

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

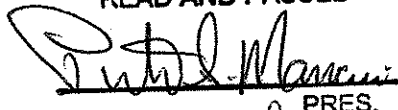
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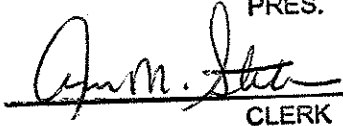
Approved September 22, 2009

RESOLVED, That the abandonment of certain lots located at the intersection of Niagara Street, Early Street, Cadillac Drive and Rodman Street, located in the Elmwood Neighborhood, be merged with abutting property located at 38 Rodman Street (Plat 53, Lot 480), and transferred to the Parks Department for use as a permanent community garden.

IN CITY COUNCIL

SEP 17 2009
READ AND PASSED


PRES.


CLERK

APPROVED



MAYOR

9/22/09



NEW
CONC.
SIDEWALK

REMOVE, SALVAGE AND RESET CURBING

DISPOSE FLEXIBLE PAVEMENT AND REPLACE WITH LOAM AND SEED

REMOVE AND DISPOSE BIT. SIDEWALK

NEW WHEELCHAIR RAMP

NEW R1-1 SIGN AND POST

STOP LINE

NEW WHEELCHAIR RAMP

DISPOSE BITUMINOUS SIDEWALK

DISPOSE INLET AND ASSOCIATED PIPE

REMOVE, SALVAGE AND RESET CURBING

DISPOSE BITUMINOUS PAVEMENT
AND REPLACE WITH LOAM AND
SEED

REMOVE, SALVAGE
AND RESET CURBING
TO NEW LOCATION
AS SHOWN

LIMIT OF
DISTURBANCE

DISPOSE BIT.
SIDEWALK

DISPOSE SIGN
AND POST
(STOP SIGN)

SIDEWALK TO BE
REPLACED FOR
NEXT 300'

NEW SIGN
AND POST
(R1-1)

RAISE MH
TO GRADE

PROPOSED NEW
CONC. SIDEWALK

STOP LINE

PROPOSED NEW
CONC. DRIVEWAY

DISPOSE SIGN AND POST
AND REPLACE WITH NEW
(R1-1)

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

Intersection Improvements Early Street/Niagara Street

Providence, Rhode Island
WARD 9

CADILLAC DRIVE
RECONSTRUCT
MH CORBEL
TO RECEIVE
NEW CURB

REMOVE AND
DISPOSE CONC.
CURB. REPLACE
WITH GRANITE
CURB

REMOVE AND
DISPOSE
CATCH BASIN

REMOVE AND
DISPOSE SIGN
AND POST

REMOVE AND
DISPOSE TREE

RAISE MH
TO GRADE

LOAM AND SEED
SHOULDER

REMOVE AND DISPOSE
CONC. CURB

PROPOSED NEW
CONC. DRIVEWAY

PROPOSED NEW
WHEELCHAIR RAMP

RODMAN
STREET

NIAGARA STREET

EARLY STREET



Providence Parks Department

"Building Pride in Providence"

MEMORANDUM

TO: ANNA STETSON, CITY CLERK

FROM: ROBERT F. McMAHON, SUPERINTENDENT OF PARKS *RFM*

DATE: FEBRUARY 24, 2009

RE: ABANDONMENT RESOLUTION

Please be advised that the Parks Department has no objection to the Resolution that the abandonment of certain lots located at the intersection of Niagara Street, Early Street, Cadillac Drive and Rodman Street, located in the Elmwood Neighborhood, be merged with abutting property located at 38 Rodman Street (Plat 53, Lot 480), and transferred to the Parks Department for use as a permanent community garden.



Department of Public Works
"Building Pride in Providence"

March 13, 2009

Honorable Leon F. Tejada
Chairman of the Public Works Committee
Providence City Council-City Hall
Providence, R.I. 02903

RE: Proposed Abandonment of a Portion of Niagara St.

Dear Councilman Tejada:


This department has no objection to the proposed abandonment of a portion of Niagara St. in conjunction with the attached plan, entitled "Prov., R.I.-P.W. Dept- Engineering Office, Street Line Section, Plan No. 064820, provided no fence is installed that would interfere with access to the sewer manholes or the repair and maintenance of the sewer lines. Area of abandonment is designated as (A-B-C-D-E-F-A) on the accompanying plan.

Full sewer easement required.
Total square footage equals 6,930 square feet. (±)
See accompanying plan for plat and lot numbers.

According to Informational Bulletin 2003.01 issued by Rhode Island Board of Registration for Professional Land Surveyors, road abandonment constitutes a boundary change, and as such, requires a Class 1 survey prepared by a Professional Land Surveyor, properly licensed by said board.

If we can further assist you in this regard, please advise.

Very truly yours,


John D. Nickelson, PE
Director

cc: Ann Stetson-City Clerk
BB, AZ-DPW
A. Southgate, Esq.- Law Dept.
T. Deller- Planning
J. Gelati- Tax Assessors

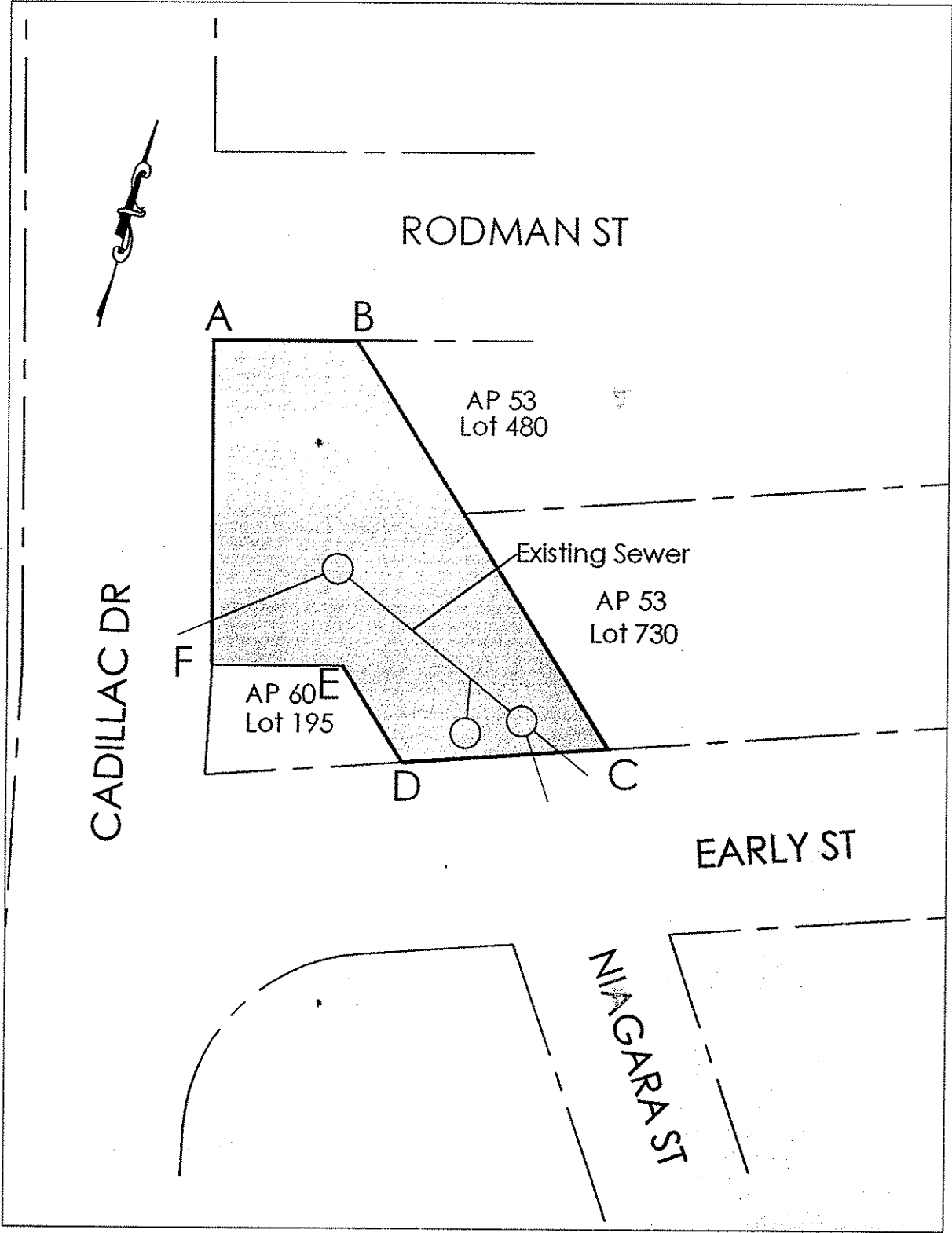
PROVIDENCE, R.I.

P.W. DEPT. - ENGINEERING OFFICE

CITY PROPERTY SECTION

Plan No. 064820

Date March 13, 2009



NOTES:
 Shaded area (A-B-C-D-E-F-A) indicates proposed abandonment of Niagara St.
 Full sewer easement required.
 Total square footage = 6,930 s.f.

CITY OF PROVIDENCE, R.I.

Public Works Dept. - Engineering Office

Showing ~~Proposed abandonment of~~ a portion of Niagara St.

Drawn by WCB

Checked by

Scale 1"=40'

Date 3/13/09

Correct

Approved *William C. Hammond*

Associate Engr.

CHIEF ENGINEER

AAA
ANDOLFO APPRAISAL ASSOCIATES, INC.

REAL ESTATE APPRAISERS AND CONSULTANTS
THE BUSH BUILDING
216 WEYBOSSET STREET • PROVIDENCE • RHODE ISLAND 02903
(401) 273-8989 • FAX (401) 273-2510

March 20, 2009

Mr. John Gelati
Tax Assessor
City of Providence
25 Dorrance Street
Providence, Rhode Island 02903

Re: Partial Abandonment of Niagara Street Intersection of Land
Bounded by Cadillac Drive, Early Street, and Rodman Street

Dear Mr. Gelati:

Pursuant to your request, we have personally inspected the real estate located on Niagara Street otherwise designated as Assessor's Plats 53, Lots 480 and 730, and Plat 60, Lot 195.

The purpose of our inspection was to estimate the "as is" fee simple market value of the partial abandonment requested by the Parks Department. The subject area is located in the Elmwood neighborhood area of the city.

Specifically, the proposed abandonment fronts Early Street, Cadillac Drive, and Rodman Street at the Niagra Street intersection. The abandonment has a total area of 6,930 square feet and the zoning in the area is R-2 Residential. The City will require a full sewer easement. The City's Department of Public Works has no objection to this request; however, they will require a Class 1 survey for recording purposes.

We have taken into account a number of factors in arriving at an "as is" fee simple market value for the requested abandonment. Of primary importance is that the petitioner will gain use of the public right-of-way (a city street) to further enhance the viability of their property.


Mr. John Gelati
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March 20, 2009

Based on an analysis of comparable sales as contained within the offices of Andolfo Appraisal Associates, Inc., a value of \$9.00 per square foot is hereby estimated for this site. This value must be reduced by 50% due to fact that the City is requiring a full sewer easement to the property.

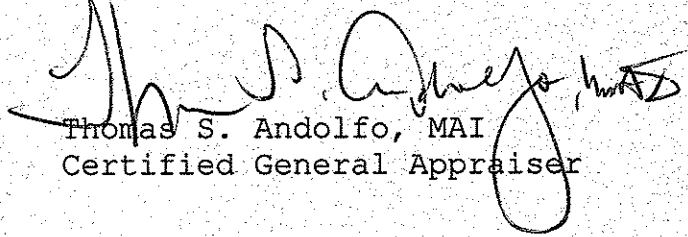
Therefore, 6,930 square feet x \$9.00 per square foot =
\$62,370 x 50% = \$31,185.

Respectfully submitted,

ANDOLFO APPRAISAL ASSOCIATES, INC.



William G. Floriani
Certified Residential Appraiser



Thomas S. Andolfo, MAI
Certified General Appraiser

WGF:TSA/fad