

REDEVELOPMENT PLAN

FOR

PHILLIPS AVENUE

REDEVELOPMENT COMMISSION OF GREENSBORO

September 22, 1980

REDEVELOPMENT PLAN FOR PHILLIPS AVENUE AREA

TABLE OF CONTENTS

	<u>Page</u>
DESCRIPTION OF AREA	1
Boundaries of Area	1
Plan Objectives	1
Types of Proposed Action	2
LAND USE PLAN	2
Proposed Land Uses	2
Land Use Provisions and Building Requirements	2
Restrictions on Uses of Land	2
PROJECT PROPOSALS	2
Land Acquisition	2
Property Rehabilitation Standards	3
Retention, Removal and Demolition of Structures on Land to be Acquired	3
Redeveloper's Obligations	3
OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS ...	4
Preliminary Site Plan	4
Proposed Changes in Zoning	5
Proposed Changes in Street Layouts	5
Estimated Cost and Method of Financing	5
Method of Relocating Families and Individuals	5
PROCEDURE FOR CHANGES IN APPROVED PLAN	6

APPENDIX A - PROPERTY REHABILITATION STANDARDS

EXHIBITS

RP-1, RP-3 & RP-6	Project Boundary, Existing Land Use and Existing Zoning
RP-2	Land Use Plan
RP-4	Proposed Zoning
RP-5	Land Acquisition
RP-7	Preliminary Site Plan

REDEVELOPMENT PLAN FOR PHILLIPS AVENUE

The Redevelopment Plan for Phillips Avenue consists of 6 pages of text, exhibits number RP-1 through RP-7, and an Appendix. This Plan has been prepared by the Redevelopment Commission of Greensboro pursuant to the North Carolina Urban Redevelopment Law (General Statutes of North Carolina, Chap. 160A, Art. 22 et.seq., as amended) as partial fulfillment of requirements leading to implementation of activities by the City of Greensboro with respect to the Housing and Community Development Act of 1974. These activities are to be carried out by the Redevelopment Commission of Greensboro under contract with the City of Greensboro.

DESCRIPTION OF AREA

Boundaries of Area

BEGINNING at the southwest corner of Phillips Avenue and McPherson Street; thence south along the west right-of-way line of McPherson Street to the northern right-of-way line of Textile Drive; thence southwest along the northern right-of-way line of Textile Drive a distance of approximately 55 feet to a point; thence south along a property line and a property line extended a distance of approximately 145 feet to a property corner; thence west along a property line a distance of approximately 50 feet to a property corner; thence south along property lines located east of North English Street to a point approximately 336 feet south of the south right-of-way line of Tillman Street; thence south along the extension of this same property line a distance of approximately 215 feet to the north right-of-way line of East Wendover Avenue; thence along the north right-of-way line of East Wendover Avenue to a ramp connecting East Wendover Avenue with North O. Henry Boulevard; thence along the north right-of-way line of the ramp to the east right-of-way line of O. Henry Boulevard; thence with the east right-of-way line of O. Henry Boulevard to the ramp connecting with Phillips Avenue; thence with the south right-of-way line of the ramp to the south right-of-way line of Phillips Avenue; thence with the south right-of-way line of Phillips Avenue to the point of BEGINNING.

Plan Objectives

The Redevelopment Plan for this area, when carried out as hereinafter delineated, will accomplish the following objectives:

- (a) Remove structurally substandard buildings;
- (b) Eliminate blighting factors including deficient lot platting and overcrowding of structures on land;
- (c) Encourage extensive rehabilitation;
- (d) Improve traffic circulation; and
- (e) Provide recreational and open space.

Types of Proposed Action

The Redevelopment Commission of Greensboro will purchase all properties so designated on Map RP-5, "Land Acquisition Map". It will be the responsibility of the Redevelopment Commission to relocate all families and individuals living within the area to safe, sanitary, decent housing. Removal of all existing structures scheduled for demolition will also be the responsibility of the Redevelopment Commission of Greensboro.

The City of Greensboro will design, finance, and supervise the construction or reconstruction of streets, sewers, water mains, storm drainage and parks.

The Redevelopment Commission of Greensboro will dispose of all acquired land for redevelopment in accordance with Map RP-2 "Land Use Plan" and subject to the restrictions and controls contained herein.

LAND USE PLAN

Proposed Land Uses

Most of the neighborhood is presently devoted to single-family use, and will be continued that way. The major land use change will be the development of a neighborhood park in the vicinity of Textile Drive and Autumn Drive.

Land Use Provisions and Building Requirements

Property acquired and sold by the Redevelopment Commission of Greensboro will be reused for single-family, park, or street purposes. The provisions of the City of Greensboro Zoning Ordinance, as amended, will control.

Restrictions on Uses of Land

No covenant, agreement, lease, conveyance, or other instruments shall be effected or executed by the Redevelopment Commission of Greensboro or the purchasers or lessees from it (or any successors in interest or such purchasers or lessees), which restrict land in the target area on the basis of creed, race, or color in the sale, lease, or occupancy thereof.

PROJECT PROPOSALS

Land Acquisition

Properties within the area to be acquired by the Redevelopment Commission of Greensboro are shown on Map RP-5, "Land Acquisition Map". This acquisition is necessary to achieve the objectives of this plan with respect to proposed

clearance and redevelopment (including spot clearance) and to the attainment of rehabilitation objectives. Acquisition shall be carried out in compliance with applicable State and Federal laws. Any of these properties may be subsequently exempted from acquisition by the Redevelopment Commission of Greensboro, provided the owners thereof are willing to comply with the Property Rehabilitation Standards. The exemption of properties under that condition will not be considered a substantial change in the Redevelopment Plan, and can be accomplished solely by the approval of the Redevelopment Commission of Greensboro.

Property Rehabilitation Standards

All residential structures shall meet the requirements of the Housing Code of the City of Greensboro. Each residential structure that is rehabilitated under the loan-grant program of the City of Greensboro shall satisfy the Property Rehabilitation Standards set forth in Appendix A. In the event that any part of the neighborhood is designated a historic area, the Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings set forth by the Secretary of the Interior will also apply to all property improvements.

Retention, Removal and Demolition of Structures on Land to be Acquired

All structures will be demolished, removed, or demolished and removed, from land to be acquired except that parcels may be acquired on which are located structures that, in the opinion of the Redevelopment Commission of Greensboro, are suitable for rehabilitation. The Redevelopment Commission of Greensboro may elect to sell reuse parcels with such structures located thereon on the condition that said structures be rehabilitated and used in accordance with the requirements of this Plan. Further, the Redevelopment Commission of Greensboro may elect to rehabilitate the structures located thereon and then dispose of said structures and accompanying land subject to the requirements of this Plan.

Redeveloper's Obligations

Disposition of the land comprising the target area will be on the basis of affording maximum opportunity, consistent with the sound needs of the locality as a whole, for the redevelopment of such area by private enterprise. Some or all of the housing will be made available at sales prices or rentals that low and moderate income persons and families can afford.

The land will be disposed of, by sale or lease, to private parties for redevelopment by them in accordance with the provisions of this Redevelopment Plan and their contract with the Redevelopment Commission of Greensboro.

The Redevelopment Commission of Greensboro, in disposing of the land in the target area to be redeveloped by private or public parties, will, in its contracts and deeds or other instruments with such parties, include such terms and conditions as in the judgment of the Redevelopment Commission of Greensboro will be necessary or advisable to insure redevelopment of the target area and its use thereafter in accordance with this Redevelopment Plan, and to prevent a recurrence of conditions of blight in the area. Such provisions will be

contained in such contracts, deeds, or other instruments, irrespective of whether or not they duplicate in whole or in part requirements of existing or proposed zoning ordinances or other local laws or regulations with respect to the target area, so that such obligations may operate independently of such zoning or other laws or regulations. In all instances, the improvements to be constructed in the target area will be constructed in accordance with: Applicable zoning ordinance provisions and regulations and the building, housing, and other codes and ordinances; the requirements of this Redevelopment Plan; and such other requirements as may be set forth in the contracts between the Redevelopment Commission of Greensboro and the redevelopers.

Such contracts, deeds, or other instruments, in addition to including such other terms and conditions as the Redevelopment Commission of Greensboro may find desirable in order to implement and effectuate the objectives of this Redevelopment Plan, will obligate the purchasers of land in the target area and their successors in interest to:

- (a) Devote the parcels owned by them to and only to the uses specified in this Redevelopment Plan;
- (b) Diligently prosecute the construction of the improvements agreed upon in the disposition contract and to begin and complete such improvements within a reasonable time as determined in the contract (this obligation, however, will not be made applicable to mortgagees and their successors in interest);
- (c) Make no changes in such improvements after completion of their construction that are not in conformity with this plan;
- (d) Assign no contract right, nor to resell or otherwise transfer the land (or interests therein) purchased by them prior to the completion of the improvements thereof, without the approval of the Redevelopment Commission of Greensboro, and except on basis satisfactory to the Redevelopment Commission of Greensboro; nor to speculate in or with respect to such land.

OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

Preliminary Site Plan

Map RP-7, "Preliminary Site Plan", shows a tentative scheme of development for the Phillips Avenue Area. This scheme may be modified as proposals for redevelopment are accepted.

Proposed Changes in Zoning

Much of the neighborhood is presently zoned for multi-family purposes, even though uses are predominantly single-family. All multi-family zoning will be changed to single-family, except for those properties currently developed with apartments.

Proposed Changes in Street Layouts

Ball Street will be opened between Ridgewood Avenue and Textile Drive. Autumn Drive will be opened on a new location between Boone Street and Textile Drive.

Estimated Cost and Method of Financing

For the fiscal year 1980-1981, Community Development funds in the amount of \$222,900 have been budgeted for the acquisition or real estate, rehabilitation, relocation payments, demolition costs and other expenses. Additional funds will be budgeted in subsequent years as needed to carry out this Plan.

Method of Relocating Families and Individuals

The Redevelopment Commission of Greensboro has a feasible method for relocation of families and individuals displaced from the target area, in compliance with applicable laws. Relocation will be to areas not generally less desirable in regard to public utilities and public and commercial facilities, at rents or prices within the financial means of the displaced families or individuals. Referrals will be made to housing that is reasonably accessible to the place of employment of the displaced family or individual.

The Redevelopment Commission of Greensboro considers a dwelling unit to be "standard housing" and to be decent, safe, and sanitary when it meets the requirements of the City of Greensboro Housing Code as in effect at the time of displacement. In addition, kitchen facilities shall have proper connections for a gas or electric stove and a reasonable amount of shelf storage space.

It is intended that all dwellings into which families and individuals relocate will be inspected by the Redevelopment Commission of Greensboro. If the dwellings are not found to be decent, safe, and sanitary, the move will be considered temporary relocation, and the Redevelopment Commission of Greensboro will undertake to offer an opportunity to move into suitable standard housing. Families who move without notifying the Redevelopment Commission of Greensboro of their new address will be traced and similarly followed up.

No family or individual will be required to move from the target area unless they have had an opportunity to obtain suitable standard housing. As property is acquired the occupants will be advised in writing and by personal interview

in regard to their status, and information will be furnished as to suitable accommodations available. A file will be maintained listing available dwellings evaluated through inspection.

The relocation method is intended to remove any necessity to resort to eviction proceedings, which would be a last resort if a family or individual rejects relocation service or accommodations available without reason, or maintains a nuisance, or fails to recognize its obligation for rent due.

PROCEDURE FOR CHANGES IN APPROVED PLAN

The Redevelopment Plan may be modified at any time by the Redevelopment Commission of Greensboro provided that if it is modified after the lease or sale of property affected by the change, the modification must be consented to in writing by the owner of such property. Where the proposed modification will substantially change the Redevelopment Plan as previously approved by the City Council of the City of Greensboro, the modification must similarly be approved by the City Council of the City of Greensboro. Where the proposed modification would alter the plan of acquisition of specific lots in any manner not otherwise permitted under the provisions contained in this document, then the modification must similarly be approved by the City Council. In any event, changes shall be consistent with the approved Community Development Plan.

APPENDIX A.

PROPERTY REHABILITATION STANDARDS

PROPERTY REHABILITATION STANDARDS

Table of Contents

	<u>Page</u>
Local Codes and Regulations	1
Real Estate Entity	1
Number of Living Units	1
Open Space	1
Outdoor Environment	1
Site Improvements	1
Exterior Appurtenances	2
Dilapidated Appurtenances	2
Services	2
Quality of Materials	2
Structural Soundness	2
Protection from Rodents, Termites or Other Infestation	2
Inspection for Decay and Deterioration	3
Exterior Walls	3
Basements and Foundations	3
Roofs	3
Gutters and Downspouts	3
Flashing	4
Windows, Doors and Other Openings	4
Partitions, Columns and Posts	5
Floors	5
Walls and Ceilings	5
Chimneys, Incinerators and Vents	5
Stairways	6
Corridors and Hallways	6
Space Standards	6
Room Sizes	6
Ceiling Heights	7
Privacy and Arrangement	7
Kitchen Facilities	7
Bath Facilities	7
Space for Laundry Facilities	8
Closets and General Storage	8
Exits	8
Fire Protection	8
Firewalls	8
Fire Resistance of Interior Walls	9
Fire Resistance of Roofs	9
Lighting of Habitable Rooms	9
Lighting and Ventilation of Bathrooms	9
Ventilation of Utility Spaces	10
Ventilation of Structural Spaces	10

Mechanical Equipment	10
Mechanical Ventilation	10
Heating	10
Plumbing	11
Water Heating and Storage	11
Electrical	11
Existing Wiring and Equipment	12
New Electrical Work	12
Painting and Decoration	12
Alterations and Repairs	12

PROPERTY REHABILITATION STANDARDS

Local Codes and Regulations

These standards, while setting forth basic objectives and provisions specifically related to rehabilitation, shall not be construed as relieving the property owner, project sponsor or their builder of his responsibility for compliance with local ordinances, codes and regulations including established requirements of a health officer or other authority having jurisdiction.

Where a local code, regulation or requirement is incomplete or does not fulfill the purpose and intent of these standards, this document or local standards derived from these standards shall apply.

Real Estate Entity

The land offered as security for an insured mortgage normally will comprise a single plot, except that two or more parcels separated by other parcels or a street or streets is acceptable provided the resulting parcels comprise a readily marketable real estate entity.

Number of Living Units

Each dwelling or portions thereof providing complete living facilities for one family shall be counted as a living unit.

Open Space

Every residential building shall have sufficient open space to permit convenient access for maintenance, fire protection, adequate light and ventilation of habitable rooms and reasonable indoor privacy.

Outdoor Environment

In site development consideration shall be given to the needs of the residents for non-vehicular open space for active and inactive recreation. Adequate night lighting for the safe use of parking areas, walks and steps shall be provided.

Deficient yard dimensions to property lines of existing buildings should not be made a reason for disapproval for rehabilitation.

Site Improvements

The open space of each property shall provide (a) for the immediate diversion of water away from buildings and disposal from the lot, (b) prevent soil saturation detrimental to structures and lot use, and (c) where needed, appropriate paved walks, parking areas, driveways, exterior steps and landscaping.

Off-street parking facilities should be provided suitable to the needs of the occupants at the ratio of one space per dwelling unit. Walks and steps shall be provided for all weather access to each building and constructed so as to provide safety, reasonable durability and economy of maintenance.

Exterior Appurtenances

All exterior appurtenances or accessory structures which serve no useful purpose, or those in a deteriorated condition which are not economically repairable, shall be removed. Such structures include porches, terraces, entrance platforms, garages, carports, walls, fences, miscellaneous sheds.

Dilapidated or Blighted Structures

All dilapidated portions of existing properties or blighted structures which are not economically repairable shall be removed.

Services

Utilities shall be provided for each property or project. Every dwelling unit shall have adequate garbage and rubbish disposal facilities.

Quality of Materials

All materials and products used as replacements or additions in rehabilitation construction shall be of good quality conforming to generally accepted good practice. The suitability of special materials and products not conforming to a national standard shall be determined by proper authority, after an evaluation of its properties and performance characteristics.

Structural Soundness

All structural components of the building shall be in sound condition and considered serviceable for the expected useful life of the rehabilitated building. Sagging or out of plumb floors, chimneys, fireplaces, partitions or stairs, and bulging of exterior walls shall be restored as near as practical to an acceptable level or plumb position; and supported or braced so as to prevent a reoccurrence of these conditions. Stair railings shall be rigid. Individual structural members in a seriously deteriorated condition shall be replaced. Loosely jointed structural members shall be restored to original rigidity.

Protection from Rodents, Termites or Other Infestation

Each building and all exterior appurtenances on the site shall be effectively protected against rodents, termites or other vermin infestation.

All foundation and wall openings near or below grade such as openings around pipes, conduits, cracks in deteriorated walls, broken masonry or concrete shall be protected against the passage of rodents by closing such openings

with cement mortar, masonry or noncorrosive sheet metal. Where wire mesh protection is used, the size of openings should not exceed 1/2 inch.

A careful inspection by qualified persons shall be made of each building and accessory structure on each property for evidence of actual or potential infestation or access channels. Existing buildings where found to have defects that will permit the entrance of termites shall be corrected by appropriate preventive measures. Damaged or deteriorated structural members shall be replaced.

Inspection for Decay and Deterioration

An inspection shall be made of both interior and exterior construction for evidence of rot, rust or decay damage or other hazards. Where structural damage to such materials is found to exist, correction shall be provided.

For construction near the soil or otherwise subject to moisture, the replacement of decay damaged lumber or finish materials, if of wood, should be preservativesly treated or be of a naturally resistant species.

Exterior Walls

Foundations and exterior walls shall provide safe and adequate support for all loads upon them, and prevent the entrance of water or excessive moisture. Repairs or replacement shall be made to defective exterior wall finish materials. Exterior walls shall be free of holes, cracks and broken or rotted finish materials.

Where existing exterior walls and top floor do not have insulation, consideration should be given to installing the proper amount to prevent excessive heat loss and to provide comfort for residents.

Basements and Foundations

Basement and foundation walls shall prevent the entrance of water or moisture into a basement or crawl space area. Cracks in the walls shall be effectively sealed, and loose or defective mortar joints shall be replaced. Where necessary, the interior or exterior face of the walls shall be dampproofed by bituminous coating and cement parging.

Any deficiencies in proper grading or paving adjacent to the building shall be corrected to assure surface drainage away from basement walls.

Roofs

All roofs shall have a suitable, watertight and reasonably durable covering free of holes, cracks, excessively worn surfaces or other defects.

Gutters and Downspouts

Each dwelling shall have a controlled method of disposal of water from roofs where necessary to prevent damage to the property, and to avoid causing

unsightly staining of walls and windows where adequate roof overhangs are not provided.

Flashing

To prevent the entrance of water, all critical joints in exterior roof and wall construction which are exposed or partly exposed shall be protected by sheet metal or other suitable flashing material.

Windows, Doors and Other Openings

Existing windows and doors, including their hardware shall operate satisfactorily and give evidence of continuing acceptable service. Defective glass or locking mechanisms shall be replaced or corrected.

The following guides should be used to determine the need for repair or replacing trim, window sash, doors and frames:

1. Repair, if work can be done in place;
2. Replace, if the entire component needs to be removed in order to restore;
3. Refinish, if only the surface needs work in order to restore to new condition.

Screens shall be provided for all windows, doors and other openings except in regions where their use is not customary or needed. Existing screens, and storm sash which are to be continued in use shall be in suitable condition to serve their intended purposes.

Door openings shall be adequate in size to admit furniture and equipment to all spaces and to permit inspection for repair and maintenance.

Exterior doors shall have safe locks. Exterior doors should be at least the following sizes:

	<u>Width</u>	<u>Height</u>
a. Main entrance door	3'-0"	6'-8"
b. Service doors	2'-6"	6'-8"

Provide a door for each opening to a bedroom, bathroom or toilet compartment; with a locking device on bath and toilet compartment doors.

Interior doors should be at least the following size:

- a. Habitable rooms, 2 ft.-6 in. wide.
- b. Bathrooms, toilet compartments and closets other than linen and broom, 2 ft.-0 in. wide.
- c. Service stair doors, 2 ft.-6 in. wide.
- d. Cased openings, 2 ft.-6 in. wide.
- e. Height of all interior doors, 6 ft.-6 in.

Access to attics should be provided by means of conveniently located scuttles or a disappearing or permanently installed stairway. For attic and basement-less spaces, the minimum access opening should be 14 x 22 inches. However, if either are to contain mechanical equipment, the access opening shall be of sufficient size to permit the removal and replacement of the equipment.

Partitions, Columns and Posts

Partitions and other vertical supports which are to be continued in use shall be free of splits, excessive lean, buckling or other defects.

Floors

All floor construction shall provide safe and adequate support for all existing or probable loads and shall be reasonably free of objectionable vibration. Suitable underlayment for finish flooring shall exist or be provided.

Finish floors in habitable rooms other than kitchen and bathrooms shall be wood flooring, a resilient tile or sheet material, or carpeting over a suitable underlayment and be in good condition, provide reasonable ease of maintenance, and an extended service life.

Floors in kitchens and bathrooms shall be of a durable, waterproof, non-absorptive material, such as asphalt, vinyl-asbestos, vinyl-plastic, rubber or ceramic tiles, or linoleum. Wood finish flooring should not be used for these rooms.

The floors of all basement or cellar furnace rooms, or basements containing habitable space, shall be paved in an acceptable manner.

Walls and Ceilings

All interior walls and ceilings shall provide (a) a finish surface without noticeable irregularities or cracking, (b) waterproof and hard surface in spaces subject to moisture, (c) a suitable base for painting or other decoration and (d) reasonable durability and economy of maintenance.

Chimneys, Incinerators and Vents

Chimneys and vents shall be structurally safe, durable, smoketight and capable of withstanding the action of flue gases. Factory-built chimneys shall be labeled by Underwriters' Laboratories, Inc. and installed in accordance with the listing.

Existing unlined masonry chimneys having open mortar joints or cracks which permit smoke or flame to be discharged into the building should be made safe by the installation of a flue liner or corrosion-resistant pipe one inch less in diameter than the interior of the chimney, or else removed.

Stairways

All stairways shall provide safety of ascent and descent, and stairs and landings shall be arranged to permit adequate headroom and space for the passage of furniture and equipment.

Existing stairways in sound condition to remain or to be repaired shall not be to any serious extent below minimum standards of good practice as to rise and run of steps, headroom, obstructions, stair width, landings, or railing protection.

New stairways to be constructed shall comply with standards of good practice and be appropriate to the building and occupant load.

Corridors and Hallways

Corridors and hallways shall provide adequate, safe and unobstructed circulation from living units or other spaces to various means of exit.

Space Standards

Each dwelling unit shall have adequate space for the occupants thereof and be equipped with storage and laundry facilities.

Habitable rooms in basements or below grade intended for year-round occupancy shall comply with building standards in the same manner as rooms above grade.

Room Sizes

The size of rooms shown in table below shall be minimum for the subdividing of existing spaces or for the construction of new rooms. Unremodeled existing rooms where considered of adequate size and arrangement for the intended function by the proper authority are acceptable.

ROOM SIZES

Name of Space	Minimum Area (Sq. Ft.)			Least Dimension
	0-BR LU	1 & 2 BR LU	3 or more BR LU	
Living Room	NA	150	150	10'-0"
Dining Room	NA	80	100	7'-8"
Kitchen	NA	50	60	5'-4"
Kitchenette	20	25	40	3'-6"
Bedroom (double)	NA	100	110	8'-8"
Bedroom (single)	NA	70	70	7'-0"
Living Room - Dining Area	NA	180	200	(3)
Living Room - Dining Area Kitchen	NA	220	250	(3)
Living Room - Dining Area Sleeping Area	220	NA	NA	(3)
Living Room - Sleeping Area	190	NA	NA	(3)
Kitchen - Dining Area	80	80	110	(3)
Kitchenette - Dining Area	60	60	90	(3)

Variations to these areas and dimensions may be permitted when existing partitions preclude precise compliance, and the available area or dimensions do not hinder furniture placement and the normal use of the space.

The least dimension of each room function applies, except for the overlap or double use of space in combination rooms.

Ceiling Heights

The ceiling heights for habitable rooms, bathrooms and public and private halls shall be at least the following:

- Habitable rooms - 7 ft. 6 in.
- Bathrooms, toilet compartments, utility rooms - 6 ft. 8 in.
- Public corridors - 7 ft. 8 in.
- Halls within living units - 7 ft. clear
- Suspended Ceilings or panels - 7 ft. 4 in.
- Sloping Ceiling - no portion less than 7 ft. 0 in.

Privacy and Arrangement

A degree of privacy shall be provided commensurate with suitable living conditions by means of the proper location of exterior openings to exterior conditions, and by the interior arrangement of rooms.

Every water closet, bathtub or shower of a living unit shall be installed in a bathroom or toilet compartment which will afford privacy to the occupant.

A bathroom shall not be used as a passageway to a habitable room, hall, basement or to the exterior. Where the access to an existing bathroom is through a bedroom in living units having more than one bedroom, this arrangement should be accepted if it does not adversely affect privacy or livability.

Kitchen Facilities

Each living unit shall have a specific kitchen space, which contains a sink with counter work space and has hot and cold running water, adequate space for installing cooking and refrigeration equipment, and for storing cooking utensils.

Minimum areas of kitchen storage space shall be as follows:

- a. Total shelving in wall and base cabinets - 30 sq. ft.
- b. Drawer area - 5 sq. ft.
- c. Usable storage shelving in cooking range or under sink may be counted in the total shelving needed.

Kitchen storage space of living units having two or more bedrooms should be appropriately increased in total area to accommodate the needs of more occupants.

Bath Facilities

Complete bathing and sanitary facilities shall be provided within each living unit; they shall consist of a water closet, a tub or shower, and a lavatory. Provide an adequate supply of hot water to the tub or shower stall and lavatory, and cold water to all fixtures. Arrangement of

fixtures shall provide for the comfortable use of each fixture and permit at least a 90° door swing. Wall space shall be available for a mirror or medicine cabinet and for towel bars.

Space for Laundry Facilities

Adequate space should be provided for laundry equipment within each living unit.

Closets and General Storage

Clothes closet space shall be provided within bedrooms or conveniently located nearby. In addition, each living unit shall have a suitable space within the unit or a locked space elsewhere within the building for general storage.

Exits

One and two family dwellings shall have the following two means of egress:

- (1) One exit which is a doorway.
- (2) An exit as provided in (1) above, or a secondary exit such as a fire escape or openable window at least 5 sq. ft. in area.

Access to required exits shall not necessitate passage through another living unit, nor shall either exit be subject to locking by any device that would impede or prohibit ready egress.

All exit stairways should be protected at the sides by acceptable guards wherever needed for the safety of users, and should have a handrail on at least one side.

Every below grade living unit shall have direct and convenient access to the outside of the building at grade level.

Fire Protection

Fire protection provisions apply to rehabilitation construction of existing buildings. However, where the construction, plan arrangement and approximate number of occupants of a property are to remain unchanged, and the fire protection provisions of the local code are complied with, noncompliance with the provisions of this chapter may be acceptable, when so determined by the proper local authority.

Firewalls

Firewalls shall be continuous from foundation to the underside of, or through, the roof, with openings in firewalls only in corridors and where properly protected with appropriate automatic fire doors. There shall be no openings in party walls. All such walls shall effectively prevent the passage of fire at every floor-ceiling intersection with the wall.

Firewalls should provide a fire resistance rating of 2-hours. Where a residential building adjoins a non-residential building, the wall should have a 2-hour fire resistance rating.

Fire Resistance of Interior Walls

Interior finish materials of walls, partitions (fixed or movable), ceilings and interior trim shall not be subject to excessive surface flame spread, or in burning shall not give off excessive amounts of smoke or toxic gases.

Where new interior wall and ceiling finish materials are used they shall conform to all State Fire Codes.

The underside of all existing flights of wood stairs to remain, if exposed, should be covered with a noncombustible material.

Fire Resistance of Roofs

Roof coverings shall be capable of resisting fire appropriate to the type of construction and location, and new installations shall be in accordance with nationally recognized standards. Fire retardant qualities of roof coverings shall conform to the classification established by the Underwriters' Laboratories, Inc.

New roof coverings on one and two family dwellings and on wood frame buildings shall provide a fire resistance equivalent to a Class C roof according to U.L. classification.

Lighting of Habitable Rooms

All habitable rooms, except kitchens, shall have natural light, provided by means of windows, glazed doors, or skylights. A glass area of at least 10 percent of the floor area shall be provided for new or remodeled rooms, or other spaces.

An acceptable means of natural ventilation shall exist or be provided for all habitable spaces, except that for kitchens a mechanical ventilation system may be substituted. A ventilation area of 5 percent of the floor area of the space shall be provided.

Artificial light shall be provided and so distributed as to assure safe conditions and satisfactory illumination in all rooms.

Kitchens shall have artificial light provided. Ventilation shall be provided by either mechanical ventilation, or if by natural means - 5 percent of floor area but not less than 3 sq. ft. area.

Lighting and Ventilation of Bathrooms

Artificial light shall be provided. Provide ventilation by mechanical means or if by natural means - 5 percent of floor area but not less than 1 1/2 sq. ft. area.

Ventilation of Utility Spaces

Utility spaces which contain heat producing, air conditioning and other equipment shall be ventilated to the outer air, and air from such spaces shall not be recirculated to other parts of the building.

Ventilation of Structural Spaces

Natural ventilation of spaces such as attics and enclosed basementless spaces shall be provided by openings of sufficient size to overcome dampness and minimize the effect of conditions conducive to decay and deterioration of the structure, and to prevent excessive heat in attics. Exterior ventilation openings shall be effectively screened where needed.

Mechanical Equipment

All mechanical equipment shall be installed so that maintenance and replacement can be performed without the removal of other equipment.

Existing mechanical equipment and systems shall be inspected for faulty operation, fire or other hazards. Needed replacement, or repair shall conform to code requirements.

Mechanical Ventilation

Where mechanical ventilation is required in rooms or other spaces, the equipment or system shall operate satisfactorily if presently in place, or if new, shall be designed and installed according to good engineering practice.

The volume of air removed from a living unit by exhaust ventilation should be replaced by at least an equal amount of fresh air which is filtered and tempered.

When mechanical ventilation is provided in lieu of through or cross ventilation, 4 to 6 changes per hour of supply or exhaust air should be provided for the living unit.

Heating

Heating facilities shall be provided for each living unit and other spaces that will (a) assure interior comfort, (b) be safe and convenient to operate, (c) be economical in performance, and (d) be quiet in operation and free from objectionable drafts.

Each heating system or device shall have a recognized approval for safety and shall be capable of maintaining a temperature of at least 70 degrees F. within the living units, when the outside temperature is at the design temperature.

Where space heaters are the sole source of heat, a sufficient number of heaters should be provided to accomplish the objective. As a guide, the maximum distance between the space heater and the center of any room to be heated should not exceed 18 feet, or through not more than one intervening door.

Unvented space heaters shall not be permitted.

Appropriate clearances around all room or space heaters shall be provided, and the floor shall be protected in an acceptable manner.

Plumbing

The plumbing system and its appurtenances for each building shall provide satisfactory water supply, drainage, venting and operation of fixtures.

Plumbing systems including building sewers shall operate free of fouling and clogging, and not have cross connections which permit contamination of water supply or back-siphonage between fixtures.

Water Heating and Storage

Each building and living unit within the building shall have domestic hot water in quantities sufficient for the needs of the occupants.

Existing water heating and storage equipment shall be in good serviceable condition, or otherwise replacement of the equipment shall be considered by the proper authority.

For one and two family dwellings, storage capacity should be not less than 30 gallons for gas or oil-fired water heaters and 52 gallons for electric water heaters, except that electric water heaters restricted by "off peak" control limitations would have a minimum capacity of 66 gallons.

No water heater shall be installed in any room used or designed to be used for sleeping purposes. No gas or oil fired water heater shall be located in a bathroom, clothes closet, under any stairway, or in a confined space with access only to the above locations.

All fuel burning water heaters shall be connected to a vent leading to the exterior.

Electrical

All habitable rooms and other appropriate spaces requiring electrical service shall be provided with a system of wiring, wiring devices and equipment to safely supply electrical energy for proper illumination, appliances, resident security, and other electrical equipment.

Existing Wiring and Equipment

Existing wiring and electrical equipment where its continued service is contemplated shall not be a potential source of electrical hazard or ignition of combustible materials, and shall be so determined by the proper authority. Wherever these potential hazards are determined to be present, replacement of existing wiring and equipment shall be made. Existing facilities that are inadequate to meet anticipated demands shall be appropriately increased.

New Electrical Work

For new electrical work the appropriate provisions of the National Electrical Code shall be used as a guide for design layout and installation. Not less than two general lighting circuits (15 amp.) and one appliance circuit (20 amp.) shall be provided for each living unit. Heavy duty equipment shall have individual branch circuits, as required by the National Electrical Code.

Painting and Decoration

Protective and decorative finish coating or surfacing shall provide (a) adequate resistance to weathering (b) protection of finish surfaces from moisture or corrosion, (c) an attractive appearance, and (d) reasonable durability.

Where painted, wallpaper or other decorative surfaces are in good condition or show evidence that proper maintenance has taken place and the property is between such periods of maintenance, and where the rehabilitation will not disturb that part of the building, painting and redecoration may not be required.

Appropriate cleaning of existing interior and exterior finish surfaces should be provided regardless of whether or not painting or other decoration work is done.

Plastered walls and ceilings should be painted or papered. Other wall and ceiling materials should have an appropriate finish surface. Kitchens and baths should be painted or papered to provide a water proof and washable finish surface.

Alterations and Repairs

All alterations, repairs and other improvements shall be harmonious and tie in with existing materials to remain in an acceptable manner.

PHILLIPS AVENUE

PROJECT BOUNDARY EXISTING LAND USE & EXISTING ZONING

RP-1, 3 & 6

RESIDENTIAL

 SINGLE-FAMILY

 MULTI-FAMILY

 COMMERCIAL

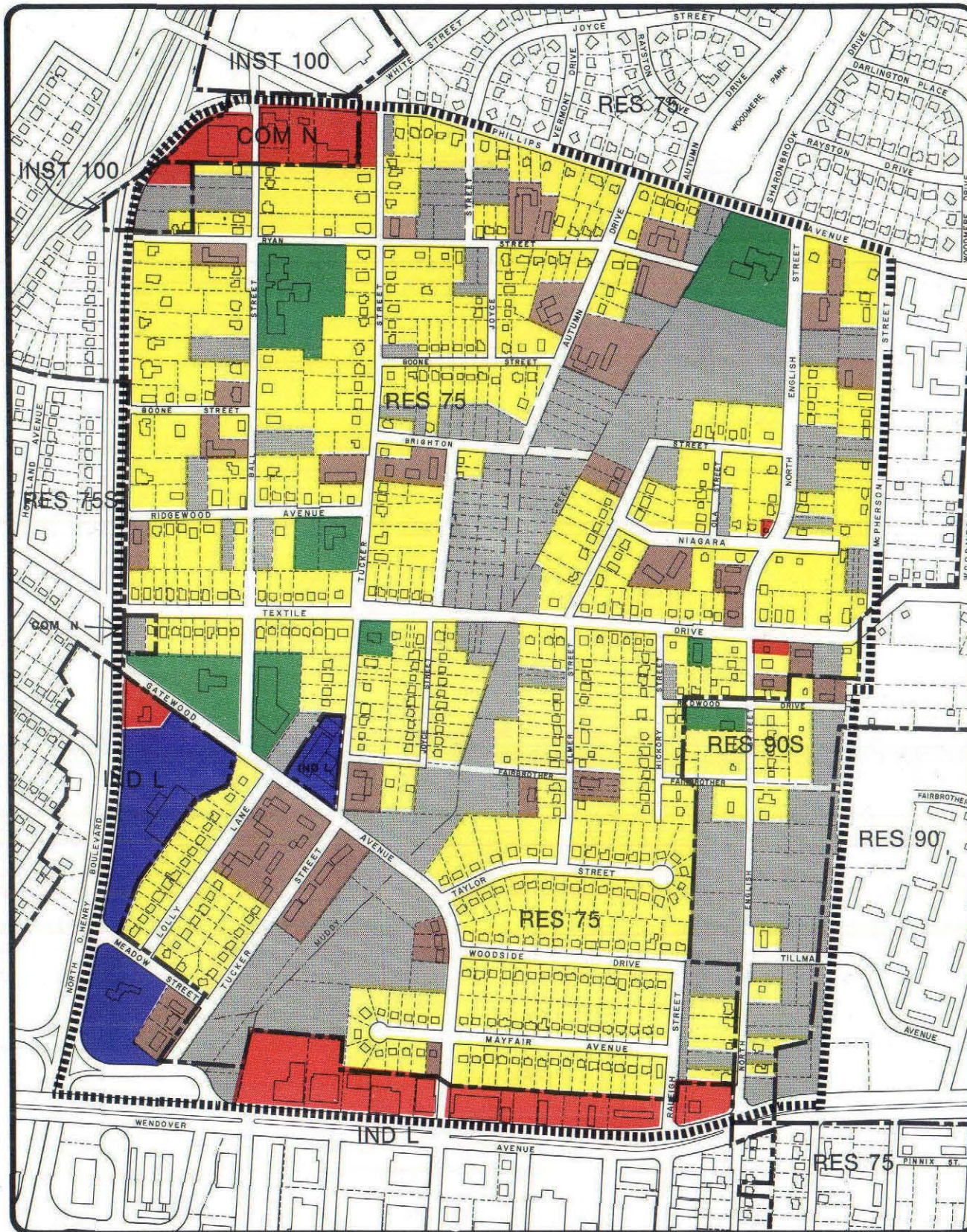
 INDUSTRIAL

 INSTITUTIONAL

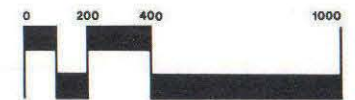
 VACANT

 PROJECT BOUNDARY

 ZONING BOUNDARY



MAP 1

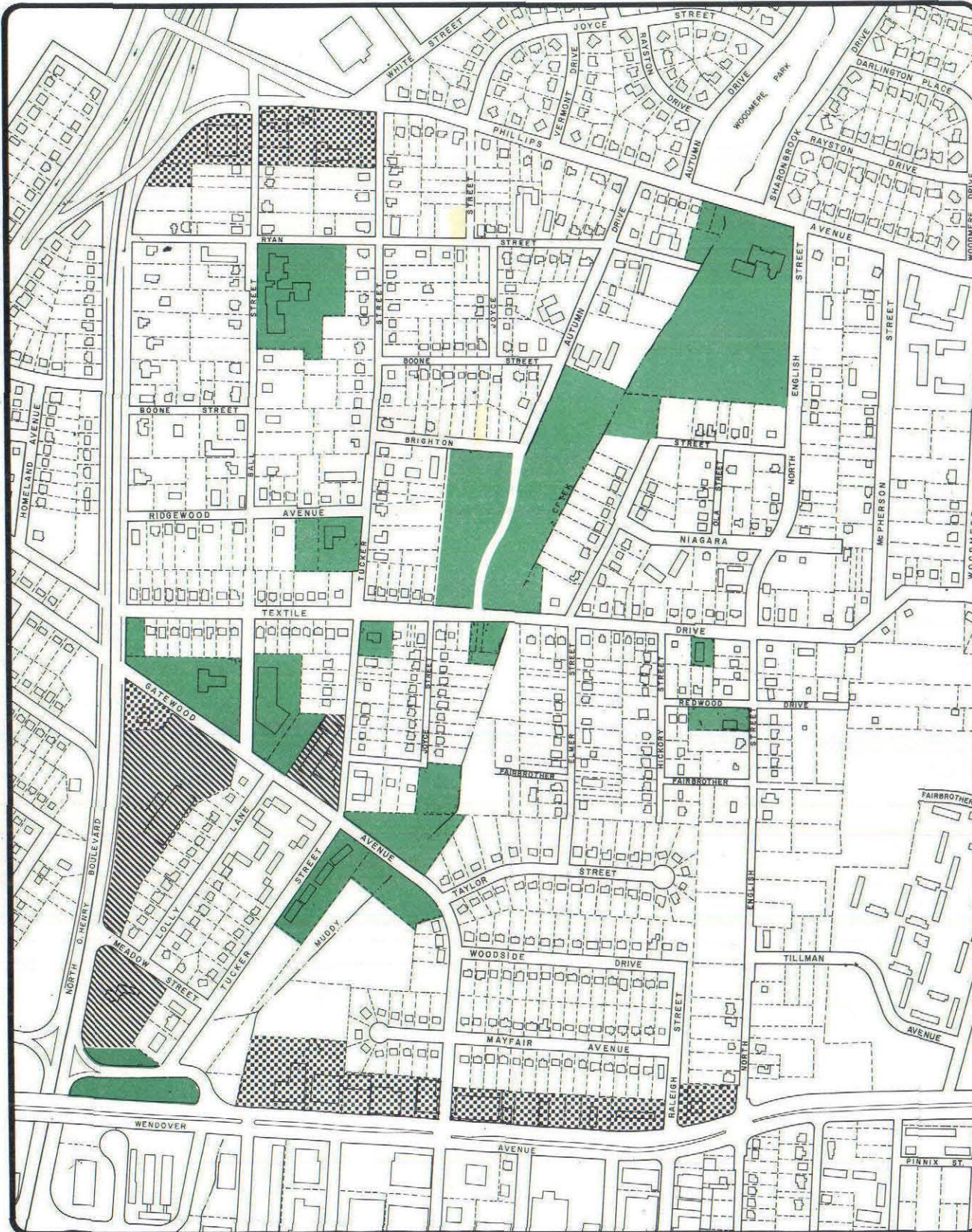
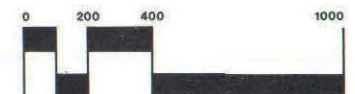


PHILLIPS AVENUE

LAND USE PLAN

RP-2




-  RESIDENTIAL
-  PUBLIC OR SEMI-PUBLIC
-  COMMERCIAL
-  INDUSTRIAL

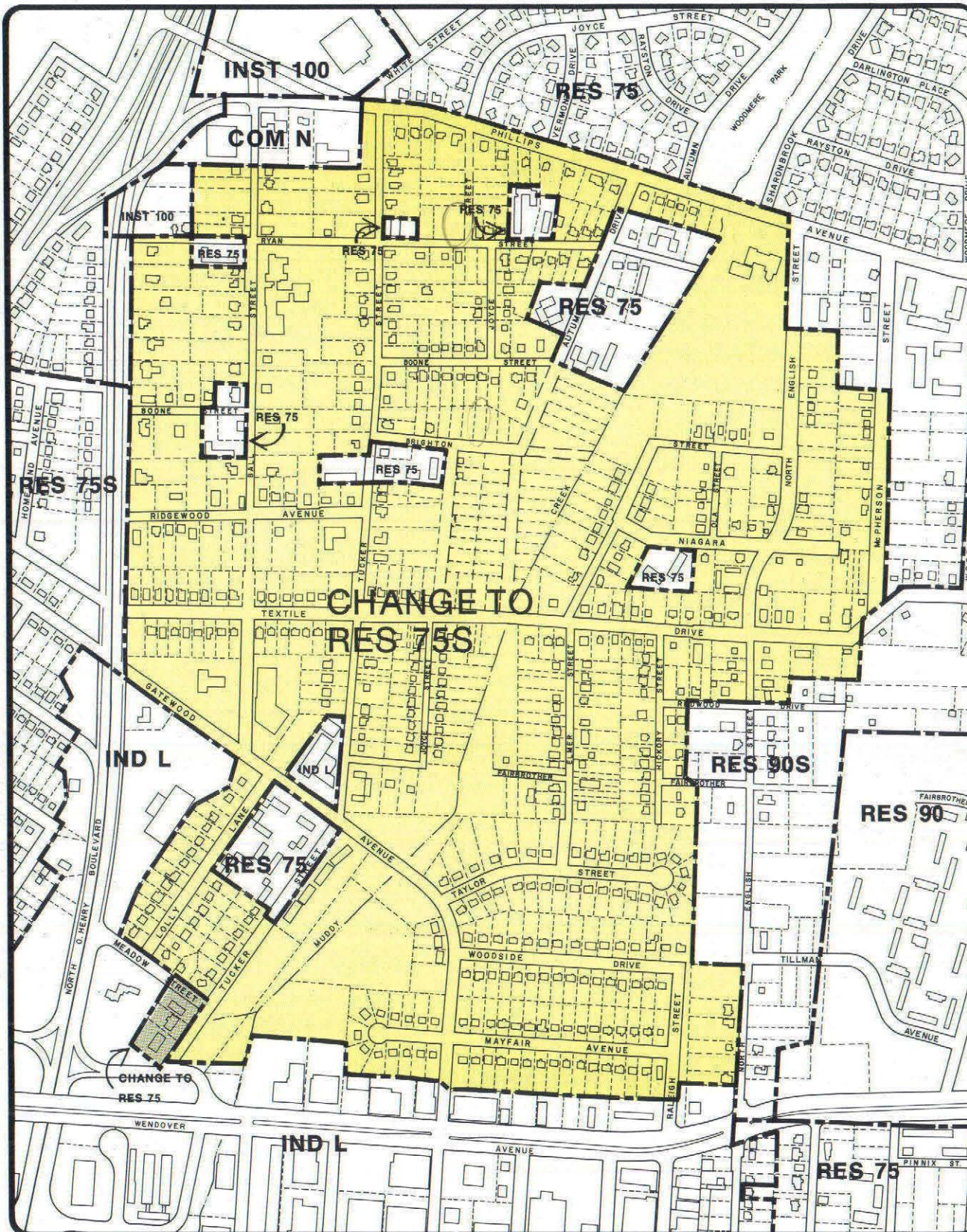


PHILLIPS AVENUE

PROPOSED ZONING

RP - 4

-  RETAIN EXISTING ZONING
-  CHANGE TO SINGLE-FAMILY RESIDENTIAL
-  CHANGE TO MULTI-FAMILY RESIDENTIAL



MAP 7



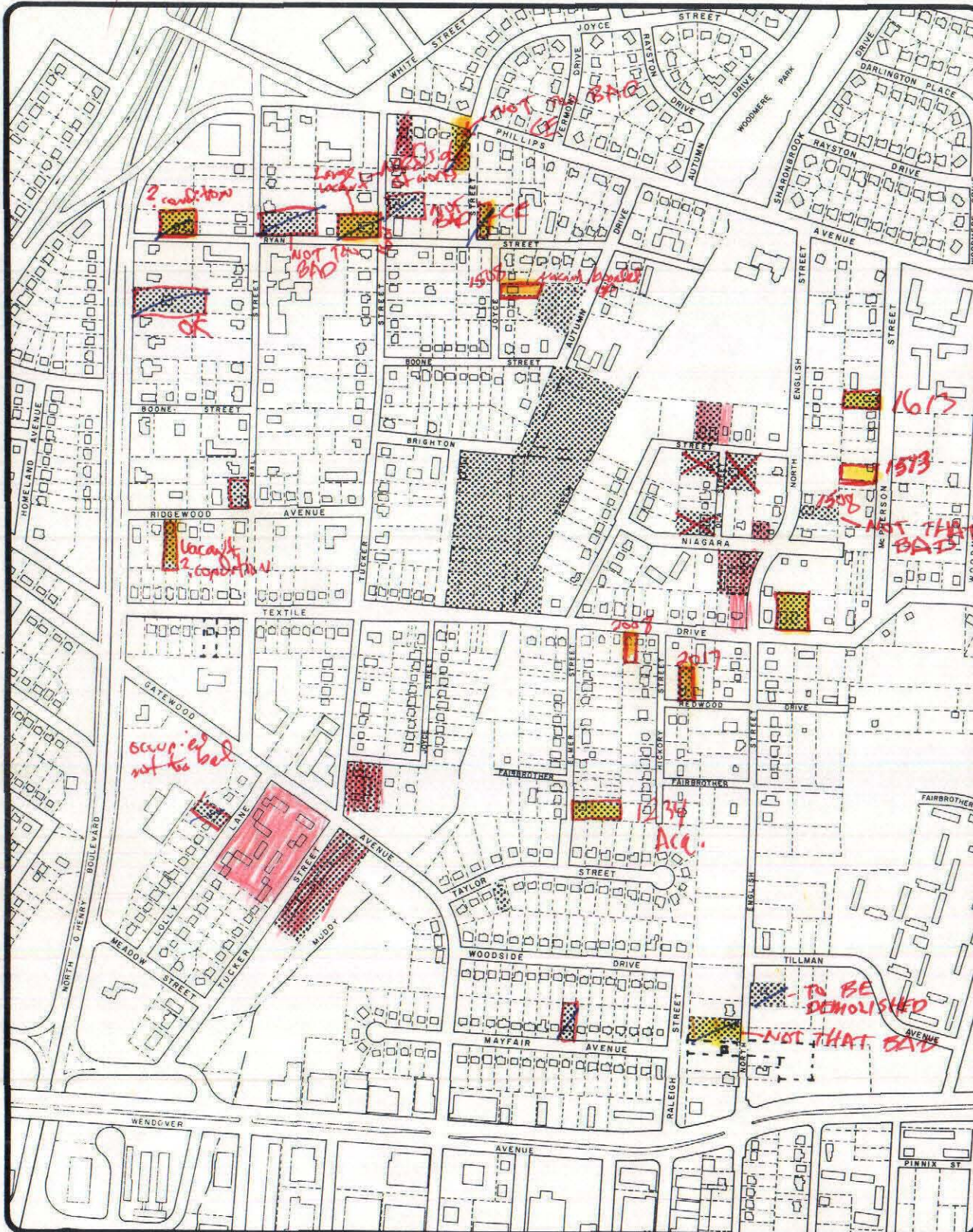
PHILLIPS AVENUE

LAND ACQUISITION

RP - 5



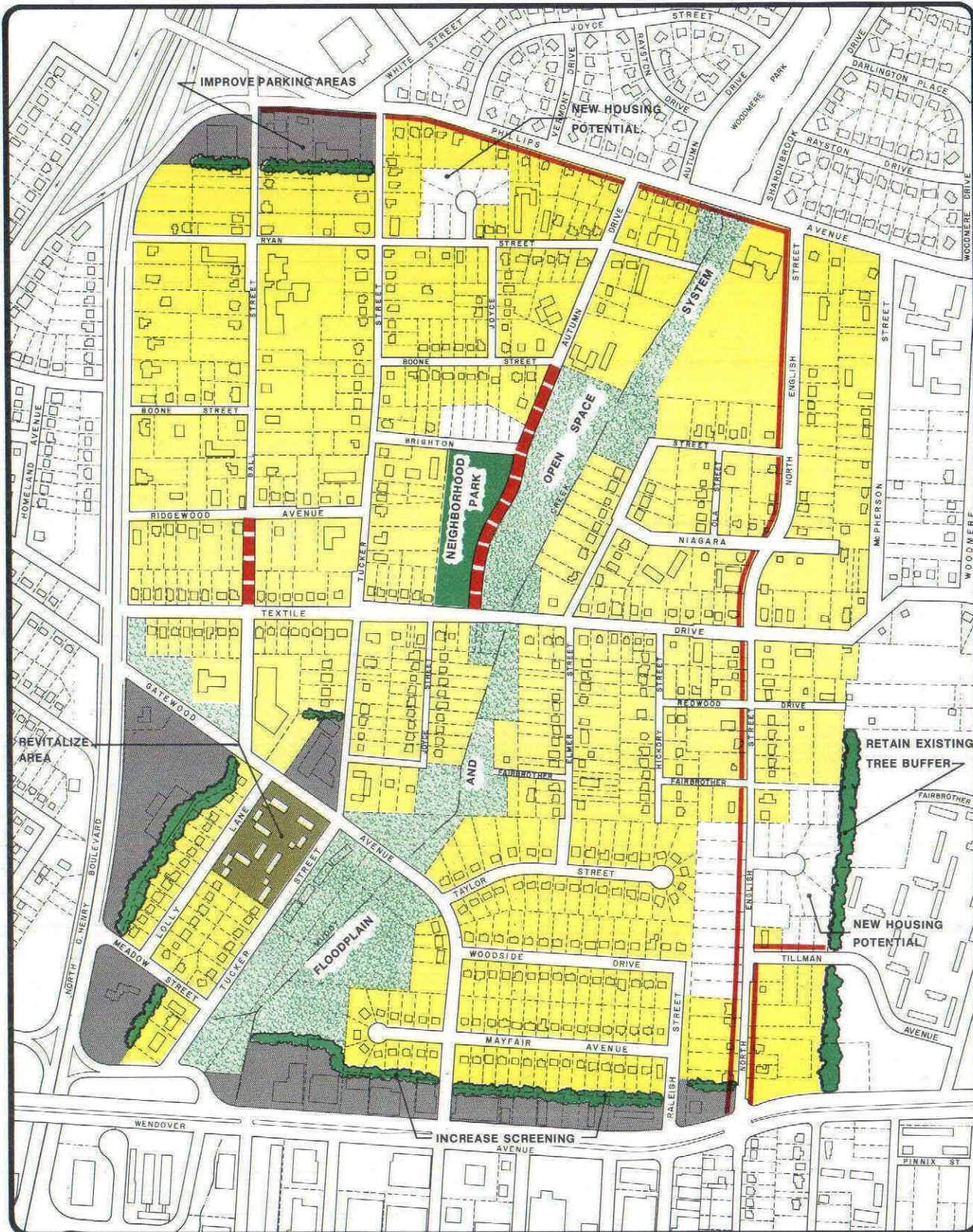
TO BE ACQUIRED



PHILLIPS AVENUE

PRELIMINARY SITE PLAN

RP - 7



-  RESIDENTIAL CONSERVATION AREA
-  MAJOR REVITALIZATION PROJECT
-  NEW HOUSING POTENTIAL
-  NEW STREETS
-  PROPOSED SIDEWALKS
-  BUFFER/SCREENING
-  NEIGHBORHOOD PARK
-  FLOODPLAIN AND OPEN SPACE SYSTEM
-  NON-RESIDENTIAL DEVELOPMENT

MAP 6

