

JOHN F. PALMIERI
Director



VINCENT A. CIANCI, JR.
Mayor

Department of Planning and Development

"Building Pride In Providence"

May 8, 1996

Honorable Vincent A. Cianci, Jr.,
Mayor of the City of Providence
Executive Chamber
City Hall
Providence, R.I. 02903

Dear Mayor Cianci:

I am pleased to submit this Annual Report and Work Program for the Department of Planning and Development. This report highlights the premier projects of the Department as well as its ordinary and routine business. Taken together, you will see the wide array of services provided and the numbers of Providence residents assisted directly by my staff.

Your vision and strategy for a dynamic, vibrant community provide a framework for the accomplishments of this Department. Last year, combining Federal and City resources we planned and implemented projects and programs in Providence neighborhoods at a value of more than \$8,000,000. These activities as you know, directly address the needs of individuals, families, businesses and non-profit agencies. Working together we are surely creating stronger, more stable, and more livable neighborhoods.

Whether providing comprehensive and project planning services, securing our historic past through compliance with preservation standards, removing blighted structures, providing small business assistance, assisting the City's non-profit community or performing the other activities detailed in our report, the Department of Planning and Development is proud to participate in the continued revival of our City.

Sincerely,

John F. Palmieri
Director

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In the 1990's, American cities face daunting social, economic and physical problems. Citizens demand good schools, police and fire protection and a good quality of life, while, at the same time clamoring for a reduction in the cost of government and lower taxes. Providence has come face to face with the challenge of doing more with less. And with the Mayor's leadership, the city remains committed to the concept that economic and housing development, capital improvements, planning, and funding for human services are the fundamental cornerstones that government cannot do without.

These cornerstones are the functions of the Department of Planning and Development. This report describes the major accomplishments of the Department over the past year, including services rendered to the City's neighborhoods. For example, the Department has:

- arranged the loan of approximately \$3.5 million for business development, expansion and relocation, creating or retaining hundreds of jobs;
- provided technical assistance to PPHC in the administration of its rehabilitation program;
- administered almost \$8 million in Community Development Block Grant funds for housing, human services programs, rehabilitation and historic preservation, public facilities and improvements, and special economic development activities;
- completed 15 neighborhood planning

projects and over two dozen special planning projects, including a capital improvement program, revisions to the zoning ordinance, and a transportation improvement program;

- initiated redevelopment projects in seven neighborhoods, including the acquisition of 50 blighted properties;
- awarded contracts for the construction of physical improvements in nine neighborhoods, valued at over \$4 million;
- administered the day to day activities of seven boards and commissions;
- responded to thousands of requests for information and assistance from the public, the Mayor's Office, and City Council members.

These are significant accomplishments in spite of a reduction in the Department's budget and personnel.

This Annual Report and Work Program begins with an overview of the Department and is followed by a summary of activities for the Planning, Economic Development, Grants Management and Housing Program Services, and Project Management and Construction Divisions. Next is a work plan for FY96.

This Annual Report and Work Program demonstrates that, in an era of increasing demand for diminished public resources, the Department has established a solid foundation for providing good government to the people of Providence, and will continue to do so in the coming years.

The Department of Planning and Development works on behalf of the people of Providence to plan for the city's future and to carry out the development policies and objectives set by the Mayor, the City Council, and various municipal boards and agencies. The Department is responsible for a broad range of municipal services, including economic and housing development, management of public improvement projects, planning, research, real estate marketing, and management of the City's Community Development Block Grant Program. We also maintain a comprehensive collection of land use and demographic data in a planning library, provide cartography services, and pursue grants on behalf of human service and public improvement organizations.

The Department employs approximately 55 people in five Divisions:

Administration, Planning, Economic Development, Grants Management and Housing Program Services, and Project Management and Construction.

PLANNING

In the range of services the Department provides, the role of planning is to conduct research on growth patterns and trends, to plan for the city's revitalization, to develop regulations and programs to direct the revitalization, and to review development proposals to ensure that the development conforms to the city's plans and regulations.

A major function of the Department is the preparation of the city's Comprehensive Plan. Providence 2000: The Comprehensive Plan, prepared by the Department and adopted in 1993 after a

six year effort characterized by extensive public input, articulates a vision for Providence's future. The comprehensive plan establishes goals and policies intended to help achieve that vision through land use, housing development, economic development, natural and cultural resources protection, historic preservation, traffic circulation, provision of community services and facilities, and open space management. The comprehensive plan must be updated every five years as required by state law.

By tracking and analyzing changes in demographics and land use, the Department develops an ever-changing profile of the City. Combining this information with the policies of the Mayor, City Council, the Comprehensive Plan, and various boards and agencies, as well as constant input from the public, the Planning Division prepares both action plans and long range plans that deal with specific issues and/or areas in Providence. Action plans like the "Federal / DePasquale Target Area Plan" describe immediate and short term redevelopment projects. Long range plans establish a framework for future economic development, housing development, and capital improvements that will be completed over a period of time, either in a neighborhood or on a citywide basis. The "Plan for Preservation" (issue-specific) and the "Old Harbor /I-195 Relocation Study" (area-specific) are examples of long range plans.

In addition to preparing plans, the Planning Division is also responsible for conducting a number of on-going project reviews and for coordinating projects with other agencies, such as:

Environmental Reviews - are completed for projects in which federal funds will be expended. The purpose of environmental review is to ensure compliance with federal, state and local regulations governing historic preservation, floodplain management, wetlands protection, noise pollution, hazardous materials, air and water quality, endangered species, fish and wildlife, farmlands and scenic waterways protection, coastal zone management, solid waste disposal, asbestos and lead contamination, and zoning. Over 200 environmental reviews were processed in FY95.

Zoning Petitions - petitions for zoning variances or special use permits (filed with the Zoning Board of Review) are reviewed and written comments on the impact of these proposals on the city's growth and development are submitted to the ZBR. Every month an average of twenty (20) zoning petitions are reviewed.

Plan Review - plans and reports prepared by various state agencies or city organizations are reviewed for conformance to the city's comprehensive plan and the potential impact on city programs and plans.

Development Review - petitions to purchase land from the Redevelopment Agency, street abandonments, or the purchase of city land; plans for construction in historic districts or in institutional zones; planned developments or land developments projects are all reviewed. New Development Review Regulations, to be adopted in the coming year by the City Plan Commission, will govern all review procedures.

DEVELOPMENT

The Department offers a wide spectrum of programs and initiates and implements a variety of development projects through its Economic Development, Grants Management and Housing Program Services, and Project Management and Construction Divisions and through the various boards, commissions and authorities that it services.

Economic Development - The Department promotes economic growth by helping to finance private development, implementing incentive programs that encourage employers to create and retain jobs, and providing opportunity for business growth and development. The Department provides financial assistance for commercial rehabilitation, acquisition of new or used equipment, the acquisition of real property, working capital, equipment lease/purchase and storefront improvement. The Economic Development Division administers the following programs:

PEDC Revolving Loan Fund - The Revolving Loan Fund of the Providence Economic Development Corporation is intended to assist businesses to locate and expand in Providence. Each year, the fund is augmented by funds from the city's Community Development Block Grant.

Storefront Program - The Storefront Program provides financial assistance to business and property owners for facade improvements to their buildings. The program, directed toward neighborhood commercial districts, can make up to \$25,000.00 available for exterior improvements.

Business Liaison Program - The Department maintains a business liaison program to assist businesses in accessing city services. Staff in the Economic Development Division will assist local businesses by helping them to identify the steps that must be taken to achieve a goal or project and by contacting the agency or department that must approve or permit the proposed project.

Enterprise Zones - The city is benefiting from two enterprise zone programs. The first is the Rhode Island Enterprise Zone Program. This innovative program provides financial incentives and technical assistance to businesses located in the zones, thereby stimulating economic growth, job opportunities and business expansion and development in targeted urban areas. All activities are coordinated through the Department. The second is the federal Enterprise/ Empowerment Program. This program, administered by the Providence Plan for the Department, funds a number of projects that help in job training and economic assistance for designated areas in the city.

Redevelopment - The Providence Redevelopment Agency (PRA) targets under utilized and blighted areas in Providence for redevelopment, and initiates capital improvements, certain that private investment follows public expenditure. The Department administers all services offered by the PRA, using the combined resources of its five divisions and working closely with the Mayor and the City Council. Since its inception in the late 1940's as the city's "urban renewal" agency, the PRA has established 34 redevelopment districts, assisted in the reclamation of approximately 500 acres of

land in the City of Providence and generated in excess of \$200 million in private investment. Today the PRA funds projects with bond proceeds, targeting specific areas in Providence for capital improvement, property acquisition, building demolition, site preparation, and road, sidewalk, landscape and lighting improvements.

Housing, Human Services and Public/ Non-Profit Facilities - Using the resources of the Community Development Block Grant (CDBG), the Department works to benefit low and moderate income persons through a variety of housing, human service and physical improvement activities. Human service funding supports neighborhood multi-service centers and single purpose programs throughout the city (e.g. senior programs, day care, crisis intervention, youth recreation). CDBG also supports the housing program delivery costs of twelve (12) non-profit housing agencies throughout the city. These agencies provide varying types of housing activities including rehabilitation, abandoned property reuse, historic preservation and new home construction. In addition, CDBG supports the acquisition, rehabilitation or construction of public facilities or facilities owned by non-profit human service corporations.

Through the Grants Management and Housing Program Services Division, the Department manages and funds several housing programs and carries out its responsibilities under Federal regulations for monitoring the effective use of contracted funds.

AGENCIES, BOARDS AND COMMISSIONS

The Department provides technical assistance to a number of City boards and agencies appointed by the Mayor to carry out a variety of functions, including comprehensive planning, economic development, redevelopment, design review, historic district management, off-street public parking development, and public building construction. These agencies and commissions are briefly described below; the appendix contains lists of members for each board.

Providence City Plan Commission (meets the third Thursday of each month)

The CPC was established in accordance with RIGL 45-22 and the provisions of Article X of the Providence Home Rule Charter. The seven members of the City Plan Commission are charged with preparing a comprehensive plan for the city; submitting advisory opinions and recommendations to the City Council on all zoning amendments; reviewing, approving and submitting to the City Council the capital improvement plan for the City (prepared by the Department); reviewing and approving master plans for all medical and higher educational institutions in Providence; and responding to other matters referred by the Mayor, City Council or other agencies.

Providence Economic Development Corporation (meets the third Thursday of each month)

The PEDC was created on July 26, 1989 by the merger of the Industrial Development Corporation and the Local

Development Corporation. The PEDC provides financial and technical assistance to established businesses interested in relocation to or within Providence, and also to the expansion of businesses within the City.

Providence Historic District Commission (meets the fourth Monday of each month)

Since 1960, the PHDC has had design review powers over any exterior change to a property (including repairs, alterations, site improvements, new construction, demolition and moving of structures) in a local historic district. At present Providence has six (6) local historic districts, designated under the City's zoning ordinance: Armory, Broadway, College Hill, Downtown (Jewelry District), Northern and Southern Elmwood, and Stimson Avenue. Additional districts are considered when local residents request such designation; designation proposals go to the City Council for approval after review by the City Plan Commission. The PHDC also works with the Department of Inspection and Standards to improve the enforcement of zoning violations in the historic districts.

Downcity District Design Review Committee (meets the second Monday of each month)

The Downcity District is an overlay zone created to encourage the revitalization of Providence's downtown by promoting housing, academic, arts and entertainment, and commercial uses; maintaining pedestrian scale; and preserving historic architecture and streetscapes. Established in 1994, the DRC has design review control over

exterior alterations, new construction, demolition, and street and site improvements in an area bounded by Smith Street, the Moshassuck and Providence Rivers, I-195, and I-95.

*Off-Street Public Parking Corporation
(meets as needed)*

The POSPP aids in the development of off-street parking in the city by providing tax exempt financing for structured or surface parking. All projects to date have been in Downtown Providence.

Public Building Authority (meets monthly)

The PBA provides financing and construction services for municipal facilities and projects. The PBA can either construct new buildings or renovate existing structures. It then in turn will lease these facilities to the City. The various projects are funded through the issuance of revenue bonds that are secured by the leases with the City. The PBA may only develop projects upon a request from the Mayor and with approval of the City Council.

*Providence Redevelopment Agency
(meets the second Tuesday of each month)*

The PRA was created in 1947 to address the problems of slum and blight in Providence. The Agency's purpose is "to work toward the elimination and prevention of substandard areas and their replacement through redevelopment by well planned, integrated, stable, safe and healthful neighborhoods" (RIGL 45-31). Since its beginning, the Agency has carried out many projects throughout the

City. Today, the Agency is working to stabilize the City's neighborhoods through the development of new owner-occupied housing and to create jobs with the development of industrial parks.

For More Information

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The Department of Planning and Development has a dual function, to perform the regulatory requirements of the city charter, state and city law and federal and state grants, and to implement the policies and directives of the mayor and city council. This Annual Report summarizes how the Department met this dual function for FY95 (July 1, 1994 to June 30, 1995).

Much has been accomplished over FY95. In order to present the Department's accomplishments in a logical fashion, this report is broken down into two sections. First are the Departmental Initiatives, second are the Departmental Core Services. The Department's work is ongoing. You will read what was started, what was achieved and is continuing as the Department works to make Providence a better place to live, work and play.

DEPARTMENTAL INITIATIVES

To carry out the mayor's policies, the Department established three broad initiatives to guide its work: Neighborhood Revitalization; Downtown Revitalization; and Job Creation and Retention.

NEIGHBORHOOD REVITALIZATION -

Since 1991, the Administration has focused attention on the City's neighborhoods which are the soul of the city. With this in mind, the Department of Planning and Development has been working with neighborhood groups to develop phased programs to strengthen

the neighborhoods by improving housing conditions, employment opportunities, recreation, open space, lighting and sidewalks. The entire Department contributes to these efforts. The Planning Division will meet with neighborhood groups to identify problems and to develop solutions. The Project Management and Construction Division will see that infrastructure improvements like sidewalks and trees are installed or that abandoned property is purchased and rehabilitated or demolished as recommended in the plan. The Grants Management and Housing Services Division makes sure that the necessary funds are available and that all requirements are met and works with neighborhood residents to assist in meeting housing needs. And the Economic Development Division works with the business community and makes business loans available.

CHARLES STREET BUSINESS DISTRICT REVITALIZATION PLAN was completed. The plan calls for improvements to storefronts, sidewalks and signage; planting trees and increasing open space and parking; and making beautiful St. Ann's Church the focal point of the neighborhood. Properties are identified for acquisition with either rehabilitation or demolition proposed. The plan also encourages private sector involvement to revitalize the commercial district.

CHARLES STREET PROPERTY ACQUISITION has begun. To date, two properties have been acquired and tax title for a third has been purchased. Acquisition of additional property is now in process.

CHARLES STREET REDEVELOPMENT PLAN was amended. Consistent with the Business District Revitalization Plan to acquire and demolish dilapidated property, staff prepared an amendment to the existing redevelopment plan calling for acquisition by the Providence Redevelopment Agency (PRA) of several additional blighted properties along Charles Street.

COLLEGE HILL NEIGHBORHOOD PLAN has begun. Working with input from the College Hill Neighborhood Association, the Providence Preservation Society, and other interested groups, staff is performing a land use analysis of the area bounded by Benefit, Hope, Barnes/Jenckes, and Power Streets, which will help us to respond to future proposals for land use changes. The plan is to be completed in 1996.

THAYER STREET BUSINESS DISTRICT REVITALIZATION PLAN implementation has begun. Bulletin boards have been installed in a number of locations to provide appropriate sites for the attachment of paper flyers, reducing their appearance on telephone poles, storefronts, garbage cans, etc. In addition, physical improvements (new sidewalks and street trees) have been completed between Cushing and Waterman Streets, funded by CDBG.

ELMHURST NEIGHBORHOOD PLAN was completed. With collaboration from neighborhood groups and Providence College, a plan was prepared to address problems associated with off-campus student housing and absentee landlords. The intent of the plan is to strengthen those areas of the Elmhurst

neighborhood that abut P.C. by increasing owner occupancy, minimizing blight and improving student/resident relations. The plan calls for the acquisition of property, however, acquisition can not take place until funding is identified.

GORHAM DEVELOPMENT PLAN has begun. In collaboration with a neighborhood project area committee, the PRA, the local Councilman, and preservation groups, staff is preparing a reuse plan for an abandoned 37-acre historic industrial site (formerly Gorham Silver Manufacturing Co.). The emphasis is on a new use that will generate jobs and revenue for the City, preserve as many of the historic buildings on site as possible, minimize traffic impacts on the surrounding neighborhood, and provide buffers between the new use and the neighborhood through extensive landscaping, particularly along the edge of Mashapaug Pond.

GORHAM ENVIRONMENTAL CLEAN UP is underway. Staff is working with the R.I. Dept. of Environmental Management and Textron Corporation (former owners of the Gorham site) on an agreement to remediate environmental contamination of the site. The level of clean-up required depends on the new use of the site; asbestos abatement has already started.

GORHAM REDEVELOPMENT AREA was approved. An ordinance creating a new redevelopment area at the Gorham site was submitted to the City Council for approval. Before a redevelopment plan can be developed and implemented, the city must designate the area a

redevelopment area.

THE FEDERAL HILL ARCH was rehabilitated. Water was seeping into the arch and weakening it structurally. The rehabilitation sealed the arch and repaired spalled concrete.

SAINT JOHN'S PARK was completed. The site of the former St. John's Church was converted in to a small park and parking area.

MERCHANT'S PARKING LOT in Federal Hill was rehabilitated. Retaining walls were repair, landscaping was installed and the lot was repaved.

VALLEY STREET REVITALIZATION PLAN implementation was begun. Phase 1 physical improvements on Valley Street have been completed, and Phase 2 will start in the Spring of 1996, funded through CDBG.

OLNEYVILLE SQUARE REVITALIZATION improvements were installed. Updating a 1982 redevelopment plan aimed at revitalizing the commercial area around Olneyville Square, staff worked with the Olneyville Businessman's Association and the local Councilwoman to revise the redevelopment plan. Infrastructure improvements in Olneyville Square were completed in the Spring, funded by the Redevelopment Agency.

SILVER LAKE/HARTFORD REVITALIZATION PLAN was completed. Because the neighborhoods between Plainfield Street and Route 6 are so closely linked, the Department decided to revisit the Hartford Revitalization Plan

and the Silver Lake Revitalization Plan and combined the efforts. As a result the Silver Lake/ Hartford Revitalization Plan has been developed. This plan calls for the acquisition of blighted property and the installation of sidewalks, street trees and other improvements. This plan contained an analysis of past revitalization efforts, current needs, and recommendations for improvements to residential and commercial areas in both neighborhoods. Implementation is subject to funding from the PRA and CDBG.

SILVER LAKE REVITALIZATION PLAN AND THE HARTFORD REVITALIZATION PLAN were amended. Amendments to the revitalization plans were submitted by staff and approved by the city council to authorize land acquisition and site improvements.

DOUGLAS AVENUE REVITALIZATION PLAN is being prepared. The Department has been working with a neighborhood group since 1993 to plan for revitalization of this long-neglected street. Initial infrastructure improvements (sidewalks and street trees) have been made, and the focus now is on a long range plan including property acquisition, demolition, and new commercial development. Staff also participates in ongoing meetings with the Douglas Ave. Steering Committee. The plan is expected to be completed in 1995.

DOUGLAS AVENUE PROPERTY ACQUISITION has begun. To date, tax title for one property has been purchased. One structure has been demolished. Acquisition of additional property is now in process.

ROGER WILLIAMS SITE at Thurbers Avenue / Eddy Street is under study. Staff prepared an options paper detailing reuse possibilities for this vacant 20-plus acre former public housing site. The staff, working with the neighborhood residents and leaders, hopes to develop a plan that will make the Roger Williams site the focus of a revitalized neighborhood. It is hoped that the plan will result in a redevelopment of the neighborhood, the creation of new employment and a retail center in conjunction with decent and affordable housing.

ROGER WILLIAMS DEMOLITION AND SITE PREPARATION completed. The Department supervised the demolition and environmental clean up of the former Roger William' housing site.

BROAD STREET RENAISSANCE PLAN is being finalized. In conjunction with residents and business leaders, staff is preparing a plan to revitalize the entire 3-mile length of Broad Street, emphasizing the street's thriving ethnic businesses and residential reinvestment that has already occurred. The planning effort is based on the "Main Street" program developed by the National Trust for Historic Preservation. "Main Street" is designed to assist businesses with marketing and sales by establishing an urban design theme for storefronts and the street. To date a report on Broad Street's potential has been completed, an application has been filed with the Main Street Program to have Broad Street designated as a demonstration project, and a steering committee has been established to develop a plan and then to

implement plan recommendations.

BLACKSTONE ON THE SOUTH SIDE, in cooperation with Omni Development, is under construction. The Upper South Providence Revitalization Plan, adopted in 1990, proposed creation of a new neighborhood of over 50 owner-occupied homes through the acquisition of blighted property on Blackstone Street, infrastructure improvements and housing development. To date Phase 1 and 2 land acquisition has been completed, 27 new home sites have been created, and 8 new houses have been built as part of the Nehemiah Home Ownership Program. The project is ongoing.

UPPER SOUTH PROVIDENCE REVITALIZATION PLAN is being reexamined. With Blackstone on the Southside under construction, a reexamination of the plan is essential to determine that the goals developed in the 1989 revision are still being met. Staff hopes to complete the reexamination by late 1995. As part of this study, the following will be examined: 1) *Broad Street Acquisitions*: the proposed acquisition by the PRA of four blighted properties on Broad Street at the corner of Moore Street. This action will make these properties available for redevelopment as commercial and residential uses; 2) *St. Joseph's Hospital Land Exchange*: the proposed relocation of the junk car and auto repair businesses on Broad Street between Wesleyan and Chester Streets to remove a major blighting influence. The PRA would acquire the properties, clear the existing uses, and make the land available to St. Joseph's Hospital for development as landscaped parking lots.

The Hospital would swap lots it owns on Wesleyan, Peace and Plenty Streets for the Broad Street properties, and the residential lots will in turn be included in the Nehemiah Home Ownership Program.

SAINT MICHAEL'S CHURCH SIDEWALKS AND TREES were installed. The installation of new sidewalks and street trees around Saint Michael's church was completed in the fall of 1994.

570 BROAD STREET renovation. The exterior of this historic structure, acquired by the PRA, was renovated. The renovation included a new roof, restored wooden windows, siding repair and a new coat of paint, the first in over twenty years.

WEST END REDEVELOPMENT PLAN is being reexamined. For the first time in 5 years a comprehensive evaluation of the West End neighborhood is being conducted in cooperation with local residents. The end result will be a redevelopment plan that will direct the property acquisition efforts of the PRA and the extent and type of new development that will be supported in the neighborhood. The plan should be completed in late 1995.

WESTMINSTER STREET REDEVELOPMENT PLAN is being prepared. The residents of the West Broadway area of the neighborhood have proposed a comprehensive four-year improvement program for Westminster Street aimed at creating a new image of the street as a gateway to downtown Providence. Staff has begun working with the West Broadway Neighborhood

Association to prepare a phased revitalization plan that will develop a strong commercial character and emphasize the historic architecture on Westminster Street. The plan is expected to be completed in 1995.

WOONASQUATUCKET RIVER GREENWAY runs through five neighborhoods: Smith Hill, Valley, Olneyville, Hartford and Manton. The beauty of the river and its associated open space is a major asset to these neighborhoods, and the Department is working with the Providence Plan on efforts to promote the river's historic and natural attractions through river clean-up, walking tours and an annual Woonasquatucket River Festival.

THE NORTHWEST BIKE PATH has been extended into Providence. In conjunction with the Woonasquatucket Greenway, which will increase public access to and generate new interest in the Woonasquatucket River, the potential of a bike path along the river from Dyerville Park to Waterplace Park in Downtown is being investigated. The proposed bikepath and greenway will connect with regional bike paths on both ends -- with the Northwest Bike Path heading north to Worcester, Mass., and with the East Bay Bike Path heading south to Bristol, Rhode Island. A plan for land acquisition, and greenway and open space development is being prepared.

CITYWIDE LIGHTING PLAN was initiated. In an effort to establish city standards for lighting of all city streets and to improve lighting in the neighborhoods, a task force was established in 1993. After lengthy review

of the approach to lighting in the city, general guidelines were established. The Department is working with the city Electrical Inspector to prepare a light plan and standards to guide all future lighting requests.

A CITY-WIDE BIKEWAYS PROJECT was funded through the RI Department of Transportation Congestion Mitigation and Air Quality Program. This project would study a plan to connect the city parks and schools with bikeways and would fund the necessary stripping and signing to indicate where the bikeways were located. It is anticipated that this project will start in the Fall of 1995 and be completed in the Summer of 1996.

COMMUNITY CENTERS PLAN was prepared by the directors of the city's community centers with assistance from the Department. The plan examined existing funding scenarios and proposed approaches to meet the projected funding short falls in the coming years.



DOWNTOWN REVITALIZATION - A vibrant and exciting city must have vibrant and exciting neighborhoods. Many forget that Downtown is a neighborhood too. It is important that Downtown also be vibrant and exciting. A strong Downtown supplies jobs and taxes for the city. It has been a major initiative of this Department to insure that the policies set by the mayor to keep Downtown strong and vibrant are met.

THE PROVIDENCE BANNER TRAIL is a joint public/private effort to promote the

arts and entertainment, historic sites and cultural facilities in Downtown and the surrounding neighborhoods. The project includes not only visual identification of sites through installation of colorful banners, but also visitor information (maps, guidebooks and interactive media); computerized schedules of events; public art; and gallery and exhibit space. The Department is funding the design of the banners and the map brochure. The Department prepared the RFP, chose a designer, monitored the contract, prepared text for the brochure, and sat on the Banner Trail Executive Committee choosing the sites and reviewing the design proposals. Banners are to be installed in late 1995.

A TRAFFIC CIRCULATION, PARKING AND SIGNAGE STUDY OF DOWNTOWN is being funded through the RI Department of Transportation Congestion Mitigation and Air Quality Program. Since the recent construction and proposed new development of major traffic generators such as the Convention Center, Providence Place Mall and the Old Harbor/I-195 Relocation Project, the Department must update its 1980 traffic study of downtown Providence, taking a new look at traffic flow and parking supply. Staff has formed an advisory committee to prepare an RFP and direct the selection of a consultant, with the goal of completing the study and implementing its recommendations in 1996.

A UNIFORM SIGNAGE SYSTEM will be completed as part of the traffic circulation study. This signage system will make it easier for visitors to get into Downtown Providence from the surrounding

highways, will clarify circulation patterns within the Downtown, and will identify the location of major attractions and parking. An RFP and bid specifications were prepared in FY 1994-95 and the project is expected to go out to bid in FY 1995-96.

MATHEWSON STREET AND FREEMAN PARK AT GRACE SQUARE were constructed. Streetscape improvements (lighting, sidewalks, street trees) along Mathewson Street and construction of a new pocket park at the corner of Mathewson and Westminster Streets, the crossroads of Downcity, were developed. The project is funded through federal ISTEAs, RIDOT, PRA and other private sources, and being constructed by RIDOT.

EXCHANGE TERRACE UNDERPASS negotiations began with RIDOT and the owners of the Union Station complex to open the underpass for use. It is anticipated that an agreement will be reached and work completed in late 1995.

DOWNTOWN LIGHTING PROGRAM was begun. This program is designed to make downtown safer and more attractive to nighttime users by illuminating a number of buildings on Westminster Street. The Department appropriated approximately \$28,300 to purchase and install light fixtures; property owners agreed to maintain the fixtures. Lights were installed on ten Westminster St. buildings between Dorrance and Aborn Streets, with 3 other installations pending. The program will expand to lower Westminster Street (between Turk's Head and Dorrance Street) if additional funding can be obtained.

POINT STREET BRIDGE redesign was coordinated. This project calls for the reconstruction of the bridge and is to be complete in late 1996.

PARKING SURVEY UPDATE for Downtown was begun. This survey is designed to identify where additional parking can be located to achieve the goals of the Downcity Plan.

OLD HARBOR PLAN AND I-195 RELOCATION is continuing. The final Environmental Impact Statement is being completed. Discussions with the Providence Foundation, Providence Preservation Society, Rhode Island Historical and Heritage Commission and others on land use and development issues are ongoing. Staff is coordinating ongoing planning with RIDOT and the project engineers.

JEWELRY DISTRICT REVITALIZATION PLAN and Phase 1 physical improvements were implemented, including new street signs, sidewalks and street trees were completed. Phase 2 improvements will be constructed in Fall 1995. Staff is working with local businesses and property owners to encourage them to invest in new lighting and parking lot landscaping; one example recently completed is the Speidel parking lot on Ship Street.



JOB RETENTION AND CREATION -
The mayor has stated that there are four basic components to a strong and vibrant city: safe streets, affordable and decent housing, good schools, and good jobs.

The retention of jobs is essential to maintain a strong economic base in the city. And attracting new business and industry attracted into the city insures that those who live here will have the opportunity to seek advancement or to have the confidence that their families will have a chance to get a good job in the city. The Department has initiated a number of program and projects over the past year to insure that the job base in Providence grows.

THE ECONOMIC DEVELOPMENT INITIATIVE GRANT AND SECTION 108 LOAN APPLICATION O RECAPITALIZE THE PEDC REVOLVING FUND were submitted. PEDC has applied for a \$5 million Section 108 Guaranteed Loan to recapitalize its Revolving Loan Funds Program. This program provides loan assistance to businesses which are located in distressed areas of Providence. The application was made in conjunction with an application for a \$500,000 Economic Development Initiative (EDI) Grant, which will be used to create specific incentives for hiring disadvantaged, unemployed or underemployed City residents. It is estimated that approximately 80 businesses will be assisted and over 500 new jobs will be created through funding of the PEDC Revolving Loan Funds Program.

ECONOMIC DEVELOPMENT INITIATIVE GRANT APPLICATION FOR THE GORHAM MANUFACTURING SITE was submitted. In 1994 the City of Providence took tax title to the former Gorham Manufacturing Co. site. Environmental problems on the site are being remediated by the former owners,

Textron Corporation. The Department has applied to the Federal Economic Development Administration for a grant to assist in financing redevelopment costs to include: building demolition, upgrading all infrastructure, and acquisition of land along Reservoir Avenue to create new access to the site.

TRINITY REPERTORY COMPANY ACQUISITION by the PEDC has been initiated. Trinity Repertory Company, a mainstay of Providence's cultural life, is a vital component of Downcity revitalization. Trinity's recent financial downturn caused it to appeal to the City. At the Mayor's direction, a financial plan was developed whereby the PEDC would acquire Trinity's building on Washington Street and lease it back to Trinity. The deal is to be financed through the R.I. Industrial Revenue Bond Authority and augmented by an existing City loan to Trinity of \$1 million. The proceeds from the Bond will be used to replenish Trinity's trust and endowment accounts.

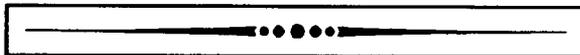
PROVIDENCE PERFORMING ARTS CENTER EXPANSION is underway. Another cultural mainstay in Downcity, PPAC is expanding its stage facility. The Department arranged a Section 108 loan for Phase 1 construction. The Department has applied for a grant of \$1 million from the Federal Economic Development Administration for Phase 2 and is awaiting approval.

SECTION 108 LOANS THROUGH THE PEDC for job retention and expansion were filed. The Department processed an application for Scuccato Corporation which is consolidating in Providence and will result in new jobs for the city. The

funds will be used to purchase a property and equipment. The Department also worker with the Providence Marriott to refinance the existing loans to keep the hotel in operation.

DEPARTMENTAL CORE SERVICES

The Department does many things on a daily basis that are routine, time consuming and often go unrecognized. Yet if these duties were not done, the failure to complete them would have a negative impact on the city and potential funding. These responsibilities are presented under the headings of: Regulations & Ordinance Requirements; Development Review; Grants Management and Administration; Real Estate & Housing; Economic Development; and, Boards, Commissions and Agencies.



REGULATIONS & ORDINANCE

REQUIREMENTS - The Department of Planning and Development has many responsibilities that are dictated by the city's charter and its ordinances; by state law; by federal regulation; and by city council resolutions. These jobs can be as simple as advising the city council on a request to purchase a city owned piece of land or as involved as preparing the city's Capital Improvement Plan. Regardless of the size of the responsibility, these jobs get done throughout the year. Many people are surprised to learn the broad scope of the

Department's every day responsibilities, summarized below.

CAPITAL IMPROVEMENT PROGRAM (CIP) was prepared. A CIP is separate from the city's annual budget, but for several years that distinction was not clear, and so no CIP was prepared. In 1994, in cooperation with the Director of Finance, a new CIP process was established and draft ordinances were prepared to clarify the approval process. With the new process in place, a routine has been established to insure yearly preparation as required by the city charter.

A PEDDLERS & VENDORS PLAN AND ORDINANCE was prepared. The Department, at the request of the city council, worked with the Law Department and the Board of Licenses to prepare a new ordinance and plan to regulate peddlers. By the summer of 1995, the plan had been referred back to the Department for further study and it is expected to be reported back to the council by late 1995.

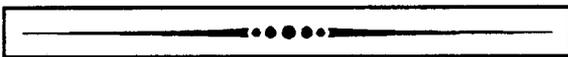
COMPREHENSIVE PLAN was prepared in 1993 as required by state law and city charter. The city is still waiting for approval by the Rhode Island Planning Council. Staff coordinates and responds to comments from various state agencies as part of the pending state approval process. Responses from 17 state agencies were received in FY95.

ZONING ORDINANCE AMENDMENTS were submitted and approved. As required by state law and city ordinance, the City's zoning ordinance was amended June 27, 1994 to comply with the

Providence's Comprehensive Plan. Further amendments (effective May 18, 1995) clarified some language and corrected several errors in the 1994 ordinance. Yearly reviews of the ordinance are carried out by staff.

CDBG CONSOLIDATED PLAN was prepared in accordance with new regulation of the U.S. Department of Housing and Urban Development. This plan identified what the city has achieved over the past few years with CDBG funding and laid out a spending scenario for the next five years.

TRANSPORTATION IMPROVEMENT PROGRAM for the city was prepared and submitted to RIDOT. In accordance with state requirements, the Department solicited input from other departments, prepared a draft plan, reviewed the proposal with the mayor, submitted the plan to the city plan commission for a public hearing and finally submitted the plan to the RI State Planning Council.



DEVELOPMENT REVIEW - With the expansion of historic districts, the creation of the downcity design review district, revisions to the institutional master plan provisions and the zoning ordinance, petitions to the zoning board and the city council and the new development regulations, development review is a growing area of departmental responsibility.

INSTITUTIONAL MASTER PLANS, which must be submitted by all medical and higher educational institutions in

Providence, were reviewed for completeness in accordance with the city's zoning ordinance, and submitted to the city plan commission for acceptance. In FY95: the Roger Williams University Master Plan was Approved; the Brown University Master Plan was received and final review is pending; the Community College of Rhode Island, Roger Williams Medical Center, Rhode Island School of Design, Providence College, and St. Joseph Hospital Master Plans were received and preliminary review is pending.

DESIGN REVIEW OF DOWNCITY PROJECTS was completed on 32 applications for Certificates of Design Approval in Downcity.

ONE HUNDRED AND FIVE ZONING REFERRALS from the Zoning Board of Review were received. In accordance with state and city law, staff reviewed the requests for variances and special use permits to zoning ordinance. Staff made site visits for each application and prepared written recommendations.

THREE HUNDRED AND TWO ENVIRONMENTAL REVIEWS, to assess the impacts on both the natural and built environment of projects funded by CDBG and other federal programs, were completed by staff.

DESIGN REVIEW OF HISTORIC DISTRICT PROJECTS was completed on 182 applications for Certificates of Appropriateness.

DESIGN REVIEW OF PARCELS A & B IN THE WEST RIVER INDUSTRIAL PARK was completed for the

development of a 65,000 square foot Super Stop & Shop Food Market.

DESIGN REVIEW OF EXPANSION PLANS FOR QUEBECOR, INC. on Parcel S in the West River Industrial Park was completed.

DESIGN REVIEW of the Scuccato project on Parcel A-2 and of the Vargas project on Parcel B-2 in the Huntington Industrial Park was completed.



GRANTS MANAGEMENT & ADMINISTRATION - The Department manages federally funded entitlement programs that come to the city on a yearly basis. Additionally, the Department applies for and receives funding through other grant and loan programs. This section of the report will detail how the Department meets the federal requirements for these entitlement programs and will summarize other grants received by the Department.

Federally funded grants programs that are administered by the Department are the Community Development Block Grant program; the Section 108 Loan program; and, the McKinney Emergency Shelter Grant program. Through these programs, the city is able to fund housing programs and projects, community facilities and public improvements, public services and economic development. These programs require the following grants management responsibilities:

- ▶ Annual CDBG Action Plan - Solicitation of proposals, holding

public hearings, preparing materials for the review of the Mayor, his staff and the City Council, preparation and submission of the actual documents to HUD.

- ▶ CDBG Grantee Performance Report - Includes tracking required monthly reports for each CDBG funded activity, locations, demographic characteristics of beneficiaries and accomplishments as well as the preparation of the actual report and providing any additional information requested by HUD.
- ▶ Yearly HUD Monitoring - Meet with HUD staff at intervals throughout the year to check a variety of records and program progress.
- ▶ Sub grantee contract services - This includes preparing contract scopes of service; budgets monitoring; preparation of monitoring reports on performance; review of monthly reports and contact for concerns; and, contract services including budget revisions and time amendments.
- ▶ EEO / AA - Federal Wage Monitoring - This regulation requires that the Department: review all federally funded contracts to determine compliance with Federal standards; conducting pre bid and pre construction conferences, technical assistance to contractors and sub-grantees regarding proper bidding and contracting language; site visits to all construction sites on a regular basis to interview workers for Davis-Bacon compliance; preparation of the required HUD 2516 form for

contractors; assistance with EEO-AA activities of contractors and sub grantees.

- ▶ Uniform Relocation Act Monitoring - When necessary, the Department will perform relocation monitoring. This includes tracking tenants, incomes, sending timely notices and if necessary providing a wide range of services (counseling, comparable housing, temporary expenses etc.) to tenants displaced through any Federal program.

HAZARDOUS MATERIALS TRANSPORTATION STUDY, funded with grant from the Rhode Island Emergency Management Program, was completed. This study examined the movement of hazardous material, on major state roads through the greater Providence Area.

ISTEA ENHANCEMENT - MATHEWSON STREET improvements were funded and construction begun. While this project was administered by the RIDOT, the Department was required to review all plans and work with the state to inspect installation and compliance to the design plans.

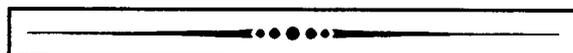
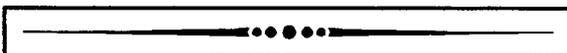
CERTIFIED LOCAL GOVERNMENT GRANT of \$13,600 obtained for the following historic preservation projects: a) Photo survey of over 1,500 properties in 6 local historic districts (5,000 photos); b) Statewide annual preservation conference, held in Providence (over 300 attendees); and, c) Reuse feasibility study for the Masonic Temple.

HOUSING SERVICES - The Department provides housing services which include: reviewing housing related issues and specific requests for housing development funds; programmatic monitoring as required by Federal grants and programs; and, providing residential renovation technical assistance to eligible organizations and individuals.

PAINT THE TOWN PROGRAM, a Providence Plan Housing Corporation program, was administered by the Department. In FY95, 295 applications were taken; 290 homes were inspected; 277 applications were approved; 270 grants were closed; and, 204 completion inspections were made for a total value of completed jobs of \$516,528.

THE HOME IMPROVEMENT LOAN PROGRAM is a Providence Plan Housing Corporation program, which the Department assisted. Staff prepared 167 total work write-up and cost estimates which consisted of 237 housing units. Total homes under renovation was 155 with 387 project payment inspections. Total project payment value was \$1,060,975.

PROGRAM SERVICES were provided to the Providence Plan Housing Corporation, non-profit housing corporations and individuals. In the area of residential renovation technical assistance, staff provide the following services: work write-up; renovation cost estimates; progress payment inspections; and, Federal Housing Quality Standards inspections.



ECONOMIC DEVELOPMENT - A major cornerstone of the Department's work is job retention and creation. To have strong and vibrant city, a solid job base is needed. The department works through a number of programs and with the Providence Economic Development Corporation to help the businesses in Providence flourish and to attract new businesses.

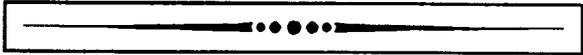
THE RHODE ISLAND ENTERPRISE PROGRAM, is a state program designed to give businesses a break in the state corporate taxes for each new job they create. In the two zones in Providence, 77 new businesses signed up to participate in the program. As a result of the program, staff is working with 15 business that are interested in relocating to Providence.

THE WIGGIN VILLAGE STOREFRONT IMPROVEMENTS are being funded by the Department to revitalize this commercial strip on Cranston Street. With the revitalized building, the management of the Village hopes to attract new businesses that will hire neighborhood residents.

OVERALL ECONOMIC DEVELOPMENT PROGRAM (OEDP) is a listing of projects statewide that meet the state's economic development criteria. The Department, every April, reviews the existing listing and determines what new projects should be filed. For a project to be eligible for assistance from the federal Economic Development Administration, it must be listed in the OEDP and have a high ranking. The major projects identified in the FY95 OEDP were the Gorham Redevelopment and the Providence

Performing Arts Center expansion.

PROVIDENCE ECONOMIC DEVELOPMENT CORPORATION'S loans are another major source of Departmental activity that helps create and retain jobs. The loans are listed in the Boards, Commissions and Agencies section of this report.



REAL ESTATE - The Department, as staff to the Redevelopment Agency, acquires and transfers property. At the present time, over 20 properties are under the control of the Department. Staff manages and markets these properties. Property is sold to a wide spectrum of individuals and corporations to achieve a variety of ends: new housing, open space, retail development and industrial development. The following summarizes the major land transfers handled in FY95. These transfers are a small fraction of the parcels that have been sold.

THE PURCHASE BY METRO MOBILE of Parcel 3A in the Silver Spring Industrial Park was completed. Metro Mobile is now constructing a 30,000 plus square foot office building and service center.

THE PURCHASE BY BRADLEES of Parcels 10, 11, & 12 in the Silver Spring Industrial Park was completed. Bradlees has developed a 109,000 square foot retail facility slated to open shortly.

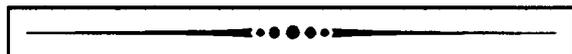
420 CRANSTON STREET, part of the West End redevelopment Project, was sold for the development of a

retail/wholesale facility of industrial equipment.

PARCELS 6 & 7 on Broad Street in Washington Park, part of the Washington Park Revitalization Plan, were sold and then development as retail space.

Real Estate Activity completed in FY95:

- ▶ Completed title services, appraisals and survey for condemnation proceedings on 170 properties.
- ▶ Prepared legal documents and handle closing for acquisition of 170 properties and disposition of 25 PRA parcels and 27 Special Vacant Lot Parcels.
- ▶ Completed 42 in-house appraisals and acquisition estimates for 80 properties.
- ▶ Completed in-house title research on 25 properties.
- ▶ Handled foreclosure sale of 12 properties.



BOARDS, COMMISSIONS AND AGENCIES

- The Department staffs a number of boards, commissions and agencies. These boards, commissions and agencies carry out vital responsibilities for the city. However, without the staff of the Department, assisting these groups, their important work would not be completed.

THE PROVIDENCE CITY PLAN COMMISSION is established in

accordance with state law and city charter. The prime responsibility of the commission is to plan for the city's growth and expansion; to develop a land use plan for the city; and, to develop the regulatory tools to enforce the land use plan. During FY95 the following was completed:

- ▶ *City Plan Commission Handbook* prepared by staff to orient commission members and staff about the responsibilities of the CPC. Includes all CPC rules and regulations, policies, membership lists, related legislation, etc.
- ▶ *Guidelines for the Creation of Local Historic District* were prepared. The CPC advises the City Council on all proposals to designate local historic districts. The CPC adopted guidelines prepared by staff to clarify the process of designating local historic districts. Guidelines include eligibility standards and public education requirements.
- ▶ *City Council Referrals.* These included one street abandonment, one sale of city property, three zoning amendments.
- ▶ *CIP preparation*
- ▶ *TIP preparation* and public hearing
- ▶ *Vendor's and peddlers public hearing*
- ▶ Review of Institutional Master Plans
- ▶ Review of development proposals

THE DOWNCITY DESIGN REVIEW COMMISSION, created by the city's Zoning Ordinance, has approval powers over the design of the exterior of all buildings in the D-1 zones in Providence. This Commission has only been in existence for one year and is already having a major impact on the preservation of our historic downtown. In addition to reviewing 32 applications, the DRC achieved the following in its first year:

- ▶ Daily site visits, telephone calls, pre-application and follow-up meetings, and walk-in public inquiries handled by staff.
- ▶ Set up administration (rules and regulations, meeting schedule, application process and requirements, public information materials), done by staff.
- ▶ Sent annual notice to property owners providing information about the Downcity District and the design review process (236 pieces mailed), done by staff.
- ▶ Developed commissioner handbook to orient new members and staff about the DRC's jurisdiction and responsibilities. The handbook contains legislation, rules and regulations, design review standards, membership list, map, list of properties, and other related information. Prepared by staff.

THE PROVIDENCE ECONOMIC DEVELOPMENT CORPORATION, created in 1989 by the merger of the Industrial Development Corporation and

the Local Development Corporation, provides financial and technical assistance to established businesses interested in relocation to or within Providence, and also to the expansion of businesses within the City. The following loans were made to create and retain jobs:

- ▶ Felicity Associates, 26 Turner St., Valley
- ▶ Eddie and Sons, 74 Dorrance Street, Downtown
- ▶ Cream Puff, Inc., d/b/a The Pastry Gourmet, 149 Elmgrove Ave. Blackstone
- ▶ D. Presbrey, 3 Brayton Street, Downtown
- ▶ Robert Garafano, Kim Engineering Corp., 80 Eliza Street, Hartford
- ▶ Daily Bread, Inc., 188 Broadway, Federal Hill
- ▶ Jose's Mini Market, 410 Cranston Street, West End
- ▶ United Chain Mfg., Inc., 1229 Westminster St., Federal Hill
- ▶ C & C Org. Inc., d/b/a Viking Tuxedo & Dry Cleaning, 380 Atwells Ave., Federal Hill
- ▶ SNA, Inc., AAA Surgical, 434 Atwells Avenue, Federal Hill
- ▶ Wholesale Countertops & Solid Surface, 1120 Eddy St., Washington Park
- ▶ Baer's River Workshop, 222 South Water St., Fox Point
- ▶ MBManagement, 27 Belden Street, Elmwood
- ▶ CO/OP Services, Inc., 360 Plainfield St., Silver Lake
- ▶ Patrick's Pub, Inc., 381 Smith St., Smith Hill

THE PROVIDENCE HISTORIC DISTRICT COMMISSION, created in 1960 through the city's Zoning Ordinance, has design review powers over the exterior of all buildings in seven local historic districts in the city. In addition to reviewing 182 applications for certificates of appropriateness, the HDC's accomplishments in FY95 include:

- ▶ Daily site visits, telephone calls, pre-application and follow-up meetings, and walk-in public inquiries handled by staff.
- ▶ Sent annual notice to property owners providing information about the HDC and the design review process (mailed 1,472 pieces).
- ▶ Developed designation process for local historic districts, later adopted by CPC.
- ▶ Commented on nomination of two new historic districts to the National Register of Historic Places: Freeman Plat, Blackstone Realty Plat (listed June 1995).
- ▶ Completed a photographic survey of 6 historic districts, compiling a collection of approximately 5000 photographs. This was funded through the CLG program and completed by staff.
- ▶ Adopted revised guidelines, prepared by staff, for demolition, barrier free access and fire escapes for the Downtown (Jewelry District) Historic District.

THE PROVIDENCE OFF-STREET PARKING CORPORATION

The Off-Street Parking Corporation meets quarterly unless there is a project that it will carry out. In FY95, there were no new projects for the Corporation.

THE PROVIDENCE REDEVELOPMENT AGENCY

During FY95, the Redevelopment Agency continued to operate on fund balances from the last major bond issue authorized in 1982. The Agency, through its staff, manages and markets over 200 properties citywide. The Agency has worked with various non-profits to develop new affordable housing and has worked to develop job opportunities in the city through industrial and real estate development. Many of the projects that the Agency has initiated are detailed in this report under various headings.

Following the leadership of the Mayor, in FY96, the Department will continue to focus its efforts and resources in the strategic areas of: neighborhood revitalization; downtown revitalization; and, the creation and retention of jobs.

PRIORITY AREA 1: NEIGHBORHOOD REVITALIZATION - The Department will work aggressively to complete funded projects in the City's neighborhoods. These projects will either be *Physical Development Projects*, which are projects that are in the plan development stage or are ready for implementation or *Community Development Block Grant* projects that consist of continual funding of neighborhood services through the allocation of federal funds.

Physical Development Projects:

Douglas Avenue - The first two years' funding provided new sidewalks and trees along Douglas Avenue, from Orms Street to Eaton Street. The current year's funding will pay for property acquisition and redevelopment of several parcels at the corner of Douglas Avenue and Chad Brown Street, Residential units will be built on selected lots.

Valley Street - Phase 1 funding provided new sidewalks and trees along Valley Street from Atwells Avenue to Olneyville Square. Phase 2 funding will continue the sidewalks n several side streets off of the same stretch of Valley Street.

Silver Lake/Hartford Avenue - The current plans include sidewalks and trees along

portions of Plainfield Street and Pocasset Avenue. Several properties on Hartford and Laurel Hill Avenues are to be acquired.

North Main Street - The current year funding will support revitalization efforts along the commercial corridor of North Main Street from the Pawtucket City Line to Doyle Avenue. Activities will include a coordination of site improvements and redevelopment activities. A representative business group will be identified to work with the department on the plan.

Summit neighborhood - The current year funding will support this residential neighborhood in the Summit Avenue Area. The neighborhood association will work with the Department in preparing the plan.

Charles Street - The first year plan calls for property acquisition along Charles Street and Branch Avenue. the project area is Charles Street from Hopkins Square to Paul Street. Subsequent years will include sidewalks and streets on Ledge Street.

Broad Street - The Renaissance Plan for Broad Street has been going through several neighborhood input sessions. Once a consensus plan is achieved, CDBG funded activities will include property rehabilitation and site improvements. The plan is multi-faceted and includes a variety of public and private activities.

Thayer Street - The first year funding

supported sign posts, sidewalks and trees on Thayer Street within the commercial district from Cushing Street to Waterman Street. Continuing activities will include additional site improvements and trees in the commercial district.

Jewelry District - A modest amount of funding in the first year supported the Jewelry District signs, spot replacement of deteriorated sidewalks, some limited tree plantings. Continued efforts are needed to complete sidewalk repairs.

Former Roger Williams Housing site - A contextual analysis went through extensive public discussion including a neighborhood workshop. A draft plan will be prepared in January and will be submitted for further public discussion. In addition the PBA will construct the *South Providence Neighborhood Center* on the site.

Community Development Block Grant Funding - Assistance to neighborhood non-profits and community centers will continue. Work is scheduled to be completed within this year at:

Elmwood Community Center - Installation of new heating system, completion of extensive interior rehabilitation. Estimated value \$30,000

Federal Hill House - Completion of paving and installation of awning. Estimated value \$27,000.

Hartford Park Center - Completion of gym area rehabilitation, new floor and lights. Estimated value \$10,000.

Nickerson Community Center - Completion of rehabilitation program at the center. Estimated value \$27,000.

Smith Hill Center - Completion of interior rehabilitation. Estimated value \$25,000.

CITYARTS - On-going physical rehabilitation to establish youth arts center. Estimated value \$100,000.

Amos House - Completion of exterior rehabilitation at homeless service center/shelter. Estimated value \$25,000.

Dorcas Place - Completion of interior rehabilitation and heating/cooling improvements. Estimated value \$25,000.

Genesis Center - Ongoing assistance for installation of new roof. Estimated value \$44,000.

John Hope Gym in the West End Neighborhood - Continuing assistance for construction of new gymnasium facility - Estimated value \$60,000

Women's Center in the Fox Point Neighborhood - Installation of elevator in newly renovated women's shelter - Estimated Value \$25,000

Urban League in the Upper South Providence Neighborhood - Completion of major program of interior rehabilitation - Estimated value \$250,000

Keep Providence Beautiful - Installation of approximately 100 new trash receptacles along Broad Street and in the Downtown neighborhood - Estimated value \$14,000

GIS Mapping - The City of Providence has allocated \$50,000 of CDBG funding to the Providence Plan for the purposes of applying for a grant from the RI Department of Administration Division of Planning. The money will be used as an investment towards a "4 to 1" match from the State with our \$50,000. We hope to get \$200,000. The funding if the grant application is successful or not will be used for the planning and implementation of a GIS system and information management system which will coordinate all City Departments and provide information to the general public.

PRIORITY AREA 2 - Downtown Revitalization:

Creation of Downtown Management District - Working with the Coalition for Community Development and the Providence Foundation, the Department will again lead the effort to have enabling legislation passed that would permit the business community to petition the city council to form a management district. It is the belief of the Department that a district is one of several necessary tools to achieve the redevelopment of the downtown.

Stadium development - Working in concert with the Public Building Authority, the Department will analyze the potential for the development of a baseball stadium in the city. The purpose of this analysis is to determine if a feasible site can be identified for potential development.

Doubloon Landing - Is a component of

the Old Harbor Plan, consisting of a boat launch facility off of South Water Street. The Department has obtained a Shore Line Access Grant, a 50/50 match grant, to develop this facility.

195 Relocation / Old Harbor - The Department is working with the State of Rhode Island in developing a road realignment and parcelization plan for the area to be vacated by the freeway relocation.

Trinity Theater - The Department will provide major grant assistance to Trinity in the form of a collateral grant which will allow Trinity to secure private funding assuring long term survival of this cultural resource for the City.

Banner Trail - Working with the arts community, the Department has contracted for design services for the development of banners and a map for the Banner Trail. The map and publication are being printed. The banner will be prepared in the near future.

Traffic/Parking Study - The Department will be undertaking a phased traffic and parking study for downtown. The first phase will be a study of parking needs for the proposed cinema project and Mathewson Street.

Exchange Terrace underpass - A final design has been approved by FHWA, the Capital Center Construction Management Team and adjacent property owner. Construction will be implemented by the Capital Center Construction Management Team.

Movie Theater and Retail Development in Downcity - Working with the Coalition for Community Development, the Department will attempt to locate a movie theater in Downcity. This theater will serve as the anchor for the development of new specialty retail in the old commercial core.

Downcity Housing - Using the Redevelopment Agency as a vehicle, the Department will work with the Coalition for Community Development to fund the rehabilitation of the Smith Building into thirty six artist loft's. This first project, a first step in a much larger project, is to begin construction in late spring early summer.

PRIORITY AREA 3 - Job Creation and Retention:

Brownfields Initiatives - The Department sponsored a grant application submitted by the Rhode Island Department of Environmental Management to study brownfield sites along the Woonasquatucket River. The purpose of this study is to examine the contamination problems at old mill sites along the river to determine low cost techniques to clean the sites and to return them to marketable industrial properties. It is hoped that through this study, manufactures will reexamine old mills and return jobs to the city.

Gorham Site - Environmental remediation is underway. A reuse site plan with development controls will be prepared in consultation with the Reservoir Triangle neighborhood association.

Marketing Program - Plan and develop a

City Marketing program to include coordination with other State and regional agencies.

Film Commission - A Film Commission has been established to market the attractions of the Providence area to the film industry, and act as a multi-service facilitator specifically geared toward promoting local film production.

ON-GOING DEPARTMENT SERVICES/PROGRAMS

The Department of Planning and Development is organized in major service/program areas. Each of these areas is responsible for providing on-going services and programs which form the core of the overall program provided by the Department. Included are services to local Boards and Commissions, administration of programs and resources and assuring compliance with local and Federal regulations, ordinances and laws. In addition, the Department can bring teams of specialized resources together to undertake and complete various special initiatives designed to carry forward the policies and directions set by Mayor Cianci.

The day to day responsibilities of the Department fall into the following program areas:

Administration

- Personnel Coordination
- Financial Management
- CDBG Monitoring

- CDBG Grant Preparation
- Management Information Systems (MIS) - Our MIS staff is actively working to bring the DPD into the 21st century so that data will be more accessible and integrated with other City departments. In addition, we are developing several databases to track all aspects of the Department of Planning.

The MIS staff created an Internet site for the City, and we fully intend to utilize this tool to keep the public informed about DPD activities and to actively market PRA properties as well as Economic Development opportunities.

Economic Development

- PEDC Revolving Loan Program
- Enterprise Zones
- Marketing and Business Development
- Section 108 Loan Management

Neighborhood Services and Project Management

- Development of Specifications and Bid Document Preparation for new construction, site improvements, and rehabilitation of existing structures.
- Bid Review of prospective contractors.
- Monitoring of construction projects
- Real estate services, acquisitions, appraisals, and condemnation
- Property marketing and disposition, including closings and

transfers

- Inspections of Rehabilitation and Construction Projects

Planning

- Neighborhood Planning
- Comprehensive Plan Updates
- Zoning Ordinance Amendments
- Development Review Regulations
- Project Review
 - a. CDBG Environmental Reviews
 - b. Historic District Reviews
 - c. Downcity District Reviews
 - d. Subdivision Reviews
 - e. Zoning Referral Reviews
 - f. Referrals from City Council
 - g. Institutional Master Plan Review
 - h. Planned Development Reviews
- Capital improvements program
- Geographic Information System (GIS)

Service to Boards and Commissions

- Redevelopment Agency
- Providence Economic Development Corporation
- City Plan Commission
- Historic District Commission
- Downcity Design Review Committee
- Providence Off-Street Public Parking Inc.

Agencies, Boards and Commissions

The Department provides technical assistance to a number of City boards and agencies as follows:

City Plan Commission

George Calcagni, *Chair*

James H. Leach, *Vice-Chair*

Robert Ricci, *Secretary for Council President*
James Petrosinelli, *Ex Officio*

Paul Campbell, *Member Mayor's Policy Staff, Ex-Officio*

Stephen Durkee, *Member*

Miguel Luna, *Member*

Louis Smith, *Member*

The City Plan Commission is established in accordance with RIGL 45 22 and the provisions of Article X of the Home Rule Charter. The City Plan Commission consists of seven members, who are charged with: the preparation of a comprehensive plan for the city; the submission of advisory opinions and recommendations on all zoning amendments; review and approval for submission to the city council the capital improvement plan for the City prepared by the Department; and other requests, reviews or recommendations as referred by the Mayor, City Council or other agencies.

The City Plan Commission meets on the third Thursday of each month.

Economic Development Corporation

Kenneth R. Dulgarian, *Chair*

Joseph Caffey, *Vice Chair*

Gary N. Licht, *Treasurer*

Renee Bailey, *Member*

Frank R. Benell, Jr., *Member*

Anthony Carcieri, *Member*

William DiStefano, *Member*

Mark Feinstein, *Member*

Mark Harriman, *Member*

Edward Odessa, *Member*

The Economic Development Corporation (PEDC)

was created on July 26, 1989 by the merger of the Industrial Development Corporation and the Local Development Corporation. The PEDC provides financial and technical assistance to established businesses interested in relocation to or within Providence or to the expansion of businesses in the city.

The Economic Development Corporation meets the third Thursday of the month.

Historic District Commission

Tina Regan, *Chair*

Lisa Watts Ardente, *Member*

Cornelis J. deBoer, AIA, *Member*

Antoinette F. Downing, *Member*

Michael Everett, *Member*

G. Robin Rao Ryan, *Member*

Pamela Robertson, Esq., *Member*

Kenneth Schadegg, *Member*

B. Clarkson Schoettle, *Member*

Mildred Parrillo, *Auxiliary Member*

Councilwoman Patricia Nolan, *Member*

Councilwoman Rita Williams, *Member*

The Commission has design review powers over any exterior change to a property in a local historic district. At the present time there are seven (7) local historic districts. Additional districts are considered when local residents request that their neighborhood be made a local historic district. The Commission adopts its own operating rules and regulations, as well as design review standards and guidelines for historic districts. The Commission works with the Department of Inspections and Standards to improve enforcement of zoning violations in historic districts.

The Historic District Commission meets the fourth Monday of each month.

Downcity District Design Review Committee

Guy Abelson, *Chair*

Jay Litman, *Vice Chair*

Elizabeth Chace, *Member*

Allan Chille, *Member*

Tina Regan, *HDC Member*

Clarke Schoettle, *Alternate*

The Downcity District Design Review Committee was created in 1994 by an amendment to the City's Zoning Ordinance that established a Downcity overlay zoning district. Its purpose is to direct development in the downtown, protect the historical and architectural character of downtown, promote the arts and entertainment district and support residential uses in downtown.

The Downcity District Design Review Committee meets on the second Monday of each month.

Providence Off-Street Public Parking Corporation

Marvin Holland, *Chair*

William J. Benell, *Member*

Ralph Lennon, *Member*

Arthur Norman, *Member*

The purpose of the Off-Street Public Parking Corporation (POSPP) is to aid in the development of off street parking in the city. POSPP can provide tax exempt financing for structured or surfaced parking. All previous projects have been in the Downtown. In late 1990, the Corporation borrowed money, in conjunction with the Washington Street Garage Corporation, to purchase and renovate the parking structure behind the Biltmore Hotel.

The Corporation meets when needed.

Public Building Authority

Lloyd W. Granoff, *Chair*

Dianne Witman, *Member*

Donna Capoverde, CPA, *Member*

Stanley Weiss, *Member*

The Public Building Authority's purpose is to provide financing and construction services for municipal facilities and projects. The PBA can either construct new buildings or renovate existing structures. It then in turn will lease these facilities to the city. The various projects are funded through the issuance of revenue bonds

that are secured by the leases with the city. The PBA may only develop projects upon a request from the mayor and with the approval of the city council.

The Public Building Authority meets once a month.

Redevelopment Agency

John Rao, *Chair*

Leslie Gardner, *Vice Chair*

Albert E. Carrington, *Member*

Robert A. Pitassi, Esq., *Member*

Michael A. Solomon, *Member*

Ronald W. Allen, *Councilman Member*

John H. Rollins, *Councilman Member*

The Redevelopment Agency was created in 1947 to address the problems of slum and blight in the city. The purpose of the Agency is 'to work toward the elimination and prevention of substandard areas and their replacement through redevelopment by well planned, integrated, stable, safe and healthful neighborhoods" (RIGL 45-31). Since its beginning, the Agency has carried out many projects through out the city. Today, the Agency is working to stabilize the city's neighborhoods through the development of new owner occupied housing and the creation of jobs with the development of industrial parks in the city.

The Redevelopment Agency meets the second Tuesday each month.

For more information about our programs, contact the Department of Planning and Development

400 Westminster Street

Providence, RI 02903

(401) 351-4300

Fax: (401) 351-9533

TDD: (401) 751-0203

Community Development Block Grant - Program Year 20 - FY95

I. HOUSING**Clearance/Building Demolition (570.201(d)):**

Building Demolition - Department of Inspection and Standards	\$ 75,000
Total	\$ 75,000

Rehabilitation of Housing (570.202):

McAuley Village	\$ 20,000
The Turning	\$ 10,000
West End II	\$ 50,000
Total	\$ 80,000

Housing Non-Profit Program Delivery Costs (570.202) and New Housing Construction (570.204(1)):

Elmwood Foundation	\$ 80,000
Elmwood Neighborhood Housing Services	\$ 57,000
Good News Housing	\$ 50,000
Housing Corp. of the North End	\$ 30,000
Mt. Hope Land Trust	\$ 55,000
Olneyville Housing Corp.	\$ 60,000
OMNI Housing Corp.	\$ 66,500
PPS Revolving Fund	\$ 60,000
Smith Hill Center Housing	\$ 25,000
Smith Hill CDC	\$ 40,000
SWAP	\$ 71,250
West Broadway Incentive Corp.	\$ 16,000
West Elmwood Housing Corp.	\$ 55,000
Women's Development Corp.	\$ 50,000
Department Housing Program Administration	\$625,000
Total	\$1,345,750

Rehabilitation and Preservation Activities**Historic Preservation (570.202(d)):**

Museum of Natural History Rehabilitation (Roger Williams Park)	\$ 30,000
Providence Performing Arts Center Expansion Project	\$200,000
Red Cross of Rhode Island	\$ 20,000
Total	\$250,000

Community Development Block Grant - Program Year 20 - FY95

II. PUBLIC FACILITIES AND IMPROVEMENTS**Acquisition (570.201(a)):**

Advent House - lot	\$ 20,000
CHISPA - Building Acquisition	\$ 82,500
CityArts - Building Acquisition/Rehabilitation	\$105,000
Community Prep - Building Acquisition	\$ 60,000
Family Service - Building Acquisition	\$ 50,000
International Institute - Building Acquisition	\$ 80,000
Joslin Multi-Service Center - Site Acquisition	\$ 25,000
Luso-American Society	\$ 50,000
The Music School	\$ 30,000
School One	\$ 50,000
Total	\$552,500

New Construction (570.201(c)):

Community Boating Center	\$ 20,000
John Hope Center - Gym	\$ 60,000
Providence Ambulatory Health Center	\$ 25,000
Washington Park Center - Addition	\$ 50,000
Total	\$155,000

Rehabilitation (570.201(c)):

Bannister House	\$ 50,000
DARE - Interior renovations	\$ 25,000
Elmwood Community Center	\$ 35,000
Dorcas Place - Rehabilitation	\$ 59,000
Genesis Center - Rehabilitation	\$ 30,000
Hartford Park Community Center	\$ 10,000
Joslin Center - Rehabilitation	\$ 10,000
Langston Hughes Center	\$ 50,000
Mt. Hope Neighborhood Center	\$ 12,500
Mt. Hope Day Care Center - Rehabilitation	\$ 20,000
Nickerson Center	\$ 20,000
Providence Center	\$ 10,000
Urban Collaborative	\$ 93,500
Urban League - Facility Rehabilitation	\$ 42,500
Urban League - Senior/Community Room Rehabilitation	\$125,000
West End Community Center	\$ 10,000
Total	\$602,500

 Community Development Block Grant - Program Year 20 - FY95

Recreation Facilities (570.201(c)):

Fargnoli Park Playground	\$ 20,000
Mashapaug Pond Park	\$ 50,000
Total	\$ 70,000

Public Infrastructure Improvements (570.201(c)):

Douglas Avenue site improvements	\$150,000
Jewelry District site improvements	\$ 40,000
North End Commercial District site improvements	\$ 42,500
Thayer Street site improvements	\$ 30,000
Valley Street site improvements	\$150,000
Westminster Street site improvements	\$ 65,000
Wickenden Street site improvements	\$ 30,000
Total	\$507,500

Special Economic Development Activities (570.203)**Economic Development Loan Program Funding**

Program delivery/administration	\$170,000
Loan funds	\$658,150
Wiggin Village Commercial Area Rehabilitation	\$200,000
Total	\$1,028,150

III. HUMAN SERVICES**Public Services (570.201(e))****Human Service Program Support**

CHISPA - Hispanic Advocacy - Outreach	\$ 25,000
DaVinci Center - Youth, senior intake	\$ 87,761
East Side Seniors - Senior program	\$ 37,876
Elmwood Community Center - Youth, intake, seniors	\$118,594
Federal Hill House - Seniors case management	\$ 27,714
Federal Hill Tutorial - Youth education	\$ 36,952
Fruit Hill Elderly Day Care - Adult day care	\$ 4,619
Hartford Park Center - Youth, seniors programs	\$ 73,904
Hmong United Association - Youth education	\$ 16,000
International Institute - immigration services	\$ 18,000
John Fogarty Center - Handicapped transportation	\$ 15,705
John Hope Settlement House - Volunteer transportation	\$ 5,000
Joslin Community Development Corp. - Seniors, youth, intake	\$ 73,904
Keep Providence Beautiful - Litter education	\$ 43,700
Langston Hughes Center for the Arts - Youth arts program	\$ 22,500

Community Development Block Grant - Program Year 20 - FY95

Mt. Hope Neighborhood Ctr. - Youth, intake, after-school daycare	\$104,694
Nickerson Community Center - Seniors case management	\$ 18,476
Rhode Island Black Heritage Society - Youth education	\$ 7,500
Rhode Island Donation Exchange - Food/clothing bank	\$ 10,000
Roger Williams Day Care - Infant/toddler day care	\$ 33,095
Silver Lake Center - Youth intake, seniors	\$ 95,880
Smith Hill Center - Youth, seniors, daycare	\$115,475
South Providence Tutorial - Youth education	\$ 40,647
SouthSide Land Trust - Urban gardens	\$ 14,393
Summerbridge Youth - Youth education, mentoring	\$ 10,000
Talbot House - Substance abuse counseling	\$ 23,095
Urban League of Rhode Island - Seniors	\$ 50,000
Visiting Nurse Association - Senior health services	\$ 21,247
Vietnam Era Veterans - Veterans services, counseling	\$ 18,476
Washington Park Community Center - Youth intake, seniors	\$115,475
West End Community Center - Youth intake, daycare	\$124,713
Westminster Senior Center - Senior services	\$ 10,000
Providence Community Action Program Inc.	
Interim House Shelter	\$ 30,000
Senior Transportation	\$ 66,805
Fuel Assistance	\$ 30,000
Total	\$1,547,200

Administration (570.206)

Providence Human Relations Commission (EHOP) (570.206(c))	\$ 65,000
General administration	\$1,488,400
Total	\$1,553,400

TOTAL YEAR 20 CDBG ENTITLEMENT	\$7,767,000
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Expected Program Income:

Loan repayments to be retained by Providence Economic Development Corp. Economic Development Loan Program:	
PEDC Revolving Fund Loans	\$600,000
Kaplan Loan	\$ 25,000
Shelter Services	\$ 3,469
Women's Opportunity Realty	\$ 25,500
Boarding Lien Repayments	\$ 40,000
PPS Revolving Fund -To be retained for use in housing rehabilitation loans to CDBG-eligible clients	\$ 57,000

TOTAL ALL PROGRAM INCOME	\$750,969
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Department Staffing

Department of Planning and Development

Position	Division	Last Name
Administrative Assistant Econ Devel	Econ. Develop	Coelho
Administrative Assistant Planning	Econ. Develop	Waldman
Assoc Dir Community Development	Fiscal	Priske
Assoc Dir Fiscal Operations	Fiscal	Merlino
Assoc Dir Neighborhood Development	Housing	Hanson
Assoc Dir Project Management	Project Management	O'Connor
Associate Director Planning	Planning	Shamoon
Asst Dir Business Development	Econ. Develop.	Perrotti
Asst Direc Fiscal Operations	Fiscal	Mancini
Asst Direc Housing Development	Housing	Easton
Asst Direc Project Mgmt	Project Management	Floriani
Asst Direc Project Mgmt	Project Management	DiBiase
Assist Superv Of Engineering	Administrative	Goins
Chief Lending Officer	Fiscal	St. Germain
Commercial Lending Officer	Econ. Develop.	Speaks
Community Liason Officer	Fiscal	Cruz
Coordinator Senior Aides	Administrative	Rotella
Deputy Director/Plan & Policy	Administrative	Deller
Deputy Director/Neigh Relations	Econ. Develop.	Abate
Director Planning & Development	Administrative	Palmieri
Economic Development Coord	Econ. Develop	Cosentino
Financial Compliance Monitor	Fiscal	Caramante
Fiscal Operations Officer	Fiscal	Michela
HUD Monitoring Specialist	Fiscal	Brennan
Legal Research Assistant	Fiscal	Varone
Management Information Systems	Administrative	Weinberg
Office Manager, Housing Devel Div	Housing	Rossi
Personal Secretary (DPD)	Administrative	Jennings

Department Staffing

Department of Planning and Development

Position	Division	Last Name
Preservation Planner	Planning	Fleming
Principal Planner Historic Preservation	Planning	Cavanaugh
Principal Planner	Planning	Lepore
Principal Planner	Planning	Galea
Program Evaluation Officer	Fiscal	Cunningham
Project Supervisor For Director	Administrative	Butterfield
Purchasing Agent, DPD	Fiscal	Scittarelli
Real Estate Aide	Project Management	Nota
Receptionist DPD	Administrative	Sunderland
Rehabilitation Specialist	Housing	Boitano
Rehabilitation Specialist	Housing	Box
Secretary (DPD)	Econ. Develop.	Almagno
Project Management	Project Management	Lape
Secretary (DPD)	Housing	Marsella
Secretary To The Director	Administrative	Hardy
Senior Planner	Planning	Price
Senior Planner	Planning	Ozbek
Senior Draftsman Dept Plan	Planning	Grant
Senior Supervisor Rehab Services	Housing	Agostinelli
Senior Supervisor Rehab Services	Housing	Marandola
Supervisor Engineering/Planning	Project Management	Calcagni
Supervisor Of Specifications	Project Management	Boodon
Supervisor Comprehensive Plan	Planning	Turlo
Verification Specialist	Housing	Hochman
Verification Specialist/Sec	Housing	Barone
Verification Specialist/Sec	Housing	Shechtman
Verification Officer	Housing	Pitassi

**CITY OF PROVIDENCE
DEPARTMENT OF PLANNING AND DEVELOPMENT
ORGANIZATIONAL CHART**

