The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1313

No. 53 **AN ORDINANCE** AMENDING THE APPROPRIATION ORDINANCE, CHAPTER 1288, BY APPROPRIATING THE SUM OF SIXTY-FIVE HUNDRED ($6500) DOLLARS TO SEWAGE PUMPING STATION, ITEM 1.

Approved February 5, 1960

Be it ordained by the City of Providence:

SECTION 1. Chapter 1288 of the Ordinances of the City of Providence as approved September 18, 1959, entitled: "An Ordinance Making Appropriation of $39,301,585.32 for the Support of the City Government for the Fiscal Year Ending September 30, 1960", as amended, is hereby further amended by appropriating the sum of Sixty-Five Hundred ($6500) Dollars to SEWAGE PUMPING STATION, ITEM 1.

SECTION 2. The said sum of Sixty-Five Hundred ($6500) Dollars as thus added and appropriated shall be obtained by authorizing and directing the City Controller and City Treasurer to transfer a like amount from the Reserve for Extraordinary Expenditures Account to the Receipts Account.

SECTION 3. The estimated receipts from Reserve for Extraordinary Expenditures are hereby increased by Sixty-Five Hundred ($6500) Dollars.

SECTION 4. This Ordinance shall take effect upon its passage.

IN CITY COUNCIL
JAN 21 1960
First Reading Read and Passed
Referred to Committee on
FINANCE
Everett Whelan
Clerk

APPROVED
FEB 5 - 1960
Walter A. Reynolds
MAYOR

IN CITY COUNCIL
FEB 4 - 1960
FINAL READING
READ AND PASSED
Edward P. Quigley
PRESIDENT
Everett Whelan
CLERK

FILED

JAN 19 10 19 AM '60

CITY CLERK'S OFFICE
PROVIDENCE, R.I.

No.

CHAPTER

AN ORDINANCE

Wyden (by request)

M

THE CITY OF PROVIDENCE

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 54

Approved February 5, 1960

Resolved,

That the City Treasurer acting under the direction of the Committee on Finance be and he hereby is authorized to borrow from time to time such sums as may be necessary, not exceeding One Million Seven Hundred Thousand ($1,700,000.00) Dollars in accordance with the authority granted by Chapter 2514 of the Public Laws, passed by the General Assembly at its January Session, A. D. 1950 and approved April 25, 1950 entitled "An Act Providing for Off-Street Parking Facilities in Providence" and to issue the City's notes therefor bearing interest at a rate not exceeding three and one-half (3½%) percent per annum signed by him and countersigned by the Mayor and Chairman of the Finance Committee; and to renew any such notes from time to time as the same become due. The money thus obtained is hereby appropriated for and shall be exclusively used and expended for the acquisition, designing, construction, alteration or enlargement of off-street parking facilities.

IN CITY COUNCIL

FEB 4 - 1960

READ and PASSED

Edward D. Dingley
President

Bernard Mc Dean
Clerk

APPROVED

FEB 5 - 1960

Walter H. Reynolds
MAYOR

RESOLUTION AUTHORIZING
THE CITY TREASURER TO
BORROW $1,700,000.00
FOR OFF-STREET PARKING
PURPOSES.

FILED
JAN 18 3 16 PM '60
CITY CLERK'S OFFICE
PROVIDENCE, R.I.

IN CITY
COUNCIL

JAN 21 1960

FIRST READING
REFERRED TO COMMITTEE ON
FINANCE

Mr. Weyler, by request

THE CITY OF PROVIDENCE

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

M

RESOLUTION OF THE CITY COUNCIL

No. 55

Approved February 5, 1960

Resolved,

That the Board of Contract and Supply is hereby authorized to purchase from Delphina Realty Company lots 348, 441, 442, 446, 449, 450 and 462 on Assessor's Plat 24, said properties being located on Claverick, Broad, Chestnut and Gould Streets in the City of Providence with a land area of approximately seventy-six thousand three hundred seventy-one (76,371) square feet, the areas to be acquired to be used for off-street parking purposes. The purchase price shall be not more than Four Hundred Thousand ($400,000.00) Dollars and the cost thereof shall be charged to Off-Street Parking Loan Account.

IN CITY COUNCIL

FEB 4 - 1960

READ and PASSED

Edward J. Quigley
President

Everett Whelan
Clerk

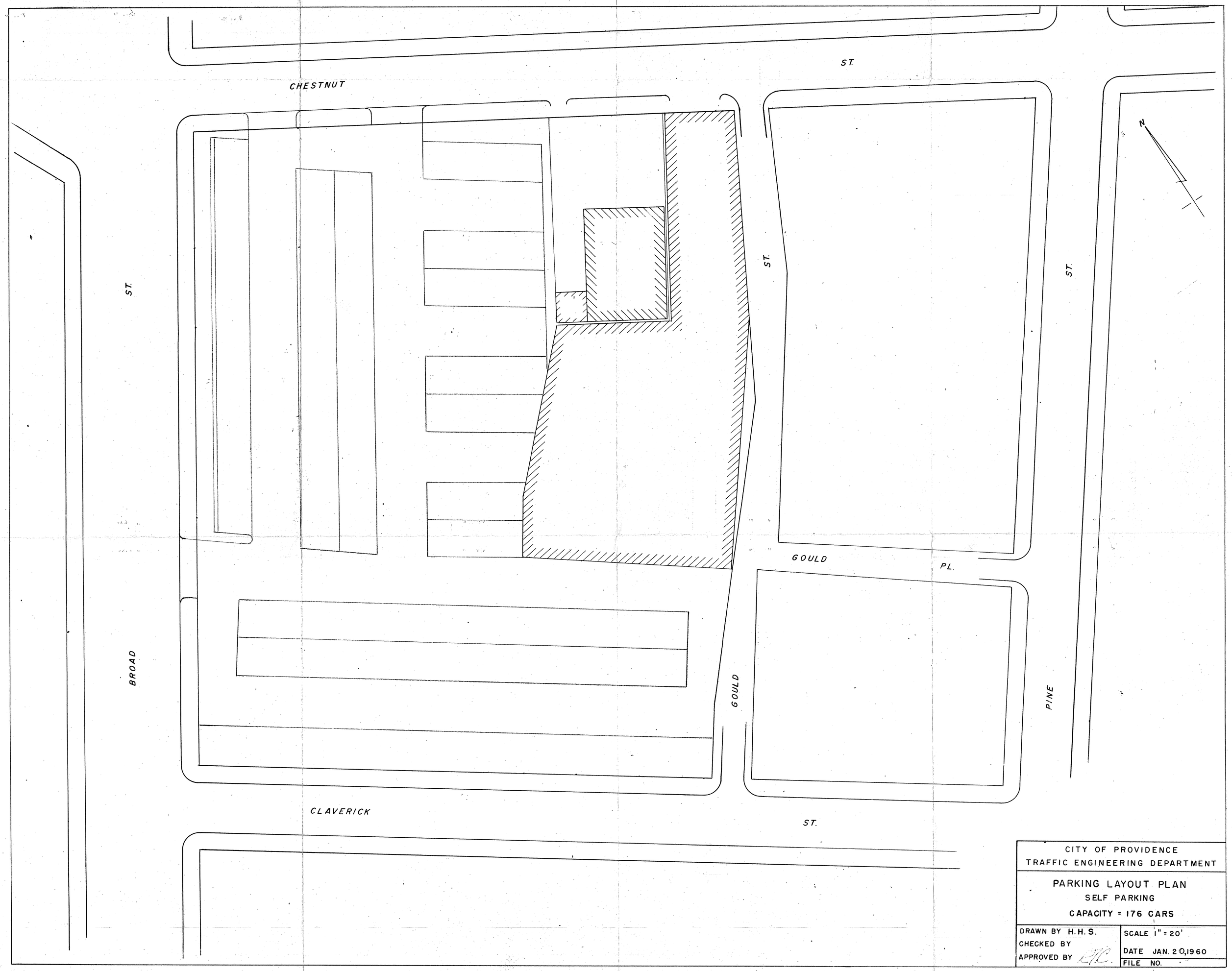
APPROVED

FEB 5 - 1960

Walter H. Reynolds
MAYOR

RESOLUTION AUTHORIZING
PURCHASE OF LAND ON
CLAVERICK, BROAD, CHEST-
NUT and GOULD STREETS FOR
OFF-STREET PARKING PURPOSES.

Mr. Weyler, by request


CHESTNUT
ST.
ST.
ST.
ST.
BROAD
GOULD
PL.
GOULD
PINE
CLAVERICK
ST.
N
CITY OF PROVIDENCE
TRAFFIC ENGINEERING DEPARTMENT
PARKING LAYOUT PLAN
SELF PARKING
CAPACITY = 176 CARS
DRAWN BY H.H.S.
CHECKED BY
APPROVED BY
SCALE 1" = 20'
DATE JAN. 20, 1960
FILE NO.

REPORT

OFF-STREET PARKING FACILITY
(Broad, Chestnut, Gould
and Claverick Streets)

* * *

January 21, 1960

CITY OF PROVIDENCE
EXECUTIVE CHAMBER
PROVIDENCE, R.I.

WALTER H. REYNOLDS
MAYOR

January 21, 1960

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

Gentlemen:

In accordance with the provisions of Chapter 2514, Section 9 of the Public Laws of 1950, we are pleased to transmit to your Honorable Body, with a recommendation for adoption, a report on the proposed purchase for off-street parking purposes of the land and buildings contained in the block bounded by Broad, Chestnut, Gould, and Claverick Streets with the exception of the property owned by the Salvation Army.

Very truly yours,

Walter H. Reynolds
WALTER H. REYNOLDS
MAYOR OF PROVIDENCE

Roger T. Chandler
ROGER T. CHANDLER
TRAFFIC ENGINEER

REPORT ON PROPOSED PARKING FACILITIES

(Block Bounded by Broad, Chestnut, Gould, and Claverick Streets)

The parking problem in Providence was studied through a comprehensive parking survey conducted in 1945 through the co-operative efforts of the Rhode Island Department of Public Works, Highway Planning Section and the Bureau of Public Roads of the United States Department of Commerce. A report on the results of this survey was published by the Rhode Island Department of Public Works in 1946, copies of which are on file in the office of the City Plan Commission and the Traffic Engineering Department.

In 1950, the City Plan Commission, in collaboration with the Redevelopment Agency and the Traffic Engineer, published a report entitled "Parking in Downtown Providence." This report comprised a general plan for automobile parking facilities in the Providence Central Business District. The report was published in September, 1950, and copies were filed with the City Clerk and distributed at that time. The general plan contained in that report fulfills the requirements of Section 4 of the 1950 Off-Street Parking Act approved April 25, 1950, (Chapter 2514, Public Laws 1950, H-852 Amended).

The inventory of off-street and on-street parking in the downtown area has been maintained on a current basis to reflect all changes that have been made, including all new facilities, as well as the loss of any spaces to other land uses. During the past fifteen years there have been a significant number of such changes in land use by private developments of one form or another, in addition to the loss of approximately 2,800 spaces for construction of the North-South Freeway.

While the total number of spaces in public off-street parking lots has changed from 5,091 in 1945 to 7,219 in 1959 for an increase of 2,128 spaces, 1,929 of these spaces were created by the City of Providence or by the combined effort of the City working with other interests. These 1,929 spaces are accounted for in three facilities--Pershing Square Parking Plaza, Park 'N' Lock (Railroad Yard 15), and the Francis Street Parking Deck, all three being located on the northerly edge of the downtown area.

This means that while commercial parking lot operators and private investors have made substantial contributions to the downtown area in the creation of several improved parking structures during the past fifteen years, the effect in terms of the total number of parking spaces provided has been primarily one of changing land uses and improvement of the type of facility provided, without any significant increase in the total number of parking spaces. Therefore, in the public interest and for the economic welfare of the citizens of Providence it becomes necessary that the supply of off-street parking spaces continues to be increased at every opportunity. These increases should also be made to assure the continued high valuation of the Central Business District, and to assure the creation and continuation of conveniently located off-street parking facilities.

Another reason for creating additional off-street parking in this particular location is the relative location of this block with respect to the exit ramp from the North-South Freeway at Pine and Claverick Streets.

Also, the construction of Dexter Manor (the Providence Housing Authority project) will require the elimination of two off-street lots in the near neighborhood, the loss of which will be partially offset by the improvement of this facility.

On the following page is a statement by Frank H. Malley, Director of the City Plan Commission, certifying that the proposed parking facility shown on the accompanying plan does conform to the general plan for automobile parking in downtown Providence and the requirements of Section 4 Chapter 2514 of the Public Laws of 1950.

City Plan Commission

Suite 103, City Hall,
Providence 3, Rhode Island

January 21, 1960

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

Gentlemen:

SUBJECT: Purchase of land on Claverick, Broad, Chestnut and Gould Streets for parking purposes

In connection with the Off-Street Parking Plan submitted by the Traffic Engineer this is to report that this Off-Street Parking Plan is in conformity with the General Plan, and also with the Weybosset Hill section of the Downtown Master Plan, developed by the City Plan Commission in collaboration with the Traffic Engineer in accordance with provisions of Section 4 of Chapter 2514, Public Laws 1950; and that the City Plan Commission recommends approval and execution of this Plan as being necessary in the public interest.

Very truly yours,

FRANK H. MALLEY
DIRECTOR
CITY PLAN COMMISSION

FHM:MK

The attached plan shows the development of parking facilities recommended for the block bounded by Broad, Chestnut, Gould and Claverick Streets, with the exception of the land owned by the Salvation Army. These facilities include the existing garage which would continue to be operated under the existing lease agreement for an annual rental of $10,000.00 per year until the present lease expires in 1961. On the remainder of the land area, it is recommended that all of the existing buildings be demolished and a parking lot created with a capacity of 176 metered spaces.

Through the demolition of the existing buildings and the improvement of what would become a "corner lot" at the intersection of Broad and Chestnut Streets, the effect is to bring the entire lot into visual contact with downtown; and it is therefore recommended that operational emphasis be given to shopper parking, rather than all-day employee or long-term parking. As in the case of the Pershing Square Parking Plaza, the average shopping trip will be between three and four hours duration with a strong preference for self or customer parking on a park-and-lock basis. On this basis it is reasonable to estimate the turnover rate at two. This means that each space will be used by two or more customers each day during the hours of meter operation (8AM to 6PM). One of the distinct advantages of this form of operation over any form of all-day operation is that a greater number of customers can be accomodated, and therefore a greater service is offered to the motoring public.

The assessed valuations for each of the lots and buildings are shown in Table 1. The total valuation of the property recommended for purchase is $410,000.00.

A breakdown of the estimated cost of development is shown in Table 2.

A breakdown of the estimated cost of operation and estimated income yield is shown on Table 3.

Table 1

Broad-Chestnut-Gould-Claverick

Assessed Valuations on Plat 24

	Lot	Land Valuation	Total Valuation	Area (Sq. ft.)
	446	$ 61,710	$ 70,510	19,340
	462	122,790	282,790	41,689
	442	10,750	11,850	1,900
	441	17,000	30,200	2,750
	450	3,990	9,490	4,032
	348	2,710	2,710	2,982
	449	2,450	2,450	2,678
TOTALS		$ 221,400	$ 410,000	75,371

Table 2

Estimated Cost of Development

Total Lot Area	75,371 sq. ft.
Area of Garage to Remain	14,660 sq. ft.
Gross Area of Lot	60,711 sq. ft.
Area of Lot Available for Development	60,000 sq. ft.
Area to be Planted	2,600 sq. ft.
Area to be Developed for Parking	57,400 sq. ft.
Parking Capacity of Recommended Layout	176 Spaces

Estimated Cost of Development

Building Demolition	$18,500.00
Grading	1,700.00
Drainage	3,000.00
Paving	7,500.00
Guard Rail	3,500.00
Posts and Chain	250.00
Fence	100.00
Lighting, Signs, and Painting	2,300.00
Landscaping	700.00
Parking Meters	8,800.00
	$46,350.00
+ 10%	4,635.00
TOTAL	$50,985.00
Estimated Total Cost of Development	$51,000.00

Table 3

Estimated Cost of Operation and Estimated Income Yield

Estimated Income

Number of Days in Operation per Year	306
Number of Spaces in Lot	176
Turnover Rate	2
Number of Cars Parked per Year - 306 x 176 x 2 =	107,700
Average Income per Car Parked	$ .40
Total Estimated Annual Income from the Lot Area 107,700 x .40 =	$43,080.00
Income from Garage Rental	10,000.00
Total Estimated Annual Gross Income	$53,080.00

Estimated Operating Costs

Labor - meter maintenance, coin collection	$ 1,800.00
Special Labor for snow plowing, repair of fences, painting, etc.	500.00
Lighting - 5 units @$180.00/yr., including maintenance	900.00
Miscellaneous Supplies - meter parts, paint, etc.	200.00
Total Estimated Operating Costs	$3,400.00

Total Estimated Gross Income	$53,080.00
Estimated Operating Costs	3,400.00
Estimated Operating Profit	$49,680.00
Financial Charges $451,000 total capital cost @4% - 20 years	32,025.00
Estimated Operating Surplus	$17,655.00

THE CITY OF PROVIDENCE

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

M

RESOLUTION OF THE CITY COUNCIL

No. 56

Approved February 5, 1960

Resolved,

That His Honor the Mayor be and he hereby is authorized to execute a lease to Brewster Building Materials Co. of approximately 126,270 square feet of land at Fields Point now leased to said Company, said lease to be for a period of five (5) years beginning March 1, 1960 at a base rental of Four Thousand Six Hundred Eighty ($4,680.00) Dollars with a right to renew for a further term of five (5) years upon the same terms, including rent and a further right to renew for a period of ten (10) years thereafter, the rental to be fixed at the beginning of each five (5) year period of the term beginning March 1, 1970; the lease to further provide that the Lessee shall erect a building upon said premises costing approximately Fifty Thousand ($50,000.00) Dollars which building shall become the property of the City on February 28, 1970 or sooner if said lease ends before that date, and to contain such further terms and conditions as may be approved by His Honor the Mayor and the City Solicitor.

IN CITY COUNCIL

FEB 4 - 1960

READ and PASSED

Edward D. Quigley

President

Everett A. Wilkins

Clerk

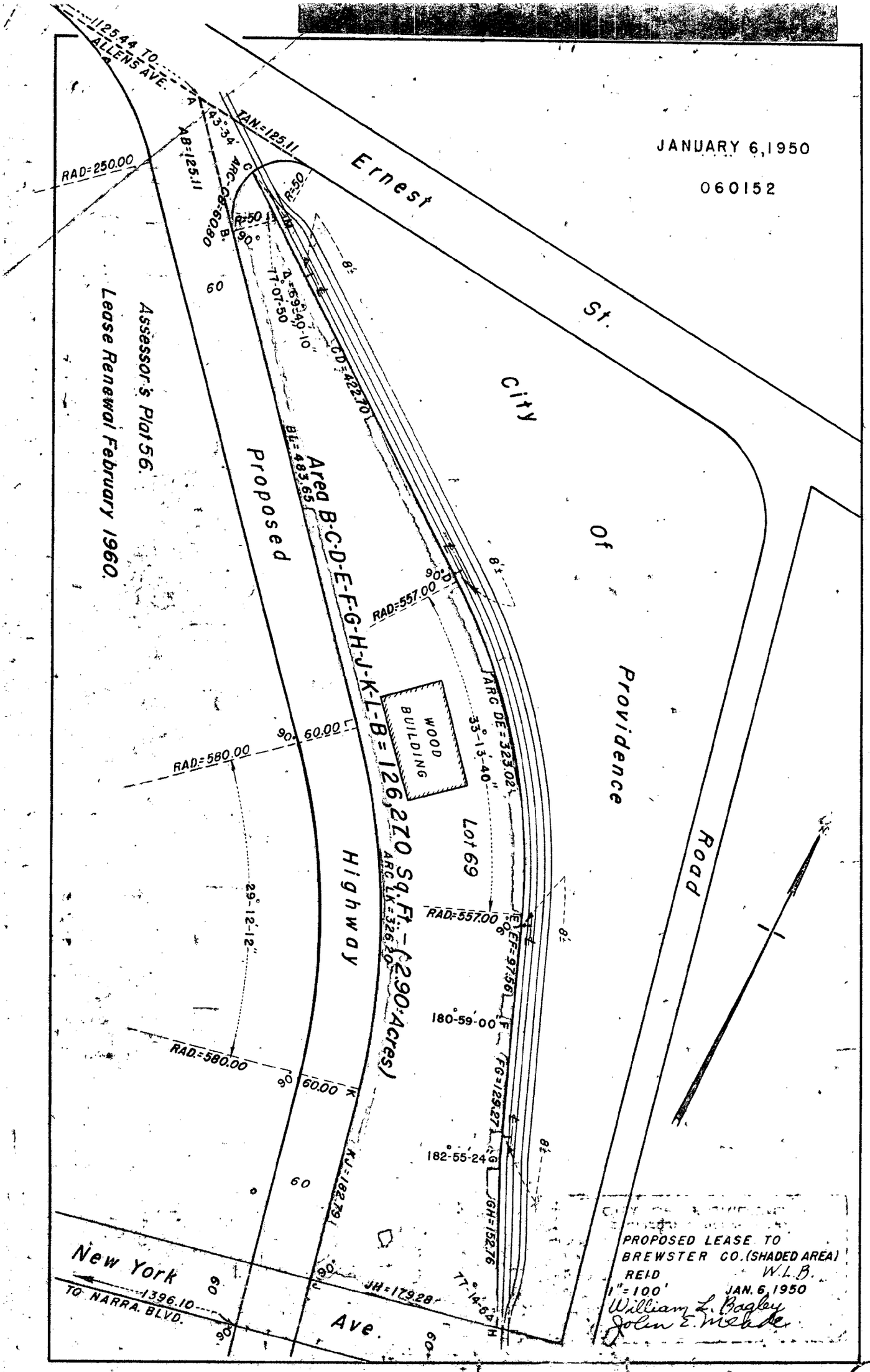
APPROVED

FEB 5 - 1960

Walter H. Reynolds

MAYOR

RESOLUTION AUTHORIZING
LEASE TO BREWSTER BUILD-
ING MATERIALS CO. of
PREMISES AT FIELDS POINT.


JANUARY 6, 1950
060152
Ernest St.
City of Providence Road
Proposed Highway
Area B-C-D-E-F-G-H-J-K-L-B = 126,270 Sq. Ft. - (2.90 Acres)
Assessor's Plat 56.
Lease Renewal February 1960.
WOOD BUILDING
Lot 69
New York Ave.
TO NARRA. BLVD.
125.44 TO ALLENS AVE.
TAN = 125.11
RAD = 250.00
AB = 125.11
ARC BC = 60.80
R = 50
CD = 422.70
BL = 483.65
RAD = 557.00
ARC DE = 323.02
33° 13' 40"
EF = 97.56
180° 59' 00"
FG = 129.27
182° 55' 24"
GH = 152.76
77° 14' 64"
HJ = 179.28
KJ = 182.79
ARC LK = 326.20
RAD = 580.00
29° 12' 12"
60.00
77° 07' 50"
D = 59° 49' 10"
43° 34'
1396.10
PROPOSED LEASE TO
BREWSTER CO. (SHADED AREA)
REID
W.L.B.
1" = 100'
JAN. 6, 1950
William L. Bagley
John E. McKee

767
A-3

THE CITY OF PROVIDENCE

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 57

Approved February 5, 1960

Resolved,

That His Honor the Mayor be and he is hereby authorized to execute a lease to Abbott Glass Company of the Transit Shed, Municipal Wharf, Fields Point, with an approximate floor area of 63,600 square feet, for a term of ten (10) years; the base rental for the first five (5) years to be at the rate of $.20 per foot per annum and the usual wharfage and dockage payments. Said lease shall also provide that for the second five year period the Lessee shall pay $.20 per foot per annum, plus a guarantee that the City shall receive from wharfage and dockage on consignments to the Lessee a minimum sum of Twelve Thousand Seven Hundred Twenty ($12,720.00) Dollars. The Lessee shall be required to make all interior repairs and the Lessor shall make all exterior repairs. The lease shall also contain a right of renewal for two successive ten (10) year periods upon the same terms and conditions except as to renewal, including wharfage and dockage which shall be determined at the beginning of each five-year period of said renewal period and to contain such further terms and conditions as may be approved by His Honor and the City Solicitor.

IN CITY COUNCIL

FEB 4 - 1960

READ and PASSED

Edward D. Dingley

President

Everett Shelden

Clerk

APPROVED

FEB 5 - 1960

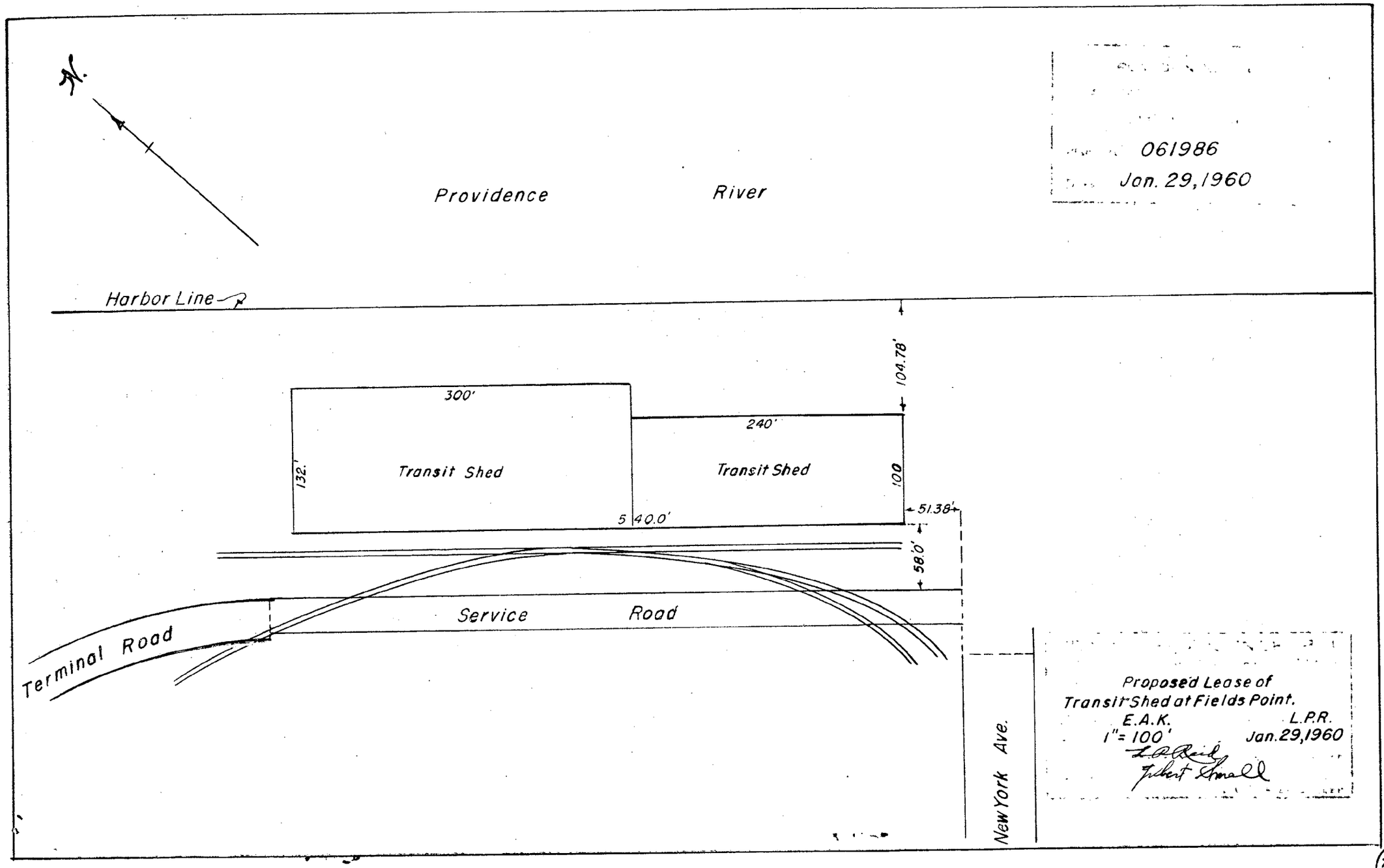
Walter H. Reynolds

MAYOR

RESOLUTION

OF THE

CITY COUNCIL


N.
Providence River
061986
Jan. 29, 1960
Harbor Line
104.78'
300'
240'
132'
Transit Shed
Transit Shed
100
51.38'
5
40.0'
58.0'
Service Road
Terminal Road
New York Ave.
Proposed Lease of
Transit Shed at Fields Point.
E.A.K.
1" = 100'
L.P.R.
Jan. 29, 1960
L. P. Reid
Gilbert Small

768-C
54