE	YEAR	AREA	%	AREA	%	AREA	%
0 Vacant Land	1969	12.9	5.8%	5.3	2.6%	3.0	4.6%
	1975	31.1	14.2%	5.6	2.8%	4.1	6.3%
11 One Family 12 Two Family	1969	17.7	7.8%	0.7	0.3%	6.7	10.3%
	1975	10.2	4.7%	0.5	0.3%	8.5	13.0%
13 Three Family	1969	14.6	6.5%	0.2	0.1%	10.3	15.8%
	1975	7.6	3.5%	1.7	0.9%	8.2	12.6%
14 Multi Family 15	1969	14.9	6.6%	3.4	1.7%	14.0	21.6%
	1975	9.3	4.3%	13.3	6.6%	12.3	18.9%
16 Group quarters 17 Lodgings, hotels	1969	2.6	1.2%	8.5	4.2%	1.2	1.9%
	1975	2.3	1.1%	2.1	1.1%	1.2	1.8%
18 Accessory Use to Residence	1969	1.0	0.5%	0	0	1.4	2.2%
	1975	1.7	0.8%	0	0	1.4	2.2%
1 Total Residential Land	1969	50.8	22.6%	12.8	6.3%	33.6	51.8%
	1975	31.1	14.2%	17.6	8.8%	31.6	48.5%
2 3 Manufacturing	1969	28.7	12.6%	4.3	2.1%	7.1	10.9%
	1975	28.6	13.1%	5.9	2.9%	7.1	10.9%
4 Transportation, Communication, Utilities	1969	57.7	25.6%	72.3	35.5%	13.0	20.0%
	1975	51.8	23.7%	66.4	33.1%	13.8	21.2%
5 Trade 6 General Services 9 Resources	1969	31.5	14.1%	65.9	32.3%	4.8	7.5%
	1975	31.5	14.4%	57.1	28.5%	5.3	8.1%
7 Institutional Government Services	1969	40.7	18.2%	35.5	17.4%	1.9	2.9%
	1975	42.7	19.5%	38.7	19.3%	1.8	2.8%
8 Cultural Entertainment Recreation	1969	2.5	1.1%	7.7	3.8%	1.5	2.3%
	1975	1.9	0.9%	9.1	4.5%	1.5	2.3%
TOTAL LAND AREA	1969	224.8	100.0%	203.8	100.0	64.9	100.0%
	1975	218.7	100.0%	200.4	100.0%	65.2	100.0%
	CHANGE	-5.9		-3.4		+0.3	

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DESCRIPTION		CENSUS TRACT 10		CENSUS TRACT 11		CENSUS TRACT 12	
LUS CODE	YEAR	AREA	%	AREA	%	AREA	%
0 Vacant Land	1969	8.8	11.8%	4.7	5.5%	2.0	2.0%
	1975	17.0	22.5%	5.5	6.4%	10.9	10.5%
11 One Family 12 Two Family	1969	13.0	17.4%	18.0	21.2%	13.4	13.0%
	1975	14.4	19.1%	18.1	21.2%	12.3	11.8%
13 Three Family	1969	16.6	22.2%	16.3	19.2%	10.3	10.0%
	1975	12.6	16.7%	15.1	17.7%	5.8	5.6%
14 Multi Family 15	1969	14.7	19.6%	12.2	14.4%	28.7	27-9%
	1975	10.4	13.8%	10.8	12.7%	26.3	25.3%
16 Group quarters 17 Lodgings, hotels	1969	0.6	0.8%	0.6	0.7%	0.7	0.7%
	1975	0.6	0.8%	0.5	0.6%	1.5	1.4%
18 Accessory Use to Residence	1969	1.4	1.9%	0.8	0.9%	0.4	0.4%
	1975	1.4	1.9%	0.7	0.8%	0.3	0.3%
1 Total Residential Land	1969	46.3	61.9%	47.9	56.4%	53.5	52.0%
	1975	39.4	52.2%	45.2	52.9%	46.2	44.4%
2 3 Manufacturing	1969	1.7	2.3%	6.4	7.5%	5.6	5.4%
	1975	0.5	0.7%	5.5	6.4%	5.5	5.3%
4 Transportation, Communication, Utilities	1969	6.8	9.1%	6.2	7.3%	7.0	6.8%
	1975	7.6	10.1%	7.7	9.0%	7.9	7.6%
5 Trade 6 General Services 9 Resources	1969	4.1	5.5%	15.9	18.7%	15.9	15.5%
	1975	2.8	3.7%	17.1	20.0%	14.9	14.3%
7 Institutional Government Services	1969	6.5	8.6%	3.4	4.0%	11.2	10.9%
	1975	7.6	10.1%	3.9	4.6%	10.7	10.3%
8 Cultural Entertainment Recreation	1969	0.6	0.8%	0.5	0.6%	7.6	7.4%
	1975	0.6	0.8%	0.5	0.6%	7.9	7.6%
TOTAL LAND AREA	1969	74.8	100.0%	85.0	100.0%	102.8	100.0%
	1975 CHANGE	75.5 +0.7		85.4 +0.4		104.0 +1.2	

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DESCRIPTION		CENSUS TRACT 13		CENSUS TRACT 14		CENSUS TRACT 15	
LUS CODE	YEAR	AREA	%	AREA	%	AREA	%
0 Vacant Land	1969	1.3	1.5%	20.9	13.5%	43.1	15.3%
	1975	4.6	5.1%	21.3	13.8%	16.8	5.9%
11 One Family 12 Two Family	1969	24.7	27.6%	47.9	31.0%	69.6	24.7%
	1975	29.1	32.4%	49.4	31.9%	71.0	25.1%
13 Three Family	1969	29.7	33.2%	34.0	22.0%	4.5	1.6%
	1975	25.7	28.6%	29.6	19.1%	4.7	1.7%
14 Multi Family 15	1969	11.6	13.0%	9.5	6.1%	1.1	0.4%
	1975	9.3	10.4%	10.3	6.7%	0.8	0.3%
16 Group quarters 17 Lodgings, hotels	1969	0	0	0.4	0.3%	0	0
	1975	0	0	0.4	0.3%	0	0
18 Accessory Use to Residence	1969	3.3	3.6%	5.8	3.7%	7.0	2.4%
	1975	2.5	2.9%	5.7	3.7%	8.6	3.0%
1 Total Residential Land	1969	69.3	77.4%	97.6	63.0%	82.2	29.1%
	1975	67.6	75.4%	95.4	61.7%	85.1%	30.1%
2 3 Manufacturing	1969	0.0	0	13.5	8.7%	108.3	38.5%
	1975	1.0	1.1%	15.1	9.8%	121.7	43.0
4 Transportation, Communication, Utilities	1969	0.8	0.9%	7.6	4.8%	15.8	5.6%
	1975	1.0	1.1%	8.8	5.7%	11.4	4.0%
5 Trade 6 General Services 9 Resources	1969	4.2	4.6%	9.2	6.0%	15.7	5.5%
	1975	2.6	2.9%	8.2	5.3%	30.9	10.9%
7 Institutional Government Services	1969	4.0	4.5%	3.9	2.5%	5.8	2.1%
	1975	4.0	4.5%	3.7	2.4%	5.5	1.9%
8 Cultural Entertainment Recreation	1969	9.9	11.1%	2.1	1.4%	11.6	4.1%
	1975	9.9	11.0%	2.2	1.4%	11.6	4.1%
TOTAL LAND AREA	1969	89.5	100.0%	154.8	100.0%	282.5	100.0%
	1975	89.7	100.0%	154.7	100.0%	283.0	100.0%
	CHANGE		+0.2		-0.1		+0.5

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DESCRIPTION		CENSUS TRACT 16		CENSUS TRACT 17		CENSUS TRACT 18	
LUS CODE	YEAR	AREA	%	AREA	%	AREA	%
0 Vacant Land	1969	4.6	2.6%	9.1	4.3%	43.1	15.5%
	1975	4.4	2.3%	8.4	4.0%	36.4	13.3%
11 One Family 12 Two Family	1969	75.1	39.2%	60.4	28.8%	90.2	32.5%
	1975	76.1	39.7%	62.6	29.9%	100.6	36.8%
13 Three Family	1969	38.5	20.1%	8.9	4.3%	11.0	4.0%
	1975	39.2	20.5%	8.9	4.3%	9.6	3.5%
14 Multi Family 15	1969	5.4	2.8%	4.2	2.0%	32.3	11.7%
	1975	5.2	2.7%	3.4	1.6%	32.9	12.0%
16 Group quarters 17 Lodgings, hotels	1969	0.2	0.1%	0.3	0.1%	1.1	0.4%
	1975	0.2	0.1%	0.4	0.2%	1.1	0.4%
18 Accessory Use to Residence	1969	11.6	6.1%	17.3	8.3%	20.2	7.3%
	1975	11.4	6.0%	16.2	7.7%	18.6	6.8%
1 Total Residential Land	1969	130.8	68.2%	91.1	43.5%	154.8	55.8%
	1975	132.1	69.0%	91.5	43.7%	162.8	59.6%
2 3 Manufacturing	1969	0.9	0.5%	0.3	0.1%	9.4	3.4%
	1975	1.3	0.7%	1.3	0.6%	10.1	3.7%
4 Transportation, Communication, Utilities	1969	32.1	16.6%	5.6	2.7%	20.3	7.3%
	1975	32.4	16.9%	4.7	2.2%	14.9	5.5%
5 Trade 6 General Services 9 Resources	1969	15.3	8.0%	13.9	6.6%	19.3	7.0%
	1975	14.6	7.6%	14.0	6.7%	19.2	7.0%
7 Institutional Government Services	1969	3.7	1.8%	3.0	1.5%	9.3	3.4%
	1975	2.2	1.2%	3.0	1.4%	8.9	3.3%
8 Cultural Entertainment Recreation	1969	4.3	2.2%	86.5	41.3%	21.1	7.6%
	1975	4.5	2.3%	86.5	41.3%	21.1	7.7%
TOTAL LAND AREA	1969	191.7	100.0%	209.5	100.0%	277.3	100.0%
	1975	191.5	100.0%	209.4	100.0%	273.4	
	CHANGE		-0.2		-0.1		-3.9

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DESCRIPTION		CENSUS TRACT 19		CENSUS TRACT 20		CENSUS TRACT 21	
LUS CODE	YEAR	AREA	%	AREA	%	AREA	%
0 Vacant Land	1969	18.0	8.3%	68.7	28.1%	19.4	7.3%
	1975	31.8	13.7%	83.0	33.9%	11.8	4.5%
11 One Family	1969	28.4	13.1%	76.3	31.2%	174.6	66.0%
12 Two Family	1975	28.4	12.2%	77.0	31.4%	182.2	68.7%
13 Three Family	1969	23.9	11.0%	5.5	2.3%	19.8	7.5%
	1975	24.9	10.7%	5.4	2.2%	20.5	7.7%
14 Multi Family	1969	18.7	8.6%	19.4	7.9%	4.4	1.7%
15	1975	16.3	7.0%	20.2	8.2%	3.3	1.2%
16 Group quarters	1969	0.5	0.2%	25.1	10.3%	0.1	0.03%
17 Lodgings, hotels	1975	0.4	0.2%	25.3	10.3%	0.1	0.04%
18 Accessory Use to Residence	1969	7.7	3.6%	17.9	7.3%	26.3	9.9%
	1975	7.5	3.2%	18.1	7.4%	27.0	10.2%
1 Total Residential Land	1969	79.2	36.4%	144.2	59.0%	225.2	85.1%
	1975	77.5	33.3%	146.0	59.6%	233.1	87.9%
2 Manufacturing	1969	57.7	26.5%	3.9	1.6%	0.3	0.1%
	1975	60.4	26.0%	3.9	1.6%	0.2	0.1%
4 Transportation, Communication, Utilities	1969	17.2	7.9%	1.4	0.6%	6.9	2.6%
	1975	19.2	8.3%	1.4	0.6%	6.8	2.6%
5 Trade	1969	25.4	11.7%	15.3	6.3%	3.7	1.4%
6 General Services	1975	24.3	10.4%	8.0	3.3%	4.0	1.5%
9 Resources							
7 Institutional Government Services	1969	14.1	6.5%	10.9	4.5%	5.7	2.2%
	1975	13.4	5.8%	2.7	1.1%	5.7	2.2%
8 Cultural Entertainment Recreation	1969	6.0	2.8%	0	0	3.6	1.4%
	1975	6.0	2.6%			3.6	1.4%
TOTAL LAND AREA	1969	217.6	100.0%	244.4	100.0%	264.8	100.0%
	1975 CHANGE	232.6	100.0%	245.0	100.0%	265.2	100.0%
		+15.4		+0.6		+0.4	

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DESCRIPTION		CENSUS TRACT 22		CENSUS TRACT 23		CENSUS TRACT 24	
LUS CODE	YEAR	AREA	%	AREA	%	AREA	%
0 Vacant Land	1969	11.7	5.0%	34.5	15.0%	21.2	3.5%
	1975	12.5	5.3%	32.8	14.3%	16.7	2.7%
11 One Family 12 Two Family	1969	31.6	13.5%	130.1	56.5%	211.3	34.6%
	1975	31.9	13.6%	132.4	57.6%	219.2	35.9%
13 Three Family	1969	28.4	12.1%	17.7	7.7%	3.5	0.6%
	1975	27.6	11.7%	16.7	7.3%	1.7	0.3%
14 Multi Family 15	1969	6.6	2.8%	2.4	1.0%	1.4	0.2%
	1975	6.3	2.7%	1.5	0.7%	1.1	0.2%
16 Group quarters 17 Lodgings, hotels	1969	0.2	0.1%	0	0	0.3	0.1%
	1975	0.4	0.2%	0.4	0.2%	0.3	0.1%
18 Accessory Use to Residence	1969	5.1	2.2%	9.6	4.2%	18.2	3.0%
	1975	5.1	2.2%	10.1	4.4%	17.5	2.9%
1 Total Residential Land	1969	71.9	30.7%	159.8	69.4%	234.7	38.4
	1975	71.3	30.3%	161.1	70.0%	239.8	39.3%
2 3 Manufacturing	1969	60.0	25.5%	0	0	0	0
	1975	59.6	25.3%	0	0	0	0
4 Transportation, Communication, Utilities	1969	17.4	7.4%	2.0	0.9%	8.5	1.4%
	1975	17.4	7.4%	2.3	1.0%	8.5	1.4%
5 Trade 6 General Services 9 Resources	1969	24.3	10.4%	3.1	1.4%	2.9	0.5%
	1975	30.2	12.8%	3.6	1.6%	2.4	0.4%
7 Institutional Government Services	1969	31.7	13.5%	22.1	9.6%	230.5	37.6%
	1975	26.8	11.4%	21.8	9.5%	229.8	37.7%
8 Cultural Entertainment Recreation	1969	17.6	7.5%	8.7	3.7%	112.9	18.5%
	1975	17.6	7.5%	8.4	3.7%	112.9	18.5%
TOTAL LAND AREA	1969	234.6	100.0%	230.2	100.0%	610.7	100.0%
	1975 CHANGE	235.4 +0.8	100.0%	230.0 -0.2	100.0%	610.3 -0.4	100.0%

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DESCRIPTION		CENSUS TRACT 25		CENSUS TRACT 26		CENSUS TRACT 27	
LUS CODE	YEAR	AREA	%	AREA	%	AREA	%
0 Vacant Land	1969	3.3	2.2%	26.7	18.5%	22.0	10.0%
	1975	3.7	2.6%	29.3	20.4%	15.5	7.0%
11 One Family	1969	15.6	10.7%	32.9	22.8%	60.7	27.5%
12 Two Family	1975	12.8	8.9%	27.4	19.0%	63.3	28.7%
13 Three Family	1969	19.8	13.4%	22.3	15.5%	10.6	4.8%
	1975	21.6	15.0%	23.6	16.4%	11.1	5.0%
14 Multi Family	1969	4.6	3.1%	8.7	6.0%	30.4	13.8%
	15	1975	4.6	3.2%	7.5	5.2%	29.0
16 Group quarters	1969	0	0	0.5	0.4%	0	0
17 Lodgings, hotels	1975	0	0	4.9	3.4%	0	0
18 Accessory Use to Residence	1969	1.6	1.1%	3.2	2.2%	19.5	8.9%
	1975	1.6	1.1%	2.5	1.7%	19.8	9.0%
1 Total Residential Land	1969	41.6	28.2%	67.6	46.9%	121.2	55.0%
	1975	40.6	28.1%	65.9	45.8%	123.2	55.8%
2 Manufacturing	1969	41.7	28.3%	3.9	2.7%	0.5	0.2%
	1975	32.3	22.4%	4.4	3.1%	0.9	0.4%
4 Transportation, Communication, Utilities	1969	28.4	19.3%	15.2	10.5%	4.0	1.8%
	1975	39.0	27.0%	12.5	8.7%	3.9	1.8%
5 Trade 6 General Services 9 Resources	1969	22.4	15.2%	14.2	9.8%	10.7	4.9%
	1975	19.1	13.2%	14.6	10.1%	14.8	6.7%
7 Institutional Government Services	1969	8.7	5.9%	9.9	6.9%	62.0	28.1%
	1975	8.6	6.0%	10.5	7.3%	62.5	28.3%
8 Cultural Entertainment Recreation	1969	1.2	0.8%	6.8	4.7%	0	0
	1975	1.1	0.8%	6.8	4.7%	0	0
TOTAL LAND AREA	1969	147.3	100.0%	144.3	100.0%	220.4	100.0%
	1975 CHANGE	144.4	100.0%	144.0	100.0%	220.8	100.0%
			-2.9%		-0.3%		+0.4%

DISTRIBUTION OF LAND USE BY CENSUS
TRACT IN 1969 AND 1975 BY LAND USE CODE

TABLE NO. 9
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DESCRIPTION		CENSUS TRACT 28		CENSUS TRACT 29		CENSUS TRACT 30	
LUS CODE	YEAR	AREA	%	AREA	%	AREA	%
0 Vacant Land	1969	69.7	20.6%	97.7	23.5%	17.2	7.4%
	1975	64.8	19.2%	91.2	22.0%	16.7	7.1%
11 One Family 12 Two Family	1969	106.3	3.15%	129.6	31.2%	1.1	0.5%
	1975	113.2	33.5%	133.9	32.3%	0	0
13 Three Family	1969	10.6	3.1%	11.9	2.9%	0	0
	1975	10.2	3.0%	11.5	2.8%	0	0
14 Multi Family 15	1969	18.2	5.4%	10.8	2.6%	0.2	0.1%
	1975	18.7	5.5%	15.1	3.6%	1.3	0.6%
16 Group quarters 17 Lodgings, hotels	1969	0.3	0.1%	0.3	0.1%	0	0
	1975	1.0	0.3%	0.3%	0.1%	1,8	0.8%
18 Accessory Use to Residence	1969	21.4	6.3%	34.5	8.3%	0.5	0.2%
	1975	20.4	6.0%	34.5	8.3%	0	0
1 Total Residential Land	1969	156.8	46.4%	187.1	45.1%	1.8	0.8%
	1975	163.5	48.4%	195.3	47.1%	3.1	1.3%
2 3 Manufacturing	1969	13.8	4.1%	12.7	3.1%	25.9	11.1%
	1975	15.9	4.7%	14.4	3.5%	27.6	11.7%
4 Transportation, Communication, Utilities	1969	20.5	6.1%	63.6	15.3%	24.5	10.4%
	1975	20.4	6.0%	51.5	12.4%	26.1	11.1%
5 Trade 6 General Services 9 Resources	1969	38.1	11.3%	26.1	6.3%	39.6	16.8%
	1975	30.3	9.0%	34.6	8.4%	37.5	15.9%
7 Institutional Government Services	1969	9.3	2.8%	11.4	2.8%	124.8	53.3%
	1975	13.6	4.0%	11.4	2.8%	124.3	52.8%
8 Cultural Entertainment Recreation	1969	29.7	8.8%	16.2	3.9%	0	0
	1975	29.6	8.8%	16.1	3.9%	0	0
TOTAL LAND AREA	1969	337.9	100.0%	415.0	100.0%	233.8	100.0%
	1975 CHANGE	338.1 +0.2	100.0%	414.5 -0.5	100.0%	235.3 +1.5	100.0%

DISTRIBUTION OF LAND USE BY CENSUS
TRACT IN 1969 AND 1975 BY LAND USE CODE

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DESCRIPTION		CENSUS TRACT 31		CENSUS TRACT 32		CENSUS TRACT 33	
LUS CODE	YEAR	AREA	%	AREA	%	AREA	%
0 Vacant Land	1969	11.6	7.3%	5.2	4.0%	8.9	3.9%
	1975	15.1	9.7%	6.8	5.3	8.4	3.6%
11 One Family 12 Two Family	1969	44.0	27.9%	79.4	61.6%	126.2	54.8%
	1975	36.5	23.4%	78.9	61.1%	124.2	53.4%
13 Three Family	1969	12.4	7.9%	14.6	11.3%	13.5	5.9%
	1975	15.3	9.8%	13.2	10.2%	13.8	5.9%
14 Multi Family 15	1969	18.9	12.0%	2.6	2.0%	1.7	0.7%
	1975	34.3	22.0%	2.8	2.2%	2.9	1.3%
16 Group quarters 17 Lodgings, hotels	1969	0.6	0.4%	0	0	2.7	1.2%
	1975	1.1	0.7%	0	0	3.2	1.4%
18 Accessory Use to Residence	1969	14.8	9.3%	3.5	2.7%	6.8	3.0%
	1975	11.1	7.1%	3.4	2.6%	6.9	3.0%
1 Total Residential Land	1969	90.7	57.4%	100.1	77.6%	150.9	65.5%
	1975	98.3	63.1%	98.3	76.1%	151.0	64.9%
2 3 Manufacturing	1969	10.6	6.7%	0.7	0.5%	0.4	0.2%
	1975	8.5	5.5%	0.7	0.5%	0.5	0.2%
4 Transportation, Communication, Utilities	1969	4.8	3.0%	2.4	1.9%	20.2	8.8%
	1975	3.6	2.3%	3.2	2.5%	16.7	7.2%
5 Trade 6 General Services 9 Resources	1969	22.9	14.5%	4.4	3.4%	20.0	8.7%
	1975	12.2	7.8%	3.5	2.7%	25.8	11.1%
7 Institutional Government Services	1969	14.6	9.3%	3.4	2.7%	13.4	5.8%
	1975	15.6	10.0%	3.6	2.8%	13.6	5.9%
8 Cultural Entertainment Recreation	1969	2.8	1.7%	12.8	9.9%	16.7	7.2%
	1975	2.4	1.5%	13.0	10.1%	16.6	7.1%
TOTAL LAND AREA	1969	158.0	100.0%	129.0	100.0%	230.5	100.0%
	1975	155.7	100.0%	129.1	100.0%	232.6	100.0%
	CHANGE		-2.3		+0.1		+2.1

DISTRIBUTION OF LAND USE BY CENSUS
TRACT IN 1969 AND 1975 BY LAND USE CODE

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DESCRIPTION		CENSUS TRACT 34		CENSUS TRACT 35		CENSUS TRACT 36	
LUS CODE	YEAR	AREA	%	AREA	%	AREA	%
0 Vacant Land	1969	13.6	2.2%	7.0	2.8%	7.9	2.5%
	1975	11.7	1.9%	8.7	3.5%	7.6	2.4%
11 One Family 12 Two Family	1969	264.7	43.4%	90.9	36.2%	90.0	28.6%
	1975	265.4	43.5%	84.0	33.4%	81.7	26.2%
13 Three Family	1969	4.2	0.7%	14.5	5.7%	15.1	4.8%
	1975	5.4	0.9%	17.6	7.0%	9.7	3.1%
14 Multi Family 15	1969	3.3	0.5%	25.4	10.1%	12.8	4.1%
	1975	3.4	0.6%	27.4	10.9%	16.8	5.4%
16 Group quarters 17 Lodgings, hotels	1969	1.0	0.2%	1.2	0.5%	17.5	5.6%
	1975	1.0	0.2%	1.2	0.5%	20.6	6.6%
18 Accessory Use to Residence	1969	13.0	2.1%	6.0	2.4%	4.4	1.4%
	1975	12.5	2.1%	6.1	2.4%	7.8	2.5%
1 Total Residential Land	1969	286.2	46.9%	138.0	54.9%	139.8	44.5%
	1975	287.7	47.1%	136.3	54.3%	136.6	43.8%
2 3 Manufacturing	1969	0	0	1.7	0.7%	0	0
	1975	0	0	1.9	0.8%	0	0
4 Transportation, Communication, Utilities	1969	0.5	0.1%	9.1	3.6%	8.7	2.8%
	1975	0.5	0.1%	10.1	4.0%	10.4	3.3%
5 Trade 6 General Services 9 Resources	1969	0.9	0.2%	23.6	9.4%	11.8	3.7%
	1975	1.3	0.2%	21.7	8.6%	11.8	3.8%
7 Institutional Government Services	1969	299.6	49.1%	23.4	9.3%	92.1	29.3%
	1975	300.0	49.2%	23.8	9.5%	92.3	29.6%
8 Cultural Entertainment Recreation	1969	9.1	1.5%	48.6	19.3%	53.9	17.2%
	1975	9.1	1.5%	48.7	19.4%	53.1	17.0%
TOTAL LAND AREA	1969	609.9	100.0%	251.4	100.0%	314.2	100.0%
	1975 CHANGE	610.3 +0.4	100.0%	351.2 -0.2	100.0%	311.8 -2.2	100.0%

DISTRIBUTION OF LAND USE BY CENSUS
TRACT IN 1969 AND 1975 BY LAND USE CODE

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DESCRIPTION		CENSUS TRACT 37		CITY TOTAL		ADJUSTED CITY TOT.	
LUS CODE	YEAR	AREA	%	AREA	%	AREA	%
0 Vacant Land	1969	19.0	15.3%	741.9	8.3%	741.6	8.3%
	1975	10.9	8.7%	768.8	8.5%	768.4	8.5%
11 One Family	1969	33.0	26.6%	2536.8	28.2%	2536.7	28.2%
12 Two Family	1975	31.2	25.0%	2521.4	28.0%	2520.8	28.0%
13 Three Family	1969	13.7	11.0%	589.7	6.6%	589.5	6.6%
	1975	14.3	11.5%	559.3	6.2%	559.5	6.2%
14 Multi Family	1969	13.2	10.6%	444.9	5.0%	444.9	5.0%
	15	1975	14.7	11.8%	455.9	5.1%	455.9
16 Group quarters	1969	1.2	1.0%	72.1	0.8%	72.0	0.8%
17 Lodgings, hotels	1975	1.1	0.9%	78.4	0.9%	78.0	0.8%
18 Accessory Use to Residence	1969	2.2	1.7%	316.1	3.5%	315.9	3.5%
	1975	2.2	1.8%	314.5	3.5%	314.5	3.5%
1 Total Residential Land	1969	63.3%	50.9%	3959.6	44.1%	3959.0	44.1%
	1975	63.5	50.9%	3929.5	43.6%	3928.7	43.6%
2 3 Manufacturing	1969	7.6	6.1%	531.3	5.9%	531.2	5.9%
	1975	5.4	4.3%	560.6	6.2%	560.5	6.2%
4 Transportation, Communication, Utilities	1969	10.7	9.6%	770.4	8.6%	770.1	8.6%
	1975	12.6	10.1%	767.8	8.5%	767.3	8.5%
5 Trade 6 General Services 9 Resources	1969	14.9	12.0%	798.8	8.9%	798.7	8.9%
	1975	8.4	6.7%	780.7	8.7%	780.7	8.7%
7 Institutional Government Services	1969	7.8	6.3%	1200.6	13.4%	1200.3	13.4%
	1975	9.6	7.7%	1198.9	13.3%	1198.6	13.3%
8 Cultural Entertainment Recreation	1969	1.0	0.8%	985.9	11.0%	985.8	11.0%
	1975	14.4	11.5%	998.6	11.1%	998.3	11.1%
TOTAL LAND AREA	1969	124.3	100.0%	8988.5	100.0%	8986.7	100.0%
	1975 CHANGE	124.8 +0.5	100.0%	9004.9	100.0%	9002.5	100.0%

EXTERIOR CONDITION OF RESIDENTIAL STRUCTURES IN 1975
BY LAND USE CODE FOR CITY AS A WHOLE

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LAND USE CODE	EXTERIOR CONDITION OF RESIDENTIAL STRUCTURES														TOTAL NUMBER OF STRUCTURES
	SOUND						DETERIORATED						DILAPIDATED		
	EXCELLENT		GOOD		SATISFACTORY		LIGHT		MODERATE		HEAVY				
	STR.	H.U.	STR.	H.U.	STR.	H.U.	STR.	H.U.	STR.	H.U.	STR.	H.U.	STR.	H.U.	
110	2,043	2,043	2,602	2,602	2,007	2,007	499	499	124	124	46	46	10	10	7,731
111	1,157	1,157	2,534	2,534	2,049	2,049	405	405	78	78	8	8	5	5	6,236
112	6	6	7	6	8	8	2	2	0	0	0	0	0	0	23
113	24	24	41	41	49	49	12	12	2	2	1	1	0	0	129
115	18	18	71	50	57	56	31	30	13	13	11	6	0	0	201
116	1	1	3	2	0	0	1	1	0	0	1	1	0	0	6
SUBTOTAL ONE-FAMILY % OF TOTAL	3,249 23.3%	3,249	5,258 37.8%	5,235	4,170 29.9%	4,169	950 6.8%	949	217 1.6%	217	67 0.5%	62	15 0.1%	15	13,926 100%
120	557	1,105	1,048	2,083	1,567	3,113	647	1,272	253	500	66	132	24	48	4,162
121	476	945	1,147	2,291	1,370	2,730	396	792	104	208	23	46	6	12	3,522
122	0	0	4	8	2	4	1	2	0	0	0	0	0	0	7

EXTERIOR CONDITION OF RESIDENTIAL STRUCTURES IN 1975
BY LAND USE CODE FOR CITY AS A WHOLE

TABLE NO. 10
PAGE NO. 2

LAND USE CODE	EXTERIOR CONDITION OF RESIDENTIAL STRUCTURES														TOTAL NUMBER OF STRUCTURES
	SOUND						DETERIORATED						DILAPIDATED		
	EXCELLENT		GOOD		SATISFACTORY		LIGHT		MODERATE		HEAVY				
	STR.	H.U.	STR.	H.U.	STR.	H.U.	STR.	H.U.	STR.	H.U.	STR.	H.U.	STR.	H.U.	
123	7	14	30	58	47	88	10	20	4	8	1	2	0	0	99
125	18	36	131	198	153	304	97	193	30	60	16	11	4	8	449
126	1	2	1	2	4	6	3	6	0	0	1	0	0	0	10
SUBTOTAL TWO family % tl.	1,059	2,102	2,361	4,640	3,143	6,245	1,154	2,285	391	776	107	191	34	68	8,249
		12.8%		28.6%		38.2%		14.0%		4.7%		1.3%		0.4%	100%
130	232	669	716	2,092	1,203	3,158	559	1,719	243	715	53	155	44	122	3,050
131	190	569	586	1,736	999	2,969	410	1,221	146	435	21	63	17	51	2,369
132	0	0	3	9	6	18	3	9	0	0	0	0	0	0	12
133	3	9	19	52	14	42	10	29	0	0	1	3	0	0	47
135	10	24	72	140	112	313	55	155	24	72	13	25	0	0	286
136	0	0	4	6	2	3	1	3	1	3	0	0	0	0	8

EXTERIOR CONDITION OF RESIDENTIAL STRUCTURES IN 1975
BY LAND USE CODE FOR CITY AS A WHOLE

TABLE NO. 10
PAGE NO. 3

LAND USE CODE	EXTERIOR CONDITION OF RESIDENTIAL STRUCTURES														TOTAL NUMBER OF STRUCTURES
	SOUND						DETERIORATED						DILAPIDATED		
	EXCELLENT		GOOD		SATISFACTORY		LIGHT		MODERATE		HEAVY				
	STR.	H.U.	STR.	H.U.	STR.	H.U.	STR.	H.U.	STR.	H.U.	STR.	H.U.	STR.	H.U.	
SUB-TOTAL THREE FAMILY	435	1,271	1,400	4,035	2,336	6,863	1,038	3,136	414	1,225	88	246	61	173	5,772
% OF TOTAL	7.5%		24.3%		40.4%		18.0%		7.2%		1.5%		1.1%		100%
140	102	386	286	1,002	562	2,100	353	1,283	126	474	46	164	15	60	1,490
141	40	147	115	448	213	848	122	478	50	191	11	33	7	33	558
142	2	7	4	13	3	17	0	0	0	0	0	0	0	0	9
143	1	4	5	19	15	51	4	16	1	4	0	0	0	0	26
145	19	69	90	243	154	561	101	356	30	104	20	63	2	8	416
146	0	0	3	5	2	6	4	13	0	0	3	7	0	0	12
SUB-TOTAL/4-9 MULTI-FAMILY	164	613	503	1,730	949	3,583	584	2,146	207	773	80	267	24	101	2,511
% OF TOTAL	6.5%		20.0%		37.8%		23.3%		8.2%		3.2%		1.0%		100%
150	83	1,911	135	1,730	152	2,706	35	393	10	88	0	0	2	17	417
151	6	44	9	2,296	6	69	4	26	0	0	0	0	0	0	25

EXTERIOR CONDITION OF RESIDENTIAL STRUCTURES IN 1975
BY LAND USE CODE FOR CITY AS A WHOLE

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LAND USE CODE	EXTERIOR CONDITION OF RESIDENTIAL STRUCTURES														TOTAL NUMBER OF STRUCTURES
	S O U N D						D E T E R I O R A T E D						DILAPIDATED		
	EXCELLENT		GOOD		SATISFACTORY		LIGHT		MODERATE		HEAVY				
	STR.	H.U.	STR.	H.U.	STR.	H.U.	STR.	H.U.	STR.	H.U.	STR.	H.U.	STR.	H.U.	
152	3	34	2	22	0	0	1	6	1	6	0	0	0	0	7
155	13	732	13	246	9	63	3	22	0	0	1	10	0	0	39
SUB-TOTAL MULTI-FAMILY 10 D.U.&over % of total	105	2,721	159	2,688	167	2,838	43	447	11	94	1	10	2	17	488
	21.5%		32.6%		34.2%		8.8%		2.3%		0.2%		0.4%		100%
TOTAL RESIDENCE w/D.U. % Of total	5,012	9,956	9,681	18,328	10,765	23,698	3,769	8,963	1,240	3,085	343	776	136	374	30,946
	16.2%		31.3%		34.8%		12.2%		4.0%		1.1%		0.4%		100%
16 GROUP QUART.	14		32		32		12		2		1		1		94
% of total	14.9%		34.0%		34.0%		12.8%		2.1%		1.1%		1.1%		100%
17 HOTELS	6		4		8		1		0		1		0		20
% of total	30.0%		20.0%		40.0%		5.0%		0		5.0%		0		100%
CITY TOTAL	5,032		9,717		10,805		3,782		1,242		345		137		31,060
% of total	16.2%		31.3%		34.8%		12.2%		4.0%		1.1%		0.4%		100%

EXTERIOR CONDITION OF RESIDENTIAL STRUCTURES IN 1975 BY CENSUS TRACT

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CENSUS TRACT	EXTERIOR CONDITION OF RESIDENTIAL STRUCTURES												TOTAL NUMBER OF STRUCTURES			
	S O U N D						D E T E R I O R A T E D									
	EXCELLENT		GOOD		SATISFACTORY		LIGHT		MODERATE		HEAVY			DILAPIDATED		
	STR.	%	STR.	%	STR.	%	STR.	%	STR.	%	STR.	%		STR.	%	
1	102	6.2%	493	30.4%	771	47.5%	219	13.5%	33	2.0%	6	0.4%	0	0.0%	1,624	100%
2	145	10.0%	513	35.5%	535	37.0%	148	10.3%	75	5.2%	11	0.8%	17	1.2%	1,444	100%
3	25	1.7%	158	17.5%	412	45.6%	238	26.3%	59	6.5%	9	1.0%	13	1.4%	904	100%
4	45	7.2%	148	23.6%	182	29.0%	119	19.0%	78	12.4%	33	5.3%	22	3.5%	627	100%
5	36	6.3%	114	19.9%	175	30.6%	132	23.1%	82	14.3%	21	3.7%	12	2.1%	572	100%
6	35	9.6%	61	16.7%	112	30.7%	76	20.8%	34	9.3%	39	10.7%	8	2.2	365	100%
7	9	2.8%	57	18.0%	86	27.1%	67	21.2%	41	12.9%	38	12.0%	19	6.0%	317	100%
8	7	29.2%	5	20.8%	9	37.5%	2	8.3%	0	0.0%	1	4.2%	0	0.0%	24	100%
9	8	1.9%	92	22.1%	191	45.8%	96	23.0%	23	5.5%	7	1.7%	0	0.0%	417	100%
10	18	5.0%	129	35.5%	138	38.0%	49	13.5%	27	7.4%	2	0.6%	0	0.0%	363	100%

EXTERIOR CONDITION OF RESIDENTIAL STRUCTURES IN 1975 BY CENSUS TRACT

TABLE NO. 11
PAGE NO. 2

CENSUS TRACT	EXTERIOR CONDITION OF RESIDENTIAL STRUCTURES										TOTAL NUMBER OF STRUCTURES					
	SOUND					DETERIORATED							DILAPIDATED			
	EXCELLENT		GOOD		SATISFACTORY		LIGHT		MODERATE						HEAVY	
	STR.	%	STR.	%	STR.	%	STR.	%	STR.	%					STR.	%
12	1	0.3%	59	19.3%	118	38.6%	102	33.3%	18	5.9%	5	1.6%	3	1.0%	306	100%
13	25	3.6%	205	29.9%	349	50.9%	64	9.3%	29	4.2%	13	1.9%	1	0.2%	686	100%
14	19	2.1%	151	16.6%	375	41.4%	231	25.5%	107	11.8%	16	1.8%	7	0.8%	906	100%
15	97	14.5%	263	39.4%	260	39.0%	34	5.1%	13	2.0%	0	0.0%	0	0.0%	667	100%
16	172	14.5%	367	31.0%	449	38.0%	173	14.6%	18	1.5%	3	0.3%	1	0.1%	1,183	100%
17	170	23.1%	228	31.0%	246	33.5%	74	10.2%	15	2.0%	1	0.1%	1	0.1%	735	100%
18	360	36.5%	222	22.5%	281	28.5%	95	9.6%	18	1.8%	7	0.7%	4	0.4%	987	100%
19	200	22.0%	235	25.8%	265	29.2%	118	13.0%	62	6.8%	22	2.4%	7	0.8%	909	100%
20	306	45.3%	172	25.5%	138	20.4%	41	6.1%	12	1.8%	6	0.9%	0	0.0%	675	100%
21	815	40.7%	643	32.1%	411	20.5%	86	4.3%	32	1.6%	13	0.7%	2	0.1%	2,002	100%

EXTERIOR CONDITION OF RESIDENTIAL STRUCTURES IN 1975 BY CENSUS TRACT

TABLE NO. 11
PAGE NO. 3

CENSUS TRACT	EXTERIOR CONDITION OF RESIDENTIAL STRUCTURES												TOTAL NUMBER OF STRUCTURES			
	S O U N D						D E T E R I O R A T E D									
	EXCELLENT		GOOD		SATISFACTORY		LIGHT		MODERATE		HEAVY				DILAPIDATED	
	STR.	%	STR.	%	STR.	%	STR.	%	STR.	%	STR.	%			STR.	%
22	1	0.3%	59	19.3%	118	38.6%	102	33.3%	18	5.9%	5	1.6%	3	1.0%	306	100%
23	220	17.2%	658	51.2%	351	27.4%	47	3.7%	6	0.5%	0	0.0%	0	0.0%	1,282	100%
24	270	15.2%	878	49.6%	558	31.5%	61	3.4%	3	0.2%	2	0.1%	0	0.0%	1,772	100%
25	20	4.4%	71	15.5%	225	49.2%	99	21.7%	40	8.8%	2	0.4%	0	0.0%	457	100%
26	50	6.9%	129	18.0%	277	38.4%	161	22.3%	80	11.1%	21	2.9%	3	0.4%	721	100%
27	95	13.8%	305	44.3%	196	28.5%	62	9.0%	26	3.8%	3	0.4%	1	0.2%	688	100%
28	200	17.8%	464	41.2%	329	29.2%	103	9.1%	24	2.1%	7	0.6%	0	0.0%	1,127	100%
29	163	11.8%	485	35.0%	494	35.7%	174	12.6%	54	3.9%	13	0.9%	1	0.1%	1,384	100%
30	0	0.0%	2	100.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	100%
31	145	24.6%	119	20.2%	164	27.8%	107	18.1%	31	5.3%	15	2.5%	9	1.5%	590	100%

COMPARISON OF EXTERIOR CONDITION
OF RESIDENTIAL STRUCTURES 1969-1975

TABLE NO. 12

PAGE NO. 1

LAND USE CATEGORY	YEAR	EXTERIOR CONDITION						TOTAL NUMBER OF STRUCTURES 100%
		SOUND		DETERIORATED		DILAPIDATED		
		STR.	%	STR.	%	STR.	%	
ONE FAMILY	1969	13,494	97.5	317	2.3	25	0.2	13,836
	1975	12,677	91.0	1,234	8.9	15	0.1	13,926
	CHANGE	-817	-6.0%	+917	+289.0%	-10	-40.0%	+90
TWO FAMILY	1969	7,728	91.5	664	7.9	52	0.6	8,444
	1975	6,563	79.6	1,652	20.0	34	0.4	8,249
	CHANGE	-1,165	-15.0%	+988	+149.0	-18	-35.0%	-195
THREE FAMILY	1969	5,174	87.4	713	12.0	30	0.5	5,917
	1975	4,171	72.3	1,540	26.7	61	1.0	5,772
	CHANGE	-1,003	-19.0%	+827	+116.0%	+31	+103.0%	-145
MULTI FAMILY 4-9 D. U.	1969	2,188	79.7	508	18.5	51	1.9	2,747
	1975	1,616	64.4	871	34.7	24	0.9	2,511
	CHANGE	-572	-26.0%	+363	+71.0%	-27	-53.0%	-236
MULTI FAMILY 10 D.U. & OVER	1969	394	96.1	16	3.9	0	---	410
	1975	431	88.3	55	11.3	2	0.4	488
	CHANGE	+37	+9.0%	+39	+244.0%	+2	+200.0%	+78
GROUP QUARTERS	1969	78	90.7	7	8.1	1	1.2	86
	1975	78	83.0	15	16.0	1	1.0	94
	CHANGE	0	0.0%	+8	+114.0%	0	0.0%	+8
HOTELS TRANSIENT LODGING	1969	16	80.9	2	11.1	0	---	18
	1975	18	90.0	2	10.0	0	---	20
	CHANGE	+2	+12.0%	0	0.0%	0	0.0%	+2
CITY TOTAL	1969	29,072		2,227		159		31,478
	1975	25,554		5,369		137		31,060
	CHANGE	-3,518		+3,142		-22		-412
	PERCENT OF CHANGE	-12.1%		+141.1%		-13.8%		-1.3%

DEMOLITION AND NEW CONSTRUCTION
OF RESIDENTIAL STRUCTURES 1969-1975

TABLE NO. 13
PAGE NO. 1

CITY WIDE	LUS ₁₁ CODE ONE FAMILY		LUS ₁₂ CODE TWO FAMILY		LUS ₁₃ CODE THREE FAM.		LUS ₁₄ CODE MULTI I		LUS ₁₅ CODE MULTI II		TOTAL	
	STR.	H.U.	STR.	H.U.	STR.	H.U.	STR.	H.U.	STR.	H.U.	STR.	H.U.
NEW BUILT STRUCTURES												
1966-1969	269	269	32	64	2	6	8	39	20	965	331	1,343
1969-1971	62	62	19	38			2	8			83	108
1971-1973	243	243	51	102	1	3	8	41	20	1,547	323	1,936
1973-1975	139	139	26	52	7	21	1	4	5	392	173	216
TOTAL NEW BUILT STRUCTURES												
1969-1975	444	444	96	192	8	24	11	53	25	1,939	584	2,652
DEMOLISHED STRUCTURES												
1969-1971	63	63	131	262	114	342	81	282			389	1,049
1971-1973	116	116	219	438	184	552	92	442	2	91	613	1,639
1973-1975	106	106	145	290	119	357	36	177			406	930
TOTAL DEMOLISHED STRUCTURES												
1969-1975	285	285	495	990	417	1,251	209	1,001	2	91	1,408	3,618
NET CHANGE 1969-1975	+159	+159	-399	-798	-409	-1,227	-198	-948	+23	+1,848	-824	-966
REMARKS:												

DEMOLITION AND NEW CONSTRUCTION
OF RESIDENTIAL STRUCTURES 1969-1975

TABLE NO. 13
PAGE NO. 2

CENSUS TRACT NO.	LUS CODE 11		LUS CODE 12		LUS CODE 13		LUS CODE 14		LUS CODE 15		TOTAL	
	ONE FAMILY		TWO FAMILY		THREE FAM.		MULTI I		MULTI II			
	STR.	H.U.	STR.	H.U.								
1												
NEW BUILT STRUCTURES												
1966-1969	6	6					1	5			7	11
1969-1971	2	2									2	2
1971-1973							2	12			2	12
1973-1975	9	9									9	9
TOTAL NEW BUILT STRUCTURES												
1969-1975	11	11					2	12			13	23
DEMOLISHED STRUCTURES												
1969-1971					1	3					1	3
1971-1973	1	1	1	2	2	6					4	9
1973-1975	5	5			1	3					6	8
TOTAL DEMOLISHED STRUCTURES												
1969-1975	6	6	1	2	4	12					11	20
NET CHANGE												
1969-1975	+5	+5	-1	-2	-4	-12	+2	+12			+2	+3
REMARKS:												

DEMOLITION AND NEW CONSTRUCTION
OF RESIDENTIAL STRUCTURES 1969-1975

TABLE NO. 13
PAGE NO. 3

CENSUS TRACT NO.	LUS CODE 11		LUS CODE 12		LUS CODE 13		LUS CODE 14		LUS CODE 15		TOTAL	
	ONE FAMILY		TWO FAMILY		THREE FAM.		MULTI I		MULTI II			
	STR.	H.U.	STR.	H.U.								
2												
NEW BUILT STRUCTURES												
1966-1969	7	7	1	2			1	4			9	13
1969-1971												
1971-1973	9	9									9	9
1973-1975	1	1									1	1
TOTAL NEW BUILT STRUCTURES												
1969-1975	10	10									10	10
DEMOLISHED STRUCTURES												
1969-1971					4	12	1	4			5	16
1971-1973			2	4	1	3					3	7
1973-1975	2	2	6	12	4	12					12	26
TOTAL DEMOLISHED STRUCTURES												
1969-1975	2	2	8	16	9	27	1	4			20	19
NET CHANGE												
1969-1975	+8	+8	-8	-16	-9	-27	-1	-4			-10	-39
REMARKS:												

DEMOLITION AND NEW CONSTRUCTION
OF RESIDENTIAL STRUCTURES 1969-1975

TABLE NO. 13
PAGE NO. 4

CENSUS TRACT NO.	LUS CODE 11		LUS CODE 12		LUS CODE 13		LUS CODE 14		LUS CODE 15		TOTAL	
	ONE FAMILY		TWO FAMILY		THREE FAM.		MULTI I		MULTI II			
	STR.	H.U.	STR.	H.U.								
3												
NEW BUILT STRUCTURES												
1966-1969									1	10	1	10
1969-1971												
1971-1973	2	2	1	2					1	108	4	112
1973-1975												
TOTAL NEW BUILT STRUCTURES												
1969-1975	2	2	1	2					1	108	4	112
DEMOLISHED STRUCTURES												
1969-1971	3	3	6	12	8	24	4	18			21	57
1971-1973	4	4	12	24	16	48	3	16			35	92
1973-1975	2	2	9	18	5	15	4	18			20	53
TOTAL DEMOLISHED STRUCTURES												
1969-1975	9	9	27	54	29	87	11	52			76	202
NET CHANGE												
1969-1975	-7	-7	-26	-52	-29	-87	-11	-52	+1	+108	-72	-90
REMARKS:												

DEMOLITION AND NEW CONSTRUCTION
OF RESIDENTIAL STRUCTURES 1969-1975

TABLE NO. 13
PAGE NO. 5

CENSUS TRACT NO.	LUS CODE 11		LUS CODE 12		LUS CODE 13		LUS CODE 14		LUS CODE 15		TOTAL	
	ONE FAMILY		TWO FAMILY		THREE FAM.		MULTI I		MULTI II			
	STR.	H.U.	STR.	H.U.								
4												
NEW BUILT STRUCTURES												
1966-1969					1	3					1	3
1969-1971												
1971-1973												
1973-1975	4	4	4	8	4	12					12	24
TOTAL NEW BUILT STRUCTURES												
1969-1975	4	4	4	8	4	12					12	24
DEMOLISHED STRUCTURES												
1969-1971	6	6	3	6	12	39	13	54			35	105
1971-1973	14	14	13	26	32	96	11	46			70	182
1973-1975	12	12	23	46	31	93	8	39			74	190
TOTAL DEMOLISHED STRUCTURES												
1969-1975	32	32	39	78	76	228	32	139			179	477
NET CHANGE												
1969-1975	-28	-28	-35	-70	-72	-216	-32	-139			-167	-453
REMARKS:												

DEMOLITION AND NEW CONSTRUCTION
OF RESIDENTIAL STRUCTURES 1969-1975

TABLE NO. 13
PAGE NO. 6

CENSUS TRACT NO.	LUS CODE 11		LUS CODE 12		LUS CODE 13		LUS CODE 14		LUS CODE 15		TOTAL	
	ONE FAMILY		TWO FAMILY		THREE FAM.		MULTI I		MULTI II			
	STR.	H.U.	STR.	H.U.								
5												
NEW BUILT STRUCTURES												
1966-1969												
1969-1971	4	4									4	4
1971-1973	13	13									13	13
1973-1975												
TOTAL NEW BUILT STRUCTURES												
1969-1975	17	17									17	17
DEMOLISHED STRUCTURES												
1969-1971	7	7	9	18	4	12					20	37
1971-1973	15	15	11	22	4	12	1	4			31	53
1973-1975	10	10	15	30	9	27	2	8			36	75
TOTAL DEMOLISHED STRUCTURES												
1969-1975	32	32	35	70	17	51	3	12			87	165
NET CHANGE												
1969-1975	-15	-15	-35	-70	-17	-51	-3	-12			-70	-148
REMARKS:												

DEMOLITION AND NEW CONSTRUCTION
OF RESIDENTIAL STRUCTURES 1969-1975

TABLE NO. 13
PAGE NO. 7

CENSUS TRACT NO.	LUS CODE 11		LUS CODE 12		LUS CODE 13		LUS CODE 14		LUS CODE 15		TOTAL	
	ONE FAMILY		TWO FAMILY		THREE FAM.		MULTI I		MULTI II			
	STR.	H.U.	STR.	H.U.								
6												
NEW BUILT STRUCTURES												
1966-1969												
1969-1971	3	3									3	3
1971-1973	8	8									8	8
1973-1975	4	4	1	2	1	3	1	4			7	13
TOTAL NEW BUILT STRUCTURES												
1969-1975	15	15	1	2	1	3	1	4			18	24
DEMOLISHED STRUCTURES												
1969-1971	4	4	11	22	18	54	8	32			41	112
1971-1973	4	4	8	16	19	57	2	8			33	85
1973-1975	7	7	8	16	11	33	1	6			27	62
TOTAL DEMOLISHED STRUCTURES												
1969-1975	15	15	27	54	48	144	11	46			101	259
NET CHANGE												
1969-1975	0	0	-26	-52	-47	-141	-10	-42			-83	-235
REMARKS:												

DEMOLITION AND NEW CONSTRUCTION
OF RESIDENTIAL STRUCTURES 1969-1975

TABLE NO. 13
PAGE NO. 8

CENSUS TRACT NO.	LUS CODE 11		LUS CODE 12		LUS CODE 13		LUS CODE 14		LUS CODE 15		TOTAL	
	ONE FAMILY		TWO FAMILY		THREE FAM.		MULTI I		MULTI II			
	STR.	H.U.	STR.	H.U.								
7												
NEW BUILT STRUCTURES												
1966-1969							1	6			1	6
1969-1971												
1971-1973												
1973-1975			1	2							1	2
TOTAL NEW BUILT STRUCTURES												
1969-1975			1	2							1	2
DEMOLISHED STRUCTURES												
1969-1971	11	11	23	48	20	60	20	103			75	222
1971-1973	5	5	24	48	19	57	10	45	1	65	59	220
1973-1975	7	7	35	70	24	72	7	38			73	187
TOTAL DEMOLISHED STRUCTURES												
1969-1975	23	23	83	166	63	189	37	186	1	65	207	629
NET CHANGE												
1969-1975	-23	-23	-82	-164	-63	-189	-37	-186	-1	-65	-206	-627
REMARKS:												

DEMOLITION AND NEW CONSTRUCTION
OF RESIDENTIAL STRUCTURES 1969-1975

TABLE NO. 13
PAGE NO. 9

CENSUS TRACT NO.	LUS CODE 11		LUS CODE 12		LUS CODE 13		LUS CODE 14		LUS CODE 15		TOTAL	
	ONE FAMILY		TWO FAMILY		THREE FAM.		MULTI I		MULTI II			
	STR.	H.U.	STR.	H.U.								
8												
NEW BUILT STRUCTURES												
1966-1969									3	659	3	659
1969-1971									1	116	1	116
1971-1973									1	132	1	132
1973-1975												
TOTAL NEW BUILT STRUCTURES												
1969-1975									2	248	2	248
DEMOLISHED STRUCTURES												
1969-1971												
1971-1973			1	2							1	2
1973-1975												
TOTAL DEMOLISHED STRUCTURES												
1969-1975			1	2							1	2
NET CHANGE												
1969-1975			-1	-2					+2	+248	+1	+246
REMARKS:												

DEMOLITION AND NEW CONSTRUCTION
OF RESIDENTIAL STRUCTURES 1969-1975

TABLE NO. 13
PAGE NO. 10

CENSUS TRACT NO.	LUS CODE 11		LUS CODE 12		LUS CODE 13		LUS CODE 14		LUS CODE 15		TOTAL	
	ONE FAMILY		TWO FAMILY		THREE FAM.		MULTI I		MULTI II			
	STR.	H.U.	STR.	H.U.								
9												
NEW BUILT STRUCTURES												
1966-1969												
1969-1971												
1971-1973												
1973-1975												
TOTAL NEW BUILT STRUCTURES												
1969-1975												
DEMOLISHED STRUCTURES												
1969-1971	1	1	2	4	4	12	7	44			14	61
1971-1973	4	4	7	14	6	18	8	40			25	76
1973-1975	4	4	3	6	3	9	2	10			12	29
TOTAL DEMOLISHED STRUCTURES												
1969-1975	9	9	12	24	13	39	17	94			51	166
NET CHANGE												
1969-1975	-9	-9	-12	-24	-13	-39	-17	-94			-51	-166
REMARKS:												

DEMOLITION AND NEW CONSTRUCTION
OF RESIDENTIAL STRUCTURES 1969-1975

TABLE NO. 13
PAGE NO. 11

CENSUS TRACT NO.	LUS CODE 11		LUS CODE 12		LUS CODE 13		LUS CODE 14		LUS CODE 15		TOTAL	
	ONE FAMILY		TWO FAMILY		THREE FAM.		MULTI I		MULTI II			
	STR.	H.U.	STR.	H.U.								
10												
NEW BUILT STRUCTURES												
1966-1969												
1969-1971												
1971-1973			1	2					1	198	2	200
1973-1975												
TOTAL NEW BUILT STRUCTURES												
1969-1975			1	2					1	198	2	200
DEMOLISHED STRUCTURES												
1969-1971	1	1	3	6	1	3	4	20			9	30
1971-1973	21	21	28	56	30	90	27	138	1	26	107	331
1973-1975	1	1	2	4	2	6	1	6			6	17
TOTAL DEMOLISHED STRUCTURES												
1969-1975	23	23	33	66	33	99	32	164	1	26	122	378
NET CHANGE												
1969-1975	-23	-23	-32	-64	-33	-99	-32	-164	0	+172	-120	-178

REMARKS:

DEMOLITION AND NEW CONSTRUCTION
OF RESIDENTIAL STRUCTURES 1969-1975

TABLE NO. 13
PAGE NO. 12

CENSUS TRACT NO.	LUS CODE 11		LUS CODE 12		LUS CODE 13		LUS CODE 14		LUS CODE 15		TOTAL	
	ONE FAMILY		TWO FAMILY		THREE FAM.		MULTI I		MULTI II			
	STR.	H.U.	STR.	H.U.								
11												
NEW BUILT STRUCTURES												
1966-1969												
1969-1971												
1971-1973	1	1									1	1
1973-1975												
TOTAL NEW BUILT STRUCTURES												
1969-1975	1	1									1	1
DEMOLISHED STRUCTURES												
1969-1971					2	6	1	6			3	12
1971-1973	1	1	6	12	8	24	3	16			18	53
1973-1975	5	5	4	8	1	3					10	16
TOTAL DEMOLISHED STRUCTURES												
1969-1975	6	6	10	20	11	33	4	22			21	81
NET CHANGE												
1969-1975	-5	-5	-10	-20	-11	-33	-4	-22			-30	-80
REMARKS:												

DEMOLITION AND NEW CONSTRUCTION
OF RESIDENTIAL STRUCTURES 1969-1975

TABLE NO. 13
PAGE NO. 13

CENSUS TRACT NO.	LUS CODE 11		LUS CODE 12		LUS CODE 13		LUS CODE 14		LUS CODE 15		TOTAL	
	ONE FAMILY		TWO FAMILY		THREE FAM.		MULTI I		MULTI II			
	STR.	H.U.	STR.	H.U.								
12												
NEW BUILT STRUCTURES												
1966-1969			5	10			2	8	7	134	14	152
1969-1971												
1971-1973	1	1									1	1
1973-1975												
TOTAL NEW BUILT STRUCTURES												
1969-1975	1	1									1	1
DEMOLISHED STRUCTURES												
1969-1971			10	20	7	21	2	14			20	55
1971-1973	10	10	34	68	12	36	10	47			66	161
1973-1975	3	3	2	4	6	18	1	4			12	29
TOTAL DEMOLISHED STRUCTURES												
1969-1975	13	13	46	92	25	75	14	65			98	245
NET CHANGE												
1969-1975	-12	-12	-46	-92	-25	-75	-14	-65			-97	-244
REMARKS:												

DEMOLITION AND NEW CONSTRUCTION
OF RESIDENTIAL STRUCTURES 1969-1975

TABLE NO. 13
PAGE NO. 14

CENSUS TRACT NO.	LUS CODE 11		LUS CODE 12		LUS CODE 13		LUS CODE 14		LUS CODE 15		TOTAL	
	ONE FAMILY		TWO FAMILY		THREE FAM.		MULTI I		MULTI II			
	STR.	H.U.	STR.	H.U.								
13												
NEW BUILT STRUCTURES												
1966-1969												
1969-1971												
1971-1973												
1973-1975	1	1									1	1
TOTAL NEW BUILT STRUCTURES												
1969-1975	1	1									1	1
DEMOLISHED STRUCTURES												
1969-1971					5	15	1	4			6	19
1971-1973			6	12	1	3	2	8			9	23
1973-1975												
TOTAL DEMOLISHED STRUCTURES												
1969-1975			6	12	6	18	3	12			15	42
NET CHANGE												
1969-1975	+1	+1	-6	-12	-6	-18	-3	-12			-14	-41
REMARKS:												

DEMOLITION AND NEW CONSTRUCTION
OF RESIDENTIAL STRUCTURES 1969-1975

TABLE NO. 13
PAGE NO. 15

CENSUS TRACT NO.	LUS CODE 11		LUS CODE 12		LUS CODE 13		LUS CODE 14		LUS CODE 15		TOTAL	
	ONE FAMILY		TWO FAMILY		THREE FAM.		MULTI I		MULTI II			
	STR.	H.U.	STR.	H.U.								
14												
NEW BUILT STRUCTURES												
1966-1969												
1969-1971												
1971-1973	7	7							2	212	9	219
1973-1975												
TOTAL NEW BUILT STRUCTURES												
1969-1975	7	7							2	212	9	219
DEMOLISHED STRUCTURES												
1969-1971	8	8	8	16	7	21	1	4			24	49
1971-1973	2	2	11	22	2	6					15	30
1973-1975	5	5	4	8	6	18	2	8			17	39
TOTAL DEMOLISHED STRUCTURES												
1969-1975	15	15	23	46	15	45	3	12			56	118
NET CHANGE												
1969-1975	-8	-8	-23	-46	-15	-45	-3	-12	+2	+212	-47	+101
REMARKS:												

DEMOLITION AND NEW CONSTRUCTION
OF RESIDENTIAL STRUCTURES 1969-1975

TABLE NO. 13
PAGE NO. 16

CENSUS TRACT NO.	LUS CODE 11		LUS CODE 12		LUS CODE 13		LUS CODE 14		LUS CODE 15		TOTAL	
	ONE FAMILY		TWO FAMILY		THREE FAM.		MULTI I		MULTI II			
	STR.	H.U.	STR.	H.U.								
15												
NEW BUILT STRUCTURES												
1966-1969	6	6									6	6
1969-1971	2	2									2	2
1971-1973	7	7									7	7
1973-1975	3	3									3	3
TOTAL NEW BUILT STRUCTURES												
1969-1975	12	12									12	12
DEMOLISHED STRUCTURES												
1969-1971	1	1									1	1
1971-1973												
1973-1975												
TOTAL DEMOLISHED STRUCTURES												
1969-1975	1	1									1	1
NET CHANGE												
1969-1975	+11	+11									+11	+11
REMARKS:												

DEMOLITION AND NEW CONSTRUCTION
OF RESIDENTIAL STRUCTURES 1969-1975

TABLE NO. 13
PAGE NO. 17

CENSUS TRACT NO.	LUS CODE 11		LUS CODE 12		LUS CODE 13		LUS CODE 14		LUS CODE 15		TOTAL	
	ONE FAMILY		TWO FAMILY		THREE FAM.		MULTI I		MULTI II		TOTAL	
	STR.	H.U.	STR.	H.U.								
16												
NEW BUILT STRUCTURES												
1966-1969	4	4	3	6							7	10
1969-1971												
1971-1973	2	2	10	20			1	4			13	26
1973-1975	5	5	12	24			1	4			7	9
TOTAL NEW BUILT STRUCTURES												
1969-1975	7	7	12	24			1	4			20	35
DEMOLISHED STRUCTURES												
1969-1971			2	4							2	4
1971-1973			3	6							3	6
1973-1975	1	1	3	6			1	9			5	16
TOTAL DEMOLISHED STRUCTURES												
1969-1975	1	1	8	16			1	9			10	26
NET CHANGE												
1969-1975	+6	+6	+4	+8			0	-5			+10	+9
REMARKS:												

DEMOLITION AND NEW CONSTRUCTION
OF RESIDENTIAL STRUCTURES 1969-1975

TABLE NO. 13
PAGE NO. 18

CENSUS TRACT NO.	LUS CODE 11		LUS CODE 12		LUS CODE 13		LUS CODE 14		LUS CODE 15		TOTAL	
	ONE FAMILY		TWO FAMILY		THREE FAM.		MULTI I		MULTI II			
	STR.	H.U.	STR.	H.U.								
17												
NEW BUILT STRUCTURES												
1966-1969	4	4	6	12							10	16
1969-1971	1	1	2	4							3	5
1971-1973	6	6	1	2							7	8
1973-1975	1	1									1	1
TOTAL NEW BUILT STRUCTURES												
1969-1975	8	8	3	6							11	14
DEMOLISHED STRUCTURES												
1969-1971							2	8			2	8
1971-1973			2	4							2	4
1973-1975							1	6			1	6
TOTAL DEMOLISHED STRUCTURES												
1969-1975			2	4			3	14			5	18
NET CHANGE												
1969-1975	+8	+8	+1	+2			-3	-14			+6	-4
REMARKS:												

DEMOLITION AND NEW CONSTRUCTION
OF RESIDENTIAL STRUCTURES 1969-1975

TABLE NO. 13
PAGE NO. 19

CENSUS TRACT NO.	LUS CODE 11		LUS CODE 12		LUS CODE 13		LUS CODE 14		LUS CODE 15		TOTAL	
	ONE FAMILY		TWO FAMILY		THREE FAM.		MULTI I		MULTI II			
	STR.	H.U.	STR.	H.U.								
18												
NEW BUILT STRUCTURES												
1966-1969	30	30	3	6							33	36
1969-1971	9	9	4	8							13	17
1971-1973	44	44	3	6							47	50
1973-1975	18	18	1	2							19	20
TOTAL NEW BUILT STRUCTURES												
1969-1975	71	71	8	16							79	87
DEMOLISHED STRUCTURES												
1969-1971												
1971-1973					4	12					4	12
1973-1975	1	1	1	2							2	3
TOTAL DEMOLISHED STRUCTURES												
1969-1975	1	1	1	2	4	12					6	15
NET CHANGE												
1969-1975	+70	+70	+7	+14	-4	-12					+73	+72
REMARKS:												

DEMOLITION AND NEW CONSTRUCTION
OF RESIDENTIAL STRUCTURES 1969-1975

TABLE NO. 13
PAGE NO. 20

CENSUS TRACT NO.	LUS CODE 11		LUS CODE 12		LUS CODE 13		LUS CODE 14		LUS CODE 15		TOTAL	
	ONE FAMILY		TWO FAMILY		THREE FAM.		MULTI I		MULTI II			
	STR.	H.U.	STR.	H.U.								
19												
NEW BUILT STRUCTURES												
1966-1969	4	4			1	3					5	7
1969-1971												
1971-1973	3	3							1	198	4	109
1973-1975												
TOTAL NEW BUILT STRUCTURES												
1969-1975	3	3							1	198	4	109
DEMOLISHED STRUCTURES												
1969-1971			3	6							3	6
1971-1973	2	2	6	12	4	12	3	18			15	44
1973-1975	2	2	3	6	1	3	1	4			7	15
TOTAL DEMOLISHED STRUCTURES												
1969-1975	4	4	12	24	5	15	4	22			25	65
NET CHANGE												
1969-1975	-1	-1	-12	-24	-5	-15	-4	-22	+1	+198	-21	+136
REMARKS:												

DEMOLITION AND NEW CONSTRUCTION
OF RESIDENTIAL STRUCTURES 1969-1975

TABLE NO. 13
PAGE NO. 21

CENSUS TRACT NO.	LUS CODE 11		LUS CODE 12		LUS CODE 13		LUS CODE 14		LUS CODE 15		TOTAL	
	ONE FAMILY		TWO FAMILY		THREE FAM.		MULTI I		MULTI II			
	STR.	H.U.	STR.	H.U.								
20												
NEW BUILT STRUCTURES												
1966-1969	13	13	2	4							15	17
1969-1971	3	3	4	8							7	11
1971-1973	6	6									6	6
1973-1975	4	4	4	8							8	12
TOTAL NEW BUILT STRUCTURES												
1969-1975	13	13	8	16							21	29
DEMOLISHED STRUCTURES												
1969-1971												
1971-1973	1	1									1	1
1973-1975	1	1									1	1
TOTAL DEMOLISHED STRUCTURES												
1969-1975	2	2									2	2
NET CHANGE												
1969-1975	+11	+11	+8	+16							+19	+27
REMARKS:												

DEMOLITION AND NEW CONSTRUCTION
OF RESIDENTIAL STRUCTURES 1969-1975

TABLE NO. 13
PAGE NO. 22

CENSUS TRACT NO.	LUS CODE 11		LUS CODE 12		LUS CODE 13		LUS CODE 14		LUS CODE 15		TOTAL	
	ONE FAMILY		TWO FAMILY		THREE FAM.		MULTI I		MULTI II			
	STR.	H.U.	STR.	H.U.								
21												
NEW BUILT STRUCTURES												
1966-1969	21	21	7	14			1	4			29	39
1969-1971	8	8	1	2							9	10
1971-1973	43	43	6	12							49	55
1973-1975	18	18	9	18							27	36
TOTAL NEW BUILT STRUCTURES												
1969-1975	69	69	16	32							85	101
DEMOLISHED STRUCTURES												
1969-1971												
1971-1973	1	1									1	1
1973-1975												
TOTAL DEMOLISHED STRUCTURES												
1969-1975	1	1									1	1
NET CHANGE												
1969-1975	+68	+68	+16	+32							+84	+100
REMARKS:												

DEMOLITION AND NEW CONSTRUCTION
OF RESIDENTIAL STRUCTURES 1969-1975

TABLE NO. 13
PAGE NO. 23

CENSUS TRACT NO.	LUS CODE 11		LUS CODE 12		LUS CODE 13		LUS CODE 14		LUS CODE 15		TOTAL	
	ONE FAMILY		TWO FAMILY		THREE FAM.		MULTI I		MULTI II			
	STR.	H.U.	STR.	H.U.								
22												
NEW BUILT STRUCTURES												
1966-1969	1	1									1	1
1969-1971												
1971-1973	1	1									1	1
1973-1975	2	2									2	2
TOTAL NEW BUILT STRUCTURES												
1969-1975	3	3									3	3
DEMOLISHED STRUCTURES												
1969-1971	1	1	3	6	7	21					11	28
1971-1973			1	2	2	6	1	4			4	12
1973-1975	1	1	2	4	1	3	1	4			5	12
TOTAL DEMOLISHED STRUCTURES												
1969-1975	2	2	6	12	10	30	2	8			20	52
NET CHANGE												
1969-1975	+1	+1	-6	-12	-10	-30	-2	-8			-17	-49
REMARKS:												

DEMOLITION AND NEW CONSTRUCTION
OF RESIDENTIAL STRUCTURES 1969-1975

TABLE NO. 13
PAGE NO. 24

CENSUS TRACT NO.	LUS CODE 11		LUS CODE 12		LUS CODE 13		LUS CODE 14		LUS CODE 15		TOTAL	
	ONE FAMILY		TWO FAMILY		THREE FAM.		MULTI I		MULTI II			
	STR.	H.U.	STR.	H.U.								
23												
NEW BUILT STRUCTURES												
1966-1969	13	13	1	2			1	4			15	19
1969-1971	2	2									2	2
1971-1973	5	5	4	8							9	13
1973-1975	4	4									4	4
TOTAL NEW BUILT STRUCTURES												
1969-1975	11	11	4	8							15	19
DEMOLISHED STRUCTURES												
1969-1971												
1971-1973												
1973-1975												
TOTAL DEMOLISHED STRUCTURES												
1969-1975												
NET CHANGE												
1969-1975	+11	+11	+4	+8							+15	+19
REMARKS:												

DEMOLITION AND NEW CONSTRUCTION
OF RESIDENTIAL STRUCTURES 1969-1975

TABLE NO. 13
PAGE NO. 25

CENSUS TRACT NO.	LUS CODE 11		LUS CODE 12		LUS CODE 13		LUS CODE 14		LUS CODE 15		TOTAL	
	ONE FAMILY		TWO FAMILY		THREE FAM.		MULTI I		MULTI II			
	STR.	H.U.	STR.	H.U.								
24												
NEW BUILT STRUCTURES												
1966-1969	37	37	1	2							38	39
1969-1971	3	3									3	3
1971-1973	19	19									19	19
1973-1975	13	13									13	13
TOTAL NEW BUILT STRUCTURES												
1969-1975	35	35									35	35
DEMOLISHED STRUCTURES												
1969-1971												
1971-1973												
1973-1975	2	2									2	2
TOTAL DEMOLISHED STRUCTURES												
1969-1975	2	2									2	2
NET CHANGE												
1969-1975	+33	+33									+33	+33
REMARKS:												

DEMOLITION AND NEW CONSTRUCTION
OF RESIDENTIAL STRUCTURES 1969-1975

TABLE NO. 13
PAGE NO. 26

CENSUS TRACT NO.	LUS CODE 11		LUS CODE 12		LUS CODE 13		LUS CODE 14		LUS CODE 15		TOTAL	
	ONE FAMILY		TWO FAMILY		THREE FAM.		MULTI I		MULTI II			
	STR.	H.U.	STR.	H.U.								
25												
NEW BUILT STRUCTURES												
1966-1969												
1969-1971												
1971-1973												
1973-1975												
TOTAL NEW BUILT STRUCTURES												
1969-1975												
DEMOLISHED STRUCTURES												
1969-1971												
1971-1973	1	1	3	6							4	7
1973-1975	1	1			3	9					4	10
TOTAL DEMOLISHED STRUCTURES												
1969-1975	2	2	3	6	3	9					8	17
NET CHANGE												
1969-1975	-2	-2	-3	-6	-3	-9					-8	-17
REMARKS:												

DEMOLITION AND NEW CONSTRUCTION
OF RESIDENTIAL STRUCTURES 1969-1975

TABLE NO. 13
PAGE NO. 27

CENSUS TRACT NO.	LUS CODE 11		LUS CODE 12		LUS CODE 13		LUS CODE 14		LUS CODE 15		TOTAL	
	ONE FAMILY		TWO FAMILY		THREE FAM.		MULTI I		MULTI II			
	STR.	H.U.	STR.	H.U.								
26												
NEW BUILT STRUCTURES												
1966-1969	1	1									1	1
1969-1971												
1971-1973									1	198	1	198
1973-1975	1	1									1	1
TOTAL NEW BUILT STRUCTURES												
1969-1975	1	1							1	198	2	199
DEMOLISHED STRUCTURES												
1969-1971	1	1	1	2	1	3	1	6			4	12
1971-1973	6	6	22	44	9	27	3	12			40	89
1973-1975	13	13	13	26	7	21	1	4			34	64
TOTAL DEMOLISHED STRUCTURES												
1969-1975	20	20	36	72	17	51	5	22			78	165
NET CHANGE												
1969-1975	-19	-19	-36	-72	-17	-51	-5	-22	+1	+198	-76	+34
REMARKS:												

DEMOLITION AND NEW CONSTRUCTION
OF RESIDENTIAL STRUCTURES 1969-1975

TABLE NO. 13
PAGE NO. 28

CENSUS TRACT NO.	LUS CODE 11		LUS CODE 12		LUS CODE 13		LUS CODE 14		LUS CODE 15		TOTAL	
	ONE FAMILY		TWO FAMILY		THREE FAM.		MULTI I		MULTI II			
	STR.	H.U.	STR.	H.U.								
27												
NEW BUILT STRUCTURES												
1966-1969	7	7									7	7
1969-1971	3	3									3	3
1971-1973	12	12	2	4			2	8			16	24
1973-1975	7	7									7	7
TOTAL NEW BUILT STRUCTURES												
1969-1975	22	22	2	4			2	8			26	34
DEMOLISHED STRUCTURES												
1969-1971												
1971-1973			2	4	1	3					3	7
1973-1975	8	8					1	5			9	13
TOTAL DEMOLISHED STRUCTURES												
1969-1975	8	8	2	4	1	3	1	5			12	20
NET CHANGE												
1969-1975	+14	+14	0	0	-1	-2	+1	+3			+14	+14
REMARKS:												

DEMOLITION AND NEW CONSTRUCTION
OF RESIDENTIAL STRUCTURES 1969-1975

TABLE NO. 13
PAGE NO. 29

CENSUS TRACT NO.	LUS CODE 11		LUS CODE 12		LUS CODE 13		LUS CODE 14		LUS CODE 15		TOTAL	
	ONE FAMILY		TWO FAMILY		THREE FAM.		MULTI I		MULTI II			
	STR.	H.U.	STR.	H.U.								
28												
NEW BUILT STRUCTURES												
1966-1969	28	28									28	28
1969-1971	6	6	7	14			1	4			14	24
1971-1973	22	22	2	4	1	3	2	13	4	53	31	95
1973-1975	20	20	2	4	2	6					24	30
TOTAL NEW BUILT STRUCTURES												
1969-1975	48	48	11	22	3	9	3	17	4	53	69	149
DEMOLISHED STRUCTURES												
1969-1971												
1971-1973					1	3					1	3
1973-1975	1	1			1	3					2	4
TOTAL DEMOLISHED STRUCTURES												
1969-1975	1	1			2	6					3	7
NET CHANGE												
1969-1975	+47	+47	+11	+22	+1	_3	+3	+17	+4	+53	+66	+142
REMARKS:												

DEMOLITION AND NEW CONSTRUCTION
OF RESIDENTIAL STRUCTURES 1969-1975

TABLE NO. 13
PAGE NO. 30

CENSUS TRACT NO.	LUS CODE 11		LUS CODE 12		LUS CODE 13		LUS CODE 14		LUS CODE 15		TOTAL	
	ONE FAMILY		TWO FAMILY		THREE FAM.		MULTI I		MULTI II			
	STR.	H.U.	STR.	H.U.								
29												
NEW BUILT STRUCTURES												
1966-1969	62	62	2	4							64	66
1969-1971	7	7	1	2			1	4			9	13
1971-1973	22	22	3	6					4	268	29	296
1973-1975	11	11	1	2							12	13
TOTAL NEW BUILT STRUCTURES												
1969-1975	40	40	5	10			1	4	4	268	50	322
DEMOLISHED STRUCTURES												
1969-1971	2	2	2	4	2	6					6	12
1971-1973	3	3	2	4	2	6					7	13
1973-1975	3	3					1	4			4	7
TOTAL DEMOLISHED STRUCTURES												
1969-1975	8	8	4	8	4	12	1	4			17	32
NET CHANGE												
1969-1975	+32	+32	+1	+2	-4	-12	0	0	+4	+268	+33	+290
REMARKS:												

DEMOLITION AND NEW CONSTRUCTION
OF RESIDENTIAL STRUCTURES 1969-1975

TABLE NO. 13
PAGE NO. 31

CENSUS TRACT NO.	LUS CODE 11		LUS CODE 12		LUS CODE 13		LUS CODE 14		LUS CODE 15		TOTAL	
	ONE FAMILY		TWO FAMILY		THREE FAM.		MULTI I		MULTI II			
	STR.	H.U.	STR.	H.U.								
30												
NEW BUILT STRUCTURES												
1966-1969												
1969-1971												
1971-1973									1	200	1	200
1973-1975												
TOTAL NEW BUILT STRUCTURES												
1969-1975									1	200	1	200
DEMOLISHED STRUCTURES												
1969-1971	1	1	7	14	1	3	1	4			10	22
1971-1973	2	2	1	2	1	3					4	7
1973-1975												
TOTAL DEMOLISHED STRUCTURES												
1969-1975	3	3	8	16	2	6	1	4			14	29
NET CHANGE												
1969-1975	-3	-3	-8	-16	-2	-6	-1	-4	+1	+200	-13	-171
REMARKS:												

DEMOLITION AND NEW CONSTRUCTION
OF RESIDENTIAL STRUCTURES 1969-1975

TABLE NO. 13
PAGE NO. 32

CENSUS TRACT NO.	LUS CODE 11		LUS CODE 12		LUS CODE 13		LUS CODE 14		LUS CODE 15		TOTAL	
	ONE FAMILY		TWO FAMILY		THREE FAM.		MULTI I		MULTI II			
	STR.	H.U.	STR.	H.U.								
31												
NEW BUILT STRUCTURES												
1966-1969							1	8	9	162	10	170
1969-1971												
1971-1973	2	2	18	36							20	38
1973-1975	6	6							4	184	6	6
TOTAL NEW BUILT STRUCTURES												
1969-1975	8	8	18	36					4	184	26	44
DEMOLISHED STRUCTURES												
1969-1971	11	11	11	22	1	3	8	32			31	68
1971-1973	7	7			1	3	5	26			13	36
1973-1975			2	4	1	3					3	7
TOTAL DEMOLISHED STRUCTURES												
1969-1975	18	18	13	26	3	9	12	58			47	111
NET CHANGE												
1969-1975	-10	-10	+5	+10	-3	-9	-13	-58	4	-184	-17	+117
REMARKS:												

DEMOLITION AND NEW CONSTRUCTION
OF RESIDENTIAL STRUCTURES 1969-1975

TABLE NO. 13
PAGE NO. 33

CENSUS TRACT NO.	LUS CODE 11		LUS CODE 12		LUS CODE 13		LUS CODE 14		LUS CODE 15		TOTAL	
	ONE FAMILY		TWO FAMILY		THREE FAM.		MULTI I		MULTI II			
	STR.	H.U.	STR.	H.U.								
32												
NEW BUILT STRUCTURES												
1966-1969	2	2									2	2
1969-1971												
1971-1973												
1973-1975												
TOTAL NEW BUILT STRUCTURES												
1969-1975												
DEMOLISHED STRUCTURES												
1969-1971	2	2	5	10	3	9					10	21
1971-1973			1	2							1	2
1973-1975	2	2	3	6							5	8
TOTAL DEMOLISHED STRUCTURES												
1969-1975	4	4	9	18	3	9					16	31
NET CHANGE												
1969-1975	-4	-4	-9	-18	-3	-9					-16	-31
REMARKS:												

DEMOLITION AND NEW CONSTRUCTION
OF RESIDENTIAL STRUCTURES 1969-1975

TABLE NO. 13
PAGE NO. 34

CENSUS TRACT NO.	LUS CODE 11		LUS CODE 12		LUS CODE 13		LUS CODE 14		LUS CODE 15		TOTAL	
	ONE FAMILY		TWO FAMILY		THREE FAM.		MULTI I		MULTI II			
	STR.	H.U.	STR.	H.U.								
33												
NEW BUILT STRUCTURES												
1966-1969	10	10	1	2							11	12
1969-1971	5	5									5	5
1971-1973	1	1									1	1
1973-1975	2	2	1	2							3	4
TOTAL NEW BUILT STRUCTURES												
1969-1975	8	8	1	2							9	10
DEMOLISHED STRUCTURES												
1969-1971			1	2							1	2
1971-1973	4	4	1	2							5	6
1973-1975	3	3									3	3
TOTAL DEMOLISHED STRUCTURES												
1969-1975	7	7	2	4							9	11
NET CHANGE												
1969-1975	+1	+1	-1	-2							0	-1
REMARKS:												

DEMOLITION AND NEW CONSTRUCTION
OF RESIDENTIAL STRUCTURES 1969-1975

TABLE NO. 13
PAGE NO. 35

CENSUS TRACT NO.	LUS CODE 11		LUS CODE 12		LUS CODE 13		LUS CODE 14		LUS CODE 15		TOTAL	
	ONE FAMILY STR.	H.U.	TWO FAMILY STR.	H.U.	THREE FAM. STR.	H.U.	MULTI I STR.	H.U.	MULTI II STR.	H.U.	STR.	H.U.
34												
NEW BUILT STRUCTURES												
1966-1969	11	11									11	11
1969-1971	4	4									4	4
1971-1973												
1973-1975	4	4									4	4
TOTAL NEW BUILT STRUCTURES												
1969-1975	8	8									8	8
DEMOLISHED STRUCTURES												
1969-1971												
1971-1973												
1973-1975	1	1									1	1
TOTAL DEMOLISHED STRUCTURES												
1969-1975	1	1									1	1
NET CHANGE												
1969-1975	+7	+7									+7	+7
REMARKS:												

DEMOLITION AND NEW CONSTRUCTION
OF RESIDENTIAL STRUCTURES 1969-1975

TABLE NO. 13
PAGE NO. 36

CENSUS TRACT NO.	LUS CODE 11		LUS CODE 12		LUS CODE 13		LUS CODE 14		LUS CODE 15		TOTAL	
	ONE FAMILY		TWO FAMILY		THREE FAM.		MULTI I		MULTI II		TOTAL	
	STR.	H.U.	STR.	H.U.								
35												
NEW BUILT STRUCTURES												
1966-1969	1	1									1	1
1969-1971												
1971-1973	2	2									2	2
1973-1975												
TOTAL NEW BUILT STRUCTURES												
1969-1975	2	2									2	2
DEMOLISHED STRUCTURES												
1969-1971			1	2			1	6			2	8
1971-1973	2	2	3	6	2	6					7	14
1973-1975	2	2	2	4	1	3					5	9
TOTAL DEMOLISHED STRUCTURES												
1969-1975	4	4	6	12	3	9					14	31
NET CHANGE												
1969-1975	-2	-2	-6	-12	-3	-9	-1	-6			-12	-29
REMARKS:												

DEMOLITION AND NEW CONSTRUCTION
OF RESIDENTIAL STRUCTURES 1969-1975

TABLE NO. 13
PAGE NO. 37

CENSUS TRACT NO.	LUS CODE 11		LUS CODE 12		LUS CODE 13		LUS CODE 14		LUS CODE 15		TOTAL	
	ONE FAMILY		TWO FAMILY		THREE FAM.		MULTI I		MULTI II		TOTAL	
	STR.	H.U.	STR.	H.U.								
36												
NEW BUILT STRUCTURES												
1966-1969	1	1									1	1
1969-1971												
1971-1973												
1973-1975	1	1									1	1
TOTAL NEW BUILT STRUCTURES												
1969-1975	1	1									1	1
DEMOLISHED STRUCTURES												
1969-1971			2	4	1	3					3	7
1971-1973	5	5	4	8	3	9	1	6			13	28
1973-1975	1	1									1	1
TOTAL DEMOLISHED STRUCTURES												
1969-1975	6	6	6	12	4	12	1	6			17	36
NET CHANGE												
1969-1975	-5	-5	-6	-12	-4	-12	-1	-6			-16	-25
REMARKS:												

DEMOLITION AND NEW CONSTRUCTION
OF RESIDENTIAL STRUCTURES 1969-1975

TABLE NO. 13
PAGE NO. 38

CENSUS TRACT NO.	LUS CODE 11		LUS CODE 12		LUS CODE 13		LUS CODE 14		LUS CODE 15		TOTAL	
	ONE FAMILY		TWO FAMILY		THREE FAM.		MULTI I		MULTI II			
	STR.	H.U.	STR.	H.U.								
37												
NEW BUILT STRUCTURES												
1966-1969												
1969-1971												
1971-1973	5	5					1	4	4	72	10	81
1973-1975												
TOTAL NEW BUILT STRUCTURES												
1969-1975	5	5					1	4	4	72	10	81
DEMOLISHED STRUCTURES												
1969-1971	3	3	17	34	4	12	5	23			29	72
1971-1973	1	1	4	8	2	6	2	8			9	23
1973-1975	1	1	5	10	1	3	1	4			8	18
TOTAL DEMOLISHED STRUCTURES												
1969-1975	5	5	26	52	7	21	8	35			46	113
NET CHANGE												
1969-1975	0	0	-26	-52	-7	-21	-7	-31	+4	+72	-36	-32
REMARKS:												

RESIDENTIAL DENSITIES IN 1975 BY CENSUS TRACT

TABLE NO. 14
PAGE NO. 1

CENSUS TRACT NUMBER	RESIDENTIAL LAND AREA	NUMBER OF DWELLING UNIT	DWELLING UNIT/ACRE RATIO	FLOOR AREA RATIO	OPEN SPACE RATIO
1	159.35	2,610	16.4	0.57	0.74
2	174.87	3,086	17.7	0.60	0.75
3	93.44	2,360	25.3	0.79	0.70
4	56.99	1,562	27.4	0.82	0.69
5	72.43	1,888	26.1	0.77	0.70
6	34.48	914	26.5	0.66	0.72
7	31.09	879	28.3	0.88	0.67
8	17.63	964	54.7	3.39	0.65
9	31.52	1,426	45.2	1.29	0.60
10	39.41	1,229	31.2	0.92	0.68
11	45.23	1,454	32.2	1.09	0.60
12	46.25	910	19.7	0.61	0.73
13	67.54	1,658	24.6	0.82	0.69
14	95.30	2,189	23.0	0.64	0.76
15	85.09	946	11.1	0.40	0.80
16	132.09	2,549	19.3	0.55	0.77
17	91.41	1,309	14.3	0.41	0.79
18	162.77	2,551	15.7	0.36	0.83
19	77.48	2,396	30.9	0.78	0.71

RESIDENTIAL DENSITIES IN 1975 BY CENSUS TRACT

TABLE NO. 14
PAGE NO. 2

CENSUS TRACT NUMBER	RESIDENTIAL LAND AREA	NUMBER OF DWELLING UNITS	DWELLING UNIT/ACRE RATIO	FLOOR AREA RATIO	OPEN SPACE RATIO
20	145.91	1,399	9.6	0.29	0.85
21	232.94	3,059	13.1	0.45	0.77
22	71.37	1,671	23.4	0.64	0.74
23	161.16	1,987	12.3	0.48	0.77
24	239.84	1,968	8.2	0.34	0.80
25	40.59	1,185	29.2	0.78	0.71
26	65.84	1,894	28.8	0.79	0.71
27	123.15	1,831	14.9	0.39	0.81
28	163.48	1,945	11.9	0.36	0.81
29	195.34	2,603	13.3	0.42	0.80
30	3.14	100	31.9	3.53	0.35
31	98.33	1,667	17.0	0.68	0.75
32	98.33	1,519	15.5	0.58	0.76
33	151.00	1,886	12.5	0.50	0.78
34	287.69	1,910	6.6	0.46	0.80
35	136.32	2,645	19.4	0.67	0.74
36	136.53	1,505	11.0	0.70	0.73
37	63.52	1,713	27.0	0.78	0.79
CITY WIDE	3,928.85	65,367	16.7	0.56	0.76

RESIDENTIAL DENSITIES 1953-1961-1969-1975
 BY LAND USE CATEGORIES

TABLE NO. 15
 PAGE NO. 1

LAND USE CATEGORY	YEAR	NUMBER OF DWELLING UNITS PER ACRE	NUMBER OF SQUARE FEET PER DWELLING UNIT
ONE FAMILY	1953	8.6	5.065
	1961	8.4	5.185
	1969	8.3	5,278
	1975	8.2	2,280
TWO FAMILY	1953	20.6	2,115
	1961	20.4	2,135
	1969	19.7	2,214
	1975	19.5	2,229
THREE FAMILY	1953	31.8	1,370
	1961	32.0	1,360
	1969	30.6	1,425
	1975	30.3	1,436
MULTI FAMILY	1953	39.7	1,095
	1961	40.7	1,070
	1969	34.8	1,250
	1975	39.9	1,093
TOTAL CITY AVERAGE	1953	19.6	2,220
	1961	19.2	2,270
	1969	18.1	2,414
	1975	18.5	2,356

AVERAGE EXTERIOR CONDITION OF RESIDENTIAL STRUCTURES IN 1975
by Census Tract

TABLE NO. 16
PAGE NO. 1

CENSUS TRACT NUMBER	AVERAGE EXTERIOR CONDITION	CAT.	CENSUS TRACT NUMBER	AVERAGE EXTERIOR CONDITION	CAT.
1	2.75	SA	20	1.96	VG
2	2.72	SA	21	1.96	VG
3	3.27	LD	22	2.65	SA
4	3.35	LD	23	2.18	G
5	3.38	LD	24	2.24	G
6	3.44	LD	25	3.16	SB
7	3.83	D	26	3.23	SB
8	2.41	SA	27	2.46	SA
9	3.13	SB	28	2.38	G
10	2.84	SA	29	2.64	SA
11	3.07	SB	30	2.00	VG
12	3.33	LD	31	2.73	SB
13	2.86	SB	32	2.63	SA
14	3.36	LD	33	2.58	SA
15	2.40	G	34	1.93	VG
16	2.58	SA	35	2.40	G
17	2.37	G	36	2.70	SA
18	2.21	G	37	2.94	SB
19	2.67	SA			
			CITY AVERAGE	2.61	SA

VG - VERY GOOD, G - GOOD, SA - SATISFACTORY, ABOVE AVERAGE, SB - SATISFACTORY, BELOW AVERAGE

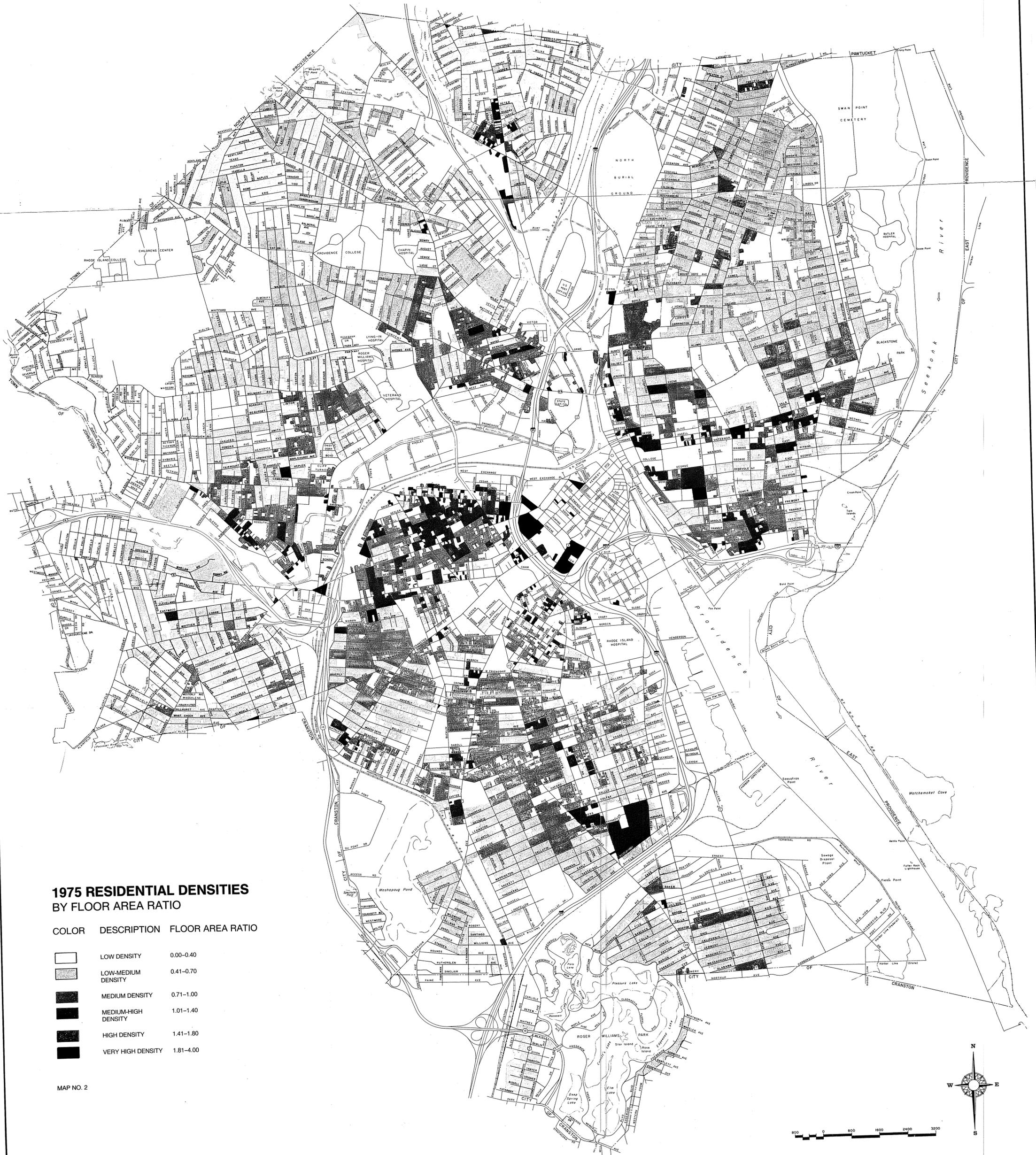
LD - LIGHT DETERIORATION, D - ADVANCED DETERIORATION

**1975 RESIDENTIAL DENSITIES
BY FLOOR AREA RATIO**

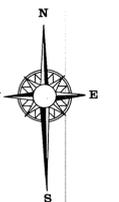
COLOR DESCRIPTION FLOOR AREA RATIO

	LOW DENSITY	0.00-0.40
	LOW-MEDIUM DENSITY	0.41-0.70
	MEDIUM DENSITY	0.71-1.00
	MEDIUM-HIGH DENSITY	1.01-1.40
	HIGH DENSITY	1.41-1.80
	VERY HIGH DENSITY	1.81-4.00

MAP NO. 2



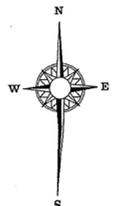
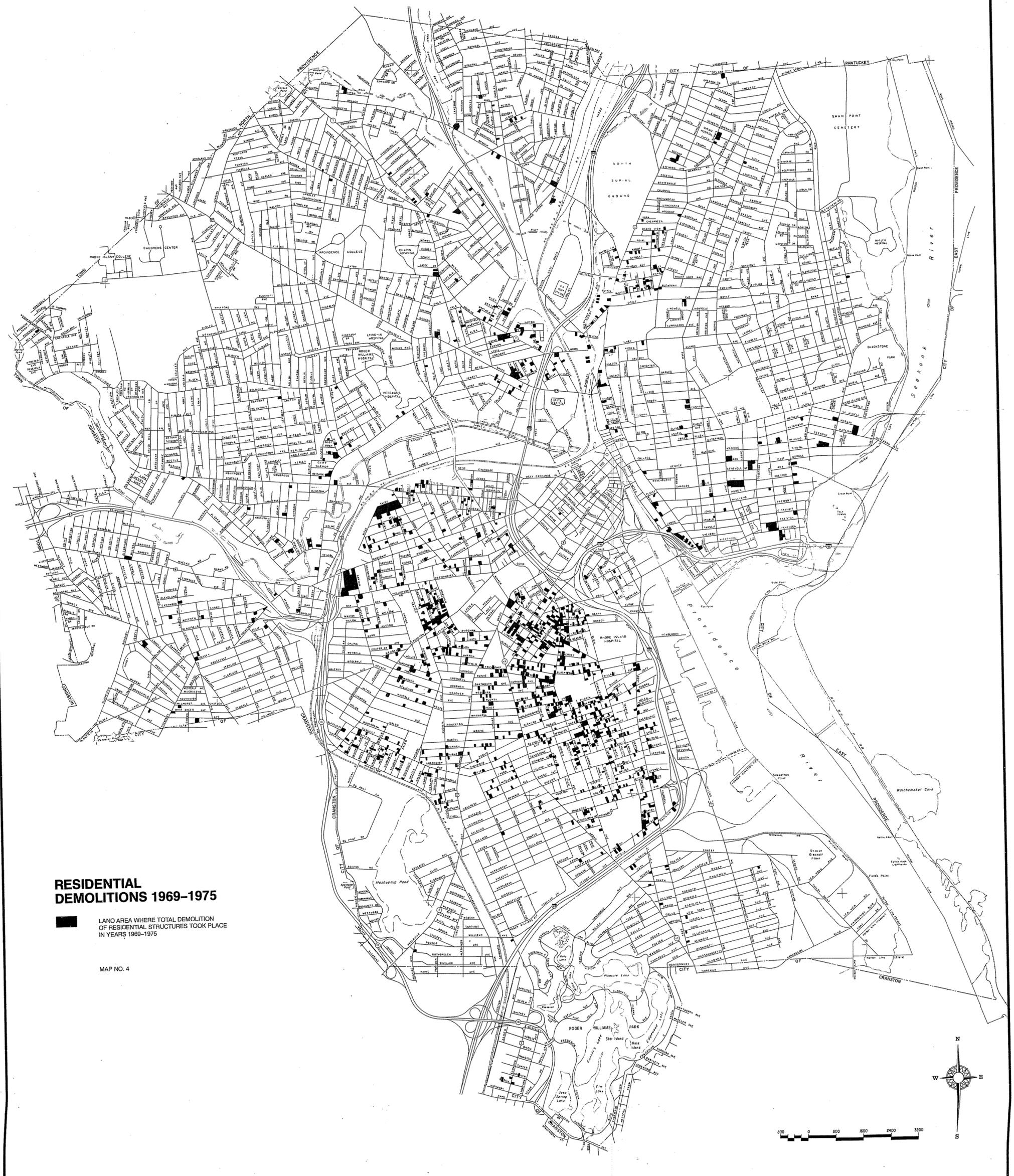
800 0 800 1600 2400 3200



**RESIDENTIAL
DEMOLITIONS 1969-1975**

■ LAND AREA WHERE TOTAL DEMOLITION
OF RESIDENTIAL STRUCTURES TOOK PLACE
IN YEARS 1969-1975

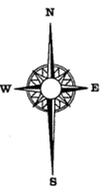
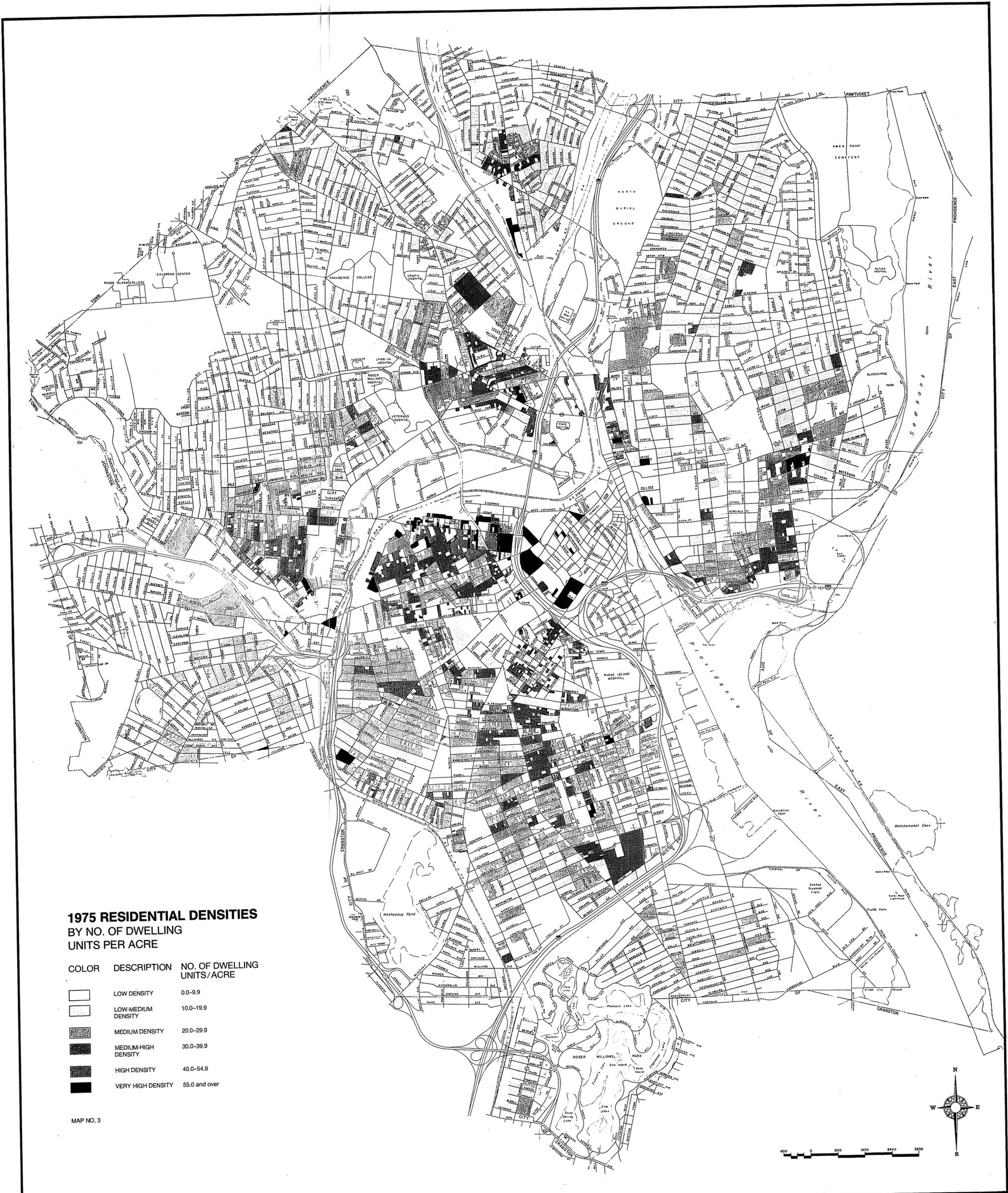
MAP NO. 4

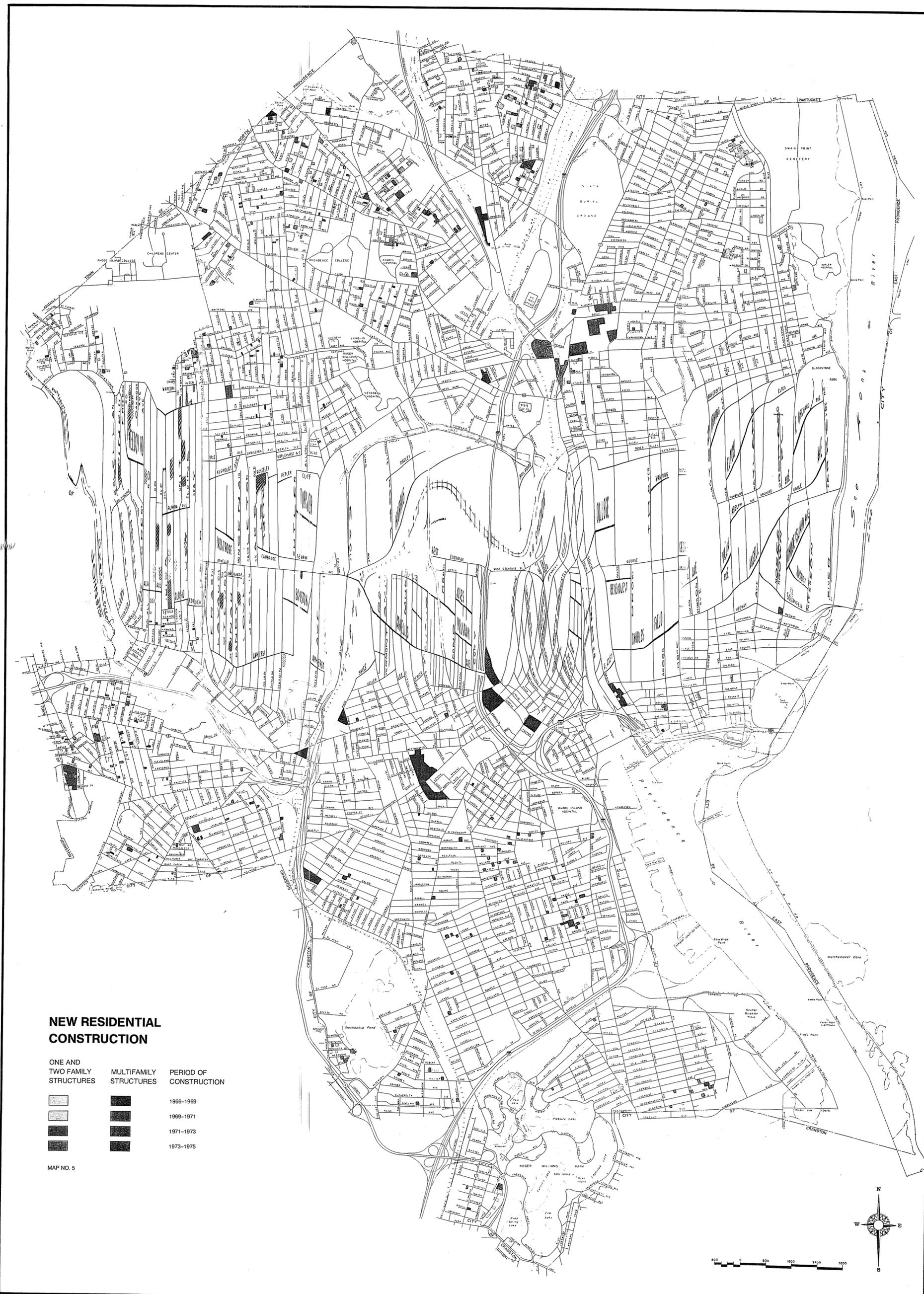


1975 RESIDENTIAL DENSITIES
 BY NO. OF DWELLING
 UNITS PER ACRE

COLOR	DESCRIPTION	NO. OF DWELLING UNITS/ACRE
	LOW DENSITY	0.0-9.9
	LOW-MEDIUM DENSITY	10.0-19.9
	MEDIUM DENSITY	20.0-29.9
	MEDIUM-HIGH DENSITY	30.0-39.9
	HIGH DENSITY	40.0-54.9
	VERY HIGH DENSITY	55.0 and over

MAP NO. 3

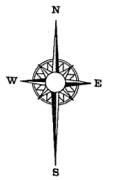


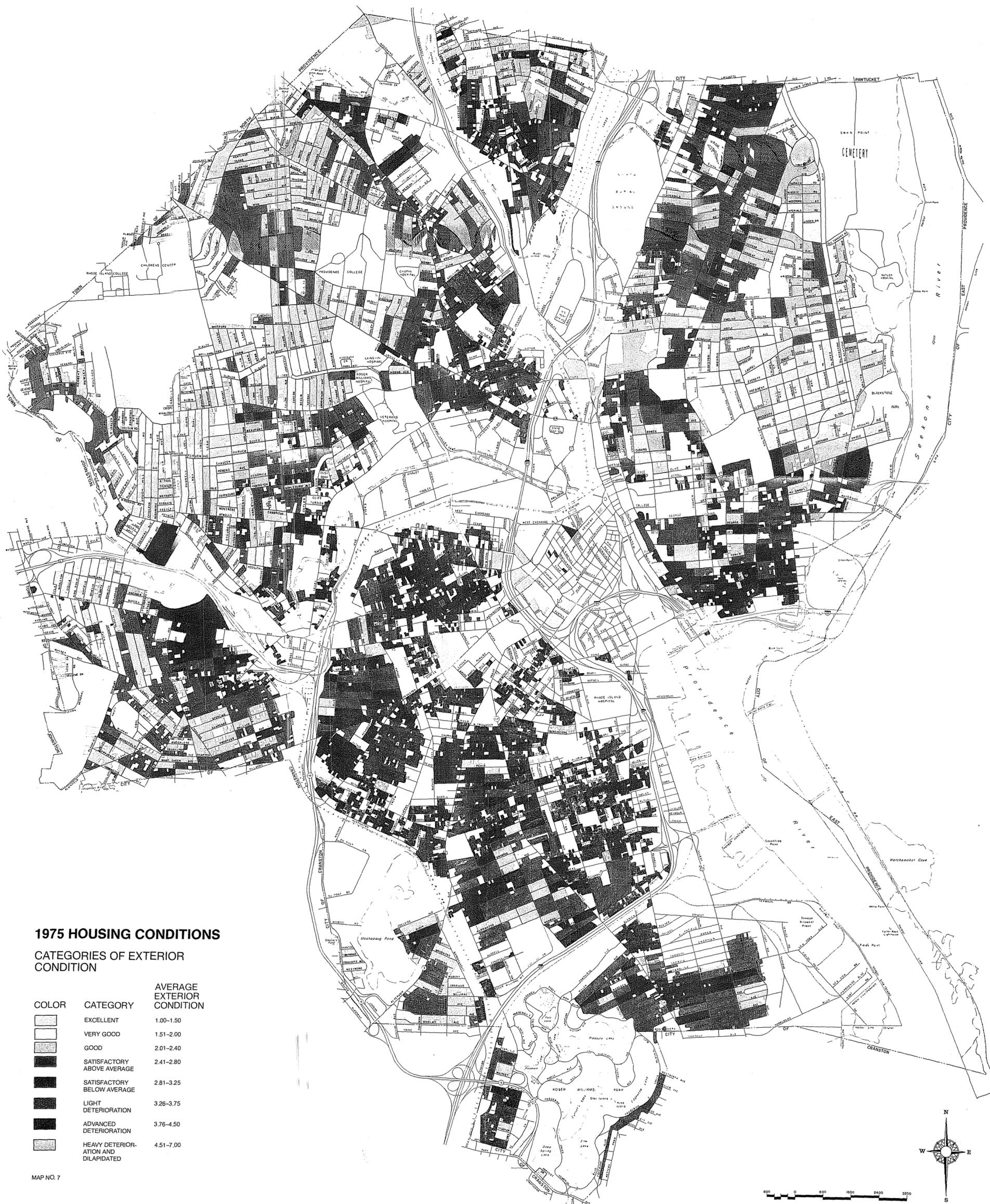


**NEW RESIDENTIAL
CONSTRUCTION**

ONE AND TWO FAMILY STRUCTURES	MULTIFAMILY STRUCTURES	PERIOD OF CONSTRUCTION
[Light Gray Box]	[Dark Gray Box]	1966-1969
[Medium Gray Box]	[Medium-Dark Gray Box]	1969-1971
[Dark Gray Box]	[Very Dark Gray Box]	1971-1973
[Black Box]	[Black Box]	1973-1975

MAP NO. 5



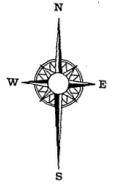
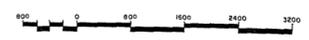


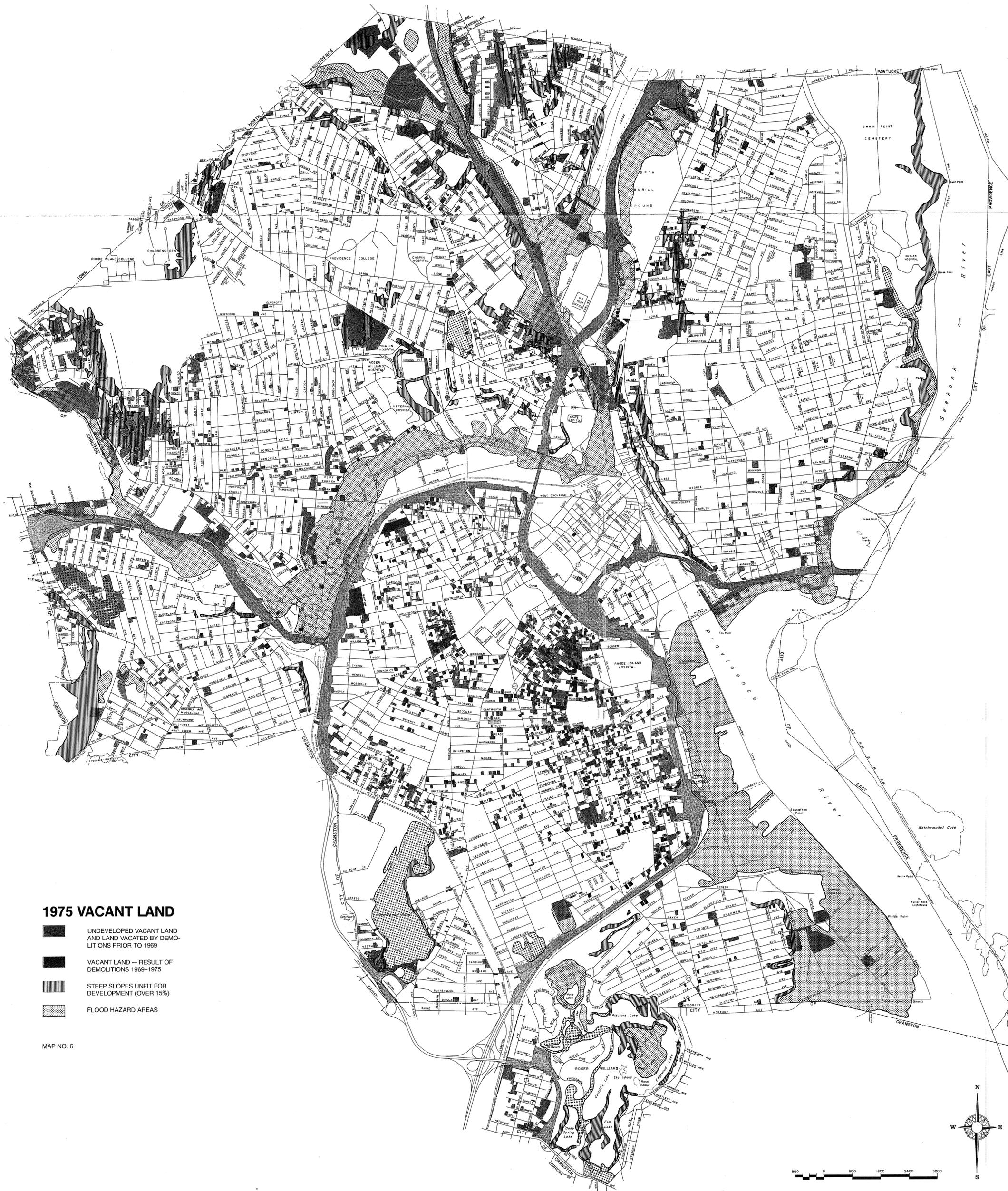
1975 HOUSING CONDITIONS

CATEGORIES OF EXTERIOR CONDITION

COLOR	CATEGORY	AVERAGE EXTERIOR CONDITION
White	EXCELLENT	1.00-1.50
Light Gray	VERY GOOD	1.51-2.00
Medium Gray	GOOD	2.01-2.40
Dark Gray	SATISFACTORY ABOVE AVERAGE	2.41-2.80
Black	SATISFACTORY BELOW AVERAGE	2.81-3.25
Dark Gray	LIGHT DETERIORATION	3.26-3.75
Black	ADVANCED DETERIORATION	3.76-4.50
Dark Gray	HEAVY DETERIORATION AND DILAPIDATED	4.51-7.00

MAP NO. 7

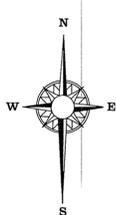




1975 VACANT LAND

- UNDEVELOPED VACANT LAND AND LAND VACATED BY DEMOLITIONS PRIOR TO 1969
- VACANT LAND - RESULT OF DEMOLITIONS 1969-1975
- STEEP SLOPES UNFIT FOR DEVELOPMENT (OVER 15%)
- FLOOD HAZARD AREAS

MAP NO. 6



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Nov 30 2 18 PM '78

DEPT. OF CITY CLERK
PROVIDENCE, R. I.

1
4
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4

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4

