

160
DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT

ANNUAL

REPORT

1979

IN CITY COUNCIL

MAR 20 1980

READ:

WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.

Rose M. Mendonca CLERK



STANLEY BERNSTEIN
DIRECTOR



VINCENT A. CIANCI, JR.
MAYOR

DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT

40 FOUNTAIN ST., - PROVIDENCE, R. I. 02903 - TEL. 401-831-6550

March 17, 1980

The Honorable Vincent A. Cianci, Jr., Mayor
The Honorable City Council of the City of Providence
City Hall
Providence, Rhode Island 02903

Dear Mayor and Council Members:

The Department of Planning and Urban Development takes pleasure in transmitting its 1979 Annual Report for the period ending June 30, 1979. This document touches only briefly on the myriad of complex activities in which this Department is engaged.

While much of the Department's interest concerns the central core of the city, there is continual searching for opportunities to increase the usefulness and livability of the larger part of the city, the residential neighborhoods. The Department also assumes an active role in guiding the city through the redevelopment process to maintain an orderly but vigorous municipal growth so as to retain and advance its position as the leading municipality in the State.

We wish to extend our appreciation to the numerous civic organizations and citizen groups, as well as to State and local agencies, who have contributed to our efforts this past fiscal year.

Respectfully submitted,


Stanley Bernstein
Director

Attachments

INTRODUCTION

The City Department of Planning and Urban Development was created in February, 1967. By statute it was made responsible for comprehensive city planning and housing code enforcement; by contract with the Providence Redevelopment Agency it would provide staff services in connection with urban renewal activities. Staff services formerly rendered to the City Plan Commission by its own staff were to be provided by the Department under the general supervision of the Director.

In 1974, the federal housing act replaced several federally-assisted programs, including Title I urban renewal, with a community development block grant intended by the federal Department of Housing and Urban Development to serve as the major source of federal urban development funding. The opportunity thus created for new administrative forms and programs at the local governmental level resulted in an interim period of uncertainty for local agencies engaged in urban development activities. Providence responded to the new federal legislation by retaining the Department of Planning and Urban Development to carry out comprehensive planning and redevelopment and by creating a new Mayor's Office of Community Development to plan and execute specific development activities under the new law and to administer the block grant funds.

Ensuing demands made upon the City of Providence for development services funded, either by the City of Providence or assisted by a variety of federal and state agencies, have resulted in stabilization. Other major federal departments have expanded categorical program grants to state and municipal governments for capital projects, particularly those involving transportation, environmental control and economic development. As a consequence, the City Department of Planning and Urban Development has expanded its range of activities to meet those demands.


In addition to preparing and setting in motion two new redevelopment projects, Federal Hill East and Downtown Providence Renewal, the Department has assumed responsibility for a major public works project, the re-design, reinstallation and expansion of the Westminster Pedestrian Mall within the Westminster Center Project. It has also acted on behalf of the City in consultation for the rehabilitation and reuse of Union Station, the redesign of Kennedy Plaza, the location of state and federal office buildings and most other substantive proposals concerned with land use in Downtown Providence.

The Department has also proceeded with independent neighborhood studies primarily concerned with housing conditions and land use. While much of the Department's interest concerns the central core of the city, there is continual searching for opportunities to increase the usefulness and livability of the larger part of the city, the residential neighborhoods. The responsibility of the Department is to provide the comprehensive planning base, or elements of it, on which neighborhood improvements can be based.

Under current federal and local programming, the responsibility for most specific neighborhood projects lies with the Mayor's Office of Community Development and increasingly with neighborhood-based organizations. A major component of any comprehensive planning effort is the integration into that effort of sound financial planning. To that end a 1979-1985 Capital Improvement Program was developed to improve financial management of city services and development plans. The 1980-86 CIP will contain the upcoming year's actual capital budget and will clearly relate individual projects to comprehensive planning and economic development goals.

Charged with a legal requirement under City Ordinance to direct and supervise all planning, research, project development, community services, relocation, fiscal affairs and legal services pertaining to urban development, the department assumes an active role in guiding the city through the redevelopment process to maintain an orderly but vigorous municipal growth. To retain and advance its position as the leading municipality in the State, the Department (through the aegis of the Providence Redevelopment Agency) proposed a new \$25,000,000 bond authorization in 1977. Defeated at the polls in the general election of November 1978, the \$25,000,000 bond issue was subsequently approved by a 2-to-1 margin at a special election in June 26, 1979. Previous redevelopment bond issues, either spent or committed, amount to \$34,000,000. The new bond authorization will allow planning and project development to move forward to redevelop neighborhoods, to continue revitalization efforts in downtown and to encourage manufacturers and other employers to remain in the city or to locate in the city; it will provide continuity to the planning, administering and financing of a broad spectrum of projects touching every facet of community life.

Respectfully submitted,


Stanley Bernstein
Director

Department of Planning and Urban Development

DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT

CITY OF PROVIDENCE

A N N U A L

R E P O R T

FOR THE FISCAL YEAR ENDED JUNE 30, 1979

40 FOUNTAIN STREET, PROVIDENCE, R.I. 02903

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INTRODUCTION

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Ensuing demands made upon the City of Providence for development services funded, either by the City of Providence or assisted by a variety of federal and state agencies, have resulted in stabilization. Other major federal departments have expanded categorical program grants to state and municipal governments for capital projects, particularly those involving transportation, environmental control and economic development. As a consequence, the City Department of Planning and Urban Development has expanded its range of activities to meet those demands.

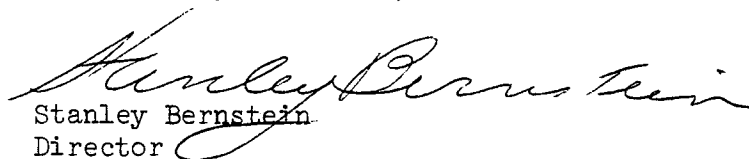
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Respectfully submitted,


Stanley Bernstein

Director
Department of Planning and Urban Development

COMPREHENSIVE PLANNING PROCESS

In April of 1976, the Department completed a series of fifty activity descriptions and a timeflow chart for a "Comprehensive Planning Process" to serve as a guide for planning and project development. The planning process undergoes periodic review and updating.

Following the delineation of the Comprehensive Planning Process, the Department began a prioritized series of neighborhood studies that focused on physical conditions and included supplementary social data.

The purpose of the studies is to provide a planning tool for the use of the people in the neighborhoods. It is hoped that the studies will serve to substantiate certain expressed needs and also to stimulate and guide neighborhood organizations toward concrete proposals for improvements and new developments. The channel of communication and assistance is thought to be direct. Federal aid is increasingly being extended to neighborhoods through neighborhood-based organizations engaged in physical and social activities, thus extending the capacities of residents to work on their own behalf.

The sources of local public assistance for neighborhood development lie primarily with city agencies. Included among them are those agencies which deal with comprehensive development programs such as the Providence Redevelopment Agency, those which deal with specific needs such as the Mayor's Office of Community Development, and those line agencies which are responsible for city services; that is, the Department of Public Works, the Department of Parks, the Police, Fire and Communications Departments.

The Department will publish, for each neighborhood studied, an analysis containing selected data. Maps of the defined neighborhoods will be produced to show, on a lot by lot and structure by structure basis, existing land use, exterior housing conditions, zoning, and ownership status. Proposed site improvements will be listed. Finally, initial suggestions for potential development will be included to serve as the beginning point for discussions with or by neighborhood groups.

The Department anticipates that some definitive proposals will be developed by neighborhood interests and that it will be available to serve in a consulting capacity on request.

Neighborhood Studies Completed:

Washington Park

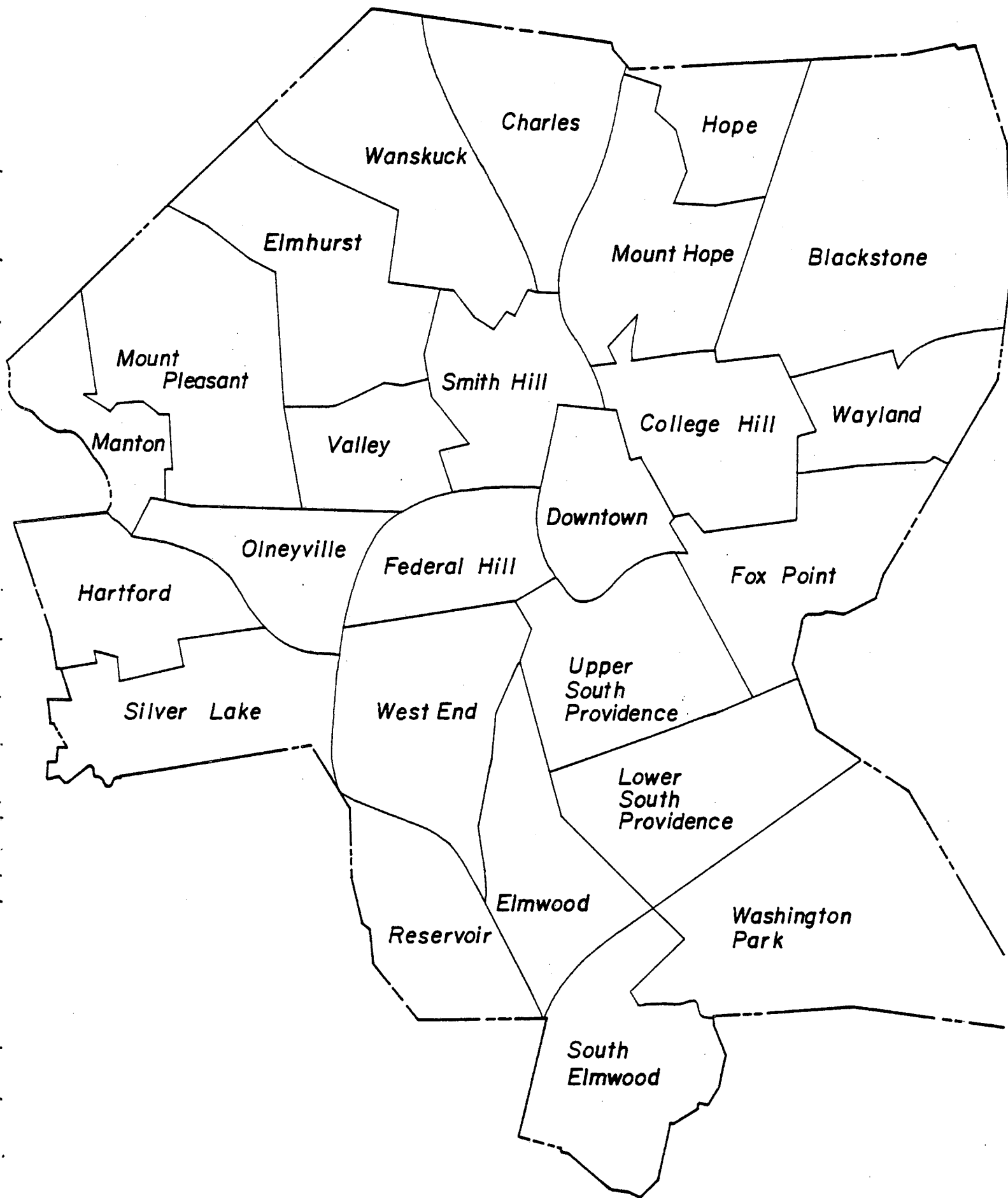
Elmwood, Part I

West End, Part I

Olneyville, Parts I & II

Smith Hill, Parts I & II

(See Neighborhood Map)



City Plan Commission Activities

The City Plan Commission in September, 1978, adopted the proposal to reinstitute the Capital Improvement Program as a supporting basis for the Comprehensive Planning Process. (See section on CIP for further discussion). At that same meeting the Chief of Planning presented the proposal for the Weybosset Gateway Project which was endorsed by the Commission (See Downtown Providence).

The "1975 Land Use Comparison" study, begun in 1969 was presented to the Commission in final form. It was the first major land use study undertaken in fifteen years. This study represents an essential component in the process of preparation of a comprehensive land management plan for the City of Providence and will be integrated into the Community Guide Plan which will result from the entire planning process. The study includes a general comparison of data for the reporting years 1953, 1961, 1969 and 1975; and a detailed comparison of data for the reporting years 1969, 1971, 1973, and 1975.

In other actions, the Commission approved the conversion of part of Atwell's Avenue into a pedestrian plaza subject to agreement among property owners; approved advertizing for Requests for Proposals on the Kennedy Plaza Transit and Pedestrian Improvement Project; heard tentative proposals for development of a major 600,000 square foot office building on the Industrial National Bank site fronting on Kennedy Plaza, and endorsed the State Land Use Management bill as presented to the R.I. General Assembly. The Commission continued its review and recommendations on a number of zoning variances and exceptions.

CAPITAL IMPROVEMENT PROGRAM

City Ordinance Section 2-253 directs the City Plan Commission to... "collaborate with the finance director in the preparation and recommendation to the Mayor and the City Council, on or before June 1 of each year, of the capital improvement budget for the following year and a comprehensive five (5) year capital improvement program."

The City Plan Commission reviewed and approved the Capital Improvement Program, 1979-1985. The City's Finance Director and other department directors assisted in the preparation of this program, which outlines departments' capital improvement needs for the next six years.

This year's program is merely a first step in the integration of financial and comprehensive planning. The 1980-1986 program will contain the upcoming year's actual capital budget and will clearly relate individual projects to comprehensive planning and economic development goals.

Purpose

The Capital Improvement Program is the primary management guide for the allocation of limited city resources for physical improvements over the next six years. It helps use those resources to achieve overall goals in providing City services and in developing neighborhoods, the Downtown, and the City's economy in general.

The Capital Improvement Program outlines costs and funding alternatives involved in implementing the City's on-going comprehensive plan. It thereby insures that the comprehensive plan reflects financial realities.

...this entire planning process must be closely based on, supported by, and tied to the economic realities of Providence and to the financial abilities of the City. All too often the comprehensive planning process omits or slights the economic and financial elements and its validity is thereby subject to question. (The Comprehensive Planning Process, City of Providence, April 1976, p. 10)

As the comprehensive plan takes form, the Capital Improvement Program will relate the construction and acquisition programs of the various City departments to the City's overall programs and goals.

Other purposes of the Capital Improvement Program are:

1. ANNUAL REVIEW OF PRIORITIES

At both department and city-wide levels, yearly review of priorities ensures that funding decisions adjust to changing circumstances.

2. JOINT PROJECT COORDINATION

Savings, in time or money, or increased project impact can result from coordinating projects of different agencies with respect to location, function, and timing.

3. STIMULATION OF PRIVATE INVESTMENT

A readily-available schedule of future public improvements encourages private residential, commercial and industrial investments.

4. LOWER COST CREDIT

Evidence of prudent, long-range financial planning is important to credit rating services. Better knowledge of needs and resources will improve Providence's flexibility during money market fluctuations.

5. NEIGHBORHOOD PARTICIPATION

By opening capital improvement funding decisions to continuous public debate on a city-wide basis, the Capital Improvement Program limits the influence of pressure groups that might otherwise obtain commitments for a disproportionate share of city resources. At the same time, neighborhood groups have the opportunity to react to City department proposals, submit their own projects for review, or identify gaps in service or development plans.

1979-1985 CAPITAL IMPROVEMENT PROGRAM

Providence has budgeted capital expenditures without a formal capital improvement program since 1968. This year's program has two primary objectives: 1) to re-introduce capital improvement programming into the City's budget and planning process, and 2) to begin an upgrading of the capital improvement program as part of the City's comprehensive planning process.

The later objective involves relating needed capital improvements with overall service or development goals to achieve the most effective use of limited resources. This year's projects were scored under alternative systems to develop an acceptable method for ranking projects in later years.

Following discussions between planning staff and the finance director to settle technical and procedural matters involved in a new capital improvement program, Mayor Cianci formally initiated the new program in early December instructing all department directors to submit desired capital projects to the City Plan Commission. This year's program will differ from future programs in that the upcoming year's capital budget reflects departmental needs, not actual budgeted items. By fiscal year 1980-1981, the capital improvement program and the regular City budget process should be fully integrated.

DOWNTOWN PROVIDENCE

A combination of developer interest, administration priorities and availability of Federal financing for specific projects created a climate for dramatic proposals for a major revitalization for Downtown Providence.

Building on the Downtown Providence Renewal Plan adopted by the Providence Redevelopment Agency in 1976, the following activities assumed major significance in 1979:

Kennedy Plaza Auto-Restricted Zone (ARZ)

The Kennedy Plaza ARZ project, in preparation stages for almost three years, was modified as a result of a series of public meetings and forums. In September of 1978 the City was awarded a \$340,500 Section 3 grant from the Urban Mass Transportation Administration (UMTA) for final engineering and design studies and in November a Section 6 demonstration grant of \$960,000 was received from UMTA. The \$5.8 million project (local share \$981,000) is designed to give Kennedy Plaza a new face, make walking safer and more pleasant, encourage bus travel and reduce traffic congestion and air pollution in downtown. Complementary to the Union Station project it will be carried out with the cooperation of the Rhode Island Public Transit Authority and the Rhode Island Department of Transportation. Seventy-seven consultants responded to the Request for Proposals solicitation on the design and engineering for the project. In June 1979, Albert Veri Associates was selected architect/engineer for the project.

Railroad Relocation-Union Station

Union Station and the land occupied by the railroad tracks remain an important component in the long-term redevelopment plans for Downtown Providence. The four buildings that comprise the station complex are on the National Register of Historic Places. Since most of the space is not needed for station use, the desirability of redeveloping the buildings for a combination of uses has prompted the City of Providence to solicit private development of the complex. Initial action contemplated under the Downtown Providence Renewal Plan was the removal of the parking deck in front of Union Station. The removal of that structure would be complementary to plans for the Kennedy Plaza ARZ. The Providence Redevelopment Agency was granted approval and authority to acquire the parking deck by condemnation or purchase with \$343,693 subsequently being fixed as just compensation.

In the fall of 1978, the Providence Foundation, an affiliate of the Greater Providence Chamber of Commerce, reviewed an earlier Providence Redevelopment Agency concept for relocating the presently existing elevated railroad tracks. As part of the Northeast Rail Corridor improvements program, the Federal Rail Administration (FRA) a division of the U.S. Department of Transportation had already begun to spend about \$23.6 million to refurbish the existing trackage and Union Station. The Foundation estimates that the cost of relocating the tracks would save about \$6.0 million and would open up dozens of acres of prime land for new development. The plan provided for new at-grade trackage which would pass at the base of the State House lawn, a recycling of the present Union Station complex and construction of a smaller station near the new line of tracks. Federal, State and local officials all agreed to give serious consideration to this proposal.

On April 26, 1979, Mayor Cianci unveiled a detailed plan for relocation of the railroad tracks and redevelopment of the resulting open space. The plan was prepared by a team of Federal, State, City and local business planners with aid from the architectural firm of Skidmore, Owings and Merrill. Basically, this \$50 million plan would dismantle the elevated tracks, build a new stretch of partly-covered tracks closer to the State House, and create a 33-acre office park on the fringe of Downtown. Subsequently, a series of public hearings have been and are continuing to be held while at the same time an Environmental Impact Assessment is being prepared which will determine the effects such a plan would have on the Downtown area. On June 29, 1979, the U.S. Department of Transportation tentatively endorsed this detailed plan which had already received State and City endorsement in April. (See Map following)

Weybosset Gateway (UDAG)

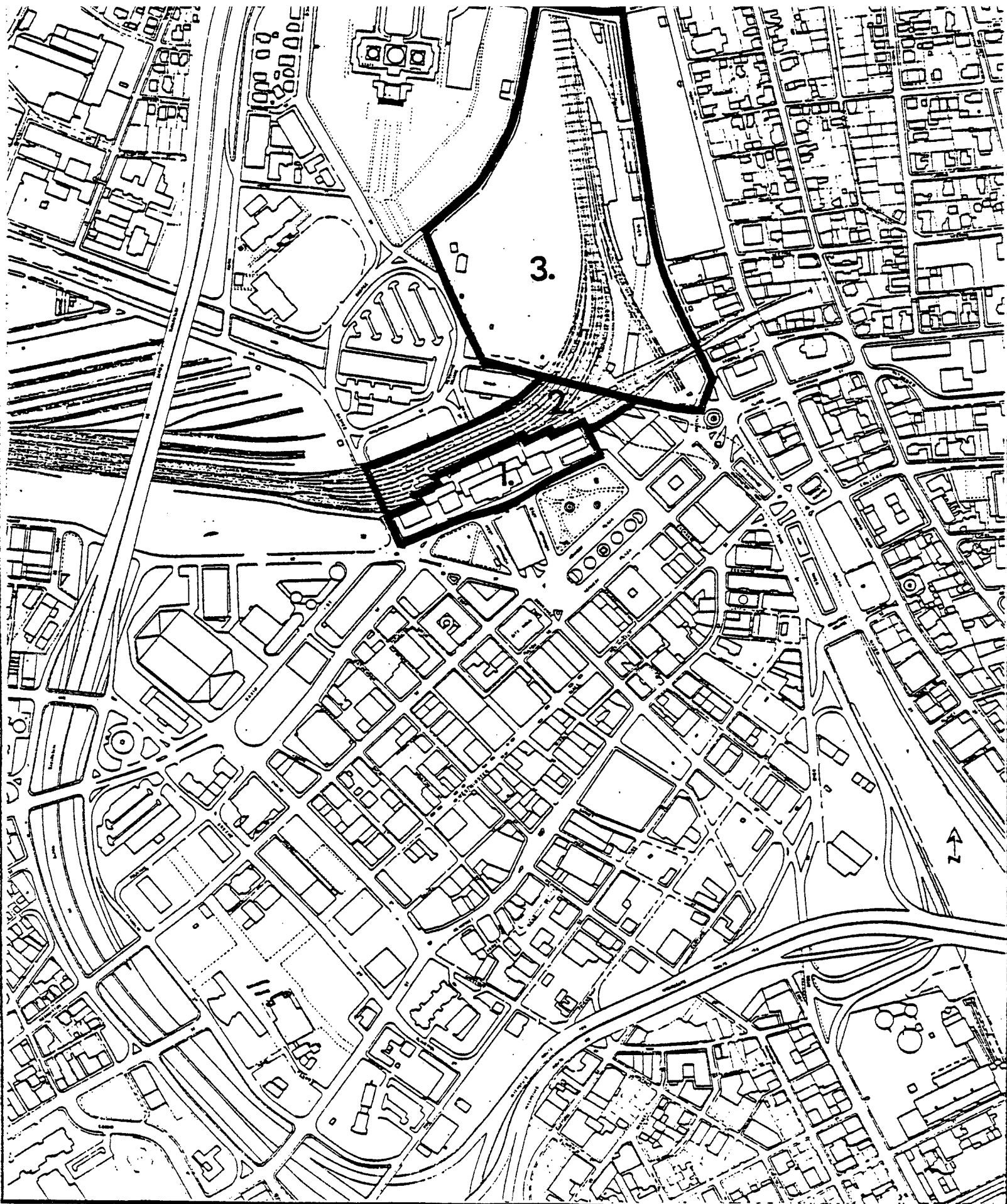
Urban Development Action Grants (UDAG) were authorized by Section 119 of Title I of the Housing and Community Development Act of 1977 and the program was initiated in 1978. The General Services Administration announced plans, in 1977, to build a new Federal Building in Providence. The conjunction of these two Federal Actions resulted in the development of an exciting proposal for a major revitalization effort through strong public and private participation and cooperation. Called the Weybosset Gateway Project, the plan called for construction of a 1,000 car garage/office building/retail use complex. To effectuate this project it was proposed that the Providence Redevelopment Agency acquire a two-block area bounded by Weybosset, Empire, Chapel and Mathewson Streets. This decision required a further amendment to the Downtown Providence Renewal Plan. In October of 1978, a UDAG application was filed for a \$11.3 million project. The Department of Housing and Urban Development subsequently delayed a decision on the project and requested additional information. In May 1979, the City asked for a further delay in a HUD decision since the required private development commitments were not as substantial nor as definite as HUD regulations demanded and to the location of the proposed new Federal Building (a pivotal component of the plan) remained unsettled.

Westminster Center

Under a grant from the Economic Development Administration, the Westminster Pedestrian Mall has been redesigned, enlarged and redesignated as the Westminster Center Project. The enlarged project includes modification of Weybosset Street, connecting links to the Outlet Company's main entrance, the proposed Trinity Mews and a tie in with Kennedy Plaza using permanent paving of granite and brick. Trees, new lighting fixtures and street fixtures are all designed to effect an esthetically coordinated downtown. The total project cost will be \$4.9 million.

Other Public and Private Developments

Independent of the department but pivotal to departmental projects and plans for downtown revitalization, several private projects neared completion. The Biltmore Plaza Hotel after a \$14 million renovation was opened in February 1979.



DOWNTOWN

10

LEGEND

1. UNION STATION COMPLEX
2. LAND TO BE MADE AVAILABLE BY MOVING TRACKS
3. PROVIDENCE + WORCESTER 22-ACRE SITE FOR POSSIBLE DEVELOPMENT

NORTH



Sharing the resurfaced Weybosset Street frontage is the new \$6 million Broadcast House for the Outlet Company's communications interest with a Cherry & Webb retail outlet on the ground floor connecting via a pedestrian plaza to the refurbished flagship department store.

City and department efforts to retain court house facilities in the downtown area are now coming to fruition with the construction of a new \$16 million State Courthouse Complex on Dorrance Street, behind the Outlet Company Parking Garage. The location of the new Federal Building in the downtown area has been settled and construction of this building will eventually stimulate considerable interest in development in the area around Weybosset, Empire and Westminster Streets.

Another major development in which the department had a strong interest was the announcement by Gilbane Properties that it would undertake a \$2.0 million renovation of the historic Arcade Building believed by many to be the first indoor "shopping mall" in the country.

REDEVELOPMENT ACTIVITIES

The staff of the Department of Planning and Urban Development also serves as staff to the Providence Redevelopment Agency under a contract between the Agency and the City of Providence. Redevelopment activities in progress include both those projects which were initiated under the federally-assisted urban renewal program and those which were initiated as city projects.

East Side

343 acres, divided into 4 sections: Randall Square, Constitution Hill, South Main and South Water Streets, Fox Point. Project begun 1967. Estimated completion 1980. The purpose of the project was to selectively redevelop portions of the East Side and Randall Square.

Weybosset Hill

56 acres, of which 29 were cleared and made available for redevelopment. Project begun 1964. Estimated completion 1980. The purpose of the project was to redevelop a portion of Downtown Providence in accordance with the plan for Downtown Providence 1970, as revised.

West Broadway

233 acres, of which 166 were built up. Project begun 1970. Estimated completion 1980. The project was undertaken to stabilize and redevelop portions of a residential neighborhood bounded and traversed by arterial streets.

Comstock

10 acres, exclusive of streets. Project begun 1972 and completed in 1979. The purpose of the project was to stimulate reuse of land in a depressed area by providing for new single-family, owner-occupied homes and a new neighborhood facility.

Lockwood Street

11 acres. Project begun 1973. Estimated completion 1980. The purpose of the project was to redevelop a portion of Upper South Providence in the vicinity of Rhode Island Hospital.

Federal Hill East

170 acres, bounded by the Route 6 Connector, Knight Street, Westminster Street and Interstate 95. Project begun 1977. Estimated completion of Atwells Avenue 1979. The project was undertaken to revitalize a Providence neighborhood by rebuilding and improving a commercial strip and by preserving its ethnic character.

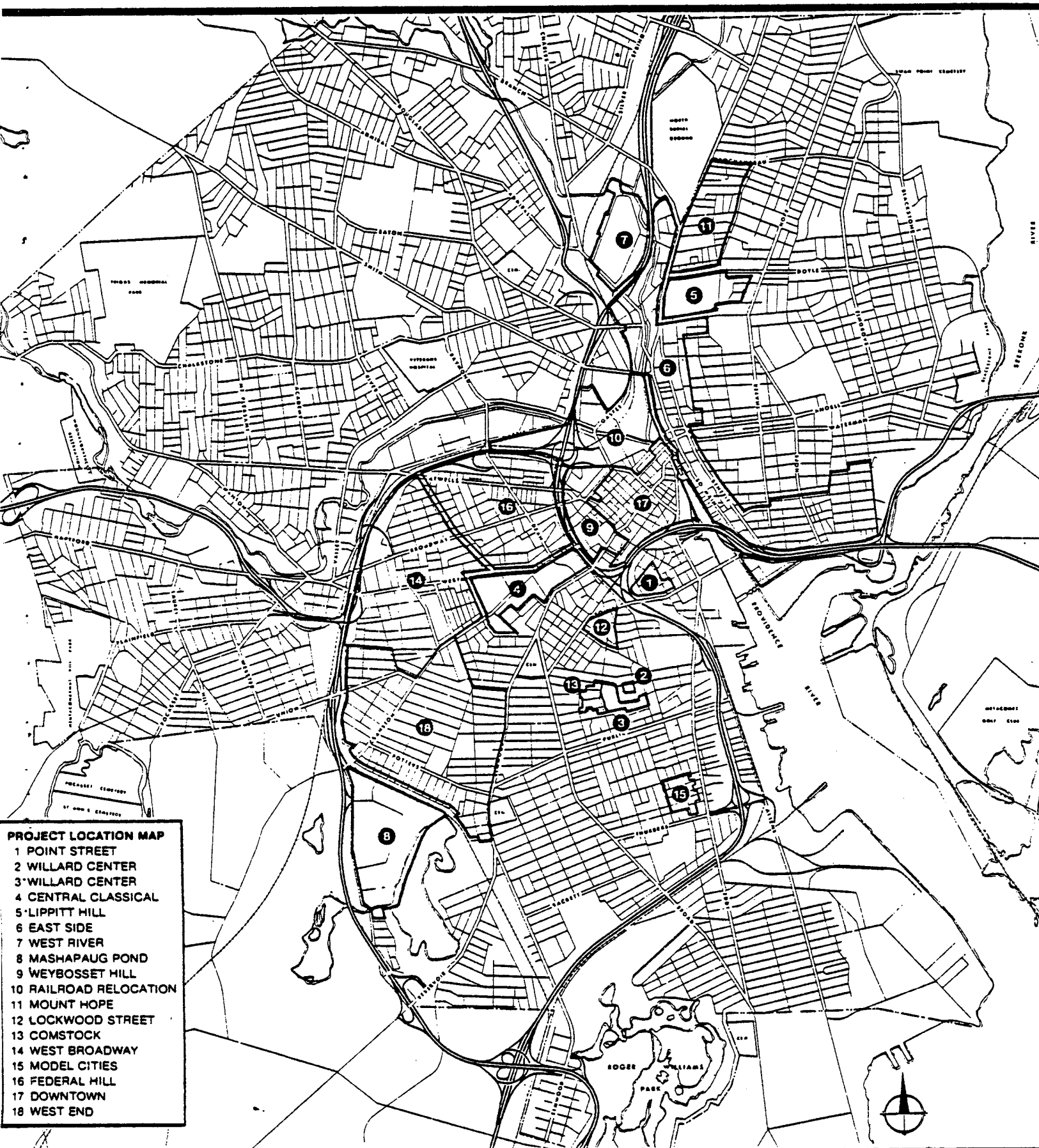
Downtown Providence Renewal Plan

156 acres. Project begun 1977. The project is intended to facilitate continued downtown redevelopment.

(See Project Location Map)

COMPLETED PROJECTS

<u>Point Street</u>	3.8 acres. Initiated 1950. Delayed by lawsuit. Undertaken 1956. Primary reuse: Industrial parking. Completed 1961. Net project cost \$157,000.
<u>Willard Center One</u>	4 acres. Undertaken 1954. Primary reuse: elementary school. Completed 1959. Net project cost \$600,000.
<u>Willard Center Two</u>	15 acres. Undertaken 1955. Primary reuse: shopping center, school playfield. Completed 1959. Net project cost \$1,593,000.
<u>West River</u>	60 acres. Undertaken 1956. Primary reuse: Industrial Park. Completed 1961. Net project cost \$4,090,000.
<u>Lippitt Hill</u>	57 acres. Undertaken 1959. Primary reuses: shopping center, apartments, elementary school, church. Completed 1971. Net project cost \$ 4,639,278.
<u>Central-Classical</u>	67 acres. Undertaken 1959. Primary reuses: high schools, playfields, garden apartments, nursing home. Completed 1971. Net project cost \$7,980,951.
<u>Huntington Expressway Industrial Park</u>	150 acres. Undertaken 1961. Primary reuse: Industrial Park. Completed 1971. Net project cost \$5,235,022.
<u>Model Cities (NDP A2-2)</u>	20 acres. Undertaken 1970. Primary reuse: residential. Completed 1973. Net program cost \$1,015,803.
<u>Mount Hope</u>	90 acres. Undertaken 1968. Primary activity: Rehabilitation of existing structures, construction of needed site improvements. Completed 1979. Net project cost \$4,831,186.
<u>Comstock</u>	10 acres. Initiated in 1972. Primary reuse: new single family owner-occupied homes, neighborhood facility. Completed 1979. Net project cost \$1,312,304.



New Redevelopment Activities

In order to maintain past levels of public investment in redevelopment in the City, the Administration requested and received voter approval of a new 1979 \$25 million bond issue which will contribute to rebuilding the City over a five year period. All prior redevelopment funds are spent or obligated. Use of City money as a local match for intergovernmental aid could generate \$75 to \$100 million in total public investments.

The tentative allocation of City money will be in the following areas:

1. Commercial Development \$6,000,000 including Downtown (\$1,000,000), neighborhood commercial centers (\$4,000,000), and the waterfront (\$1,000,000).
2. Transportation-Related Site Improvements \$5,000,000.
3. Residential Neighborhood Improvements and Housing \$4,000,000.
4. Industrial Development \$8,000,000.
5. Institutional and Governmental Service Site Development; Entertainment and Cultural Facility Development \$2,000,000.

Project Development

As a result of voter approval of a new \$25 million bond issue for redevelopment purposes, numerous proposals have been received from citizen groups and organizations requesting funding for various neighborhood improvement projects. Among the neighborhoods requesting funds and preparing plans for their expenditure are Washington Park, Olneyville, Pine and Broad Street area of South Providence, Charles Street and Smith Hill. To date, the following projects have moved closer to reality:

West End

309 acres of densely mixed retail, commercial, residential, industrial and institutional uses. Project planning began in 1978 based on a transfer of \$1 million from Downtown Renewal for use in West End. The primary purpose is to provide low-interest home improvement loans and selected clearance of dilapidated houses.

Charles Street

The Charles Street Revitalization Commission sought a \$3.5 million project for this neighborhood commercial strip. The proposal called for tree planting, new lighting, new sidewalks, storefront renovation, removal of overhead utility wires, and a new traffic pattern. The project was to be presented to the Providence Redevelopment Agency at the July 1979 meeting.

HOUSING

Code Enforcement

Enforcement of the municipality's minimum housing regulations is the responsibility of the Code Enforcement Division. It carries out a limited periodic inspection program, but utilizes the greater part of its staff time on inspections on complaint and in connection with special housing programs. These include substantial rehabilitation of housing units under the Section 8 "High Risk" program, the Section 312 rehabilitation home loan program, and the Tenant's Emergency Repair Program. The Division also works closely with the State Department of Health and on inspections of housing in cases of suspected lead paint poisoning.

During the 1979 fiscal year the workload consisted of:

Complaints - Structures	2,223
Systematic Inspections and Reinspections	5,273
Court Cases:	
Municipal Court	340
District Court	374

Home Rehabilitation Program (Section 312)

Home owners in Providence have made use of Section 312 Home Rehabilitation Loans since the federal subsidy program was put in place under the Housing Act of 1964. Earlier programming restricted the use of HUD allocations for improvement loans to urban renewal and code enforcement project areas.

In the Spring of 1977 the Department undertook, in cooperation with the Mayor's Office of Community Development, a "city-wide" program which is geographically limited to areas in need as set forth in the city's Housing Assistance Plan. The Section 312 Rehabilitation Program offers 3% loans of up to 20 years to owners of residential properties, up to the maximum allowed by federal regulations.

Tenant's Emergency Repair Program

Emergency repairs to homes to correct conditions that are hazardous to the health and welfare of their inhabitants can be made under the Tenant's Emergency Repair Program. The activities are funded on an annual basis by the Mayor's Office of Community Development and are administered by the Department of Planning and Urban Development under a contract with MOCD.

Historic Preservation

Recognition of the value of historic properties has advanced in acceptance and popularity, most particularly in Providence, to the point of being a major consideration in urban redevelopment. It is now a standard point of reference for planners and urban specialists.

In its consultative role, the Department has worked with the Providence Preservation Commission to define and present additional historic districts. Members of the staff have assisted with the content and format of historic survey questionnaires, and have performed reviews of draft reports pertaining to Providence prepared by the Rhode Island Historical Preservation Commission.

OTHER MAJOR ACTIVITIES

State and Local Project Studies

In addition to participating in studies which have resulted in published documents and reports for the City of Providence, staff members have participated in a wide variety of planning activities for which the State of Rhode Island assumes responsibility, or which are primarily the responsibility of other city departments and agencies. These include, but are not limited to, environmental planning for water quality, water supply, waste-water management, solid waste management, air quality, flood prevention and flood insurance. The Director of the Department sits on the State Planning Council and other staff members are appointed to permanent State Planning Council Committees. The staff has also assisted or cooperated in specific site related projects such as the effort to establish the Ocean State Theatre and the siting of the State Courthouse Complex.

Economic Development Planning Program

A special staff working within the Department of Planning and Urban Development was established in 1976 with funds provided by the federal Economic Development Agency to assist the City of Providence with economic development planning and programming. Its work activities are designed to provide the economic development planning component for major city programs.

Neighborhood Commercial Development

- a. Preparation of a comprehensive analysis of six neighborhood commercial areas.
- b. Establishment of a liaison with and providing assistance to neighborhood business associations, community groups and other groups interested in revitalization of neighborhood commercial districts.
- c. Assistance to Elmwood Neighborhood Housing Services in identifying capital improvements needs in Elmwood.
- d. Preparing preliminary goals and policies for neighborhood commercial revitalization.
- e. Developing methodology for improving the perception and image of the Providence neighborhoods.

Industrial Development

- a. Participating in the industrial study together with the Greater Providence Chamber of Commerce and the State of Rhode Island.

Industrial Development cont'd

- b. Participating in developing an Industrial Development Corporation for the City of Providence.
- c. Cooperating with Providence Local Development Corporation in its industrial development effort.
- d. Provide assistance in container port development.

Other Projects

- a. Preparing UDAG applications and participating in UDAG project reviews.
- b. Review of municipal tax structure and incentives.
- c. Preparing economic impact analyses.

Zoning Code

At the request of the Chairman of the Zoning Board of Review, this department undertook the task of updating the Zoning Ordinance by incorporating those amendments which had been promulgated since the last published document was printed in August 1957. The amended code and accompanying map were published in November 1979.

STATEMENT OF OPERATION

YEAR ENDING JUNE 30, 1979

<u>ITEM</u>	<u>AVAILABLE APPROPRIATIONS</u>	<u>DISBURSEMENTS</u>	<u>UNEXPENDED FUNDS</u>
0 Salaries & Wages	\$ 732,857.17	\$ 643,432.47	\$ 89,424.70
1 General Services	136,750.00	99,705.55	37,044.45
2 Materials & Supplies	8,700.00	5,918.42	2,781.58
5 Capital Outlay	14,000.00	9,650.04	4,349.96
Department Total	<u>\$ 892,307.17</u>	<u>\$ 758,706.48</u>	<u>\$133,600.69</u>

CITY PLAN COMMISSION

William B. Zuccarelli, Chairman

David J. Souza, Secretary

Grant Dulgarian, Member

George D. Caldow, Member

Joseph Caffey, Member

David G. Dillon, Councilman

Thomas F. O'Connor, Jr., Councilman

Vincent A. Cianci, Jr., Mayor
Ex-Officio

PROVIDENCE REDEVELOPMENT AGENCY

Stanley P. Blacher, Chairman

John Rao, Jr., Vice-Chairman

Robert J. Bevilacqua, Member

Frederick Lippitt, Hon., Member

*Murray A. Cohen, Member

Joseph Mollicone, Member

Laurence K. Flynn, Councilman

Edward W. Xavier, Councilman

Stanley Bernstein, Executive Director
and Secretary

Vincent A. Cianci, Jr., Mayor
Ex-Officio

*Resigned

DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT

JUNE 30, 1979

Executive

Stanley Bernstein
Peter Peligian
Mary J. Dessaint

Director
Assistant to the Director
Secretary to the Director

Fiscal Affairs

Frank E. Corrente
Thomas J. Graves
Robert V. Landi
Albert E. Lavallee
Barbara S. Gaulin
Donna M. Rotella

Chief
Assistant Chief
Fiscal Officer
Accountant III
Clerk Stenographer III
Clerk Stenographer II

Legal Services

Charles A. Pisaturo
Raymond Mannarelli
John Cappello
Louis J. Cosentino
Rae Baker

Chief
Assistant Chief
Project Counsel
Project Counsel
Legal Secretary

Research

Barbara Saydam
Donald S. Conley
Joseph P. Lackey

Chief
Senior Research Assistant
Research Assistant

Family Relocation

John A. Ryan
Michael R. Lepore
Linda J. D'Iorio

Chief
Social Case Worker
Social Case Worker

Community Services

Anthony N. Meleo
G. John Terenzi
Melvin St. John Susi
Vincent F. Capuano
Ralph T. Salvatore
Normand R. Masse
John J. Beatini
Daniel C. Murphy
Anthony Napolitano
Patrick J. Fallon
Jo-Ann M. Penta

Chief
Supervisor of Rehabilitation Services
Supervisor of Rehabilitation Services
Rehabilitation Specialist
Rehabilitation Specialist
Rehabilitation Specialist
Rehabilitation Specialist
Rehabilitation Specialist
Supervisor of Program Specialist
Financial Specialist
Clerk Stenographer III

Project Development

Robert H. Yeremian
Vincent F. Porrazzo
John R. D'Antuono
Gloria Levitt
Beverly A. Shechtman

Project Supervisor
Project Supervisor
Project Supervisor
Legal Secretary
Clerk Stenographer III

Real Estate

William G. Floriani
Patrick F. O'Connor
Peter L. Cannon, Jr.

Supervisor of Real Estate
Real Estate Aide II
Land Disposition Officer

Engineering

John S. Kowalik
Louis Calcagni, Jr.
Ronald E. Moore
Clinton C. Goins

Supervisor of Engineering
Associate Engineer IV
Engineer's Associate
Engineer's Associate

Management

James F. Murphy

Thomas A. Cahir, Jr.
Arthur Marsland
Robert P. Broderick
Jean Roy

Supervisor of Business Relocation and
Property Management
Business Relocation Officer
Management Officer
Management Aide II
Clerk Stenographer III

Planning

Martha R. Bailey
Soo-Dip Chin
George Turlo
John R. Kellam
Bruno Mollo
Christos G. Jemorakos
Merrick A. Cook
William F. Lombardo
Richard H. Piscione
Ronald A. Mercurio
Earl R. Shirley, Jr.
Francis J. Frederick
Celia A. Diggins

Chief
Supervisor of Project Planning
Supervisor of Current Planning
Supervisor of Long Range Planning
Supervisor of Traffic Planning
Supervisor of Graphics
Principal Planner
Senior Planner
Senior Planner
Senior Planner
Assistant Planner
Senior Draftsman
Clerk Stenographer III

CODE ENFORCEMENT

Barbara M. Krank	Chief
Frank L. Hanley	Supervisor
Richard G. Riendeau	Counsel - Code Enforcement
Edward H. Emmott, Jr.	Renewal Inspector III
Alexander Perillo, Jr.	Renewal Inspector III
Haig Boghigian	Renewal Inspector III
Kevin Hodgkins	Renewal Inspector II
Robert S. Carew	Renewal Inspector II
Calvin A. Turner, Jr.	Renewal Inspector II
Antonio R. DelPico	Renewal Inspector II
Richard A. Gomes	Renewal Inspector II
Marcus Andrade	Renewal Inspector I
Vincent Lato, Jr.	Renewal Inspector I
Hulet Hill	Renewal Inspector I
Carlo Merola	Renewal Inspector I
Emilio M. Matos	Renewal Inspector I
Joan R. Craddy	Acting Legal Secretary
Teresa R. Imondi	Clerk IV
Barbara C. Dodd	Clerk Stenographer III
Sheila R. Berger	Clerk Stenographer III
Angela M. Goff	Clerk Stenographer II
Annemarie Martino	Clerk Stenographer II

THIS REPORT WAS PREPARED BY
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Senior Research Assistant

TYPED BY
JO-ANN PENTA
Clerk Stenographer III

