

277



STATE OF RHODE ISLAND & PROVIDENCE PLANTATIONS
EXECUTIVE CHAMBER
PROVIDENCE

CHRISTOPHER DEL SESTO
GOVERNOR

April 8, 1959

Mr. D. Everett Whelan
City Clerk
Providence City Hall
Providence, Rhode Island

Dear Mr. Whelan:

This will acknowledge receipt of Resolution No. 243.

I am taking steps to expedite the payment of property
taken by eminent domain for the North-South Freeway.

With best wishes,

Sincerely,

Christopher Del Sesto
Governor

acc

IN CITY COUNCIL
APR 16 1959

READ:
WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.

D. Everett Whelan
CLERK

FILED

APR 9 11 07 AM '59

CITY CLERK'S OFFICE
PROVIDENCE, R. I.



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
DEPARTMENT OF PUBLIC WORKS
OFFICE OF THE DIRECTOR
STATE OFFICE BUILDING, PROVIDENCE 3, R. I.

ANGELO A. MARCELLO
DIRECTOR

April 8, 1959

Hon. D. Everett Whelan, City Clerk
City of Providence
City Hall
Providence, R. I.

Dear Mr. Whelan:

This will acknowledge receipt of Resolution No. 243, re condemnation proceedings in connection with the proposed Freeway, and advise that the matter has been forwarded to our Right of Way Section for their information and attention.

Yours very truly,

DEPARTMENT OF PUBLIC WORKS

Angelo A. Marcello,
Director.

cc: Right of Way Section

IN CITY COUNCIL
APR 16 1959

READ:
WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.

CLERK

APR 9 11 07 AM '59

CITY CLERK'S OFFICE
PROVIDENCE, R.I.

DEPASQUALE, PUCCI & ZITO
ATTORNEYS AT LAW

LUIGI DEPASQUALE (1892-1958)
THOMAS D. PUCCI
MATTHEW J. ZITO

April 7, 1959

SUITE 510
144 WESTMINSTER STREET
PROVIDENCE 3, R. I.
TEL. BA. 1-6311
BA. 1-6312

City Clerk
City Hall
Providence, R.I.

Dear Sir:

Enclosed find copy of letter which is self-explanatory and which I would like to have brought to the attention of the City Council at its next meeting.

Thank you for your consideration.

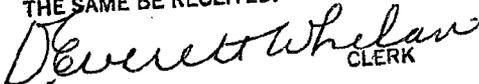
Very truly yours,


THOMAS D. PUCCI

TDP-mc
Enc.

IN CITY COUNCIL
APR 16 1959

READ:
WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.


CLERK

DEPASQUALE, PUCCI & ZITO

ATTORNEYS AT LAW

LUIGI DEPASQUALE (1892-1958)
THOMAS D. PUCCI
MATTHEW J. ZITO

SUITE 510
144 WESTMINSTER STREET
PROVIDENCE 3, R. I.
TEL. GA. 1-6311
GA. 1-6312

April 7, 1959

COPY

The Honorable Walter H. Reynolds
25 Elmcrest Avenue
Providence, Rhode Island

Dear Mr. Reynolds:

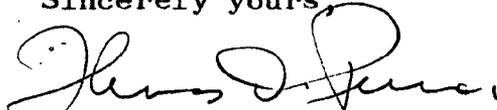
On behalf of the DePasquale family, namely, Marie Pucci, Eva Zito and Beatrice Paolino, we wish to extend our sincere appreciation and gratitude for your efforts in changing the name of Balbo Avenue to DePasquale Avenue.

We know personally of your close relationship with the late Judge Luigi DePasquale and also his high regard for you. It is also gratifying to know that after the decease of a public servant, that his efforts have been memorialized.

The family is also appreciative for the efforts of the City Council and more particularly the Honorable Thomas S. Luongo and the Honorable Jerry Lorenzo for their efforts in this matter.

Again, many thanks for this wonderful tribute by yourself and the City Council for memorializing his name in that part of the City of Providence which was so dear to the Judge's heart.

Sincerely yours,


THOMAS D. PUCCI

TDP-mc

DEPASQUALE, PUCCI & ZITO
144 WESTMINSTER STREET
PROVIDENCE 3, R. I.



City Clerk
City Hall
Providence, R.I.

W. J. Pucci

ELEVENTH ANNUAL REPORT

**REBUILDING
PROVIDENCE
1958**

PROVIDENCE REDEVELOPMENT AGENCY



PROVIDENCE REDEVELOPMENT AGENCY

10 Dorrance St. ~~CITY HALL~~ PROVIDENCE 3, RHODE ISLAND GASPEE 1-7740

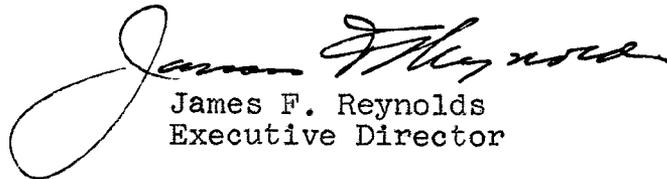
April 10, 1959

Mr. Vincent Vespia
Deputy City Clerk
City Hall
Providence 3, Rhode Island

Dear Mr. Vespia:

Transmitted with this letter is one signed copy of this Agency's 1958 Annual Report and 30 unsigned copies for conveyance to the City Council.

Sincerely yours,



James F. Reynolds
Executive Director

JFR:fs
sb

Enclosures

CHESTER R. MARTIN
CHAIRMAN
MORRIS S. WALDMAN
VICE CHAIRMAN

ALBERT HARRNESS
EDMUND M. MAURO
TIMOTHY A. PURCELL

JAMES F. REYNOLDS
EXECUTIVE DIRECTOR
JOHN R. KELLAN
SECRETARY

T O M A Y O R W A L T E R H. R E Y N O L D S
T H E H O N O R A B L E C I T Y C O U N C I L
A N D T H E C I T I Z E N S O F P R O V I D E N C E .

Some of the significant accomplishments of the Agency during the year 1958 were as follows:

Providence, by closing out the Willard Center Unit One Project, became the 4th city in the nation to officially complete a federally aided redevelopment project.

Providence received the Look Magazine Community Home Achievement Award in recognition of its urban renewal efforts.

Condemnation of land and demolition of structures occurred in the Point Street Redevelopment Project.

Negotiations for the sale of 37 acres of land of the total 50 acres available within the West River Industrial Park were well underway.

Federal approval of planning funds was received for a Central-Classical Redevelopment Project.

We take pleasure in reporting to you on these and other accomplishments.

Respectfully submitted,

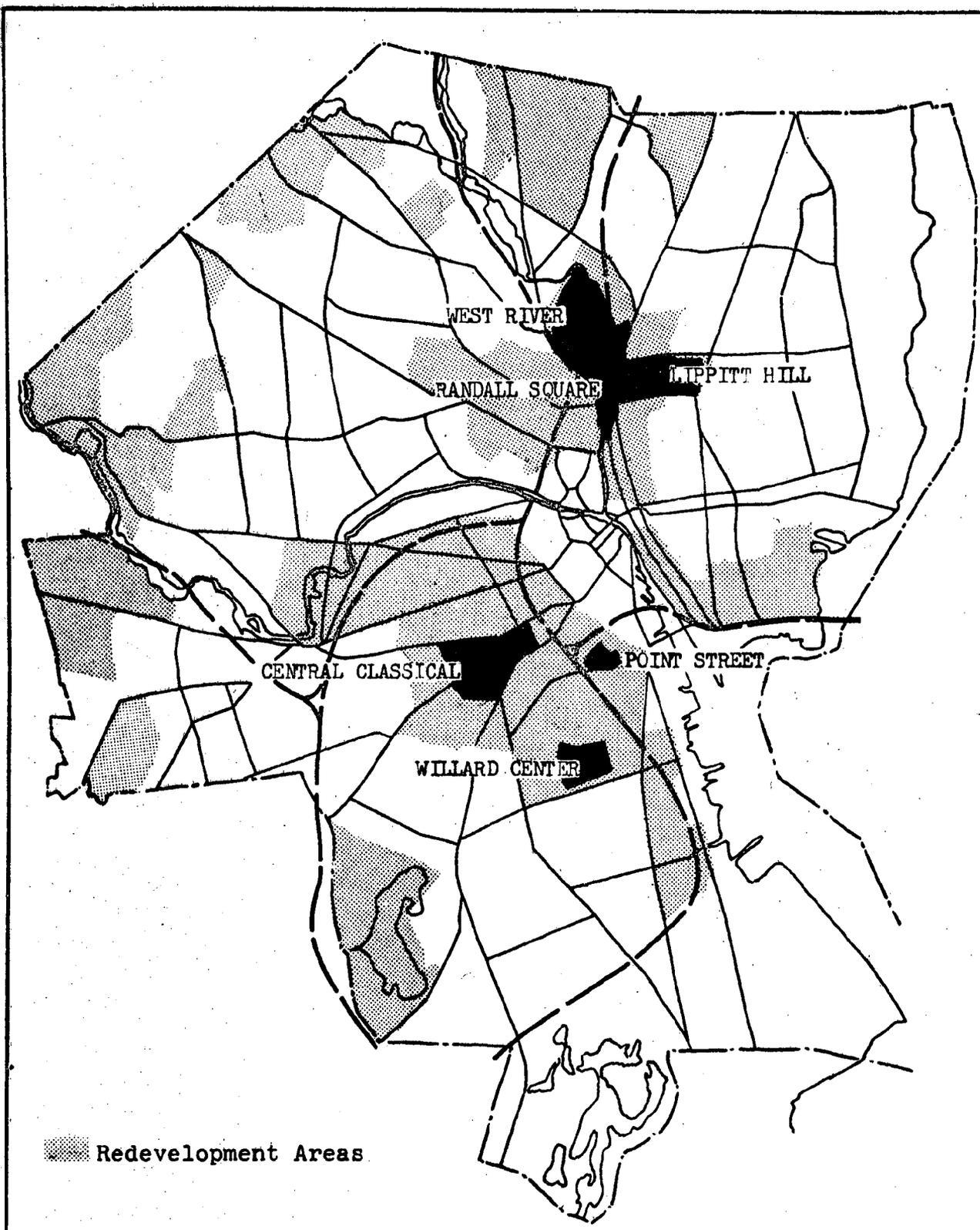
Chester R. Martin

Chester R. Martin, Chairman
Morris S. Waldman, Vice-Chairman
Albert Harkness
Edmund M. Mauro
Timothy A. Purcell

IN CITY COUNCIL
APR 16 1959

READ:
WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.

D. Everett Whelan
CLERK



PROJECT LOCATIONS

Providence Redevelopment Agency

Scale
Feet

0 2000 4000 6000



1958 Annual Report

PREFACE

The year 1958 was a critical one for urban renewal. The future program of the City of Providence as well as of other cities throughout the nation was imperiled when the Congress of the United States failed to enact the Omnibus Housing Bill providing funds for urban renewal.

Existing authority for Federal funds was virtually depleted and a crisis existed both at the local and Federal level. The Housing and Home Finance Agency, with 360 applications for renewal projects, devised a formula to allocate the remaining 100 million dollars. Providence had two of the 360 applications pending for the Central-Classical and Randall Square projects.

On September 4, 1958, the Redevelopment Agency received a Federal Capital Grant reservation in the amount of \$3,910,000 for the Central-Classical Project. However, the Agency was advised that under the present formula the Randall Square Project would not be eligible for a capital grant reservation until 1961.

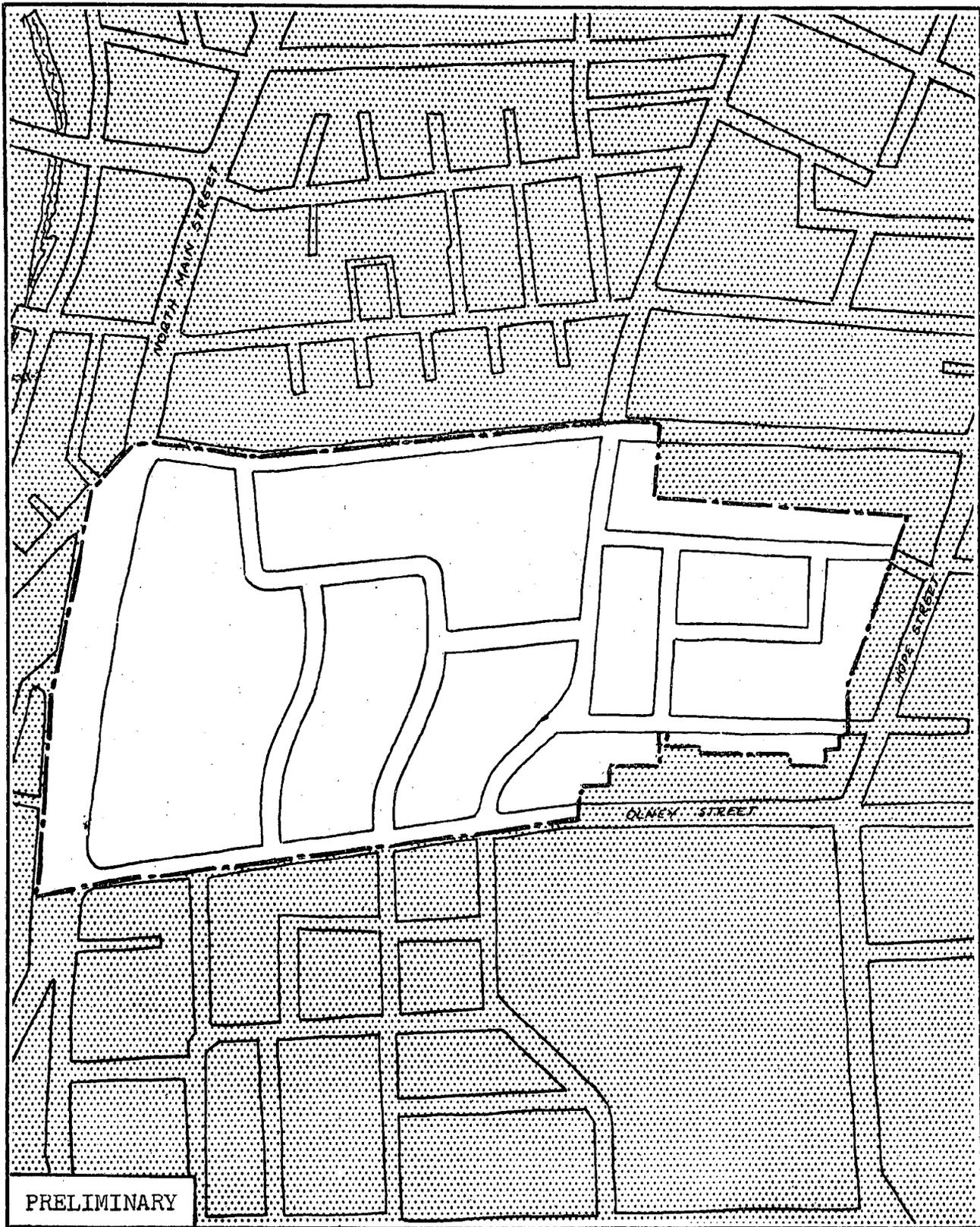
The necessity to ration Federal funds for urban renewal has threatened, to an alarming degree, the objectives of the Providence program but it is hoped that the problem will be short lived and that the 86th Congress will enact a liberal Housing Bill for 1959.

The severe local consequences here reflect the critical nationwide effect of the sharp curtailment of the renewal program in

almost every large city and many smaller communities. The arbitrary "slowdown" formula strikes hardest at the more progressive cities like Providence which have well-developed programs, and is therefore indefensible.

Considerable debate has been held over methods for curtailing the federal share but surely patent evidence exist today that would reject the proponents from further argument.

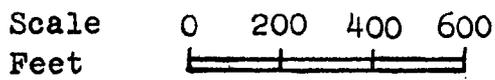
The problem of encouraging local urban renewal progress as the alternate to decay is one that only Congress can resolve. This resolve must take the form of a renewed willingness to invest more heavily in the future of urban America.



PRELIMINARY

LIPPITT HILL PROJECT NO. R.I. R-3

Providence Redevelopment Agency



1958 Annual Report

P R O J E C T P L A N N I N G

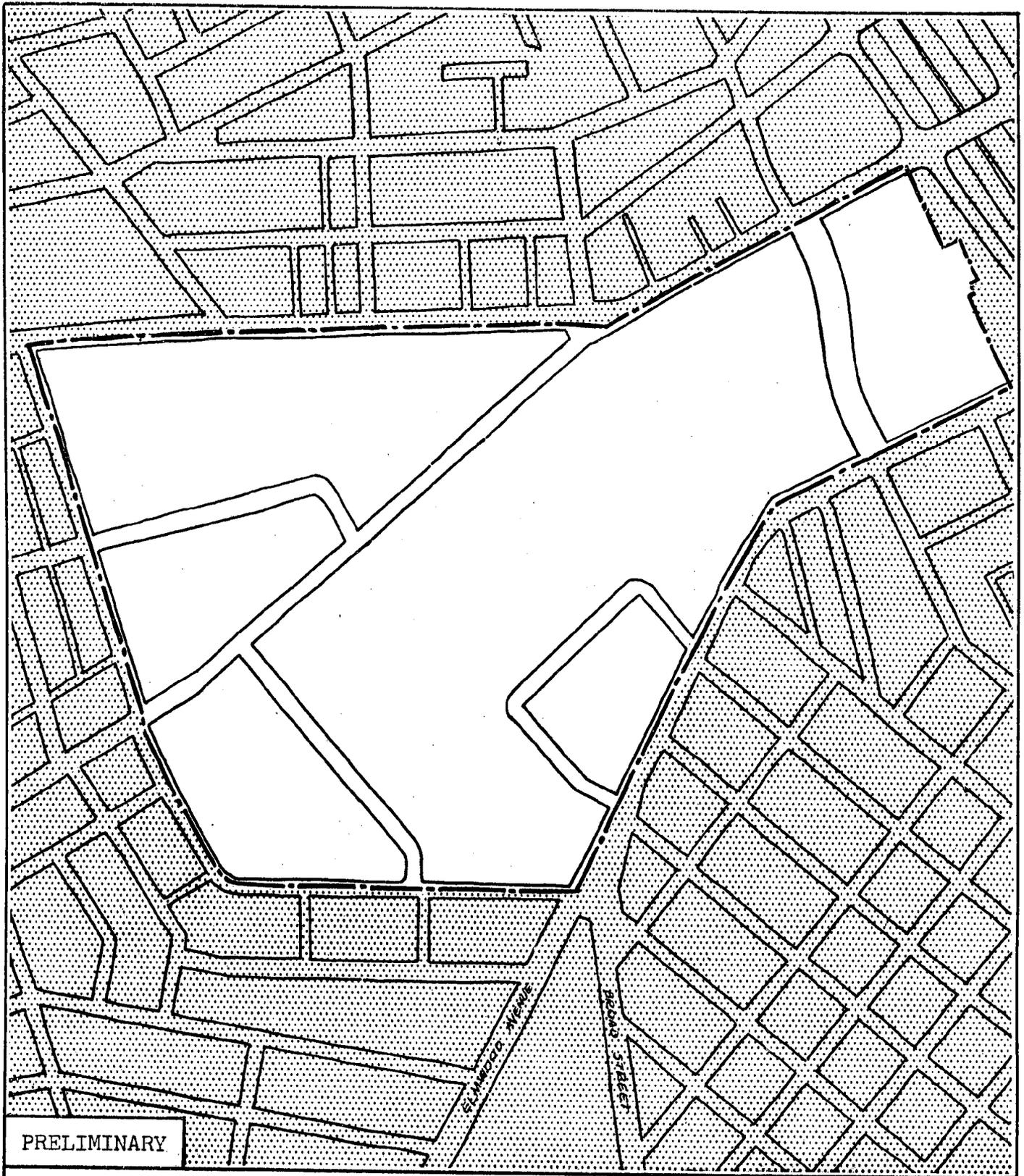
LIPPITT HILL

On April 30, 1958 an application for Loan and Grant was submitted to the Housing and Home Finance Agency for technical review. The proposed redevelopment plan contained in this application provides for the clearance of over 300 structures contained on over 45 acres of land, the displacement of some 650 families, and the retention of approximately 85 residential structures presently determined to be suitable for voluntary private rehabilitation in the balance of the project.

Following family and business relocation activities, the land is to be cleared and regraded and new streets and utilities constructed to serve the proposed residential, commercial, institutional and recreational re-uses.

It is estimated that the gross project cost for this project will amount to \$5,600,000. Proceeds from the sale of project land are estimated at \$600,000, leaving an estimated net project cost of \$5,000,000 to be shared 1/3 (\$1,700,000) by the City and 2/3 (\$3,300,000) by the Federal government.

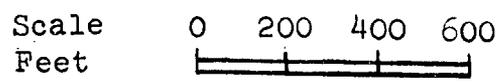
Details of this proposed redevelopment plan are being reviewed and precised and submission to the City Council is expected during 1959.



PRELIMINARY

CENTRAL CLASSICAL PROJECT NO. R.I. R-2

Providence Redevelopment Agency



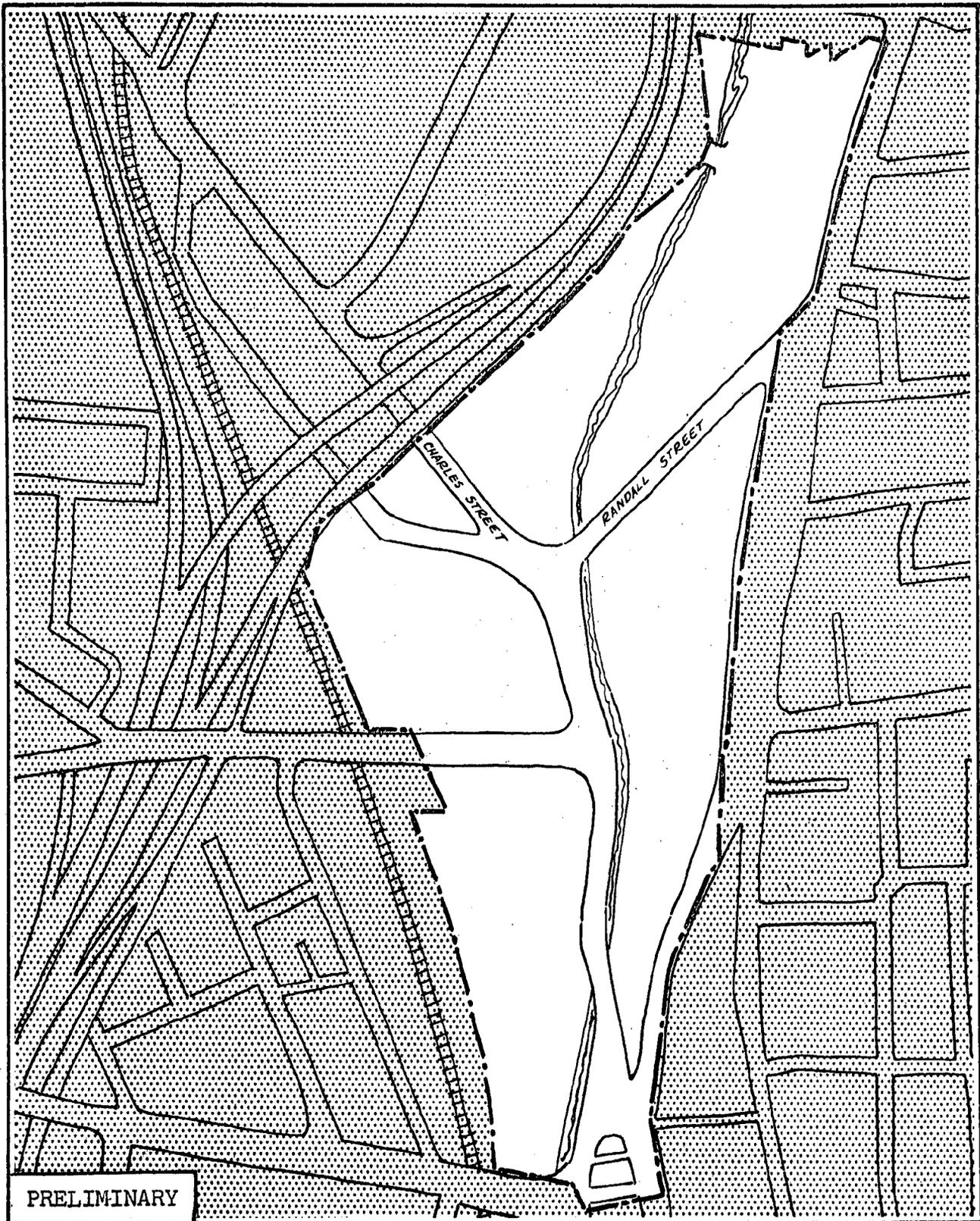
1958 Annual Report

CENTRAL-CLASSICAL

Prior to Federal approval of the Survey and Planning Application, the City Plan Commission was requested by the Agency to review the Master Plans as they pertain to the area within and surrounding the survey and planning area. During these studies numerous conferences were held between the staffs of the Agency and Commission and a mutually agreeable tentative re-use plan for the area resulted. At this time it became evident that an extension of the survey and planning area, as delineated in the original Survey and Planning Application, would be desirable to include the area bounded by Westminster, Bridgham and Cranston Streets, in order to further enhance the neighborhood of which the project is a part. This determination was concurred in by City Council action which authorized the filing of a revised Survey and Planning Application.

On December 4, 1958 the Project Eligibility and Relocation Report, together with a revised Survey and Planning Application, was completed and submitted to the Housing and Home Finance Agency for review and approval.

The extent to which renewal activity can be accomplished in the presently proposed area will depend upon the amount of Federal funds that may become available. Preliminary investigation of the cost of redevelopment of the enlarged area indicates that additional Federal Capital Grant funds will be required to undertake activities presently contemplated.

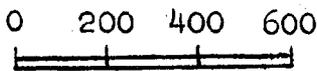


PRELIMINARY

RANDALL SQUARE PROJECT

Providence Redevelopment Agency

Scale
Feet



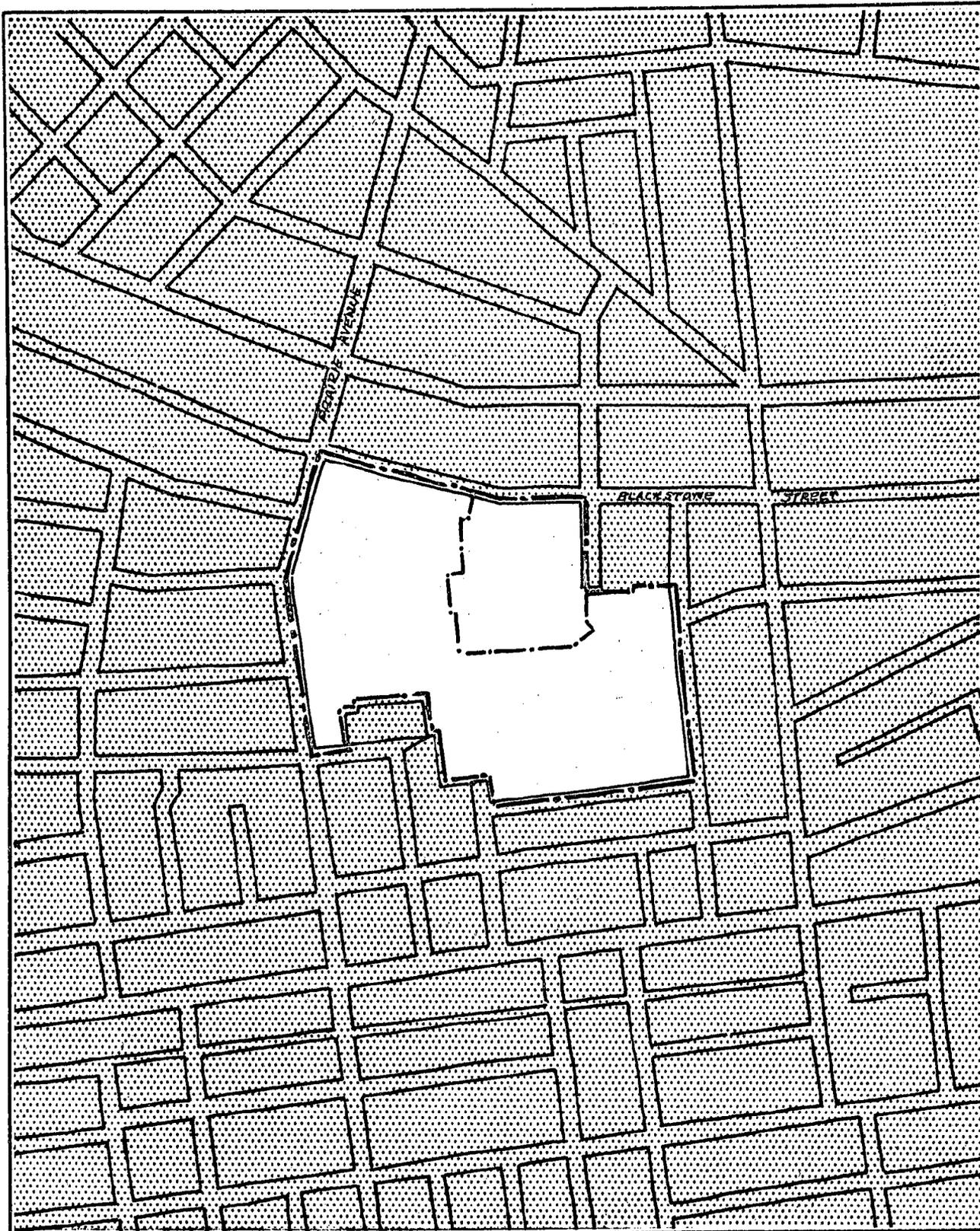
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1958 Annual Report

RANDALL SQUARE

As previously reported, a Survey and Planning Application was prepared for this project and submitted in May 1957 to the Housing and Home Finance Agency. Since that time however, available Federal Capital Grant funds became inadequate to meet the national demand and the Housing and Home Finance Agency devised a formula by which these funds were to be distributed to communities throughout the country. Based on this formula Providence can expect slightly less than \$1.5 million each year. Because funds for other projects in Providence's urban renewal program have exceeded the amount to be made available under the formula, it became necessary for this Agency to re-submit the Randall Square Application and request the Federal government to place the project on a stand-by basis in anticipation of increased funds in the future.

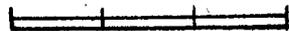
The project continues to be important to our renewal program because of the need to correct the deplorable housing and traffic conditions, and the necessity to increase our industrial base, the results of which will contribute to the ultimate success of the adjoining West River and Lippitt Hill projects as well as the entire community.



WILLARD CENTER PROJECT NOS. UR R. I. 1-2 & UR R. I. 1-3

Providence Redevelopment Agency

Scale
Feet 0 200 400 600



1958 Annual Report

P R O J E C T D E V E L O P M E N T

WILLARD CENTER UNIT ONE

On June 20, 1958, the Providence Redevelopment Agency officially closed its books on the Willard Center Unit One project, establishing it as the fifth to be completed in the country. Philadelphia has closed out two urban renewal projects and one project each has been finished by Baltimore, Maryland and Manchester, New Hampshire.

The 3.86 acre area was cleared of slums to prepare a site for the \$1,600,000 South Providence Elementary School. The school was officially dedicated on March 23, 1958.

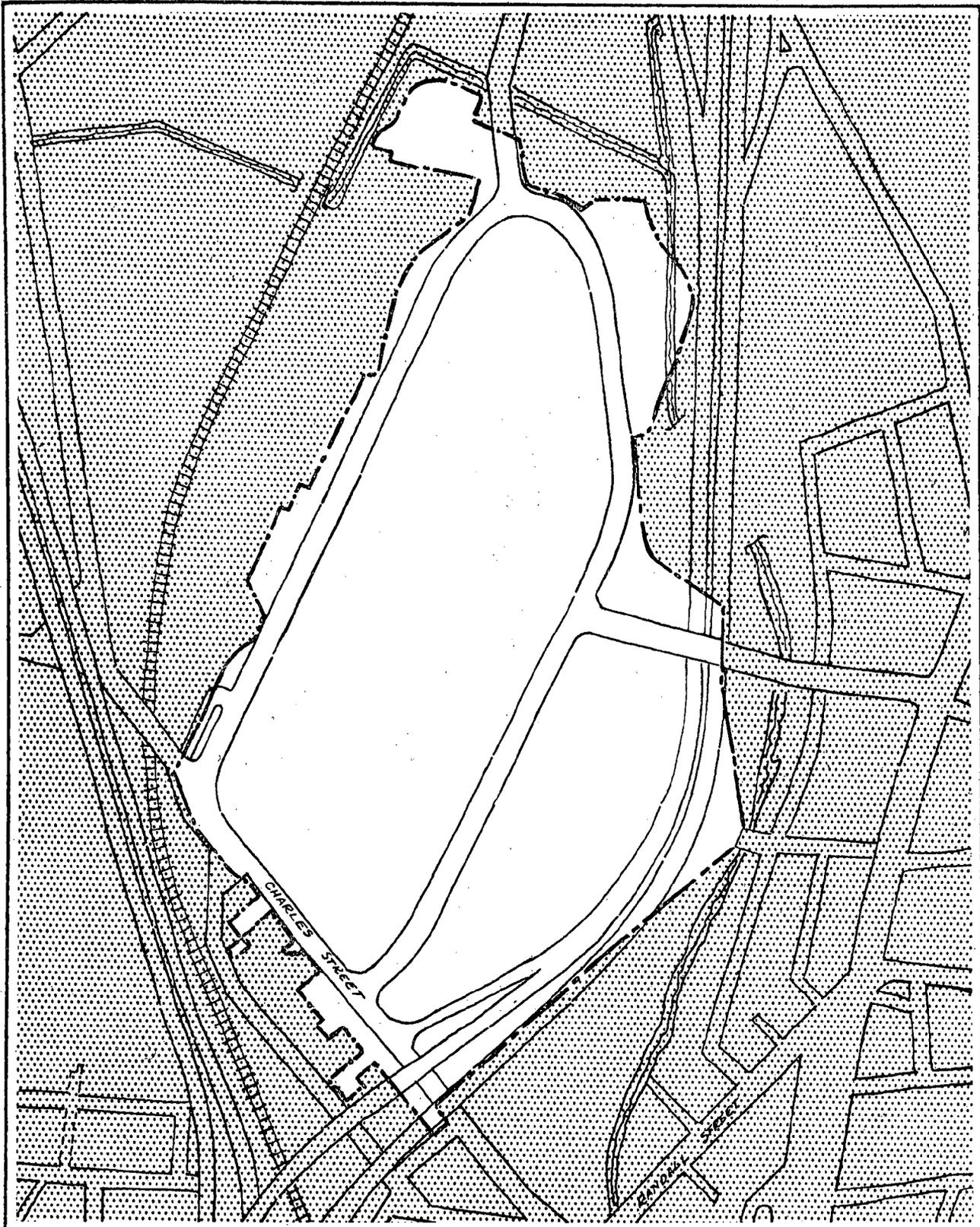
The net project cost of the project of \$660,428 was shared 1/3 or \$220,143 by the City and 2/3 or \$440,285 by the Federal Government.

WILLARD CENTER UNIT TWO

A certificate of completion for this project was filed on December 31, 1958 establishing this City along with Philadelphia as the only cities in the United States having closed out as many as two urban renewal projects.

The cleared site now comprises a modern shopping center, a playfield, a playground, and a school parking area.

Prior to redevelopment, land and buildings formerly on the shopping center site were assessed for \$229,813. The assessed valuation of the new Shopping Center is \$318,420



WEST RIVER PROJECT NO. UR R.I. 1-6

Providence Redevelopment Agency

Scale
Feet

0 200 400 600

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1958 Annual Report

resulting in a net gain in assessed valuation of \$88,607 after redevelopment.

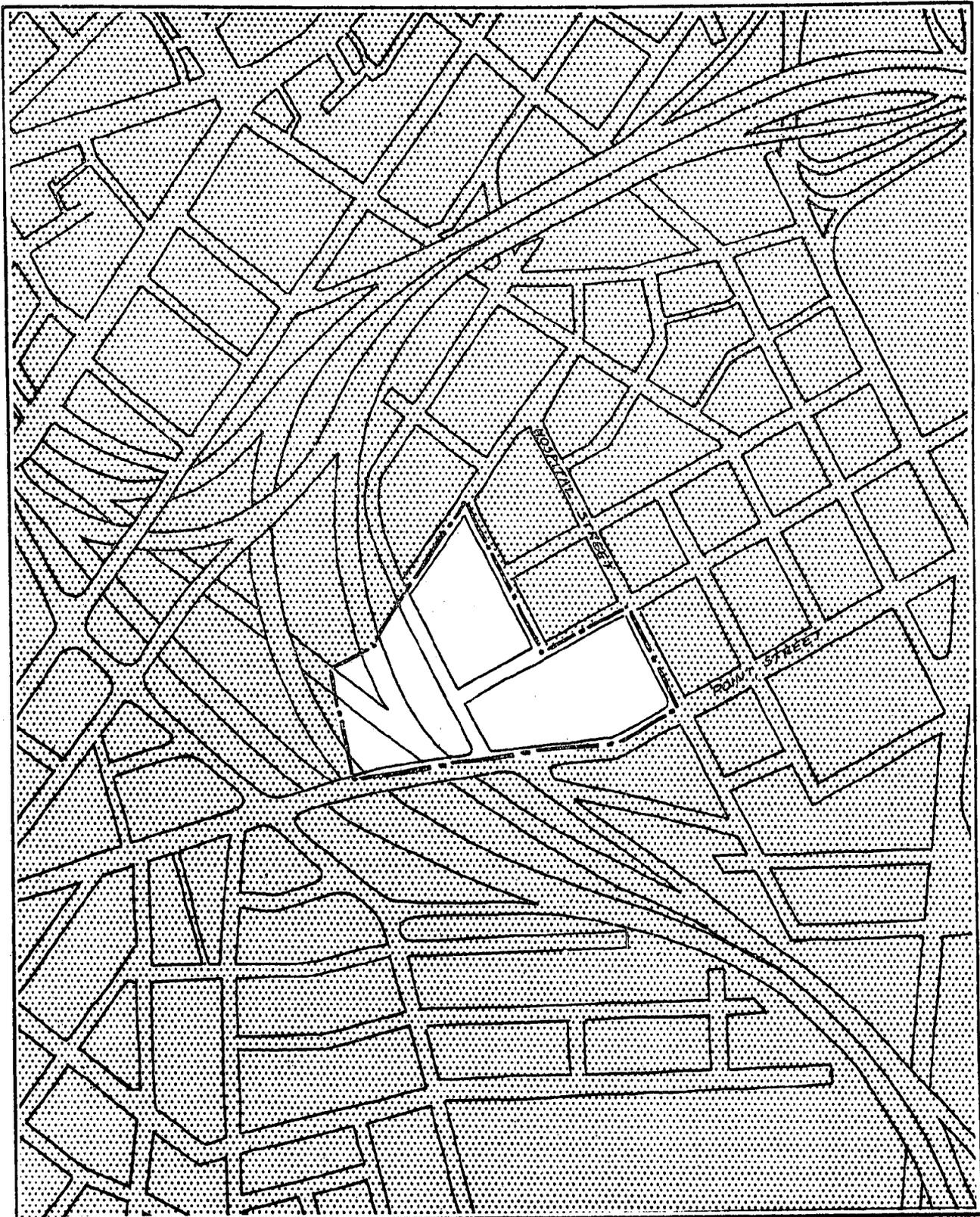
WEST RIVER

The West River Industrial Park has been entirely cleared of structures with the exception of two foundries and one warehouse.

A contract was awarded for \$631,400 to regrade the area and to provide new site improvements including roads, sidewalks, water mains, storm and sanitary sewers.

700,000 cubic yards of earth are being moved, of which 125,000 cubic yards are being placed at Esek Hopkins Jr. High School to enlarge the six acre play area by 100%. 170,000 cubic yards of earth were placed on the site of the West River Reservation in cooperation with the State Highway Department's needs for the material in their scheduled expressway program.

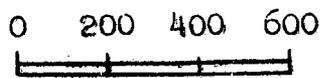
A promotional program presently underway for the sale of land consists of participation in national industrial expositions, newspaper and direct mail advertising, personal contacts, local and national public addresses and services of real estate brokers. The results of this promotional program have been most gratifying with approximately 74% of the land either sold, or in a process of negotiation.



POINT STREET PROJECT NO. UR R.I. 1-1

Providence Redevelopment Agency

Scale
Feet



N
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1958 Annual Report

The most dramatic result was the announcement that the West River Industrial Park would be the site for the new multi-million dollar experimental automated mail and parcel post terminal, the first of its kind in the country. This terminal will be constructed on a 14 acre site by Intelex Systems Incorporated, a subsidiary of the International Telephone and Telegraph Co. who will completely own the facility and lease it to the Federal government.

It is estimated that the City will realize real estate taxes on this one property alone of about \$120,000 per year. For a comparison it is noted that the entire project area prior to redevelopment brought only \$40,000 per year in real estate taxes. The City will thus realize 3 times the original tax income each year from just 14 acres of the total 57 acre project area.

The estimated net project cost of this project is \$5,077,054 to be shared 1/3 or \$1,692,000 by the City and 2/3 or \$3,385,000 by the Federal Government.

POINT STREET

The initial redevelopment plan for this project was approved by the City Council in April, 1951, but project development was delayed shortly thereafter by litigation. After more than five years the Supreme Court of Rhode Island handed down a favorable decision which reversed the Superior

Court ruling and enabled the Agency to proceed with the development of the City's first redevelopment project.

During the intervening years numerous changes in the characteristics of the project made necessary modifications of the original plan. The City Council and the Housing and Home Finance Agency concurred in the modifications made by the Redevelopment Agency and on October 20, 1958 the Point Street Project was condemned for light industrial use.

Prior to condemnation, the Agency executed an Agreement with the State of Rhode Island, similar to the one used in the West River Project, which set forth the acquisition by the State of land required for freeway purposes within the Point Street Project area. On December 17, 1958, the State condemned 1.9 acres from the Agency in Point Street for the North South Freeway.

Immediately after condemnation by the Agency, a contract was awarded for the demolition of the 53 structures in the project area and clearance was underway before the close of the year.

The Family and Business Relocation Service promptly began servicing the 32 families, 21 individual householders and 10 businesses who were tenants of the project on the day of condemnation.

Relocation payments were expedited by the Agency through the use of a fixed payment schedule and by December 31st, 35 former residential occupants had received a total of \$1880 for moving expenses.

From a total of 36 properties, 20 were settled successfully by the year's end and negotiations were underway with the remaining 16.

The estimated net project cost of this 8.4 acre project is \$237,000 to be shared 1/3 or \$79,000 by the City and 2/3 or \$158,000 by the Federal Government.

R E N E W A L S E R V I C E S

During the last few months of the year, the Renewal Services Division began to define the scope of its activities to deal with the various activities short of clearance which are involved in the rehabilitation sections of certain redevelopment project areas and in other parts of the city where blight has begun and where the dwellings should be brought back by private voluntary action to adequate quality.

These renewal activities are expected to include the careful scheduling of many public and private efforts. Among these are the organization of neighborhood groups, promotion of private rehabilitation investment beyond minimum standards, timing of public facilities to be constructed, street adjustments and improvements, sidewalk and street tree replacements, spot clearance of slum quality structures located among acceptable dwellings, elimination of blight-producing structures and land uses that do not conform to the zoning requirements, and other improvement measures. It is expected that these efforts will be carefully coordinated with the timely enforcement of the provisions of the Minimum Standards Housing Ordinance and the offering of effective assistance by the Relocation Service to the few families and businesses to be displaced by some of these activities.

Before the year's end the Chief of Renewal Services visited the City of Detroit in order to study first hand the large and comprehensive program of neighborhood conservation which has been launched in connection with declining neighborhoods.

R E L O C A T I O N

The Family and Business Relocation Service, although not a division of the Agency, functions as though in an integral relationship in the planning and execution of project plans.

During 1958, relocation services were completed for the West River project with the inspection of the dwelling units to which some families had moved without using the full assistance of this office and in almost all cases the new units were of standard quality. Those families that moved into sub-standard units were offered further assistance.

Following the completion of relocation of the Huntington Avenue Highway displacees, the staff of the Relocation Service undertook a survey of the entire City to determine the number of residential rental and sales properties available on the open market. While the results of the survey did not reveal the potential of housing resources during a project relocation period, it did however, provide valuable information to cross check other similar information and thus improve the accuracy of future projections of housing resources and needs.

In addition to the above, other accomplishments of the Family and Business Relocation Service during 1958 included the relocation of 93% of the residential occupants in the Point Street Project Area.

City of Providence Funds - Fiscal Year 1957-1958

FINANCIAL STATEMENT

	APPROPRIATION	EXPENDITURES	SURPLUS Returned to General Fund
Salaries	\$ 39,127.00	\$ 31,545.99	\$ 7,581.01
Contract Services	11,946.00	11,715.23	230.77
Material and Supplies	700.00	697.27	2.73
Equipment and Furniture	<u>2,650.00</u>	<u>1,346.03</u>	<u>1,303.97</u>
	\$ 54,423.00	\$ 45,304.52	\$ 9,118.48

Federally Aided Program of Redevelopment

B A L A N C E

ASSETS

CURRENT ASSETS

Cash in Bank

Survey and Planning Accounts:

Lippitt Hill \$ 3,699.65

Project Development Accounts:

Point Street, -Project Expenditures 324.41

Willard Center Unit Two, -Project Expenditures 19,939.48

West River, -Project Expenditures \$ 1,181.98

Temporary Loan Repayment Fund 1,090.03 2,272.01

Accounts Receivable

Revolving Fund \$ 550.00

Imprest Funds:

West River 50.00

Interest Earned on Superior Court Deposit 10,473.10

Federal Relocation Grants Due 6,634.51 17,707.61

Investments Held

Point Street \$ 74,904.17

West River 1,243,114.88 1,318,019.05

TOTAL CURRENT ASSETS \$1,361,962.21

PROJECT AND RELOCATION COSTS

Lippitt Hill \$ 66,596.20

Point Street 32,541.52

Willard Center Unit Two \$1,930,028.73

Less Price of Land Sold 338,083.10 1,591,945.63

West River \$4,417,167.79

Less Price of Land Sold 26,174.00 4,390,993.79

Net Project Costs To Date \$6,082,077.14

Relocation Costs \$ 65,673.51

Cost Exception 292.00

Suspended Cost 927.52 66,893.03

TOTAL PROJECT AND RELOCATION COSTS 6,148,970.17

TOTAL ASSETS \$7,510,932.38

Projects as of September 30, 1958

S H E E T

LIABILITIES AND CAPITAL

LIABILITIES

Accrued Interest Payable

Lippitt Hill	\$	2,420.85	
Point Street		1,438.10	
Willard Center Unit Two		1,175.61	
West River		<u>7,251.82</u>	\$ 12,286.38

Advances and Loans Payable

Lippitt Hill	\$	67,975.00	
Point Street		31,382.00	
Willard Center Unit Two		209,316.49	
West River		<u>2,812,000.00</u>	<u>3,120,673.49</u>

TOTAL LIABILITIES

\$3,132,959.87

CAPITAL

Local Grants-in-Aid

Cash:

Point Street	\$	75,000.00	
Willard Center Unit Two		585,000.00	
West River		<u>1,324,495.00</u>	

Non-Cash:

West River		<u>13,300.00</u>	
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Total Local Grants-in-Aid

\$1,997,795.00

Federal Grants

Project Capital Grants:

Willard Center Unit Two	\$	816,773.00	
West River		<u>1,497,731.00</u>	

Relocation Grants:

Willard Center Unit Two		27,624.99	
West River		<u>38,048.52</u>	

Total Federal Grants

\$2,380,177.51

TOTAL CAPITAL

\$4,377,972.51

TOTAL LIABILITIES AND CAPITAL

\$7,510,932.38

THE HONORABLE WALTER H. REYNOLDS
Mayor, City of Providence

THE PROVIDENCE REDEVELOPMENT AGENCY

Chester R. Martin, Chairman Morris S. Waldman, Vice-Chairman
Albert Harkness Edmund M. Mauro Timothy A. Purcell

James F. Reynolds, Executive Director
John R. Kellam, Secretary

Robert C. Smith, Deputy Director

ADMINISTRATION DIVISION

Stanley Bernstein, Assistant to the Executive Director
Kenneth H. Salk, Accountant II
Anthony P. Costantino, Accountant I
Florence Spirito, Clerk Stenographer III
Anna A. Fera, Clerk Stenographer III
Ann A. Edmonds, Clerk Stenographer II
Rae Budnick, Clerk Stenographer I

DEVELOPMENT DIVISION

Arthur W. Beauregard, Senior Engineer
Melvin St. J. Susi, Project Supervisor
Maynard N. Guy, Assistant Project Supervisor

LEGAL DIVISION

Timothy J. McCarthy, Attorney II
James G. Dolan, Jr., Attorney I
*Vincent J. Baccari, Attorney I

PLANNING DIVISION

*Margaret B. Geddes, Planner IV
Richard R. Torchia, Planner III
Naninni G. Martucci, Planner II
*Peter L. Cannon, Jr., Engineering Aide

REAL ESTATE DIVISION

Sidney Kramer, Real Estate Officer

RENEWAL SERVICES DIVISION

John R. Kellam, Chief of Renewal Services

* Part Time

December 31, 1958