

STANLEY P. BLACHER
Chairman

JOHN RAO, JR.
Vice Chairman

ROBERT J. BEVILACQUA

RAYMOND E. GRIMES

MURRAY A. COHEN

EDWARD W. XAVIER

~~XXXXXXXXXXXXXXXXXXXX~~

STANLEY BERNSTEIN
Executive Director
and Secretary

MAYOR VINCENT A. CIANCI, JR.
Ex-Officio



PROVIDENCE REDEVELOPMENT AGENCY

October 12, 1978

The Honorable City Council
City Hall
Providence, Rhode Island 02903

Dear Council Members:

The Members of the Providence Redevelopment Agency are pleased to present its Annual Report for calendar year 1977. We have chosen the pictorial newspaper format because we believe that Providence can be proud of the accomplishment of its varied and maturing renewal program. We believe also, that renewal is and should remain a comprehensive program for replenishment and growth.

Through the years, the Providence Redevelopment Agency has been a catalyst and a leader in the rebuilding of a clean, healthful, modern, aesthetically pleasing, and economically viable city. In everything affecting the City of Providence, it is the function of the Agency to offer its guidance and expertise and to supply the necessary over-view to assure that the total interests of the city are best served.

Another major function is to establish future development goals which urban renewal techniques can realize for the city. We have, accordingly, included a section in this report showing how much more there is to do and an invitation to our citizens to support these efforts by their approval of a \$25 million Redevelopment Bond Issue on November 7, 1978.

The Agency is proud to have served the City of Providence for the past 30 years and we look forward to many productive years ahead.

Respectfully submitted,

Stanley P. Blacher
Chairman

IN CITY COUNCIL

OCT 19 1978

READ:

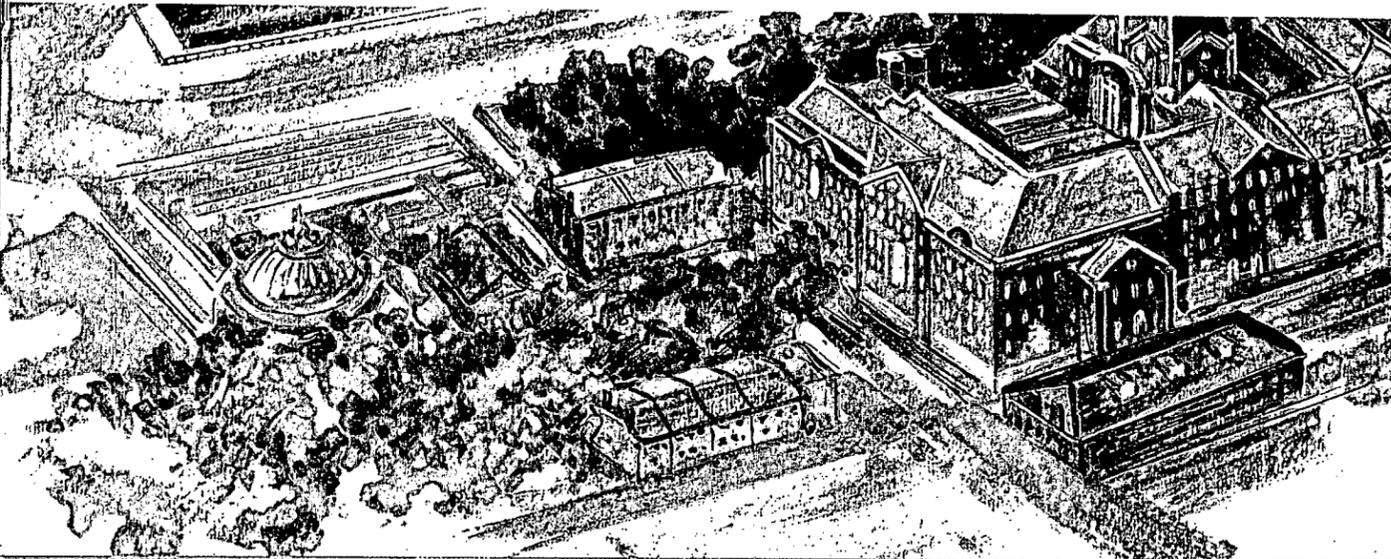
WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.

CLERK



the 30th
year
of
planning
and
coordinating
the
dynamic
rebirth
of our
City

PROVIDENCE REDEVELOPMENT AGENCY ANNUAL REPORT



1977

Advertising Supplement to
The Evening Bulletin
Friday, October 13,

FILED

OCT 12 3 27 PM '78

DEPT. OF CITY CLERK
PROVIDENCE, R. I.

The Role of the PRA

We live in one of the country's fine historic cities. It has a rich and proud past; but Tradition means Age. Our role for the past 30 years has been to revitalize this beautiful old city . . . to restore its physical, economic and cultural base in keeping with its treasured past, yet mindful of the changing life-style and needs of the present and anticipating the challenging demands of the future.

REDEVELOPMENT became the broad umbrella under which we have planned, administered and financed a broad spectrum of projects touching every facet of community life. It's been a job of orchestration, bringing together the best available resources of the federal, state, city and private sectors to achieve our ultimate goal . . . the dynamic rebirth of the City of Providence. During 1977 we continued to play this role.



AGENCY MEMBERS

Front row, left to right: Robert J. Bevilacqua, Murray A. Cohen, John Rao, Jr., Stanley P. Blacher, *Chairman*, Back row, left to right: Edward W. Xavier, Anthony C. Merola, Raymond E. Grimes
Mayor Vincent A. Cianci Jr. - Ex-Officio

AGENCY STAFF

Stanley Bernstein, Executive Director and Secretary
Charles A. Pisaturo, Legal Counsel
Mary J. Dessaint, Recording Secretary

Stanley P. Blacher

Stanley P. Blacher,
Chairman

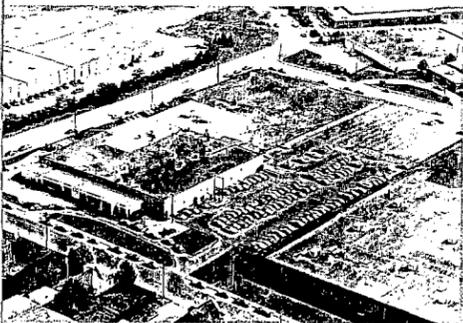
WHEN WE STARTED IN 1947 . . . A MONUMENTAL CHALLENGE

If you had left the City in 1947, when the Providence Redevelopment Agency came into being, and returned in 1978, you would have a difficult time getting around. Because it is, literally, a transformed City . . . and the Agency has been largely responsible for this transformation.

As one of the early such Agencies in the Country we approached our job with few precedents to guide us. We were aware of the scope and challenge of what lay ahead, but we could hardly foresee the new concepts and new precedents we would be called on to establish.

It was a monumental challenge from the very start.

The industrial climate in the City was at a low ebb. To improve that climate would require expansion room; but Providence, an old industrial city, had little adequate vacant land. This became our first major effort: to plan and develop the first industrial park project ever undertaken in New England. In the context of the times, we set a somewhat visionary goal . . . to convert some 60 acres of deteriorated land in the old North End into a modern desirable industrial park. Ten years after work began, the West River Industrial Park had attracted 17 new



HUNTINGTON INDUSTRIAL PARK



LIPPITT HILL SHOPPING CENTER



UNIVERSITY HEIGHTS



WEST RIVER INDUSTRIAL PARK

Concerned with PEOPLE projects . . .

During many years in the past, the efforts of the Providence Redevelopment Agency were concerned largely with planning and developing new areas for industrial expansion in our City. The industrial parks that were developed are flourishing and have helped broaden the City's industrial base.

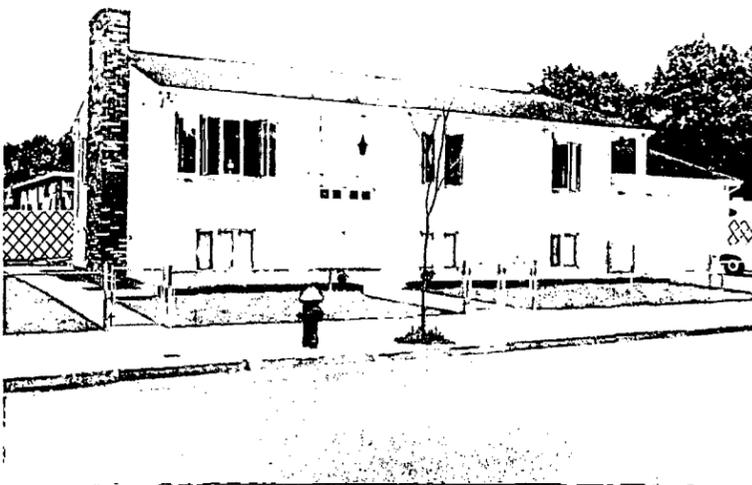
But 1977 saw us concerned primarily with PEOPLE projects. With revitalizing communities by rehabilitating existing homes as well as building new housing. And with creating the conditions in which the families in these communities could afford to buy their homes with our help. Comstock. Mt. Hope. Fox Point. West Broadway. In all these areas our efforts have sparked a rebirth of neighborhood pride and private commitment to sprucing up long-neglected neighborhoods.



SINGLE FAMILY HOME • COMSTOCK



AARON BRIGGS APARTMENT COMPLEX



WEST BROADWAY • NEW HOME



MT. HOPE NEW HOUSING

WE CONCENTRATED ON INDUSTRIAL REDEVELOPMENT . . . THEN CAME HOUSING

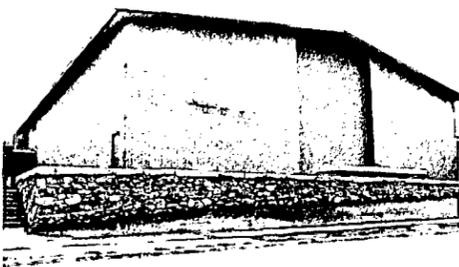
plants providing everything from dental supplies to elevators, including the first fully automated U.S. Post Office in the country. Best of all, it meant important new job opportunities for our people. And there was still room for more.

The success of West River encouraged us, in 1961, to begin work on a second industrial park project, more ambitious than the first. Almost 100 acres of land in the Mashapaug Pond area was to become the Huntington Industrial Park. By 1971 it was already filled with new plants.

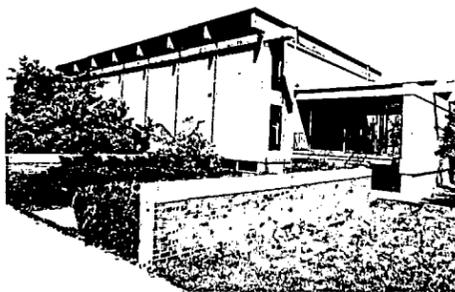
Construction of these two Parks had kept at least 30 firms from moving out

of the City; had increased the assessed value of the land and real estate by 8 to 10 times . . . with the resultant increase in tax revenues; had provided thousands of new jobs. They have been a "life-saver" to the industrial base of our City.

Like so many of our subsequent redevelopment ventures, the University Heights complex of the Lippitt Hill project was a pioneer effort. It was probably the first housing development in the U.S. to successfully combine desirable luxury apartments with low to moderate rental housing, in one modern complex, achieving a viable social, economic and racial integration. And since its opening in 1965 this experiment has worked remarkably well.



ELEMENTARY SCHOOL — LIPPITT HILL



OLNEY ST. BAPTIST CHURCH



CENTRAL-CLASSICAL

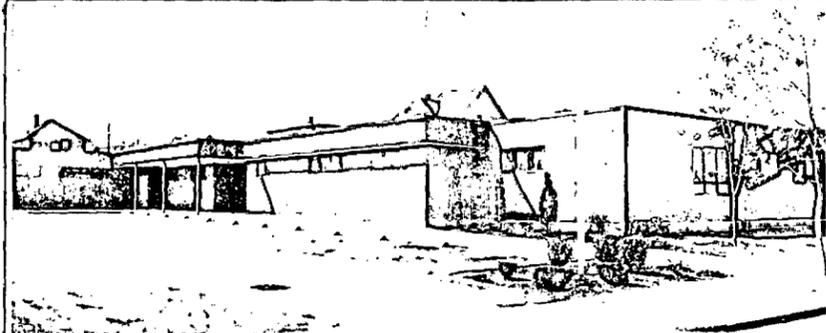


CENTRAL-CLASSICAL

PROGRESS in West Broadway . . . South

The gratifying achievement of a number of our basic objectives is seen in a variety of projects throughout the City.

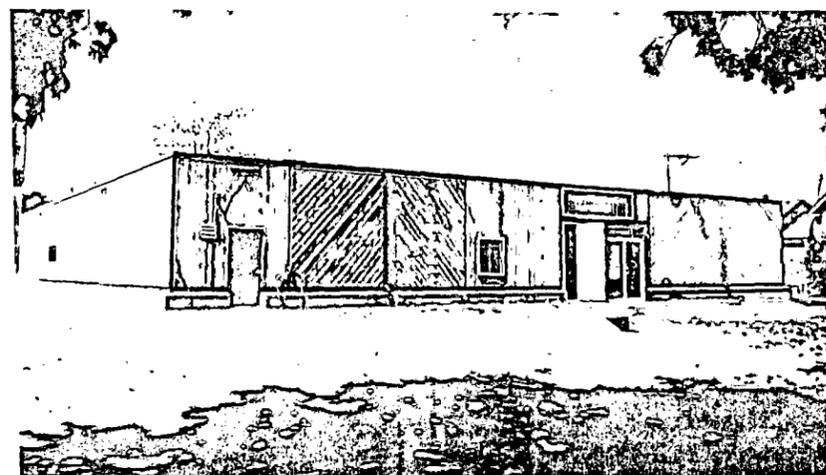
In West Broadway, with the new Aaron Briggs Apartment Complex and the Federal Hill House neighborhood center, we were able to supply much-needed housing, to beautify an old neighborhood and, most importantly, to stimulate and improve citizen interest and participation . . . key factors in meaningful community redevelopment.



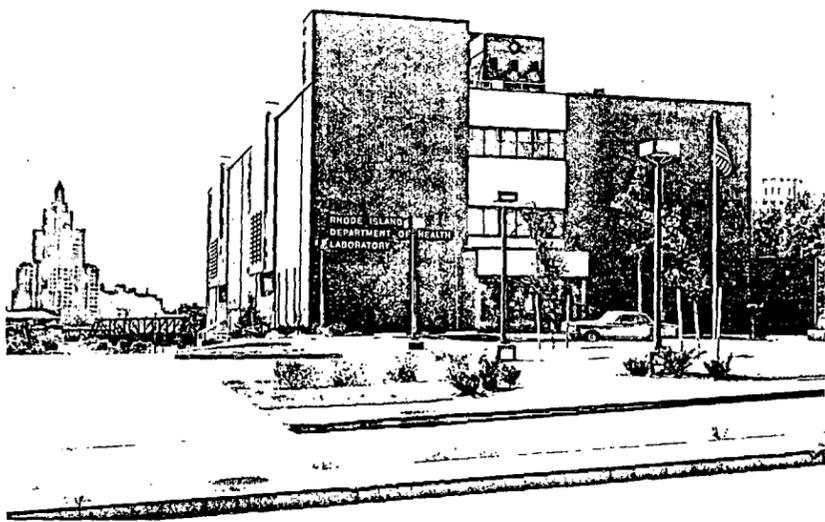
FEDERAL HILL HOUSE



ATWELLS AVENUE IMPROVEMENTS



WEST BROADWAY HEALTH CENTER



STATE HEALTH DEPT. LABORATORY • EAST SIDE

A SUCCESSION OF AMBITIOUS PROJECTS BEGAN TO TRANSFORM THE CITY . . .

Dominating 32 acres of hillside land up from North Main Street, this complex provided 349 apartments and a 17 store shopping center that became the catalyst for the revitalization of North Main Street as a major commercial strip.

But that was not its only accomplishment. By replacing two antiquated schools with the modern Martin Luther King, Jr. School and the Olney Street Baptist Church, we enriched the spiritual and educational life of the community and, for the first time, were able to successfully replace vacancies created by the demolition of old homes.

It was a landmark venture in urban renewal.

In 1964, culminating years of study and planning, the Agency was able to begin work on the massive \$11 million Central-Classical project . . . officially designated the James L. Hanley Education Center. The complex included a new Classical High School (to replace the antiquated and overcrowded old Classical); a renovated and modernized Central High and a beautiful integrated campus encompassing new cafeterias, gymnasiums and athletic fields for both schools. They were ready for the 1968 school year. A state-built Vocational School was also added.



I'GGIN VILLAGE



MOSHASSUCK MEDICAL CENTER



BANNISTER HOUSE



SO. PROVIDENCE NEIGHBORHOOD CENTER

Main Street . . . on the East Side

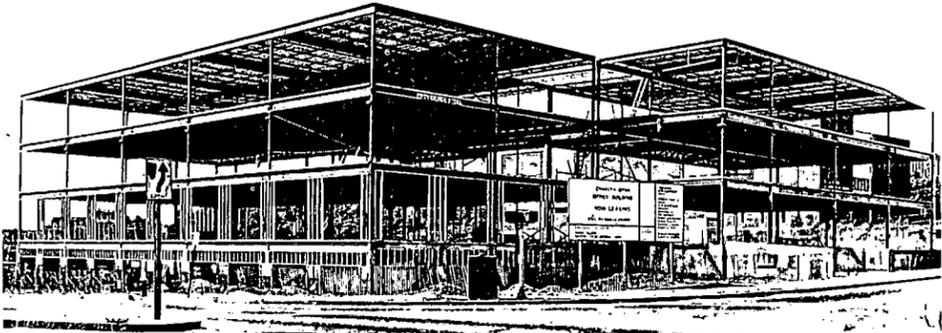
In the overall East Side project area we received the helpful cooperation of many interested citizens who conscientiously served on active volunteer project area committees. They helped us break new ground in many areas . . . in a major restoration effort that achieved the dramatic conversion of the old Randall Square into an outstanding residential/commercial complex . . . a significant restoration of historic homes on Benefit Street . . . in the restoration of the old South Main Street . . . in the rehabilitation of both commercial and residential properties in Fox Point. We were able to provide a variety of modern housing and highly desirable commercial and medical facilities . . . and still preserve the unique charm and tradition of these fine sections of our City.



PHILIPS LEAD HOUSE • SOUTH MAIN ST.



PLANTATIONS CONDOMINIUMS • SOUTH MAIN



NEW COMMERCIAL BUILDING • ORMS ST. • EAST SIDE



EAST SIDE IMPROVEMENT ALONG THE CANAL

CENTRAL-CLASSICAL . . . SOUTH PROVIDENCE NEIGHBORHOOD CENTER • THE START OF THE MASSIVE EAST SIDE PROJECT

An adjunct to this huge redevelopment — and built on 16 acres of the overall Central-Classical project area — was Wiggin Village. This innovative privately built low-rent housing development, of 283 units was completed in 1968. Attesting to its need is the fact that, 10 years later, it remains filled to capacity, with a waiting list.

The Bannister Nursing Home, a needed health-care facility for the elderly, was also built as part of this total redevelopment project. Altogether, it was one of our most significant accomplishments.

An earlier redevelopment project, the Willard Shopping Center was converted, in 1972, into the more comprehensive South Providence Neighborhood Center. In 1973, as part of the ongoing West Broadway project, the Providence Health Center was built, one of seven such facilities now in operation.

Starting in 1967, the Agency had embarked on a massive and diversified East Side project. One of the fine elements, in the Randall Square area, is the Mosshasuck Medical Center, a major health care facility built as a 30 unit professional condominium.



SOUTH MAIN ST. — RESTORATION



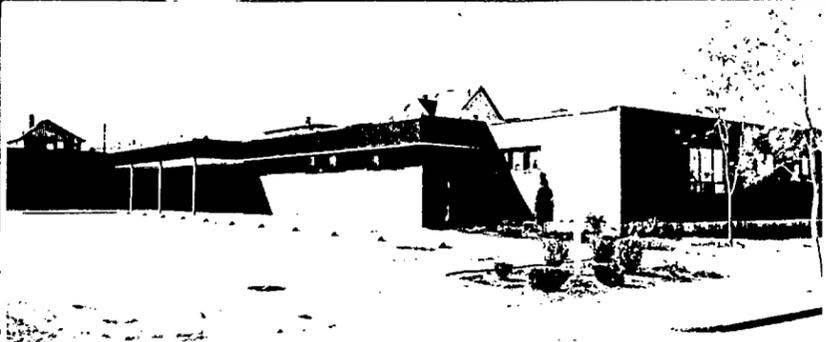
THEATRE — SOUTH MAIN STREET



MOSHASUCK HOUSING COMPLEX



MARRIOTT INN



FEDERAL HILL HOUSE

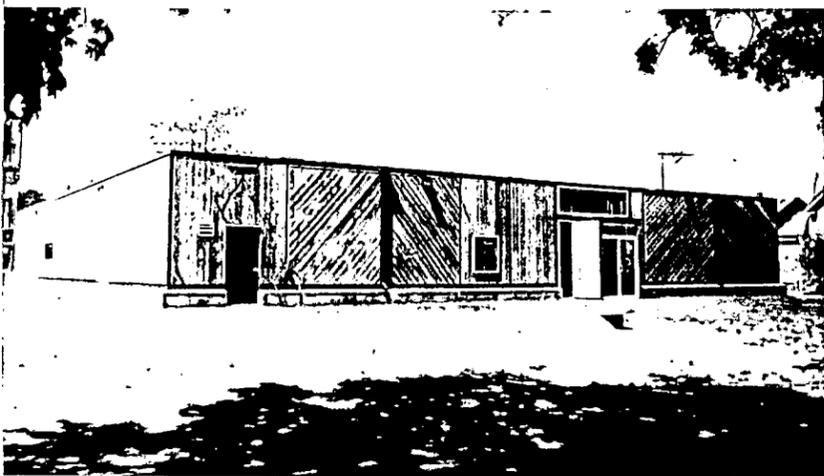
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ATWELLS AVENUE IMPROVEMENTS



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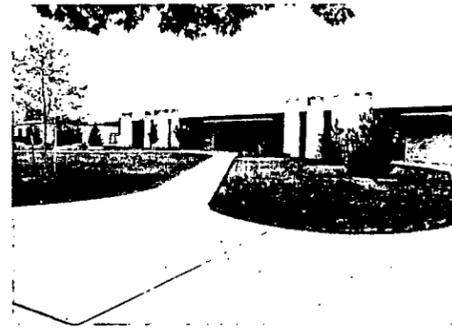
WIGGIN VILLAGE



MOSHASSUCK MEDICAL CENTER



BANNISTER HOUSE



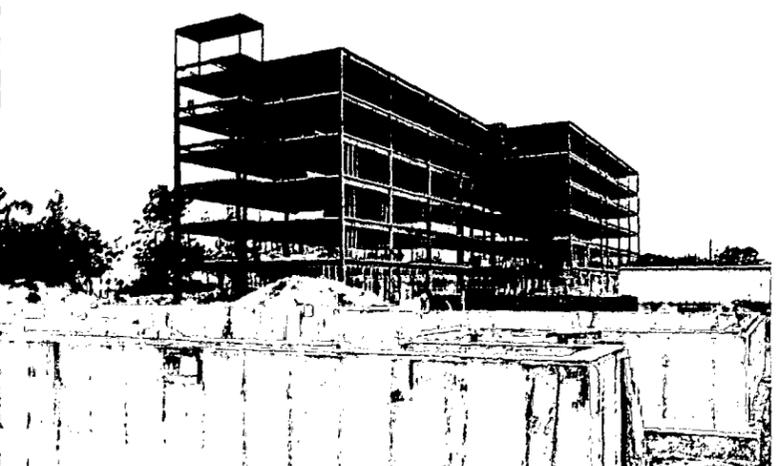
SO. PROVIDENCE NEIGHBORHOOD CENTER



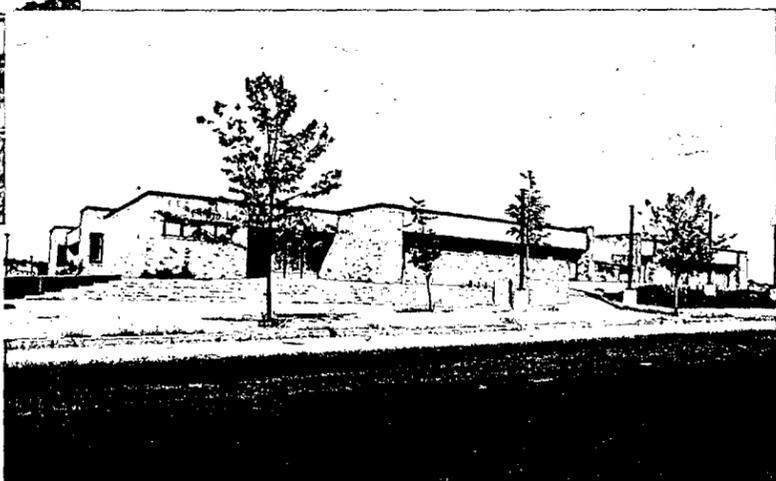
COMSTOCK • SINGLE FAMILY HOMES

... a welcome pattern of GROWTH ...

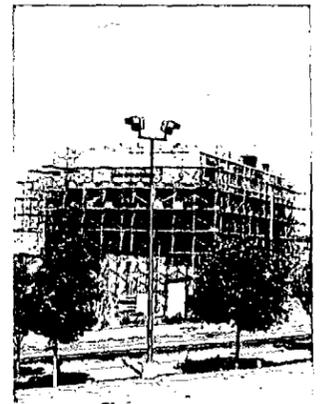
The culmination of years of planning and hard patient work is reflected in a welcome pattern of growth and improved facilities throughout the City. BETTER HOUSING ... in South Providence, where an effective city/federal partnership effort has produced a substantial number of new multi-unit homes ... and in the Cathedral Plaza Apartments on Weybosset Hill. BETTER EDUCATIONAL FACILITIES ... like the new Samuel M. Bridgman Middle School in West Broadway.



LOCKWOOD STREET • MULTI UNIT HOMES



SAMUEL BRIDGHAM SCHOOL



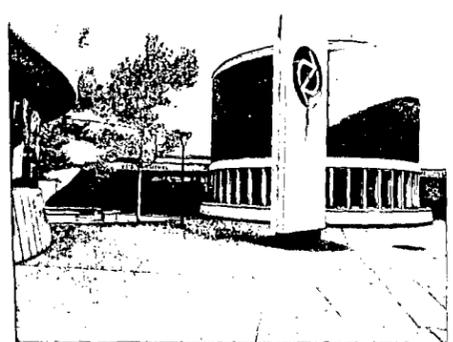
CHARLESGATE • EAST SIDE

THE WEYBOSSET HILL REDEVELOPMENT : A LANDMARK ACHIEVEMENT

Over the past ten years, a steady and dramatic transformation has taken place in this broad East Side project area, in a balanced combination of historic restoration and new construction. Included is a variety of new housing, both at the Mosshasuck complex, the Plantations Apartment Complex and a huge modern tourist facility ... the Marriott Inn. And the East Side project is still far from completion. But at every step in this broad project our basic criteria have remained to achieve a cleaner, safer more attractive environment, while still preserving its charm and tradition.

In the 30 years of the Agency's work in Providence, the Weybosset Hill redevelopment stands out as perhaps its most impressive effort ... affecting the very lifestyle of the entire City and State.

The transformation here has been far-reaching, with the creation of basic new facilities serving the Transportation, Entertainment, Tourist, Housing and Commercial needs of the City. The Bonanza Bus Terminal; the Gulf Travel Center; the magnificent Civic Center; the Holiday Inn; the Regency Apartment Towers; the beautiful Cathedral Plaza development; the Blue Cross and



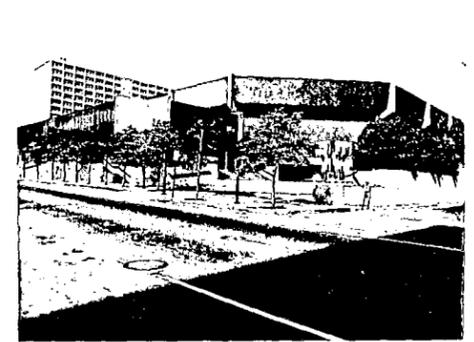
ONANZA BUS STATION



BRADFORD HOUSE — GULF STATION



REGENCY APARTMENT COMPLEX



CIVIC CENTER

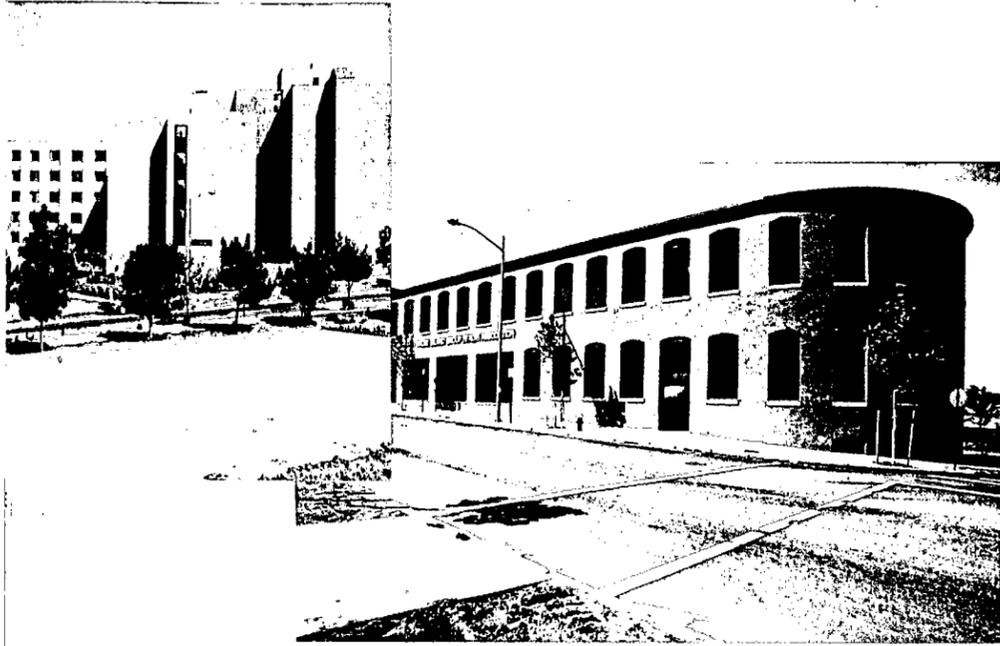
throughout the City of Providence

BETTER HEALTH FACILITIES . . . like the Charlesgate nursing and housing complex and the Moshassuck Arcade (new home of R.I.G.H.A.)

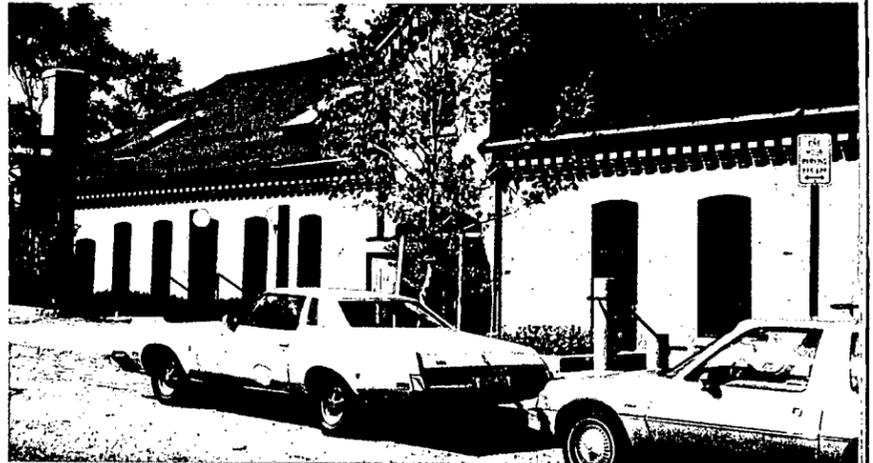
Our function has been to study the overall needs and potential of an area, to plan, to coordinate, to offer leadership. We gratefully acknowledge the help and cooperation of the hundreds of dedicated citizens who have contributed to the dramatic results shown on these pages.



CATHEDRAL PLAZA APARTMENTS



MOSHASSUCK ARCADE • EAST SIDE



MOSHASSUCK ARCADE • EAST SIDE

... AND OUR WORK HAS JUST BEGUN!

Weybosset Hill office buildings. Altogether, they have attracted residents back to the heart of the City, they have helped keep jobs in the central business district, they have brought a new interest and excitement to Downtown Providence . . . as well as a promising measure of prosperity and welcome new architectural beauty.

In terms of total dollar investment, the huge East Side project may eventually surpass that on Weybosset Hill, but nowhere in the City has so much new construction, touching upon so many facets of city life, been completed in

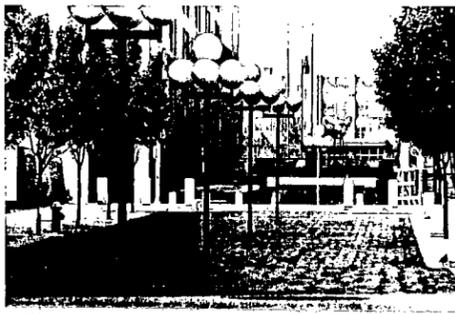
such a short period of time.

However, we do not measure our achievements merely in terms of dollars spent, but in how each project contributes to our broad long-term goal . . . the total revitalization of our City and its capacity to serve the needs of its citizens.

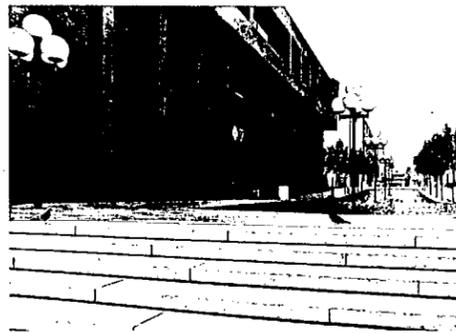
In this light, the accomplishment of each project becomes an important milestone in our progress . . . and a source of pride and satisfaction to all of us. It is this pride of accomplishment that reinforces our will to meet the challenges ahead.



HOLIDAY INN — WEYBOSSET HILL



WESTMINSTER WALKWAY

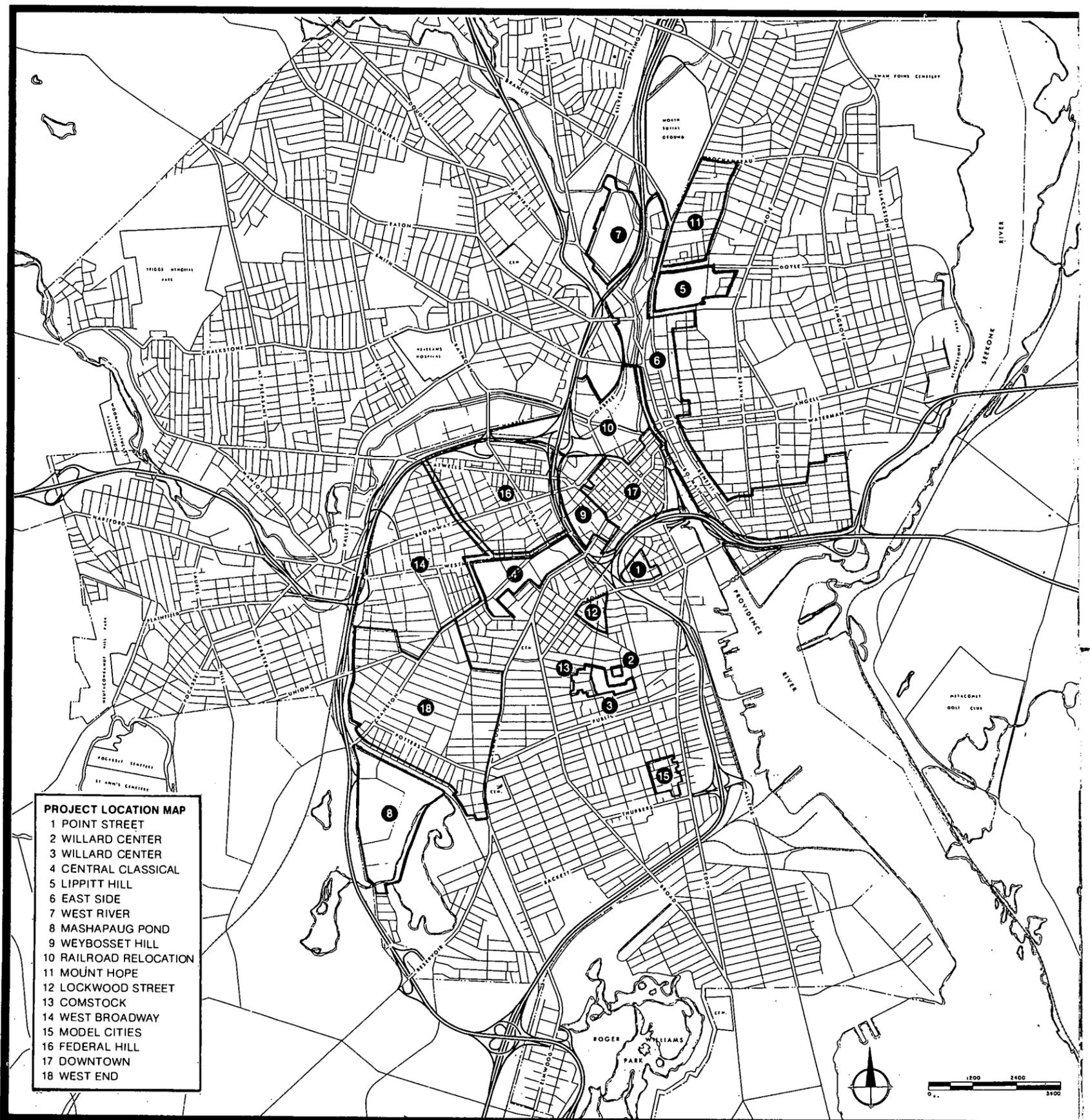


BLUE CROSS BUILDING



CATHEDRAL PLAZA APARTMENTS

PRA . . . Coordinating the resources of Federal, State,



City and Private Interests . . . *an ongoing process*

REDEVELOPMENT is an old city like Providence is an on-going process. It is a slow process; each project requiring many months of study, research and negotiation before concrete plans begin to take form.

Using Redevelopment Bond monies, supported by other resources available, we have planned and developed an impressive list of projects for the benefit of all the people of our City. Many are completed; some are being built; others are still being researched.

PROJECTS COMPLETED

1. POINT STREET . . . Industrial
2. WILLARD CENTER . . . Elementary school
3. WILLARD CENTER . . . Playground, community center
4. CENTRAL-CLASSICAL . . . High school campus, apartments, stores
5. LIPPITT HILL . . . Town houses, shopping center, elementary school, church, home rehabilitation
7. WEST RIVER . . . West River industrial park, post office
8. MASHAPAUG POND . . . Huntington industrial park
11. MOUNT HOPE . . . Housing, commercial, home rehabilitation
15. MODEL CITIES . . . Single-family homes, home rehabilitation

PROJECTS UNDER CONSTRUCTION

6. EAST SIDE . . . Industrial, commercial, residential, institutional and public developments, restoration and rehabilitation of homes and commercial buildings, public improvements
9. WEYBOSSET HILL . . . High-rise apartments, commercial: hotel, travel center, civic center, office buildings, public improvements
12. LOCKWOOD STREET . . . Town houses, high-rise apartments
13. COMSTOCK . . . Single-family homes
14. WEST BROADWAY . . . Apartments, commercial, public facilities, public improvements
16. FEDERAL HILL . . . Commercial, public improvements

PROJECTS IN PLANNING

10. RAILROAD RELOCATION . . . Terminated in 1965 for lack of funding
17. DOWNTOWN . . . Intermodal transportation center, pedestrian and traffic improvements, parking garage, commercial development
18. WEST END . . . Neighborhood improvements

Within the Downtown area, other major projects by private, state and federal interests are also under way.

- The Biltmore Hotel Restoration.
- Rebuilding Westminster Center.
- The Outlet Co. Broadcast House.
- A Proposed State Court Complex.
- Redevelopment of the Union Station Site.
- Proposed Federal Building.

In everything affecting the City of Providence, it is the function of the Agency to offer its guidance and expertise and to supply the necessary over-view to assure that the TOTAL interests of the City are best served.

... but there's so much more to do!

CONTINUED INDUSTRIAL DEVELOPMENT

... to create more and better jobs for you and your children

NEIGHBORHOOD REVITALIZATION

... to improve neighborhood streets, sidewalks, street lighting and community service facilities

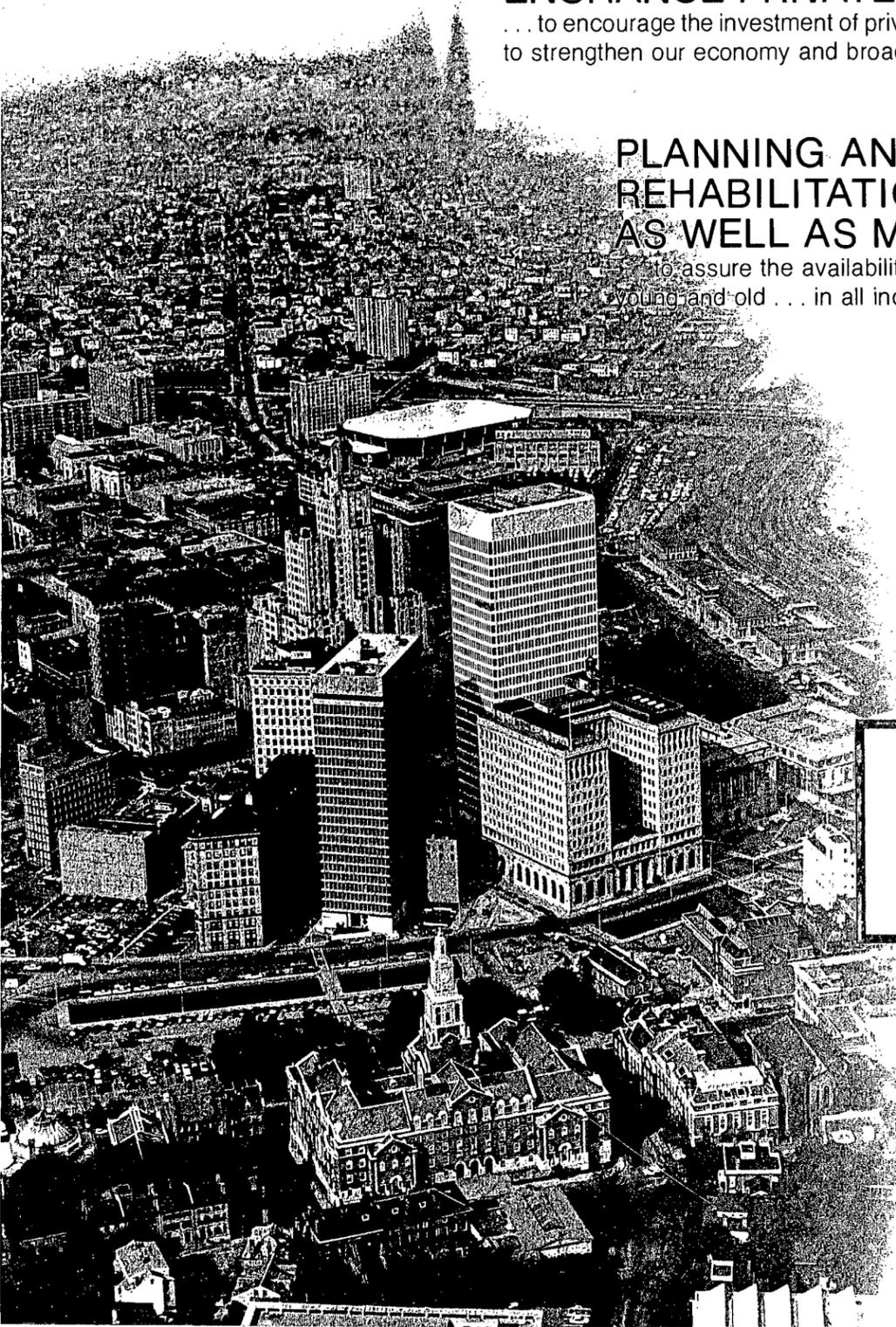
CAPITAL IMPROVEMENTS TO SERVICE AND ENHANCE PRIVATE DEVELOPMENTS

... to encourage the investment of private capital in expansion and new facilities, to strengthen our economy and broaden our tax base.

PLANNING AND SUPPORT FOR FURTHER REHABILITATION OF EXISTING HOMES AS WELL AS MORE NEW HOUSING

... to assure the availability of decent housing for all our people ... young and old ... in all income levels.

These projects are all vital to the continued growth of our City and to the well-being of our people.

An aerial, black and white photograph of a city skyline. A prominent skyscraper with a grid-like facade stands in the center. The surrounding area is filled with various buildings, streets, and green spaces. The image is partially obscured by text and a box on the right side.

IF THESE GOALS ARE TO BE REACHED THE PLANNING MUST START NOW!

HERE ARE THE FACTS:

- HERE'S WHAT WE HAVE ACCOMPLISHED WITH BOND MONIES YOU APPROVED IN THE PAST:

20,000 JOBS
 \$250,000,000 IN NEW CONSTRUCTION
 \$20,000,000 IN PUBLIC IMPROVEMENTS
 2500 NEW DWELLING UNITS
 5 MAJOR SCHOOL SITES
 2 INDUSTRIAL PARKS

- ALL PAST APPROVED BOND MONIES HAVE BEEN ALLOCATED AND COMMITTED. TO CONTINUE OUR WORK ON ALL THESE VITAL PROJECTS . . . FOR YOUR WELFARE . . . WE MUST HAVE NEW BOND AUTHORIZATION.
- ONLY YOU . . . THE CITIZENS OF PROVIDENCE . . . CAN DO THIS.
- YOU WILL HAVE THIS OPPORTUNITY TO EXPRESS YOUR CONFIDENCE IN THE FUTURE OF OUR CITY BY VOTING TO APPROVE THE PROPOSED \$25 MILLION REDEVELOPMENT BOND ISSUE ON NOVEMBER 7.

The monies will be used with the same concern and caution as the past Bond Authorizations you have approved. Our PRIORITIES have never changed: The dynamic rebirth of our City . . . for the benefit of ALL ITS CITIZENS.

Consolidated Condition Statement December 31, 1977.

ASSETS & PROJECT COST

CASH IN BANK

Project Expenditure Accounts	\$699,452.	
Temporary Loan Repayment Funds	202,928.	
Good Faith Deposits	<u>91,333.</u>	
Total Cash		\$ 993,713.
Accounts Receivable (Court, Etc.)		2,374,273.
Investments		<u>3,938,152.</u>
TOTAL ASSETS		\$7,306,138.

PROJECT COST:

East Side	\$24,198,613.	
Weybosset Hill	18,916,853.	
Mount Hope	4,188,988.	
Lockwood Street	855,036.	
West Broadway	3,365,720.	
Model Cities	40,167.	
Mashapaug Pond	6,336,234.	
Comstock	816,712.	
Federal Hill East	<u>232,047.</u>	\$58,950,370.
Relocation Payments		3,174,571.
Rehabilitation Payments		154,153.
Donated Land		1,665,923.
Project Improvements		92,379.
Supporting Facilities		<u>587,493.</u>
TOTAL PROJECT COST		64,624,889.
TOTAL ASSETS and PROJECT COST		<u>\$71,931,027.</u>

LIABILITIES & FUNDING GRANTS

LIABILITIES:

Accounts Payable	\$ 751,608.
Temporary Loans Payable	6,325,697.
Accrued Interest Payable	<u>144,853.</u>
TOTAL LIABILITIES	\$7,222,158.

CITY GRANTS-IN-AID:

Local Grant-In-Aid (Cash)	\$14,575,049.
Non-Cash	<u>2,345,795.</u>
Total	\$16,920,844.

FEDERAL GRANTS-IN-AID:

Project Grants	\$38,790,173.
Relocation Grants	3,020,841.
Rehabilitation Grants	154,153.
Housing Subsidy Grant	<u>2,000.</u>
Total	41,967,167.
Proceeds from Sale of Land	<u>5,820,858.</u>

TOTAL FUNDING GRANTS

TOTAL LIABILITIES and FUNDING GRANTS	<u>64,708,869.</u>
	<u>\$71,931,027.</u>



Executive Chamber, City of Providence, Rhode Island

Vincent A. Cianci, Jr.
MAYOR

September 8, 1978

Dear Citizens:

With the successful completion of another year of service to our City, I would like to commend the Providence Redevelopment Agency for its imaginative and far-reaching work of urban revitalization. Since the beginning of my administration, the P.R.A. has been an indispensable partner in the on-going and rapidly accelerating process of urban renewal.

Especially praiseworthy are the efforts of the Agency's volunteer chairman, Mr. Stanley Blacher, and the other dedicated members of the P.R.A. Also deserving of commendation is the professional expertise of Executive Director, Mr. Stanley Bernstein and his able staff.

During the past year, the P.R.A. and my administration have laid the groundwork for the renewal of Federal Hill and we have worked together to make continuing progress on the revitalization of downtown Providence. Most recently we have collaborated in the planning of a 1,000-car downtown parking facility, and a multi-purpose convention center. Through the years, our Redevelopment Agency has been a catalyst and a leader in the rebuilding of a clean, healthful, modern, aesthetically pleasing, and economically viable city. This administration is pleased to have cooperated with the P.R.A. in achieving these important municipal improvements.

Sincerely,

Vincent A. Cianci, Jr.
VINCENT A. CIANCI, JR.,
Mayor of Providence

VAC