



PROVIDENCE REDEVELOPMENT AGENCY

STANLEY P. BLACHER  
Chairman  
JOHN RAO, JR.  
Vice Chairman  
ROBERT H. DIAMOND  
RAYMOND J. DEVITT, JR.  
SHELDON L. GERBER  
CHARLES A. PISATURO  
EDWARD W. XAVIER  
STANLEY BERNSTEIN  
Secretary  
VINCENT PALLOZZI  
Executive Director

MAYOR JOSEPH A. DOORLEY, JR.  
Ex-Officio

July 30, 1974

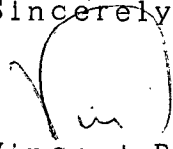
Mr. Vincent Vespia  
City Clerk  
City Clerk's Office  
City Hall  
Providence, RI 02903

RE: 1973 Annual Report

Dear Mr. Vespia:

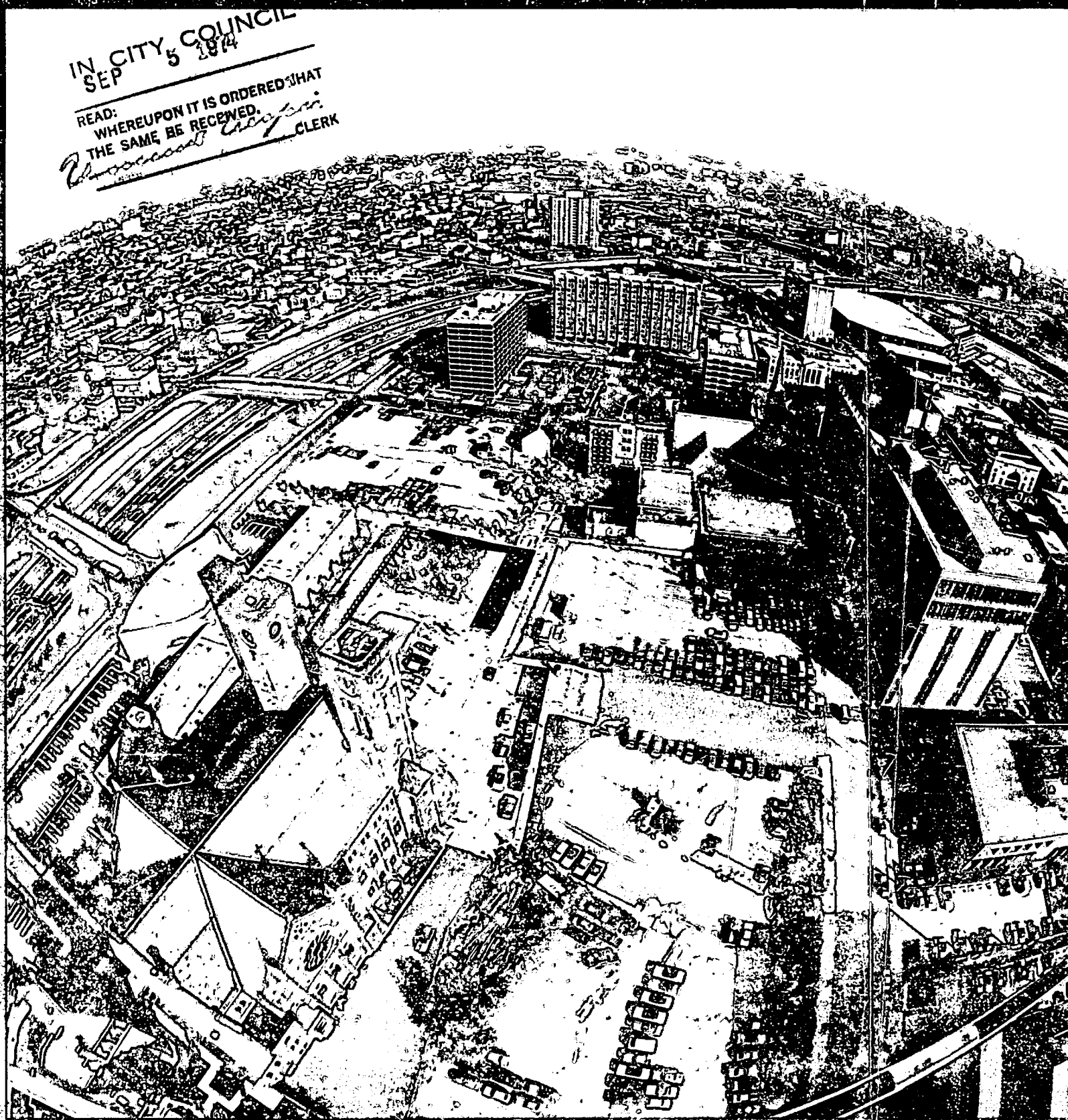
Transmitted herewith is thirty (30) copies  
of this Agency's 1973 Annual Report for presentation  
to the City Council.

Sincerely yours,

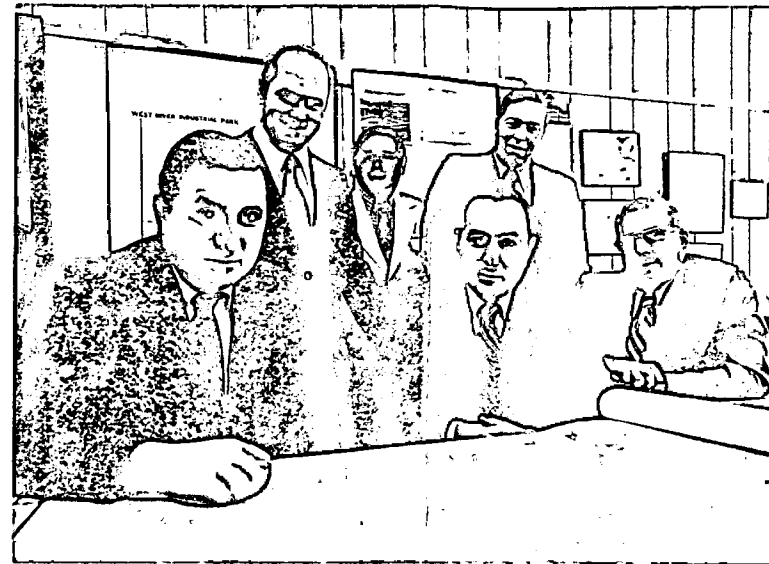
  
Vincent Pallozzi  
Executive Director

VP:MJB  
SB

PROVIDENCE  
REDEVELOPMENT  
AGENCY  
ANNUAL REPORT 1973



Advertising Supplement to **The Evening Bulletin**, Thursday, June 27



*Front row, left to right: John Rao, Jr., Vice Chairman;  
Stanley P. Blacher, Chairman  
Back row, left to right: Charles A. Pisaturo, Edward W. Xavier,  
Raymond J. Devitt, Jr., Sheldon L. Gerber,*

Mayor Joseph A. Doorley, Jr., Ex Officio

Vincent Pallozzi, Executive Director  
Stanley Bernstein, Secretary

*The members of this agency  
regret the loss of  
**Robert H. Diamond,**  
who was appointed to the  
Providence Redevelopment Agency  
by Mayor Joseph A. Doorley, Jr.  
in 1969,  
and who died March 31, 1974*

**Planning:** Spearheaded by Mayor Doorley and the City Council, your Providence Redevelopment Agency serves as the catalyst that helps plan and coordinate the countless redevelopment activities that are shaping our city's future.

Among the first such Agencies in the nation, the PRA has paved the way for a number of far-reaching community achievements during its 24 years of existence . . . the renovation of the Central-Classical area . . . the redevelopment of Upper Benefit Street and Lippitt Hill . . . the planning and development of the Huntington and West River Industrial Parks . . . each, in its own way, a solid contribution to the future betterment of Providence.

**Funding:** Among the more formidable tasks facing the PRA is finding the funds to finance the many projects it initiates. Among its major resources are the U.S. Department of Housing and Urban Development (HUD), local bond issues, voted and approved by the taxpayers of Providence, and scores of private investors who believe, as we do, that the future of Providence is bright and secure.

**Contracting:** In order to structure our city's growth with the least possible burden to the taxpayers, the PRA is in constant contact with architects, consultants, building contractors and construction companies. By establishing firm guidelines and calling for open bids, the PRA assures that your tax money — and the best interests of the City of Providence — achieve priority concern.

**Renovating:** Where possible, the PRA believes that renovating rather than demolition serves the best interests of our community. Significant examples of this approach

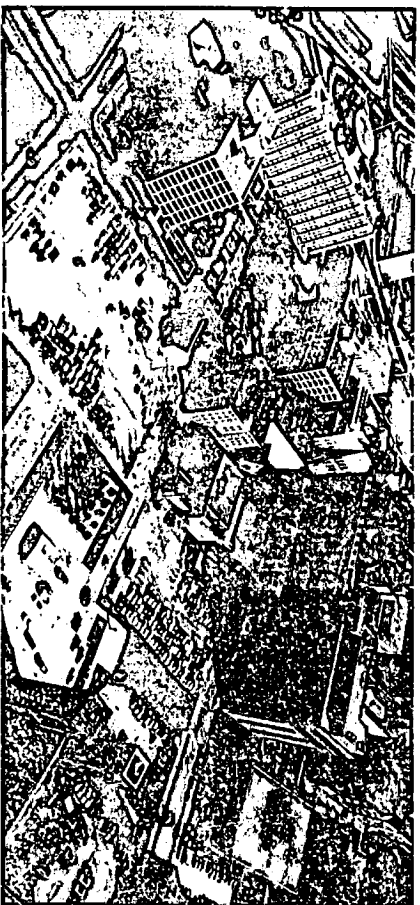
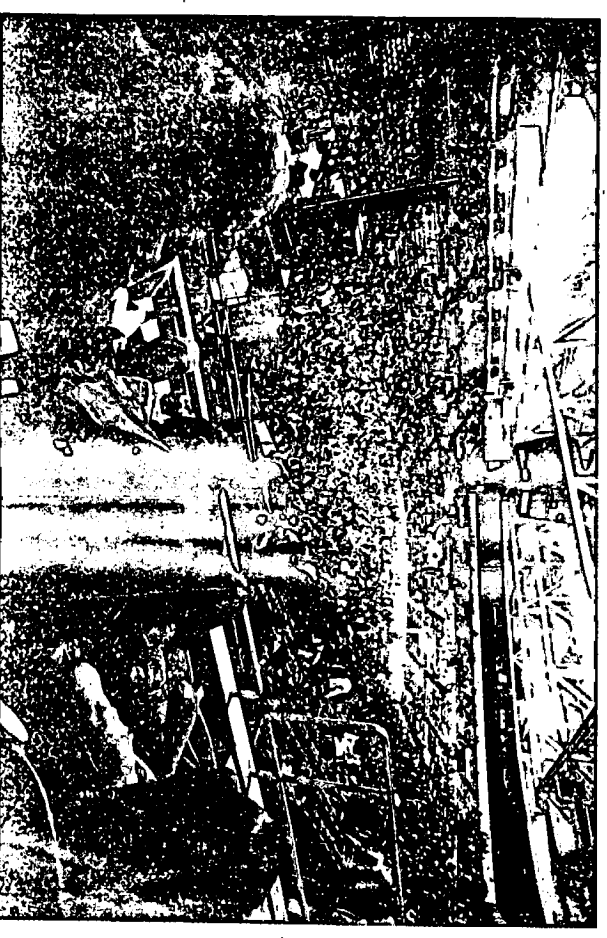
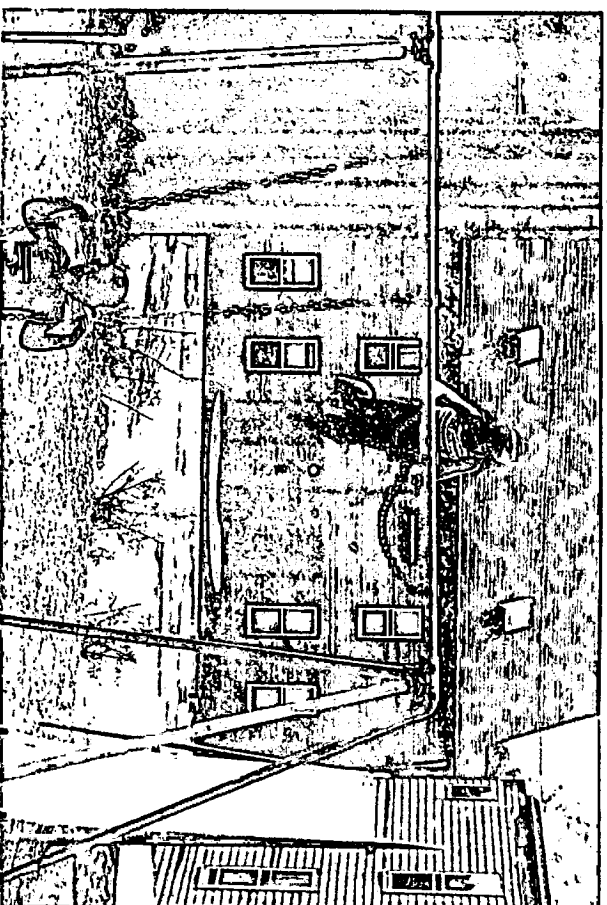
have been the gradual transformation of the Mount Hope area, the selective refurbishing of West Broadway, the Model Cities area, Fox Point, the East Side and the commercial rehabilitation of South Main and South Water Streets.

**Constructing:** Dramatic changes in the Providence skyline are indicative of the vigorous construction efforts now underway. Our handsome, new Civic Center . . . and Cathedral Square . . . the tall, stately buildings now under construction on Weybosset Hill . . . the growing number of inner-city apartment dwellings such as Moshasuck Square, Regency Plaza, the Plantations and University Heights are only a few of the many vivid examples of what can happen when public and private interests merge their talents for the overall betterment of our community.

**Redevelopment:** The PRA is also vitally interested in areas where drastic population shifts call for vigorous redevelopment. A case in point: South Providence. Already underway is the Comstock Project, a 5-acre area that is being redeveloped through individual planning and negotiations with single-family home owners, through grants designed to help area residents purchase their own homes, and through a close study of overall land use. Nearby, the 19-acre Lockwood Project will transform a bleak, unpopulated area into what will one day become an active and productive segment of our community.

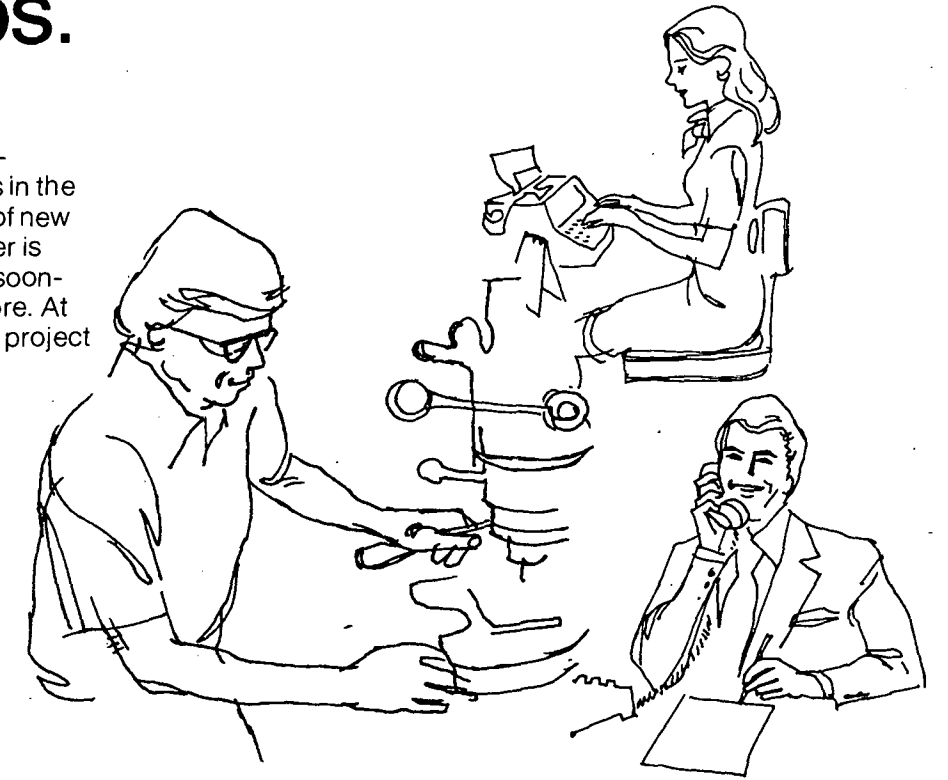


# The Providence Redevelopment Agency... helping to make things happen... all around the town!



# ... making more jobs.

Maximum employment is the key to any prosperous community — and the PRA is actively pursuing this goal. Expanded plant facilities in the Huntington and West River Industrial Parks have created a wealth of new jobs for Providence workers. In the midtown area, the Civic Center is providing additional scores of excellent job opportunities, and the soon-to-be-erected Marriott and Sheraton Hotels will generate even more. At present, over 10,000 people are employed in PRA-sponsored project areas and the number continues to grow.



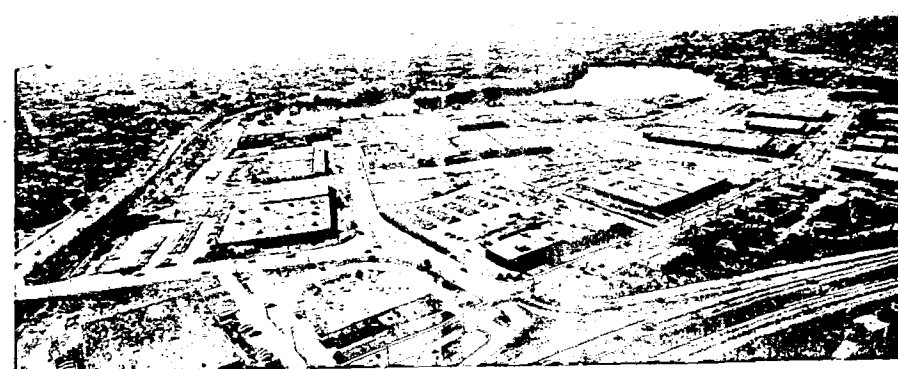
Weybosset Hill



Randall Square



West River Industrial Park



Jobs:

West River Industrial Park

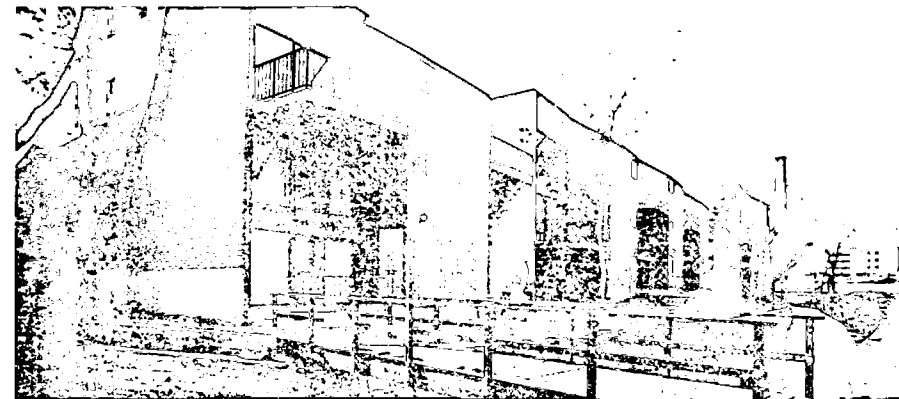
6,500

# . . . making more homes.

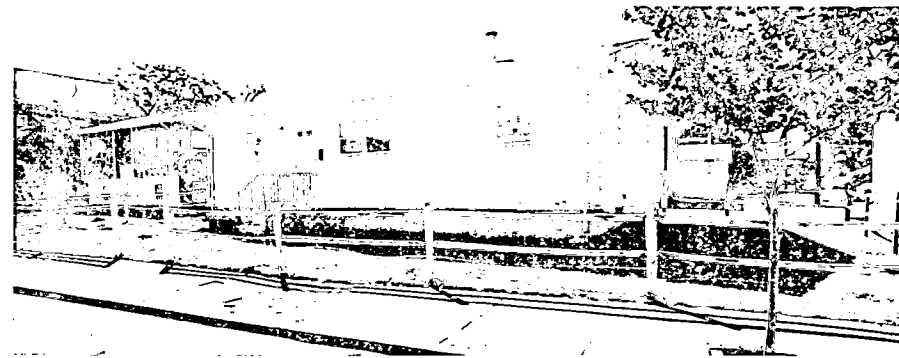
Housing doesn't just happen . . . it must be planned. For the elderly. For the underprivileged. For everyone who chooses to make his residence within our growing community.

Among the goals of the PRA has been the construction of comfortable, attractive living accommodations for families in all walks of life.

The result has been a decided trend, once again toward urban living and a concentration of handsome, flourishing residential communities which are materially helping to revitalize the midtown area.



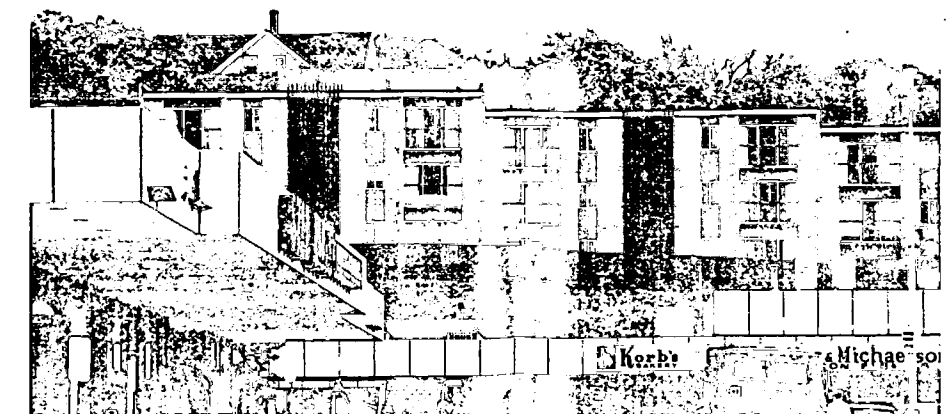
Randall Square



Model Cities Area — Tennyson Lane



Randall Square





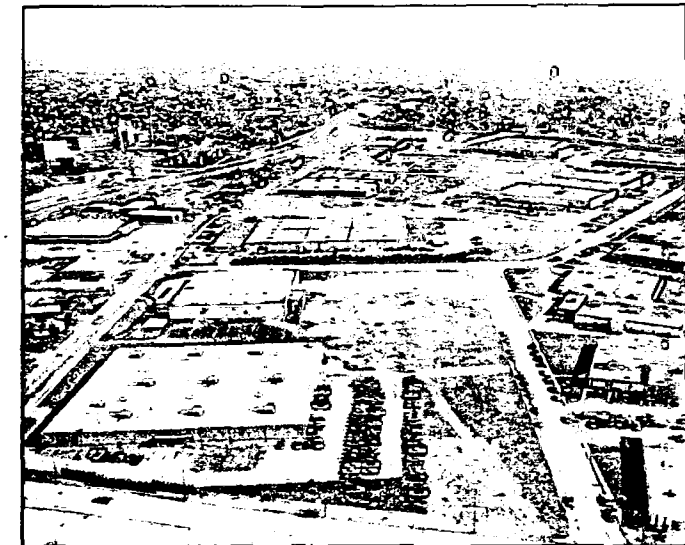
... making the City  
a cleaner, safer,  
more attractive  
environment for  
you and  
your family.

The fabric and texture of our community is people... individual people with their own personal "likes" and "dislikes" The task of the PRA is to mold our city to contemporary standards in terms of environment, safety and convenience — while still preserving the character and tradition that makes Providence unique among cities.

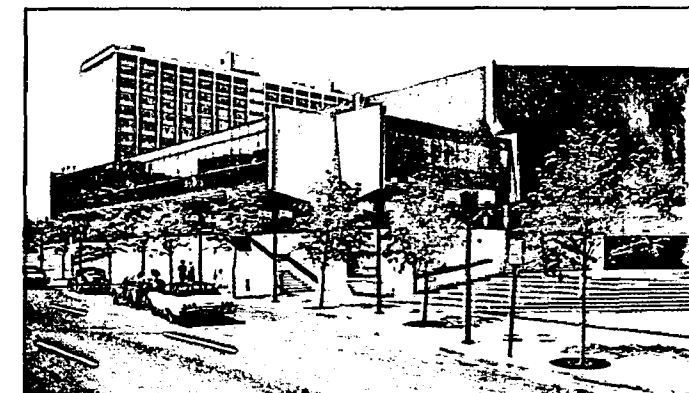
It's a difficult task, no question about it — but we're getting there.

Contrast, for instance, the differences between Benefit Street with its charmingly reconstructed historical homes — and Weybosset Hill with its aura of modern efficiency... a bustling bee-hive of contemporary living.

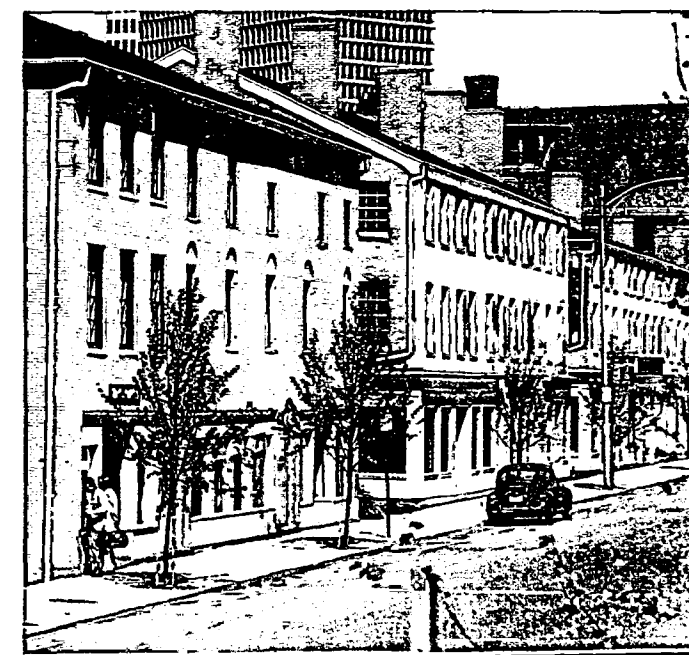
The old and the new... the counterpoint in living and life-styles that has shaped our city's past and will continue to guide its future.

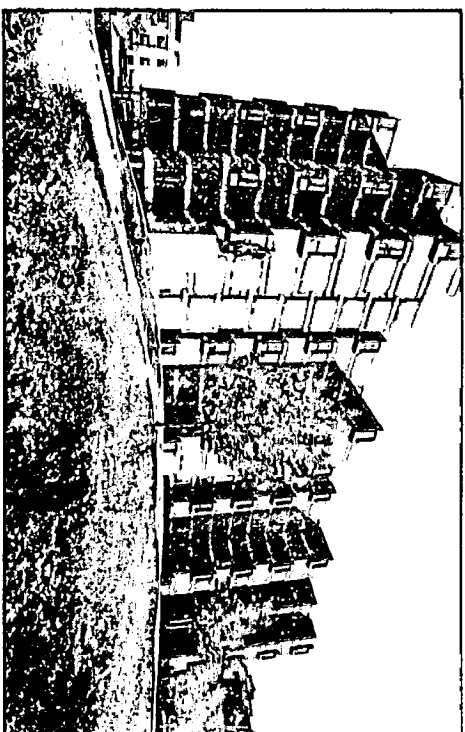


Huntington Industrial Park

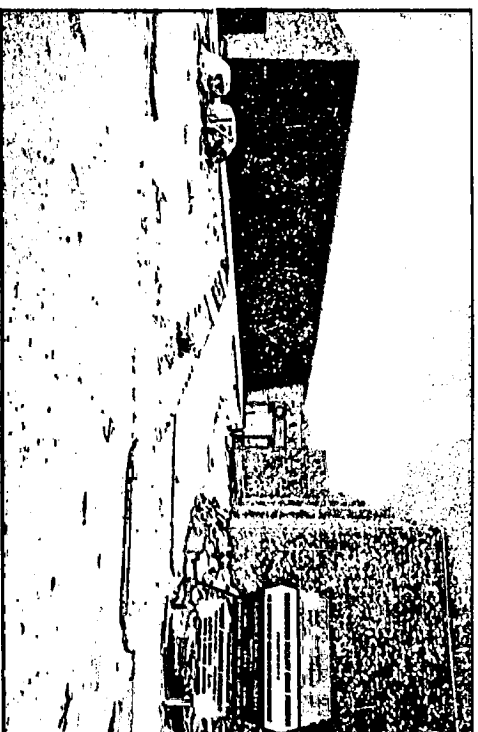


Providence Civic Center

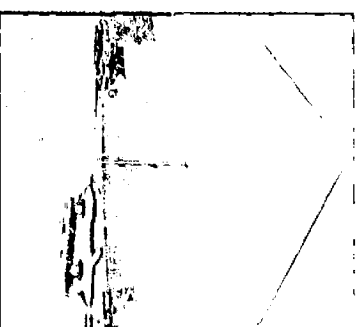




Beneficent House — Weybosset Hill



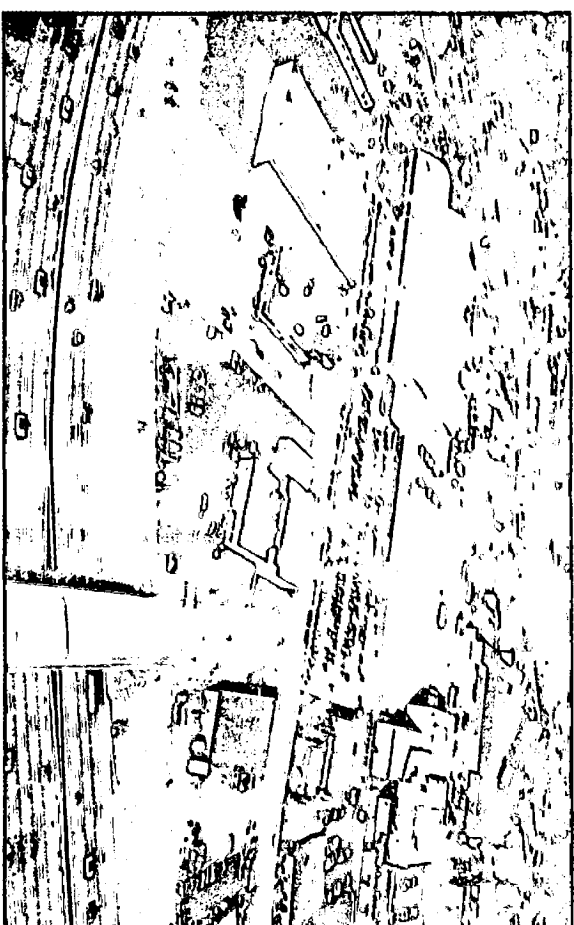
Fox Point Boys' Club



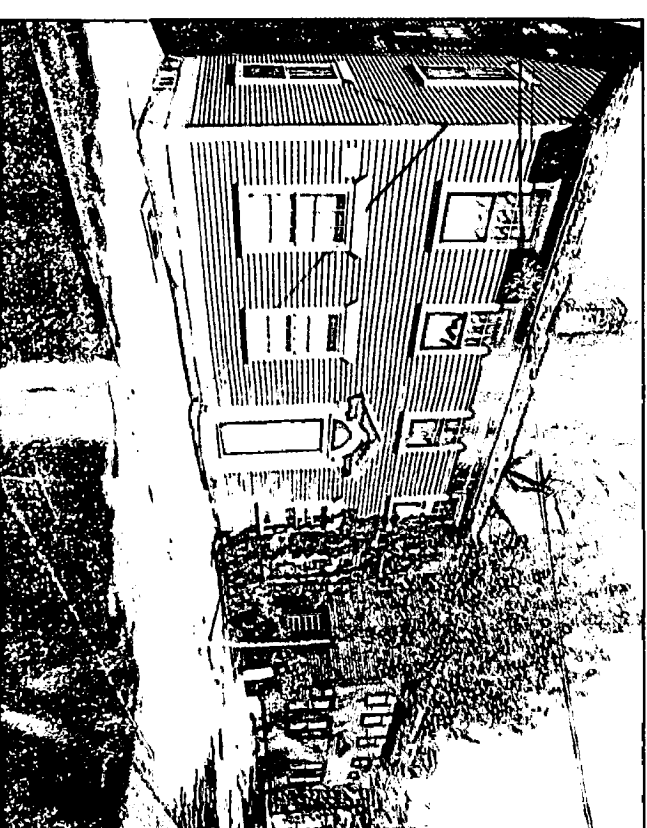
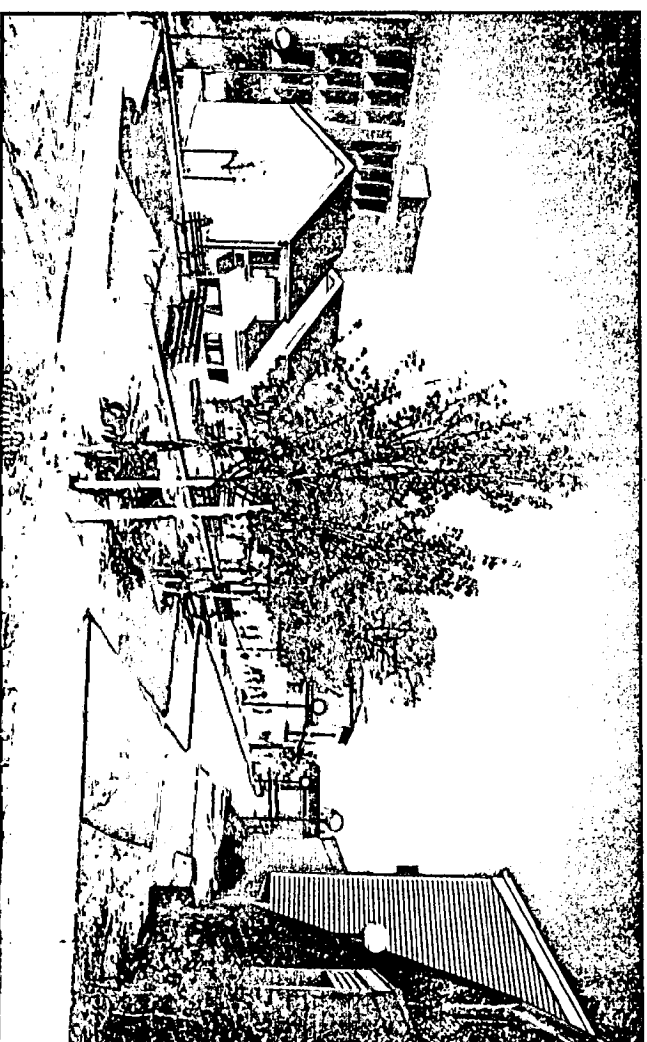
Congen Bldg. — Weybosset Hill



Cathedral Square



West River Industrial Park





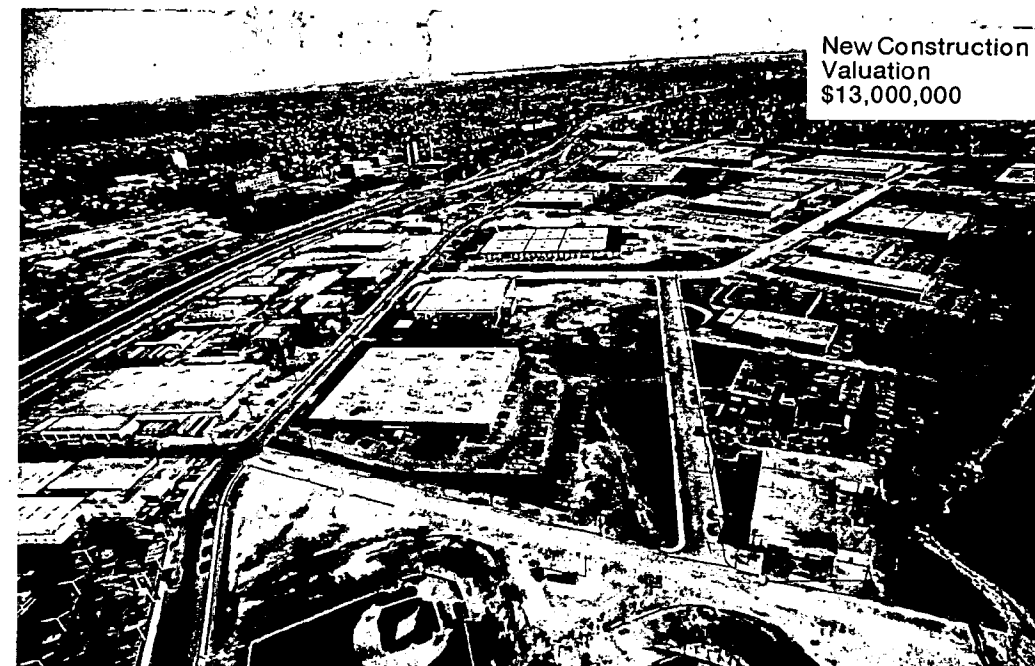
# ... getting the most for your tax dollar.

Redevelopment is costly — but, in return, it develops a new source of revenue through upgrading unproductive areas, attracting new industry, providing a strong base for new business ventures and private commercial investments.

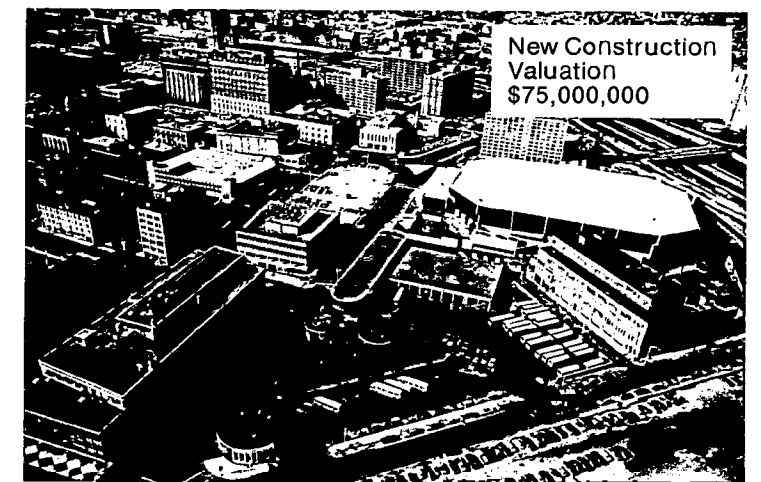
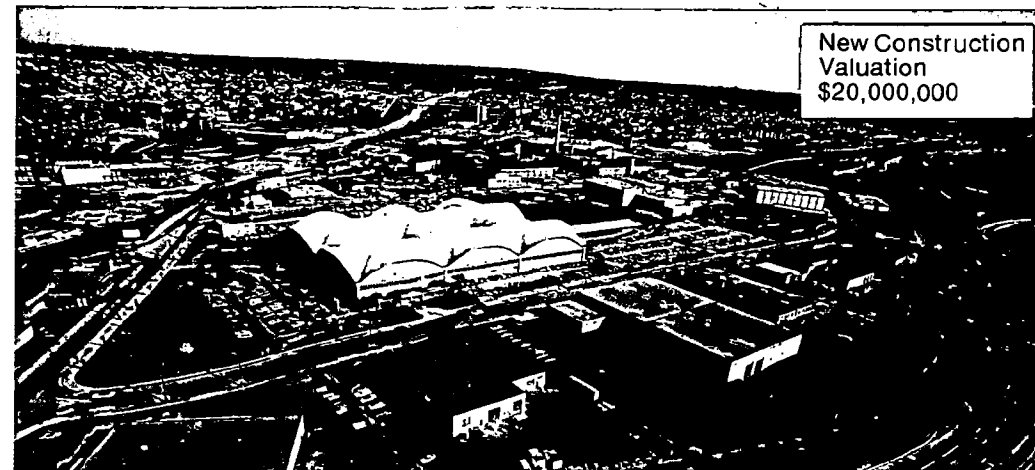
Huntington and West River Industrial Parks, for instance, are generating additional tax revenue each year.

The Lippitt Hill shopping center and the East Side renovations are encouraging new business enterprises which will eventually contribute substantially to stabilizing our tax base — and the Weybosset Hill project is serving as a giant step toward revitalizing our downtown area and its perimeter.

Shown below are typical examples of new construction values resulting from PRA activities.



Huntington Industrial Park



Weybosset Hill



# ... and helping neighborhoods grow and flourish.

Within the city are neighborhoods . . . small, local communities that provide the intimacy and close, personal relationships that are so essential to a city's cohesiveness and spirit of loyalty. The PRA is taking major steps to preserve these neighborhoods — and to create new ones where the need exists.

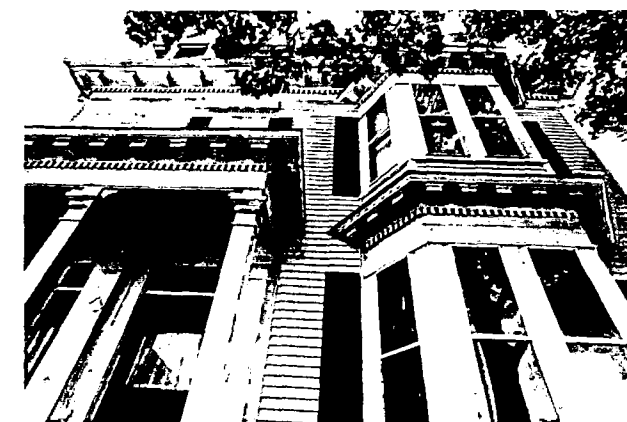
In the Mount Hope area, selective clearance and rehabilitation has resulted in a vigorous, new neighborhood with both new and renovated housing and two parks to provide a sense of spaciousness and an open-air environment.

On West Broadway, the high-density areas are giving way to owner-occupied dwellings with carefully planned parcels of lawn and gardens to enhance the neighborhood's visual appearance. Rehabilitation of individual houses and the construction of the Providence Health Center are other indications of revitalization within this community. In addition, a proposed 96-unit residential complex will provide modern, new housing accommodations for families with low and moderate incomes.

Numerous other neighborhood projects are also underway. In Fox Point, a community activity center sponsored by the Providence Boys' Club is nearly 50% completed. In the Central-Classical area the Bannister House, a nursing home, is now completed under the auspices of a local church organization.



Mount Hope



West Broadway



# Letter of Transmittal

Honorable Joseph A. Doorley, Jr., Mayor  
Honorable City Council  
Citizens of Providence

The Providence Redevelopment Agency is pleased to present its Annual Report for calendar year 1973 to the people of the City of Providence. 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.

With the local support and financial assistance from the Federal Government, the Providence renewal program has produced new housing, commercial areas, industrial parks, improved neighborhoods, preservation of historic areas, and redevelopment of substantial portions of the downtown core. In the near future all of the projects now in execution will have been completed — Mount Hope, West Broadway, East Side, Weybosset Hill, Lockwood Street and Comstock. We then expect that Providence will move into new renewal programs with the same hope and tenacity it has displayed in the past.

The Agency is pleased to have served the Administration in the work of building for the needs of the citizens of the City of Providence, and we look forward to the fruitful years ahead.

Very Truly yours,

*Stanley P. Blacher*  
Stanley P. Blacher  
Chairman

## Consolidated Condition Statement

December 31, 1973

### Assets

#### Cash in Bank:

Project Expenditures Accounts	\$ 456,062.	
Temporary Loan Repayment Fund Accounts	30,158.	
Good Faith Deposit Accounts	24,505.	\$ 510,725.

Accounts Receivable 7,344,128.

Investments Held 9,559,000.

#### Project Costs:

East Side	17,226,191.	
Weybosset Hill	16,436,412.	
Mt. Hope	3,498,711.	
Lockwood Street	70,839.	
West Broadway	4,968,151.	
Model Cities	552,042.	
Mashapaug Pond	6,332,954.	
Demolition	228,362.	
Comstock	173,839.	49,487,501.

Relocation Payments 4,898,764.

Rehabilitation Payments 156,215.

### LIABILITIES and FUNDING GRANTS

#### Liabilities:

Accounts Payable \$ 5,926,556.

Advances Payable — DHUD 101,078.

Accrued Interest — Advances Payable 7,618.

Temporary Loans Payable 15,498,000.

Accrued Interest — Temporary Loans Payable 597,368.

Sale Price of Land Sold 4,943,947.

**TOTAL LIABILITIES** \$27,074,567.

#### Funding Grants:

##### Local Grants-in-Aid:

Cash \$13,829,221.

Non-Cash 1,448,317.

**Total Local Grants-in-Aid** \$15,277,538.

##### Federal Grants-in-Aid:

Project Grants \$27,581,496.

Relocation Grants 3,713,692.

Rehabilitation Grants 156,215.

**Total Federal**





CITY OF PROVIDENCE  
EXECUTIVE CHAMBER  
PROVIDENCE, R. I.

JOSEPH A. DOORLEY, JR.  
MAYOR

FROM THE MAYOR TO YOU

Dear Fellow Citizen:

As can be seen in this report significant progress has been made by this administration in an all out effort to renew and rehabilitate our old but proud city.

I, as mayor, am totally committed to the rehabilitation of our neighborhoods and to the continued renewal of the downtown area.

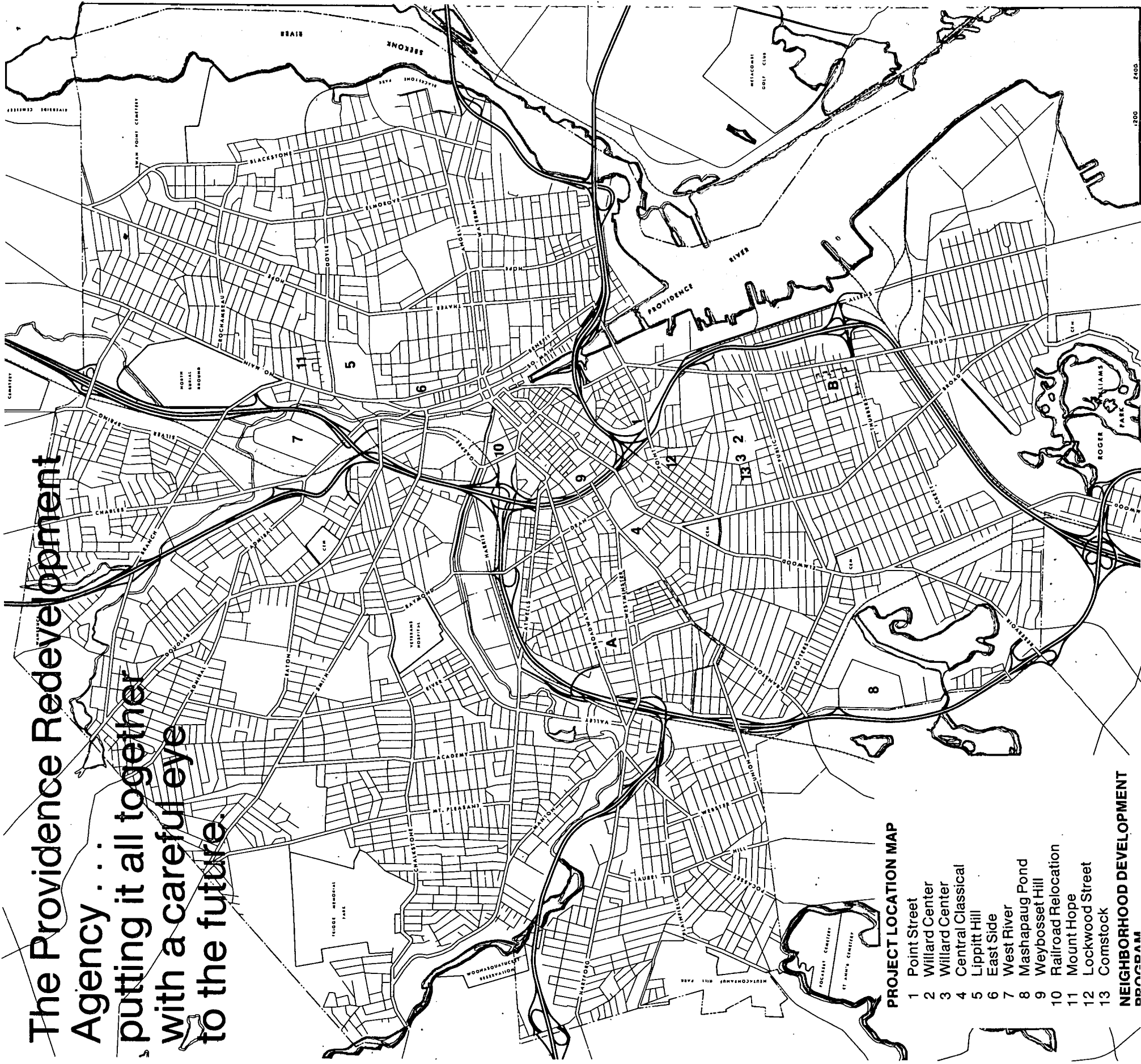
I would hope that progress can and will be accelerated in the future under the new federal funding concept of "Revenue Sharing."

I wish to thank all the citizens of Providence for their support of our renewal program in the past and I look forward to your continued support in the future.

Yours sincerely,

*Joseph A. Doorley, Jr.*  
Joseph A. Doorley, Jr.  
Mayor of Providence

# The Providence Redevelopment Agency . . . putting it all together with a careful eye to the future.



PROJECT LOCATION MAP

- 1 Point Street
- 2 Willard Center
- 3 Willard Center
- 4 Central Classical
- 5 Lippitt Hill
- 6 East Side
- 7 West River
- 8 Mashapaug Pond
- 9 Weybosset Hill
- 10 Railroad Relocation
- 11 Mount Hope
- 12 Lockwood Street
- 13 Comstock

NEIGHBORHOOD DEVELOPMENT  
PROGRAM