

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1419

No. 421 An Ordinance APPROVING AND ADOPTING THE OFFICIAL REDEVELOPMENT PLAN FOR
CENTRAL-CLASSICAL PROJECT NO. R.I. R-2.

Approved August 11, 1961

Be it ordained by the City of Providence:

WHEREAS, the Providence Redevelopment Agency (hereafter sometimes called "Local Public Agency") pursuant to the provisions of Title 45, Chapter 31-33 (inclusive) of the General Laws of Rhode Island, 1956, entitled "Redevelopment act of 1956", has formulated and submitted to the City Council on April 3, 1961 for its consideration, a Redevelopment Plan *approved by the Local Public Agency* for a project area which said redevelopment plan is entitled, "Redevelopment Plan for Central-Classical Project No. R.I. R-2" and comprises a report consisting of text and maps; and

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

WHEREAS, the said redevelopment plan concerns itself with an area which has been designated "Redevelopment Area D-3" by the City Council of the City of Providence by Chapter 103 of the Ordinances of the City of Providence, approved July 6, 1948, as amended by Chapter 1159 of the Ordinances of the City of Providence, approved November 22, 1957, and as further amended by Chapter 1387 of the Ordinances of the City of Providence, approved December 16, 1960, in conformity with the provisions of Section 22 of Chapter 1802 of the Public Laws of Rhode Island 1946, as amended, and Title 45, Chapter 32, Section 4 of the General Laws of Rhode Island, 1956

WHEREAS, a copy of said Redevelopment Plan was transmitted to the City Plan Commission on April 3, 1961; and

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

WHEREAS, the Plan indicates that an inspection of the dwelling units in the area by trained housing inspectors, using the "Appraisal Method for Measuring the Quality of Housing" developed by the American Public Health Association and recommended for use by the United States Public Health Service indicates that the area

is a slum blighted area under the provisions of Title 45, Chapter 31, Section 8 (3).

WHEREAS, the plan indicates that the American Public Health Association method survey based upon a detailed inspection of 790 of the 939 dwelling units within the said project area also revealed the following:

(1) Basic dwelling deficiencies: 89 percent of the dwelling units inspected were found to have at least one basic deficiency in essential dwelling facilities, maintenance or occupancy; 26 percent have two or more such basic deficiencies; while 21 percent have three or more. Basic deficiencies include serious deterioration, serious overcrowding, lack of dual egress, lack of sanitary facilities, and serious inadequacies in lighting and ventilation.

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

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

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

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

(d) Inadequate provision for light and ventilation: 17 percent of the dwelling units inspected were found to be located in structures from whose exterior walls and windows daylight was obstructed by the proximity of adjacent building.

(e) Inadequate provision for sanitation: 29 percent of the dwelling units inspected were found to have insanitary conditions; while 8 percent were found to have such conditions to a serious degree.

(f) Inadequate provision for open spaces: 19 percent of the blocks in the project area were found to have a serious lack of open yard area.

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

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

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

(j) Defective design or insanitary or unsafe character or condition of physical construction: 59 percent of the dwelling units inspected were found to have a serious combination of deficiencies in one or more essential heating, lighting, ventila-

tion, sanitation, and electrical facilities; 42 percent were found to have no provision for piped hot water; 19 percent were found to have no bath available; 30 percent were found to have no private or adequate toilets; 6 percent were found to have no dual egress; and 63 percent were found to have measurably inadequate provision for the heating, ventilation and lighting of individual rooms within the dwelling, inadequate closet and storage areas, or inadequate room floor areas.

(k) Defective lot layout: 81 percent of the lots in the project area were found to be less than 5,000 square feet in area size.

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

(m) Total dwelling quality: some 68 percent of the dwelling units inspected were found to be so inadequate as to be classified as "substandard" with respect to essential conditions for the protection of health and safety; 22 percent were found to be characterized by such conditions to a serious degree; while 16 percent were found to be characterized by such extreme, widespread, and multiple deficiencies in facilities and maintenance as to be classified as totally "unfit" for continued occupancy.

WHEREAS, records of public health and welfare agencies for the area bounded by Westminster, Bridgham, Broad and Stewart Streets as compared to the incidence of the same item for the City as a whole indicate:

- (a) Ill health: 2.8 times the incidence of tuberculosis.
- (b) Transmission of disease: 3.3 times the incidence of venereal disease.
- (c) Juvenile delinquency: 3.7 times the incidence of training school admissions.
- (d) Welfare: 6 times the incidence of public assistance recipients.
- (e) Morals: 2.8 times the incidence of illegitimate births.

WHEREAS, the plan as submitted contains a finding that the area included in the proposed redevelopment plan qualified as a predominantly residential blighted area under the provisions of Title I of the United States Housing Act of 1949, as amended, (hereafter sometimes called "Housing Act") and as a slum-blighted area within the meaning of the Rhode Island "Redevelopment Act of 1956"; that said Area is characterized by: (1) a predominance of buildings, both residential and non-residential, which are dilapidated, deteriorated, and with inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities; (2) high density of population and overcrowding; (3) mixed character of land uses; (4) inadequate and defective lot layout; (5) insanitary and unsafe physical condition of buildings; that all of the aforesaid factors are conducive to ill health, transmission of disease, juvenile delinquency and crime, and injuriously affect the public health,

"WHEREAS, the Providence Redevelopment Agency has prepared a plan for the relocation of families that may be displaced as a result of carrying out the Project in accordance with said Redevelopment Plan and has submitted to the City Council a Relocation Plan for the Project, identified as "Relocation Plan Central-Classical Project No. R. I. R-2;" and

v.2.

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

WHEREAS, the members of this Body have general knowledge of the conditions prevailing in the Project area and of the availability of proper housing in the locality for the relocation of families that may be displaced from the Project area and, in the light of such knowledge of local housing conditions, have carefully considered and reviewed such Relocation Plan; and

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

safety and welfare of the inhabitants of the City of Providence particularly and the inhabitants of the State of Rhode Island generally; and

~~WHEREAS, under the provisions of said Housing Act, the Housing and Home Finance Administrator of the United States of America is authorized to provide financial assistance to local public agencies for undertaking and carrying out of urban renewal projects; and~~

WHEREAS, the Providence Redevelopment Agency has applied for financial assistance under said Housing Act and has entered into ^{a planning contract} ~~contracts~~ for financial assistance under said Act with the United States of America, acting by and through the Housing and Home Finance Administrator, pursuant to which Act Federal funds have been provided for the project; and

WHEREAS, the Providence Redevelopment Agency has applied for additional financial assistance under the Housing Act and proposes to enter into an additional contract or contracts with the Housing and Home Finance ^{Agency} ~~Administrator~~ for the purpose of making available additional financial assistance for the Project; and

WHEREAS, it is provided in said Act that contracts for financial aid under the Housing Act shall require that the redevelopment plan for the project area be approved by the governing body of the locality in which the project is situated and that such approval include findings by the governing body that (1) the financial aid to be provided in the contract is necessary to enable the land within the project area to be redeveloped in accordance with the redevelopment plan; (2) the redevelopment plans for the redevelopment areas in the locality will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the redevelopment of such areas by private enterprise; and (3) the redevelopment plan conforms to a general plan for the development of the locality as a whole; and

WHEREAS, there has also been presented to the City Council information and data respecting redevelopment plans for the redevelopment areas in the City of Providence including the following: Capital Improvement Programs for 1950-1956, 1951-1957, 1952-1958, 1953-1959, 1954-1960, 1955-1961, 1956-1962, 1957-1963, 1958-1964, and 1959-1965 and the Annual Reports of the Providence Redevelopment Agency for 1948 through 1959 (inclusive); and

WHEREAS, at ~~a~~ public hearings held on ^{May 10, 1961 and June 2, 1961} following notice of the date, time, place and purposes of such hearings, the City Council Committee on Ordinances and Committee on Public Works duly considered the Redevelopment Plan, and all evidence and testimony for and against the adoption of such Plan, in accordance with the provisions of the "Redevelopment act of 1956"; and

WHEREAS, said Redevelopment Plan for the Project Area prescribes certain land uses for the Project Area, and will require, among other things, the widening, vacation and removal of streets, the construction and installation of streets, curbing

and sidewalks grading and other public facilities and other public actions; and

WHEREAS, it is necessary that the City Council take appropriate official action *the Relocation Plan and* respecting the Redevelopment Plan for the Project, in conformity with the require-

ments of the "Redevelopment act of 1956" and the contract or contracts for financial *the United States of America acting by and through* assistance between the Providence Redevelopment Agency and the Housing and Home Finance Administrator;

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

1. The project is hereby designated as "Central-Classical Project No. R.I. R-2".

2. It is hereby found and determined that for the purposes of the Redevelopment Plan the "Central-Classical Project No. R.I. R-2" comprises that certain tract of land situated in the City of Providence and State of Rhode Island, which is bounded and described on Exhibit A, which is attached hereto and made a part hereof as if more fully set forth herein.

3. It be and hereby is found and determined in relation to the Central-Classical Project No. R.I. R-2 on the basis of the facts set forth in the reports and documents mentioned in the Preamble of this Ordinance and upon the basis of evidence and testimony presented at the public hearing on said plan:

(a) That within the Central-Classical Project No. R.I. R-2:

1. 83% of the dwelling units in the area have serious structural deterioration;
2. 47% of the dwelling units mentioned above have extreme structural deterioration;
3. 45% of the dwelling units in the area have no central heating;
4. 42% of the dwelling units in the area have no inside piped hot water;
5. 17% of the dwelling units in the area have considerable daylight obstruction
6. 19% of the dwelling units in the area have no bath available;
7. 30% of the dwelling units in the area have no private or adequate toilets;
8. 6% of the dwelling units in the area have no dual egress;
9. 89% of the dwelling units in the area have at least one basic deficiency, 26% have two or more basic deficiencies; and 21% of the project area's dwelling units have three or more deficiencies;
10. 29% of the dwelling units in the area have insanitary conditions;
11. 8% of the dwelling units in the area have insanitary conditions to a serious degree;
12. 84% of the dwelling units in the area were built before 1900;
13. 81% of all the improved lots are below the City's 5,000 square foot minimum standard for new construction;
14. 78% of all dwelling units were found to be located on lots providing less than 1,200 square feet of lot area per family;

15. 4% of the dwelling units inspected were found to be overcrowded with an average of more than 1.5 persons per room.
16. 59% of the dwelling units inspected were found to have a serious combination of deficiencies in one or more essential heating, lighting, ventilation, sanitation, and electrical facilities.
17. 63% were found to have measurably inadequate provision for the heating, ventilation and lighting of individual rooms within a dwelling, inadequate closet and storage areas, or inadequate floor room areas.
18. 47% of these dwelling units were found to represent an extreme hazard to health and safety.

(b) That within the Central-Classical Project No. R.I. R-2;

1. The incidence of tuberculosis, venereal disease and illegitimate birth cases is disproportionately higher than in the City as a whole;
2. The incidence of training school admissions and aid to dependent children cases is proportionately higher than in the City as a whole;
3. That the incidence of general public assistance cases is proportionately higher than in the City as a whole;

4. It be and hereby is found and determined ~~that said facts determine that~~ because of a predominance of conditions of dilapidation, deterioration, obsolescence, inadequate provision for light and sanitation, insanitary and unsafe character and condition of physical construction, mixed character of uses which injuriously affect the entire area and constitute a menace to the public health, safety and welfare of the inhabitants of the area and of the community generally, said Project Area is a blighted and substandard area within the meaning of Sections 2-8 inclusive of Chapter 31 of the "Redevelopment Act of 1956" and that said Central-Classical Project No. R.I. R-2 is hereby determined to be a blighted and substandard area.

5. It be and hereby is found that the Central-Classical Project No. R.I. R-2 requires clearance, replanning, redevelopment, and improvement under the provisions of the "Redevelopment act of 1956".

6. It be and hereby is declared to be the purpose and intent of this body to eliminate the blighted and substandard conditions existing in the Central-Classical Project No. R.I. R-2 and the replacement of such conditions by a well planned area in accordance with and by the means provided in the "Redevelopment act of 1956".

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

(a) The Redevelopment Plan as submitted by the Providence Redevelopment Agency for the Central-Classical Project No. R. I. R-2 is hereby amended as follows:

1. Map No. 3 entitled "Proposed Acquisition Central-Classical Project No. R. I. R-2" be and the same is hereby amended and changed to indicate that the certain parcel of land with buildings and improvements thereon situated at the south-westerly corner of Westminster and Knight Streets and further described as Lot 222 on Plat 29 of the Record of the Tax Assessor is not to be acquired.

2. Paragraph b at page 10 of the Plan be and the same is hereby amended by adding after the word "thereafter" and prior to the word "to" at line 5 of said paragraph the following: "except that the restriction mentioned in subparagraph b (3) below shall run for a perpetual length or period of time."

3. Page 10, paragraph b. (3), line 1 be and the same is hereby amended by including the word "such" between the words "or" and "other" on line 1 thereof.

master plan for the City of Providence as a whole.

(d) ~~(e)~~ The Redevelopment Plan for said Project Area is feasible and the financial aid provided and to be provided pursuant to the contract or contracts for financial assistance pertaining to the Project between the Providence Redevelopment Agency and the Housing and Home Finance Administrator under the provisions of Title I of the U. S. Housing Act of 1949, as amended, is necessary to enable the land in the Project Area to be redeveloped in accordance with the Redevelopment Plan for the Project Area. 2.2.

(e) ~~(f)~~ The acquisition of the real property in accordance with said Plan for the Central-Classical Project No. R.I. R-2 is in the public interest. 2.2.

(f) ~~(g)~~ Adequate provision for payment for property which may be acquired by the exercise of eminent domain has been made in the Redevelopment Plan. 2.2.

(g) ~~(h)~~ Adequate provision for the payment of the principal and interest on bonds of the Agency which may be issued if property acquired is leased has been made in the Redevelopment Plan. 2.2.

(h) ~~(i)~~ The Redevelopment Plan contains adequate safeguards to assure the carrying out of the work of redevelopment in accordance with the Redevelopment Plan. 2.2.

(i) ~~(j)~~ The Redevelopment Plan provides for the retention of controls and the establishment of restrictions and covenants which may run with the land. 2.2.

j ~~(k)~~ The Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the redevelopment of other areas of the City by private enterprise. 2.2.

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

9. In enacting this Ordinance, the City Council intends to comply with the provisions of the "Redevelopment act of 1956" which relate to adoption of a redevelopment plan for an approved project area so that the blighted and substandard conditions in this Project Area can be eliminated and the Project Area can be redeveloped in accordance with the Redevelopment Plan to attain the public purposes and policy of the "Redevelopment act of 1956" and thereby to protect and promote and be in the interest of the public health, safety, morals and general welfare of the people of the State as a whole and particularly the people of this City.

10. The Redevelopment Plan for Central-Classical Project No. R.I. R-2 consisting of a booklet containing a table of contents, 24 pages of text, exhibits and maps is hereby approved, adopted and designated as the Official Redevelopment Plan

for Central-Classical Project No. R.I. R-2 and is herein incorporated by reference, made a part hereof and designated as "Exhibit B".

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

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

(a) Pledges its cooperation in helping to carry said Official Redevelopment Plan;

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

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

(d) Declares that it will provide the City's share of the Net Project Cost of the redevelopment of the Project Area, and hereby allocates, out of \$3,500,000 of general obligation bonds authorized for redevelopment purposes in the referendum of November, 1958, the amount of \$1,958,905 representing the estimated amount of its share of Net Project Cost;

(e) Authorizes the Mayor, upon the execution of a loan and grant contract between the Providence Redevelopment Agency and the Housing and Home Finance Administrator, to convey to the Agency all of its right, title and interest in the parcels of land or any building or structure thereon described below and shall receive credit on its obligations hereunder for the full and fair market value thereof as approved by the government, now estimated as One Hundred Seventy-three Thousand (\$173,000.00) Dollars.

Parcel A

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

Beginning at a point said point lying in the northerly line of Assessor's Lot No. 200, Assessor's Plat 24, seventy (70) feet, more or less, easterly from the

easterly line of Summer Street;

thence, continuing along said line in an easterly direction ten (10) feet, more or less, to a point;

thence, turning and running southerly a distance of four (4) feet, more or less, to a point;

thence, turning and running easterly one hundred eight (108) feet, more or less, to a point, said point being the northeasterly, now or formerly, corner of said Lot 200;

thence, turning and running southerly one hundred twelve (112) feet, more or less, to a point;

thence, turning and running generally westerly and along a curve one hundred eighty (180) feet, more or less, to the point and place of beginning.

Said tract herein described contains seven thousand three hundred fifty-four (7,354) square feet of land, more or less.

Parcel B

That certain tract of land with all buildings or portions thereof thereon situated in the City of Providence, State of Rhode Island, bounded and described as follows:

Beginning at a point on the easterly line of Bridgham Street, said point being four hundred sixteen (416) feet, more or less, southerly from the intersection of said easterly line of Bridgham Street and the southerly line of Westminster Street;

thence, continuing southerly along said easterly line of Bridgham Street two hundred and 29/100 (200.29) feet, more or less, to a point;

thence, turning and running easterly one hundred ninety-seven and 96/100 (197.96) feet, more or less, to a point in the westerly line of Dodge Street;

thence, turning and running northerly along the said westerly line of Dodge Street two hundred eleven and 68/100 (211.68) feet, more or less, to a point;

thence, turning and running westerly one hundred fifty-seven and 91/100 (157.91) feet, more or less, to the point and place of beginning.

Said tract herein described contains thirty-five thousand, two hundred forty-one (35,241) square feet of land, more or less.

Parcel C

That certain building or portions thereof situated on the following described tract or parcel of land situated in the City of Providence, State of Rhode Island, bounded and described as follows:

Beginning in the southwesterly corner of Assessor's Lot No. 227 on Assessor's Plat No. 29, said point lying on the easterly line of Coddington Street two hundred twenty-one (221) feet, more or less, northerly from intersection with the said easterly line of Coddington Street and the northerly line of Cranston Street;

thence, continuing along said easterly line of Coddington Street northerly one hundred twenty-three and 87/100 (123.87) feet, more or less, to a point;

thence, turning and running easterly ninety-nine and 5/100 (99.5) feet, more or less, to a point;

thence, turning and running northerly one and 85/100 (1.85) feet, more or less, to a point;

thence, turning and running easterly one hundred and 96/100 (100.96) feet, more or less, to a point in the westerly line of Knight Street;

thence, turning and running southerly along the said westerly line of Knight Street fifty and 20/100 (50.20) feet, more or less, to a point;

thence, turning and running westerly one hundred one and 65/100 (101.65) feet, more or less, to a point;

thence, turning and running southerly seventy-four and 00/100 (74) feet, more or less, to a point;

thence, turning and running westerly one hundred one and 45/100 (101.45) feet, more or less, to the point and place of beginning.

Said lot, also known as Assessor's Lot 227 on Assessors Plat No. 29, said tract of land herein described contains seventeen thousand, five hundred thirty-seven (17,537) square feet, more or less.

(f) Declares that in addition it will furnish \$63,375.00 which ~~sum~~ represents a portion of the total estimated cost of acquiring, constructing, and installing a public park and/or playground in the project area; \$33,205.00 which sum represents a portion of the total estimated cost of the widening of Bridgman Street, the installation of public utilities and subsequent resurfacing of Bridgman Street, Broad Street, and Westminster Street, the acquisition of land outside the project area; and \$90,000.00 which sum represents real estate taxes on unimproved land all in accordance with the Redevelopment Plan; ^{it is} ~~which~~ being further declared that said sums shall be excluded and not considered as a grant-in-aid for purposes of computing the amount of local grants-in-aid for said project.

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

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

"and that the proposals set forth in the Relocation Plan for the proper re-
location of the families displaced in carrying out the Project in decent,
safe, and sanitary dwellings in conformity with acceptable standards are
feasible and can be reasonably and timely effected to permit the proper
prosecution and completion of the Project; and that such dwellings or
dwelling units available or to be made available to such displaced families
are at least equal in number to the number of displaced families, are not
generally less desirable in regard to public utilities and public and com-
mercial facilities than the dwellings of the displaced families in the
Project area, are available at rents or prices within the financial means
of the displaced families, and are reasonably accessible to their places of
employment."

7.2 -

13. It is further found and declared that the method and means set forth in the Redevelopment Plan for relocating families who are to be displaced by the project is feasible.

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

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

**IN CITY
COUNCIL**

JUL 6 - 1961

FIRST READING

READ AND PASSED

Robert W. Helan
CLERK

**IN CITY
COUNCIL**

AUG 10 1961

FINAL READING
READ AND PASSED

Edward P. Dugley
PRESIDENT
Robert W. Helan
CLERK

APPROVED

AUG 11 1961

Walter H. Keady
MAYOR

IN CITY COUNCIL

APR 6 - 1961

FIRST READING

REFERRED TO COMMITTEE ON
ORDINANCES *and on* PUBLIC WORKS

Devereux Hall CLERK

EXHIBIT A

DESCRIPTION OF THE PERIMETER BOUNDARY OF PROJECT AREA

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Appendix B

REDEVELOPMENT PLAN

for

CENTRAL - CLASSICAL

PROJECT NO. R. I. R-2

PROVIDENCE REDEVELOPMENT AGENCY

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

REDEVELOPMENT PLAN
March 21, 1961

INTRODUCTION

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

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

This Plan is to be financed under the provisions of Title I of the Housing Act of 1949, as amended, and the Plan shall not become effective until approval in its entirety by the Housing and Home Finance Agency and provided further, that during the term of any contract to finance the carrying out of this Redevelopment Plan executed by the Providence Redevelopment Agency and the Housing and Home Finance Administrator, any substantial modification shall be submitted to said Administrator for determination by him that such modification meets the terms and requirements of the contract for Federal financial assistance.

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B. DESCRIPTION OF PROJECT AREA

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

1. Project Area Location and Boundaries

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

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

2. Blighted and Substandard Conditions

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

(a) Indices of Physical Deterioration

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(b) Indices of Social Breakdown

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

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

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

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

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

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

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

3. Proposed Redevelopment Activities

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

C. LAND USE PLAN

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

2. Land Use Provisions and Building Requirements

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

(1) R-4 Multiple Residence Zone

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

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

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

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

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

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

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

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

(g) Minimum Building Construction - The construction of buildings shall conform to the regulations set forth in Chapter 1079 of the Ordinances of the City of Providence known as the "Building Ordinance of the City of Providence" adopted December 21, 1956, as amended, and all future amendments thereto.

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

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

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

(k) Minimum Off-Street Parking Space Construction - All off-street parking and loading areas on these sites including drives and other access ways, shall be adequately paved with bituminous or cement concrete or other equivalent surfacing material, and shall be provided with appropriate bumper and wheel guards where needed; and illumination shall be so arranged as to shield the light source from adjoining lots and abutting streets.

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

(m) Landscaping and On-Site Improvements and Maintenance - All sites shall be properly graded and drained. All unbuilt areas of the site shall be provided where needed with suitable walks and access drives properly designed and constructed. All unbuilt and unpaved areas of the site shall be suitably planted and permanently maintained with either grass, ground cover, shrubs, and/or trees. After fully developed, the land, buildings and other improvements in all sites of the project area shall be maintained in good repair and in clean and sanitary condition. Sufficient and suitable refuse and garbage storage and disposal facilities, including structural enclosures where appropriate, shall be provided and properly maintained.

(2) C-4 Heavy Commercial Zone

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

b. Other conditions, covenants and restrictions - The Agency shall obligate redevelopers and their successors and assigns by deed or contract containing restrictive covenants running with the land which shall commence on the date of the adoption of the redevelopment plan by the City Council and shall run for a period of forty (40) years thereafter, except that restriction mentioned in subparagraph b.(3) below shall run for a perpetual length or period of time to:

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

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

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

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

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

c. Miscellaneous Provisions

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

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

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

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

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

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

3. Zoning

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

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

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

D. PROJECT PROPOSALS

1. Land Acquisition

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

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

2. Rehabilitation and Conservation

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

3. Public Improvements

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

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

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

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

Exhibit G - Map 6 : Public Utilities - Water Service

Exhibit H - Map 7 : Public Utilities - Communications

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

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

1. Conformity to General Plan and Workable Program

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

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

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

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

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

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

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

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

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

2. Method of Relocation

Families, individual householders and businesses within the Project Area will have the services of the Family and Business Relocation Service of the City of Providence made available to them when the Redevelopment Agency acquires the property they occupy. Suitable accommodations of adequate size in the private housing market, at a rental a family can afford, and certified as decent, safe, and sanitary by a trained housing inspector, will be offered to any family requesting assistance. This Relocation Service will continue functioning until all families and individual householders living in the Project Area on the date of condemnation have been satisfactorily relocated into acceptable housing. Families eligible for public housing will receive first consideration in the low-rent developments of the Providence Housing Authority.

Financial assistance for relocation purposes shall be made by the Providence Redevelopment Agency to families and businesses displaced from the project area, under the terms of Federal participation in the project undertaking, and Section 106 (f) of Title I of the Housing Act of 1949 as amended, as well as rules and regulations of the U. S. Housing and Home Finance Agency. Such payments shall not exceed the maximum amount authorized by law.

3. Method of Financing

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

ELIGIBLE PROJECT COSTS FOR COMPUTING FEDERAL AID

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

ADDITIONAL CITY COSTS

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

PROVISION OF FEDERAL GRANT

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

PROVISION OF LOCAL GRANT

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

PROVISION OF ADDITIONAL CITY COSTS

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

F. CHANGES IN APPROVED PLAN

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

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

EXHIBIT A

DESCRIPTION OF THE PERIMETER BOUNDARY OF PROJECT AREA

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

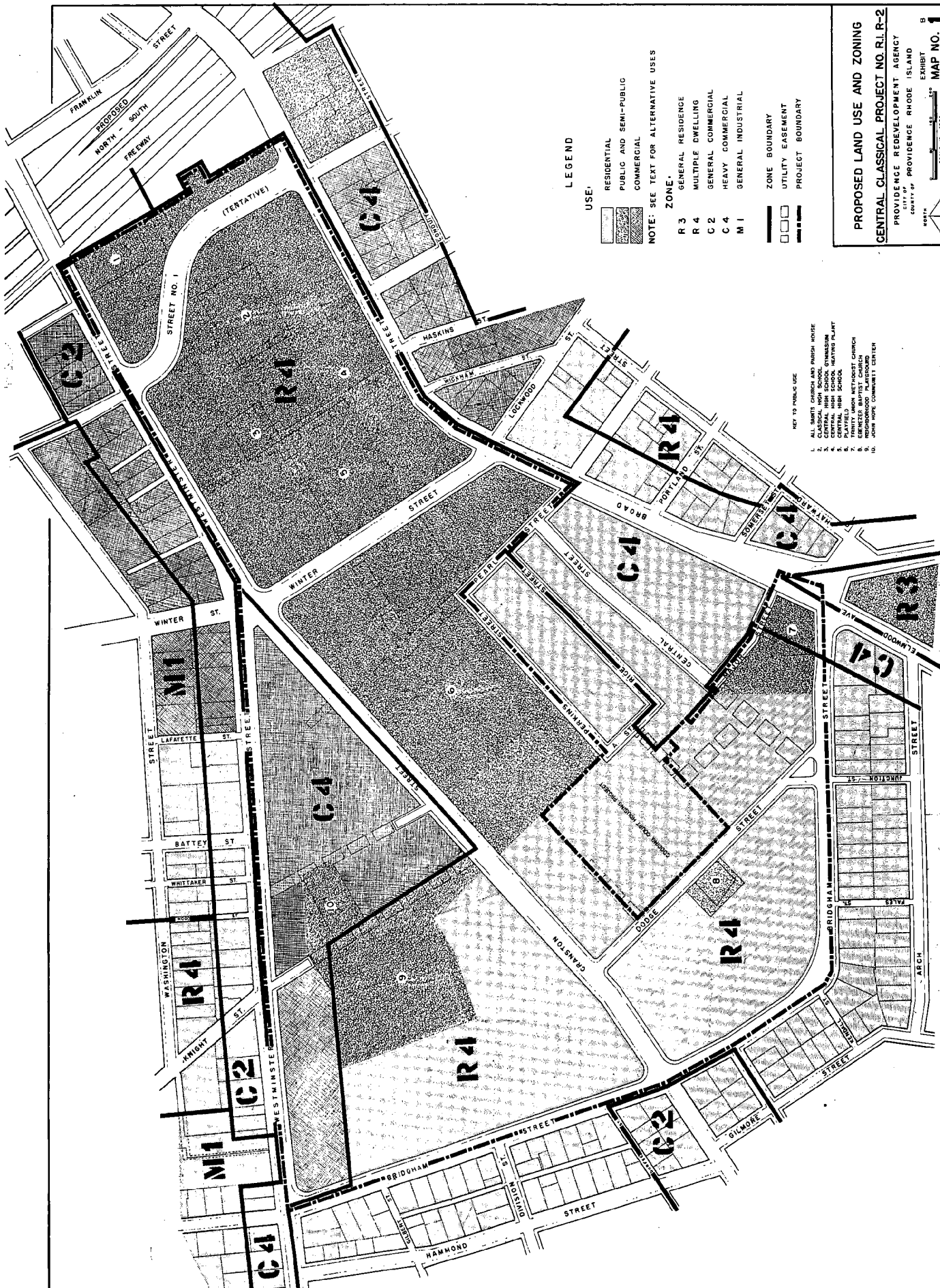
thence, turning an angle and running southeasterly one hundred twenty five (125) feet more or less along the easterly line of lot No. 456, Assessor's Plat No. 30 to an intersection with the centerline of Central Street;

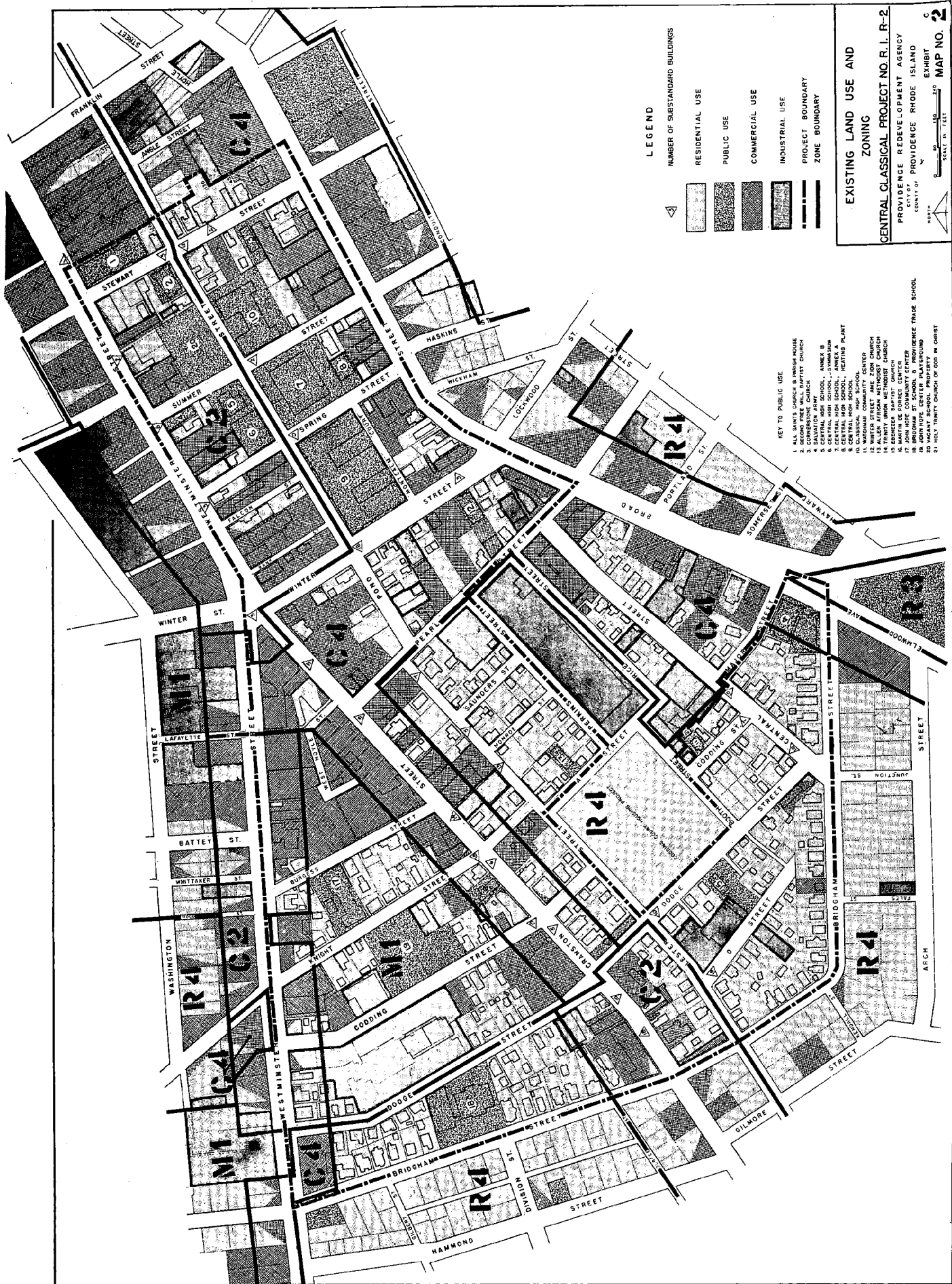
thence, turning an angle and running northeasterly thirty (30) feet more or less along the centerline of Central Street to an intersection with the centerline of Major Street;

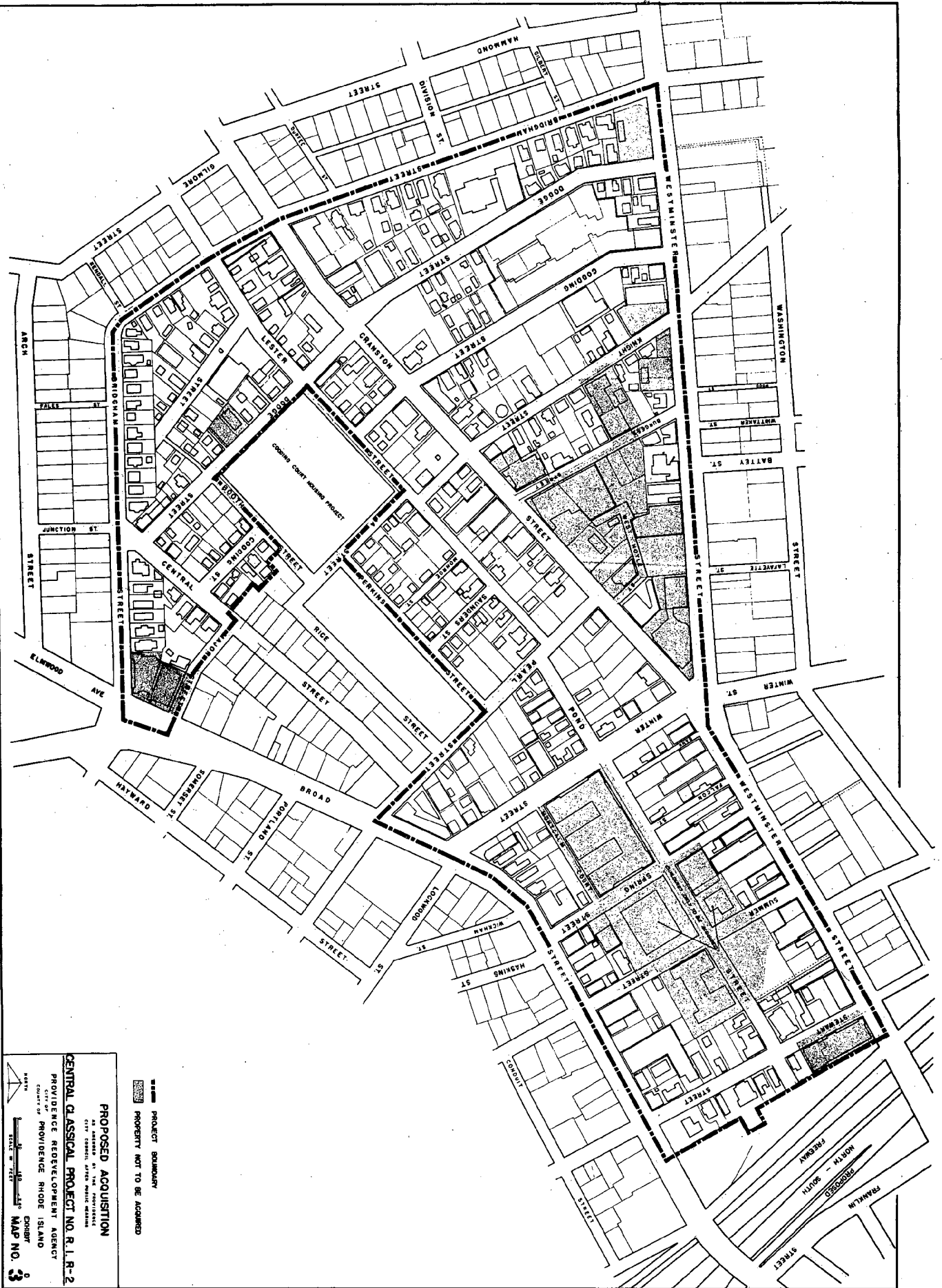
thence, turning an angle and running southeasterly three hundred seventy (370) feet more or less along the centerline of Major Street to an intersection with the centerline of Broad Street;

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

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



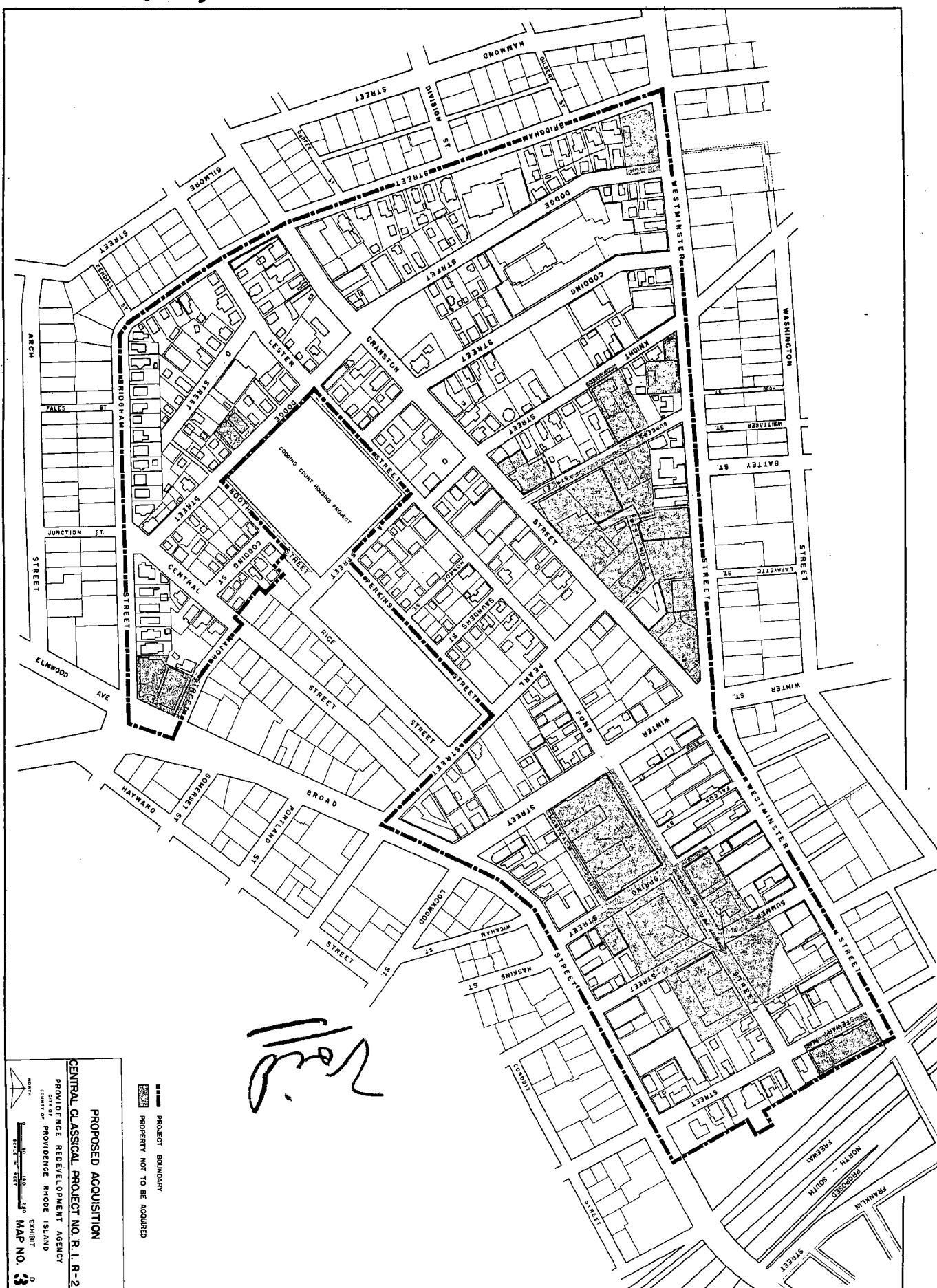


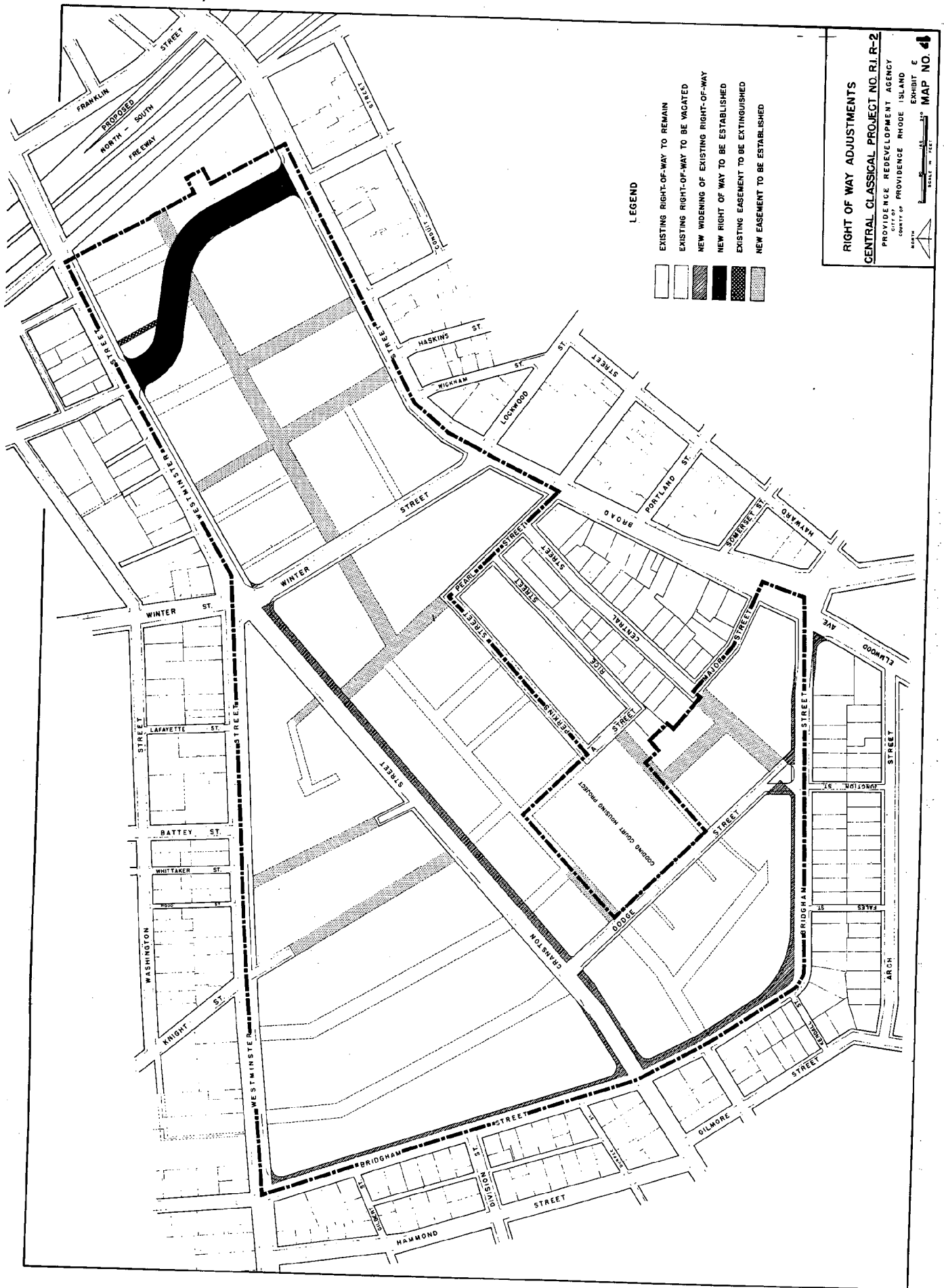


PROPOSED ACQUISITION
PROPERTY NOT TO BE ACQUIRED

CENTRAL CLASSICAL PROJECT NO. R.I.R-2
AS AMENDED BY THE PROVIDENCE
CITY COUNCIL, JUNE 1988
PROVIDENCE REDEVELOPMENT AGENCY
ENGINEER: PROVIDENCE RHODE ISLAND

SCALE: 1" = 100'
MAP NO. 3





RIGHT OF WAY ADJUSTMENTS
 CENTRAL CLASSICAL PROJECT NO. R-2
 PROVIDENCE REDEVELOPMENT AGENCY
 CITY OF PROVIDENCE RHODE ISLAND
 EXHIBIT E
 MAP NO. 41

