

STANLEY BERNSTEIN
DIRECTOR



VINCENT A. CIANCI, JR.
MAYOR

DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT

March 6, 1984

The Honorable Vincent A. Cianci, Jr., Mayor
The Honorable City Council
c/o City Clerk's Office
City Hall
Providence, RI 02903-1789

IN CITY COUNCIL
MAR 15 1984
READ
WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.
Robert M. Mendonca CLERK

Dear Mayor and Council Members:

The Department of Planning and Urban Development takes pleasure in transmitting its 1982-1983 Annual Report for the period of July 1, 1981 to June 30, 1983 inclusive.

With the issuance of the 1981 Annual Report, an administrative decision was taken that detailed annual reports would be issued only every five (5) years, with brief supplemental reports being issued in the intervening years. The enclosed report, which represents a brief action update, is the first supplemental to the 1981 Annual Report.

In keeping with our responsibility and commitment to fostering municipal growth, we have continued our leadership role in the planning and execution of our increasing number of renewal activities within the City. Major efforts in the Downtown area include the Capital Center Project and the Kennedy Plaza Transit and Pedestrian Improvement Project. Additionally, the department has encouraged neighborhood residential and commercial revitalization projects through the use of the redevelopment process.

We are justly proud of our continuing accomplishments and wish to acknowledge the leadership roles exercised by the Providence Redevelopment Agency, the City Plan Commission, Mayor Vincent A. Cianci, Jr., and the City Council.

Sincerely yours,

Stanley Bernstein
Stanley Bernstein
Director

Enclosures:

SB:MJD

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department of planning and urban development

40 Fountain Street

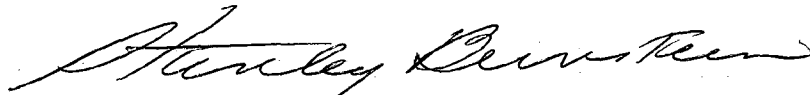
Providence, Rhode Island 02903



ANNUAL REPORT 1982 - 1983

1982-1983 Interim Annual Report

Action Update to 1981 Annual Report

A handwritten signature in cursive script, reading "Stanley Bernstein".

Department of Planning and Urban Development

40 Fountain Street

Providence, Rhode Island 02903

Review of Planning Activities

July 1, 1981 - June 30, 1983

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INTRODUCTION

The Department of Planning and Urban Development was created in February 1967. The enabling ordinance made it responsible for comprehensive planning and by contract with the Providence Redevelopment Agency it would provide staff services for urban renewal activities. The Department would provide staff services to the City Plan Commission, formerly rendered by its own staff.

Among its mandatory functions, the City Plan Commission is required to prepare the Comprehensive Plan and its elements. Under the recently adopted Home Rule Charter, the Commission's role is strengthened in that the City Council is required to act upon the Comprehensive Plan.

DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT

JULY 1, 1981 - JUNE 30, 1983

With the issuance of the 1981 Annual Report, an administrative decision was taken that detailed annual reports would be issued only every five years, with brief supplemental reports being issued in the intervening years. This report, which represents a brief action update, is the first supplemental to the 1981 Annual Report.

Neighborhood and Commercial Area Revitalization Plans

Charles Street

A ground breaking ceremony was held in September 1981. The project is proceeding as scheduled and includes new sidewalks, street furniture and trees, demolition of substandard structures and traffic improvements.

Trinity Gateway

A compromise agreement was reached between the two Project Area Committees who represent the South Providence section of the City. It was determined that \$200,000 should be set aside under the guidance of the South Providence Community Board for home improvement loans in South Providence only and the Trinity Gateway Committee would have control of \$250,000 earmarked for home improvement loans across the entire project area.

The Trinity Gateway Revitalization Project was approved by the Agency* on January 11, 1983 and received City Council approval on May 2, 1983. Although funds are not immediately available until bonds are issued by the City, the Agency and staff are soliciting request for proposals for architectural and engineering services and real estate appraisals in anticipation of funds.

Olneyville Square

A team of planning graduate students from the University of Rhode Island prepared and presented a revitalization plan to community members at a public meeting in June 1982. The plan, calling for renovation of decaying

*The Providence Redevelopment Agency (PRA) is referred to as the Agency throughout this text.

Olneyville Square cont'd

structures and changes in traffic patterns, resulted in considerable debate among local residents who voiced opinions on issues ranging from parking to politics. The students suggested to area residents and businessmen that the only way the community could improve was to form a coalition of community members, businessmen and urban planners and get the project started soon before the money already earmarked was reappropriated or effectively reduced because of inflation.

The Olneyville Square project was approved by the Agency on November 9, 1982 and received City Council approval on May 3, 1983. As in Trinity Gateway, funding is not immediately available but preliminary work is moving ahead in anticipation of funding.

Hartford Avenue

The Redevelopment Agency submitted the final Redevelopment Plan to City Council in October 1981 with a final public hearing scheduled for February 1982. City Council approved the project on March 26, 1982. In April 1982, Fenton Keyes Associates was selected as architect/engineer to implement the project design. Condemnation proceedings have been instituted for those properties to be acquired; by June 1983 approximately 50% of the condemnations had been settled and about 35% of the necessary demolition had been completed.

Smith Hill

In October 1981 the approved plan was forwarded to City Council for action; in January 1982 a public hearing was scheduled; and in February 1982 the City Council endorsed the plan. R.A. Cataldo and Associates, Inc. was selected as architect/engineer to carry out the plan. Thirteen parcels are scheduled for clearance.

Washington Park

The final redevelopment plan was approved by the Agency in March 1982. After a public hearing the City Council Committee on Urban Redevelopment, Renewal and Planning approved the plan for submission to the full Council in June 1982. This project falls into the same

category as Trinity Gateway insofar as funding is concerned. However, R.A. Cataldo Associates was retained in March 1983 to perform architectural and engineering services.

South Providence

See comments under Trinity Gateway.

Eagle Park

The final redevelopment plan for this \$478,000 project was approved in March 1982 and forwarded to the City Council. After a public hearing, in June, the City Council Urban Redevelopment Committee endorsed the plan for submission to full City Council which subsequently gave its approval in July 1982. Final site improvement plans have been prepared with actual physical work expected to begin by the summer of 1983.

Silver Lake (Plainfield-Pocasset)

The Plainfield-Pocasset Business and Neighborhood Association submitted a plan for revitalization of a small area which, at the Mayor's suggestion, was later expanded to cover a larger area to include the frontage along Pocasset Avenue up to the Cranston city line. The PRA approved a project cost of \$867,750 with the provision that the project be extended to include the suggested extension requested by the Mayor at an unspecified additional cost.

City Council approved the plan in February 1983. While no immediate funds are available, requests for proposals for architectural and engineering services and real estate appraisals are being solicited in anticipation of funding.

DOWNTOWN PROVIDENCE

Kennedy Plaza Transit Mall

1. UMTA awarded a \$1.3 million construction grant towards the first phase of the project.
2. Opposition developed within the Advisory Committee for the Kennedy Plaza project to the proposed traffic patterns. A new plan was agreed upon and was approved by the Agency in February 1982.
3. Construction is scheduled to begin in August 1983.

Capital Center Project

1. Relocation plan approved by U.S. Department of Transportation.
2. City Council approved amendment to the Downtown Renewal Plan to include the Capital Center Project and authorized \$4.6 million as city share of the project cost.
3. The State of Rhode Island acquired the rights and title to Union Station and adjacent lands upon payment of \$400,000 to Conrail.
4. The Cooperative Agreement has been signed by all parties involved in implementing the project.
5. First tangible step to development began on April 27, 1982, with work on demolishing tracks and overpass from Promenade to Canal Street - a symbolic breaking of the "Chinese Wall".
6. Governor named a management team to exercise its role as project coordinator. Members named by Governor were: Wendell J. Flanders, Edmund R. Collita and William G. Brody.

7. A public hearing was scheduled in June 1982 as a first step in adopting a City Ordinance which would establish a "special development district" and give the Capital Center Commission the necessary power to adopt and administer a development plan.
8. Official groundbreaking ceremonies for the Capital Center Project took place on February 16, 1983. Gilbane Building Company has been awarded the \$2.38 million contract for the first phase of the construction work.
9. The Capital Center Commission adopted the development plan and regulations in June 1983.

LaSalle Gateway

PRA tentatively approved an expenditure of \$220,000 for public improvements which was subsequently amended to delete \$33,600 for trees which it would be impractical to plant. This project is part of a long-range planning effort to upgrade entrances and major corridors connecting the downtown with the city's neighborhoods and the interstate highway system and is the first step in the creation of a downtown Ring Road circulator.

West End

This project initiated in 1980 is primarily a rehabilitation program supported by site improvements. Fifteen properties have been acquired but since no buyers were found all the structures were demolished--six parcels have been sold to date. As of April 30, 1983, a total of 43 rehabilitation loans have been executed for a total cost of \$325,450.

Capital Improvement Program

Pursuant to its responsibilities under the new Home Rule Charter, the Department prepared a Capital Improvement Program, in consultation with the Finance Director, that the City Plan Commission, in turn, considered, approved, and submitted to the City Council 60 days prior to the start of the next fiscal year. Capital Budget for the ensuing fiscal year called for approximately \$15 million in previously authorized bonding. The Capital Program for the following four years reflected departmental wishes, since the new Commission lacked time to carefully evaluate each department's long range needs relative to citywide priorities.

Comprehensive Plan

The Department advised the new City Plan Commission on the status of various elements of the Comprehensive Plan and presented a preliminary work program to complete a new Plan. In May, the Plan Commission reviewed and approved the Downtown Parking Plan, prior to submission to the City Council. The Downtown Parking Plan, initially prepared to satisfy a stipulation in a Memorandum of Agreement between the Advisory Council on Historic Preservation and the Federal Railroad Administration, the Federal Highway Administration and the Rhode Island State Historic Preservation Officer, concerning the effects parking displacement within the Capital Center Development district on the Downtown Providence Historic District, also identifies problems and proposes positive solutions to the larger issue of parking in Downtown Providence.

Urban Park and Recreation Recovery Program (UPARR)

Under a \$711,710 grant from the National Park Service, matched with \$280,732 in Community Development Block Grant Funds and \$10,000 in State funds, the Department completed renovation of seven city swimming pools, sixteen tennis courts, and the South Providence Recreation Center.

The Mayor's Office of Community Development contributed an additional \$79,000 to complete playground and landscape improvements at the South Providence Recreation Center.

The South Providence Recreation Center renovation included enclosing part of the existing pool, a solar heated, two-level social room, and a fifty foot ceramic mural by Providence artist Constance Leslie. The facility opened on time for the 1983 summer recreation program and will have year-round activities.

In May, Department staff assisted the Department of Public Parks, in consultation with the Departments of Recreation and Public Property, in preparation of a grant application for \$784,000 in UPARR funding for renovation of eleven sites. In June, the National Park Service announced that Providence would receive this grant.

Providence could compete for these grants because of its efforts to complete a comprehensive Recreation Recovery Action Program: a complete analysis of park and recreation facilities and issues. This Department coordinated this planning effort, that will directly tie into the Recreation Element of the City's Comprehensive Plan. The National Park Service accepted Providence's Recovery Action Program prior to approval of the latest grant application.

PROVIDENCE OFF-STREET PARKING, INC.

Providence Off-Street Parking, Inc., (POSP, Inc.) was established primarily, but not exclusively, to provide a vehicle for obtaining a non-cash credit for the Majestic Garage in connection with the Weybosset Hill Urban Renewal Project in order to take advantage of certain Federal regulations. This non-business corporation, set up under Articles of Association as provided by Rhode Island law on October 31, 1962, was constituted for the purpose of "constructing, erecting, maintaining, operating, managing and leasing lands, buildings, and improvements to be used for public off-street parking facilities located in the City of Providence in projects undertaken pursuant to Title 45, Chapter 31 to 33 inclusive of the General Laws of Rhode Island 1956, as amended" (Redevelopment Enabling Legislation).

At the Annual Meeting in February 1982, the following were elected to hold office; Stanley Blacher, President; Philip McGee, Vice President; John Rao, Treasurer; and Harold Harris, Secretary. Steven A. Pitassi was appointed to fill the remaining vacancy on the Board of Directors with his term to expire January 1, 1986.

The Annual Financial Report for 1981 and the Annual Inspection Report, prepared by Ramp Engineering Associates were received and accepted at the June, 1982 regular meeting of the Board of Directors. POSP, Inc. has been proposed as one vehicle for the construction of off-street parking facilities in the Master Plan for Parking now being developed by the Department of Planning and Urban Development.

On January 14, 1983, the existing slate of officers were re-elected to serve until the Annual Meeting in 1984.

CITY PLAN COMMISSION

JUNE 1, 1982 - JANUARY 1, 1983

George D. Caldow, Chairman
Joseph Caffey, Vice Chairman
William B. Zuccarelli, Secretary
David Souza, Member
Jane Sherman, Member
Councilman David G. Dillon
Councilman Thomas F. O'Connor, Jr.

Stanley Bernstein, Director
Vincent A. Cianci, Jr., Mayor

JANUARY 1, 1983 - JUNE 30, 1983

Russell C. Gower, Chairman
Charlene B. Hall, Vice Chairman
Councilman Nicholas W. Easton, Secretary
(Designee of City Council President)
William E. Collins, Member
(Designee of Mayor Cianci)
James L. Fletcher, Member
Peter S. Mancini, Member
Jane B. Sherman, Member

Stanley Bernstein, Director

PROVIDENCE REDEVELOPMENT AGENCY

Stanley P. Blacher, Chairman
John Rao, Jr., Vice Chairman
Robert J. Bevilacqua, Member
Frederick Lippitt, State Representative, Member
Joseph Mollicone, Sr., Member
Laurence K. Flynn, Councilman, Member
Edward W. Xavier, Councilman, Member

Stanley Bernstein, Executive Director
and Secretary

Mary J. Dessaint, Recording Secretary

Charles Pisaturo, Legal Counsel

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

PROVIDENCE OFF-STREET PARKING, INC.

BOARD OF DIRECTORS

Stanley P. Blacher, President

Philip McGee, Vice President

John Rao, Jr., Treasurer

Harold Harris, Secretary

Steven A. Pitassi, Member

Stanley Bernstein, General Manager

John J. Partridge, Legal Counsel

Mary J. Dessaint, Recording Secretary

DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT

STATEMENT OF OPERATION

FISCAL YEARS ENDING JUNE 30, 1982 AND JUNE 30, 1983

<u>CODE</u>	<u>ITEM</u>	<u>1982 APPROPRIATION</u>	<u>1983 APPROPRIATION</u>	<u>TOTAL TWO YEAR APPROPRIATIONS</u>	<u>TOTAL TWO YEAR EXPENDITURES</u>
0	Salaries and Wages	\$601,273.21	\$760,363.59	\$1,361,636.80	\$1,352,620.10
I	General Services	109,760.00	117,206.00	226,966.00	216,886.87
II	Materials & Supplies	2,833.00	2,500.00	5,333.00	6,112.22
V	Capital Outlay	1,950.00	2,500.00	4,450.00	3,415.72
	DEPARTMENT TOTALS	<u>\$715,816.21</u>	<u>\$882,569.59</u>	<u>\$1,598,385.80</u>	<u>\$1,579,034.91</u>

Total surplus for the two (2) year period ending June 30, 1983

\$ 19,350.89*

* Delineation of two (2) year surplus

\$12,204.21 Fiscal Year 1982

7,146.68 Fiscal Year 1983

\$19,350.89 Total two (2) year combined surplus

FEDERALLY FUNDED PROJECTS
ADMINISTERED BY
THE DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT
AS OF JUNE 30, 1983

<u>PROJECT</u>	<u>FEDERAL SHARE</u>	<u>CITY SHARE</u>	<u>TOTAL BUDGET</u>	<u>EXPENDITURES</u>	<u>BALANCE</u>
Urban Parks & Recreation Recovery Program	\$ 711,710.00	\$ 290,732.00*	\$ 1,002,442.00	\$ 891,991.31	\$ 110,450.69
Urban Mass Transportation Administration Section #6	960,000.00	- 0 -	960,000.00	249,622.54	710,377.46
	<u>\$ 1,671,710.00</u>	<u>\$ 290,732.00</u>	<u>\$ 1,962,442.00</u>	<u>\$ 1,141,613.85</u>	<u>\$ 820,828.15</u>

* City Share was from a \$280,732 Community Development Block Grant and a \$10,000 State grant. The Mayor's Office of Community Development added a grant of \$79,000 to design and construct landscape improvements at the South Providence Recreation Center.