

**The City of Providence**  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

**CHAPTER 1129**

No. **33AN ORDINANCE** AMENDING THE APPROPRIATION ORDINANCE  
CHAPTER 1051 BY ADDING THE SUM OF FIFTEEN HUNDRED (\$1500)  
DOLLARS TO THE APPROPRIATION CONTAINED THEREIN FOR ROGER  
WILLIAMS PARK, ITEM 1.

*Approved* June 7, 1957

*Be it ordained by the City of Providence:*

SECTION 1: Chapter 1051 of the Ordinances of the City of Providence as approved September 20, 1956, entitled: "An Ordinance Making Appropriation of \$33,514,967.90 for the Support of the City Government for the Fiscal Year Ending September 30, 1957", as amended, is hereby further amended, by adding the sum of Fifteen Hundred (\$1500) Dollars to the appropriation contained therein for ROGER WILLIAMS PARK, ITEM 1.

SECTION 2: The said sum of Fifteen Hundred (\$1500) 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 Receipt Account.

SECTION 3: The Estimated Receipts from Reserve for Extraordinary Expenditures are hereby increased by Fifteen Hundred (\$1500) Dollars.

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

IN CITY COUNCIL  
MAY 16 1957  
First Reading Read and Passed  
Referred to Committee on  
ORDINANCES  
*D. Everett Whelan*  
Clerk

IN CITY COUNCIL  
JUN 6 - 1957  
FINAL READING  
READ AND PASSED  
*Angelo Bell*  
PRESIDENT  
*D. Everett Whelan*  
CLERK

APPROVED

JUN 7 1957  
*Walter H. Reynolds*  
MAYOR



THE CITY OF PROVIDENCE  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 396

Approved June 7, 1957

Resolved,

That permission be and is hereby granted to Studley Land Company to clean by sandblast process exterior wall of building located at 49 Westminster Street.

IN CITY COUNCIL

JUN 6 - 1957

READ and PASSED

*Angelo Rullo*  
.....  
*Deverett Williams*  
.....  
Resident  
Clerk

APPROVED

JUN 7 1957

*William H. Stephens*  
.....  
MAYOR

RESOLUTION  
OF THE  
CITY COUNCIL

Wm. J. Gray  
(Sup. Council)

**CITY OF PROVIDENCE**  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

**PETITION TO THE CITY COUNCIL**

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

*The undersigned respectfully petitions your honorable body for*

For:

Sandblasting all exterior stone wall at 49 Westminster street providence ;  
R.I. and to paint the exterior of the windows. This scope of work will be done  
at the hours, between 7:00 p.m to Eight(8) O'clock the folling morning.

We will use six (6) weeks ~~time to complete~~ time to complete the stated  
work.

EQUIPMENT

Pipe stageing over side walk with planking distance of six (6)  
ft. wide and forty ft. long.

Swing stageing above for sandblasting stone work.

Swing stageing for the exterior painting.

IN CITY COUNCIL

JUN 6 - 1957

READ AND GRANTED

*D. Everett Whelan*  
CLERK

*Studley Land Co*

OWNER

*Byrd C. Conwell*

Treas

CON:

*Adriatic Dredge*

*Vincent Di Mase*  
Director of the Dept. of Bldg. Insp.

THE CITY OF PROVIDENCE  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 397

Approved June 7, 1957

Resolved,

That the Superintendent of Health be and he hereby is requested to make such arrangements as he shall deem necessary to eliminate a nuisance caused by mosquito in the Mashapaug Pond area on Adelaide Avenue and Crescent Street.

IN CITY COUNCIL

JUN 6 - 1957

READ and PASSED

*Angelo Diella*  
President  
*Deverett Whelan*  
Clerk

APPROVED

JUN 7 1957

*William H. Ryans*  
MAYOR

# RESOLUTION OF THE CITY COUNCIL

No. 358

Approved June 7, 1957

Whereas, under the Housing Act of 1954, the United States of America (herein called the "Government") has tendered to City of Providence, an Offer, hereinafter mentioned, to make a demonstration grant to the City of Providence to aid in financing a project, designated Project No. R. I. D-2, and

WHEREAS, the City of Providence has given due consideration to said Offer.

BE IT RESOLVED, By the City Council of the City of Providence as follows:

SECTION 1. The Offer of the Government to the City of Providence dated May 17, 1957, designated Contract No. R. I. D-2(G), consisting of Parts I and II, under and subject to the provisions, terms and conditions of which the Government would make grant to the City of Providence to aid in financing the cost of a project, designated Project No. R. I. D-2, situated in Providence, Rhode Island (Downtown Area), is hereby in all respects accepted.

SECTION 2. The City of Providence agrees to abide by all of the provisions, terms and conditions of said Offer.

SECTION 3. Authority is granted to the officers and duly appointed agents of the City of Providence to send to the Housing and Home Finance Agency, certified copies of this and such further documents or proofs in connection with the acceptance of said Offer as may be requested by the Government, and to file requisitions, together with necessary supporting documents, with the Government, from time to time as grant funds are required, requesting payments to be made to the City of Providence on account of the grant provided for in said Offer, and to do and perform all other things and acts required to be done or performed in order to obtain such payments.

SECTION 4. This Resolution shall be effective upon its passage.

RESOLUTION  
OF THE  
CITY COUNCIL

ACCEPTING AN OFFER OF THE  
UNITED STATES TO MAKE A  
DEMONSTRATION GRANT TO THE  
CITY OF PROVIDENCE FOR AID  
IN FINANCING THE COST OF  
PROJECT No. R. I. D-2.

Providence  
(by request)

MAYOR

JUN 7 1957

APPROVED

CLERK

READ and PASSED

JUN 6 - 1957

IN CITY COUNCIL



APPLICATION FOR DEMONSTRATION GRANT  
UNDER SECTION 314  
OF THE HOUSING ACT OF 1954

A STUDY OF THE EXTENT TO WHICH THE CIVIC AND BUSINESS GROUPS INTERESTED IN THE DOWNTOWN AREA CAN PARTICIPATE PRACTICALLY AND CONSTRUCTIVELY WITH AN OFFICIAL PLANNING AGENCY AND THE CITY GOVERNMENT IN DEVELOPING PLANS, POLICIES AND PROGRAMS FOR THE RENEWAL OF THE DOWNTOWN NEIGHBORHOOD.

SUBMITTED BY: CITY PLAN COMMISSION  
PROVIDENCE, RHODE ISLAND

FEBRUARY, 1957

APPLICATION FOR A DEMONSTRATION GRANT  
Under the provisions of Section 314 of the Housing Act of 1954

A study of the extent to which the Civic and Business Groups interested in the Downtown Area can participate practically and constructively with an official Planning Agency and the City Government in developing plans, policies and programs for the renewal of the Downtown Neighborhood.

BACKGROUND OF THE PROPOSAL

Providence is an old city and is confronted with many problems of blight and decay as are other cities. These problems, because of the nature and development of urban communities, are not restricted solely to residential areas but extend equally to commercial and industrial areas. These various uses tend to become intermingled resulting in an illogical and inefficient pattern of land uses, a problem to which both public and private interests must cooperatively address themselves. One such area in the City of Providence is the "Downtown Neighborhood", one of the twenty planning districts of the City of Providence.

The original settlement of Providence was located on the steep hill east of the confluence of the Woonasquatucket and the Moshassuck Rivers. Here were located both the commercial and residential areas of the new settlement. This area has retained much of its early residential character and presently is the subject of a proposed Demonstration Grant for the preservation, restoration and renewal of historic areas. This area, today known as College Hill, abuts the Downtown Neighborhood on the east. The urban renewal program resulting from the College Hill Demonstration Project will provide not only preservation of historic buildings but also residences for workers and shoppers in close proximity to the Central Business District.

With the ensuing growth of the port and the consequent need

for expansion there was a trend toward development of the open land across the river, to the west; an area which was unhampered by the steep slope of the original settlement. The development that took place on this open land was mostly of a mixed residential and commercial character similar to the original settlement. The cove has been filled in and the commercial uses expanded and intensified till a commercial core was formed surrounded on the south and west by a fringe of residential uses. Along the main thoroughfares of this fringe area the residential structures have been encroached upon by the increasing pressure for additional space for commercial and manufacturing uses. This encroachment has now spread throughout the entire area and a situation exists where a substantial number of structures house commercial or manufacturing uses on the ground floor while remaining residential in the upper floors. In some instances entire structures have been taken over by uses for which the structure was not originally designed. Most of the residential structures are used as multi-dwelling structures regardless of their initial design. The improper uses of these structures, which in a majority of cases are inadequate, have greatly aggravated the problems of the Downtown Neighborhood; being contributing factors to the present inadequate parking and circulation facilities, poor physical appearance of many structures and to inadequate housing and environmental conditions.

The completion of the freeway loop around the Downtown Neighborhood will isolate the residential uses of this area from the rest of the city. It is therefore imperative that plans, policies and programs be developed so that the area of mixed uses, commercial, manufacturing and residential, lying between the general commercial area and the freeway will not become an area of neglected and deteriorating structures to the detriment of the entire city in general

and the Downtown Neighborhood in particular.

The existing conditions of the area are such as to make it grossly inadequate as a healthy residential environment. The 1950 Census of Housing reveals that of the 416 dwelling units in the Downtown Neighborhood, which is coterminous with census tract 8, 211 have either no private bath or are dilapidated and 52 have either no running water or are dilapidated. This represents, respectively, the second and fourth poorest neighborhood condition of the twenty neighborhoods in the city. With the redevelopment of the West River Neighborhood, now in progress, the Downtown Neighborhood becomes the first and third poorest neighborhood in the city with respect to these housing characteristics. The city as a whole has only 2.5 percent of the dwelling units reported as housing 1.51 persons or more per room. This neighborhood shows 9.5 percent, the highest percentage of all neighborhoods of the entire city. Excluded from Census enumeration are rooming houses and transient hotels. The large transient hotels have been enumerated as special districts and are generally in good condition. However, there are quite a few smaller hotels which also offer permanent accommodations and have not been enumerated in the Census of Housing. These rooming houses and smaller hotels can easily be located by adequate field survey and coordination with the Building Inspectors of the city. The condition of these structures have not been determined, but conferences between the staff of the City Plan Commission and members of the Fire Department and Building Inspector's office indicate that while these structures meet the minimum standards, vigilant control and administration is necessary if they are to continue to meet even these standards.

The apparent undesirable conditions prevalent in the Downtown Neighborhood is similarly witnessed by the decrease in popula-

tion, revealed by the latest U.S. Census estimates in 1956 and by observation of the vacancy notices in many of the rooming houses. The Council of Community Services has determined that the social characteristics of this district are among the poorest of the city. Delinquency and waywardness rank this neighborhood as the second poorest in the city and communicable disease ranks this neighborhood as the fifth poorest in the city. Again, with the redevelopment of the West River Neighborhood, the Downtown Neighborhood assumes the next rank, i.e., first and fourth poorest neighborhood in delinquency and waywardness, respectively.

Part of the fringe area of the Downtown Neighborhood is located in already designated Redevelopment Areas. With the completion of the freeway loop, isolating this fringe area from other residential areas, an areal unit is created which must be considered as a whole even though it has a commercial core and a dissimilar fringe. The need for a revitalization program of this area is recognized by the businessmen in the area. In March 1955 the Greater Providence Chamber of Commerce formed a Downtown Business Coordinating Council for the purpose of remodeling and revitalizing the business district. The membership of the Council comprises a good representative cross section of the business interests in the downtown area. This Council has financed a Customer Attitude Survey directed toward the Central Business District as a place to shop. The results of this survey have been recently published in report form. It has also supported a Parking Validation Program in which the customer is given one hour free parking if a purchase of \$2 or more is made at a participating store and the customer has parked a car in a participating lot.

On September 20, 1956, the Downtown Business Coordinating Council held an open meeting, with a representative of the Victor

Gruen Associates presenting the Fort Worth Plan as the program feature. The purpose of this meeting was to arouse public interest and to stress the need for cooperation among all concerned in the remodeling and revitalization of the Downtown Neighborhood.

Evidence of the decline of the Central Business District is shown in the changes of land valuations. On June 15, 1956, the City Assessor announced the results of a recently completed city-wide land revaluation of the City of Providence, the first since 1946. Total land values in the City increased 24 percent in the past ten years while the valuations in the Central Business District increased only 8 percent. The change in the land valuations in the Central Business District is a relative loss. In 1946 this area accounted for 35 percent of the total city land valuations whereas now it accounts for only 30 percent.

There has been little change in the structural scene of the Downtown Neighborhood for a number of years. It has been 29 years since the last major building construction project in this area, this being a bank and office building. One office building is now being demolished to be replaced by another. Most of the changes in the structural scene have been demolitions, with the land area being utilized for off-street parking.

The City Plan Commission has purposely refrained from preparing a Master Plan for Redevelopment of Commercial Areas. Realizing that private capital investments and private interests were more heavily concentrated in commercial areas, and especially the Central Business District, the Commission felt that the initiative should come from those private interests in the area. The Downtown Business Coordinating Council has called upon the Commission for assistance.

The City Plan Commission is encouraged by the initiative

shown in the voluntary formation of the Downtown Business Coordinating Council and the specific objective of this Council, the remodeling and revitalization of the Downtown Neighborhood. The Executive Department, the Commission and other collaborating departments strongly endorse the objective of the Downtown Business Coordinating Council and desire to aid it in attaining its objectives.

#### PURPOSE AND SCOPE OF THE PROJECT

The purpose of this project is to study the extent to which Civic and Business Groups can participate practically and constructively with an official planning agency and the City Government in developing plans, policies and programs for the renewal of the Downtown Neighborhood.

With the completion of the Freeway Loop on the west and northwest of the Downtown Neighborhood, this Neighborhood becomes, in effect, an area which is isolated from the rest of the city. It is bounded on the east by a topographic barrier, College Hill, on the south by a stage of the freeway now under construction and on the north by the railroad.

The area thus created must be considered as a neighborhood planning unit even though it contains the central commercial core of the city and a fringe of substandard dwelling units intermixed with commercial and manufacturing uses. The blight and decay existing in the fringe adversely affects the central commercial core and vice versa. It may also be said that no attempts of urban renewal should be made in the fringe or the central commercial core without full cognizance of the existing conditions, trends and future requirements of the other.

The heterogeneity of the Downtown Neighborhood poses special questions and problems for which answers and solutions will be

sought in this project. These questions and problems can be grouped into two major categories, land policy and citizen participation.

Land Policy - Part of this fringe area is included in already designated residential redevelopment areas. What can be done to prevent this fringe from further deterioration to the point that it becomes a "no man's land" between the central commercial core and the freeway loop? What will be the future space requirement of the central commercial core? How much of the fringe area will be needed for commercial expansion? What are the housing requirements of the residents of this fringe area and those who reside as permanent residents in the smaller run-down hotels? Is there a need for dwelling units in the fringe area, if so, how much and of what kind?

Citizen Participation - This project affords the opportunity to broaden the viewpoint of the business community beyond its special interest, the central commercial core, to an understanding of the comprehensive approach to the entire area. What are the methods and techniques of gaining citizen participation? In what ways and to what extent can Civic and Business Groups contribute practically and constructively in developing plans, policies and programs of urban renewal? What organizational set-up is best in order to employ to the greatest advantage the special skills and experiences of the individual members of these Civic and Business Groups? If the organizational set-up is committees, what is the optimum working size and what should be the membership composition for the various phases of the work program? Can there be derived from this program of citizen participation a Civic Organization designed to work with a local Urban Renewal Coordinator in an action program; a functioning organization which will continue long after the life of this project?

This project is based on the premise that Civic Groups can



make substantial contributions in developing an urban renewal plan, policy and program for the Downtown Neighborhood and will do so when, by means of technical assistance and guidance, they are made an integral part of the project and are acquainted with the procedures involved.

The City Plan Commission proposes to demonstrate the extent to which this premise is true by means of close cooperation between the City Government and the interested Civic Groups in all phases of the project from determining existing conditions and trends in the Downtown Neighborhood through the development of plans and policies and the scheduling of an action program to the possible establishment of a Civic Organization designed to work with a local Urban Renewal Coordinator in this action program.

The results of this demonstration can serve as a guide in setting up a Citizens Participation Program in other designated and/or potential renewal areas in the City of Providence. The success of this project in demonstrating the cooperation which can be attained by the local government and citizen groups can aid in making participation programs more readily acceptable in other areas of the city.

This proposed program is intimately related to (1) the freeway loop around the Central Business District which is partly in construction, with the remaining in final planning stages; (2) a preliminary study now in process for redeveloping a portion of the area just beyond the freeway loop; (3) the Parking Plan for the Central Business District for which sites have been designated and bond money made available; (4) the Traffic Transit Integration Plan, financed jointly by the City of Providence and the local transit company, the recommendations of which have largely been executed; (5) various improvements which are included from time to time in the Capital Improvement Pro-

gram; (6) the possible relocation of the railroad station on which a study was made by the City Plan Commission and a report published; and (7) the urban renewal program which will result from the College Hill Demonstration Project.

This demonstration project is of national significance in that the project area is the Downtown Neighborhood. Downtown Neighborhoods are generally the oldest sections in cities and contain, on the outer fringe, many vestiges of the former residential characteristic. Construction of freeway loops around the Downtown Neighborhoods to alleviate traffic congestion in these central areas will, in other cities as well as Providence, isolate this fringe area from contact with other residential areas. The procedures in determining what to do with this fringe area in the comprehensive planning of the neighborhood through citizen participation will be of value to all cities confronted with this problem.

#### METHODS AND TECHNIQUES OF OPERATION

This proposed project is being developed to make readily discernible several aspects of citizen participation as an essential element in the formulation of plans, policies and programs for the revitalization of the Downtown Neighborhood. With adequate participation and cooperation among all groups, civic, business and public, the program will be an adequate reflection of the desires, wishes and aspirations of all for a better Downtown Neighborhood and a better community. With the formation of this working partnership the community can be well on its way toward solving its problems.

The proposed project will be accomplished by maintaining a systematic liaison between the technical staff and citizen committees representative of Civic and Business Groups with a general Civic and Business executive coordinating organization. The Downtown Business

Coordinating Council as presently constituted, a cross section of citizen interest groups, will serve as a nucleus for this general executive coordinating council, its character and membership being expanded, contracted or changed completely as the case may be once the project has commenced. This possible organizational reorientation may be the result after active citizen participation can be gauged.

Before there can be any sort of understanding of the project, its scope and the work involved a general educational program must be undertaken to create and articulate citizen interest. Meetings, discussion groups, public exhibits and the press, radio and T.V. will be employed to help create this interest. This part of the program is designed to acquaint Civic and Business Groups and other interested individuals with the foundation materials upon which plans, policies and programs of urban renewal are based, and to explain how they can be of assistance. There will be two steps to this general educational program. The first presentation will be made to a group consisting of representatives from Civic and Business Groups. The opinion and reactions of this representative group will serve as a guide to the type of presentation which will be most effective when meeting with a larger group. This first step will also permit the formation of a more influential group of representatives with an understanding of the project which will consequently make the General Presentation easier. The General Presentation will be scheduled for all Civic and Business Groups and interested persons.

An important element of this project will be the work schedule, outlining the areas that the organized citizen committee will concentrate upon in close cooperation with the technical staff. This work schedule and the resulting master plan, its implementation and effectuation for the Downtown Neighborhood is an important vehicle upon which to develop and test and effective method of securing citi-

zen participation in the planning process. The citizen committees, or whatever is the eventual form of the citizen participation, will be active at all phases of the planning process if this project is to be a success. These groups must work actively with the technical staff in the major phases of the entire process, research, analysis, design and implementation.

The initial phase, research or data collection, will be carried out to determine the kind of data which can and should be obtained and the means, technical research, questionnaire and interview techniques, to be used to gain the best results. Conferences with representatives of Civic and Business Groups will be held to determine the detail and kinds of data which need to be obtained. These conferences will serve as test samples in developing questionnaire and interview techniques to be used in general survey of the area. The objective of this phase is to determine what the present situation is and what are the trends if any. This is to be done in two areas, the metropolitan area and the Downtown Neighborhood in order to determine the economic position of the City of Providence relative to its surroundings and to enumerate factual information regarding the Downtown Neighborhood. For details of this phase, see parts I and II of the Work Program appended hereto.

The second phase, the analysis of the data, will be performed by the technical staff in cooperation with representatives of Civic and Business Groups who are "specialists" in various fields, e.g., finance, real estate, merchandising, law, etc. The specialists of any one field may be formed into functional citizen committees so as to facilitate the necessary collaboration with the technical staff. The objective of this phase is to evaluate the assets, liabilities and present and future needs of the Downtown Neighborhood. This is

a vital phase, as upon the decisions made at this point between the citizen committees and the technical staff there will be established a basis for the necessary planning decisions to be made for the master plan. The results of this synthethis of the data and the basic decisions of the technical staff and the functional citizen committees will be presented to Civic and Business Groups for discussion. For details of the phase, see part III of the Work Program appended hereto.

The third and fourth phases, design and implementation, will be performed in a similar manner as was the analysis of the data. There will be active collaboration between the technical staff and representatives of Civic and Business Groups with the objective to establish the master plan and to determine ways and means to effectuate it. At this point a master plan will have been determined which is the result of adequate technical, professional advice and the aspirations and abilities of the Business Community. This comprehensive plan will be the result of a working partnership between both public and private groups and will not represent a plan in a vacuum but will be tied to reality on the one hand and desires and aspirations on the other. The results of this work will be presented to all citizens by utilization of all the available means of mass communication, press, radio and T.V. Exhibits and meetings will also be utilized to the maximum to acquaint people with the results. For details of these phases, see parts IV and V of the Work Program appended hereto.

The methods of effectuating the plans will be predicated on the attitudes and possibilities determined by the first three phases of the project. The contribution of the Civic and Business Groups in the finalization and implementation of plans for renewal of the Downtown Neighborhood will be evaluated.

ORGANIZATION AND BUDGET

The activities of the project will be organized with a nucleus of City Plan Commission staff augmented by additional personnel and will be developed cooperatively by the local government and the Downtown Business Coordinating Council. In order to effectuate this project within the estimated 24 months a budget of \$119,456 is proposed for staff, equipment and supplies as follows:

1. Salaries and Wages	\$ 93,056
2. Contract Services	13,000
3. Travel	1,500
4. Reproduction and Publications	2,500
5. Other expenses for project staff	3,700
6. Subtotal	113,756
7. Contingencies 5%	5,700
8. Total Demonstration Project Budget	119,456

Personnel assigned to the project will be as follows:

DOWNTOWN NEIGHBORHOOD DEMONSTRATION GRANT

BUDGET

<u>TITLE</u>	<u>NO.</u>	<u>MAN WEEKS</u>	<u>WEEKLY RATE OF PAY</u>	<u>TOTAL (24 months)</u>
<u>Orgn. &amp; Liaison</u>				
Director	1*	9	\$ 164	\$ 1,476*
Chief of Urban Renewal Planning	1	104	134.60	14,000
Planner IV	1*	9	116.75	1,051*
Planner III	1*	52	97	5,044*
<u>Technical Staff</u>				
Director of Building Department	1*	4	155	620*
Chief of Structures and Zoning	1*	4	85	340*
Chief Outside Inspector	1*	9	85	765*
City Assessor	1*	2	155	310*
Assessment Aide	2*	9	97	873*
I.B.M. Operator	1*	4	92.30	369*
Traffic Engineer	1*	13	164	2,132*
Traffic Engineer III	1*	17	125	2,125*
Traffic Engineer II	1*	26	107	2,782*
Clerk IV	1*	9	72.50	653*

<u>TITLE</u>	<u>NO.</u>	<u>MAN WEEKS</u>	<u>WEEKLY RATE OF PAY</u>	<u>TOTAL (24 months)</u>
<u>Technical Staff</u>				
Planner IV	1	104	\$ 116.75	\$ 12,142
Planner III	2	156	97	15,132
Planner II	3	260	79.75	20,735
Planner I	1	104	68	7,072
<u>Clerical</u>				
Clerk-Stenographer III (Traffic Engineer)	1*	9	55	495*
Clerk-Stenographer II	1	104	47.50	4,940
Contract Services				
Economic Consultant (contract)				10,000
General Consultant 10 days @ \$100				1,000
Census Tabulations				2,000
Equipment (not credited)				(1,400)
Reproduction and Publication of of Project Report (1,500 copies)				2,500
Other Expenses for Project Staff				
1. Office and Drafting Supplies			\$ 900	
2. Photography, reproduction of maps, plans, etc.			1,800	
3. Model Making Supplies			<u>1,000</u>	3,700
Travel				<u>1,500</u>
			Total	\$113,756
Contingency 5%				<u>5,700</u>
			Grand Total	\$119,456
			City	19,035
* City Contribution of current Staff and Payroll \$19,035				
<u>Financing of the Project</u>				
Local Contribution				
City of Providence (Staff Services)			\$19,035	
Cash (Downtown Business Coordina- ting Council & local private interests)			<u>20,784</u>	\$ 39,819
Federal Grant				<u>79,637</u>
			Total	\$119,456

TYPE OF REPORT

The report will follow the development of the project step by step. For each step, the report will contain the following:

1. Methods found effective in organization for citizen participation.
2. An account of each meeting with the Civic and Business Groups including an abstract of the presentation, the method of presentation, exhibits and a transcript of the discussion following the presentation.
3. An evaluation of the success of each meeting based upon an examination of the questions asked and comments made during the discussion and after the meeting.
4. A discussion of the problems encountered and their solutions.
5. A commentary on the contributions made by Civic and Business Groups and an evaluation of citizen participation.
6. Documentation of necessary and desirable forms, techniques and procedures.

The results of this project can serve as a guide to local governments in other cities to the extent Civic and Business Groups can participate in such projects and to the methods employed to gain their participation and cooperation and an evaluation of these methods. To Civic and Business Groups in other cities the results of this demonstration will show how they can participate and cooperate with the local government in developing plans, policies and programs for the renewal and revitalization of their Downtown Neighborhood.



Work Program  
Demonstration Grant Project  
Downtown Neighborhood

PHASE ONE

- I. METROPOLITAN ASPECTS (Objective: to quantify the economic position of the City of Providence relative to its surroundings. Needed for Citizen Participation and Support are working committees comprised of representatives of the Citizen Groups to collaborate actively with the technical staff in the collection, analysis and interpretation of data pertaining to this phase of the project.)

A. Population

1. Studies of Population Trends in various areas; Providence and Standard Metropolitan Area.
2. Population characteristics, Family Composition, etc.
3. Prediction of Growth, Migration and possibly of Characteristics Based upon Trends.

(Sources: City Plan Commission files, Bureau of the Census, New England Telephone, Rhode Island Development Council, Welfare Departments)

B. Economics

1. Consumer Potential of Providence and Standard Metropolitan Area.
2. Comparison of number and kinds of Sales and Services; Providence and Standard Metropolitan Area.
3. Determination of Providence Commercial Core Economic Strength through correlation of (a) volume of sales, (b) numbers and kinds of establishments and (c) population, static and dynamic.

(Sources: Bureau of Labor Statistics, Bureau of the Census, Sales Tax Office)

- II. EXISTING CONDITIONS IN THE DOWNTOWN NEIGHBORHOOD (Objective: to enumerate factual information regarding the Downtown Neighborhood. Needed for Citizen Participation and Support are working committees comprised of representatives of the Citizen Groups to collaborate actively with the technical staff in the collection of data pertaining to this phase of the project.)

A. Space-Use Inventory

1. Present Use and Floor Space - (vacancy ratio).
2. Past Use and Floor Space - for trends.

(Sources: City Directories, Sanborn Atlases, Field Work, Building Owners and Managers Association, Assessor's Office)

B. Condition and Value of Buildings

1. Enumeration of Physical Condition of Buildings.

(Sources: Field Work, possibly employing the St. Louis Demonstration Grant techniques on evaluation of nonresidential buildings, A.P.H.A. Survey of residential structures, Inspector of Buildings)

2. Value of Buildings - Trends

- a. Assessed Value
- b. Sales and Rents

3. Ownership and Leases

(Sources: Assessor's Office, Building Owners and Managers Association, Field Work)

C. Population

1. Employment in the neighborhood.
2. Daytime population survey of the neighborhood.
3. Economic and social characteristics of the residents of the neighborhood.

(Sources: Bureau of the Census, Rhode Island Department of Labor, Council of Community Services, Field Work)

D. Traffic and Parking

1. Street capacities and vehicular volumes.
  - a. Cars, Trucks, Busses and Taxis
  - b. Pedestrian
  - c. Speed and Delay
2. Accident Locations.
3. Store Door Counts.
4. On and off-street parking.
5. Origin and Destination.

(Sources: Traffic Department, Field Work)

E. Transit (UTC and Suburban)

1. Routes, Headways and Volumes.
2. Bus stops and terminals.
3. Origin and Destination.
4. Accidents.
5. Speed and Delay

F. Nonconforming Uses

G. Adverse Conditions

H. Utilities

(Sources: Space-Use Inventory, City Departments, Utility Companies, Field Work)

I. Incidence and Location of Fires

(Source: Providence Fire Department)

J. Regulations now in Effect

1. Fire.
2. Police.
3. Health.
4. Air Pollution.
5. Building Code.
6. Zoning.
7. Minimum Standards Housing Code.

(Sources: City Departments)

PHASE TWO

III. ANALYSIS (Objective: to evaluate assets, liabilities and present and future needs of the Downtown Neighborhood in order to establish a basis for a Master Plan.) Needed for Citizen Participation and Support are working committees comprised of representatives of the Citizen Groups to collaborate actively with the technical staff in the analysis and interpretation of the data collected in Phase One.

A. Population and Economics

1. Projection of potential population characteristics.
2. Projection of employment characteristics.
3. Projection of consumer potential of the commercial core.

B. Land and Space Use Trends and Projections

1. Assets and Liabilities in Existing Structures.
2. Determination of needed space - by use categories.

C. Traffic and Parking

1. Projection of volumes.
2. Requirements for circulation.
  - a. Cars, Trucks, Busses, Taxis
  - b. Pedestrians.
  - c. Parking demands.

D. Transit

1. Projection of volumes.
2. Requirements for circulation.
3. Terminal and transfer needs
  - a. Bus
  - b. Rail

- E. Nonconforming Uses and Adverse Conditions, evaluation of.
- F. Utilities - Adequacy and Needs
- G. Fires - Causes

PHASE THREE

IV. DESIGN (Objective: to design a Master Plan for the Downtown Neighborhood which is based upon the results of the study thus far and which is in accord with the aspirations and abilities of the community, i.e., a plan which is economically and socially justifiable and feasible. Needed for Citizen Participation and Support are working committees comprised of representatives of the Citizen Groups to Collaborate actively with the technical staff in developing the design of the Master Plan.)

A. Land Use Plan

- 1. Salvage and Demolition of Existing Buildings.
- 2. Elimination of Adverse Uses.
- 3. Re-use determination of Vacant Land.
  - a. Railroad Property
  - b. Other
- 4. Site Plans for New Buildings.
- 5. Determination of and provision for Open Spaces.
- 6. Public Buildings.
  - a. City Hall
  - b. Health and Welfare Building
  - c. Other
- 7. Parking Facilities.
- 8. Transportation Terminals.
  - a. Railroad Station Relocation
  - b. Bus Terminals
  - c. Taxi Stands

B. Circulation Plan

- 1. Vehicular.
- 2. Loading Facilities.
- 3. Pedestrian.
- 4. Street Closings.

C. Utilities, Public and Private

- 1. Location, Size and Adequacy.
- 2. Street Standards.

D. Appearance

- 1. Signs.
- 2. Landscaping.
- 3. Architecture.
- 4. Street Furniture.

PHASE FOUR

V. IMPLEMENTATION (Objective: to determine the necessary requirements for and the means of launching an action program to effectuate the Master Plan. Needed for Citizen Participation and Support are working committees comprised of representatives of the Citizen Groups to collaborate actively with the technical staff in program and policy development and justification.)

A. Public Relations - A continuing function which begins even before the project gets off the ground.

1. Reports.
2. Press, Radio, Television.
3. Discussions with representative and interested groups in the community.

B. Organization

1. Private Interests.
2. Governmental Interests.
3. Combination of Private and Governmental Interests.

C. Legislative Measures

1. State Legislation.
2. Local Legislation.

D. Scheduling of the Action Program

1. Private Improvements.
2. Government Improvements.

E. Finance Planning

1. Private Capital Investment.
2. Government Capital Investment.

THE CITY OF PROVIDENCE  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

# RESOLUTION OF THE CITY COUNCIL

No. 359

Approved June 7, 1957

Resolved,

**That** His Honor the Mayor is hereby authorized to execute a lease between WALDORF SYSTEM INCORPORATED and the City of Providence of the easterly portion of the third floor at No. 7 Dyer Street, Providence, comprising two rooms, containing approximately 640 Square feet of floor area, for a period of eighteen (18) months, from May 1, 1957, at a monthly rental of fifty-five (\$55) dollars per month.

IN CITY COUNCIL

JUN 6 - 1957

READ and PASSED

*Waverett Whelan*  
President  
Clerk

APPROVED

JUN 7 1957

*Walter H. Reynolds*  
MAYOR

RESOLUTION  
OF THE  
CITY COUNCIL

Mr. W. W. W. W.  
(by request)

# RESOLUTION OF THE CITY COUNCIL

No. 400

Approved June 7, 1957

Resolved,

**That** all Department Heads be and are hereby authorized to permit leaves of absence, without loss of compensation, for employees of the City of Providence who served in the Armed Forces of the United States of America and have been honorably discharged following their service, and who are members in good standing and desire to attend the National Convention of the Jewish War Veterans of the United States of America in Boston, Massachusetts, on August 12th to 18th, 1957, inclusive, and

BE IT FURTHER RESOLVED, that requests for leaves of absence shall be submitted by Department Heads to that Special Committee of the City Council created by Resolution 323, approved April 19, 1957, for the purpose of verifying the war service records and membership in that Veterans' Organization, and approved by said Committee.

IN CITY COUNCIL

JUN 6 - 1957

READ and PASSED

*August A. Hill*  
President  
*W. Everett Threlkeld*  
Clerk

APPROVED

JUN 7 1957

*Walter H. Kelly*  
MAYOR



RESOLUTION  
OF THE  
CITY COUNCIL

Mr. W. W. W. W.  
(by request)

CITY OF CLEVELAND  
OFFICE OF THE  
CITY CLERK  
JAN 10 1907

# RESOLUTION OF THE CITY COUNCIL

No. 401

Approved • June 7, 1957

Resolved,

That His Honor, the Mayor, be and he hereby is authorized to execute a perpetual easement to the Providence Journal Company, its successors and assigns, to pass over a certain parcel of land situated near the southeasterly corner of Sabin and West Exchange Streets in consideration of the grant by said Providence Journal Company to the City of Providence, its successors and assigns, of a perpetual easement to pass over a certain parcel of land situated at the southwesterly corner of Fountain and Dorrance Streets.

IN CITY COUNCIL

JUN 6 - 1957

READ and PASSED

*Angelo A. Della*  
President  
*W. Everett Whelan*  
Clerk

APPROVED

JUN 7 1957

*Walter R. G. [Signature]*  
MAYOR

RESOLUTION  
OF THE  
CITY COUNCIL

AUTHORIZING EASEMENT TO the  
PROVIDENCE JOURNAL COMPANY  
OVER LAND ON SABIN STREET.

Don. Wright  
by ~~signature~~

CITY OF PROVIDENCE  
PROVIDENCE R.I.

1 - 2 0 0 1 177

THE CITY OF PROVIDENCE  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

~~---X---~~

# RESOLUTION OF THE CITY COUNCIL

No. 402

Approved June 7, 1957

Resolved,

That the Board of Contract and Supply be and

it hereby is authorized to purchase from George B. Bullock, et al lot no. 548 on Assessor's Plat 50 located on Beckwith Street in the City of Providence, and containing approximately 109,105 square feet, for the sum of Twelve Thousand and Two (\$12,002) Dollars the cost thereof to be charged to Contingencies.

Resolution No. 376, approved May 17, 1957 is hereby repealed.

IN CITY COUNCIL

JUN 6 - 1957

READ and PASSED

*Angela Smith*  
President  
*W. Everett Chilton*  
Clerk

APPROVED

JUN 7 1957

*Walter H. Reynolds*  
MAYOR

RESOLUTION  
OF THE  
CITY COUNCIL