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IN CITY COUNCIL

READ: JUN 30 1977

WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.

Vincent Cepica
CLERK

1976 - PROVIDENCE REDEVELOPMENT AGENCY

ANNUAL REPORT

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

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Chairman

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Vice Chairman

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STANLEY BERNSTEIN
Executive Director
and Secretary



PROVIDENCE REDEVELOPMENT AGENCY

May 20, 1977

MAYOR VINCENT A. CIANCI, JR.
Ex-Officio

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

Dear Mayor and Council Members:

I have the honor of submitting herewith the Twenty-Ninth Annual Report of the Providence Redevelopment Agency.

The Agency has worked with diligence to bring previously funded renewal projects to a successful conclusion: Weybosset Hill, East Side, Mount Hope, West Broadway, Comstock and Lockwood Street.

Now, new Federal programs and subsidized activities have combined to create a new environment for continued renewal in the city. Accordingly, the Agency is now making ready for City Council action a Downtown Providence Renewal Plan. Also, it is preparing for consideration - in conjunction with neighborhood interests and City Council guidance - a renewal plan for Atwells Avenue in Federal Hill. Both programs call for rather intricate orchestration of diverse interests. The categorical Federal program for urban renewal has given way to a coordinated public-private effort in which the Providence Redevelopment Agency plays a major role. The Agency will proceed with renewal activities which best serve the interests of the City of Providence.

Respectfully submitted,

A handwritten signature in cursive script that reads 'Stanley P. Blacher'. The signature is written in dark ink and is positioned below the typed name.

Stanley P. Blacher,
Chairman

SPB/rb
bs

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1976 ANNUAL REPORT

PROVIDENCE REDEVELOPMENT AGENCY

PROVIDENCE, RHODE ISLAND

REVIEW OF PROJECT ACTIVITIES

JANUARY 1, 1976

through

DECEMBER 31, 1976

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GENERAL AGENCY ACTIVITY AND APPOINTMENTS

The Agency held twelve regular meetings and one special meeting in 1976. Stanley P. Blacher was reelected Chairman and John Rao, Jr., reelected Vice-Chairman in January. Vincent Pallozzi was reappointed as Agency Secretary for one year.

At its June meeting, Mr. Pallozzi, Secretary, advised the Agency of his planned resignation, concluding fifteen years of service to the city in the field of redevelopment. The resignation was accepted with regret.

To fill the gap, Mr. Stanley Bernstein, Executive Director of the Agency, was appointed Interim Secretary and held the position through the year.

EAST SIDE PROJECT NO. R. I. R-4

Completion Date:	Est. 1980
Gross Project Cost	\$30,337,648
Less Proceeds from Land	2,401,713
Net Project Cost	28,426,935
Local Share	7,106,734 (1/4)
Non-Cash	2,301,569
Cash (City)	3,805,165
Cash (State)	1,000,000
Federal Share	23,754,301
Project Capital Grant	21,320,201
Relocation Grant	2,284,100
Rehabilitation Grant	150,000

At the close of 1976, all activities in the 343 acre East Side Project area could fairly be said to be entering their concluding phases. Land acquisition, completed earlier, and site preparation resulted in the delineation of 87 parcels of land made available for redevelopment, a total of 2,964,840 sq. feet, or approximately 68 acres. By the end of 1976, 63 parcels had been

sold for a total price of \$1,905,056. Five of the parcels contained buildings which were retained and sold to developers for rehabilitation. There remained 24 parcels, a total of 693,148 square feet or slightly under 16 acres of land valued at \$696,271 to be sold to sponsors already found acceptable to the Agency.

The very extensive site improvement work under Phases I and II covered the new Randall Square and the upper portions of North Main Street located within the project boundaries. Phase II A, installation of the computerized traffic control system, was initiated and carried out in 1976. Engineering preparation, design, and preparation of bid specifications for Phase III were undertaken during 1976. The work entails street construction and installation of underground utilities, sidewalks, trees and landscaping and will be located in the vicinity of North Main Street from Randall to Lonsdale Street, and portions of Canal, Lonsdale, Middle and Smith Streets. Also included in the proposed Phase III site

improvement work is the demolition of the existing Smith Street Bridge over the Moshassuck River and construction of its replacement. Continuing work on the river itself, the contract will also cover the cleaning of a portion of the river bed and the construction of a new, vertical retaining wall and railings. The contract, the largest yet at an estimated cost of \$2,500,000, is proposed to be let in the spring of 1977. A possible Phase IV is contemplated to complete the project site improvements.

Agency activity during 1976 was primarily concerned with negotiations for disposition and development of parcels in the four main areas of development: 1) Randall Square, 2) Constitution Hill - North Benefit, 3) South Main - South Water, and 4) Fox Point. All four areas fall, at least in part, within the jurisdiction of the Historic Zoning Commission and, as a result, decisions concerning design of new structures and the rehabilitation of existing buildings are referred to the Commission for decisions concerning conformity to regulations for the zone and to the general interest in preserving historic properties and values.

RANDALL SQUARE

Construction of the Charlesgate Nursing Center on Parcel 19(b), commenced in December of 1975 with the Agency's permission for early entry, was approximately 40% complete by the end of 1976. A tri-partite agreement allowing the transfer of the parcel to Charlesgate Nursing Center from the developer, Davenport Associates, was approved in connection with the sale of the land in April. The Center will contain 199 beds in a six-story, 100 room brick structure built by Donatelli Building Company, Inc., the second phase of a three part residential development planned and executed by Davenport Associates.

A history of Davenport Associates attempts to develop a multi-unit housing development on Parcel 19(c) was presented to the Agency at its January meeting. The developer reported that HUD had indicated that it would approve only 200 units under the Section 8 program, not 300 as originally projected. In view of the delays in the allocation of the Section 8 housing commitments, the developer requested and was granted extensions of time to take title, the last one extending until March of 1977.

The Rhode Island Department of Health began construction of its new laboratory building on Orms Street on May 26th. The anticipated completion date is October, 1977. It will house the Medical Examiner's office and morgue on the first floor, and the departmental division laboratories on the top three floors. The building, long scheduled by

the Health Department, is a masonry structure, specially designed to house its functions and is funded by a bond issue of \$5,250,000.

Parcel 25c, on Orms Street next to the laboratory building, was sold to Moshassuck Square Development Company on March 31st and immediately transferred to Robert E. Borah. The owner-developer proposes to build an office building with retail commercial uses on the ground floor. In September the Agency approved Borah's two-phase development scheduled to begin by March 1st. The proposal for Moshassuck Square Development Company to sell the Fletcher Building on Parcel 25A to Prescott and Schine to be rehabilitated was advanced but both Parcel 25A and Parcel 25D, still preferred to Moshassuck Square Development Company, remained unsold at the end of the year.

Further development of Parcel 21, previously sold to Moshassuck Square Development Company, was proposed in May. A plan for a parking garage containing 162 spaces and 140 surface parking spaces to serve the Arcade Building on North Main Street was presented and approved but construction was delayed until 1977.

At its March meeting, the Agency received a proposal from Fire-fighter's Local 779 to purchase two small parcels, 18B and 18C, on either side of a building owned by the estate of Morris Cohen & Son. The parcels, which Local 779 proposed to purchase for a headquarters building, were conveyed in September.

Rehabilitation of the old foundry building on Charles Street, originally included in the sale of Parcel 21, was discontinued as a result of the mortgage default by Stillman White Foundry Associates. The auction date was set by the bank for June 16th. Subsequently, the Agency approved a new tri-partite agreement with George Macomber and S W Associates to continue with the rehabilitation of the building.

Two Certificates of Completion were granted in 1976, one to Providence Dressed Poultry on Printery Street, and one to Klein Corporation on Branch Avenue.

CONSTITUTION HILL - NORTH BENEFIT

By the end of 1976 redevelopment of the properties made available for disposition was coming close to completion. Parcel 4, a medium-sized parcel, was sold to George Macomber of Moshassuck Square Development Company in June. It was later reconveyed to the 65 Corporation of the Episcopal Diocese to be used for the relocation of a one-family historic house and the construction of 35 parking spaces at the rear of the lot to be used jointly by area residents and the Hallworth House.

Five parcels remained unsold. Of these, Parcel 2 was preferred to Burr's Lane Land Company. A plan calling for six structures and thirty parking places was submitted to the Agency at its March meeting. Parcels 6B and 7, previously preferred to Beaver Realty, were readvertised for sale in August. Two new proposals for 6B and 7 were submitted to the Agency. Developers Halpern and Anderson proposed 25 new residential units estimated to cost \$510,000. Developer Ducharme proposed to move four structures onto Parcel 7 and to purchase Parcel 6 at a later date. Parcels 10, 11 and 11A remained committed to the Episcopal Diocese.

SOUTH MAIN - SOUTH WATER

The continuing effort to achieve the sale and rehabilitation of the Phillips Lead Building on South Main Street was aided by City Council approval of the sale to the Rhode Island School of Design, subject to a payment to the city in lieu of taxes. Boarded up since the mid-1960's, the six story brick building originally constructed by the Fall River Iron Works in 1844 lay vacant since its last occupancy by the Phillips Lead Company. In September, the school announced that it had received a grant of \$100,000 from the Kresge Foundation to assist with the rehabilitation, estimated to cost between \$1.0 and \$1.5 million. The five open floors will be redesigned for use as studios and classrooms. Also to be included is an exhibition gallery and a lecture hall. Rehabilitation work commenced toward the end of 1976 on early entry authorized by the Agency.

Certificates of Completion were granted for two other major rehabilitation efforts. The Corliss House at 201 South Main Street on Parcel 80 was renovated for use for commercial tenants and office space for a local realtor at a cost of \$200,000. Also, the rehabilitation of the old Burns Trucking Building on Parcel 76 along South Main Street to house the Cable Car Cinema was completed by December.

Sulzberger-Rolfe, Inc., after repeated attempts to find feasible

concepts for the development of Parcel 105, the largest portion of a triangular block at the southern termination of Benefit Street, was relieved of its sponsorship. The parcel, revised to accommodate a C-2 use, was readvertised for sale in August. Two new developers came to the Agency with proposals: the first for either high-rise residential or two six-story twin residential units and the second for a legal and business condominium structure. Both proposals remained under consideration at the end of the year.

Parcel 96, under discussion since 1975, was split into two small parcels. One Parcel, 96A, was sold to Sulzberger-Rolfe, Inc., in March.

FOX POINT

After achieving modifications in the concept for Parcels 109 and 100, First Land Corporation was able to present acceptable plans for the rehabilitation of the old American News Company Building on lower Hope Street calling for several commercial offices and six residences. Work on the substantial structure which runs through the entire block from Hope to East Street began late in the year in order to accommodate already arranged leases for the ground floor space.

Capital Development was granted an extension in March in anticipation of future allocation of Section 8 housing unit allotments. Further work on the proposal for housing for the elderly waits Section 8 funding.

Parcel 92 was found to be unusable as a single parcel and was divided into five parts. Two of the parts were sold to developers for sites for new single family homes; one house at 47 John Street was rehabilitated. Parcel 92A remains undeveloped and 92E was sold to an adjoining owner.

WEYBOSSET HILL PROJECT NO. R. I. R-7

Completion Date:	Est. 1978
Gross Project Cost	\$22,969,587
Less Proceeds from Land	3,048,000
Net Project Cost	19,921,587
Local Share	4,980,397(1/4)
Non-Cash	2,718,439
Cash(City)	1,261,958
Cash(State)	1,000,000
Federal Share	16,308,993
Project Capital Grant	14,941,190
Relocation Grant	1,367,803

In its status report on Parcels 11, 13B and 16B presented to the Agency at its March meeting the representatives of the Joint Venture of Reynolds-Gilbane argued that it is economically infeasible to complete the townhouse development as originally planned, and of which three experimental units were constructed two

years earlier. Therefore, the sponsor for the parcels would investigate the possibility of utilizing subsidies under Section 202 or Section 8 to provide additional housing units.

Subsequently, the Joint Venture advised the Agency that it had filed, and FHA had accepted, an application for housing for the elderly to be developed under Section 221(d)(4) with a Section 8 rental assistance housing payment piggyback. The development would contain 70 units and would mirror the elevation of the Cathedral Plaza units on Westminster Walkway. The Agency proceeded with a plan amendment, approved by City Council on August 4, to impose controls for the parcel development similar to those for Cathedral Plaza. The reuse value of the site, Parcel 13B, was ultimately set at \$47,000.

In conjunction with a non-profit housing corporation to be set up by Grace Church, Reynolds-Gilbane proposes to build 100 units of additional housing for the elderly under Section 202. The project, under consideration for some time, has been delayed by inability to resolve the problems caused

by the proximity of I-95, as reflected in the required environmental impact statement.

A reuse appraisal for Parcel 7, part of the parking lot adjacent to the Police and Fire Headquarters, was approved in June. The land will be sold to the city, to be continued in its present use. Reuse appraisals for Parcel 1, the Providence Civic Center, and for 43-1, the Majestic Parking Garage, were also approved.

These last two reuse appraisals were forwarded to HUD for its approval in response to its requests for adjustments to reflect appropriate monetary values for the two developed properties.

Phase VII of the site improvements, under contract to H. V. Collins, was concluded in April. Consultations with Zion and Breen, designers of open spaces in the project area, resulted in a decision to replace proposed mirror panels in Empire Park with slate, bringing the park development to a close. At its December meeting the Agency modified its contract with R. E. Pezzulo and Associates to provide for engineering services in order to verify the original project condemnation plat and to make necessary adjustments prior to the dedication to the city of the new rights-of-way.

MOUNT HOPE R. I. R-18

Completion Date:	Est. June, 1977
Gross Project Cost	\$5,029,603
Less Proceeds from Land	198,417
Net Project Cost	4,831,186
Local Share	1,790,635 (1/4)
Non-Cash	808,785
Cash(City)	442,703
Cash(State)	539,147
Federal Share	3,852,658
Project Capital Grant	3,579,698
Relocation Grant	78,460
Rehabilitation Grant	194,500

An acceptable Offer to Purchase 15 parcels from the preferred sponsor, Gerald Zito and Stephen Bobrow, subsequently known as East Side Associates, was reported to the Agency at its initial meeting in January. A Sales Agreement for the parcels was authorized by the Agency in May. However, the developer was forced to ask for a time extension, thus delaying the estimated start of construction

from mid-August to mid-October on early entry authorized by the Agency.

The closing on the parcels occurred on December 14th.

East Side Associates will build 50 residential units on 25 house lots, of which 14 will contain one-bedroom units, 25 will contain two bedrooms and 11 will contain three bedrooms. The total development is subsidized under Section 8.

Minor activities undertaken in the project included removing certain restrictions on the structure on Parcel 44 at North Main Street to allow the developer, Morris Nathanson, to reuse a portion of his building for a restaurant. A Certificate of Completion was granted for a small parking lot for the Rhode Island Aquarium Center.

The Mount Hope Project is expected to be officially closed out in 1977. In order to facilitate the closing it was recommended that the remaining unsold parcels be conveyed to the City of Providence and that reuse appraisals be provided for those parcels for which values had not

already been established. By the end of the year developers had been found for two of the small parcels leaving a total of eight unsold parcels in the project area.

WEST BROADWAY A2-1

The Neighborhood Development Program under which renewal in the West Broadway area was undertaken, beginning in 1970, recognized the incremental nature of development by setting forth funding for sequential "Action Years". Accordingly, the West Broadway Project has been carried out over three budget Action Years. Year I was funded for the period April 1, 1970 through June 30, 1971. Year II was funded for the period July 1, 1971 through June 30, 1973. Year III is funded for the period July 1, 1973 to the estimated closing date of June 30, 1978.

The total net project cost for all three years is \$9,214,785. The process of officially closing out an Action Year budget at the conclusion of land acquisition and site improvement work places any unsold disposition parcels of land in a parcel inventory to be sold as buyers are found. The approved value of parcels remaining in the inventory from Years I and II was \$315,832.95 as of October, 1976 when the last sale was recorded. Sales of land under Year III are recorded with current account for the project.

WEST BROADWAY NDP A2-1 YEAR 3

Completion Date:	Est. June, 1978	Acquisition of all parcels
Gross Project Cost	\$3,377,754	slated to be acquired under the
Less: Proceeds from Land	105,968	Year 3 program, as amended, was
Net Project Cost	3,271,786	complete by the end of 1976.
Local Share	817,946	The process of negotiating for
Non Cash	-0-	purchase by the Agency was
Cash(City)	817,946	largely successful so that, out
Cash(State)	3,678,918	of a total of 47 parcels, 33
Federal Share	2,453,840	were acquired by negotiation;
Project Capital Grant	1,221,578	14 by condemnations occurring
Relocation Grant	3,500	on 10/11/74, 1/28/76 and
Rehabilitation Grant		2/23/76. A number of small

contracts were amended or awarded in 1976. The Year 2 contract for demolition services with Pasquazzi Brothers, Inc., was extended until November 30; the Year 3 contract for demolition with International Building Wrecking was extended to April 1, 1977. A contract was let for laboratory testing for quality control and construction to R. J. Kenny. Waterman Engineering Company was awarded a contract for engineering services. Approval was given to the extension of Universal Construction Company's site improvement contract to May 31, 1977.

Relocation payment approvals in 1976 included 12 commercial relocation payments and 28 payments for housing replacement or rental assistance. The processing of Section 312 rehabilitation loans was continuous in spite of the exhaustion of administrative budgeted funds for that purpose in the late fall. To cover the cost of administration of the rehabilitation program, the Agency voted to amend the September 28, 1976 resolution reserving funds for Federal Hill East to provide that those funds could also be used in the West Broadway project area.

The long-sought Federal Hill House in a block bounded by Gesler, Courtland and Tell Streets was under construction. Sponsored by a well established neighborhood oriented service organization, Federal Hill House Association, the new community center contains five service sections on one level: 1) a senior citizen center with a meeting room large enough to accommodate 250 persons and kitchen facilities, 2) a child development day care center, 3) an educational and recreational component for classes, crafts, games, etc., to accommodate 250 persons, 4) a social service component, and 5) administrative offices. Out-of-doors there is a play area, bocce court and rest area and parking.

One major housing development was proposed by Woloochojian Realty on Parcel 47B, on Cranston Street next to the Dexter Street Armory. After initial approval the Agency granted a number of extensions to the developer in order to facilitate the required FHA processing for 88 units of housing for the elderly to be constructed under Section 202 and Section 8. Twelve parcels of land were sold in 1976. Two existing neighborhood commercial establishments, Leonard's Market and the Green Bar, were rehabilitated.

LOCKWOOD STREET NO. R. I. R-27

Completion Date	Est. 1979	Two reports were made to the
Gross Project Cost	\$2,610,233	Agency, the first in January
Less Proceeds from Land	154,900	and the second in March, by a
Net Project Cost	2,455,333	representative of the Rhode
Local Share	613,833 (1/4)	Island Rehabilitation Center,
Non-Cash	15,865	Inc., concerning the status
Cash(City)	597,968	of its proposal for a multi-
Federal Share	1,876,500	functional rehabilitation care
Project Capital Grant	1,741,500	center on Parcels 14A, 14B
Rehabilitation Grant	35,000	and 2. In spite of prolonged

efforts to obtain either conventional or FHA financing, the organization found itself unable to proceed further and was declared to be in default, its sponsorship terminated, at the Agency's August 17th meeting.

Later, the Executive Director reported on meetings over a six-month period between the staff and Lockwood Plaza Associates, builders who had expressed an interest in developing the entire Lockwood Street Project area. The proposed developer was granted a 90 day option to submit an acceptable Offer to Purchase and a down payment of 10% of the purchase price.

Lockwood Plaza Associate's original proposal contained provision for 300 residential units. The proposed development aroused the objections of various organizations in the community and resulted in formal requests by interested parties to address the Agency concerning the proposal.

As a result of the various communications and consultations between Agency Members, Peabody Construction Company (the controlling interest in the proposed residential development) and representatives of various

local interests, the Lockwood Plaza development proposal was pared down to 100 units of housing for elderly persons and 109 units of family housing plus other amenities.

The Agency agreed to recognize the PACE Task Force on South Providence Planning as the project area committee and to consult with it in case the option to purchase which was to expire on November 18, 1976 should be exercised, or should not be exercised, in either case.

At the Agency's December meeting, Councilman John Garan suggested that action be delayed to allow for alternate proposals. There appeared to be considerable opposition to the project as defined. The discussion ended with a resolution to extend the option taken by Lockwood Plaza Associates by 45 days, taking it beyond the end of the year.

COMSTOCK PROJECT

Interest picked up considerably by potential owner-developers in the residential parcels offered for sale. Although some Offers to purchase were terminated, sixteen parcels were sold in 1976. This brings the number of sold parcels to 18 out of a total of 30 made available for disposition.

Twelve single family homes had been constructed and occupied by December. The families purchasing homes in the area are composed of an average of 3.8 persons and earn incomes of approximately \$11,000.00 per year. Several home builders are offering models at pre-approved prices to potential buyers. Both the models and the sale prices are modified frequently as the builders come to the Agency with changes to meet current market conditions.

As a result of an earlier survey, the house at 120 Robinson Street was identified as having historical significance. The plans to move the house from the site were modified to give the proposed rehabilitator an opportunity to store the house temporarily on South Main Street. But after objections on the part of the community, the agreement to acquire and move the house was terminated.

In December, a new developer, S.E. Cameron, submitted an acceptable Offer to Purchase the Robinson Street house which scheduled acquisition and rehabilitation in 1977. At the same meeting the Agency ratified its earlier approval of the final site plans for Parcel 6-7, the remaining portion of the neighborhood facility funded through the Model Cities Agency.

DOWNTOWN PROVIDENCE RENEWAL PLAN

At the direction of the City Administration and subsequent to the initiation of actions to revitalize the Union Station and to redesign Kennedy Plaza, the Department of Planning and Urban Development prepared a Downtown Providence Renewal Plan. The Plan was first presented to the Agency at its meeting in September. The project area covered all of Downtown Providence exclusive of Weybosset Hill and State properties east of I-95, a total of 156.1 acres.

The estimated initial cost of the project in this proposal was \$6.0 million, to cover the cost of acquisition and removal of the parking deck in front of Union Station and the redesign and extension of Westminster Pedestrian Mall.

The Agency approved the Plan at its September 28th meeting at which time it decided to approve the estimated project cost of \$6.0 million and to reserve \$4.0 million of the balance of redevelopment bond authorization for a Federal Hill Project. The Executive Director was authorized to transmit an initial \$.5 million Plan providing for the removal of the parking deck fronting Union Station to the City Council for a Public Hearing. In the meantime, the Department of Planning and Urban Development prepared for submission to the Economic Development Agency a series of projects for possible funding under the Public Works and Economic Development Act. One of these was the proposal to redesign Westminster Mall. It was understood that,

should the Mall be funded by EDA, that work item would be deleted from the Downtown Providence Renewal Plan. A revised Plan, with the deletion, was made ready for the Council.

The generalized provisions and format of the Plan are permissive; it is anticipated that work items not presently possible or fundable will be added at later dates in the form of changes in the Plan. It is specifically stated that the Providence City Council at its own discretion, or upon the recommendation of the Providence Redevelopment Agency, may modify the Plan at any time.

LIPPITT HILL PROJECT NO. R. I. R-3

Minor activities undertaken in the project area during 1976 included the issuance of a Proclaimer Certificate to HUD in regard to a Plan Amendment to accommodate the MacDonald restaurant sign, the proposal to move the East Side Field Office to 69 Doyle Avenue, the granting of a Certificate of Completion to Olney Associates, Inc., to facilitate the sale of its former parking lot to another party, and approval of University Heights, Inc., proposal to erect a free standing pylon sign within the shopping center identifying the commercial tenants.

HUNTINGTON EXPRESSWAY INDUSTRIAL PARK

The city's second planned industrial park continued its incremental growth in 1976. D & A Electroplating's addition to its building was approved by the Agency in April and completed in 1976. T. Sardelli and Sons, Inc., presented its plans for a building addition and parking spaces to the Agency in June. The work will be completed in 1977.

Huntington Expressway Industrial Park was created by the city without federal assistance at a net project cost of \$5,235,000. The Agency disposed of the last disposition parcel in 1969. Since that time there have been several real estate transfers and new occupants have been installed in a number of the plants. Facilities in the park have remained fully occupied and provide employment for approximately 3,800 people.

In 1976 the following firms were located in the park:

- | | |
|--|------------------|
| 1. Anson, Inc.
Manufacture: Mens Jewelry | 100 Dupont Drive |
| 2. Brite Industries, Inc.
(Division of Liggett Group)
Manufacture: Watch Bands | 55 Dupont Drive |
| 3. Carl-Art, Inc.
Manufacture: Precious Metal Jewelry | 40 Park Lane |
| 4. Coronet Thermogrovers
(Division of Hammermill Paper Co.)
Printers of Business and Wedding Cards | 111 Dupont Drive |
| 5. D & A Electroplating and Sons, Inc.
Manufacture: Plate Chain | 150 Park Lane |
| 6. Esposito Jewelry, Inc.
Manufacture: Rings | 225 Dupont Drive |

7. Foremost Lithograph Co. 245 Dupont Drive
Offset Printing
8. Information Sciences, Inc. 125 Dupont Drive
(Division of Industrial Nat. Bank)
Data Processing
9. The Jewel Case Corporation 300 Niantic Avenue
Manufacture: Metal Jewelry Display
Boxes
10. Lang Jewelry Company 250 Niantic Avenue
Manufacture: Ladies Costume Jewelry
11. Metallized Ceramics Corp. 100 Niantic Avenue
Manufacture: Ceramic Packages for
Computators and Calculators
12. National Bickford Graphics, Inc. 88 Niantic Avenue
Offset Color Separation and
Process Printing
13. Park Lane Associates, Inc. 50 Park Lane
(Dist. of Evinger Corporation)
Manufacture: Watch Bands
14. Providence Wholesale Drug Co. 200 Niantic Avenue
Wholesale Druggists
15. T. Sardelli & Sons, Inc. 195 Dupont Drive
Manufacture: Pierced Earrings
16. Union Camp Corporation 50 Niantic Avenue
Manufacture: Plastic and Flexible
Packaging
17. Vargas Manufacturing Company 150 Niantic Avenue
Manufacture: Rings
18. Vitreous State Products Co. Inc. 175 Dupont Drive
Manufacture: Electronic Terminals

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
Consolidated Condition Statement
December 31, 1976

ASSETS

CASH IN BANK:

Project expenditure accounts	\$ 422,285	
Temporary Loan repayment funds	886,252	
Good faith deposits	<u>81,577</u>	
Total Cash		\$ 1,390,114

Accounts Receivables (Court, Etc.)	2,659,632
Accounts Receivables (HUD-Capital Grants)	1,408,961
Investments	6,809,414

PROJECT COST:

East Side	\$22,826,695	
Weybosset Hill	18,866,523	
Mount Hope	4,191,542	
Lockwood Street	784,224	
West Broadway	2,772,622	
Model Cities	30,008	
Mashapaug Pond	6,333,046	
Demolition	245,009	
Comstock	<u>653,668</u>	
Total Project Cost		\$56,703,337

Relocation Payments	3,164,867
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Rehabilitation Payments	154,153
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Donated Land	1,695,523
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Project Improvements	92,379
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Supporting Facilities	<u>62,773</u>
<u>TOTAL ASSETS</u>	<u><u>\$74,141,153</u></u>

LIABILITIES & FUNDING GRANTS

LIABILITIES:

Accounts Payables	\$ 724,578	
Temporary Loans Payables	9,258,697	
Accrued Interest Payables	<u>244,487</u>	
Total Liabilities		\$10,227,762

FUNDING GRANTS:

Local Grant-In-Aid:-Cash	\$ 14,591,684	
Non-Cash	<u>1,850,675</u>	
		\$16,442,359

Proceeds From Sale of Land:

Actual Sale Price of Land	\$ 5,589,683	
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Federal Grants-In-Aid:

Earned and Retained by HUD	\$ 1,408,961	
Project Grants	37,082,756	
Relocation Grants	3,013,437	
Rehabilitation Grants	154,153	
Demolition Grants	156,974	
Housing Subsidy Grant	<u>65,068</u>	
		\$41,881,349
		\$63,913,391

TOTAL LIABILITIES & FUNDING GRANTS

\$74,141,153

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(Best)

Director
Assistant to the Director
Clerk IV

Fiscal Affairs

Frank E. Corrente
Thomas J. Graves
Robert V. Landi
Bernard L. Casey, Jr.
Albert E. Lavallee
Marjorie R. Smith
Donna M. Rotella

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

Legal Services

Charles A. Pisaturo
Raymond Mannarelli
John Boyajian
Louis J. Cosentino
Rose E. Rao

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

John E. Keefe
Patrick F. O'Connor

Supervisor, Real Estate
Real Estate Aide II

James F. Murphy
Thomas A. Cahir, Jr.
Arthur Marsland
Robert P. Broderick
Anthony K. Ercolano
Jean Roy

Supervisor of Business Relocation
and Property Management
Business Relocation Officer
Management Officer
Management Aide II
Management Aide I
Clerk Stenographer III

Project Development

Louis Calcagni, Jr.
Ronald E. Moore
Makram H. Megalli

Gloria Levitt
Cecilia A. Diggins

Associate Engineer IV
Engineer's Associate
Superivsor of Engineering

Clerk IV
Clerk-Stenographer III

Community Services

Anthony N. Meleo
Melvin St. John Susi
G. John Terenzi
Daniel C. Murphy
John J. Beatini
Vincent E. Capuano
Ralph T. Salvatore
Norman Masse
Patrick J. Fallon
Anthony Napolitano
Jo-Ann Penta

Chief
Supervisor of Rehabilitation Services
Supervisor of Rehabilitation Services
Rehabilitation Specialist
Rehabilitation Specialist
Rehabilitation Specialist
Rehabilitation Specialist
Rehabilitation Specialist
Financial Specialist
Supervisor of Program Specialist
Clerk Stenographer II

Family Relocation

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

Chief
Social Case Worker
Social Case Worker
Clerk Stenographer III

Planning

Martha R. Bailey
Soo Dip Chin
George Turlo
John R. Kellam
Bruno Mollo
Christos G. Jemorakos
Merrick A. Cook
Richard H. Piscione
William F. Lombardo
Ronald A. Mercurio
Arthur F. Toppi
Earl R. Shirley
Francis J. Fredrick
Edward C. Civito
Rae Budnick
Barbara S. Gaulin

Chief
Supervisor of Project Planning
Supervisor of Current Planning
Supervisor of Long Range Planning
Supervisor of Traffic Planning
Supervisor of Graphics
Principal Planner
Senior Planner
Senior Planner
Senior Planner
Associate Planner
Assistant Planner
Senior Draftsman
Draftsman
Clerk IV
Clerk stenographer III

Research

Barbara Saydam
Donald S. Conley
Joseph P. Lackey

Chief
Senior Research Assistant
Research Assistant

As of December 31, 1976