

No. 1195

# **PROVIDENCE**

# **REDEVELOPMENT**

# **AGENCY**

IN CITY COUNCIL  
DEC 6 1979

READ:

WHEREUPON IT IS ORDERED THAT  
THE SAME BE RECEIVED.

*Rae M. Mendonca* CLERK

## **1978 Annual Report**



STANLEY P. BLACHER  
Chairman

JOHN RAO, JR.  
Vice Chairman

ROBERT J. BEVILACQUA

FREDRICK LIPPITT

JOSEPH MOLLICONE

EDWARD W. XAVIER

LAURENCE K. FLYNN

STANLEY BERNSTEIN  
Executive Director  
and Secretary



PROVIDENCE REDEVELOPMENT AGENCY

MAYOR VINCENT A. CIANCI, JR.  
Ex-Officio

November 13, 1979

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

Dear Mayor and Council Members:

The Providence Redevelopment Agency takes pleasure in transmitting its thirty-first Annual Report.

We are justly proud of our efforts over the years in serving as the catalyst for the revitalization of the City of Providence, and that we have been able to meet the challenge of shifting Federal priorities in funding categorical grant programs. While we have brought several major urban projects to a successful conclusion, we look ahead to a continuing and coordinated public-private effort in rebuilding our City.

Our most recent undertakings within Downtown Providence and Federal Hill are now well underway, and the Agency is presently considering proposals for new renewal projects within the City from the funding provided by the recently approved \$25 Million bond referendum.

Finally, we wish to extend our appreciation to the staff of the Department of Planning and Urban Development for all the assistance and loyal cooperation they have rendered to the Agency over these many years.

Respectfully submitted,

A handwritten signature in cursive script that reads "Stanley P. Blacher". The signature is written in dark ink and is positioned above the printed name.

Stanley P. Blacher  
Chairman

FILED

Nov 29 10 54 AM '79

DEPT. OF CITY CLERK  
PROVIDENCE, R.I.

1 9 7 8   A N N U A L   R E P O R T

PROVIDENCE REDEVELOPMENT AGENCY

Providence, Rhode Island

Review of Project Activities

January 1, 1978

through

December 31, 1978

PROVIDENCE REDEVELOPMENT AGENCY MEMBERS

1978

Stanley P. Blacher, Chairman

John Rao, Jr., Vice-Chairman


Robert J. Bevilacqua, Member

Raymond E. Grimes, Member

Murray A. Cohen, Member

Anthony C. Merola, Member

Edward W. Xavier, Member

  
Stanley Bernstein,  
Executive Director  
and Secretary

Vincent A. Cianci, Jr.  
Mayor  
Ex Officio

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## GENERAL AGENCY ACTIVITY

The Providence Redevelopment Agency held eleven regular meetings and four special meetings in 1978. Because of the Great Blizzard of '78, the February meeting had to be cancelled. Reelected at the January 1978 meeting were Stanley P. Blacher as Chairman, John Rao, Jr. as Vice-Chairman, and Stanley Bernstein as Secretary.

Although the role of the Agency remains essentially the same, to plan and administer urban renewal projects in Providence; its relationship to other planning agencies and to the private sector is changing as Federal assistance to urban renewal shifts away from sole control of the U. S. Department of Housing and Urban Development. Federal funding for economic development, for transportation and related services, for environmental protection and control, for neighborhood revitalization programs, for historic preservation, -- to name but a few of the major thrusts -- has redistributed the planning responsibility. However, the Agency retains its authority to act for the City of Providence within its full legal powers to carry out redevelopment projects when jointly developed and sponsored redevelopment activities require public actions related to real estate acquisitions and site improvements. It continues to provide the major funding and execution mechanism for the accomplishment of redevelopment activities.

Two new projects were initiated in 1977; namely, Downtown Providence, covering a project area of 156 acres, and Federal Hill East, a project directed toward the revitalization and redesign of

Atwell's Avenue. These commitments exhausted the remaining funding provided by a 1968 bond authorization. (Subsequently, \$1 million of the amount set aside for the Downtown project was transferred to a new renewal proposal to provide some immediate assistance to the West End.)

In 1977 the Agency requested the Executive Director to prepare a five year, \$25 million plan for funding future renewal projects and to prepare a proposal for introduction to the Rhode Island General Assembly through the City Council for a referendum to be placed on the November '78 ballot authorizing the City of Providence to issue bonds in an amount not to exceed \$25 million. Up to that point in time the local electorate had approved a total of \$34 million in bond issues for redevelopment purposes. The \$25 million bond proposal was broadly designated to be used in four components, the major elements being:

- |   |             |
|---|-------------|
| 1. Commercial Development   | \$6,000,000 |
| 2. Residential Housing and<br>Neighborhood Improvements                       | 4,000,000   |
| 3. Industrial Development   | 8,000,000   |
| 4. Other Developments (Public<br>Improvements, transportation,<br>Park, etc.) | 7,000,000   |

Caught up in an apparent taxpayer backlash, the Redevelopment Bond Issue, placed on the November 1978 ballot along with 11 State bond referendum totalling another \$48 million, was defeated by 14,039 to 12,459, a difference of only 1,580 votes. The Agency, upon learning the outcome, decided to request the General Assembly to authorize



another vote on the question in a special city election, to be held "as soon as possible", which meant the question could not be placed before the voters again until sometime early in 1979 since the entire legal procedure for placing a bond referendum before the voters had to be repeated.

In other actions the Agency decided to publish its 1977 Annual Report as a supplement to the Providence Journal-Evening Bulletin in order to provide the broadest coverage to the citizens of Providence on Agency activities, accomplishments and future plans. The report was included with the October 13, 1978 issue of the Evening Bulletin.

At the Agency's request that accrued taxes on its land on which the Majestic Garage was built be written off, the City Council discharged the debt of \$264,120.99 and at the Agency's request also exempted taxes for a 12 year period after December 31, 1977.

In 1978, the Rhode Island Historical Preservation Commission announced plans to nominate the downtown area of Providence as an historic district. After much discussion and deliberation, the Agency went on record as opposed to any such designation for downtown Providence.

### COMSTOCK

Purpose: To stimulate reuse of land in a depressed area by providing for new single-family, owner-occupied homes and a new neighborhood facility.

Size: 10 acres, exclusive of streets

Schedule: Project begun in 1972. Estimated completion 1978.

Primary Land Uses: Residential

New Developments: 35 single family homes and a neighborhood center.

Future Activities: Assist owners of homes still to be constructed.

Gross Project Cost: \$1,312,304

Source of Funds: HUD (through Model Cities Agency) \$1,109,304;  
Local Share - \$202,304

### 1978 ACTIVITIES

Activity in this small, limited project slowed down since most of the houselots prepared for home-owner occupancy have been utilized. Arujo Construction Company succeeded Todd Associates as approved builder for a five room ranch to sell at \$25,500; a three bedroom ranch to sell for \$27,800; and a cape cod to sell for \$27,500.

## DOWNTOWN PROVIDENCE RENEWAL PLAN

Purpose:	To facilitate continued downtown redevelopment
Size:	156 acres
Schedule:	Project begun 1977
Initial Activity:	Removal of parking deck at Union Station
Future Activities:	Funding of local share for Kennedy Plaza ARZ and Urban Development Action Grant for 1,000 car parking garage
Related Developments:	Westminster Center, Kennedy Plaza Auto-Restricted Zone, Union Station, Parking Garage (UDAG), Private Investment Sector
Initial Project Cost:	\$500,000
Source of Funds:	Municipal Redevelopment Bonds

### 1978 ACTIVITIES:

The initial action contemplated under the Downtown Providence Renewal Plan is the removal of the parking deck in front of Union Station. Constructed in 1957 by Mall Parking Terrace, Inc., the deck contains 31,250 square feet of space. The land is leased from the City of Providence under a 25-year ground lease extending to July, 1982. The City Council granted approval and authority to the Agency to acquire the parking deck by condemnation or purchase. Subsequently, a sum of \$343,693 was fixed as just compensation for the deck.

The Kennedy Plaza ARZ project, in preparation stages for almost three years, was modified as a result of a series of public meetings and forums held to disseminate information about the project and to

solicit comments and reactions from all interested persons or groups. In September the City was awarded a \$340,500 Section 3 UMTA grant from the Urban Mass Transportation Administration for final engineering and design studies and in November a Section 6 UMTA Demonstration Grant of \$960,000 was received. The \$5.8 million project (local share \$981,000) is designed to give Kennedy Plaza a new face, make walking safer and more pleasant, encourage bus travel and reduce traffic congestion and air pollution in downtown.

Urban Development Action Grants (UDAG) were authorized by Section 119 of Title I of the Housing and Community Development Act of 1977. In this same year the General Services Administration announced plans to erect a new Federal building in Providence. The conjunction of these two Federal actions resulted in the development of an exciting proposal for revitalization through strong public and private participation and cooperation. Called the Weybosset Gateway Project, the plan calls for construction of a 1,000 car garage/office building/retail use complex. To effectuate this project it was proposed that the Providence Redevelopment Agency acquire a two block area bounded by Weybosset, Empire, Chapel and Mathewson Streets. This decision required a further amendment to the Downtown Providence Renewal Plan. In October 1978 a UDAG application was submitted to the Department of Housing and Urban Development, but the City Council would not authorize acquisition of the two block area until such time as HUD notified the City of its Official approval which was still pending by the end of 1978.

## EAST SIDE R. I. R-4

Purpose:	To selectively develop portions of the East Side and Randall Square
Size:	343 acres, divided into four sections: Randall Square, Constitution Hill, South Main and South Water Streets, Fox Point
Schedule:	Project begun 1967. Estimated completion 1980
Primary Land Uses:	Residential, commercial
New Developments:	Garden apartments, housing for the elderly, hotel and parking, office buildings, institutional headquarters, rehabilitated residential structures, school building, medical office building, restored historic structures, rehabilitated commercial buildings
Future Activities:	Sale of remaining parcels to preferred developers
Net Project Cost:	\$28,426,935
Source of Funds:	HUD -- \$23,754,301; Local Share -- \$7,106,734
Estimated Private Investment:	\$75,000,000

## 1978 ACTIVITIES

While development activities are winding down as this project nears completion, several major developments did take place during the year which will result in construction of some important buildings. Developers were still attempting to clear away obstacles to financing and construction in several instances and in a few cases, initial plans had to be scaled down for economic reasons.

Phase III, site improvement work continued at an accelerated level including demolition of the Smith Street bridge.

The Agency continued to pursue negotiations in connection with the sale and development of properties in each of the four areas within the project: 1) Randall Square, 2) Constitution Hill-North Benefit, 3) South Main-South Water and 4) Fox Point.

#### EAST SIDE - RANDALL SQUARE

Kelly and Picerne, a Cranston based real estate firm, purchased the 122 unit Moshassuck Square apartment complex located at North Main and Charles Streets for about \$1.6 million.

Providence Inn Associates, which holds the Marriott Inn franchise, announced plans for a major expansion which would cost up to \$5 million and involve the addition of 100-120 guest rooms and a parking garage. To accomplish this expansion, a series of actions were required: The City abandoned Black Street; the State agreed to sell surplus land from a highway taking to the Agency for transfer to the Marriott and the City and State agreed to transfer their respective portions of Black Street to the Marriott. This transaction included land between Black Street and Route 95.

Ownership of Parcel 25C at the corner of Orms Street and Charles Street was transferred to Charles-Orms Associates from the Moshassuck Square Development Company. A \$2.5 million, 4-story, 60,000 square foot office building with 160 parking spaces was already under construction.

Plans for the remaining 4 acres of Parcel 25D contiguous with the State Medical Laboratory building were approved towards the end of the year. The plans call for a staged development of three connected buildings which will contain 60,000 square feet of office space and surface parking for 210 cars.

Final site plans for Phase III of the Davenport development (Charlesgate Complex) were approved. This building will have 100 units of one and two bedroom apartments for the elderly.

Gaining a new lease on life, the Fletcher Building (at one time considered useless) developers announced major renovation plans of about \$600,000 and the Mayor's Office of Community Development announced it would add a \$50,000 recycling grant.

Other lesser activities which occurred during the year included an announcement that the American Mathematical Society would add a 2,700 square foot addition; an extra \$15-20,000 expenditure was required for a water line to serve a major parcel and unexpected subsurface conditions created time delays in the reconstruction of the Smith Street bridge.



### CONSTITUTION HILL-NORTH BENEFIT

Development of the remaining properties in this portion of the East Side Project continue to present difficulties. After four years of problems, all outstanding matters relating to the Burr's Lane Development were resolved by granting the preferred developer the right to sell at no profit to a new buyer.

Considerable activity focussed on Parcels 6B and 7 fronting on North Main Street from No. Court Street to Bowen Street. Three proposals were received which, because of the location, required a review by local and state historic interest groups. Initially, the Providence Preservation Society proposed that six luxury townhouses be built and that a historic house be moved to one of the parcels. This scheme represented a combination of two of the three proposals submitted and would require a cooperative effort between Jerald C. Erlich and Marc J. Pearlman. Subsequently, the Agency, over the objections of the Rhode Island Preservation Commission, the Providence Preservation Society and the Providence Historic District Commission, approved a plan for two row houses to be built as proposed by Marc Lowenstein of Ecogenics, Inc. Since the parcels in question are across the street from the Roger Williams National Memorial Park and are also within the College Hill Historic District, this action served to bring the Agency into direct conflict with preservation groups.

The U. S. Department of Housing and Urban Development took a stand against the Providence Redevelopment Agency's decision and said the plan would need to be submitted to the National Advisory Council on Historic Preservation. This action caused the Agency to have second thoughts and all potential developers were given more time to modify their proposals to meet criteria set forth by the preservationist groups. The Ecogenics, Inc. proposal finally lost out because of a failure to meet the deadline for submission of an acceptably modified plan and Jerold C. Erlich became the approved developer. Marc Pearlman also qualified as developer of a subdivision of Parcel 6B from North Court Street to Cody Street.

Questions concerning right-of-way and easement rights continued to hold up development of Parcel 11B located on Constitution Hill which has been subdivided into four smaller parcels. Developer interest in these prime parcels continues to remain high however. The preferred sponsor for Parcels 8 and 9B on North Main Street from Church Street and Howland Street on which historic houses are sited, promised at the end of the year to move ahead with his rehabilitation efforts.

EAST SIDE - SOUTH MAIN-SOUTH WATER

Plans for the development of two office buildings on Wickenden Street from Transit Street to Benefit Street were approved in preliminary form subject to approval by the R. I. Historical Preservation Commission. The preliminary plans represented a reduction in scale from the original plans and call for construction in two stages. All parking will be exterior. Construction costs are estimated at \$2.5 million for 20-40 office suites to be sold on a condominium basis.

Preliminary site plans as presented by Sulzburger-Rolfe were approved for Parcels 76 and 77 at North Main Street and Power Street, the former site of the Boys' Club, with construction plans to be submitted by January 1, 1979. Plans call for the construction of an office condominium building for the legal profession.

EAST SIDE - FOX POINT

This portion of the East Side Project is essentially a rehabilitation effort. As of the end of 1978, 896 of a total of 1535 structures have been certified as meeting project rehabilitation standards.

Certificates of Completion were issued for Parcels 92B, 92C and 92D located on John Street. A final site plan for 92A the corner of Brook Street and John Street was approved and an Offer to Purchase, in the form of a letter of inquiry, was received for Parcel 110 located on George M. Cohan Blvd. at the corner of Thompson Street.

## FEDERAL HILL EAST

Purpose: To revitalize a Providence neighborhood by rebuilding and improving a commercial strip and by preserving its ethnic character as the first step.

Size: 170 acres, bounded by the Route 6 Connector, Knight Street, Westminster Street and Interstate 95

Schedule: Project begun 1977. Estimated completion of Atwell's Avenue 1979

Primary Land Uses: Residential, commercial

New Developments: A redesigned and rebuilt major arterial street and commercial strip, pedestrian plaza for open air market, plazas, entrance arch, brick sidewalks, historic style light standards

Future Activities: Rehabilitation of commercial and residential properties. Site improvements

Gross Project Cost: \$4,110,487

Source of Funds: Local Share \$4,110,487

## 1978 ACTIVITIES

On April 5, 1978, Mayor Cianci presided at the official ground-breaking ceremony for the \$2.78 million construction phase of this city funded project. Atwells Avenue from Route 95 to Knight Street will be rebuilt, new brick sidewalks and street lamps will be installed, a pedestrian plaza will be created on De Pasquale Avenue, and small plazas will be built in front of three major churches.

Land acquisition in the project is very limited; seven parcels

are to be acquired--four at 280-294 Broadway, two at 301-303 Broadway and one at 263 Atwells Avenue. Three of the four parcels at 280-294 Broadway were acquired by negotiation and the other will require condemnation. The Cappelli Building was later removed from the list of acquisitions when the owner announced plans to rehabilitate the building. Four proposals were received for the development of a 21,093 square foot parcel located at 278-280 Broadway and Viola Construction Company was selected as the preferred sponsor to build a two-story, \$390,000 commercial structure with 19 surface parking spaces.

Considerable discontent was displayed by the business community over the road and sidewalk reconstruction activity because of the disruption of traffic and its resultant effect on business. Unavoidable construction delays were experienced by the contractor and an extension of time for job completion was necessary. The Contractor was granted an extension to May 31, 1979 and was additionally directed to undertake construction on one-half of the entire northerly side of Atwells Avenue before proceeding with the other half.

The Neighborhood Economic Revitalization Commission (NERC), subsequently accepted as the neighborhood area project committee, presented plans to utilize the surplus of \$500,000 remaining to be spent in the project area. The plans proposed a new parking lot and the demolition of several rundown buildings to make way for new homes. The staff was instructed to evaluate this proposal and to consider alternate uses which might be made of the \$500,000.

As part of the redesign in the area it was proposed that Garibaldi Park be integrated with the Atwells Avenue improvements with the Department of Parks contributing \$10,000 towards the cost. On the lighter side, some controversy arose over the design of an ornamental bronze sculpture to be suspended from the Roman archway to be erected as a gateway to Federal Hill. The design, meant to be a reproduction of a "la pigna" (a pinecone native to Italy), was considered to look more like a pineapple and the architect was directed to redesign the ornament.

LOCKWOOD STREET R. I. R-27

Purpose:	To redevelop a portion of Upper South Providence in the vicinity of Rhode Island Hospital
Size:	11 acres
Primary Land Use:	Residential
New Developments:	Housing for families and elderly persons
Future Developments:	Sale of remaining parcels
Net Project Cost:	\$2,455,333
Source of Funds:	HUD--\$1,876,500; Local share--\$613,833
Estimated Private Investment:	\$10,000,000

1978 ACTIVITIES:

Several court suits delayed progress during the year. Three individual cases were settled. The major court action which was holding up development of a 209 unit apartment complex was finally settled out of court. Peabody Construction Company, which formed Lockwood Plaza Associates, will be the general contractor for the complex which includes a six-story building with 101 apartments for the elderly and 17 two-and three-story buildings with 108 apartments for families with children. Construction will be on a 7.5 acre site generally bounded by Pearl, Friendship, Point, Plain and Beacon Streets.

Towards the end of 1978 a contract for site improvements was awarded to Alsim Construction Company in an amount of \$92,303.



MOUNT HOPE R. I. R-18

Purpose:	To stabilize and improve a residential neighborhood located in the northeast corner of the city by emphasizing rehabilitation of existing structures and construction of needed site improvements
Size:	90 acres
Schedule:	Project begun 1968. Estimated completion 1979
Primary Land Use:	Residential, Public
New Developments:	Infill housing units for families
Net Project Cost:	\$4,831,186
Source of Funds:	HUD--\$3,852,658; Local Share--\$1,790,635
Estimated Private Investment:	Because the major investment has been in private rehabilitation it is difficult to arrive at an accurate estimated private investment figure

1978 ACTIVITIES

Interest in development of the remaining vacant parcels is evidenced by several Offers to Purchase. East Side Community Action, Inc. proposed to purchase two parcels as part of a community garden project by the the Emma B. Taylor Multi-Purpose Center.

Midway Bar, was granted approval to make an addition to the existing building.

## WEST BROADWAY A2-1

Purpose:	To stabilize and redevelop portions of a residential neighborhood bounded by one commercial arterial and traversed by two arterial streets. Renewal activity resulted in the creation of a large number of scattered site parcels made available for sale and reuse. Rehabilitation assistance provided to existing properties
Size:	233 acres, of which 166 were built-up
Schedule:	Project begun 1970. Estimated completion 1980
Primary Land Uses:	Residential, commercial
New Developments:	Multi-unit housing for families and elderly persons, single-family housing on scattered sites, a neighborhood center, a health center, a public school
Future Developments:	Completion of additional new housing, sale of remaining parcels to preferred developers, possible extension of program to include new acquisition, parcel disposition and development
Source of Funds:	HUD--\$4,493,364; Local Share--\$1,225,139
Estimated Private Investment:	\$10,000,000

### 1978 ACTIVITIES:

As a result of more money becoming available, project activity was expanded to include the acquisition of an additional 27 parcels of land. HUD agreed to shift \$1,221,578 budgeted for relocation grants into project expenditures. This required an additional local contribution of \$407,193 bringing the total change in project expenditures

to \$1,628,771. After deductions for various expenditures a balance of \$708,593 remained of which \$672,000 was earmarked for additional project expenditures.

Because the additional properties to be acquired are located in or near the Broadway-Armory Historic District which is on the National Register of Historic Places, the Agency entered into an agreement with the R. I. Historical Preservation Commission with the following stipulations: 20 structures could be demolished; 4 additional structures could be demolished if no qualified offers for rehabilitation were received and 3 other structures would be advertised for moving before a decision to demolish would be made.

Scattered site proposals for housing developments continued to provide the major thrust in activity for the year. Acquiescing to the desires of area residents, spearheaded by opposition from the West Broadway Area Committee, all previous proposals received for the development of the scattered sites were rejected. It was agreed that the scattered sites should be readvertised for development for owner-occupied, single and two-family housing units.

Among developers submitting proposals for scattered site development, the leading contenders were RIA Associates, B & R Associates and T.A. Ruscetta Realty Company with a plan to develop 80 to 90 units of family or elderly housing in owner-occupied one or two unit structures at a cost of \$2.5 million with construction to begin within six months of final commitment and approval.

Subsequently, B & R Associates submitted an Offer to Purchase at the June 13, 1978 meeting with a schedule to provide preliminary site plans by August 1, 1978; final plans and financial commitment by January 1, 1979; sales agreement and title transfer by February 9, 1979; and construction start by March 1, 1979. A sales agreement with RIA Associates was executed at the December 12, 1978 meeting for residential parcels and a commercial strip along Westminster Street, but the developer took title to the residential parcel only.

New Homes for Federal Hill, Inc., submitted an Offer to Purchase two parcels which received approval at the October 17, 1978 meeting. Previous to this transaction, this same group presented a financial commitment and new time schedule for development on another single parcel.

Other activity included an extension of time to the Providence School Department for the purchase of land for a new addition to the Asa Messer School and the resolution of a traffic light problem at Broadway and Tobey Streets.

## WEST END

### 1978 ACTIVITIES

Recognizing that the West End Neighborhood was rapidly deteriorating, the Agency agreed to set aside \$1.0 million from its bond authority already reserved for the Downtown area. The staff was directed to develop a plan for the use of the \$1.0 million in cooperation with local neighborhood groups. Planning studies including land use and socio-economic surveys were undertaken. The West End Coalition eventually emerged as the recognized official Project Area Committee. The project boundaries were established as the Huntington Expressway on the west and south, Elmwood Avenue on the east and on the north by Wood, Messer, Cranston, Dexter and Cromwell Streets.

On September 27, 1978, the West End Coalition presented its preliminary plans at a public hearing. The plan focussed on providing low-interest, home improvement loans and selectively clearing between 15 and 20 dilapidated houses.

In December 1978, the Providence Redevelopment Agency tentatively approved the West End Coalition's Revitalization Plan to demolish 15 rundown and vacant buildings and to repave some streets and sidewalks. However, because of possible legal and practical implications, the Agency decided to withhold approval on the proposed \$250,000 rehabilitation loan fund, the \$40,000 consultant fees and administrative cost items, pending advice from legal counsel. It was expected that a final plan would be presented early in 1979.

## WEYBOSSET HILL R. I. R-7

Purpose:	To redevelop a portion of Downtown Providence in accordance with plan for Downtown Providence 1970, as revised
Size:	56 acres, of which 29 acres were cleared and made available for redevelopment
Schedule:	Project begun 1964. Estimated completion 1980.
Primary Land Uses:	Commercial, institutional, residential, public
New Developments:	Civic center, interstate bus station, Holiday Inn, health service headquarters, high rise apartments, apartments for the elderly, credit union, office buildings, travel center Cathedral Plaza and Jackson Walkway
Future Developments:	Completion of additional new housing developments, sale of remaining parcels to preferred developers
Net Project Cost:	\$19,921,587
Source of Funds:	HUD--\$16,308,993; Local Share--\$4,980,397
Estimated Private Investment:	\$125,000,000

## 1978 ACTIVITIES

Dramatic activity continued to focus attention on this "showcase" project. The development of Parcel 4 (LaSalle Square) continued to be the main item of interest. Other major activity concerned the construction of a new Gilbane Headquarters Building on Broad Street; the proposed construction of a Blue Cross/Blue Shield garage for 240 cars, and the concept of the development of Trinity Mews along Aborn Street

between Washington and Fountain Streets to serve as an outdoor adjunct for cultural activities in connection with Trinity Theater and other performing arts groups.

The Convention Center Committee, formed in 1977 to study the use of Parcel 4 (LaSalle Square) and the feasibility of a Convention Center, presented its study to the Agency at the March 1978 meeting. The studies primary findings were:

- 1) A convention center is necessary and feasible
- 2) La Salle Square (Parcel 4) is the optimum location for such a facility, and
- 3) A developer should be designated and instructed to prepare a detailed feasibility study for a new downtown hotel with convention facilities as an integral part of the study.

In view of the Convention Center Committee report, and to accommodate those developers who had already submitted proposals, the Agency developed new criteria for readvertising Parcel 4 and giving previous developers an opportunity to modify their proposals to include a minimum 30,000 square foot convention facility.

At the August 18, 1978 Agency meeting, a preliminary proposal was received from a new contender--Concordia Management Company, Limited. At this same meeting, the Agency agreed that this date would be the cut off for receipt of proposals.

The Concordia \$25 million developer proposal, subsequently modified to include:

- a 24 story building with 467,000 square feet of space

- a 14,000 square foot banquet hall and restaurant
- a 3 story high, 26,000 square foot exhibition hall
- six floors to be used for a jewelry trade mart with 300-600 square feet of space per occupant
- 350 room hotel (200-400 range) on levels 12 to 24

was deemed the best use for the parcel and in October 1978 a finalized Option to Purchase was forwarded to the Concordia Groups which among other stipulations included a purchase price of \$362,000. The executed Option to Purchase and a \$10,000 good faith deposit were received at the November 14, 1978 meeting.

Urban Development Action Grant Program (UDAG) proposals were under discussion for two separate projects: 1) Blue Cross of Rhode Island proposed a 240 space parking garage requiring a \$1,080,000 grant, and 2) Gilbane Building Company suggested a UDAG application to construction a five story, 78,300 square foot office headquarters building which would include two lower levels of parking for 80 cars to be built at a cost of \$4.5 million. For economic reasons and because UDAG funding appeared uncertain, the Gilbane Building Company revised its plans to accomodate only 44 cars on one level of parking and decided to proceed with private funding. Subsequently, funding arrangements were made through the Rhode Island Port Authority and Economic Development Corporation. A groundbreaking ceremony for the new corporate headquarters was held on December 2, 1978 with completion of the 120,000 square foot, four story structure expected in late



1979.

In other actions, the Agency tabled plans for the development of Trinity Mews along Aborn Street pending a review by Concordia as to whether the proposed traffic circulation change is compatible with its plans for development of Parcel 4 (LaSalle Square) and the possible acquisition of the Majestic Garage.

## COMPLETED PROJECTS

### Point Street

3.8 acres. Initiated 1950. Delayed by lawsuit. Undertaken 1956. Primary reuse: industrial parking. Completed 1961. Net project cost \$157,000.

### Willard Center One

4 acres. Undertaken 1954. Primary reuse: elementary school. Completed 1959. Net project cost \$600,000.

### Willard Center Two

15 acres. Undertaken 1955. Primary reuse: shopping center, school payfield. Completed 1959. Net project cost \$1,593,000.

### West River

60 acres. Undertaken 1956. Primary reuse: industrial park. Completed 1961. Net project cost \$4,090,000.

### Lippitt Hill

57 acres. Undertaken 1959. Primary reuses: shopping center, apartments, elementary school, church. Completed 1971. Net project cost: \$4,639,278.

### Central-Classical

67 acres. Undertaken 1959. Primary reuses: high schools, playfields, garden apartments, nursing home. Completed 1971. Net project cost \$7,980,951.

### Huntington Expressway Industrial Park

150 acres. Undertaken 1961. Primary reuse: industrial Park. Completed 1971. Net project cost \$5,235,022.

### Model Cities (NDP A2-2)

20 acres. Undertaken 1970. Primary reuse: residential. Completed 1973. Net program cost: \$1,015,803.

**PROVIDENCE REDEVELOPMENT AGENCY**

**Consolidated Condition Statement**

**December 31, 1978**

**ASSETS & PROJECT COST**

**CASH IN BANK:**

Project expenditure accounts	\$ 353,256
Temporary loan repayment funds	161,491
Good faith deposits	<u>112,667</u>

Total Cash \$ 627,414

Accounts Receivables (Court, Etc.) 2,869,105

Investments 5,990,000

**PROJECT COST:**

East Side	\$ 25,552,348
Weybosset Hill	18,924,049
Mount Hope	4,212,111
Lockwood Street	917,063
West Broadway	3,796,403
Model Cities	28,441
Mashapaug Pond	6,337,286
Federal Hill East	1,565,798
Comstock	837,134
Downtown Renewal Project	<u>(2,548)</u>

Total Project Cost \$62,168,085

Relocation Payments 3,141,137

Rehabilitation Payments 154,153

Donated Land 1,665,923

Project Improvements 92,379

Supporting Facilities 587,493

**TOTAL ASSETS**

**\$77,295,689**

**LIABILITIES & FUNDING GRANTS**

**LIABILITIES:**

Accounts payables	\$ 826,153
Temporary loans payables	6,327,847
Accrued interest payables	<u>174,966</u>

Total Liabilities \$ 7,328,966

**FUNDING GRANTS:**

Local Grant-In-Aid:-Cash	\$15,075,942
Non-Cash	<u>2,345,795</u>

\$17,421,737

**Federal Grants-In-Aid:**

Project Grants	\$43,139,986
Relocation Grants	3,018,735
Rehabilitation Grants	154,153
Housing Subsidy Grant	<u>2,000</u>

\$46,314,874

**TOTAL FUNDING GRANTS**

Proceeds from sale of land 6,230,112

**TOTAL FUNDING GRANTS**

**69,966,723**

**TOTAL LIABILITIES & FUNDING GRANTS**

**\$77,295,689**

DIVISIONS WITHIN THE DEPARTMENT OF PLANNING  
AND URBAN DEVELOPMENT CONTRACTED THROUGH THE  
CITY OF PROVIDENCE TO PROVIDE TECHNICAL AND  
ADMINISTRATIVE SERVICES TO THE PROVIDENCE  
REDEVELOPMENT AGENCY:

Executive

Stanley Bernstein  
Peter Peligian  
Mary J. Dessaint

Director  
Assistant to the Director  
Clerk IV

Fiscal Affairs

Frank E. Corrente  
Thomas J. Graves  
Robert V. Landi  
Albert E. Lavalley  
Marjorie R. Smith  
Barbara S. Gaulin  
Donna M. Rotella

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

Legal Services

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

Chief  
Assistant Chief  
Project Counsel  
Project Counsel  
Clerk IV

Project Development

Robert H. Yeremian  
Vincent F. Porrazzo  
John R. D'Antuono

Project Supervisor  
Project Supervisor  
Project Supervisor

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

Supervisor, Real Estate  
Land Disposition Officer  
Real Estate Aide II

James F. Murphy

Supervisor of Business  
Relocation and Property  
Management

Project Development cont'd

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

Business Relocation Officer  
Management Officer  
Management Aide II  
Clerk Stenographer III

John S. Kowalik  
Louis Calcagni, Jr.  
Ronald E. Moore  
Clinton Goins  
Gloria Levitt  
Beverly A. Shechtman

Supervisor, Engineering  
Associate Engineer IV  
Engineer's Associate  
Engineer's Associate  
Clerk IV  
Clerk Stenographer III

Community Services

Anthony N. Meleo  
Melvin St. John Susi

Chief  
Supervisor of Rehabilitation  
Services

G. John Terenzi

Supervisor of Rehabilitation  
Services

Daniel C. Murphy  
John J. Beatini  
Vincent E. Capuano  
Ralph T. Salvatore  
Normand R. Masse  
Patrick J. Fallon  
William Capobianco  
Anthony Napolitano

Rehabilitation Specialist  
Rehabilitation Specialist  
Rehabilitation Specialist  
Rehabilitation Specialist  
Rehabilitation Specialist  
Financial Specialist  
Financial Specialist  
Supervisor of Program  
Specialist

Jo-Ann Penta

Clerk Stenographer III

Family Relocation

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

Chief  
Social Case Worker  
Social Case Worker

Planning

Martha R. Bailey  
Soo Dip Chin  
George Turlo  
John R. Kellam

Chief  
Supervisor of Project Planning  
Supervisor of Current Planning  
Supervisor of Long Range  
Planning  
Supervisor of Traffic Planning

Bruno Mollo

Planning (cont'd)

Christos G. Jemorakos  
Merrick A. Cook  
Richard H. Piscione  
William F. Lombardo  
Ronald A. Mercurio  
Earl R. Shirley  
Francis J. Fredrick  
Celia A. Diggins

Supervisor of Graphics  
Principal Planner  
Senior Planner  
Senior Planner  
Senior Planner  
Assistant Planner  
Senior Draftsman  
Clerk Stenographer III

Research

Barbara Saydam  
Donald S. Conley  
Joseph P. Lackey

Chief  
Senior Research Assistant  
Research Assistant

This report was prepared by Donald S. Conley,  
Senior Research Assistant. Typing by Rae  
Baker, Legal Secretary.

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Nov 29 11 55 AM '79  
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