THE CITY OF PROVIDENCE

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 441

Approved October 12, 1971

RESOLVED, that the area bounded by Eddy Street and Route 95 be studied by the Department of Planning and Urban Development for the purpose of creating an Industrial Park.

IN CITY COUNCIL

OCT 7 - 1971

READ and PASSED

.....

President

Clerk

APPROVED

OCT 12 1971

MAYOR

IN CITY COUNCIL

MAR 4 - 1971

FIRST READING
REFERRED TO COMMITTEE ON URBAN REDEVELOPMENT RENEWAL & PLANNING

Vincent Vespa
CLERK

THE COMMITTEE ON
Urban Redevelopment, Renewal and Planning
Approves Passage of
The Within ~~Ordinance~~ RESOLUTION

Vincent Vespa
Chairman

Sept 30, 1971
Clerk

Councilman McKiernan, by request

City of Providence, R. I.

Department of City Clerk

MEMORANDUM

DATE: March 8, 1971

TO: Director Pallozzi

SUBJECT: INDUSTRIAL PARK

CONSIDERED BY: Committee on Urban Redevelopment Renewal and Planning

DISPOSITION: Attached is copy of Resolution on above subject.

Vincent Vespa

City Clerk

VINCENT PALLOZZI
DIRECTOR

JOSEPH A. DOORLEY, JR.
MAYOR

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
CITY HALL, PROVIDENCE, RHODE ISLAND 02903

April 8, 1971

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

RE: City Council Resolution, dated March 8, 1971

Dear Mr. Vespia:

The City Council by Resolution No. 28, dated March 8, 1971 directed this department to prepare a report on the feasibility of creating an industrial park in South Providence between Eddy Street and Route 95. Accordingly, five copies of the requested report are submitted for its review and consideration.

Sincerely yours,

Vincent Pallozzi
Director

Attachments (5)

VP:MJB

CITY OF PROVIDENCE
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

CITY HALL, PROVIDENCE, R. I. 02903

A PRELIMINARY STUDY OF THE FEASIBILITY OF CREATING AN INDUSTRIAL PARK IN SOUTH PROVIDENCE BETWEEN EDDY STREET AND ROUTE 95

A PRELIMINARY STUDY OF THE FEASIBILITY

OF CREATING AN INDUSTRIAL PARK IN SOUTH PROVIDENCE

BETWEEN EDDY STREET AND ROUTE 95

Department of Planning and Urban Development

March 1971

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List of Maps

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There are positive reasons as well for proposing industrial redevelopment of this area. Transportation is particularly encouraging. There are good rail, truck and sea transport connections in the entire area, and the Thurbers Avenue interchange with Route 95 is the only complete north-south on-off ramp before those for

downtown Providence. However, there are 10 dead-end streets off Eddy Street in the study area which are an inefficient means of access to the area. Redevelopment could involve incorporating some of these rights-of-way in disposition parcels and adding more efficient loops through the area.

The land utilization and marketability study mentioned above, also points out that redevelopment of this project should be carried out in stages, suited to the ability of the Providence area market to absorb new industrial land. What follows is a description of tentative proposals for such a phasing of development, below Public Street. The data includes square foot cost of acquisition based on twice the assessed value for industrial and commercial properties, and one and one-half times the assessed value for residential property. Building condition is based on DPUD staff exterior surveys completed in July, 1970, a three level classification of standard, deficient, and substandard. A detailed outline of this survey is included in Appendix A.

The four geographical portions of the whole 37.9 acre area which would be suitable for phasing development could be carried out in a specific order determined by conditions of cost, topography, existing uses, and relocation requirements. The first area proposed, bounded by Oxford Street on the north and Thurbers Avenue on the south, is the largest in area, 10.9 acres. It has the highest number of residential structures of these sectors, 30, and families, 45, but the most vacant land, 4.4 acres, and the highest proportion of substandard and deficient structures, 83%. This sector would require acquisition of 8.7 acres, at an estimated cost of

$260,382, or $.68 per square foot, the lowest of the four sectors. About half of this acquisition would be residential and half vacant. Two commercial concerns would be relocated.

Sector Two, directly north of the first, from Oxford Street to the mid-block line between Sherburne Street and Swan Street, a division related to the topography at that point, has the third highest number of families, 25, in 14 structures, on 1.9 acres. Here, 71% of these structures are deficient or substandard. Acquisition would be only 7.2 acres, the lowest of the four proposed phases, at the next to lowest square foot cost, $.89, an estimated $194,850 total for 5.0 acres of which 2.9 acres are vacant and 0.2 acres are industrial.

The third sector, bounded by Thurbers Avenue on the north, Eddy Street on the west and Route 95 on the east and south, has only 16 residential structures and 22 families. 75% of these buildings are deficient or substandard. One acre of the 1.3 acres in residential use would be acquired; 1.8 acres of vacant land and 1.4 acres of commercial and industrial, a total 4.2 acres. Most of the industrial land is a bus company storage lot, basically developable vacant land. The acquisition cost is about $223,325, a higher $1.23 per square foot.

The last priority for redevelopment is the portion of the area between Public Street and the mid-block line south of Sherburne Street, and one primarily industrial block west of Eddy Street and south of Public Street.

There are 45 families in 29 structures. 79% of the structures are deficient or substandard. The lowest priority of the four areas assigned to this section is related to its least amount of vacant land, high residential use and relocation requirements for existing industrial and commercial uses, and the most existing, viable industry of the four sectors. The cost per square foot, $1.29, or an estimated $287,310 for 4.6 acres, is also the highest of the four sectors.

In summary, the proposed acquisition of 22.5 acres would cost approximately $970,002, an average $.97 per square foot. Eleven per cent, 2.4 acres, would be industrial and commercial land; 41%, 9.5 acres, residential; and 48%, 10.7 acres, vacant land.

Relocation would involve 137 families, 10 commercial concerns and two industries. Of these families, 45 are homeowners and 92 are renters.

The final development of the area, besides the acquisition described above, should involve .1 acres of City-owned and 1.1 acres of State-owned land, and 13.1 acres of continued industrial and commercial use, for a total 36.8 acres. There would be some variation in the final figure, depending on adjustment of the east-west dead-end streets and provision of revised road access as shown in accompanying maps.

The effectuation of these proposals could be accomplished through several methods, involving Federally-supported or City financed methods. Briefly, these are the Neighborhood Development Program, Part I Urban Renewal, or a City-financed industrial park.

The Neighborhood Development Program, with its provisions for yearly stages of renewal activities, would lend itself to the phased industrial development presented here. The NDP currently underway in Lower South Providence could in future years incorporate this development, but at present, Federal funds for major expansion of NDP activities is apparently not forthcoming, though this situation could change from year to year.

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A City-sponsored project for this area should be considered because of the possible financial benefits through sales of the developed land and increased property tax base. However, a major cost of this project which could be a burden without Federal aid is the relocation load. Assistance to the 137 or so families projected to be displaced would be based on the Federal Relocation Act of 1970, because the project is in the Model Cities area. Moving expenses, rent supplements for new housing and bonuses to displaced owner-occupants are part of this legislation which substantially increases benefits from previous levels. Since no replacement housing is being considered within the industrial redevelopment area, incorporation of this area in a housing and relocation plan covering at least all of the Lower South Providence would be indicated.

The approximate total costs of carrying out this project can be estimated on the basis of acquisition representing 75% of expenses, excluding relocation payments. This would be $970,002 plus $326,666, or about $1,296,668. Relocation for the 137 families would involve at least $300 moving allowance per family, in addition to the rent supplement and owner-occupant benefits mentioned above.

APPENDIX A

Outline of Building Condition Survey Criteria

1. The criteria used in classifying buildings with deficiencies in Area (2*) were those criteria developed by the L.P.A. Pertinent data was gathered and analyzed for each residential structure in the area. This information identified deficiencies in:

    a. The fixed facilities of the structure
    b. The maintenance of the structure; and
    c. The environment of the structure.

    The first two of these headings relate to deficiencies below the Minimum Housing Standards. The last related to deficiencies which make the structure less marketable, regardless of its condition. In addition, information about the structure type was gathered for use in determining the structures' usefulness and desirability.

2. The following defines the type of defects which were used by the L.P.A. to classify a structure as sound, standard, or deficient.

    a.) Building Defects

        1. Slight Defect Conditions which are normally correctable during the course of normal maintenance.

* This outline refers to the Neighborhood Development Program application for 1971-72, which includes this area of South Providence.

Typical Slight Defect (Exterior):

a. Paint: cracked, peeling, blistering, or missing

b. Slight damage to porches, loading docks

c. Slight damage to steps or stairs

d. Cracked or broken doors and windows

e. Slight wearing away of mortar between bricks and masonry

f. Wear on doors, sills and frames

g. Wear on windows, sills and frames

h. Broken or missing gutters or downspouts

2. Intermediate Defects: Conditions in more than 20% but less than 50% of the defective unit indicating the need for repairs if the unit is to continue to serve adequately the use which it is intended. More serious than those correctable by routine maintenance.

Typical Intermediate Defects (Exterior)

a. Holes, sagging, bowing, open cracks, rotted base or missing materials in: Foundations, Bearing Walls, Roofing, Flooring.

b. Cracked, warped or rotted; Beams, Rafters, Girders, Columns.

c. Extensive Damage by storms, fires, floods, or earth subsidence.

d. Sagging, Buckled or bent out of plumb indicative of a deterioration in load bearing capacity in: Foundations, Floors, Bearing Walls or Roofs.

3. Critical Defects: Serious damage in over 50% of the defective unit correctable only by extensive repairs.

Typical Critical Defects (Exterior)

a. Holes, open cracks, rotted or missing materials in: Foundation, Bearing Walls, Roofing, Flooring

b. Cracked, Warped or Rotted: Beams, Rafters, Girders, Columns

c. Extensive damage by storms, fires, floods, or earth subsidence

d. Sagging, buckled or bent out of plumb indicative of a deterioration in load bearing capacity in Foundations, Floors, Bearing Walls or Roofs.

b) Construction Defects: Due to makeshift materials or inadequate conversions

a. Shack or hut serving as principal structure for all involved

b. Structures with makeshift walls or roof, or built of scrap lumber or other scrap material, or materials not commonly used for permanent construction.

c. Inadequately converted sheds, barns, garages or residences not compatible with its intended use

d. Structures with inadequate foundations

e. Inability of non-residential structures to contain noise vibrations, or odors resulting from current use

f. Obsolete Building layout for present use

c) Remarks Section If in the survey, there was doubt concerning a particular defect, it was explained

briefly in the "Remarks" section. Also blighting environmental influences affecting the property being surceyed were noted but not included in the scoring. The commonly recognized blighting influences are:

1. Overcrowding or improper location of structures on the land.
2. Excessive dwelling unit density.
3. Obsolete building types which, through lack of use or maintenance, lessen the value of surrounding properties.
4. Detrimental land uses or conditions such as incompatible use, structures in mixed use or adverse influence from noise, smoke, or fumes.
5. Unsafe, congested, poorly designed or otherwise deficient streets.
6. Conversion to incompatible types of uses.
7. Inadequate public utilities or community facilities, the lack of which contribute to unsatisfactory living conditions or economic decline.
8. Other equally significant deficiencies. These included the following yard conditions
   a. Accumulation of garbage and debris.
   b. Storage of junked cars or boats.
   c. Deteriorating or dilapidated fences.
   d. Deteriorating or dilapidated accessory use (garage, barn, shed, etc.).

4. Upon completion of the survey, the number of slight, intermediate, and critical deficiencies were totaled for each structure. The structure was then scored as either sound, standard, deficient, or substandard. The following is a description of the criteria used to classify structures with deficiencies.

a. Building Deficiencies Warranting Rehabilitation
Buildings that contain a combination of defects that are not serious enough to justify clearance would warrant conservation or rehabilitation. (This category includes structures classified as standard as well as those classified as deficient).

b. Building Conditions Warranting Classification as Sound.
Buildings of such condition that no interior or exterior defects or deficiencies are noted, and in which the construction and building facilities are adequate, warrant classification as sound.

c. To be classified as standard a structure must contain no more than three slight defects nor more than one Intermediate Defect which can be economically corrected.

d. To be classified as deficient a structure must contain one of the following defects or a combination of them.

1. Three or more Intermediate defects in the basic structural elements of the building

that are not correctable by normal maintenance.

2. A combination of one or more intermediate defects plus three or more slight defects which, taken collectively, are causing the building to have a deteriorating effect on the surrounding area.
3. One construction defect which could be economically corrected.
4. One or two Building Facility Defects which could be economically corrected.

5. Criteria used in classifying buildings as structurally substandard to a degree requiring clearance

The method for classifying buildings with structural deficiencies requiring clearance was developed by the L.P.A. The method evaluates both the structure and the environment. The data was prepared for interpretation in the following manner:

1. In addition to the categories of sound, standard and deficient in the field survey conducted by the L.P.A. to classify deficient structures (See Part I - Section E (4), an additional category (substandard) was included in the survey to classify those structures requiring clearance. To be classified as substandard a structure had to contain one of the following defects or a combination of them.

a. Two or more critical defects.

b. One critical defect plus one or more intermediate defects.

c. A combination of intermediate defects in the basic structure walls, foundation, roof, etc. (4 or 5 or more).

d. Inadequate facilities or one or more construction defects (clearance would be warranted if the inadequate facilities or construction defects could not economically be replaced, repaired, rebuilt or added to the building).

e. Inadequate original construction.

APPENDIX B

CONDITION OF ACQUISITION

Sector	Number of Structures: Total	Vacant	Industrial & Commercial	Residential	Residential Condition: Deficient	Substandard	Deficient & Substandard
1	33	1	3	30	17	8	83%
2	16	2	2	14	6	4	71%
3	18	2	2	16	10	2	75%
4	35	4	6	29	18	5	79%
AREA	102	9	13	89	51	19	78%

RELOCATION LOAD

Sector	Residential: Structures: Total Families	Families: Owner Occupied	Families: Absentee Landlord	Families: Owners	Families: Renters	Business Concerns: Industrial	Business Concerns: Commercial
1	45	15	15	15	30	-	2
2	25	8	6	8	17	1	-
3	22	8	8	8	14	-	3
4	45	14	15	14	31	1	5
AREA	137	45	44	45	92	2	10

LAND USE ACREAGE

Sector	Total	Industrial & Commercial	Residential	Public & Institutional	Vacant Land	% Vacant Land	% Industrial & Commercial
1	10.9	2.4	4.0	.1	4.4	40%	22%
2	7.2	1.5	1.9	-	3.8	53%	21%
3	8.9	5.8	1.3	-	1.8	20%	65%
4	10.9	5.8	2.6	.1	2.4	22%	53%
AREA	37.9	15.5	9.8	.2	12.4	33%	41%

ACQUISITION

	Acreage				Cost	
Sector	Total	Industrial & Commercial	Residential	Vacant Land	Total Cost	Cost per Sq. Ft.
1	8.7	.3	4.0	4.4	$260,382	$ .68
2	5.0	.2	1.9	2.9	$194,850	$ .89
3	4.2	1.4	1.0	1.8	$223,325	$1.23
4	4.6	.5	2.6	1.5	$237,310	$1.29
AREA	22.5	2.4	9.5	10.7	$970,002	$ .97
%		11%	41%	48%		

CONTINUED LAND USES

Sector	Acreage					Uses	
	Total	Industrial & Commercial	Residential	Public & Institutional	Vacant Land	Concerns	Houses
1	2.2	2.1	-	.1	-	3	0
2	2.1	1.3	-	-	.8	7	2
3	4.7	4.4	.3	-	-	11	7
4	6.3	5.3	-	.1	.9	15	2
AREA	15.3	13.1	.3	.2	1.7	36	11

NEW INDUSTRIAL AREA ACREAGE

I. New Industrial Land

a. Acquired 22.5

b. Pubjic

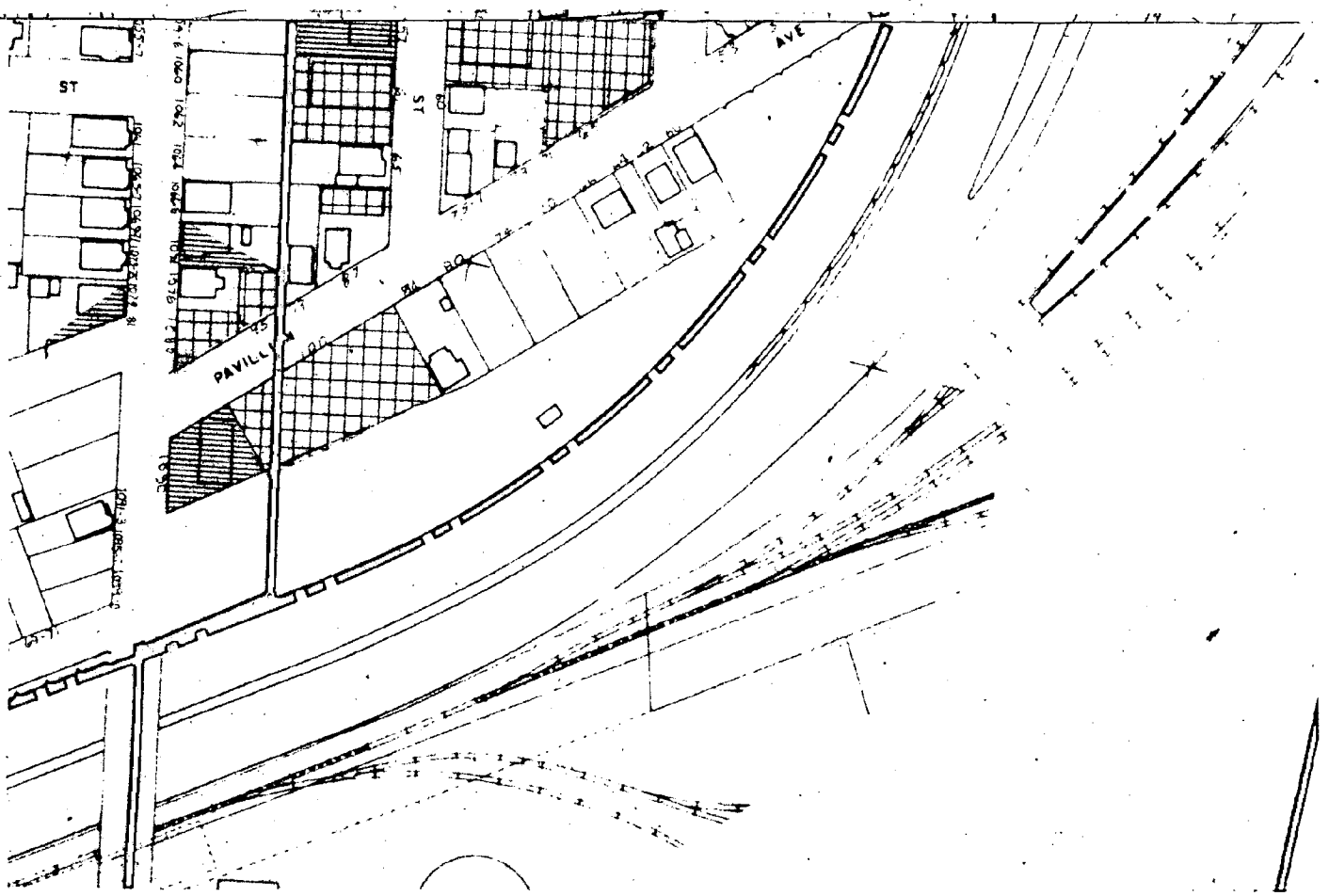
City .1
State 1.1

23.7

II. Continued Industrial and Commercial Land

13.1

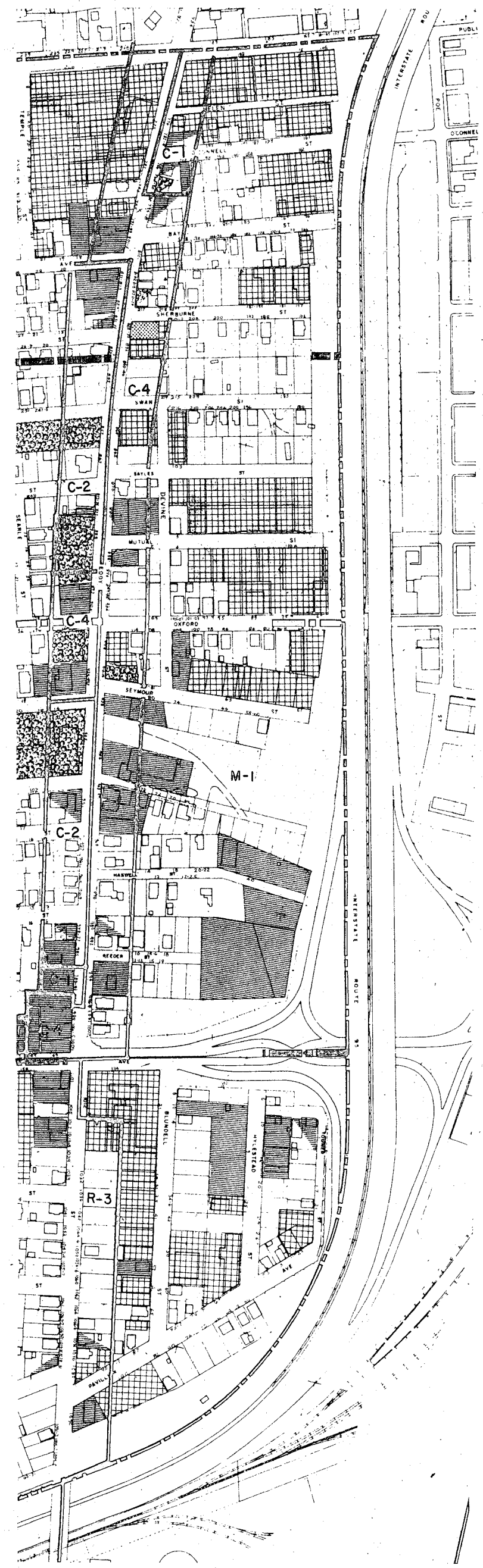
TOTAL ACREAGE: 36.8



MAP NO. I

EXISTING LAND USE AND ZONING

	RESIDENTIAL		STUDY SECTORS
	COMMERCIAL	M-I	GENERAL INDUSTRY
	INSTITUTIONAL	C-I	LIMITED COMMERCIAL
	PUBLIC	C-2	GENERAL COMMERCIAL
	INDUSTRIAL	C-4	HEAVY COMMERCIAL
	ZONING LINES	R-3	GENERAL RESIDENCE



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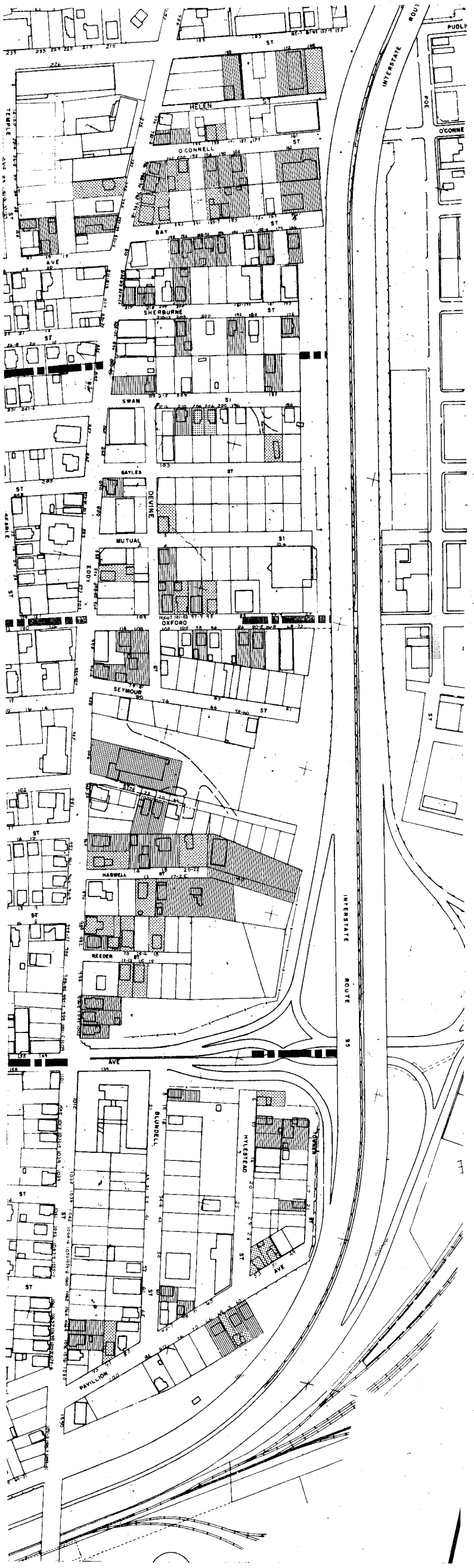
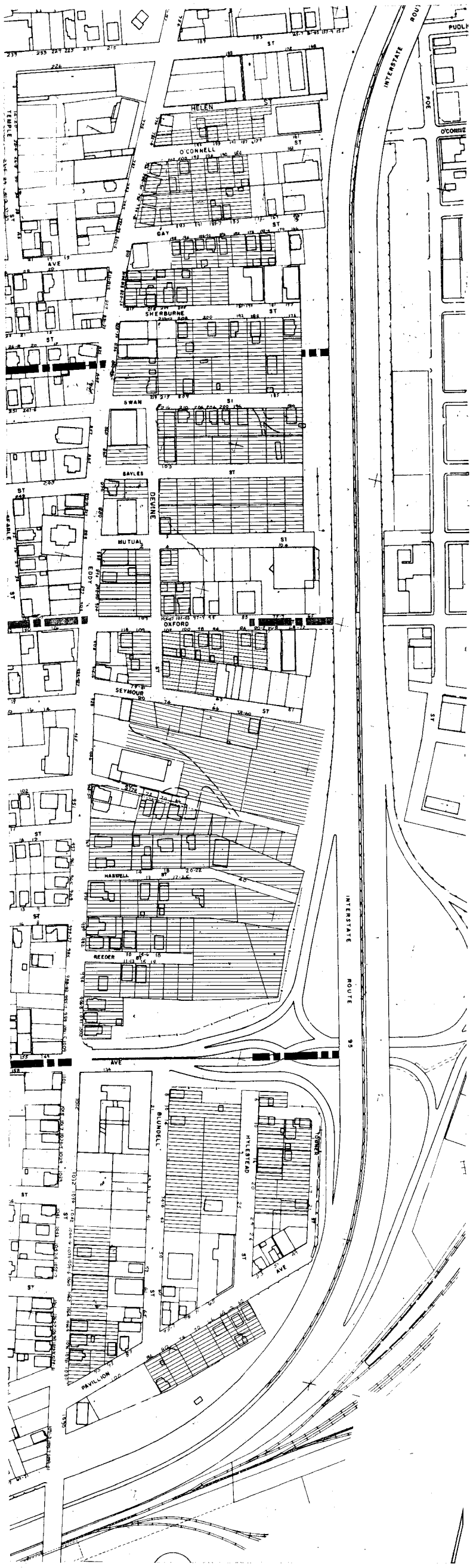
	ZONING LINES	R-3	GENERAL RESIDENCE



MAP NO. 2

BUILDING CONDITION

- STUDY SECTORS
- STANDARD
- DEFICIENT
- SUBSTANDARD

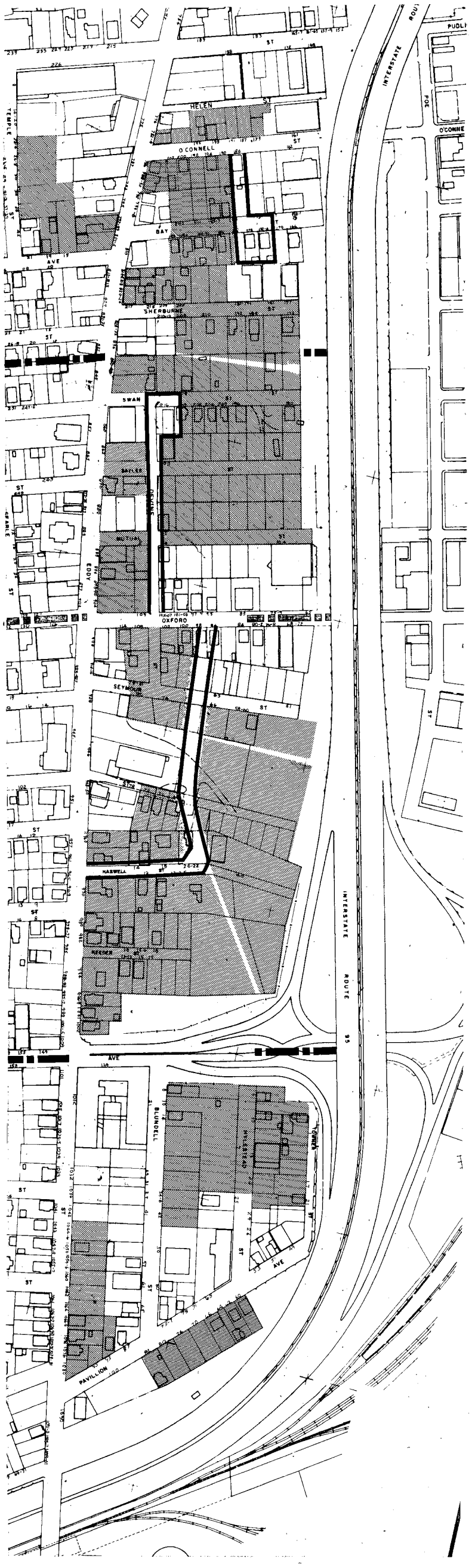


MAP NO. 3

PROPOSED ACQUISITIONS

STUDY SECTORS

PROPOSED ACQUISITIONS



MAP NO. 4

PROPOSED NEW DEVELOPMENT

PROPOSED INDUSTRIAL DEVELOPMENT

PROPOSED NEW ROADS

STUDY SECTORS

CITY OF PROVIDENCE
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

CITY HALL, PROVIDENCE, R. I. 02903

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f. Wear on doors, sills and frames

g. Wear on windows, sills and frames

h. Broken or missing gutters or downspouts

2. Intermediate Defects: Conditions in more than 20% but less than 50% of the defective unit indicating the need for repairs if the unit is to continue to serve adequately the use which it is intended. More serious than those correctable by routine maintenance.

Typical Intermediate Defects (Exterior)

a. Holes, sagging, bowing, open cracks, rotted base or missing materials in: Foundations, Bearing Walls, Roofing, Flooring.

b. Cracked, warped or rotted; Beams, Rafters, Girders, Columns.

c. Extensive Damage by storms, fires, floods, or earth subsidence.

d. Sagging, Buckled or bent out of plumb indicative of a deterioration in load bearing capacity in: Foundations, Floors, Bearing Walls or Roofs.

3. Critical Defects: Serious damage in over 50% of the defective unit correctable only by extensive repairs.

Typical Critical Defects (Exterior)

a. Holes, open cracks, rotted or missing materials in: Foundation, Bearing Walls, Roofing, Flooring

b. Cracked, Warped or Rotted: Beams, Rafters, Girders, Columns

c. Extensive damage by storms, fires, floods, or earth subsidence

d. Sagging, buckled or bent out of plumb indicative of a deterioration in load bearing capacity in Foundations, Floors, Bearing Walls or Roofs.

b) Construction Defects: Due to makeshift materials or inadequate conversions

a. Shack or hut serving as principal structure for all involved

b. Structures with makeshift walls or roof, or built of scrap lumber or other scrap material, or materials not commonly used for permanent construction.

c. Inadequately converted sheds, barns, garages or residences not compatible with its intended use

d. Structures with inadequate foundations

e. Inability of non-residential structures to contain noise vibrations, or odors resulting from current use

f. Obsolete Building layout for present use

c) Remarks Section If in the survey, there was doubt concerning a particular defect, it was explained

briefly in the "Remarks" section. Also blighting environmental influences affecting the property being surceyed were noted but not included in the scoring. The commonly recognized blighting influences are:

1. Overcrowding or improper location of structures on the land.
2. Excessive dwelling unit density.
3. Obsolete building types which, through lack of use or maintenance, lessen the value of surrounding properties.
4. Detrimental land uses or conditions such as incompatible use, structures in mixed use or adverse influence from noise, smoke, or fumes.
5. Unsafe, congested, poorly designed or otherwise deficient streets.
6. Conversion to incompatible types of uses.
7. Inadequate public utilities or community facilities, the lack of which contribute to unsatisfactory living conditions or economic decline.
8. Other equally significant deficiencies. These included the following yard conditions
   a. Accumulation of garbage and debris.
   b. Storage of junked cars or boats.
   c. Deteriorating or dilapidated fences.
   d. Deteriorating or dilapidated accessory use (garage, barn, shed, etc.).

4. Upon completion of the survey, the number of slight, intermediate, and critical deficiencies were totaled for each structure. The structure was then scored as either sound, standard, deficient, or substandard. The following is a description of the criteria used to classify structures with deficiencies.

a. Building Deficiencies Warranting Rehabilitation
Buildings that contain a combination of defects that are not serious enough to justify clearance would warrant conservation or rehabilitation. (This category includes structures classified as standard as well as those classified as deficient).

b. Building Conditions Warranting Classification as Sound.
Buildings of such condition that no interior or exterior defects or deficiencies are noted, and in which the construction and building facilities are adequate, warrant classification as sound.

c. To be classified as standard a structure must contain no more than three slight defects nor more than one Intermediate Defect which can be economically corrected.

d. To be classified as deficient a structure must contain one of the following defects or a combination of them.

1. Three or more Intermediate defects in the basic structural elements of the building

that are not correctable by normal maintenance.

2. A combination of one or more intermediate defects plus three or more slight defects which, taken collectively, are causing the building to have a deteriorating effect on the surrounding area.
3. One construction defect which could be economically corrected.
4. One or two Building Facility Defects which could be economically corrected.

5. Criteria used in classifying buildings as structurally substandard to a degree requiring clearance

The method for classifying buildings with structural deficiencies requiring clearance was developed by the L.P.A. The method evaluates both the structure and the environment. The data was prepared for interpretation in the following manner:

1. In addition to the categories of sound, standard and deficient in the field survey conducted by the L.P.A. to classify deficient structures (See Part I - Section E (4), an additional category (substandard) was included in the survey to classify those structures requiring clearance. To be classified as substandard a structure had to contain one of the following defects or a combination of them,

a. Two or more critical defects.

b. One critical defect plus one or more intermediate defects.

c. A combination of intermediate defects in the basic structure walls, foundation, roof, etc. (4 or 5 or more).

d. Inadequate facilities or one or more construction defects (clearance would be warranted if the inadequate facilities or construction defects could not economically be replaced, repaired, rebuilt or added to the building).

e. Inadequate original construction.

APPENDIX B

CONDITION OF ACQUISITION

Sector	Number of Structures: Total	Vacant	Industrial & Commercial	Residential	Residential Condition: Deficient	Substandard	Deficient & Substandard
1	33	1	3	30	17	8	83%
2	16	2	2	14	6	4	71%
3	18	2	2	16	10	2	75%
4	35	4	6	29	18	5	79%
AREA	102	9	13	89	51	19	78%

RELOCATION LOAD

Sector	Residential: Structures: Total Families	Families: Owner Occupied	Families: Absentee Landlord	Families: Owners	Families: Renters	Business Concerns: Industrial	Business Concerns: Commercial
1	45	15	15	15	30	-	2
2	25	8	6	8	17	1	-
3	22	6	8	8	14	-	3
4	45	14	15	14	31	1	5
AREA	137	45	44	45	92	2	10

LAND USE ACREAGE

Sector	Total	Industrial & Commercial	Residential	Public & Institutional	Vacant Land	% Vacant Land	% Industrial & Commercial
1	10.9	2.4	4.0	.1	4.4	40%	22%
2	7.2	1.5	1.9	-	3.8	53%	21%
3	8.9	5.8	1.3	-	1.8	20%	65%
4	10.9	5.8	2.6	.1	2.4	22%	53%
AREA	37.9	15.5	9.8	.2	12.4	33%	41%

ACQUISITION

	Acreage				Cost	
Sector	Total	Industrial & Commercial	Residential	Vacant Land	Total Cost	Cost per Sq. Ft.
1	8.7	.3	4.0	4.4	$260,382	$ .68
2	5.0	.2	1.9	2.9	$194,650	$ .89
3	4.2	1.4	1.0	1.8	$223,325	$1.22
4	4.6	.5	2.6	1.5	$287,210	$1.29
AREA	22.5	2.4	9.5	10.7	$970,002	$ .97
%		11%	41%	48%		

CONTINUED LAND USES

Sector	Acreage: Total	Industrial & Commercial	Residential	Public & Institutional	Vacant Land	Uses: Concerns	Houses
1	2.2	2.1	-	.1	-	3	0
2	2.1	1.3	-	-	.8	7	2
3	4.7	4.4	.3	-	-	11	7
4	6.3	5.3	-	.1	.9	15	2
AREA	15.3	13.1	.3	.2	1.7	36	11

NEW INDUSTRIAL AREA ACREAGE

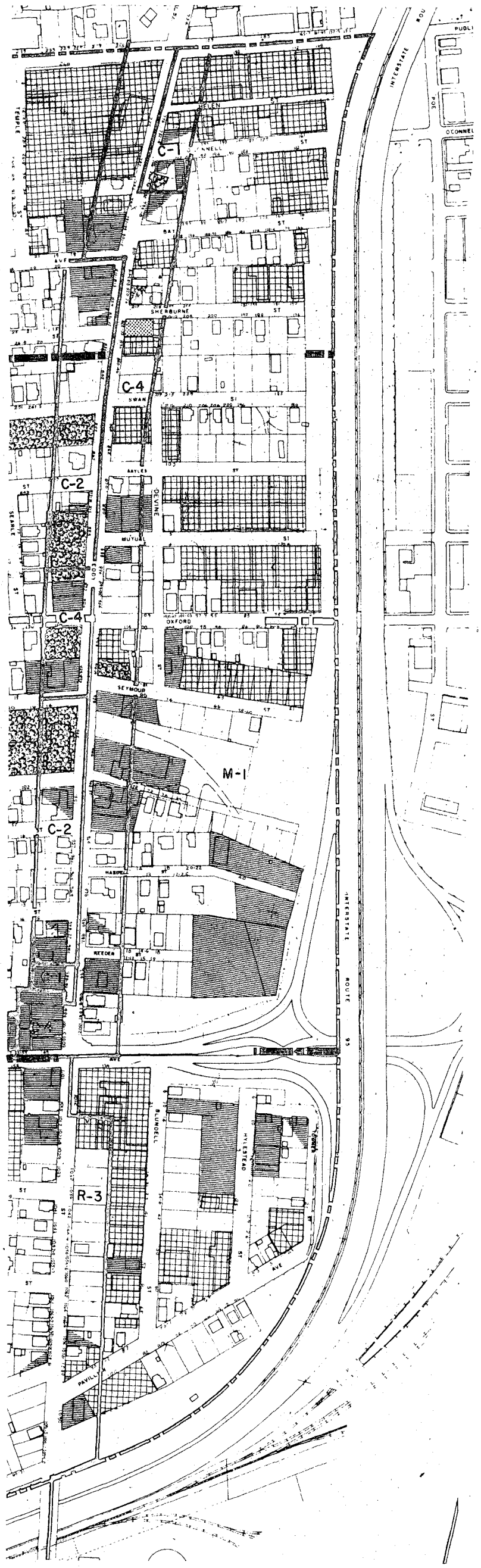
I. New Industrial Land

a. Acquired	22.5
b. Pubjic	
City	.1
State	1.1
	23.7

II. Continued Industrial and Commercial Land

13.1

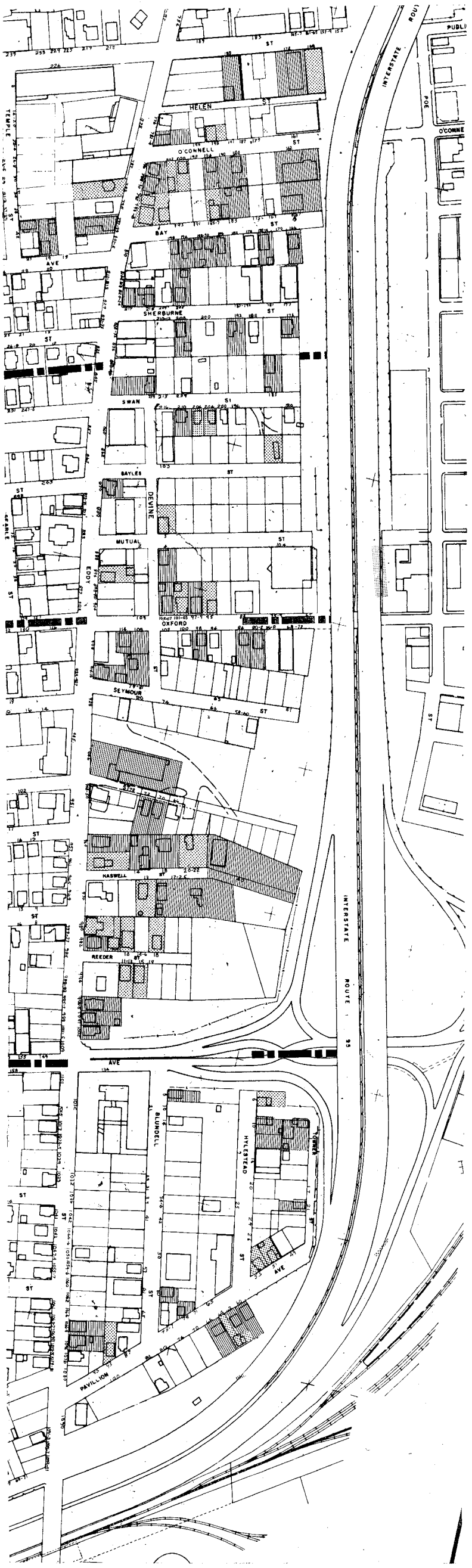
TOTAL ACREAGE: 36.8



MAP NO. I

EXISTING LAND USE AND ZONING

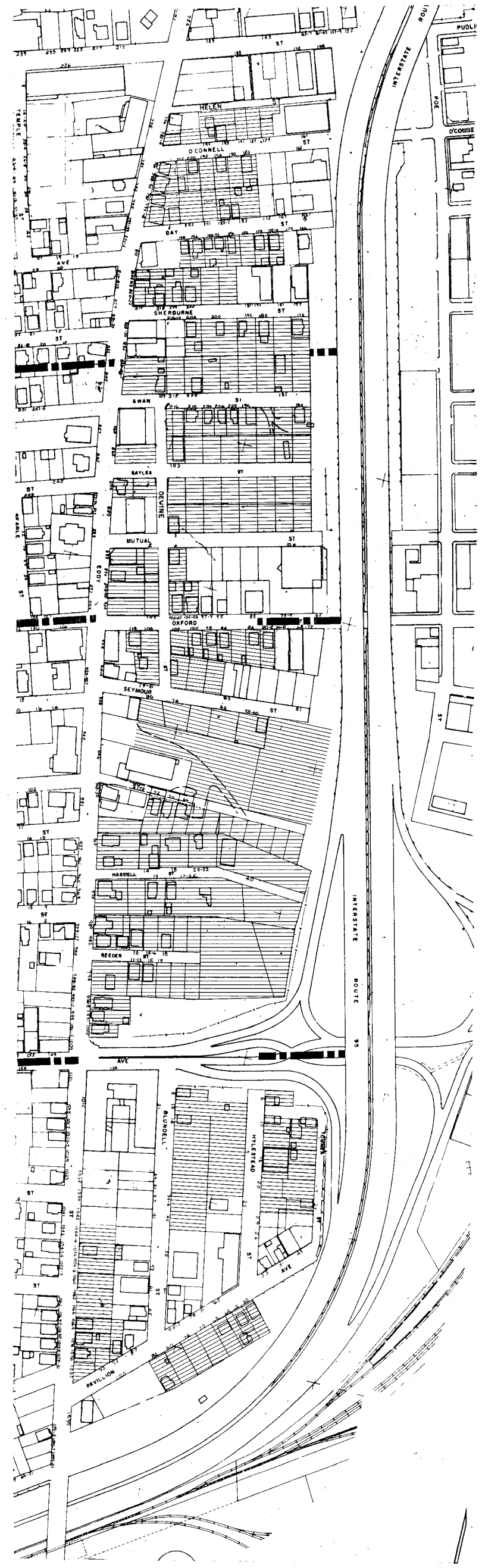
	RESIDENTIAL		STUDY SECTORS
	COMMERCIAL	M-1	GENERAL INDUSTRY
	INSTITUTIONAL	C-1	LIMITED COMMERCIAL
	PUBLIC	C-2	GENERAL COMMERCIAL
	INDUSTRIAL	C-4	HEAVY COMMERCIAL
	ZONING LINES	R-3	GENERAL RESIDENCE



MAP NO. 2

BUILDING CONDITION

- STUDY SECTORS
- STANDARD
- DEFICIENT
- SUBSTANDARD

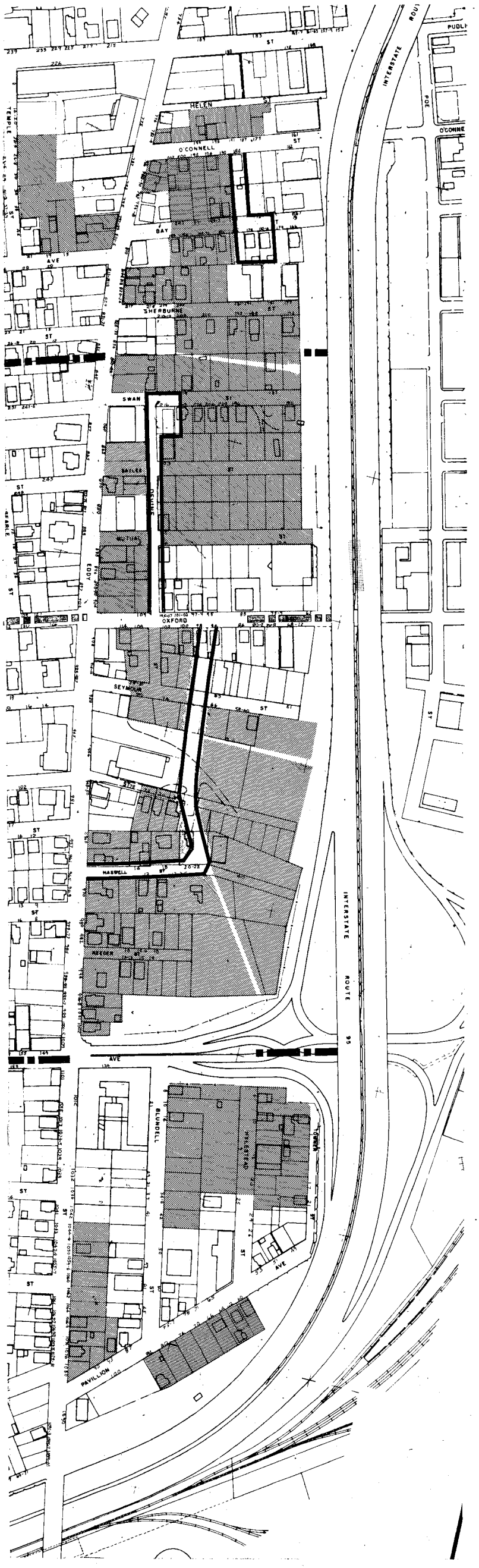


MAP NO.3

PROPOSED ACQUISITIONS

STUDY SECTORS

PROPOSED ACQUISITIONS



MAP NO. 4

PROPOSED NEW DEVELOPMENT

PROPOSED INDUSTRIAL DEVELOPMENT

PROPOSED NEW ROADS

STUDY SECTORS

CITY OF PROVIDENCE
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

CITY HALL, PROVIDENCE, R. I. 02903

A PRELIMINARY STUDY OF THE FEASIBILITY OF CREATING AN INDUSTRIAL PARK IN SOUTH PROVIDENCE BETWEEN EDDY STREET AND ROUTE 95

A PRELIMINARY STUDY OF THE FEASIBILITY

OF CREATING AN INDUSTRIAL PARK IN SOUTH PROVIDENCE

BETWEEN EDDY STREET AND ROUTE 95

Department of Planning and Urban Development

March 1971

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List of Maps

A spatially heterogeneous mixture of residential, industrial and commercial uses, many obsolete structures, vacant land and variable topography characterizes the strip of land in South Providence bounded by Eddy Street on the west, and Interstate Route 95 on the north, east, and south.

Studies done both by Department of Planning and Urban Development staff in 1970, and land utilization and marketability studies completed for the Federal Hill-South Providence General Neighborhood Renewal Plan in 1965 support the redevelopment of this strip as a primarily industrial area. The general criteria for this conclusion is based on the existing percentage of industrial and commercial uses (41% south of Public Street), vacant land (33% south of Public Street), and substandard or deficient structures (78% below Public Street). The area below Public Street is emphasized for several reasons. The area north is being considered as part of planning for a consolidated urban renewal plan under a consultant contract for the Model Cities Agency and this part of the Eddy Street strip, is smaller, already primarily industrial in use, and also occupied in large part by an interchange ramp for Route 95. There is also the possibility that development below Public Street could be phased as part of the Neighborhood Development Program currently underway in Lower South Providence.

There are positive reasons as well for proposing industrial redevelopment of this area. Transportation is particularly encouraging. There are good rail, truck and sea transport connections in the entire area, and the Thurbers Avenue interchange with Route 95 is the only complete north-south on-off ramp before those for

downtown Providence. However, there are 10 dead-end streets off Eddy Street in the study area which are an inefficient means of access to the area. Redevelopment could involve incorporating some of these rights-of-way in disposition parcels and adding more efficient loops through the area.

The land utilization and marketability study mentioned above, also points out that redevelopment of this project should be carried out in stages, suited to the ability of the Providence area market to absorb new industrial land. What follows is a description of tentative proposals for such a phasing of development, below Public Street. The data includes square foot cost of acquisition based on twice the assessed value for industrial and commercial properties, and one and one-half times the assessed value for residential property. Building condition is based on DPUD staff exterior surveys completed in July, 1970, a three level classification of standard, deficient, and substandard. A detailed outline of this survey is included in Appendix A.

The four geographical portions of the whole 37.9 acre area which would be suitable for phasing development could be carried out in a specific order determined by conditions of cost, topography, existing uses, and relocation requirements. The first area proposed, bounded by Oxford Street on the north and Thurbers Avenue on the south, is the largest in area, 10.9 acres. It has the highest number of residential structures of these sectors, 30, and families, 45, but the most vacant land, 4.4 acres, and the highest proportion of substandard and deficient structures, 83%. This sector would require acquisition of 8.7 acres, at an estimated cost of

$260,382, or $.68 per square foot, the lowest of the four sectors. About half of this acquisition would be residential and half vacant. Two commercial concerns would be relocated.

Sector Two, directly north of the first, from Oxford Street to the mid-block line between Sherburne Street and Swan Street, a division related to the topography at that point, has the third highest number of families, 25, in 14 structures, on 1.9 acres. Here, 71% of these structures are deficient or substandard. Acquisition would be only 7.2 acres, the lowest of the four proposed phases, at the next to lowest square foot cost, $.89, an estimated $194,850 total for 5.0 acres of which 2.9 acres are vacant and 0.2 acres are industrial.

The third sector, bounded by Thurbers Avenue on the north, Eddy Street on the west and Route 95 on the east and south, has only 16 residential structures and 22 families. 75% of these buildings are deficient or substandard. One acre of the 1.3 acres in residential use would be acquired; 1.8 acres of vacant land and 1.4 acres of commercial and industrial, a total 4.2 acres. Most of the industrial land is a bus company storage lot, basically developable vacant land. The acquisition cost is about $223,325, a higher $1.23 per square foot.

The last priority for redevelopment is the portion of the area between Public Street and the mid-block line south of Sherburne Street, and one primarily industrial block west of Eddy Street and south of Public Street.

There are 45 families in 29 structures. 79% of the structures are deficient or substandard. The lowest priority of the four areas assigned to this section is related to its least amount of vacant land, high residential use and relocation requirements for existing industrial and commercial uses, and the most existing, viable industry of the four sectors. The cost per square foot, $1.29, or an estimated $287,310 for 4.6 acres, is also the highest of the four sectors.

In summary, the proposed acquisition of 22.5 acres would cost approximately $970,002, an average $.97 per square foot. Eleven per cent, 2.4 acres, would be industrial and commercial land; 41%, 9.5 acres, residential; and 48%, 10.7 acres, vacant land.

Relocation would involve 137 families, 10 commercial concerns and two industries. Of these families, 45 are homeowners and 92 are renters.

The final development of the area, besides the acquisition described above, should involve .1 acres of City-owned and 1.1 acres of State-owned land, and 13.1 acres of continued industrial and commercial use, for a total 36.8 acres. There would be some variation in the final figure, depending on adjustment of the east-west dead-end streets and provision of revised road access as shown in accompanying maps.

The effectuation of these proposals could be accomplished through several methods, involving Federally-supported or City financed methods. Briefly, these are the Neighborhood Development Program, Part I Urban Renewal, or a City-financed industrial park.

The Neighborhood Development Program, with its provisions for yearly stages of renewal activities, would lend itself to the phased industrial development presented here. The NDP currently underway in Lower South Providence could in future years incorporate this development, but at present, Federal funds for major expansion of NDP activities is apparently not forthcoming, though this situation could change from year to year.

Urban Renewal, in a Part I clearance and redevelopment project, is an alternative method of obtaining Federal support, but the same fiscal strictures as the NDP program apply here.

A City-sponsored project for this area should be considered because of the possible financial benefits through sales of the developed land and increased property tax base. However, a major cost of this project which could be a burden without Federal aid is the relocation load. Assistance to the 137 or so families projected to be displaced would be based on the Federal Relocation Act of 1970, because the project is in the Model Cities area. Moving expenses, rent supplements for new housing and bonuses to displaced owner-occupants are part of this legislation which substantially increases benefits from previous levels. Since no replacement housing is being considered within the industrial redevelopment area, incorporation of this area in a housing and relocation plan covering at least all of the Lower South Providence would be indicated.

The approximate total costs of carrying out this project can be estimated on the basis of acquisition representing 75% of expenses, excluding relocation payments. This would be $970,002 plus $326,666, or about $1,296,668. Relocation for the 137 families would involve at least $300 moving allowance per family, in addition to the rent supplement and owner-occupant benefits mentioned above.

APPENDIX A

Outline of Building Condition Survey Criteria

1. The criteria used in classifying buildings with deficiencies in Area (2*) were those criteria developed by the L.P.A. Pertinent data was gathered and analyzed for each residential structure in the area. This information identified deficiencies in:

    a. The fixed facilities of the structure
    b. The maintenance of the structure; and
    c. The environment of the structure.

    The first two of these headings relate to deficiencies below the Minimum Housing Standards. The last related to deficiencies which make the structure less marketable, regardless of its condition. In addition, information about the structure type was gathered for use in determining the structures' usefulness and desirability.

2. The following defines the type of defects which were used by the L.P.A. to classify a structure as sound, standard, or deficient.

    a.) Building Defects

        1. Slight Defect Conditions which are normally correctable during the course of normal maintenance.

* This outline refers to the Neighborhood Development Program application for 1971-72, which includes this area of South Providence.

Typical Slight Defect (Exterior):

a. Paint: cracked, peeling, blistering, or missing

b. Slight damage to porches, loading docks

c. Slight damage to steps or stairs

d. Cracked or broken doors and windows

e. Slight wearing away of mortar between bricks and masonry

f. Wear on doors, sills and frames

g. Wear on windows, sills and frames

h. Broken or missing gutters or downspouts

2. Intermediate Defects: Conditions in more than 20% but less than 50% of the defective unit indicating the need for repairs if the unit is to continue to serve adequately the use which it is intended. More serious than those correctable by routine maintenance.

Typical Intermediate Defects (Exterior)

a. Holes, sagging, bowing, open cracks, rotted base or missing materials in: Foundations, Bearing Walls, Roofing, Flooring.

b. Cracked, warped or rotted; Beams, Rafters, Girders, Columns.

c. Extensive Damage by storms, fires, floods, or earth subsidence.

d. Sagging, Buckled or bent out of plumb indicative of a deterioration in load bearing capacity in: Foundations, Floors, Bearing Walls or Roofs.

3. Critical Defects: Serious damage in over 50% of the defective unit correctable only by extensive repairs.

Typical Critical Defects (Exterior)

a. Holes, open cracks, rotted or missing materials in: Foundation, Bearing Walls, Roofing, Flooring

b. Cracked, Warped or Rotted: Beams, Rafters, Girders, Columns

c. Extensive damage by storms, fires, floods, or earth subsidence

d. Sagging, buckled or bent out of plumb indicative of a deterioration in load bearing capacity in Foundations, Floors, Bearing Walls or Roofs.

b) Construction Defects: Due to makeshift materials or inadequate conversions

a. Shack or hut serving as principal structure for all involved

b. Structures with makeshift walls or roof, or built of scrap lumber or other scrap material, or materials not commonly used for permanent construction.

c. Inadequately converted sheds, barns, garages or residences not compatible with its intended use

d. Structures with inadequate foundations

e. Inability of non-residential structures to contain noise vibrations, or odors resulting from current use

f. Obsolete Building layout for present use

c) Remarks Section If in the survey, there was doubt concerning a particular defect, it was explained

briefly in the "Remarks" section. Also blighting environmental influences affecting the property being surceyed were noted but not included in the scoring. The commonly recognized blighting influences are:

1. Overcrowding or improper location of structures on the land.
2. Excessive dwelling unit density.
3. Obsolete building types which, through lack of use or maintenance, lessen the value of surrounding properties.
4. Detrimental land uses or conditions such as incompatible use, structures in mixed use or adverse influence from noise, smoke, or fumes.
5. Unsafe, congested, poorly designed or otherwise deficient streets.
6. Conversion to incompatible types of uses.
7. Inadequate public utilities or community facilities, the lack of which contribute to unsatisfactory living conditions or economic decline.
8. Other equally significant deficiencies. These included the following yard conditions
   a. Accumulation of garbage and debris.
   b. Storage of junked cars or boats.
   c. Deteriorating or dilapidated fences.
   d. Deteriorating or dilapidated accessory use (garage, barn, shed, etc.).

4. Upon completion of the survey, the number of slight, intermediate, and critical deficiencies were totaled for each structure. The structure was then scored as either sound, standard, deficient, or substandard. The following is a description of the criteria used to classify structures with deficiencies.

a. Building Deficiencies Warranting Rehabilitation
Buildings that contain a combination of defects that are not serious enough to justify clearance would warrant conservation or rehabilitation. (This category includes structures classified as standard as well as those classified as deficient).

b. Building Conditions Warranting Classification as Sound.
Buildings of such condition that no interior or exterior defects or deficiencies are noted, and in which the construction and building facilities are adequate, warrant classification as sound.

c. To be classified as standard a structure must contain no more than three slight defects nor more than one Intermediate Defect which can be economically corrected.

d. To be classified as deficient a structure must contain one of the following defects or a combination of them.

1. Three or more Intermediate defects in the basic structural elements of the building

that are not correctable by normal maintenance.

2. A combination of one or more intermediate defects plus three or more slight defects which, taken collectively, are causing the building to have a deteriorating effect on the surrounding area.
3. One construction defect which could be economically corrected.
4. One or two Building Facility Defects which could be economically corrected.

5. Criteria used in classifying buildings as structurally substandard to a degree requiring clearance

The method for classifying buildings with structural deficiencies requiring clearance was developed by the L.P.A. The method evaluates both the structure and the environment. The data was prepared for interpretation in the following manner:

1. In addition to the categories of sound, standard and deficient in the field survey conducted by the L.P.A. to classify deficient structures (See Part I - Section E (4), an additional category (substandard) was included in the survey to classify those structures requiring clearance. To be classified as substandard a structure had to contain one of the following defects or a combination of them.

a. Two or more critical defects.

b. One critical defect plus one or more intermediate defects.

c. A combination of intermediate defects in the basic structure walls, foundation, roof, etc. (4 or 5 or more).

d. Inadequate facilities or one or more construction defects (clearance would be warranted if the inadequate facilities or construction defects could not economically be replaced, repaired, rebuilt or added to the building).

e. Inadequate original construction.

APPENDIX B

CONDITION OF ACQUISITION

Sector	Number of Structures: Total	Vacant	Industrial & Commercial	Residential	Residential Condition: Deficient	Substandard	Deficient & Substandard
1	33	1	3	30	17	8	83%
2	16	2	2	14	6	4	71%
3	18	2	2	16	10	2	75%
4	35	4	6	29	18	5	79%
AREA	102	9	13	89	51	19	78%

RELOCATION LOAD

Sector	Residential: Structures: Total Families	Families: Owner Occupied	Families: Absentee Landlord	Families: Owners	Families: Renters	Business Concerns: Industrial	Business Concerns: Commercial
1	45	15	15	15	30	-	2
2	25	8	6	8	17	1	-
3	22	9	8	8	14	-	3
4	45	14	15	14	31	1	5
AREA	137	45	44	45	92	2	10

LAND USE ACREAGE

Sector	Total	Industrial & Commercial	Residential	Public & Institutional	Vacant Land	% Vacant Land	% Industrial & Commercial
1	10.9	2.4	4.0	.1	4.4	40%	22%
2	7.2	1.5	1.9	-	3.8	53%	21%
3	8.9	5.8	1.3	-	1.8	20%	65%
4	10.9	5.8	2.6	.1	2.4	22%	53%
AREA	37.9	15.5	9.8	.2	12.4	33%	41%

ACQUISITION

Sector	Acreage Total	Industrial & Commercial	Residential	Vacant Land	Cost Total Cost	Cost per Sq. Ft.
1	8.7	.3	4.0	4.4	$260,382	$ .68
2	5.0	.2	1.9	2.9	$194,850	$ .89
3	4.2	1.4	1.0	1.8	$223,325	$1.22
4	4.6	.5	2.6	1.5	$237,310	$1.29
AREA	22.5	2.4	9.5	10.7	$970,002	$ .97
%		11%	41%	48%		

CONTINUED LAND USES

Sector	Acreage					Uses	
	Total	Industrial & Commercial	Residential	Public & Institutional	Vacant Land	Concerns	Houses
1	2.2	2.1	-	.1	-	3	0
2	2.1	1.3	-	-	.8	7	2
3	4.7	4.4	.3	-	-	11	7
4	6.3	5.3	-	.1	.9	15	2
AREA	15.3	13.1	.3	.2	1.7	36	11

NEW INDUSTRIAL AREA ACREAGE

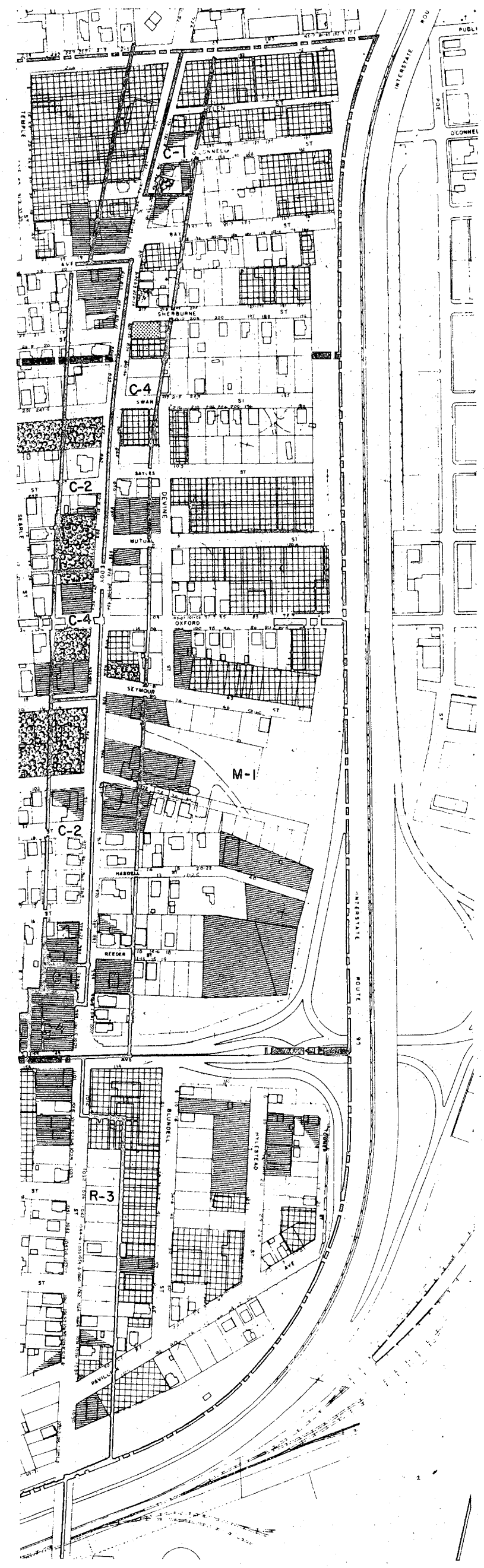
I. New Industrial Land

a. Acquired	22.5
b. Public	
City	.1
State	1.1
	23.7

II. Continued Industrial and Commercial Land

13.1

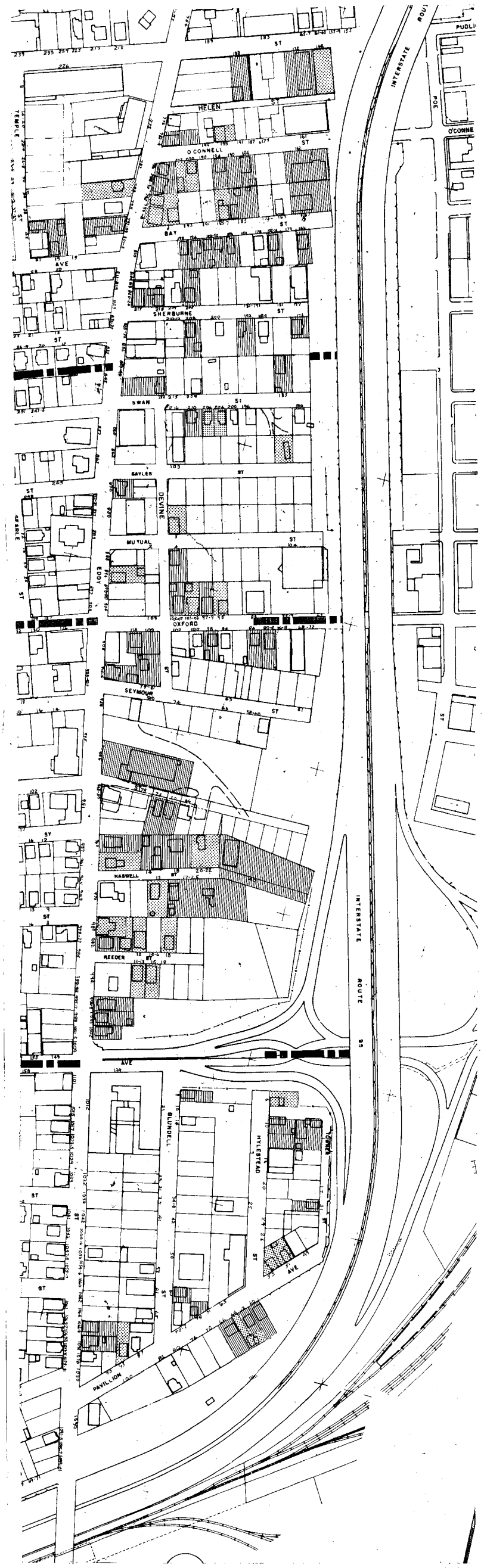
TOTAL ACREAGE: 36.8



MAP NO. I

EXISTING LAND USE AND ZONING

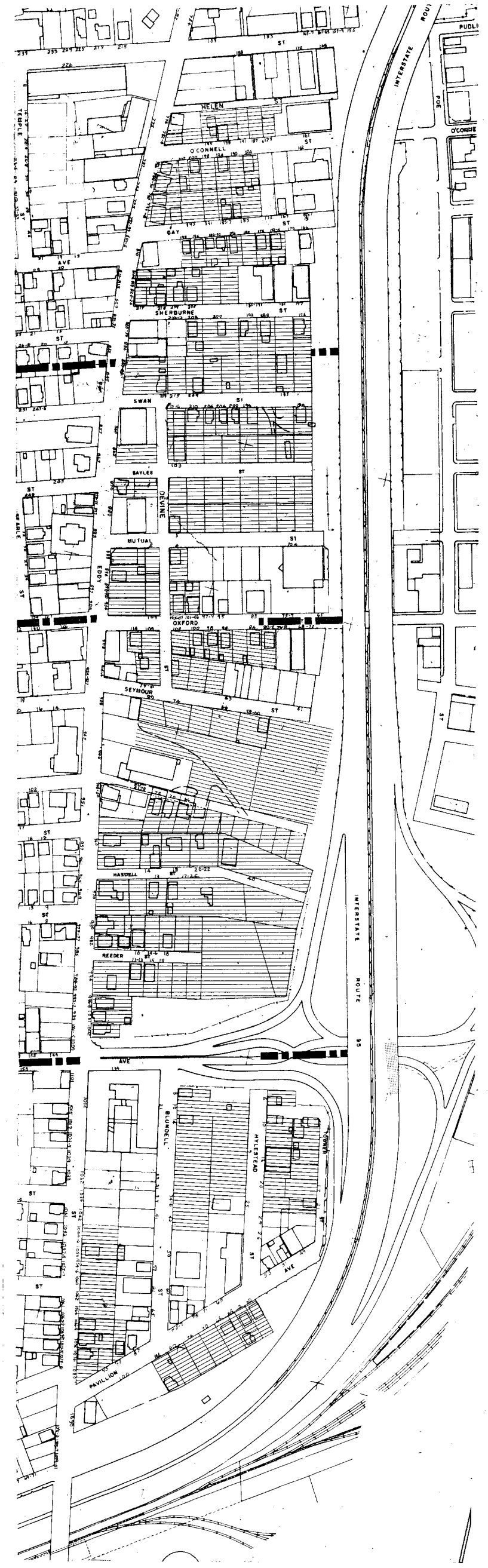
	RESIDENTIAL	□□□	STUDY SECTORS
	COMMERCIAL	M-I	GENERAL INDUSTRY
	INSTITUTIONAL	C-I	LIMITED COMMERCIAL
	PUBLIC	C-2	GENERAL COMMERCIAL
	INDUSTRIAL	C-4	HEAVY COMMERCIAL
	ZONING LINES	R-3	GENERAL RESIDENCE



MAP NO. 2

BUILDING CONDITION

- STUDY SECTORS
- STANDARD
- DEFICIENT
- SUBSTANDARD

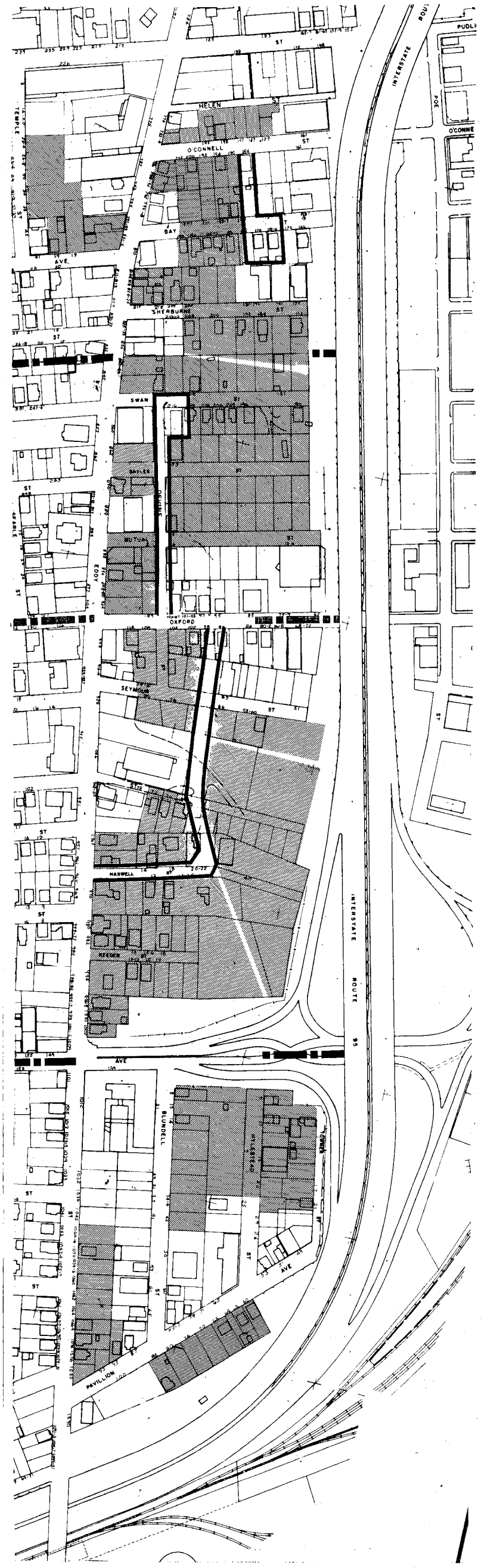


MAP NO. 3

PROPOSED ACQUISITIONS

STUDY SECTORS

PROPOSED ACQUISITIONS



MAP NO. 4

PROPOSED NEW DEVELOPMENT

PROPOSED INDUSTRIAL DEVELOPMENT

PROPOSED NEW ROADS

STUDY SECTORS

CITY OF PROVIDENCE
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

CITY HALL, PROVIDENCE, R. I. 02903

A PRELIMINARY STUDY OF THE FEASIBILITY OF CREATING AN INDUSTRIAL PARK IN SOUTH PROVIDENCE BETWEEN EDDY STREET AND ROUTE 95

A PRELIMINARY STUDY OF THE FEASIBILITY

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BETWEEN EDDY STREET AND ROUTE 95

Department of Planning and Urban Development

March 1971

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The four geographical portions of the whole 37.9 acre area which would be suitable for phasing development could be carried out in a specific order determined by conditions of cost, topography, existing uses, and relocation requirements. The first area proposed, bounded by Oxford Street on the north and Thurbers Avenue on the south, is the largest in area, 10.9 acres. It has the highest number of residential structures of these sectors, 30, and families, 45, but the most vacant land, 4.4 acres, and the highest proportion of substandard and deficient structures, 83%. This sector would require acquisition of 8.7 acres, at an estimated cost of

$260,382, or $.68 per square foot, the lowest of the four sectors. About half of this acquisition would be residential and half vacant. Two commercial concerns would be relocated.

Sector Two, directly north of the first, from Oxford Street to the mid-block line between Sherburne Street and Swan Street, a division related to the topography at that point, has the third highest number of families, 25, in 14 structures, on 1.9 acres. Here, 71% of these structures are deficient or substandard. Acquisition would be only 7.2 acres, the lowest of the four proposed phases, at the next to lowest square foot cost, $.89, an estimated $194,850 total for 5.0 acres of which 2.9 acres are vacant and 0.2 acres are industrial.

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The last priority for redevelopment is the portion of the area between Public Street and the mid-block line south of Sherburne Street, and one primarily industrial block west of Eddy Street and south of Public Street.

There are 45 families in 29 structures. 79% of the structures are deficient or substandard. The lowest priority of the four areas assigned to this section is related to its least amount of vacant land, high residential use and relocation requirements for existing industrial and commercial uses, and the most existing, viable industry of the four sectors. The cost per square foot, $1.29, or an estimated $287,310 for 4.6 acres, is also the highest of the four sectors.

In summary, the proposed acquisition of 22.5 acres would cost approximately $970,002, an average $.97 per square foot. Eleven per cent, 2.4 acres, would be industrial and commercial land; 41%, 9.5 acres, residential; and 48%, 10.7 acres, vacant land.

Relocation would involve 137 families, 10 commercial concerns and two industries. Of these families, 45 are homeowners and 92 are renters.

The final development of the area, besides the acquisition described above, should involve .1 acres of City-owned and 1.1 acres of State-owned land, and 13.1 acres of continued industrial and commercial use, for a total 36.8 acres. There would be some variation in the final figure, depending on adjustment of the east-west dead-end streets and provision of revised road access as shown in accompanying maps.

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The approximate total costs of carrying out this project can be estimated on the basis of acquisition representing 75% of expenses, excluding relocation payments. This would be $970,002 plus $326,666, or about $1,296,668. Relocation for the 137 families would involve at least $300 moving allowance per family, in addition to the rent supplement and owner-occupant benefits mentioned above.

APPENDIX A

Outline of Building Condition Survey Criteria

1. The criteria used in classifying buildings with deficiencies in Area (2*) were those criteria developed by the L.P.A. Pertinent data was gathered and analyzed for each residential structure in the area. This information identified deficiencies in:

    a. The fixed facilities of the structure
    b. The maintenance of the structure; and
    c. The environment of the structure.

    The first two of these headings relate to deficiencies below the Minimum Housing Standards. The last related to deficiencies which make the structure less marketable, regardless of its condition. In addition, information about the structure type was gathered for use in determining the structures' usefulness and desirability.

2. The following defines the type of defects which were used by the L.P.A. to classify a structure as sound, standard, or deficient.

    a.) Building Defects

        1. Slight Defect Conditions which are normally correctable during the course of normal maintenance.

* This outline refers to the Neighborhood Development Program application for 1971-72, which includes this area of South Providence.

Typical Slight Defect (Exterior):

a. Paint: cracked, peeling, blistering, or missing

b. Slight damage to porches, loading docks

c. Slight damage to steps or stairs

d. Cracked or broken doors and windows

e. Slight wearing away of mortar between bricks and masonry

f. Wear on doors, sills and frames

g. Wear on windows, sills and frames

h. Broken or missing gutters or downspouts

2. Intermediate Defects: Conditions in more than 20% but less than 50% of the defective unit indicating the need for repairs if the unit is to continue to serve adequately the use which it is intended. More serious than those correctable by routine maintenance.

Typical Intermediate Defects (Exterior)

a. Holes, sagging, bowing, open cracks, rotted base or missing materials in: Foundations, Bearing Walls, Roofing, Flooring.

b. Cracked, warped or rotted; Beams, Rafters, Girders, Columns.

c. Extensive Damage by storms, fires, floods, or earth subsidence.

d. Sagging, Buckled or bent out of plumb indicative of a deterioration in load bearing capacity in: Foundations, Floors, Bearing Walls or Roofs.

3. Critical Defects: Serious damage in over 50% of the defective unit correctable only by extensive repairs.

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b) Construction Defects: Due to makeshift materials or inadequate conversions

a. Shack or hut serving as principal structure for all involved

b. Structures with makeshift walls or roof, or built of scrap lumber or other scrap material, or materials not commonly used for permanent construction.

c. Inadequately converted sheds, barns, garages or residences not compatible with its intended use

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e. Inability of non-residential structures to contain noise vibrations, or odors resulting from current use

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c) Remarks Section If in the survey, there was doubt concerning a particular defect, it was explained

briefly in the "Remarks" section. Also blighting environmental influences affecting the property being surceyed were noted but not included in the scoring. The commonly recognized blighting influences are:

1. Overcrowding or improper location of structures on the land.
2. Excessive dwelling unit density.
3. Obsolete building types which, through lack of use or maintenance, lessen the value of surrounding properties.
4. Detrimental land uses or conditions such as incompatible use, structures in mixed use or adverse influence from noise, smoke, or fumes.
5. Unsafe, congested, poorly designed or otherwise deficient streets.
6. Conversion to incompatible types of uses.
7. Inadequate public utilities or community facilities, the lack of which contribute to unsatisfactory living conditions or economic decline.
8. Other equally significant deficiencies. These included the following yard conditions
   a. Accumulation of garbage and debris.
   b. Storage of junked cars or boats.
   c. Deteriorating or dilapidated fences.
   d. Deteriorating or dilapidated accessory use (garage, barn, shed, etc.).

4. Upon completion of the survey, the number of slight, intermediate, and critical deficiencies were totaled for each structure. The structure was then scored as either sound, standard, deficient, or substandard. The following is a description of the criteria used to classify structures with deficiencies.

a. Building Deficiencies Warranting Rehabilitation
Buildings that contain a combination of defects that are not serious enough to justify clearance would warrant conservation or rehabilitation. (This category includes structures classified as standard as well as those classified as deficient).

b. Building Conditions Warranting Classification as Sound.
Buildings of such condition that no interior or exterior defects or deficiencies are noted, and in which the construction and building facilities are adequate, warrant classification as sound.

c. To be classified as standard a structure must contain no more than three slight defects nor more than one Intermediate Defect which can be economically corrected.

d. To be classified as deficient a structure must contain one of the following defects or a combination of them.

1. Three or more Intermediate defects in the basic structural elements of the building

that are not correctable by normal maintenance.

2. A combination of one or more intermediate defects plus three or more slight defects which, taken collectively, are causing the building to have a deteriorating effect on the surrounding area.
3. One construction defect which could be economically corrected.
4. One or two Building Facility Defects which could be economically corrected.

5. Criteria used in classifying buildings as structurally substandard to a degree requiring clearance

The method for classifying buildings with structural deficiencies requiring clearance was developed by the L.P.A. The method evaluates both the structure and the environment. The data was prepared for interpretation in the following manner:

1. In addition to the categories of sound, standard and deficient in the field survey conducted by the L.P.A. to classify deficient structures (See Part I - Section E (4), an additional category (substandard) was included in the survey to classify those structures requiring clearance. To be classified as substandard a structure had to contain one of the following defects or a combination of them.

a. Two or more critical defects.

b. One critical defect plus one or more intermediate defects.

c. A combination of intermediate defects in the basic structure walls, foundation, roof, etc. (4 or 5 or more).

d. Inadequate facilities or one or more construction defects (clearance would be warranted if the inadequate facilities or construction defects could not economically be replaced, repaired, rebuilt or added to the building).

e. Inadequate original construction.

APPENDIX B

CONDITION OF ACQUISITION

Sector	Number of Structures: Total	Vacant	Industrial & Commercial	Residential	Residential Condition: Deficient	Substandard	Deficient & Substandard
1	33	1	3	30	17	8	83%
2	16	2	2	14	6	4	71%
3	18	2	2	16	10	2	75%
4	35	4	6	29	18	5	79%
AREA	102	9	13	89	51	19	78%

RELOCATION LOAD

Sector	Residential: Structures: Total Families	Families: Owner Occupied	Families: Absentee Landlord	Families: Owners	Families: Renters	Business Concerns: Industrial	Business Concerns: Commercial
1	45	15	15	15	30	-	2
2	25	8	6	8	17	1	-
3	22	8	8	8	14	-	3
4	45	14	15	14	31	1	5
AREA	137	45	44	45	92	2	10

LAND USE ACREAGE

Sector	Total	Industrial & Commercial	Residential	Public & Institutional	Vacant Land	% Vacant Land	% Industrial & Commercial
1	10.9	2.4	4.0	.1	4.4	40%	22%
2	7.2	1.5	1.9	-	3.8	53%	21%
3	8.9	5.8	1.3	-	1.8	20%	65%
4	10.9	5.8	2.6	.1	2.4	22%	53%
AREA	37.9	15.5	9.8	.2	12.4	33%	41%

ACQUISITION

	Acreage				Cost	
Sector	Total	Industrial & Commercial	Residential	Vacant Land	Total Cost	Cost per Sq. Ft.
1	8.7	.3	4.0	4.4	$260,382	$ .68
2	5.0	.2	1.9	2.9	$194,850	$ .89
3	4.2	1.4	1.0	1.8	$223,325	$1.23
4	4.6	.5	2.6	1.5	$237,210	$1.29
AREA	22.5	2.4	9.5	10.7	$970,002	$ .97
%		11%	41%	48%		

CONTINUED LAND USES

Sector	Acreage: Total	Industrial & Commercial	Residential	Public & Institutional	Vacant Land	Uses: Concerns	Houses
1	2.2	2.1	-	.1	-	3	0
2	2.1	1.3	-	-	.8	7	2
3	4.7	4.4	.3	-	-	11	7
4	6.3	5.3	-	.1	.9	15	2
AREA	15.3	13.1	.3	.2	1.7	36	11

NEW INDUSTRIAL AREA ACREAGE

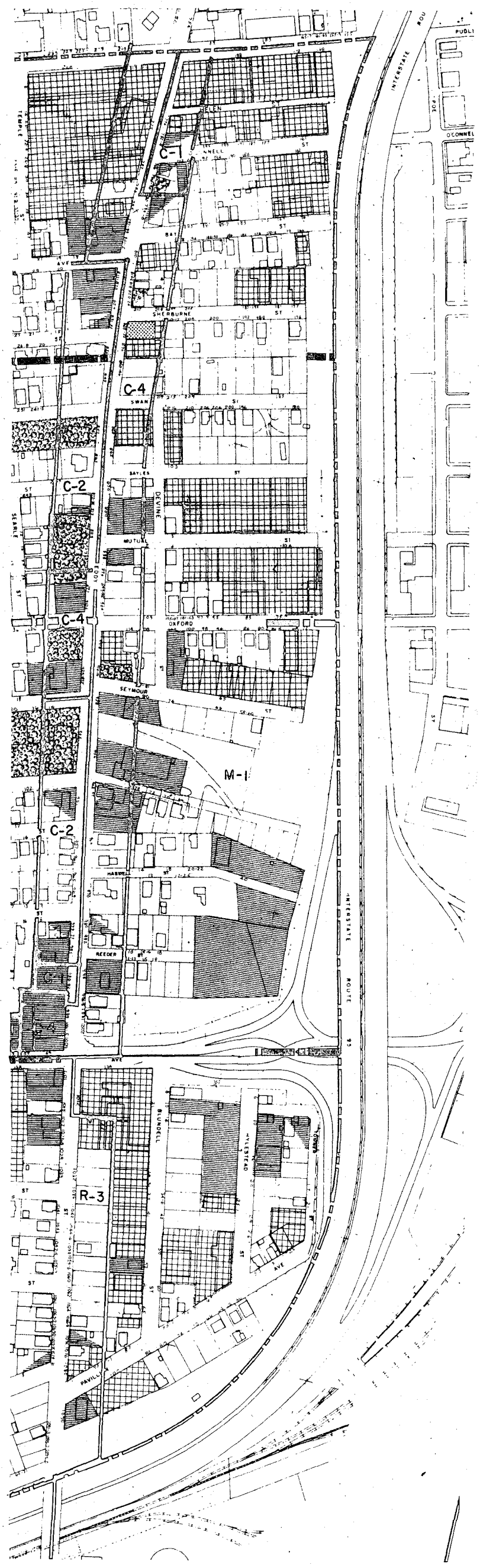
I. New Industrial Land

a. Acquired	22.5
b. Public	
City	.1
State	1.1
	23.7

II. Continued Industrial and Commercial Land

13.1

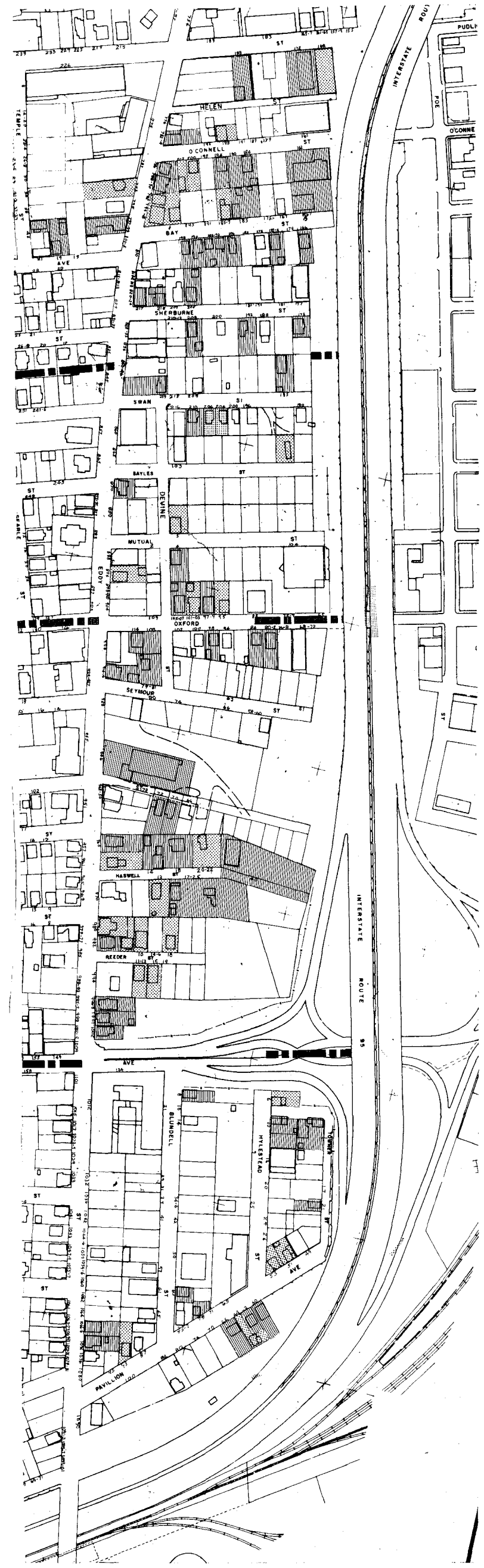
TOTAL ACREAGE: 36.8



MAP NO. I

EXISTING LAND USE AND ZONING

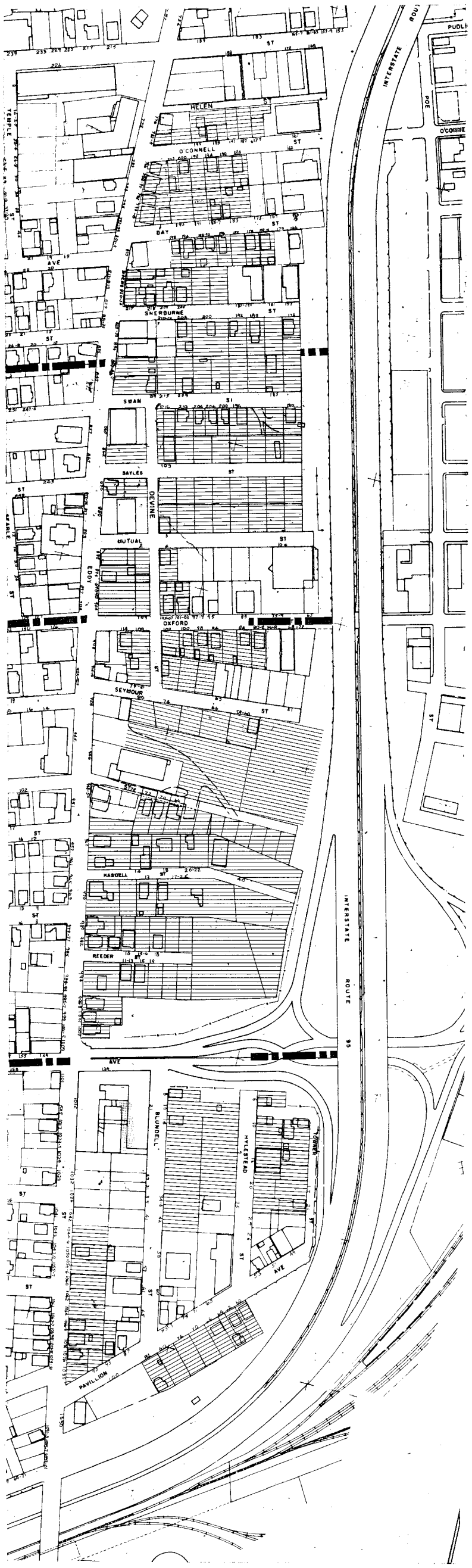
	RESIDENTIAL	□□□	STUDY SECTORS
	COMMERCIAL	M-1	GENERAL INDUSTRY
	INSTITUTIONAL	C-1	LIMITED COMMERCIAL
	PUBLIC	C-2	GENERAL COMMERCIAL
	INDUSTRIAL	C-4	HEAVY COMMERCIAL
	ZONING LINES	R-3	GENERAL RESIDENCE



MAP NO. 2

BUILDING CONDITION

- STUDY SECTORS
- STANDARD
- DEFICIENT
- SUBSTANDARD



MAP NO.3

PROPOSED ACQUISITIONS

STUDY SECTORS

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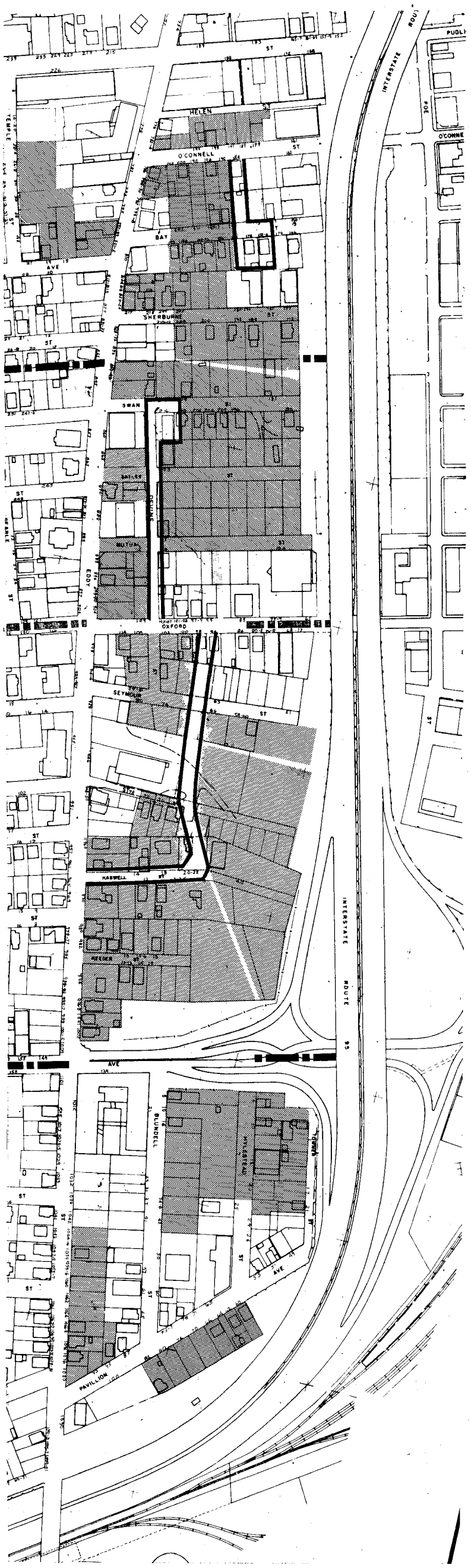

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2. Excessive dwelling unit density.
3. Obsolete building types which, through lack of use or maintenance, lessen the value of surrounding properties.
4. Detrimental land uses or conditions such as incompatible use, structures in mixed use or adverse influence from noise, smoke, or fumes.
5. Unsafe, congested, poorly designed or otherwise deficient streets.
6. Conversion to incompatible types of uses.
7. Inadequate public utilities or community facilities, the lack of which contribute to unsatisfactory living conditions or economic decline.
8. Other equally significant deficiencies. These included the following yard conditions
   a. Accumulation of garbage and debris.
   b. Storage of junked cars or boats.
   c. Deteriorating or dilapidated fences.
   d. Deteriorating or dilapidated accessory use (garage, barn, shed, etc.).

4. Upon completion of the survey, the number of slight, intermediate, and critical deficiencies were totaled for each structure. The structure was then scored as either sound, standard, deficient, or substandard. The following is a description of the criteria used to classify structures with deficiencies.

a. Building Deficiencies Warranting Rehabilitation
Buildings that contain a combination of defects that are not serious enough to justify clearance would warrant conservation or rehabilitation. (This category includes structures classified as standard as well as those classified as deficient).

b. Building Conditions Warranting Classification as Sound.
Buildings of such condition that no interior or exterior defects or deficiencies are noted, and in which the construction and building facilities are adequate, warrant classification as sound.

c. To be classified as standard a structure must contain no more than three slight defects nor more than one Intermediate Defect which can be economically corrected.

d. To be classified as deficient a structure must contain one of the following defects or a combination of them.

1. Three or more Intermediate defects in the basic structural elements of the building

that are not correctable by normal maintenance.

2. A combination of one or more intermediate defects plus three or more slight defects which, taken collectively, are causing the building to have a deteriorating effect on the surrounding area.
3. One construction defect which could be economically corrected.
4. One or two Building Facility Defects which could be economically corrected.

5. Criteria used in classifying buildings as structurally substandard to a degree requiring clearance

The method for classifying buildings with structural deficiencies requiring clearance was developed by the L.P.A. The method evaluates both the structure and the environment. The data was prepared for interpretation in the following manner:

1. In addition to the categories of sound, standard and deficient in the field survey conducted by the L.P.A. to classify deficient structures (See Part I - Section E (4), an additional category (substandard) was included in the survey to classify those structures requiring clearance. To be classified as substandard a structure had to contain one of the following defects or a combination of them.

a. Two or more critical defects.

b. One critical defect plus one or more intermediate defects.

c. A combination of intermediate defects in the basic structure walls, foundation, roof, etc. (4 or 5 or more).

d. Inadequate facilities or one or more construction defects (clearance would be warranted if the inadequate facilities or construction defects could not economically be replaced, repaired, rebuilt or added to the building).

e. Inadequate original construction.

APPENDIX B

CONDITION OF ACQUISITION

Sector	Number of Structures: Total	Vacant	Industrial & Commercial	Residential	Residential Condition: Deficient	Substandard	Deficient & Substandard
1	33	1	3	30	17	8	83%
2	16	2	2	14	6	4	71%
3	18	2	2	16	10	2	75%
4	35	4	6	29	18	5	79%
AREA	102	9	13	89	51	19	78%

RELOCATION LOAD

Sector	Residential: Structures: Total Families	Families: Owner Occupied	Families: Absentee Landlord	Families: Owners	Families: Renters	Business Concerns: Industrial	Business Concerns: Commercial
1	45	15	15	15	30	-	2
2	25	8	6	8	17	1	-
3	22	8	8	8	14	-	3
4	45	14	15	14	31	1	5
AREA	137	45	44	45	92	2	10

LAND USE ACREAGE

Sector	Total	Industrial & Commercial	Residential	Public & Institutional	Vacant Land	% Vacant Land	% Industrial & Commercial
1	10.9	2.4	4.0	.1	4.4	40%	22%
2	7.2	1.5	1.9	-	3.8	53%	21%
3	8.9	5.8	1.3	-	1.8	20%	65%
4	10.9	5.8	2.6	.1	2.4	22%	53%
AREA	37.9	15.5	9.8	.2	12.4	33%	41%

ACQUISITION

	Acreage				Cost	
Sector	Total	Industrial & Commercial	Residential	Vacant Land	Total Cost	Cost per Sq. Ft.
1	8.7	.3	4.0	4.4	$260,382	$ .68
2	5.0	.2	1.9	2.9	$194,850	$ .89
3	4.2	1.4	1.0	1.8	$223,325	$1.22
4	4.6	.5	2.6	1.5	$237,310	$1.29
AREA	22.5	2.4	9.5	10.7	$970,002	$ .97
%		11%	41%	48%		

CONTINUED LAND USES

Sector	Acreage: Total	Industrial & Commercial	Residential	Public & Institutional	Vacant Land	Uses: Concerns	Houses
1	2.2	2.1	-	.1	-	3	0
2	2.1	1.3	-	-	.8	7	2
3	4.7	4.4	.3	-	-	11	7
4	6.3	5.3	-	.1	.9	15	2
AREA	15.3	13.1	.3	.2	1.7	36	11

NEW INDUSTRIAL AREA ACREAGE

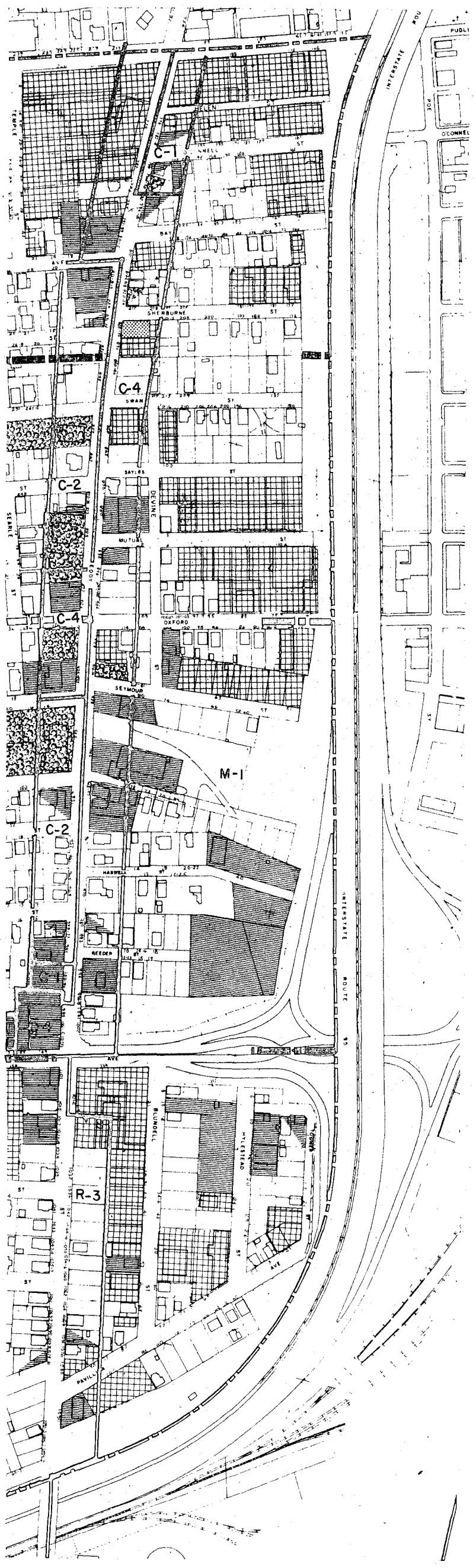
I. New Industrial Land

a. Acquired	22.5
b. Public	
City	.1
State	1.1
	23.7

II. Continued Industrial and Commercial Land

13.1

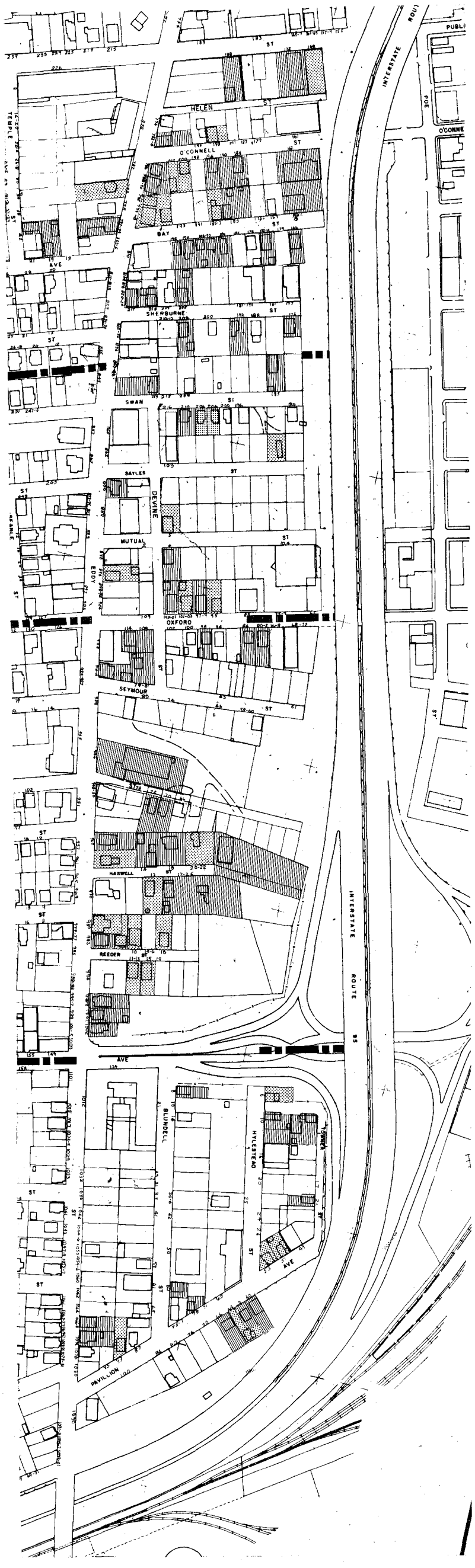
TOTAL ACREAGE: 36.8



MAP NO. I

EXISTING LAND USE AND ZONING

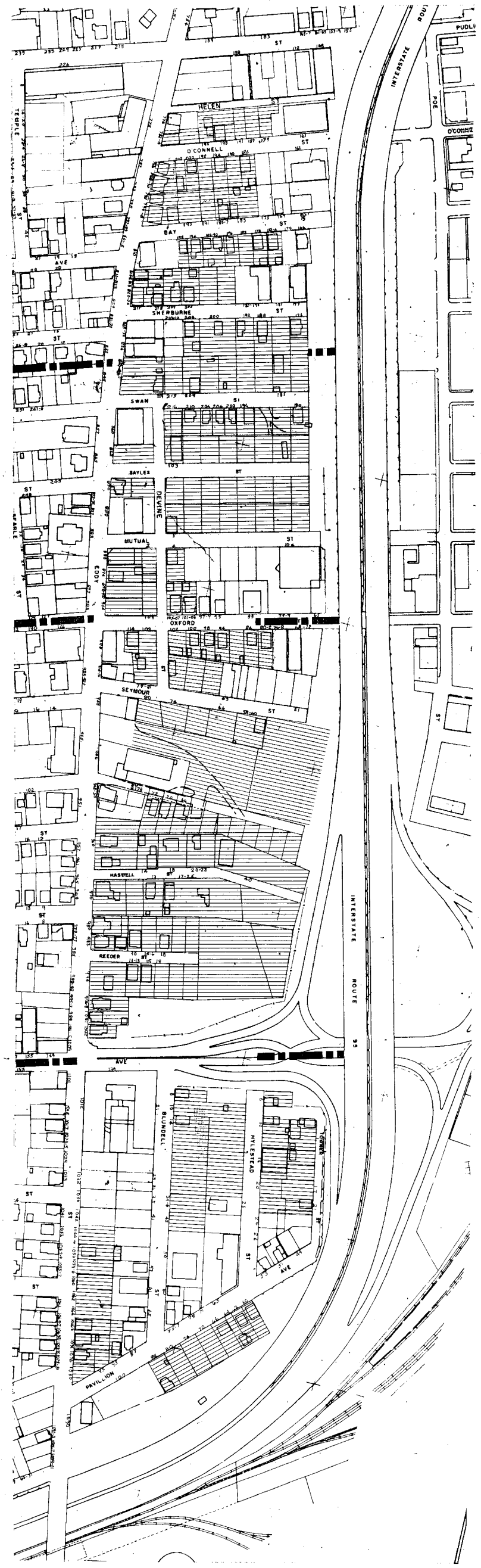
	RESIDENTIAL	□□□	STUDY SECTORS
	COMMERCIAL	M-1	GENERAL INDUSTRY
	INSTITUTIONAL	C-1	LIMITED COMMERCIAL
	PUBLIC	C-2	GENERAL COMMERCIAL
	INDUSTRIAL	C-4	HEAVY COMMERCIAL
	ZONING LINES	R-3	GENERAL RESIDENCE



MAP NO. 2

BUILDING CONDITION

- STUDY SECTORS
- STANDARD
- DEFICIENT
- SUBSTANDARD

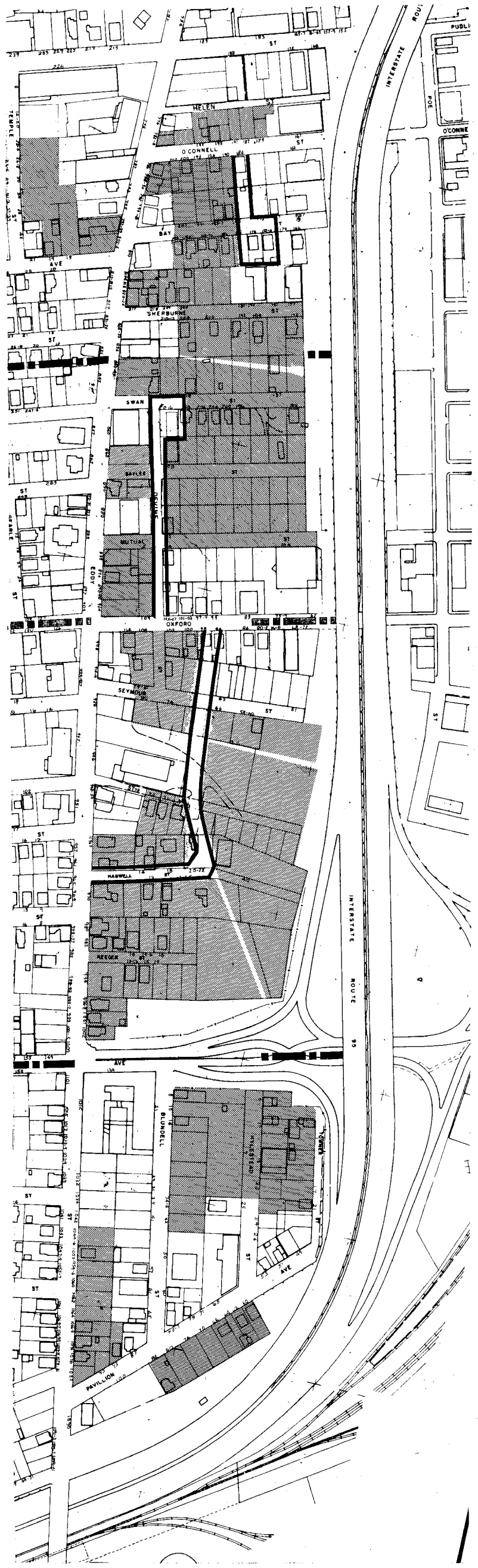


MAP NO. 3

PROPOSED ACQUISITIONS

STUDY SECTORS

PROPOSED ACQUISITIONS



MAP NO. 4

PROPOSED NEW DEVELOPMENT

PROPOSED INDUSTRIAL DEVELOPMENT

PROPOSED NEW ROADS

STUDY SECTORS