The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1272

No. 336 **AN ORDINANCE** APPROVING AND ADOPTING THE OFFICIAL REDEVELOPMENT PLAN FOR LIPPITT HILL PROJECT NO. R. I. R-3.

Approved June 5, 1959

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 13, 1959 for its consideration, a Redevelopment Plan for a project area which said redevelopment plan is entitled "Redevelopment Plan for Lippitt Hill Project No. R. I. R-3" 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-7" 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 in conformity with the provisions of Section 22 of Chapter 1802 of the Public Laws of Rhode Island of 1946, as amended; and

WHEREAS, a copy of said Redevelopment Plan was transmitted to the City Plan Commission on April 13, 1959; 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

No.

CHAPTER

AN ORDINANCE

WHEREAS, the plan indicates that an extensive inspection of the dwelling units in the area by trained housing inspectors, using the "Appraisal Method for Measuring the Quality of Housing" developed by American Public Health Association and recommended for use by the U.S. Public Health Service indicated that of all the dwelling units in the area only 7% were in Grade A or excellent condition and 22% were in Grade B or acceptable condition. The remaining 71% were in inadequate condition (28% Grade C, intermediate; 23% Grade D, substandard; 20% Grade E, slum).

WHEREAS, the plan indicates that the American Public Health Association method survey based upon a detailed inspection of 692 of the 875 dwelling units within the said project area also revealed the following:

(1) Basic dwelling deficiencies : 93 percent of the dwelling units inspected were found to have at least one basic deficiency in essential dwelling facilities, maintenance or occupancy; 30 percent have two or more such basic deficiencies; while 15 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 : 92 percent of the dwelling units inspected were found to have serious structural deterioration; the extent of such deterioration in 68 percent of these dwellings were found to represent an extreme hazard to health and safety.

(b) Age : 82 percent of all dwelling units were found to be located in structures built before 1900.

(c) Obsolescence : 60 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 : 15 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 buildings.

(e) Inadequate provision for sanitation : 54 percent of the dwelling units inspected were found to have insanitary conditions; while 19 percent were found to have such conditions to a serious degree.

(f) Inadequate provision for open spaces : 20 percent of the blocks in the project area were found to have a serious lack of open yard area; while 44 percent of all buildings were found to be spaced less than 12 feet from adjacent buildings.

(g) Inadequate provisions for recreation facilities : the existing Bates Street Playground has been found to be inadequate in both size and location to serve the project area.

No.

CHAPTER

AN ORDINANCE

(h) High density : 45 percent of all dwelling units were found to be located on lots providing less than 1200 square feet of lot area per family. In addition, 20 percent of the blocks in the project area were found to have an excessive building coverage amounting to 60 percent or more of the net land area, and resulting in a serious lack of open yard area on dwelling premises.

(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 : 40 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; 49 percent were found to have no provision for piped hot water; 16 percent were found to have no bath available; 11 percent were found to have no private or adequate toilets; 7 percent were found to have no dual egress; and 45 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 street layout : all east-west streets in the project area, except for Carrington Avenue were found to have persistent grades of greater than six percent, right-of-way widths of less than 50 feet, or pavement widths of less than 30 feet.

(l) Defective lot layout : 73 percent of the lots in the project area were found to be less than 5,000 square feet in area size, while 80 percent of the dwelling structures house two or more families.

(m) Mixed character or shifting of uses : 32 mixed uses were found to be scattered throughout the project area in buildings intended originally for residential use, while 13 structures in sections of the project area zoned for residential use were found to be devoted to industrial and commercial purposes.

(n) Total dwelling quality : some 70 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; 43 percent were found to be characterized by such conditions to a serious degree; while 20 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 J. Carleton Davis Memorial Boulevard, Doyle Avenue, Hope and Olney Streets as compared to the incidence of the same item for the City as a whole indicate:

(a) Ill health : 2.7 times the incidence of tuberculosis.

(b) Transmission of disease : 4.4 times the incidence of venereal disease.

(c) Juvenile delinquency : 2.5 times the incidence of training school admissions.

(d) Welfare : 1.3 times the incidence of public assistance recipients.

(e) Morals : 2.5 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

No.

CHAPTER

AN ORDINANCE

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 street 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, 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 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 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

No.

CHAPTER

AN ORDINANCE

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 and 1955-1961, 1956-1962, 1957-1963, 1958-1964, and the Annual Reports of the Providence Redevelopment Agency for 1948 through 1958 (inclusive); and

WHEREAS, at a public hearing held on May 14, 1959, following notice of the date, time, place and purposes of such hearing, 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, curbings and sidewalks/grading and other public facilities and other public actions; and

WHEREAS, it is necessary that the City Council take appropriate official action respecting the Redevelopment Plan for the Project, in conformity with the requirements of the "Redevelopment act of 1956" and the contract or contracts for financial assistance between the Providence Redevelopment Agency and the Housing and Home Finance Administrator;

NOW, THEREFORE, BE IT ORDAINED by the CITY OF PROVIDENCE:

1. The project is hereby designated as "Lippitt Hill Project No. R.I. R-3".

2. It is hereby found and determined that for the purposes of the Redevelopment Plan the "Lippitt Hill Project No. R.I. R-3" comprises that certain tract of land situated in the City of Providence and State of Rhode Island, which is bounded and described on Exhibit 1, 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 Lippitt Hill Project No. R.I. R-3 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:

No.

CHAPTER

AN ORDINANCE

(a) That within the Lippitt Hill Project No. R.I. R-3:

1. 92% of the dwelling units in the area have serious structural deterioration;
2. 68% of the dwelling units mentioned above have extreme structural deterioration;
3. 60% of the dwelling units in the area have no central heating;
4. 49% of the dwelling units in the area have no inside piped hot water.
5. 15% of the dwelling units in the area have considerable daylight obstruction;
6. 16% of the dwelling units in the area have no bath available.
7. 11% of the dwelling units in the area have no private or adequate toilets.
8. 7% of the dwelling units in the area have no dual egress.
9. 93% of the dwelling units in the area have at least one basic deficiency, 30% have two or more basic deficiencies, and 15% of the project area's dwelling units have three or more deficiencies;
10. 54% of the dwelling units in the area have insanitary conditions;
11. 19% of the dwelling units in the area have insanitary conditions to a serious degree;
12. 82% of the dwelling units in the area were built before 1900;
13. 73% of all the improved lots are below the City's 5000 square foot minimum standard for new construction;
14. 44% of all buildings were found to be spaced less than 12 feet from adjacent buildings;
15. 45% of all dwelling units were found to be located on lots providing less than 1200 square feet of lot area per family.
16. 20% of the blocks in the project area were found to have an excessive building coverage amounting to 60% or more of the net land area, and resulting in a serious lack of open yard area on dwelling premises.
17. 4% of the dwelling units inspected were found to be overcrowded with an average of more than 1.5 persons per room.
18. 40% 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.
19. 45% 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.
20. 68% of these dwelling units were found to represent an extreme hazard to health and safety.

(b) That within the Lippitt Hill Project No. R.I. R-3:

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 and old age assistance cases is proportionately higher than in the City as a whole.

No.

CHAPTER

AN ORDINANCE

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 Section 2-8 inclusive of Chapter 31 of the "Redevelopment act of 1956" and that said Lippitt Hill Project No. R.I. R-3 is hereby determined to be a blighted and substandard area.

5. It be and hereby is found that the Lippitt Hill Project No. R.I. R-3 requires clearance, replanning, redevelopment, rehabilitation 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 Lippitt Hill Project No. R.I. R-3 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 for Lippitt Hill Project No. R.I. R-3 will redevelop said Project Area in conformity with the provisions of the "Redevelopment act of 1956"; will effectuate the purposes and policy of such Act; and will promote the public health, safety, morals and welfare of the City of Providence.

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

(c) 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.

(d) The acquisition of the real property in accordance with said Plan for the Lippitt Hill Project No. R.I. R-3 is in the public interest.

No.

CHAPTER

AN ORDINANCE

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

(f) The rehabilitation of structures in accordance with said Plan for the Lippitt Hill Project No. R.I. R-3 is in the public interest and feasible.

(g) 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.

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

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

(j) 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.

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 Lippitt Hill Project No. R.I. R-3 consisting of a booklet containing a table of contents, 54 pages of text, exhibits and maps is hereby approved, adopted and designated as the Official Redevelopment Plan for Lippitt Hill Project No. R.I. R-3 and is herein incorporated by reference, made a part hereof and designated as "Exhibit 2".

No.

CHAPTER

AN ORDINANCE

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 streets, the relocation of sewer and water mains and other public facilities and, accordingly, this body hereby:

(a) Pledges its cooperation in helping to carry out said Official 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 $2,500,000.00 of general obligation bonds authorized for redevelopment purposes in the referendum of June 1955, and out of the $3,500,000.00 of general obligation bonds authorized for redevelopment purposes in the referendum of November 1958, the amount of $1,550,090.00.

(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 Twenty Five Thousand Eight Hundred Fifty ($125,850.00) Dollars.

No.

CHAPTER

AN ORDINANCE

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 in the northeasterly corner of the tract herein described said point being on the westerly line of Bates Street one hundred eleven and 86/100 (111.86) feet southwest from the intersection of the said westerly line at Bates Street and the southerly line of Lippitt Street;

thence, running southwesterly along the said westerly line of Bates Street twelve and 78/100 (12.78) feet to a point;

thence, turning an interior angle of two hundred eight degrees, fifty six minutes and twenty four seconds (208° 56' 24") and running southerly along the said westerly line of Bates Street one hundred eighteen and 73/100 (118.73) feet to a point;

thence, turning an interior angle of ninety one degrees, one minute and twenty seconds (91° 01' 20") and running westerly one and 00/100 feet to a point;

thence, turning an interior angle of two hundred sixty eight degrees, fifty minutes and forty seconds (268° 50' 40") and running southerly seventy nine and 57/100 (79.57) feet to a point;

thence, turning an interior angle of ninety one degrees, sixteen minutes and seventeen seconds (91° 16' 17") and running westerly one hundred eighty five and 56/100 (185.56) feet to a point;

thence, turning an interior angle of one hundred sixty two degrees, seven minutes and forty nine seconds (162° 07' 49") and running northwesterly forty eight and 27/100 (48.27) feet to a point;

thence, turning an interior angle of eighty eight degrees, forty minutes and no seconds (88° 40' 00") and running northerly eighty one and 35/100 (81.35) feet to a point;

thence, turning an interior angle of two hundred seventy one degrees, fifty five minutes and twenty four seconds (271° 55' 24") and running westerly ninety eight and 82/100 (98.82) feet to a point on the easterly line of Captain ~~W.~~ J. (DEW) Carleton Davis Memorial Boulevard;

thence, turning an interior angle of ninety degrees, sixteen minutes and twenty four seconds (90° 16' 24") and running northerly along the said easterly line of Davis Blvd. twenty and 00/100 (20.00) feet to a point;

thence, turning an interior angle of eighty nine degrees, forty three minutes and thirty six seconds (89° 43' 36") and running easterly one hundred thirty eight and 88/100 (138.88) feet to a point;

thence, turning an interior angle of two hundred eighty two degrees, one minute and forty three seconds (282° 01' 43") and running northerly one hundred twenty three and 85/100 (123.85) feet to a point;

thence, turning an interior angle of ninety degrees, forty one minutes and thirty three seconds (90° 41' 33") and running easterly one hundred sixty one and 64/100 (161.64) feet to the point and place of beginning.

Said tract herein described contains forty two thousand, four hundred fifteen (42,415) square feet of land, more or less.

No.

CHAPTER

AN ORDINANCE

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 in the southeasterly corner of the tract herein described, said point being on the northerly line of Howell Street one hundred ninety three and 83/100 (193.83) feet westerly from the intersection of said northerly line of Howell Street and the westerly line of Camp Street;

thence, turning an interior angle of eighty nine degrees, forty minutes and no seconds (89° 40' 00") and running northerly sixty four and 85/100 (64.85) feet to a point of curvature;

thence, curving to the right in the arc of a circle with an interior angle of eighty nine degrees, thirty five minutes and thirty seconds (89° 35' 30") and a radius of eleven and 08/100 (11.08) feet, seventeen and 32/100 (17.32) feet to a point of tangency;

thence, running easterly thirty three and 77/100 (33.77) feet to a point;

thence, turning an interior angle of ninety degrees, thirty eight minutes and thirty seconds (90° 38' 30") and running northerly twenty eight and 24/100 (28.24) feet to a point;

thence, turning an interior angle of eighty nine degrees, thirty three minutes and forty five seconds (89° 33' 45") and running westerly one hundred sixty nine and 94/100 (169.94) feet to a point;

thence, turning an interior angle of ninety degrees, forty five minutes and fifteen seconds (90° 45' 15") and running southerly one hundred three and 30/100 (103.30) feet to a point on the said northerly line of Howell Street;

thence, turning an interior angle of eighty nine degrees, forty one minutes and no seconds (89° 41' 00") and running easterly along the said northerly line of Howell Street one hundred twenty six and 05/100 (126.05) feet to the point and place of beginning;

Said tract herein described contains ten thousand, two hundred eighty and 00/100 (10,280.00) 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 at a point in the northeasterly corner of the tract of land herein described said point being on the southerly line of Doyle Avenue one hundred eighty four and 97/100 (184.97) feet westerly from the intersection of the said southerly line of Doyle Avenue and the westerly line of Camp Street;

thence, turning an interior angle of ninety degrees, no minutes and no seconds (90° 00' 00") and running Southerly one hundred eighteen and 06/100 (118.06) feet to a point;

No.

CHAPTER

AN ORDINANCE

thence, turning an interior angle of ninety degrees, three minutes and forty five seconds (90° 03' 45") and running westerly two hundred and 09/100 (200.09) feet to a point;

thence, turning an interior angle of eighty nine degrees, fifty six minutes and fifteen seconds (89° 56' 15") and running northerly one hundred eighteen and 28/100 (118.28) feet to a point on the said southerly line of Doyle Avenue;

thence, turning an interior angle of ninety degrees, no minutes and no seconds (90° 00' 00") and running Easterly along the southerly line of Doyle Avenue two hundred and 09/100 (200.09) feet to the point and place of beginning.

Said tract herein described contains twenty three thousand six hundred forty four and 63/100 (23,644.63) square feet of land, more or less.

(f) Declares that it will furnish supporting facilities, at an estimated cost of $58,700 when requested to do so by the Agency for the construction of a public park and/or playground in "Area A", as indicated in the Redevelopment Plan and the resurfacing of portions of both Howell Street and Carrington Avenue in accordance with the Redevelopment Plan.

(g) Declares that fifty (50) percent of the total actual cost of constructing, erecting and installing the aforementioned public park and/or playground and a like percent of the total actual cost of widening, laying out and paving Olney Street to width of at least sixty (60) feet and laying out and paving the sidewalks thereon and a like percent of the cost of installing storm and sanitary sewers and a water main and resetting the curbing and repaving the sidewalks adjacent to said curbing on a portion of Captain J. Carleton Davis Memorial Boulevard all in accordance with the Redevelopment Plan 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, it being further specifically declared that said percentage represents the value of the benefit afforded to areas other than the project area by such improvement, declares further that on request of the Agency, either before or after such work is completed it shall pay over to the Agency fifty (50) percent of the total actual cost now estimated at $38,650.00 of installing the aforedescribed facilities on Olney Street and Captain J. Carleton Davis Memorial Boulevard.

(h) 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.

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

No.

CHAPTER

AN ORDINANCE

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" 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" 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
MAY 21 1959
FIRST READING
READ AND PASSED
Vincent Vespia
acting CLERK

APPROVED
JUN 5 1959
Walter H. Reynolds
MAYOR

IN CITY COUNCIL
JUN 4 - 1959
FINAL READING
READ AND PASSED
Edward P. Cruley
PRESIDENT
Everett Wheeler
CLERK

No.

CHAPTER

AN ORDINANCE APPROVING AND ADOPTING THE OFFICIAL REDEVELOPMENT PLAN FOR LIPPITT HILL PROJECT NO. R.I. R-3.

IN CITY COUNCIL

APR 16 1959

FIRST READING
REFERRED TO COMMITTEE ON
ORDINANCES and Committee on PUBLIC WORKS
Dennis Nelson CLERK

PROVIDENCE REDEVELOPMENT AGENCY

10 Dorrance St. ~~CITY HALL~~ PROVIDENCE 3, RHODE ISLAND GASPEE 1-7740

April 16, 1959

Mr. Vincent Vespia
Deputy City Clerk
City Hall
Providence, Rhode Island

Dear Mr. Vespia:

Transmitted herewith is our suggested schedule for 1) the insertion of newspaper advertisements for the public hearing regarding the proposed Lippitt Hill Redevelopment Plan, and 2) other events leading to City Council authorization to execute a loan and grant contract with the Federal government.

April 13	Submission of Redevelopment Plan to City Council and Plan Commission
April 16	City Council referral of Plan to Public Works and Ordinances Committees
April 18	Newspaper advertisement for public hearing
April 25	" " " " "
May 2	" " " " "
May 9	" " " " "
May 12-15	Public hearing - Committee's recommendations to City Council
May 18	Docket Date
May 21	First Council passage
June 4	Second Council passage
June 5	Ordinance signed by Mayor
June 30	Execution of Loan and Grant Contract

Please understand that we expect to pay for the newspaper advertisements and suggest that the Journal-Bulletin be instructed to transmit bill for same to this office.

Further, we will arrange for a public stenographer to attend the public hearing and will send the original transcript to you together with any required additional copies.

We trust the above is acceptable to you, and if not please do not hesitate to call.

Sincerely yours,

Robert C. Smith

for James F. Reynolds
Executive Director

JFR:fs
rcs

PROVIDENCE REDEVELOPMENT AGENCY

410 Howard Bldg. ~~CITY HALL~~ PROVIDENCE 3, RHODE ISLAND GASPEE 1-7740

April 13, 1959

The Honorable City Council
City of Providence
City Hall
Providence 3, Rhode Island

Gentlemen:

The Providence Redevelopment Agency submits herewith the Redevelopment Plan for Lippitt Hill, Project No. R.I. R-3.

This Plan consists of a report with supporting maps, and describes the proposal to acquire real property within the Project Area, to remove streets and structures, to grade the land, and to develop the cleared land for commercial, public, and residential reuse.

This Redevelopment Plan has been prepared and is being submitted in compliance with "Title 45, Chapter 32, Section 7 of the General Laws of Rhode Island, 1956."

The Agency recommends that the City Council approve by ordinance the proposals contained in this plan and vest in this Agency the responsibilities for carrying out the Plan.

Respectfully submitted,

James F. Reynolds
Providence Redevelopment Agency

cc: Walter H. Reynolds
Mayor of Providence

IN CITY COUNCIL

APR 16 1959

READ:
WHEREUPON IT IS ORDERED THAT THE SAME BE RECEIVED.

D. Everett Whelan
CLERK

EXHIBIT #1

DESCRIPTION OF THE PERIMETER BOUNDARY OF LIPPITT HILL PROJECT NO. R.I. R-3

A description of the Lippitt Hill Redevelopment Project Area follows:

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

Beginning at the northwesterly corner of the tract herein described, said corner being the intersection of the easterly line of North Main Street and the northerly line of Doyle Avenue;

thence, running easterly, two hundred eighty (280) feet more or less, along the northerly line of Doyle Avenue to an angle point located on the southerly line of land now or formerly of Grace V. Coleman;

thence, turning an angle and running easterly, one thousand forty (1040) feet more or less, along the northerly line of Doyle Avenue to its intersection with the westerly line of Camp Street;

thence, turning an angle and running easterly, fifty (50) feet more or less, across Camp Street to the intersection of the northerly line of Doyle Avenue and the easterly line of Camp Street;

thence, turning an angle and running easterly one hundred eighteen (118) feet more or less, along the northerly line of Doyle Avenue to its intersection with the easterly line of land now or formerly of Mathew M. Fishbein and wife Charlotte E.;

thence, turning an angle and running southerly, sixty (60) feet more or less, across Doyle Avenue to the intersection of the southerly line of Doyle Avenue and the westerly line of land now or formerly of Paul J. Lambert and wife Maggie L.;

thence, turning an angle and running southerly, one hundred seventy-seven (177) feet more or less, to the southwesterly corner of said Lambert land;

thence, turning an angle and running easterly, seven hundred seventy-five (775) feet more or less, along the southerly line of said Lambert land, of land now or formerly of the City of Providence, of land now or formerly of Woodbine Realty Inc., of land now or formerly of Charles Fierstein and wife Lena, of land now or formerly of the City of Providence, of land now or formerly of Thomas W. Basford, of land now or formerly of Gregory Rosiak and wife Elena and Alexander F. Rosiak, of land now or formerly of Lena E. Cohen and Dorothea S. Epstein - Trustees, of land now or formerly of the City of Providence, of land now or formerly of Emma B. Anderson, of land now or formerly of Aram Johnson, of land now or formerly of Ole W. Leum and wife Annie J., of land now or formerly of Mary V. O'Neil, and of land now or formerly of the Greater Providence Young Men's Christian Association, to its intersection with the westerly line of land now or formerly of King Investment Corporation;

thence, turning an angle and running southwesterly, eighty-five (85) feet more or less, along the westerly line of land of said King Investment Corporation and of land now or formerly of Beulah R. Jackson to its intersection with the northerly line of Howell Street;

thence, continuing southwesterly, forty (40) feet more or less, across Howell Street to the intersection of the southerly line of Howell Street and the westerly line of land now or formerly of Jennie M. Howard;

thence, continuing southwesterly, three hundred forty (340) feet more or less, along the westerly line of land of said Howard, of land now or formerly of Maurice E. Audette and wife Mary E., of land now or formerly of Paul Hagopian and Mary Hagopian, of land now or formerly of Edward J. McCarron and Clara C. McCarron to its intersection with the northerly line of land now or formerly of Arthur A. Smith;

thence, turning an angle and running westerly, fifteen (15) feet more or less, to the northwesterly corner of the land of said Smith;

thence, turning an angle and running southerly, one hundred twenty-three (123) feet more or less, along the westerly line of land of said Smith and of land now or formerly of Theresa Lopes and Joseph Lopes, of land now or formerly of John J. Buja and wife Charlotte, to its intersection with the northerly line of Carrington Avenue;

thence, continuing on a southerly prolongation of said line, fifty (50) feet more or less, across Carrington Avenue to its intersection with the southerly line of Carrington Avenue;

thence, turning an angle and running westerly, fifteen (15) feet more or less, along the southerly line of Carrington Avenue to its intersection with the westerly line of land now or formerly of John Daluz and wife Camilla;

thence, turning an angle and running southerly, forty (40) feet more or less, along the westerly line of land of said Daluz to its intersection with the northerly line of land now or formerly of Albert A. Burke and Sadie T. Burke;

thence, turning an angle and running westerly, sixty-two (62) feet more or less, along the northerly line of land of said Burke to the northwesterly corner of land of said Burke;

thence, turning an angle and running southerly, ninety (90) feet more or less, along the westerly line of land of said Burke to its intersection with the northerly line of land now or formerly of Gertrude S. Horton and Dorothy S. Horton;

thence, turning an angle and running westerly, eighty (80) feet more or less, along the northerly line of land of said Horton and of land now or formerly of Fannie Pansy to its intersection with the easterly line of land now or formerly of Abraham L. Botvin;

thence, turning an angle and running northerly, twenty (20) feet more or less, along the easterly line of land of said Botvin to the northeasterly corner of land of said Botvin;

thence, turning an angle and running westerly, forty (40) feet more or less, along the northerly line of land of said Botvin to its intersection with the easterly line of land now or formerly of Olney Associates Incorporated;

thence, turning an angle and running northerly, one (1) foot more or less, along the easterly line of land of said Olney Associates Incorporated to the north-easterly corner of land of said Olney Associates Incorporated;

thence, turning an angle and running westerly, forty (40) feet more or less, along the northerly line of land of said Olney Associates Incorporated to an angle point;

thence, turning an angle and running southerly, one (1) foot more or less, along the line of land of said Olney Associates Incorporated to an angle point;

thence, turning an angle and running westerly, one hundred (100) feet more or less, along the northerly line of land of said Olney Associates Incorporated to an angle point;

thence, turning an angle and running northerly, thirty (30) feet more or less, along the line of land of said Olney Associates Incorporated to an angle point;

thence, turning an angle and running westerly, one hundred twenty-three (123) feet more or less, along the northerly line of land of said Olney Associates Incorporated to an angle point;

thence, turning an angle and running northerly, eighty (80) feet more or less, along the line of land of said Olney Associates Incorporated to its intersection with the southerly line of Carrington Avenue;

thence, turning an angle and running westerly, twenty (20) feet more or less, along the southerly line of Carrington Avenue to its intersection with the westerly line of land of said Olney Associates Incorporated;

thence, turning an angle and running southerly, one hundred thirty (130) feet more or less, along the westerly line of land of said Olney Associates Incorporated to its intersection with the northerly line of land now or formerly of Mary Coutanche;

thence, turning an angle and running westerly, two hundred (200) feet more or less, along the northerly line of said Coutanche and of land now or formerly of Nosseff Joseph and wife Barbara to an angle point;

thence, turning an angle and running southerly, forty-five (45) feet more or less, along the westerly line of land of said Joseph to an angle point;

thence, turning an angle and running westerly, one hundred ten (110) feet more or less, along the line of land of said Joseph and along the northerly line of land now or formerly of Abraham Berger and wife Edith to its intersection with the easterly line of Camp Street;

thence, turning an angle and running southerly, eighty-five (85) feet more or less, along the easterly line of Camp Street to its intersection with the northerly line of Olney Street;

thence, continuing on a southerly prolongation of said line, sixty (60) feet more or less, across Olney Street to its intersection with the southerly line of Olney Street;

thence, turning an angle and running westerly, one hundred (100) feet more or less, along the southerly line of Olney Street to an angle point;

thence, turning an angle and running westerly, one hundred nineteen (119) feet more or less, along the southerly line of Olney Street to its intersection with the easterly line of Brown Street;

thence, turning an angle and running westerly, fifty (50) feet more or less, across Brown Street to the intersection of the southerly line of Olney Street and the westerly line of Brown Street;

thence, turning an angle and running westerly, two hundred forty-five (245) feet more or less, along the southerly line of Olney Street to its intersection with the easterly line of Prospect Street;

thence, continuing westerly, forty (40) feet more or less, across Prospect Street to the intersection of the southerly line of Olney Street and the westerly line of Prospect Street;

thence, continuing westerly four hundred ninety (490) feet more or less, along the southerly line of Olney Street to its intersection with the easterly line of Pratt Street;

thence, turning an angle and running westerly, forty-four (44) feet more or less, across Pratt Street to the intersection of the southerly line of Olney Street and the westerly line of Pratt Street;

thence, turning an angle and running westerly, two hundred sixty-two (262) feet more or less, along the southerly line of Olney Street to a point of curvature on said line at its intersection with Captain J. Carleton Davis Boulevard;

thence, continuing westerly, one hundred ninety-two (192) feet more or less, along the westerly prolongation of the southerly line of Olney Street across Captain J. Carleton Davis Boulevard to the intersection of said line with the westerly line of Captain J. Carleton Davis Boulevard;

thence, turning an angle and running northerly, five hundred ninety-two (592) feet more or less, along the westerly line of Captain J. Carleton Davis Boulevard to a point of curvature on said line at its intersection with Hewes Street;

thence, turning an angle and running northerly, one hundred twenty (120) feet more or less, across Hewes Street to the intersection of the northwesterly line of Hewes Street and the westerly line of Captain J. Carleton Davis Boulevard;

thence, turning an angle and running northerly, three hundred fifty-one (351) feet more or less, along the westerly line of Captain J. Carleton Davis Boulevard to a point of curvature on said line at its intersection with Randall Street;

thence, turning an angle and running northerly one hundred forty (140) feet more or less, across Randall Street to the intersection of the northwesterly line of Randall Street and the northeasterly line of Iroquois Street;

thence, turning an angle and running northeasterly, one hundred nine (109) feet more or less, along the northwesterly line of Randall Street to its intersection with the westerly line of North Main Street;

thence, turning an angle and running easterly, ninety (90) feet more or less, acorss North Main Street to the intersection of the easterly line of North Main Street and the northerly line of Doyle Avenue, which is the point and place of beginning.

City Plan Commission

Suite 103, City Hall,
Providence 3, Rhode Island

April 30, 1959

The Honorable Walter H. Reynolds, Mayor
The Honorable City Council
of the City of Providence
City Hall
Providence, Rhode Island

SUBJECT: Referral No. 1084 - REDEVELOPMENT PLAN FOR LIPPITT HILL PROJECT NO. R.I. R-3

Gentlemen:

The subject referral received consideration by the City Plan Commission at a meeting held on Tuesday, April 28, 1959.

It was unanimously

VOTED: That in connection with the Redevelopment Plan designated as the Redevelopment Plan for Lippitt Hill Project No. R.I. R-3, submitted to the City Plan Commission on April 14, 1959 by the Providence Redevelopment Agency, the City Plan Commission reports that this Redevelopment Plan for Lippitt Hill Project No. R.I. R-3 is in conformity with the Master or General Plan of the City of Providence, and the City Plan Commission recommends the approval and execution of this plan as being necessary in the public interest.

The above action was taken in accordance with the requirements of General Laws of Rhode Island (1956) 45-32-7.

Very truly yours,

EDWARD WINSOR
CHAIRMAN
CITY PLAN COMMISSION

EW:MMH

c.c. Providence Redevelopment Agency - 3

REDEVELOPMENT PLAN

AS SUBMITTED TO THE CITY COUNCIL, APRIL 1959

LIPPITT HILL

PROJECT NO. R. I. R-3

PROVIDENCE REDEVELOPMENT AGENCY

TABLE OF CONTENTS

REDEVELOPMENT PLAN

This plan sets forth an outline for the redevelopment of land in the Lippitt Hill Project Area in accordance with the provisions of Chapters 31-33 inclusive of Title 45 of the General Laws of Rhode Island 1956, formerly cited as Chapter 3654, Public Laws of Rhode Island 1956 and referred to in this Plan by their short title as the "Redevelopment Act of 1956" and with the provisions of the U. S. 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 U. S. Housing Act of 1949 as amended to date.

The project undertaking outlined by the plan is designed to secure the elimination and to prevent the recurrence of blighted and substandard conditions in the project area and to insure the replacement of such conditions by a well-planned, integrated, stable, safe and healthful neighborhood.

A. DESCRIPTION OF THE PARTS CONSTITUTING THE REDEVELOPMENT PLAN

The Redevelopment Plan for the project area consists of 54 pages of text together with supporting documents.

1. Redevelopment Plan Text

The text of the Redevelopment Plan includes (a) a description of the boundaries and location of the project area, (b) a description of blighted and substandard conditions existing in the project area, (c) a statement of redevelopment project activities proposed, (d) a statement of the organizations responsible for the execution of such activities, (e) a description of proposed land uses, (f) a description of proposed zoning amendments, (g) a description of proposed street adjustments, (h) a description of proposed utility adjustments, (i) a description of proposed rehabilitation activities, (j) a statement of lands in the project area proposed to be acquired, and of buildings and structures proposed to be demolished and removed, (k) a statement of proposed land use and building requirements governing future population density, land coverage, and other building intensity, (l) a general statement of proposed controls, covenants, and other restrictions governing the disposal and future use of land and buildings in the project area, (m) a general statement as to the conformity of the Redevelopment Plan with the community master plan as well as its consistency with definite local objectives for improved traffic, community facilities, and public improvements, (n) a general statement of the extent of relocation resulting from the project undertaking as well as the proposed method of rehousing persons displaced from the project area, (o) a statement of the estimated cost of the project undertaking and a description of the method proposed for financing the undertaking, (p) a statement of official actions required to carry out the Redevelopment Plan, (q) a statement of procedures proposed for amending the Redevelopment Plan after its initial approval by the Providence City Council, and (r) a statement of the manner in which the purposes of the "Redevelopment Act of 1956" will be attained through the execution of the Redevelopment Plan.

2. Redevelopment Plan Exhibits

The text of the Redevelopment Plan is supplemented by several exhibits comprising maps, boundary descriptions, and housing standards. These exhibits, either attached or separate as listed below, shall be deemed a part of the Redevelopment Plan as if fully set forth herein:

Exhibit A (attached) Description of Perimeter Boundary of Project Area.
Exhibit B (attached) Description of Perimeter Boundary of Slum Clearance and Redevelopment Section of the Project Area.
Exhibit C (attached) Map 1 : Project Area Plan.
Exhibit D (attached) Map 2 : Zoning Plan.
Exhibit E (attached) Map 3 : Right-of-Way Adjustments Plan.
Exhibit F (attached) Map 4 : Public Utilities Plan - Sanitary Sewers.
Exhibit G (attached) Map 5 : Public Utilities Plan - Storm Drainage.
Exhibit H (attached) Map 6 : Public Utilities Plan - Water Service.
Exhibit I (attached) Map 7 : Public Utilities Plan - Communications.
Exhibit J (attached) Map 8 : Grading and Special Site Improvements Plan.
Exhibit K (attached) Excerpts from "Minimum-Standards Housing Ordinance."

B. DESCRIPTION OF THE REDEVELOPMENT PROJECT AREA

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

1. Description of Project Area Location

The Lippitt Hill Project Area is located three-quarters of a mile northeast of City Hall near the Hope High School. In general, the project lies within an area bounded by Captain J. Carleton Davis Memorial Boulevard, Doyle Avenue, Hope Street, and Olney Street.

The project area is located within Redevelopment Area D7. This redevelopment area is one of 17 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, as blighted areas in need of redevelopment.

2. Description of Project Area Boundaries

A description of the perimeter boundary of the project area is attached herewith as Exhibit A of this Redevelopment Plan.

A description of the perimeter boundary of the slum clearance and redevelopment section of the project area is attached herewith as Exhibit B of this Redevelopment Plan.

Map 1 : Project Area Plan showing the perimeter boundaries of both the project area and the slum clearance and redevelopment section is submitted herewith as Exhibit C of this Redevelopment Plan

3. Description of 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, 1940 and 1950, and from subsequent housing evaluation surveys made by the City of Providence. 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 692, or 79 percent of the 875 dwelling units existing in the project area. Results of the survey yield a composite picture of the deficiencies which characterize housing in the project area.

(1) Basic dwelling deficiencies : 93 percent of the dwelling units inspected were found to have at least one basic deficiency in essential dwelling facilities, maintenance or occupancy; 30 percent have two or more such basic deficiencies; while 15 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 deficiences as they have been found to exist in the project area are outlined below:

(2) Dilapidation : 92 percent of the dwelling units inspected were found to have serious structural deterioration; the extent of such deterioration in 68 percent of these dwelling units was found to represent an extreme hazard to health and safety.

(3) Age : 82 percent of all dwelling units were found to be located in structures built before 1900.

(4) Obsolescence : 60 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 : 15 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 buildings.

(6) Inadequate provision for sanitation : 54 percent of the dwelling units inspected were found to have insanitary conditions; while 19 percent were found to have such conditions to a serious degree.

(7) Inadequate provision for open spaces : 20 percent of the blocks in the project area were found to have a serious lack of open yard area; while 44 percent of all buildings were found to be spaced less than 12 feet from adjacent buildings.

(8) Inadequate provision for recreation facilities : the existing Bates Street Playground has been found to be inadequate in both size and location to serve the project area.

(9) High density : 45 percent of all dwelling units were found to be located on lots providing less than 1200 square feet of lot area per family. In addition, 20 percent of the blocks in the project area were found to have an excessive building coverage amounting to 60 percent or more of the net land area, and resulting in a serious lack of open yard area on dwelling premises.

(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 : 40 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; 49 percent were found to have no provision for piped hot water; 16 percent were found to have no bath available; 11 percent were found to have no private or adequate toilets; 7 percent were found to have no dual egress; and 45 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 street layout : all east-west streets in the project area, except for Carrington Avenue were found to have persistent grades of greater than six percent, right-of-way widths of less than 50 feet, or pavement widths of less than 30 feet.

(13) Defective lot layout : 73 percent of the lots in the project area were found to be less than 5,000 square feet in area size, while 80 percent of the dwelling structures house two or more families.

(14) Mixed character or shifting of uses : 32 mixed uses were found to be scattered throughout the project area in buildings intended originally for residential use, while 13 structures in sections of the project area zoned for residential use were found to be devoted to industrial or commercial purposes.

(15) 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 70 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; 43 percent were found to be characterized by such conditions to a serious degree; while 20 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 project 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 each item, developed for the area bounded by Davis Boulevard, Doyle Avenue, Hope and Olney Streets, are compared to the incidence of the same item for the City as a whole.

(1) Ill health : 2.7 times the incidence of tuberculosis.

(2) Transmission of disease : 4.4 times the incidence of venereal disease.

(3) Juvenile delinquency : 2.5 times the incidence of training school admissions.

(4) Welfare : 1.3 times the incidence of public assistance recipients.

(5) Morals : 2.5 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.

C. REDEVELOPMENT PROJECT ACTIVITIES PROPOSED

Proposed types of project activities shall include a combination of slum clearance and redevelopment undertakings, and rehabilitation and other project area improvement measures short of total clearance, each of which shall be carried out in a portion of the redevelopment project area.

1. Slum Clearance and Redevelopment Activities

Slum clearance and redevelopment activities shall include, but not by way of limitation, (a) the acquisition of land and buildings, (b) the clearance of land areas acquired and (c) the relocation of occupants therein, (d) the installation of site improvements essential to the preparation of land for reuse in accordance with the terms of this Redevelopment Plan, and (e) the disposition of land for such uses. Clearance shall be carried out through demolition, and/or the sale of certain structures for removal and relocation from their present locations to new sites within the project area as described more fully in Section G below.

2. Rehabilitation Activities

Rehabilitation activities shall include, but not by way of limitation, (a) the systematic enforcement of legal requirements contained in certain City ordinances for the construction, equipment, maintenance and repair of buildings and other improvements, (b) the provision of technical assistance to facilitate building rehabilitation by private owners to levels above minimum legal requirements, (c) the elimination of non-conforming uses of land and buildings which are detrimental to the area, and (d) the incidental acquisition of scattered land, buildings, or both and (e) the demolition of structures thereon which cannot be rehabilitated at least to the level of those legal requirements which establish minimum standards for health and safety, all as described more fully in Section F below.

D. EXECUTION OF THE REDEVELOPMENT PLAN

The execution of project activities proposed in Section C above will be undertaken by the Providence Redevelopment Agency and the City of Providence in the following manner.

1. Providence Redevelopment Agency

Under the provisions of the "Redevelopment Act of 1956" the Providence Redevelopment Agency is empowered to undertake all clearance and redevelopment functions including (a) the acquisition and clearance of any and all land and buildings in blighted and substandard areas and (b) the relocation of occupants therein, (c) the installation and construction of site improvements, (d) the disposition of land for reuse in accordance with the Redevelopment Plan, and (e) to secure from the City any and all donations of land, site improvements, supporting facilities, grants-in-aid, services, and other cooperative activities necessary to the execution of this Redevelopment Plan, which the City by the terms of the same statute is empowered to contribute with or without consideration to the project undertaking.

2. City of Providence

Under the terms of the ordinance to be passed by the City Council in approving and adopting this Redevelopment Plan, the City of Providence will commit itself to (a) the vacation and acceptance of right-of-way easements dedicated for street purposes, (b) changes in zoning district and fire district designations and boundaries, (c) the provision of municipal improvements designed to support the private reuses of land in the project area, (d) the donation of real property currently used for public elementary school, playground and other public purposes, (e) the systematic enforcement of laws and ordinances relating to the use and occupancy, and to the compulsory maintenance and repair of buildings and other improvements, and (f) the provision of local grants-in-aid; all of which are outlined more fully below.

E. PLANNING AND PROJECT IMPROVEMENTS PROPOSALS

Project plans propose the following changes in land uses, community facilities, zoning, rights-of-way, streets and utilities.

1. Project Area Plan

Changes in land use within the project area shall be as shown on Map 1 : Project Area Plan, submitted herewith as Exhibit C.

Land in the slum clearance and redevelopment section of the project area not proposed for use as public right-of-way shall be devoted to the following principal uses as shown subject to easement(s) as shown on the Project Area Plan, and subject to the regulations and controls outlined in Section H below:

Site A :	Public recreation : park and playground.
Site B :	Semi-public institution : house of worship. Alternate use shall be the same as in Sites C.
Sites C :	Residential : either one-family detached housing in new structures on a minimum lot size of 6,000 square feet; or the same as Sites E.
Sites D :	Residential : one family and two-family detached housing in new structures, as well as existing structures relocated from other portions of the slum clearance and redevelopment section, on minimum lot sizes of 6,000 and 7,000 square feet, respectively.
Sites E :	Residential : new multi-family housing at a maximum density of 36 family living units per net acre of residential land.
Site F :	Commercial : community shopping center.
Site G :	Commercial : neighborhood shopping center.

Land in rehabilitation sections of the project area not proposed for use as public right-of-way shall be devoted to residential uses only.

2. Community Facilities Plan

Changes within the project area in land presently devoted to use for community facilities and public buildings shall include specifically the acquisition and clearance of (a) the Howell Street Synagogue, (b) Saint Hedwig's Roman Catholic Church, (c) the Episcopal Church of the Saviour, (d) the Olney Street Baptist Church, (e) the Thomas A. Doyle public elementary school, and

(f) the Bates Street playground. No community facilities, recreation areas, or public buildings presently existing within the project area shall be retained. Land within the project area will be provided for the establishment of new recreation and institutional uses as shown on Map 1 : Project Area Plan, submitted herewith as Exhibit C.

3. Zoning Plan

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 more restrictive provisions of this Redevelopment Plan.

Land in the clearance section of the project area shall be zoned as follows:

Site A :	either R-1 One Family Zone or R-4 Multiple Dwelling Zone
Site B :	either R-1 One Family Zone or R-4 Multiple Dwelling Zone
Sites C :	either R-1 One Family Zone or R-4 Multiple Dwelling Zone
Sites D :	R-2 Two Family Zone
Sites E :	R-4 Multiple Dwelling Zone
Site F :	C-4 Heavy Commercial Zone
Site G :	C-1 Limited Commercial Zone

Land in rehabilitation sections of the project area shall be zoned "R-3 General Residence Zone".

Changes in zoning district designations and in zoning district boundaries within the project area shall be as shown on Map 2 : Zoning Plan, submitted herewith as Exhibit D.

Boundaries of the First Fire District, as set forth in the "Building Ordinance of the City of Providence", as approved December 21, 1956 and as amended to the date of approval of this Redevelopment Plan by the City Council, shall be changed to include all land in Site F of the project area.

4. Right-of-Way Adjustments Plan

Changes in rights-of-way within the project area including the tentative new residential access streets to be established, proposed street widenings, other street and highway adjustments, and utility easements to be extinguished and established shall be as shown on Map 3 : Right-of-Way Adjustments Plan, submitted herewith as Exhibit E.

5. Public Utilities Plan

Modifications in public and private utility systems serving the project area including retention, abandonment, extension, and improvement of sewer, water, gas, electric power and street lighting, and telephone lines and appurtenant fixtures shall be tentatively as shown on the following maps submitted herewith:

Map 4 :	Public Utilities Plan - Sanitary Sewers	Exhibit F
Map 5 :	Public Utilities Plan - Storm Drainage	Exhibit G
Map 6 :	Public Utilities Plan - Water Service	Exhibit H
Map 7 :	Public Utilities Plan - Communications	Exhibit I
Map 8 :	Grading and Special Site Improvements Plan	Exhibit J

F. REHABILITATION OF STRUCTURES

The rehabilitation of structures shall be undertaken as a project activity in a part of the project area as shown on Map 1 : Project Area Plan, submitted herewith as Exhibit C.

1. Rehabilitation Objectives

The basic objective of rehabilitation activity shall be to secure and maintain a level of dwelling and environmental conditions in rehabilitation sections of the project area which can best insure (a) residential use of land and buildings in such sections, and (b) decent, safe, and healthful housing yielding the greatest amount of amenity, convenience, and livability for people residing therein.

2. Minimum Standards for Structure Rehabilitation

Minimum housing standards for acceptable dwelling rehabilitation within rehabilitation sections of the project area shall consist of legal requirements governing (a) sanitary facilities, (b) plumbing and drainage, (c) heating and refrigeration equipment, (d) lighting and ventilation, (e) electrical facilities, (f) dwelling space, and (g) safe and sanitary maintenance; all as set forth in Sections 6 through 11 inclusive of "An Ordinance Providing Minimum Standards for Housing", Chapter 1040, Ordinance of the City of Providence, approved July 9, 1956. A copy of these standards is attached herewith as Exhibit K, and is made a part hereof as if fully set forth herein.

3. Project Standards for Structure Rehabilitation

In addition to the minimum legal requirements for rehabilitation set forth above, voluntary project standards for desirable dwelling rehabilitation and improvement shall consist of such higher requirements governing the physical character of property, which shall be established by the Federal Housing Administration, or by any bank or recognized lending or insurance institution, as a prerequisite or condition (a) to the insurance or provision of funds for the repair, rehabilitation, improvement, or the refinancing of real property, (b) to the issuance of fire, casulaty or damage insurance thereon as applicable to such individual property.

4. Rehabilitation Procedures

The implementation of rehabilitation standards as well as the execution of rehabilitation activities outlined in Section C above will involve essentially (a) the enforcement by the City of Providence of its Minimum Standards Housing Ordinance setting forth legal requirements for dwelling facilities, maintenance

and occupancy in all structures in the project area, as well as procedures for the compulsory repair, vacation, securance, and demolition of unfit dwellings, (b) the enforcement by the City of Providence of its Zoning Ordinance setting forth legal requirements for land use, lot coverage and open space, and building setback for all structures, subject to provisions governing non-conforming building and site development as distinct from non-conforming land use, (c) the enforcement by the City of Providence of its Building Ordinance setting forth legal requirements for the materials and methods to be used in making repairs, alterations and improvements in all structures, as well as procedures for the repair, vacation, securance, and demolition of dangerous buildings, and the abatement of hazardous conditions, (d) the provision by the Providence Redevelopment Agency of technical assistance to property owners and other private persons to implement and facilitate the voluntary rehabilitation and improvement of property to levels above minimum legal requirements, and (e) the exercise from time to time and as necessary by the Providence Redevelopment Agency of its power of selective clearance in order to secure the acquisition of single or scattered parcels of real property within the project area through direct purchase, condemnation or otherwise, and the demolition or removal of buildings or improvements thereon where necessary to eliminate unhealthful, insanitary, or unsafe conditions and non-salvable structures, to eliminate detrimental land uses, and to remove or prevent the spread of blight where voluntary action and the enforcement of legal requirements prove insufficient to secure the rehabilitation of structures.

Technical assistance will be provided by the Agency to persons residing or owning property in rehabilitation sections of the project area for the purposes of developing an awareness and understanding of rehabilitation objectives, standards, requirements, and methods;and of providing guidance in the planning, financing, and execution of individual rehabilitation activities designed to achieve the objectives and standards set forth above.

5. Application of Laws and Ordinances

The Urban Renewal Coordinator shall secure the necessary cooperation and assistance for the systematic enforcement of the laws and ordinances identified below by the legally responsible municipal departments:

(a) Housing Ordinance: Chapter 1040, Ordinance of the City of Providence, "An Ordinance Providing Minimum Standards for Housing" as approved July 9, 1956 together with any rules and regulations established thereunder, all as amended to the date of approval of this Redevelopment Plan by the City Council, and " . . . governing the condition and maintenance of all dwellings and dwelling premises; establishing minimum standards governing utilities and facilities and other physical things and conditions essential to make dwellings safe, sanitary, and fit for human habitation; fixing certain responsibilities and duties of owners, operators, and occupants of dwellings and dwelling premises; and fixing the conditions whereby certain dwellings may be declared unfit for occupancy and condemned for human habitation; and fixing penalties for violations . . ."

(b) Zoning Ordinance: Chapter 544, Ordinances of the City of Providence, "An Ordinance Zoning the City of Providence and Establishing Use, Height and Area Regulations" as approved September 21, 1951 together with any rules and regulations established thereunder, all as amended to the date of approval of this Redevelopment Plan by the City Council, governing the use and development of land and buildings; provided, however that the provisions of this ordinance which permit the continuance of non-conforming uses of land and buildings shall not be held to pertain within the project area.

(c) Building Ordinance: Chapter 1079, Ordinances of the City of Providence, as approved December 21, 1956 together with any rules and regulations established thereunder, all as amended to the date of approval of this Redevelopment Plan by the City Council, and governing ". . . the construction, alteration, addition, repair, removal, demolition, use location, occupancy, and maintenance of all buildings . . . and their service equipment . . . [in] existing, new, or proposed buildings . . . in the City of Providence . . ."

G. LAND ACQUISITION AND SITE CLEARANCE

The acquisition of real property and site clearance within the project area shall be carried out in the following manner.

1. Slum Clearance and Redevelopment Section Activities

All real property within the boundary of the slum clearance and redevelopment section of the project area, as shown on Map 1 : Project Area Plan, submitted herewith as Exhibit C, shall be acquired by the Providence Redevelopment Agency. All structures on land so acquired by the Agency shall be demolished, except for those dwelling structures which may be sold by the Agency for removal from their present sites and relocation in the project area.

2. Structure Removal and Relocation

Only those dwelling structures which have been determined by the Providence Redevelopment Agency either to be not in substandard condition or to be suitable for removal and subsequent rehabilitation shall be sold by the Agency for relocation. Removal of such structures shall be limited to their relocation on new house lots in Sites D of the project area and to the extent that such lots remain available in sufficient number. Preference in sale of structures shall be made first to former owners, and then to other private individuals or groups. Both structures and new house lots shall be sold by the Agency at fair market value for removal and reuse, respectively, subject to the redevelopment controls described in Section H below, as well as to general regulatory controls of the City of Providence relating to their physical character, maintenance and occupancy. Structure removal shall be permitted only after house moving plans have been reviewed and approved by the Agency, and then only in conformity with City ordinances governing such activity. Any structure, upon sale by the Agency, shall be removed promptly at the buyer's expense, and the Agency shall reserve the right to assign specific new house lots for the relocation of particular structures. No structures shall be sold for removal and relocation to sites outside the project area.

3. Rehabilitation Sections Activities

Within rehabilitation sections of the project area, the Providence Redevelopment Agency shall acquire land, buildings or both of those scattered parcels (a) which are occupied by non-conforming uses of land or buildings detrimental to the area, or (b) on which residential structures are not rehabilitated at least to the level of legal requirements which establish minimum standards for health and safety as set forth in Section F above.

All structures on land so acquired by the Agency shall be demolished in order to eliminate unhealthful or insanitary conditions, to lessen density, to eliminate detrimental uses, and otherwise to prevent the spread of blight.

Parcels of land on which buildings are to be demolished because of the existence of non-conforming uses shall be limited to Lots 488 and 489 as shown on Plat No. 9 of the Tax Assessor's records. This land, now or formerly of Rinaldo L. Manocchia, is presently used for commercial purposes. After demolition of the buildings thereon, land in the parcel shall be disposed of by the Providence Redevelopment Agency for residential reuse subject to redevelopment controls for Sites D as set forth in Section H below.

Scattered parcels of land on which buildings are to be demolished because dwelling structures thereon are not rehabilitated to minimum standards, as outlined above, can not be designated prior to approval and execution of this Redevelopment Plan. Designation can be made only when results from the systemmatic enforcement of the ordinances cited in Section H below become available during the project execution period. In such instances, the Providence Redevelopment Agency shall acquire land, buildings or both where such dwelling structures are located. Acquisition shall be accomplished from time to time and as necessary through direct purchase, condemnation or otherwise.

4. Method of Land Acquisition

Real property which is to be acquired by the Providence Redevelopment Agency within the project area for the purposes of redevelopment shall be so acquired by direct negotiation between the Agency and the owners of such property with or without the prior exercise by the Agency of the power of eminent domain under the terms of the "Redevelopment Act of 1956".

Before any condemnation proceedings are instituted, the Agency shall engage competent real estate appraisers to prepare at least two independent real estate appraisals of each parcel of real property to be acquired. A sum determined by the Superior Court to be sufficient to satisfy the claims of all interested persons will be deposited in the Court to provide compensation for properties acquired through eminent domain proceedings.

H. REGULATIONS AND CONTROLS TO BE ENFORCED IN THE PROJECT AREA

This Redevelopment Plan including the following redevelopment controls and regulations designed to make the Plan effective shall remain in full force and effect for a period of forty (40) years beginning on the date of adoption of the Redevelopment Plan by the City Council.

1. Redevelopment Controls Governing Land Use and Development: Slum Clearance and Redevelopment Section

The following controls shall restrict the use and development of land and improvements within the slum clearance and redevelopment section of the project area and in the individual project sites as designated in Section E above and as shown on Map 1 : Project Area Plan, submitted herewith as Exhibit C.

(a) Permitted Uses

Site A : Only public recreation uses shall be permitted on this site.

Sites B, C, D, E : Only residential uses shall be permitted on these sites. Principal residential uses shall be limited to family dwelling accommodations and houses of worship. Garages, heating plants, and other such buildings and uses necessary and customarily incidental to residential uses and designed to serve such uses shall also be permitted. All non-residential uses shall be excluded.

Site F : Permitted uses shall be limited to stores and service establishments, the principal activities of which shall be the offering within a building of unused goods or services at retail for use or consumption either within the building or off the premises; business or professional office, or bank, the principal activities of which shall be the conduct of professional, technical, managerial, financial or service activities; automotive sales and service establishments, the principal activities of which shall be the offering within a building at retail of unused motor vehicles and automotive materials for sale together with incidental service, storage, rental, or repair activities; automobile service stations; and motels.

Permitted uses shall exclude all establishments, the principal activities of which shall be craftsmanship operations, wholesale trade, commercial processing, distribution, storage and warehousing, and commercial recreation. All institutional, residential, and industrial uses shall be excluded. All uses shall be conducted wholly within a building except for such off-street loading and automobile parking as shall be required by these regulations.

Site G : Permitted uses shall be limited to stores and personal service establishments, the principal activities of which shall be the offering within a building of unused goods or personal services at retail for use or consumption either within the building or off the premises; business or professional office, or bank, the principal activities of which shall be the conduct of professional, technical, managerial, financial or service activities.

Permitted uses shall exclude all establishments, the principal activities of which shall be automotive sales or service, craftsmanship operations, wholesale trade, commercial processing, distribution, storage and warehousing, and commercial recreation. All institutional, residential, and industrial uses shall be excluded. All uses shall be conducted wholly within a building except for such off-street loading and automobile parking as shall be required by these regulations.

(b) Maximum Dwelling Density

Sites A, B, C, D : Not applicable; provided, however, that if Sites B and C are developed for multiple dwellings the maximum dwelling density shall be the same as for Sites E.

Sites E : Dwelling density on this site 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.

Sites F, G : Not applicable.

(c) Minimum Lot Size

Site A : Not applicable.

Sites B, C, D : The minimum lot area 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 Sites B and C are developed for multiple dwellings the minimum lot size shall be the same as for Sites E.

Sites E : Not applicable; provided, however, that 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 2,500 square feet per dwelling unit.

Sites F, G : Not applicable.

(d) Maximum Land Coverage

Site A : Not applicable.

Sites B, C, D : The total ground floor coverage of buildings on these sites shall not exceed 30 per cent of the area of interior lots, nor 35 percent of the area of corner lots; provided, however, that if Sites B and C are developed for multiple dwellings the maximum land coverage shall be the same as for Sites E.

Sites E : The total ground floor coverage of buildings on these sites shall not exceed 30 per cent of the total site or individual lot area.

Site F : The total ground floor coverage of buildings on this site shall not exceed 40 per cent of the lot area.

Site G : The total ground floor coverage of buildings on this site shall not exceed 50 per cent of the total site area.

(e) Minimum Building Setback

Sites A, B, C, D : The setback distances for any dwelling structure or principal building on these sites 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; provided, however, that if Sites B and C are developed for multiple dwellings the minimum building setback shall be the same as for Sites E.

Sites E : The setback distances from any dwelling structure or principal building on these sites 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 or rear site line; provided, however, that where the building wall contains living room windows, the setback from side or rear lot lines or from side or rear site lines shall be at least 25 feet. The minimum distance between buildings within the site shall be at least 12 feet.

Site F : The setback distance from any building on this site shall be (1) at least 15 feet from building to any street line, and (2) at least 20 feet from building to the toe of the embankment slope at the rear of the site as shown on Map 11 : Grading and Special Site Improvements Plan, submitted herewith as Exhibit M.

Site G : The setback distance from any building on this site shall be (1) at least 15 feet from building to street line on Camp Street, (2) at least 3 feet from building to street line on Doyle Avenue, (3) at least 65 feet from building to street line on Howell Street, and (4) at least 20 feet from building to rear lot or site line.

(f) Maximum Building Height

Sites A, B, C : Buildings, other than houses of worship, on these sites 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; provided, however, that if Sites B and C are developed for multiple dwellings the maximum building height shall be the same as for Sites E.

Sites D : Buildings in these sites shall not exceed 2 stories or 40 feet in height above the average grade of the adjoining ground along the front wall of the building.

Sites E : Buildings on these sites 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.

Sites F, G : Buildings on these sites 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.

(g) Permitted Building Types

Site A : Not applicable.

Sites B, C : Permitted building types shall be limited to single-family detached housing in new structures, and houses of worhsip with buildings accessory and customarily incidental thereto; provided, however, that if Sites B and C are developed for multiple dwellings the permitted building types shall be the same as for Sites E.

Sites D : Permitted building types shall be limited to (1) single-family and two-family detached housing in new structures, or (2) single-family and two-family detached housing in existing structures sold by the Agency for removal from other portions of the slum clearance and redevelopment section, as outlined in Section G above.

Sites E : Permitted building types for dwelling structures shall be limited to semi-detached, row and end-row, and/or apartment housing in new structures.

Sites F, G : Permitted building types for commercial structures shall reflect a unity of design in building orientation, bulk, form and facade providing for the integrated architectural treatment of all structures.

(h) Minimum Building Construction

Sites A, B, C, D, E, F, G : All buildings shall be constructed, or removed and relocated, in full conformity with the provisions of Chapter 1079, "Building Ordinance of the City of Providence", as approved December 21, 1956 and as amended to the date of approval of this Redevelopment Plan.

(i) Minimum Dwelling Accommodations

Site A : Not applicable.

Sites B, C, D, E : 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.

Sites F, G : Not applicable.

(j) Permitted Signs

Site A : Permitted signs shall be limited to playground identification.

Site B : Permitted signs shall be limited to organization directory and program announcements for houses of worhsip, which shall have a maximum area of 20 square feet. No sign shall be flashing or animated. If Site B is developed for multiple dwellings the permitted signs shall be the same as for Sites E.

Sites C, D : Not applicable; provided, however, that if Sites C are developed for mutliple dwellings the permitted signs shall be the same as for Sites E.

Sites E : Permitted signs shall belimited to apartment identification and direction signs, which shall have a maximum area of 20 square feet and three square feet, respectively.

Sites F, G : Exterior signs on these sites shall be limited to wall signs of the belt type attached to and parallel with the building wall; provided, however, that one sign mounted on a free standing tower or pylon may be permitted in each of these sites, as well as necessary directional signs. Wall signs shall have a maximum height of four feet and shall not extend above the roof line or parapet. Wall signs shall have a maximum area of three square feet for each running foot of the face of the building on which such sign is displayed, and a maximum projection of 12 inches from the face of the building wall. Direction signs shall have a maximum area of three square feet. No sign shall be flashing or animated. All signs shall be limited to the simple identification of the building use or occupant.

(k) Minimum Off-Street Parking and Loading Space

Site A : Off-street parking space for this site shall be sufficient to prevent any vehicular traffic generated by the site from congesting or obstructing traffic on streets in the project area by parking thereon.

Sites B, C, D, E : Off-street parking space on these sites shall be provided in the ratio of one automobile space for each family dwelling acommmodation in a residential structure, and for every ten seats in a house of worship and buildings accessory thereto.

Site F : 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 three square feet of total site area for every two square feet of gross ground floor building 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.

Site G : Off-street parking space on this site shall be provided in the ratio of at least one square foot oftotal site area for each square foot of gross ground floor building area; and shall include in addition the same requirement for the off-street loading facilities set forth for Site F above.

(l) Minimum Off-Street Parking and Loading Space Construction

Sites A, B, E, F, G : 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 deflect the light from adjoining lots and abutting streets. Except that if Site B is developed for single family dwellings no requirements shall pertain.

Sites C, D : No requirement shall pertain to these sites except if Sites C are developed for multiple dwellings they shall conform to the requirements for Sites A, B, E, F, G set forth above.

(m) Screening of Uses and Premises

Site A : Active recreation uses on this site, when located within 50 feet of residential uses adjoining side or rear site lines, shall be screened from such adjoining residential uses by a wall of solid and uniform appearance or a compact evergreen screen designed to attain a height of not less than six feet above the ground.

Site B : No requirement except for those off-street parking areas provided for houses of worship in which case such spaces shall be screened from residential uses adjoining side or rear site lines in the manner described above. If Site B is developed for multiple dwellings the screening requirements shall be the same as for Sites E.

Sites C, D : No requirements. If Sites C are developed for multiple dwellings the screening requirements shall be the same as for Sites E.

Sites E, F, G : Off-street parking and loading areas and outdoor storage and utility areas shall be screened from residential uses and residential service streets immediately adjoining side or rear site lines in the manner described above.

(n) Landscaping and On-Site Improvements and Maintenance

Sites A, B, C, D, E, F, G : 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 grass, ground cover, shrubs, and/or trees. The original construction and appearance of 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. Local Ordinances Governing Land Use and Development

The local ordinances, outlined in Section F above, together with any rules and regulations adopted thereunder and as amended to the date of approval

of this Redevelopment Plan by the City Council, shall govern the use and development of land, buildings and improvements within rehabilitation sections of the project area as shown on Map 1 : Project Area Plan, submitted herewith as Exhibit C, as well as within the slum clearance and redevelopment section except as otherwise noted above through the establishment of redevelopment controls.

3. Redevelopment Proposal Governing Land Use and Development Upon Disposition

A "Redevelopment Proposal", for which the requirements are set forth below, and which shall be based upon the general limitations and conditions of the Redevelopment Plan, shall govern the specific use and development of any part or parcel of land within the project area at the time of and subsequent to its disposition by the Providence Redevelopment Agency.

(a) Requirement of Redevelopment Proposal

No definite commitment for the disposition of any part or parcel of land in the project area shall be made by the Providence Redevelopment Agency, until a Redevelopment Proposal prepared by the redeveloper has been submitted to and approved by the Agency, nor shall any such part or parcel of land in the project area be conveyed except on a qualified basis designed to guarantee performance in accordance with the approved Redevelopment Proposal until the Agency has found that the provisions of the approved Redevelopment Proposal have been fully complied with; provided, however, that such procedure need not apply to the disposition of parcels the reuse of which will be limited under the terms of the Redevelopment Plan to the provision of one single-family dwelling for occupancy by the redeveloper.

(b) Content of Redevelopment Proposal

The Redevelopment Proposal shall consist of a text and accompanying maps sufficient to describe the specific manner in which the part or parcel of land will be redeveloped. For this purpose, the Redevelopment Proposal shall include, but not by way of limitation, (1) proposed land development specifications, (2) proposed building plans, (3) a detailed plot plan, (4) proposed site improvement specifications, and (5) an analysis of estimated development costs and statement of project improvement schedule, the content of which are outlined more fully in the paragraphs next below.

(c) Proposed Land Development Specifications

Proposed land development specifications, among other things, shall outline (1) specific uses of land, (2) net dwelling densities, (3) habitable room densities, (4) number, distribution and design characteristics of dwelling unit types, (5) lot area and frontage dimensions, (6) land coverages, (7) building setbacks, (8) building heights, (9) structure types, and (10) off-street loading and parking ratios.

(d) Proposed Building Plans

Proposed building plans, presented on one or more sheets drawn to a suitable scale, and based upon the land development specifications set forth above, shall show, among other things, (1) detailed exterior elevations and interior floor plans for all principal buildings, and dwelling unit types, (2) the specific use of all non-residential floor space, (3) the location and layout of all signs attached to buildings, (4) preliminary specifications for building construction types and exterior building materials, and (5) prospective sketches illustrating building design and arrangement.

(e) Proposed Plot Plan

The detailed plot plan, presented on one or more maps drawn to a suitable scale and based upon the land development specifications set forth above, shall show, among other things, (1) the exact site location of each building, (2) the exact site location of all other structural improvements, including walls, fences, above-ground utility installations, walks, drives, and off-street loading and parking spaces and appurtenant facilities, (3) the exact site location of and all free-standing signs, (4) proposed landscaping, required screening and planting areas, and finished grading, and (5) the exact location of any proposed lot lines to be established through subsequent subdivision of the land.

(f) Proposed Site Improvement Plans

Proposed site improvement plans shall set forth (1) preliminary specifications for all minor buildings, above-ground utility installations, free-standing signs, walks, drives, off-street loading and parking spaces and appurtenant facilities, walls, fences, required screening and planting areas, finished grading and all other structural improvements and landscaping; and (2) a brief description of sub-surface construction and underground utility installations and modifications.

(g) Analysis of Estimated Development Costs and Schedule

The analysis of estimated development costs shall set forth (1) proposed sales price and rental schedules for all dwellings and other building space, (2) an analysis of anticipated development, construction, financing, operating, and management costs for all buildings, (3) an estimate of all costs for site improvement, and (4) a statement of project development schedules.

(h) Modification of Redevelopment Proposal

A Redevelopment Proposal may be modified at any time upon approval of the Providence Redevelopment Agency. Whenever a modification has been approved by the Agency, the subsequent use and development of that part or parcel of land subject to the Redevelopment Proposal as modified shall be undertaken only in full conformity therewith.

(i) Review of Redevelopment Proposal

In its evaluation andapproval of any Redevelopment Proposal or subsequent modification thereof, the Providence Redevelopment Agency

shall give consideration to the manner in and degree to which the layout, design, and specifications set forth in the Redevelopment Proposal achieve the following objectives:

(1) The implementation of the purposes of the "Redevelopment Act of 1956", particularly with respect to preventing the recurrence of blighted and substandard conditions, and to insuring the creation of well-planned integrated, stable, safe, and healthful neighborhoods;
(2) The articulation of general standards for the use and development of real property within the project area as set forth in the Redevelopment Plan, consistent with sound land development practice and advanced development concepts;
(3) The creation of the maximum number and distribution of dwelling types for families of all sizes, consistent with the provision of desirable open space, and on-site improvements including parking facilities;
(4) The creation of environmental amenities, structural durability, and dwelling livability in such a way that the use, development, improvement and continued maintenance of land within the project area will have the greatest impact for the community betterment as an integrated redevelopment unit; and
(5) The creation of maximum investment in land and improvements, as well as economies in the initial construction and long-term maintenance of public facilities and services.

4. Restrictive Covenants Governing Land Use and Development

The following controls, in the form of restrictive covenants or conditions running with the land, shall obligate and bind all redevelopers, and their successors in interest, lessees or assigns; and such provisions shall be inserted in and made an effective part of all agreements and conveyances for the disposition by the Providence Redevelopment Agency of any part or parcel of land in the project area.

(a) Use and Improvement of Project Land

Throughout the period during which the Redevelopment Plan shall remain in effect, the use, development, and continued maintenance of project land and improvements shall be carried out only for the purpose and in the manner stated in the Redevelopment Plan and in full conformity with the terms of the Redevelopment Proposal submitted to and approved by the Providence Redevelopment Agency on the basis of the Redevelopment Plan.

(b) Commencment and Completion of Improvements

The building of improvements on project land shall be commenced and completed within a period of time which the Providence Redevelopment Agency fixes as reasonable and which it has approved as a part of the Redevelopment Proposal.

(c) Disposition of Land by Redeveloper

The consent of the Providence Redevelopment Agency to the disposition of all or any part of the redeveloper's interest within the project area shall not become effective until the full completion by the redeveloper of all improvements required by and in conformity with the terms of both the Redevelopment Plan and the Redevelopment Proposal submitted to and approved by the Providence Redevelopment Agency on the basis of the Redevelopment Plan; provided, however, that all or any part of such interest may be disposed of prior to the full completion of such improvements upon written consent of the Providence Redevelopment Agency, which consent shall not be granted except under conditions that will prevent speculation, protect the interest of the Providence Redevelopment Agency and the City of Providence, and achieve the objectives of the "Redevelopment Act of 1956".

(d) Racial Restrictions

At no time shall the acquisition, use, disposal or conveyance of land or improvements within the project area to or by any person be denied, restricted or abridged, nor his occupancy or possession thereof preferred, segregated or refused because of his race, creed, or color.

I. 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."

1. Master Plans

The "Master Plan for Land Use and Population Distribution", 1946, as recently amended, proposes that the area remain predominantly residential in use with 1,500 square feet as an average area per family. This master plan further proposes the allocation of land on the easterly side of Captain J. Carleton Davis Boulevard for the establishment of a major community shopping center.

The "Master Plan for Thorofares", 1946, as amended, proposes that Captain J. Carleton Davis Memorial Boulevard be continued as a major north-south street and that Doyle Avenue be continued as a major east-west street. Proposed interior residential service streets as shown on Map 1 : Project Area Plan, submitted herewith as Exhibit C, meet the objectives of the master plan in discouraging through traffic in a residential area.

The "Master Plan for Public School Sites", 1950, recommends that the Thomas A. Doyle public elementary school located within the project area be abandoned and that the site bevacated for school purposes. The master plan recommends that the area be served by a new East Side School to be located in the immediate vicinity of the project area.

The"Master Plan for Playgrounds and Playfields", 1953, recommends that a new playground be provided within the area encompassed by the Lippitt Hill project and west of Camp Street in order to serve the playground population which is too remote to be served by facilities located outside the project area. The master plan recommends an area of at least two acres.

The "Master Plan for the Redevelopment of Residential Areas", 1946, as recently amended, identifies the existence of blighted and substandard conditions within the project area, defines the area as a slum blighted area, and recommends that the area be designated for redevelopment for residential use.

2. Workable Program

The "Workable Program for Urban Renewal", 1957, was certified by the Administrator of the U. S. Housing and Home Finance Agency on March 25, 1958.

Among other things, the Workable Program summarizes in detail (a) the City's ability to undertake the systematic enforcement of the laws and ordinances identified in Section F above relating to the use and occupancy of buildings and improvements, and to their compulsory repair, rehabilitation, demolition, and removal, (b) the general guide plans and neighborhood analysis which have established a foundation for redevelopment undertakings in the project area, (c) the City's financial programming of redevelopment activities, and (d) the relocation and rehousing resources and programs which will be put to use in the execution of this Redevelopment Plan.

J. RELATIONSHIP TO DEFINITE LOCAL OBJECTIVES

Proposed redevelopment activity in the project area is intended to implement (1) definite local objectives for planning action set forth in Section I above, 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.

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

The following provisions not covered by previous sections of this Redevelopment Plan are required under the terms of the "Redevelopment Act of 1956."

1. Method of Relocation

Assistance in locating decent, safe and sanitary accommodations at prices or rents they can afford will be provided to the present occupants of those dwellings and business establishments to be acquired by the Agency within the project area. Such assistance will be made available through the Agency's Family Relocation Service. No occupant of the project area will be required to move until he has rejected a suitable offer made to him by theAgency and in no event, until a reasonable period of notice has been given and expired.

(a) Extent of Relocation

Some 928 families and 59 businesses are estimated, based on field interviews, to be occupying accommodations in the project area. Of these totals 775 families and 58 businesses will be displaced as a result of redevelopment activity.

(b) Relocation Resources

A review of eligibility factors and family characteristics indicates that about 526 families are actually eligible for admission to public low-rent housing units operated by the Providence Housing Authority. The Authority is required by law to give preference to these families for admission to its housing developments. The vacancy turnover in such development has been determined to be sufficient to accommodate the demand for low-rent housing which it is now estimated will arise during the project execution period.

Approximately 249 families are similarly estimated to be ineligible for admission to low-rent public housing developments. A review of (1) the existing and probable rate of turnover in standard rental housing accommodations in Providence and its immediately surrounding housing market area, and (2) the rate of construction of new housing for sale in the same areas, however, indicates that these families should have no difficulty with Agency assistance in locating decent, safe, and sanitary dwelling units at prices within their ability to pay.

(c) Financial Assistance

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.

2. Estimated Cost of Redevelopment

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

(a) Survey and Planning expenditures.	$ 88,550
(b) Project Execution expenditures	4,968,243
(c) Value of non-cash local grants-in-aid . . .	156,136
(d) Gross project cost (a + b + c)	$5,212,929
(e) Proceeds from land disposition	562,660
(f) Net project cost (d - e)	$4,650,269
(g) Federal capital grant (2/3 x f)	3,100,179
(h) Local grants-in-aid (1/3 x f)	$1,550,090
(i) Value of non-cash local grants-in-aid . . .	156,136
(j) Local cash deficiency grant (h - i). . . .	$1,393,954
(k) Federal Relocation grant	$ 146,000
(l) Total Federal Grant (g + k)	$3,246,179
(m) Municipal development expenditures* . . .	$ 73,016
(n) Total City improvement expenditures** . . .	$1,466,970

*Estimated municipal development expenditures include the cost of all improvements necessitated by redevelopment activity in the project area. This sum includes $42,730 which is not eligible for inclusion as project execution expenditures and $30,286 which is eligible for credit as local non-cash grants-in-aid for the purposes of computing the amount of Federal aid.

**Total City improvement expenditures include all cash outlays of the City which are necessitated by redevelopment activity in the project area, whether or not such outlays may be included as eligible project development expenditures for the purposes of computing the amount of Federal aid.

3. Method of Financing

The estimated costs of carrying out the Redevelopment Plan will be financed by contributions and grants as noted above from both the City of Providence and the Federal Government, under the terms of a Loan and Grant Contract for project execution to be entered into between the Providence Redevelopment Agency and the U. S. Housing and Home Finance Agency.

(a) Provision of Local Grants-in-Aid

Under the terms of that contract, the City of Providence, acting under the authority granted it by the "Redevelopment Act of 1956", will contribute (1) cash proceeds from temporary notes and long-term general obligation bonds issued for redevelopment purposes in the amount of $1,393,954 (2) the value of City property within the project area to be donated upon abandonment to the project undertaking and now estimated in the amount of $125,850 and (3) the value of public works constructed for the purpose of supporting the private reuses of land in the project area and now estimated in the amount of $30,286. These contributions provide an estimated total of $1,550,090 which under the terms of the Loan and Grant Contract shall not be less than one-third of the total net project costs.

(b) Provision of Federal Capital Grant

Under the terms of the same contract, the Federal Government acting under authorizations made pursuant to the provisions of the U. S. Housing Act of 1949 as amended to date will contribute a capital grant in the amount of $3,100,179 which under the terms of the Loan and Grant Contract shall not be more than two-thirds of the total net project cost.

(c) Provision of Temporary Loan Funds

The direct operating costs of project execution including the costs of administrative, legal and technical services, land acquisition, property management, relocation, structure demolition and site clearance, construction of site improvements, land disposition, and subsidiary expenses will be financed by the provision, immediately upon project execution, of (1) the City's cash deficiency grant, and (2) the proceeds of short-term notes to be issued by the Agency on the basis of a Federal temporary loan authorization itself secured by the terms of the Loan and Grant Contract.

(d) Provision of Local Cash Deficiency Grant

Long-term general obligations bonds issued by the City of Providence for redevelopment purposes will be funded as authorized by referenda in November 1948, June 1955 and November 1958. The proceeds from the sale of these bonds will be used to underwrite the City's cash deficiency grant.

4. Accomplishment of Redevelopment Purposes

As set forth in the "Redevelopment Act of 1956", the purposes of redevelopment are declared to be "the elimination and prevention of blighted and substandard areas and their replacement through redevelopment by well-planned, integrated, stable, safe and healthful neighborhoods . . ."

A description of blighted and substandard conditions existing in the project area was set forth in Section B above. Other sections of this Redevelopment Plan outline project improvement proposals and redevelopment activities designed to accomplish the above-noted redevelopment purposes within the manner and by the means provided by the "Redevelopment Act of 1956", thereby carrying out the policy of the State as therein set forth.

L. OFFICIAL ACTIONS TO CARRY OUT PLAN

Several official actions are required before the Redevelopment Plan may be executed:

1. Federal Approval by U. S. Housing and Home Finance Agency

Under the terms of the contract for Federal financial assistance which was utilized in the preparation of this Redevelopment Plan, the Providence Redevelopment Agency must submit the Redevelopment Plan to the U. S. Housing and Home Finance Agency for review. The Redevelopment Plan must be approved by HHFA prior to project execution.

2. City Council Approval

Under the terms of the "Redevelopment Act of 1956", the Providence Redevelopment Agency must submit this Redevelopment Plan to the City Council for approval prior to project execution. The City Council is required to hold a public hearing before acting upon the Redevelopment Plan, and the City Plan Commission is required to report to the Council on the Redevelopment Plan and its conformity to the master plan of the community. Such report must be made within thirty days after the submission of the Redevelopment Plan to the Council by the Providence Redevelopment Agency. The Providence Redevelopment Agency is required to have and has consulted with the City Plan Commission in the formulation of this Redevelopment Plan.

3. Cooperation Agreement

The City Council in approving this Redevelopment Plan must simultaneously obligate the City of Providence to carry out its responsibilities as outlined in Section D above. Such obligation shall be included as a part of the ordinance approving and adopting the Redevelopment Plan, and shall among other things authorize the Mayor of the City of Providence to convey, without the payment of consideration and by way of a non-cash grant-in-aid to the Providence Redevelopment Agency, real property owned by the City of Providence and located within the project area and which is now used for public elementary school, playground and other public purposes.

4. Approval of Modifications

The Providence Redevelopment Agency and the U. S. Housing and Home Finance Agency must finally concur in the City Council's approval of the Redevelopment Plan if such approval has involved modification the Redevelopment Plan originally proposed by the Agency.

M. OTHER PROVISIONS

The Agency may negotiate with, and/or invite bids from prospective commercial redevelopers. Any owner or tenant or group of owners or tenants of commercial property within the Project Area on the date of approval by the City Council of the Redevelopment Plan for this Project Area whose property is acquired by the Providence Redevelopment Agency, and who are desirous of relocating into the proposed commercial areas in conformance with this Redevelopment Plan, shall be given every reasonable consideration.

N. CHANGES IN APPROVED REDEVELOPMENT PLAN

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

EXHIBIT A

DESCRIPTION OF THE PERIMETER BOUNDARY OF LIPPITT HILL PROJECT NO. R.I. R-3

A description of the Lippitt Hill Redevelopment Project Area follows:

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

Beginning at the northwesterly corner of the tract herein described, said corner being the intersection of the easterly line of North Main Street and the northerly line of Doyle Avenue;

thence, running easterly, two hundred eighty (280) feet more or less, along the northerly line of Doyle Avenue to an angle point located on the southerly line of land now or formerly of Grace V. Coleman;

thence, turning an angle and running easterly, one thousand forty (1040) feet more or less, along the northerly line of Doyle Avenue to its intersection with the westerly line of Camp Street;

thence, turning an angle and running easterly, fifty (50) feet more or less, across Camp Street to the intersection of the northerly line of Doyle Avenue and the easterly line of Camp Street;

thence, turning an angle and running easterly one hundred eighteen (118) feet more or less, along the northerly line of Doyle Avenue to its intersection with the easterly line of land now or formerly of Mathew M. Fishbein and wife Charlotte E.;

thence, turning an angle and running southerly, sixty (60) feet more or less, across Doyle Avenue to the intersection of the southerly line of Doyle Avenue and the westerly line of land now or formerly of Paul J. Lambert and wife Maggie L.;

thence, turning an angle and running southerly, one hundred seventy-seven (177) feet more or less, to the southwesterly corner of said Lambert land;

thence, turning an angle and running easterly, seven hundred seventy-five (775) feet more or less, along the southerly line of said Lambert land, of land now or formerly of the City of Providence, of land now or formerly of Woodbine Realty Inc., of land now or formerly of Charles Fierstein and wife Lena, of land now or formerly of the City of Providence, of land now or formerly of Thomas W. Basford, of land now or formerly of Gregory Rosiak and wife Elena and Alexander F. Rosiak, of land now or formerly of Lena E. Cohen and Dorothea S. Epstein - Trustees, of land now or formerly of the City of Providence, of land now or formerly of Emma B. Anderson, of land now or formerly of Aram Johnson, of land now or formerly of Ole W. Leum and wife Annie J., of land now or formerly of Mary V. O'Neil, and of land now or formerly of the Greater Providence Young Men's Christian Association, to its intersection with the westerly line of land now or formerly of King Investment Corporation;

thence, turning an angle and running southwesterly, eighty-five (85) feet more or less, along the westerly line of land of said King Investment Corporation and of land now or formerly of Beulah R. Jackson to its intersection with the northerly line of Howell Street;

thence, continuing southwesterly, forty (40) feet more or less, across Howell Street to the intersection of the southerly line of Howell Street and the westerly line of land now or formerly of Jennie M. Howard;

thence, continuing southwesterly, three hundred forty (340) feet more or less, along the westerly line of land of said Howard, of land now or formerly of Maurice E. Audette and wife Mary E., of land now or formerly of Paul Hagopian and Mary Hagopian, of land now or formerly of Edward J. McCarron and Clara C. McCarron to its intersection with the northerly line of land now or formerly of Arthur A. Smith;

thence, turning an angle and running westerly, fifteen (15) feet more or less, to the northwesterly corner of the land of said Smith;

thence, turning an angle and running southerly, one hundred twenty-three (123) feet more or less, along the westerly line of land of said Smith and of land now or formerly of Theresa Lopes and Joseph Lopes, of land now or formerly of John J. Buja and wife Charlotte, to its intersection with the northerly line of Carrington Avenue;

thence, continuing on a southerly prolongation of said line, fifty (50) feet more or less, across Carrington Avenue to its intersection with the southerly line of Carrington Avenue;

thence, turning an angle and running westerly, fifteen (15) feet more or less, along the southerly line of Carrington Avenue to its intersection with the westerly line of land now or formerly of John Daluz and wife Camilla;

thence, turning an angle and running southerly, forty (40) feet more or less, along the westerly line of land of said Daluz to its intersection with the northerly line of land now or formerly of Albert A. Burke and Sadie T. Burke;

thence, turning an angle and running westerly, sixty-two (62) feet more or less, along the northerly line of land of said Burke to the northwesterly corner of land of said Burke;

thence, turning an angle and running southerly, ninety (90) feet more or less, along the westerly line of land of said Burke to its intersection with the northerly line of land now or formerly of Gertrude S. Horton and Dorothy S. Horton;

thence, turning an angle and running westerly, eighty (80) feet more or less, along the northerly line of land of said Horton and of land now or formerly of Fannie Pansy to its intersection with the easterly line of land now or formerly of Abraham L. Botvin;

thence, turning an angle and running northerly, twenty (20) feet more or less, along the easterly line of land of said Botvin to the northeasterly corner of land of said Botvin;

thence, turning an angle and running westerly, forty (40) feet more or less, along the northerly line of land of said Botvin to its intersection with the easterly line of land now or formerly of Olney Associates Incorporated;

thence, turning an angle and running northerly, one (1) foot more or less, along the easterly line of land of said Olney Associates Incorporated to the north-easterly corner of land of said Olney Associates Incorporated;

thence, turning an angle and running westerly, forty (40) feet more or less, along the northerly line of land of said Olney Associates Incorporated to an angle point;

thence, turning an angle and running southerly, one (1) foot more or less, along the line of land of said Olney Associates Incorporated to an angle point;

thence, turning an angle and running westerly, one hundred (100) feet more or less, along the northerly line of land of said Olney Associates Incorporated to an angle point;

thence, turning an angle and running northerly, thirty (30) feet more or less, along the line of land of said Olney Associates Incorporated to an angle point;

thence, turning an angle and running westerly, one hundred twenty-three (123) feet more or less, along the northerly line of land of said Olney Associates Incorporated to an angle point;

thence, turning an angle and running northerly, eighty (80) feet more or less, along the line of land of said Olney Associates Incorporated to its intersection with the southerly line of Carrington Avenue;

thence, turning an angle and running westerly, twenty (20) feet more or less, along the southerly line of Carrington Avenue to its intersection with the westerly line of land of said Olney Associates Incorporated;

thence, turning an angle and running southerly, one hundred thirty (130) feet more or less, along the westerly line of land of said Olney Associates Incorporated to its intersection with the northerly line of land now or formerly of Mary Coutanche;

thence, turning an angle and running westerly, two hundred (200) feet more or less, along the northerly line of said Coutanche and of land now or formerly of Nosseff Joseph and wife Barbara to an angle point;

thence, turning an angle and running southerly, forty-five (45) feet more or less, along the westerly line of land of said Joseph to an angle point;

thence, turning an angle and running westerly, one hundred ten (110) feet more or less, along the line of land of said Joseph and along the northerly line of land now or formerly of Abraham Berger and wife Edith to its intersection with the easterly line of Camp Street;

thence, turning an angle and running southerly, eighty-five (85) feet more or less, along the easterly line of Camp Street to its intersection with the northerly line of Olney Street;

thence, continuing on a southerly prolongation of said line, sixty (60) feet more or less, across Olney Street to its intersection with the southerly line of Olney Street;

thence, turning an angle and running westerly, one hundred (100) feet more or less, along the southerly line of Olney Street to an angle point;

thence, turning an angle and running westerly, one hundred nineteen (119) feet more or less, along the southerly line of Olney Street to its intersection with the easterly line of Brown Street;

thence, turning an angle and running westerly, fifty (50) feet more or less, across Brown Street to the intersection of the southerly line of Olney Street and the westerly line of Brown Street;

thence, turning an angle and running westerly, two hundred forty-five (245) feet more or less, along the southerly line of Olney Street to its intersection with the easterly line of Prospect Street;

thence, continuing westerly, forty (40) feet more or less, across Prospect Street to the intersection of the southerly line of Olney Street and the westerly line of Prospect Street;

thence, continuing westerly four hundred ninety (490) feet more or less, along the southerly line of Olney Street to its intersection with the easterly line of Pratt Street;

thence, turning an angle and running westerly, forty-four (44) feet more or less, across Pratt Street to the intersection of the southerly line of Olney Street and the westerly line of Pratt Street;

thence, turning an angle and running westerly, two hundred sixty-two (262) feet more or less, along the southerly line of Olney Street to a point of curvature on said line at its intersection with Captain J. Carleton Davis Boulevard;

thence, continuing westerly, one hundred ninety-two (192) feet more or less, along the westerly prolongation of the southerly line of Olney Street across Captain J. Carleton Davis Boulevard to the intersection of said line with the westerly line of Captain J. Carleton Davis Boulevard;

thence, turning an angle and running northerly, five hundred ninety-two (592) feet more or less, along the westerly line of Captain J. Carleton Davis Boulevard to a point of curvature on said line at its intersection with Hewes Street;

thence, turning an angle and running northerly, one hundred twenty (120) feet more or less, across Hewes Street to the intersection of the northwesterly line of Hewes Street and the westerly line of Captain J. Carleton Davis Boulevard;

thence, turning an angle and running northerly, three hundred fifty-one (351) feet more or less, along the westerly line of Captain J. Carleton Davis Boulevard to a point of curvature on said line at its intersection with Randall Street;

thence, turning an angle and running northerly one hundred forty (140) feet more or less, across Randall Street to the intersection of the northwesterly line of Randall Street and the northeasterly line of Iroquois Street;

thence, turning an angle and running northeasterly, one hundred nine (109) feet more or less, along the northwesterly line of Randall Street to its intersection with the westerly line of North Main Street;

thence, turning an angle and running easterly, ninety (90) feet more or less, acorss North Main Street to the intersection of the easterly line of North Main Street and the northerly line of Doyle Avenue, which is the point and place of beginning.

EXHIBIT B

DESCRIPTION OF THE PERIMETER BOUNDARY OF THE
SLUM CLEARANCE AND REDEVELOPMENT SECTION OF LIPPITT HILL PROJECT NO. R.I. R-3

A description of the Slum Clearance and Redevelopment Section of the Lippitt Hill Redevelopment Project Area follows:

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

Beginning at the northwesterly corner of the tract herein described, said corner being the intersection of the easterly line of North Main Street and the northerly line of Doyle Avenue;

thence, running easterly two hundred eighty (280) feet more or less, along the northerly line of Doyle Avenue to an angle point located on the southerly line of land now or formerly of Grace V. Coleman;

thence, turning an angle and running southerly, sixty (60) feet more or less, across Doyle Avenue to the intersection of the southerly line of Doyle Avenue and the westerly line of land now or formerly of Dexter Donation;

thence, turning an angle and running southerly, one hundred twenty-one (121) feet more or less, along the westerly line of land of said Dexter Donation to the southwesterly corner of land of said Dexter Donation;

thence, turning an angle and running easterly, six hundred seventy-five (675) feet more or less, along the southerly line of land of said Dexter Donation,of land now or formerly of Harry W. Penn and wife Sadie, of land now or formerly of Manuel Baptista and wife Matilda R., of land now or formerly of Lloyd C. Tolliver Jr. and wife Alyce M., of land now or formerly of Guido A. D'Amico and wife Yolanda C. and Joseph P. D'Amico and wife Rose, of land now or formerly of Alfred DiMente and wife Theresa M., of land now or formerly of the City of Providence, of land now or formerly of Andrew B. Vican and wife Helen B., of land now or formerly of Edmund Cote and wife Zorine, of land now or formerly of William Hagler, of land now or formerly of Woodbine Realty Incorporated, of land now or formerly of Eli Shechet and wife Fannie, and of land now or formerly of John M. Kelly and wife Catherine M., to the southeasterly corner of land of said Kelly;

thence, turning an angle and running northerly, one hundred eighteen (118) feet more or less, along the easterly line of said Kelly to its intersection with the southerly line of Doyle Avenue;

thence, turning an angle and running easterly, two hundred (200) feet more or less, along the southerly line of Doyle Avenue to its intersection with the westerly line of land of Margaret K. McGehearty.

thence, turning an angle and running southerly, one hundred eighteen (118) feet more or less, along the westerly line of and to the southwesterly corner of land of said McGehearty;

thence, turning an angle and running easterly, one hundred fifty-four (154) feet more or less, along the southerly line of land of said McGehearty, of land now or formerly of Robert L. Mailly and wife Alexandra M., and of land now or formerly of Manual Santos and wife Mary M., to its intersection with the westerly line of Camp Street;

thence, turning an angle and running northerly, one hundred twenty-two (122) feet more or less, along the westerly line of Camp Street to its intersection with the southerly line of Doyle Avenue;

thence, continuing northerly, sixty (60) feet more or less, across Doyle Avenue to the intersection of the westerly line of Camp Street and the northerly line of Doyle Avenue;

thence, turning an angle and running easterly, fifty (50) feet more or less, across Camp Street to the intersection of the northerly line of Doyle Avenue and the easterly line of Camp Street;

thence, turning an angle and running easterly, one hundred eighteen (118) feet more or less, along the northerly line of Doyle Avenue to its intersection with the easterly line of land now or formerly of Mathew M. Fishbein and wife Charlotte E.;

thence, turning an angle and running southerly, sixty (60) feet more or less, across Doyle Avenue to the intersection of the southerly line of Doyle Avenue with the westerly line of land now or formerly of Paul J. Lambert and wife Maggie L.;

thence, turning an angle and running southerly, one hundred seventy-seven (177) feet more or less, along the westerly line of and to the southwesterly corner of land of said Lambert;

thence, turning an angle and running easterly, three hundred sixty-five (365) feet more or less, along the southerly line of land now or formerly of said Lambert, of land now or formerly of the City of Providence, of land now or formerly of Woodbine Realty Inc., of land now or formerly of Charles Fierstein and wife Lena, of land now or formerly of the City of Providence, of land now or formerly of Thomas W. Basford, of land now or formerly of Gregory Rosiak and wife Elena and Alexander F. Rosiak, to its intersection with the westerly line of land now or formerly of Thomas H. Brown;

thence, turning an angle and running southerly, eighty (80) feet more or less, along the westerly line of land of said Brown, to its intersection with the northerly line of Howell Street;

thence, continuing on a southerly prolongation of said line, forty (40) feet more or less, across Howell Street to its intersection with the southerly line of Howell Street;

thence, turning an angle and running westerly, one hundred twenty-two (122) feet more or less, along the southerly line of Howell Street to a point of severance on the northerly line of land now or formerly of John W. Saggers and wife Ida;

thence, turning an angle and running southerly, one hundred (100) feet more or less, along a line across and severing the land of said Saggers to the southerly line of land of said Saggers at its intersection with the westerly line of land now or formerly of William T. Jackson and wife Rose;

thence, continuing southerly, one hundred (100) feet more or less, along the westerly line of land of said Jackson to its intersection with the northerly line of Lippitt Street;

thence, continuing southerly, forty (40) feet more or less,across Lippitt Street to the intersection of the southerly line of Lippitt Street and the westerly line of the property now or formerly of Fanniebelle Jordon;

thence, turning an angle and running southerly, eighty (80) feet more or less, along the westerly line of land of said Jordan to its intersection with the northerly line of land now or formerly of Sol Vigo and Fanny Vigo;

thence, turning an angle and running westerly, one hundred fifteen (115) feet more or less, along the northerly line of land of said Vigo, land now or formerly of Andre C. Martins, and land now or formerly of Rufus C. Robertson and wife Edna M., to the northwesterly corner of said Robertson;

thence, turning an angle and running southerly, one hundred forty (140) feet more or less, along the westerly line of land of said Robertson to its intersection with the northerly line of Carrington Avenue;

thence, continuing southerly, fifty (50) feet more or less, across Carrington Avenue to its intersection with the southerly line of Carrington Avenue and the westerly line or land now or formerly of Gussie Berson;

thence, turning and angle and running westerly, one hundred eighty (180) feet more or less, along the southerly line of Carrington Avenue to its intersection with the westerly line of land now or formerly of Joseph Alves and wife Mildred;

thence, turning an angle and running southerly, one hundred thirty (130) feet more or less, along the westerly line of land of said Alves to its intersection with the northerly line of land now or formerly of Nosseff Joseph and wife Barbara;

thence, turning an angle and running westerly, forty (40) feet more or less, along the northerly line of the land of said Joseph to an angle point;

thence, turning an angle and running southerly, forty-five (45) feet more or less, along the line of land of said Joseph to an angle point;

thence, turning an angle and running westerly, one hundred ten (110) feet more or less, along the line of land of said Joseph and along the northerly line of the property now or formerly of Abraham Berger and wife Edith to its intersection with the easterly line of Camp Street;

thence, turning an angle and running southerly, eighty-five (85) feet more or less, along the easterly line of Camp Street to its intersection with the northerly line of Olney Street;

thence, continuing on a southerly prolongation of said line sixty (60) feet more or less, across Olney Street to its intersection with the southerly line of Olney Street;

thence, turning an angle and running westerly, one hundred (100) feet, more or less, along the southerly line of Olney Street to an angle point;

thence, turning an angle and running westerly, one hundred nineteen (119) feet more or less, along the southerly line of Olney Street to its intersection with the easterly line of Brown Street;

thence, turning an angle and running westerly, fifty (50) feet more or less, across Brown Street to the intersection of the southerly line of Olney Street and the westerly line of Brown Street;

thence, turning an angle and running westerly, two hundred forty-five (245) feet more or less, along the southerly line of Olney Street to its intersection with the easterly line of Prospect Street;

thence, continuing westerly, forty (40) feet more or less, across Prospect Street to the intersection of the southerly line of Olney Street and the westerly line of Prospect Street;

thence, continuing westerly four hundred ninety (490) feet more or less, along the southerly line of Olney Street to its intersection with the easterly line of Pratt Street;

thence, turning an angle and running westerly, forty-four (44) feet more or less, across Pratt Street to the intersection of the southerly line of Olney Street and the westerly line of Pratt Street;

thence, turning an angle and running westerly, two hundred sixty-two (262) feet more or less, along the southerly line of Olney Street to a point of curvature on said line at its intersection with Captain J. Carleton Davis Boulevard;

thence, continuing westerly, one hundred ninety-two (192) feet more or less, along the westerly prolongation of the southerly line of Olney Street across Captain J. Carleton Davis Boulevard to the intersection of said line with the westerly line of Captain J. Carleton Davis Boulevard;

thence, turning an angle and running northerly, five hundred ninety-two (592) feet more or less, along the westerly line of Captain J. Carleton Davis Boulevard to a point of curvature on said line at its intersection with Hewes Street;

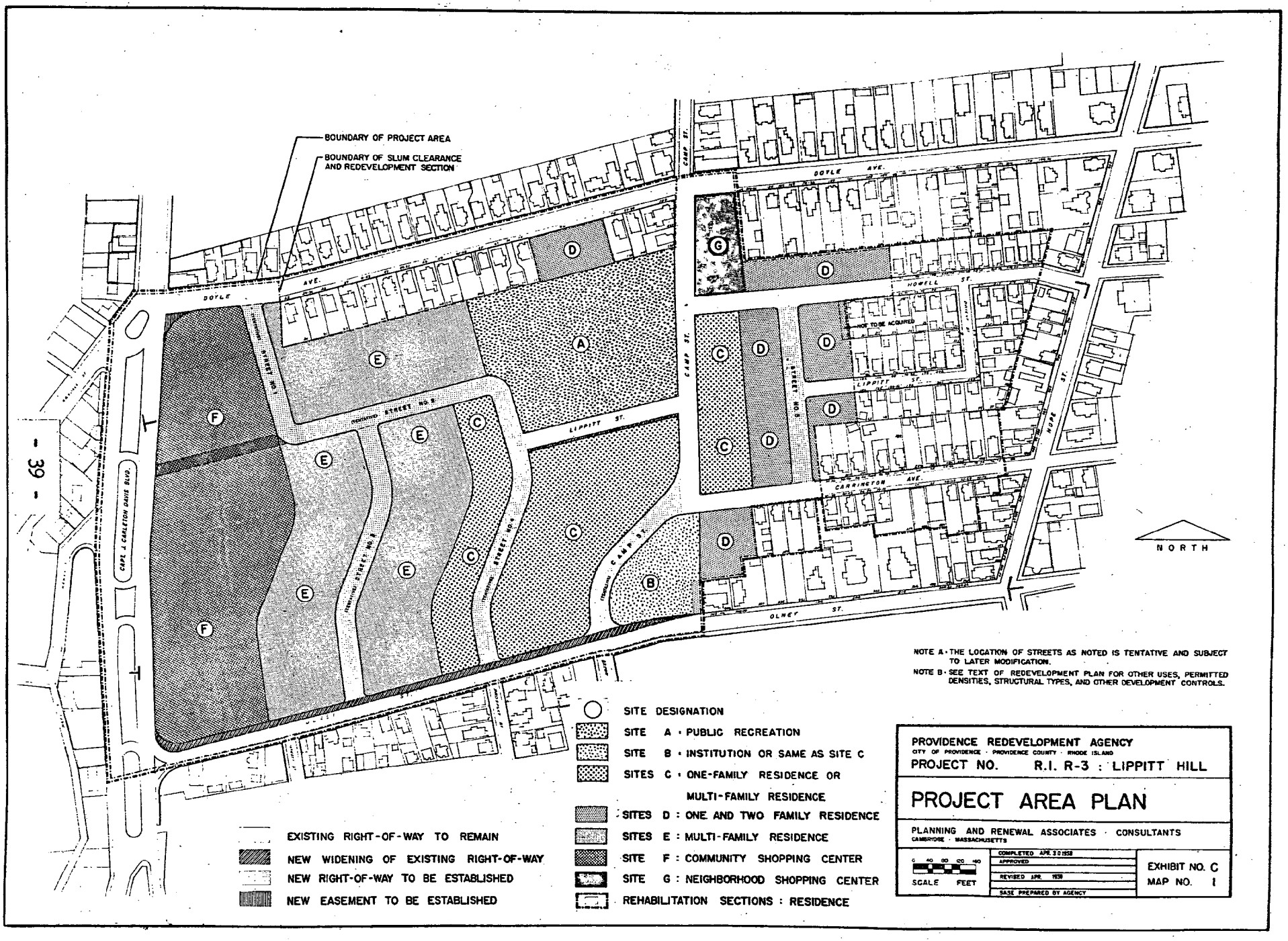
thence, turning an angle and running northerly, one hundred twenty (120) feet more or less, across Hewes Street to the intersection of the northwesterly line of Hewes Street and the westerly line of Captain J. Carleton Davis Boulevard;

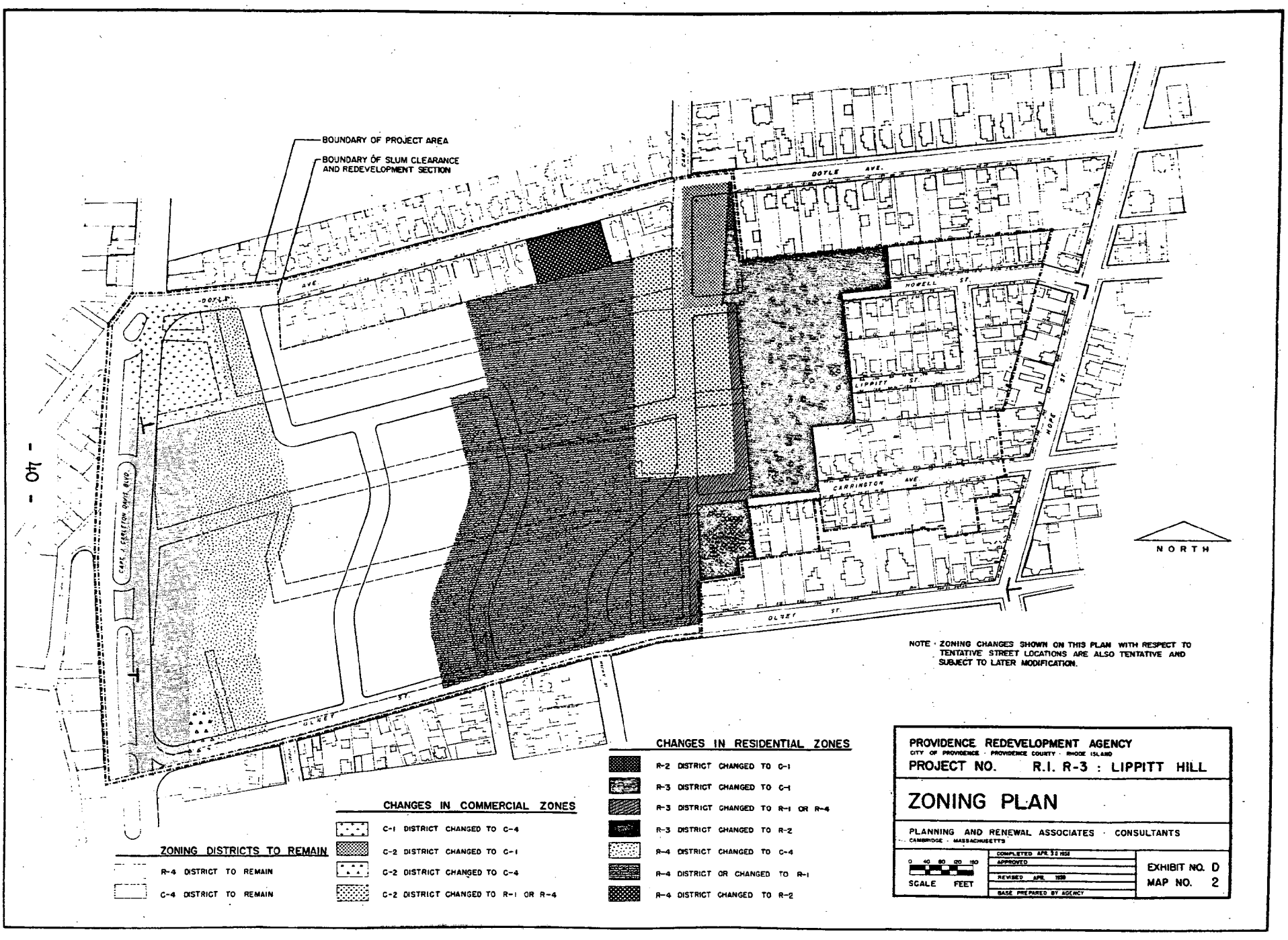
thence, turning an angle and running northerly, three hundred fifty-one (351) feet more or less, along the westerly line of Captain J. Carleton Davis Boulevard to a point of curvature on said line at its intersection with Randall Street;

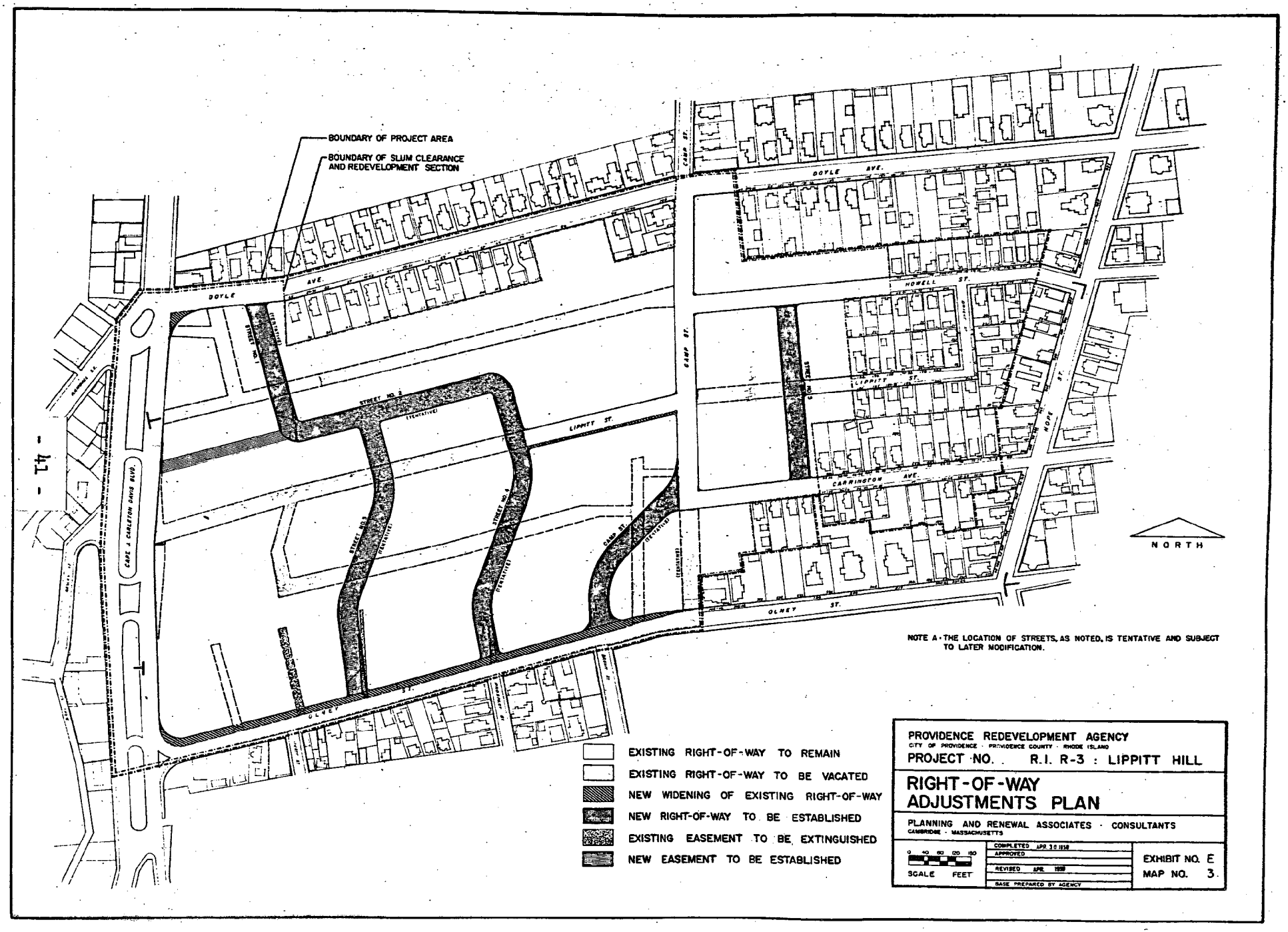
thence, turning an angle and running northerly one hundred forty (140) feet more or less, across Randall Street to the intersection of the northwesterly line of Randall Street and the northeasterly line or Iroquois Street;

thence, turning an angle and running northeasterly, one hundred nine (109) feet more or less, along the northwesterly line of Randall Street to its intersection with the westerly line of North Main Street;

thence, turning an angle and running easterly, ninety (90) feet more or less, across North Main Street to the intersection of the easterly line of North Main Street and the northerly line of Doyle Avenue, which is the point and place of beginning.


BOUNDARY OF PROJECT AREA
BOUNDARY OF SLUM CLEARANCE AND REDEVELOPMENT SECTION
DOYLE AVE.
CAMP ST.
HOWELL ST.
NOT TO BE ACQUIRED
LIPPITT ST.
HOPE ST.
CARRINGTON AVE.
OLNEY ST.
CAPT. J. CARLETON DAVIS BLVD.
PROPOSED STREET NO. 8
PROPOSED STREET NO. 9
PROPOSED STREET NO. 10
PROPOSED STREET NO. 11
NORTH
NOTE A - THE LOCATION OF STREETS AS NOTED IS TENTATIVE AND SUBJECT TO LATER MODIFICATION.
NOTE B - SEE TEXT OF REDEVELOPMENT PLAN FOR OTHER USES, PERMITTED DENSITIES, STRUCTURAL TYPES, AND OTHER DEVELOPMENT CONTROLS.
SITE DESIGNATION
SITE A - PUBLIC RECREATION
SITE B - INSTITUTION OR SAME AS SITE C
SITES C - ONE-FAMILY RESIDENCE OR MULTI-FAMILY RESIDENCE
SITES D : ONE AND TWO FAMILY RESIDENCE
SITES E : MULTI-FAMILY RESIDENCE
SITE F : COMMUNITY SHOPPING CENTER
SITE G : NEIGHBORHOOD SHOPPING CENTER
REHABILITATION SECTIONS : RESIDENCE
EXISTING RIGHT-OF-WAY TO REMAIN
NEW WIDENING OF EXISTING RIGHT-OF-WAY
NEW RIGHT-OF-WAY TO BE ESTABLISHED
NEW EASEMENT TO BE ESTABLISHED
PROVIDENCE REDEVELOPMENT AGENCY
CITY OF PROVIDENCE · PROVIDENCE COUNTY · RHODE ISLAND
PROJECT NO. R.I. R-3 : LIPPITT HILL
PROJECT AREA PLAN
PLANNING AND RENEWAL ASSOCIATES · CONSULTANTS
CAMBRIDGE · MASSACHUSETTS
0 40 80 120 160
SCALE FEET
COMPLETED APR. 30 1958
APPROVED
REVISED APR. 1958
BASE PREPARED BY AGENCY
EXHIBIT NO. C
MAP NO. 1


BOUNDARY OF PROJECT AREA
BOUNDARY OF SLUM CLEARANCE AND REDEVELOPMENT SECTION
DOYLE AVE.
HOWELL ST.
LIPPITT ST.
CARRINGTON AVE
HOPE ST.
OLNEY ST.
CAPT. J. EMERSON DAVIS BLVD.
NORTH
NOTE · ZONING CHANGES SHOWN ON THIS PLAN WITH RESPECT TO TENTATIVE STREET LOCATIONS ARE ALSO TENTATIVE AND SUBJECT TO LATER MODIFICATION.
ZONING DISTRICTS TO REMAIN
R-4 DISTRICT TO REMAIN
C-4 DISTRICT TO REMAIN
CHANGES IN COMMERCIAL ZONES
C-1 DISTRICT CHANGED TO C-4
C-2 DISTRICT CHANGED TO C-1
C-2 DISTRICT CHANGED TO C-4
C-2 DISTRICT CHANGED TO R-1 OR R-4
CHANGES IN RESIDENTIAL ZONES
R-2 DISTRICT CHANGED TO C-1
R-3 DISTRICT CHANGED TO C-1
R-3 DISTRICT CHANGED TO R-1 OR R-4
R-3 DISTRICT CHANGED TO R-2
R-4 DISTRICT CHANGED TO C-4
R-4 DISTRICT OR CHANGED TO R-1
R-4 DISTRICT CHANGED TO R-2
0 40 80 120 160
SCALE FEET
PROVIDENCE REDEVELOPMENT AGENCY
CITY OF PROVIDENCE · PROVIDENCE COUNTY · RHODE ISLAND
PROJECT NO. R.I. R-3 : LIPPITT HILL
ZONING PLAN
PLANNING AND RENEWAL ASSOCIATES · CONSULTANTS
CAMBRIDGE · MASSACHUSETTS
COMPLETED APR. 30 1951
APPROVED
REVISED APR. 1959
BASE PREPARED BY AGENCY
EXHIBIT NO. D
MAP NO. 2



NOTE A - THE LOCATION OF STREETS, AS NOTED, IS TENTATIVE AND SUBJECT TO LATER MODIFICATION.

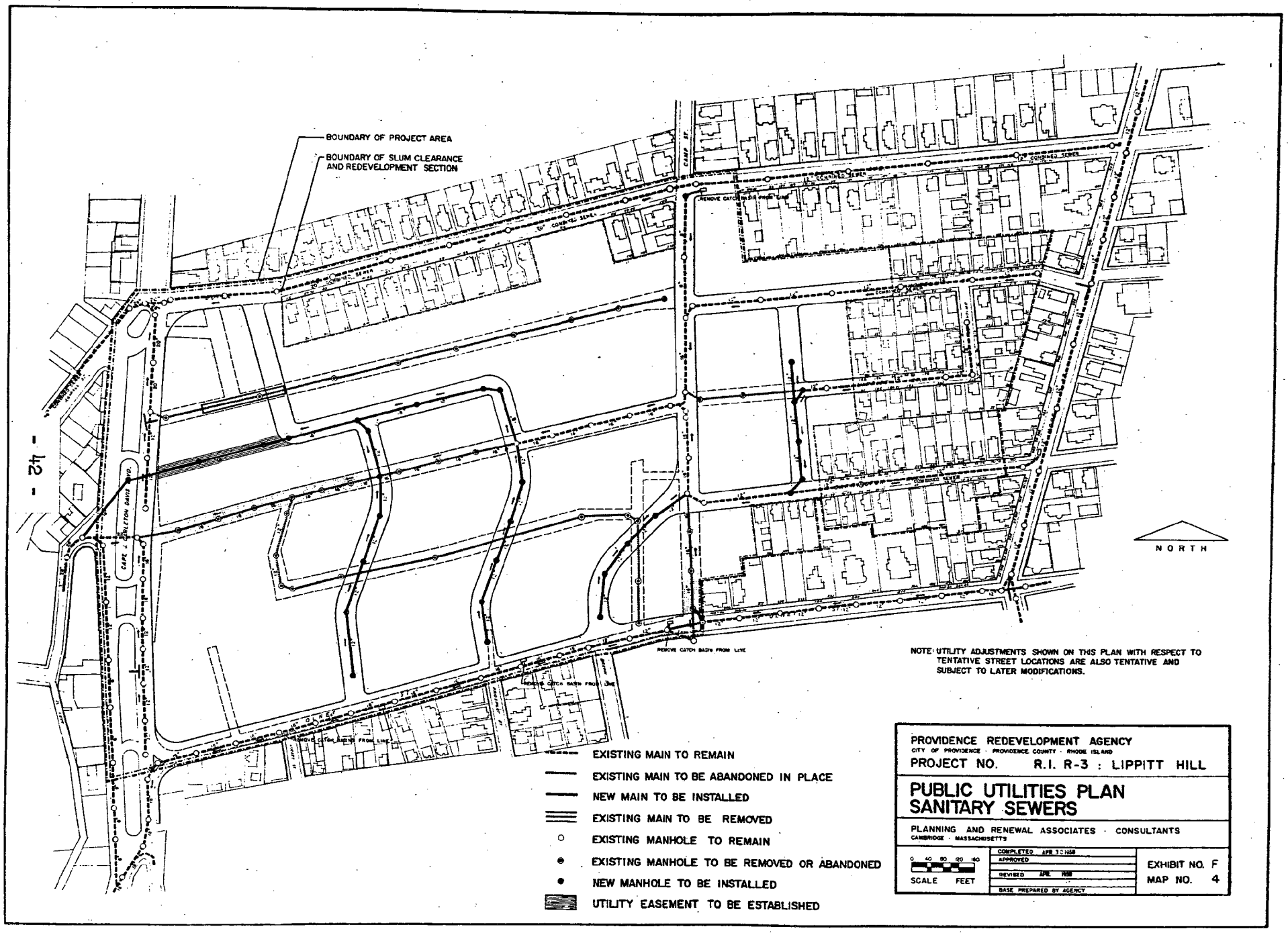
PROVIDENCE REDEVELOPMENT AGENCY
CITY OF PROVIDENCE · PROVIDENCE COUNTY · RHODE ISLAND

PROJECT NO. R.I. R-3 : LIPPITT HILL

RIGHT-OF-WAY ADJUSTMENTS PLAN

PLANNING AND RENEWAL ASSOCIATES · CONSULTANTS
CAMBRIDGE · MASSACHUSETTS

EXHIBIT NO. E
MAP NO. 3.



NOTE: UTILITY ADJUSTMENTS SHOWN ON THIS PLAN WITH RESPECT TO TENTATIVE STREET LOCATIONS ARE ALSO TENTATIVE AND SUBJECT TO LATER MODIFICATIONS.

PROVIDENCE REDEVELOPMENT AGENCY
CITY OF PROVIDENCE · PROVIDENCE COUNTY · RHODE ISLAND

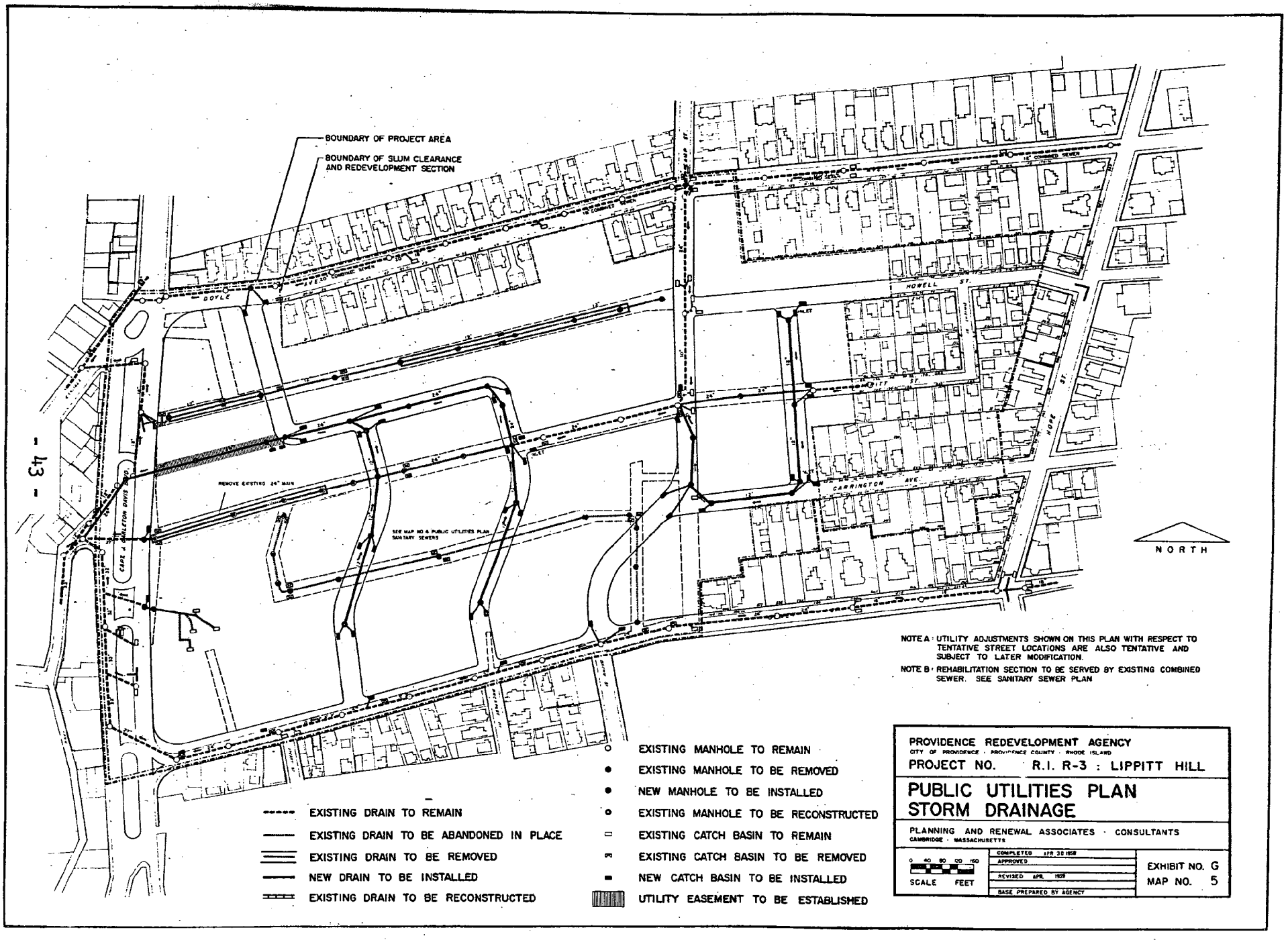
PROJECT NO. R.I. R-3 : LIPPITT HILL

PUBLIC UTILITIES PLAN SANITARY SEWERS

PLANNING AND RENEWAL ASSOCIATES · CONSULTANTS
CAMBRIDGE · MASSACHUSETTS

COMPLETED APR. 3 1958
APPROVED
REVISED APR. 1958
BASE PREPARED BY AGENCY

EXHIBIT NO. F
MAP NO. 4



NOTE A · UTILITY ADJUSTMENTS SHOWN ON THIS PLAN WITH RESPECT TO TENTATIVE STREET LOCATIONS ARE ALSO TENTATIVE AND SUBJECT TO LATER MODIFICATION.

NOTE B · REHABILITATION SECTION TO BE SERVED BY EXISTING COMBINED SEWER. SEE SANITARY SEWER PLAN

PROVIDENCE REDEVELOPMENT AGENCY
CITY OF PROVIDENCE · PROVIDENCE COUNTY · RHODE ISLAND

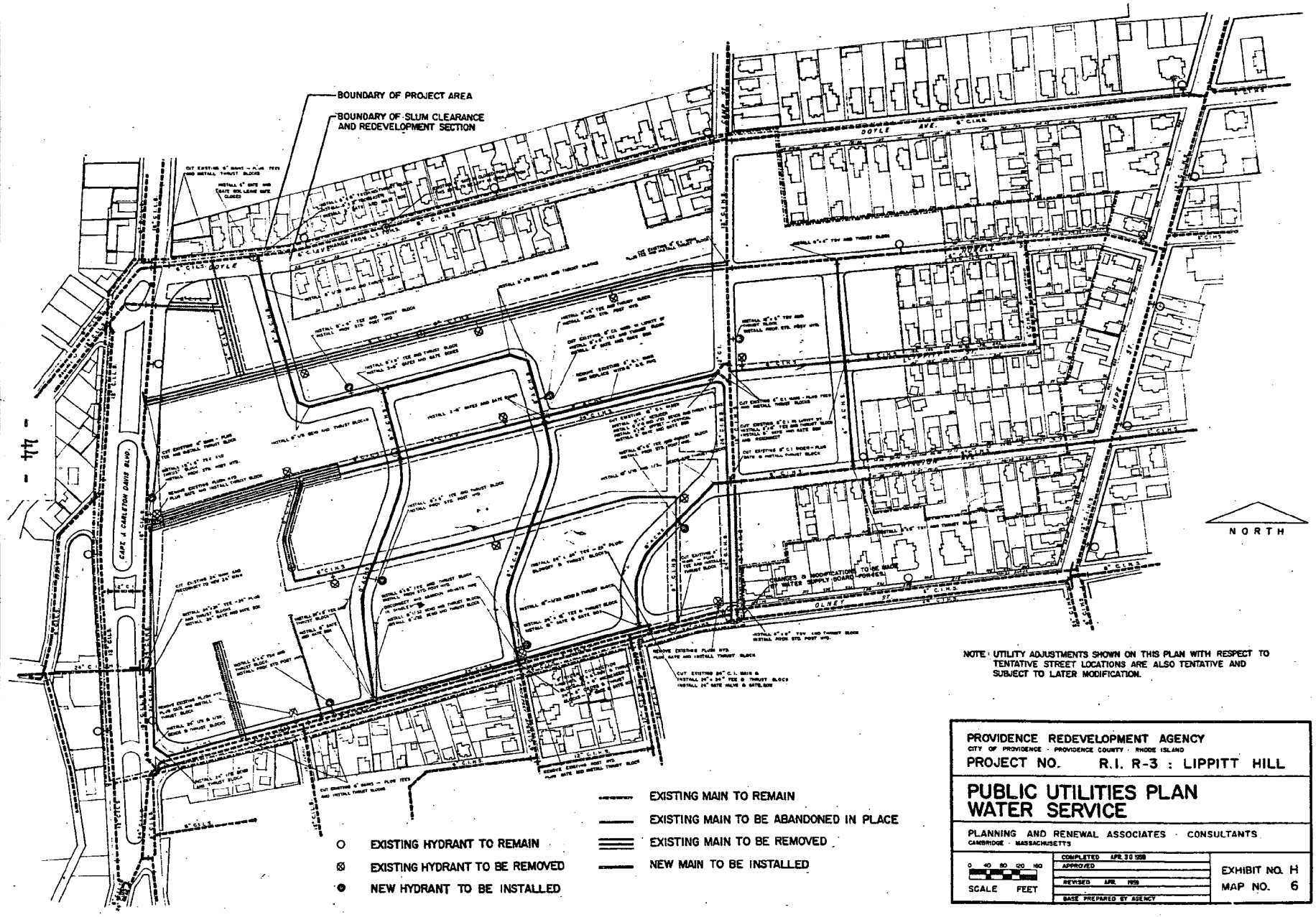
PROJECT NO. R.I. R-3 : LIPPITT HILL

PUBLIC UTILITIES PLAN STORM DRAINAGE

PLANNING AND RENEWAL ASSOCIATES · CONSULTANTS
CAMBRIDGE · MASSACHUSETTS

COMPLETED APR 30 1958
APPROVED
REVISED APR. 1959
BASE PREPARED BY AGENCY

EXHIBIT NO. G
MAP NO. 5



NOTE: UTILITY ADJUSTMENTS SHOWN ON THIS PLAN WITH RESPECT TO TENTATIVE STREET LOCATIONS ARE ALSO TENTATIVE AND SUBJECT TO LATER MODIFICATION.

PROVIDENCE REDEVELOPMENT AGENCY
CITY OF PROVIDENCE · PROVIDENCE COUNTY · RHODE ISLAND
PROJECT NO. R.I. R-3 : LIPPITT HILL

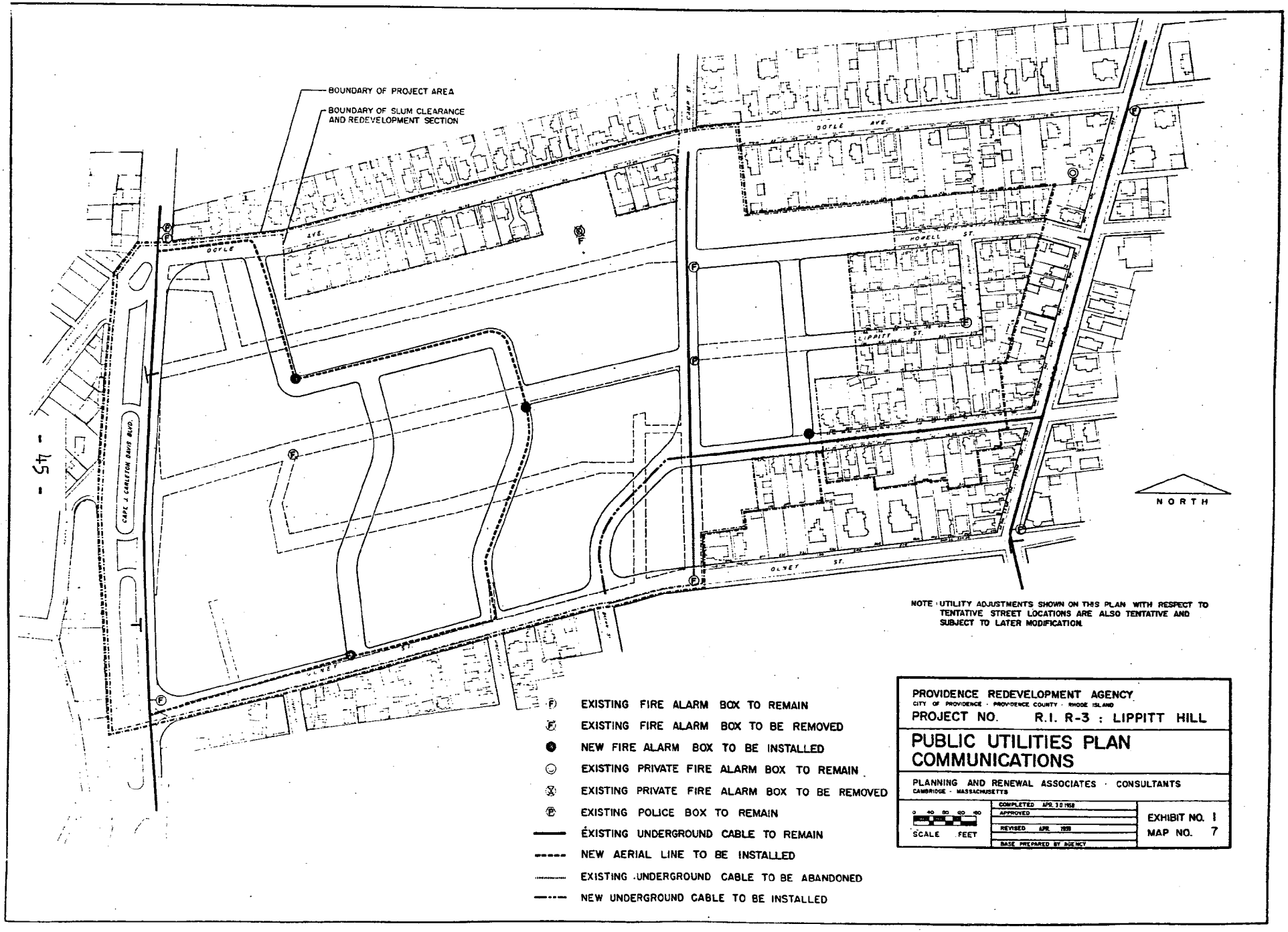
PUBLIC UTILITIES PLAN WATER SERVICE

PLANNING AND RENEWAL ASSOCIATES · CONSULTANTS
CAMBRIDGE · MASSACHUSETTS

0 40 80 120 160
SCALE FEET

COMPLETED APR. 30 1958
APPROVED
REVISED APR. 1959
BASE PREPARED BY AGENCY

EXHIBIT NO. H
MAP NO. 6


BOUNDARY OF PROJECT AREA
BOUNDARY OF SLUM CLEARANCE AND REDEVELOPMENT SECTION
DOYLE AVE.
HOWELL ST.
LIPPITT ST.
OLNEY ST.
CAMP ST.
CAPT. J. CARLETON DAVIS BLVD.
NORTH
NOTE: UTILITY ADJUSTMENTS SHOWN ON THIS PLAN WITH RESPECT TO TENTATIVE STREET LOCATIONS ARE ALSO TENTATIVE AND SUBJECT TO LATER MODIFICATION.
EXISTING FIRE ALARM BOX TO REMAIN
EXISTING FIRE ALARM BOX TO BE REMOVED
NEW FIRE ALARM BOX TO BE INSTALLED
EXISTING PRIVATE FIRE ALARM BOX TO REMAIN
EXISTING PRIVATE FIRE ALARM BOX TO BE REMOVED
EXISTING POLICE BOX TO REMAIN
EXISTING UNDERGROUND CABLE TO REMAIN
NEW AERIAL LINE TO BE INSTALLED
EXISTING UNDERGROUND CABLE TO BE ABANDONED
NEW UNDERGROUND CABLE TO BE INSTALLED
PROVIDENCE REDEVELOPMENT AGENCY
CITY OF PROVIDENCE · PROVIDENCE COUNTY · RHODE ISLAND
PROJECT NO. R.I. R-3 : LIPPITT HILL
PUBLIC UTILITIES PLAN
COMMUNICATIONS
PLANNING AND RENEWAL ASSOCIATES · CONSULTANTS
CAMBRIDGE · MASSACHUSETTS
0 40 80 120 160
SCALE FEET
COMPLETED APR. 30 1958
APPROVED
REVISED APR. 1959
BASE PREPARED BY AGENCY
EXHIBIT NO. 1
MAP NO. 7

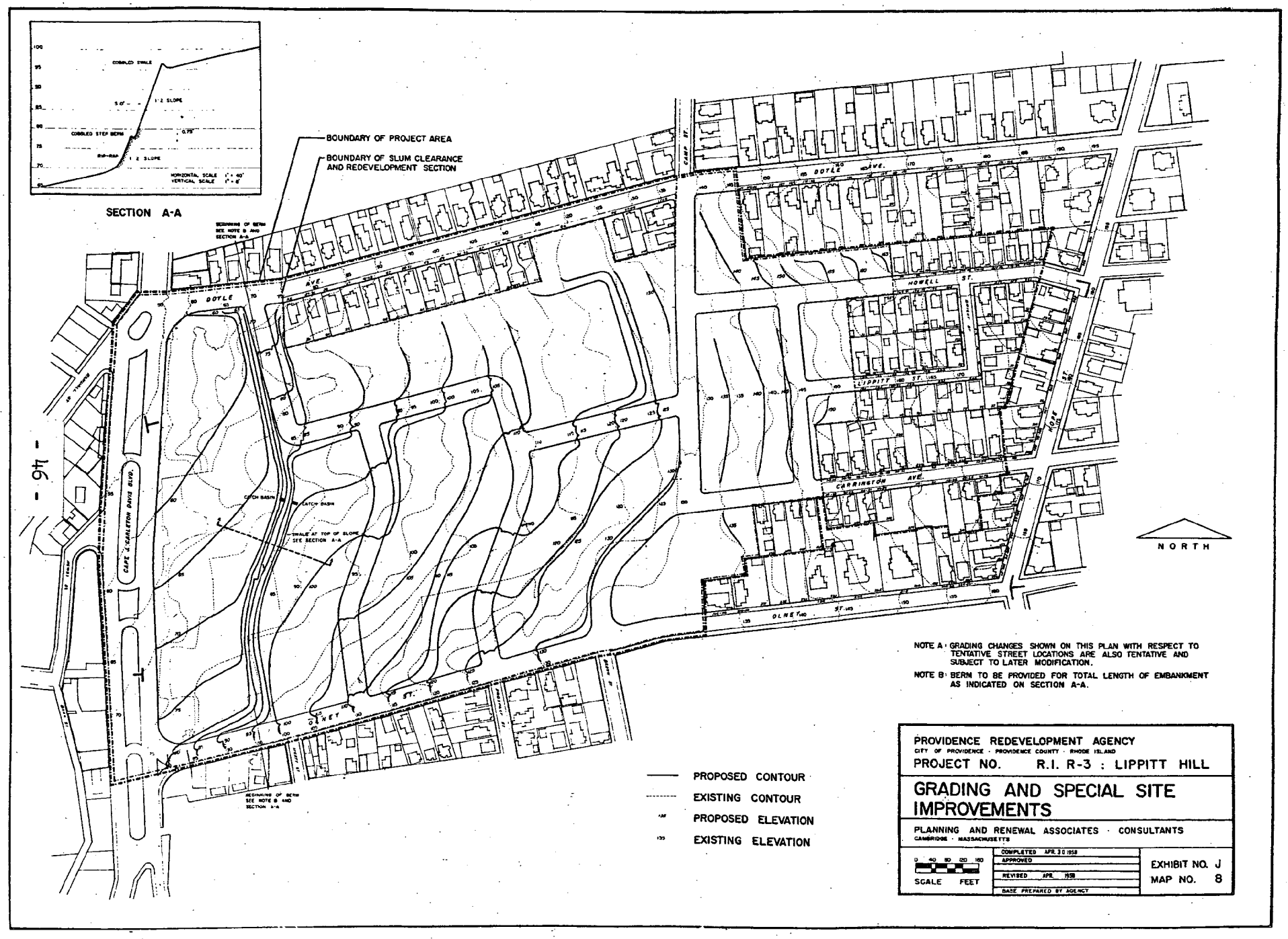

SECTION A-A
COBBLED SWALE
1:2 SLOPE
COBBLED STEP BERM
RIP-RAP
1:2 SLOPE
HORIZONTAL SCALE 1" = 40'
VERTICAL SCALE 1" = 8'
BOUNDARY OF PROJECT AREA
BOUNDARY OF SLUM CLEARANCE AND REDEVELOPMENT SECTION
BEGINNING OF BERM SEE NOTE B AND SECTION A-A
BOYLE AVE.
HOWELL ST.
LIPPITT ST.
CARRINGTON AVE.
OLNEY ST.
CAMP ST.
HOPE ST.
CAPE & CARLETON DAVIS BLVD.
CATCH BASIN
SWALE AT TOP OF SLOPE SEE SECTION A-A
NORTH
PROPOSED CONTOUR
EXISTING CONTOUR
PROPOSED ELEVATION
EXISTING ELEVATION
NOTE A: GRADING CHANGES SHOWN ON THIS PLAN WITH RESPECT TO TENTATIVE STREET LOCATIONS ARE ALSO TENTATIVE AND SUBJECT TO LATER MODIFICATION.
NOTE B: BERM TO BE PROVIDED FOR TOTAL LENGTH OF EMBANKMENT AS INDICATED ON SECTION A-A.
PROVIDENCE REDEVELOPMENT AGENCY
CITY OF PROVIDENCE · PROVIDENCE COUNTY · RHODE ISLAND
PROJECT NO. R.I. R-3 : LIPPITT HILL
GRADING AND SPECIAL SITE IMPROVEMENTS
PLANNING AND RENEWAL ASSOCIATES · CONSULTANTS
CAMBRIDGE · MASSACHUSETTS
0 40 80 120 160
SCALE FEET
COMPLETED APR. 30 1958
APPROVED
REVISED APR. 1958
BASE PREPARED BY AGENCY
EXHIBIT NO. J
MAP NO. 8

EXHIBIT K

EXCERPTS FROM "MINIMUM-STANDARDS HOUSING ORDINANCE"

The following excerpts from "An Ordinance Providing Minimum Standards for Housing", Chapter 1040, Ordinances of the City of Providence, approved July 9, 1956, and consisting of Sections 6 through 11 thereof, setting forth legal requirements governing (1) sanitary facilities, (2) plumbing and drainage, (3) heating and refrigeration equipment, (4) lighting and ventilation, (5) electrical facilities, (6) dwelling space, and (7) safe and sanitary maintenance, shall be incorporated as a part of the Redevelopment Plan as if fully set forth therein as minimum housing standards for satisfactory dwelling rehabilitation within rehabilitation sections of the project area:

SECTION 6: SANITARY FACILITIES AND PLUMBING AND DRAINAGE

No person shall occupy as owner-occupant or permit to be occupied by another any dwelling or dwelling unit which does not comply with the following requirements:

6.1 Kitchen Sink

Every dwelling unit shall be supplied with a kitchen sink located in the kitchen or adjacent kitchen pantry and properly connected to an approved water supply and sewage system, all in good working condition.

6.2 Flush Toilet and Lavatory Basin

Every dwelling unit shall be supplied within such dwelling unit with a room or compartment which affords privacy to a person therein and which shall be equipped with an approved flush toilet and a lavatory basin properly connected to an approved water supply and sewage system all in good working condition.

6.3 Bathtub and Shower Bath

Within three (3) years following the effective date of this Ordinance every dwelling unit shall have supplied within such dwelling unit a room or compartment which affords privacy to a person therein and which shall be equipped with a bathtub or shower bath properly connected to an approved water supply and sewage system all in good working condition.

6.4 Hot Water

Within three (3) years following the effective date of this Ordinance every kitchen sink, lavatory basin, and bathtub or shower bath required under the provisions of Subsections 6.1, 6.2 and 6.3 of this section shall be properly connected to hot as well as cold water lines.

6.5 Impervious Flooring

The floor surface of every bathroom and toilet room or compartment shall be constructed of material impervious to water; or if constructed of material not impervious to water, it shall be covered with fitted linoleum or painted or varnished so as to make the floor surface reasonably impervious to water. All such floors shall be kept in a dry, clean and sanitary condition by the occupant.

6.6 Grading and Drainage

The grading and draining of dwelling premises shall be such that no water shall be allowed to seep into any basement or cellar, or to accumulate, or become stagnant therein or on the premises; and no roof, surface, or sanitary drainage shall create a structural, safety, or health hazard by reason of construction, maintenance, or manner of discharge.

6.7 Rubbish Disposal Facilities

Every dwelling shall have adequate rubbish storage and disposal facilities or containers, approved as to type and location.

6.8 Garbage Disposal Facilities

Every dwelling shall have adequate garbage storage and disposal facilities or containers, approved as to type and location.

SECTION 7: HEATING AND REFRIGERATION EQUIPMENT

No person shall occupy as owner-occupant or permit to be occupied by another any dwelling or dwelling unit which does not comply with the following requirements:

7.1 Heating Facilities

Within three (3) years following the effective date of this Ordinance, every dwelling and dwelling unit shall be supplied either with adequate heating facilities or with chimneys or flues sufficient to accommodate facilities for the safe and adequate heating of all habitable rooms, bathrooms and toilet rooms or compartments. Where central heating equipment is not supplied by the owner, heating equipment as herein specified shall be provided by the occupant. Heating equipment shall be capable of maintaining a minimum air temperature of at least sixty-seven (67) degrees Fahrenheit at three (3) feet above the floor level, in all habitable rooms, bathrooms and toilet rooms or compartments, during an outside air temperature of zero (0) degrees Fahrenheit. Doors, windows and other parts of the dwelling shall be constructed and maintained so as to prevent abnormal heat losses.

7.2 Water-Heating Facilities

Within three (3) years following the effective date of this Ordinance, every dwelling or dwelling unit shall be supplied with water heating facilities capable of heating water so as to permit water at a temperature of not less than one hundred and twenty (120) degrees Fahrenheit to be drawn at every kitchen sink, lavatory basin, bathtub or shower. Such water heating facilities shall be capable of meeting the requirements of this subsection whether or not the heating facilities required under the provisions of Subsection 7.1 above are in operation.

7.3 Heating Equipment

Within two (2) years following the effective date of this Ordinance, heating equipment burning solid fuels shall be rigidly connected to a chimney or flue and heating equipment burning liquid or gaseous fuels shall be rigidly connected to a chimney or flue and a supply line.

7.4 Refrigerated Storage Space

In every dwelling unit where perishable foods are kept, refrigerated space for their storage shall be provided by the occupant if not supplied by the owner.

7.5 Cooking Equipment

Every piece of cooking equipment shall be so constructed and installed that it will function safely and effectively and shall be so maintained by the owner thereof. Cooking equipment burning solid fuel shall be rigidly connected to a chimney or flue and cooking equipment burning liquid or gaseous fuels shall be rigidly connected to a supply line. No cooking equipment using such fuels shall be operated in any room used primarily for sleeping purposes.

SECTION 8: LIGHTING AND VENTILATION AND ELECTRICAL FACILITIES

No person shall occupy as owner-occupant or permit to be occupied by another, any dwelling or dwelling unit that does not comply with the following requirements:

8.1 Window Area

Every habitable room shall have at least one window or skylight facing directly to the outdoors. The minimum aggregate glass area available for unobstructed light for every habitable room shall be no less than ten (10) percent of the floor space of such room.

8.2 Daylight Obstruction

Whenever walls or other portions of structures face a window of a habitable room in any dwelling and such light-obstructing structures are located less than three (3) feet from the window and extent to a level above that of the ceiling of the room, such a window shall not be deemed to face directly to the outdoors and shall not be included as contributing to the minimum total window area as required in Subsection 8.1.

8.3 Openable Window Area

Every habitable room shall have at least one window or skylight which can easily be opened, or shall have such other device as will adequately ventilate the room. The total openable window area in every habitable room shall be equal to at least fifty (50) percent of the minimum aggregate glass area required in Subsection 8.1, except where there is supplied some other approved device affording adequate ventilation.

8.4 Bathroom Light and Ventilation

Every bathroom and toilet room or compartment shall comply with the light and ventilation requirements for habitable rooms contained in Subsections 8.1, 8.2 and 8.3 above, except that in no case shall the minimum glass area of such window or skylight be less than three (3) square feet: Provided that no window or skylight shall be required in any bathroom or toilet compartment equipped with an approved ventilation system.

8.5 Screening of Vents

From May 1 to October 1 every opening, except bulkheads, used for ingress or egress from a dwelling or dwelling unit directly to or from outdoor space shall be supplied with either a self-closing device or self-closing screen door; and every window of every habitable room, bathroom and toilet room or compartment, and every other window or opening from the dwelling or dwelling unit to outdoor space while in use for ventilation shall be equipped with approved screening which shall be provided by the occupant, when not supplied by the owner.

8.6 Basement Ventilation

Every cellar and basement shall have at least two vents or windows opening directly to the outside air sufficient to prevent mildew or structural deterioration, and properly equipped with approved screening.

8.7 Electrical Fixtures

Every habitable room shall be supplied with at least two separate electric convenience outlets, or one such convenience outlet and one separate electric light fixture; and every toilet room or compartment, bathroom, laundry room, furnace room, stairway and communicating corridor shall be supplied with at least one electric light fixture. Every such outlet and fixture shall be properly installed, shall be maintained in good and safe working condition, and shall be properly connected to the source of electric power.

8.8 Lighting of Public Spaces

Every public hall and common stairway used primarily for egress or ingress in connection with two or more dwelling units shall be supplied with a proper amount of natural or electric light at all times; provided that such public halls and common stairways in structures containing not more than three dwelling units shall be deemed to have fulfilled such requirement if they are properly supplied with conveniently located switches, controlling an adequate electric lighting system which may be turned on when needed; and provided that all common stairways not used primarily for egress or ingress in all dwellings shall be properly supplied with such switches.

SECTION 9: DWELLING SPACE AND USE AND ACCESS

No person shall occupy as owner-occupant or permit to be occupied by another, any dwelling or dwelling unit which does not comply with the following requirements:

9.1 Floor Space Per Person

Every dwelling unit shall contain at least one hundred sixty (160) square feet of floor space for the first occupant, at least one hundred (100) square feet of additional floor space for each of the next two occupants, at least seventy-five (75) square feet of additional floor space for each of the next three occupants, and at least fifty (50) square feet of additional floor space for each occupant thereafter; except that any dwelling unit which is occupied by two or more occupants and which contains a room not intended to be used primarily for cooking or sleeping but which is properly designed and equipped or especially furnished with either an efficiency closet or wall-type kitchen unit or kitchenette, or bed furniture properly designed for daytime storage or other daytime uses so as to be usable for a combination of regular living and efficiency cooking or regular living and efficiency sleeping space may contain one hundred (100) square feet less floor space than would otherwise be required. In every case the floor space shall be calculated on the basis of total habitable room area.

9.2 Sleeping Space Per Person

In every dwelling unit of two or more rooms, every room occupied for sleeping purposes by one occupant shallcontain at least seventy (70) square feet of floor space, and every room occupied for sleeping purposes by more than one person shall contain at least fifty (50) square feet of floor space for each occupant thereof.

9.3 Ceiling Height

At least one-half of the minimum required floor space of every habitable room shall have a ceiling height of at least seven (7) feet.

9.4 Cellar and Basement Occupancy

No cellar or basement shall be occupied as a habitable room or dwelling unit, except as a workshop or recreation room, unless it shall comply with the applicable provisions of the Providence Building Code as to exits; and unless the floors and walls are impervious to any leakage of underground and surface run-off-water and are properly protected against dampness; and the minimum window area in each habitable room therein is located above the finished grade of the adjoining ground of the window wall and unless it shall comply with the provisions of Subsections 8.1, 8.2 and 8.3, except that the provisions of Subsection 8.3 shall not be required if an approved ventilation system is supplied. In no case, however, shall cellar space be used for sleeping purposes.

9.5 Means of Egress

Every dwelling unit shall be provided with approved, safe and unobstructed means of egress, and shall comply with the applicable provisions of the Providence Building Code and the Fire Prevention Ordinance and the rules and regulations adopted pursuant thereto.

SECTION 10: SAFE AND SANITARY MAINTENANCE

No person shall occupy as owner-occupant or permit to be occupied by another, any dwelling or dwelling unit which does not comply with the following requirements:

10.1 Structural Elements

Every foundation shall adequately support the dwelling structure at all points, shall be free of holes, wide cracks, and buckling. Every floor, exterior wall and roof shall be free of holes, wide cracks, and loose, warped, protruding or rotting boards or any other condition which might admit moisture, or rodents, or which might constitute a hazard to health or safety. All exposed surfaces which have been adversely affected by exposure or other cause shall be repaired, and coated, treated or sealed so as to protect them from serious deterioration. Every interior wall and ceiling shall be free of holes and large cracks, loose plaster, defective materials, or serious damage. Interior walls and all protective materials thereon shall be properly maintained and easily cleanable.

10.2 Windows and Doors

Every window, exterior door, and bulkhead shall be reasonably weather-tight, water tight and rodent-proof; and shall be kept in sound working condition and good repair.

10.3 Stairways and Porches

Every inside and outside stairway, every porch, and every appurtenance thereto, shall be constructed and maintained in safe condition and good repair.

10.4 Supplied Facilities

Every supplied facility, piece of equipment, or utility, which is required under the provisions of this Ordinance, shall be so designed, constructed, and installed according to law that it will function safely and effectively, and shall be maintained in safe and sanitary working condition.

10.5 Plumbing Facilities

Every plumbing fixture, and water supply and sewer line shall be properly installed according to law and maintained in safe and sanitary working condition, free from defects, leaks, and obstructions.

10.6 Infestation

Every dwelling, dwelling unit, and all dwelling premises shall be free of infestation, and comply with the applicable requirements of the Providence Rat Control Ordinance.

10.7 Dwelling Premises and Accessory Structures

All dwelling premises and accessory structures shall be maintained in good repair and sanitary condition.

SECTION 11: RESPONSIBILITIES OF OWNERS AND OCCUPANTS

The following provisions shall pertain to the responsibilities of owners, operators and occupants of dwellings and their premises.

11.1 Maintenance of Private Spaces

Every occupant of a dwelling or dwelling unit shall keep in a clean and sanitary condition that part of the dwelling, dwelling unit and dwelling premises thereof which he occupies and controls.

11.2 Maintenance of Public Spaces

Every owner of a multiple dwelling shall be responsible for maintaining in a clean and sanitary condition the common areas of the dwelling and the premises thereof. Occupants of two- and three-family dwellings shall share the responsibility for maintaining in a clean and sanitary condition the common areas of the dwelling and the dwelling premises thereof.

11.3 Provision of Disposal Facilities

Every owner of a multiple dwelling shall supply on the premises such rubbish and garbage disposal facilities and storage containers for each dwelling thereon as are required by Subsections 6.7 and 6.8 of this Ordinance, and shall maintain such facilities in good repair and sanitary condition, and shall provide for the proper collection and removal of their contents. Occupants of one-, two-, and three-family dwellings shall provide for such facilities, containers, maintenance, collection and removal for their own dwelling units.

11.4 Manner of Waste Disposal

Every occupant of a dwelling or dwelling unit shall dispose of all his rubbish and garbage in a clean and sanitary manner by placing it in the facilities provided as required by Subsections 6.7, 6.8, and 11.3 of this Ordinance.

11.5 Use of Screens

Every occupant of a dwelling or dwelling unit shall be responsible for the use of all screens whenever the same are required under the provisions of Subsection 8.5 of this Ordinance.

11.6 Extermination

Every occupant of a dwelling containing a single dwelling unit shall be responsible for the extermination of any rodents, vermin, or other pests therein or on the premises; and every occupant of a dwelling unit in a dwelling containing more than one dwelling unit shall be responsible for such extermination whenever his dwelling unit is the only one infested; except that whenever such infestation is caused by the failure of the owner to carry out the provisions of this ordinance, extermination shall be the responsibility of the owner.

11.7 Maintenance of Plumbing and Equipment

Every occupant of a dwelling unit shall be responsible for the exercise of proper care and cleanliness in the use and operation of all plumbing fixtures, sanitary facilities, appliances, and equipment therein.

11.8 Discontinuance of Utilities

No owner, operator, or occupant shall cause any service, facility, equipment, or utility, which is required to be supplied by the provisions of this ordinance to be removed from or shut off from or discontinued for any occupied dwelling, or dwelling unit, except for such temporary interruption as may be necessary when actual repairs or alterations are being expeditiously made, or during other temporary emergencies when discontinuance of service is approved by the Director.

11.9 Occupancy of Vacant Units

No person shall occupy as owner-occupant or permit to be occupied by another, any vacant dwelling or dwelling unit unless or until it is in good repair, clean, sanitary, in habitable condition and in full compliance with all provisions of this ordinance and the rules and regulations adopted pursualt thereto.

11.10 Supplied Heat

Every owner or operator of a dwelling who permits to be occupied any dwelling unit therein under an agreement, express or implied, to supply or furnish heat to the occupants thereof, shall maintain therein from October 1 to May 1, a minimum air temperature level of not less than sixty-seven (67) degrees Fahrenheit at three (3) feet above floor level during an outside air temperature of zero (0) degrees Fahrenheit or above between the hours of 6:30 A.M. and 11:00 P.M. and not less than sixty (60) degrees Fahrenheit between the hours of 11:00 P.M. and 6:30 A.M. in all habitable rooms, bathrooms, toilet rooms and compartments and communicating corridors; provided that when the outside air temperature drops below zero (0) degrees Fahrenheit, heating facilities shall be operated so as to furnish at least the minimum requirements hereof. Whenever heating facilities are incapable of furnishing the minimum requirements hereof at an outside air temperature of below zero (0) degrees Fahrenheit, they shall be operated to full capacity. Whenever a dwelling is heated by means of a central heating facility, or other heating apparatus under the control of the owner or operator of the dwelling, such owner or operator in the absence of a written contract or agreement to the contrary, shall be deemed to have contracted, undertaken, or bound himself to furnish heat in accordance with the provisions of this sub-section. The provisions of this subsection shall not apply where the failure to maintain such an air temperature level is approved by the Director because of a general shortgage of fuel, or any negligent or malicious act of the occupant, or while repairs are being expeditiously made to the heating equipment, or any cause beyond the control of the owner or operator.