

# RESOLUTION OF THE CITY COUNCIL

No. 174



Approved April 9, 2025

RESOLVED, DECREED AND ORDERED:

Petitioner TRINITY REPERTORY COMPANY, a domestic non-profit corporation with offices at 201 Washington Street in Providence, has requested an easement over a portion of the Adrian Hall Way next to property at 201 Washington Street (aka 60 Adrian Hall Way or Assessor's Plat 25, Lot 186). The City hereby grants Petitioner an easement over and across the portion of the Adrian Hall Way depicted as Area 2 shown on the accompanying plan prepared by Neal K. Hingorany of Narragansett Engineering, Inc., entitled "Survey Plan-Partial Abandonment of Adrian Hall Way & Easement for Trinity Building Addition (Exhibit)-SV-200." Said easement shall be in the form attached hereto, and shall have the following conditions:

1. This easement is appurtenant to the property at 201 Washington Street (aka 60 Adrian Hall Way or Assessor's Plat 25, Lot 186), and shall run with the land.
2. Petitioners shall grant any easement as may be reasonably required by any utilities with facilities in the easement area as may be acceptable to both Petitioner and the respective utility.
3. Petitioner shall tender Thirteen Thousand Dollars (\$13,000.00) to the City of Providence.
4. His Honor the Mayor is authorized to execute the attached document for recording in the Land Evidence Records. Technical, non-substantive changes may be made at the instruction of the Law Department.

IN CITY COUNCIL  
APR 03 2025  
READ AND PASSED

  
RACHEL M. MILLER, PRESIDENT  
  
CLERK

I HEREBY APPROVE.

  
\_\_\_\_\_  
Mayor

Date: 4/9/2025

**Narragansett Engineering Inc.**  
Civil, Survey, Structural, Environmental Design  
One Liberty Street, Portsmouth, RI 02871  
TEL: 401.883.4333

**SHEET TITLE**  
SURVEY PLAN  
PARTIAL ABANDONMENT OF  
ADRIAN HALL WAY &  
EASEMENT FOR TRINITY BUILDING  
ADDITION (EXHIBIT)  
DRAWN BY: JACOBSON/RECTOR  
CHECKED BY: JACOBSON/RECTOR  
PROJECT NO.: 14-0148B, 14-0148C

**GENERAL NOTES**  
1. THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN IS ACCURATE AS OF THE DATE OF THE SURVEY. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1981 AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING. THE SURVEY WAS CONDUCTED ON FEBRUARY 14, 2019 BY THE SURVEYING FIRM OF NARRAGANSETT ENGINEERING INC. (N.E.I.).  
2. THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE EXISTING AND PROPOSED RIGHTS OF WAY AND EASEMENTS OVER THE ADRIAN HALL WAY AND THE TRINITY BUILDING ADDITION. THE SURVEY WAS CONDUCTED FOR THE PURPOSE OF THE PARTIAL ABANDONMENT OF THE ADRIAN HALL WAY AND THE EASEMENT FOR THE TRINITY BUILDING ADDITION. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1981 AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING. THE SURVEY WAS CONDUCTED ON FEBRUARY 14, 2019 BY THE SURVEYING FIRM OF NARRAGANSETT ENGINEERING INC. (N.E.I.).

**REVISIONS**

PROJECT #	DATE	DRAWN	CHECK
23.0104	04/20/24	CB	NKH

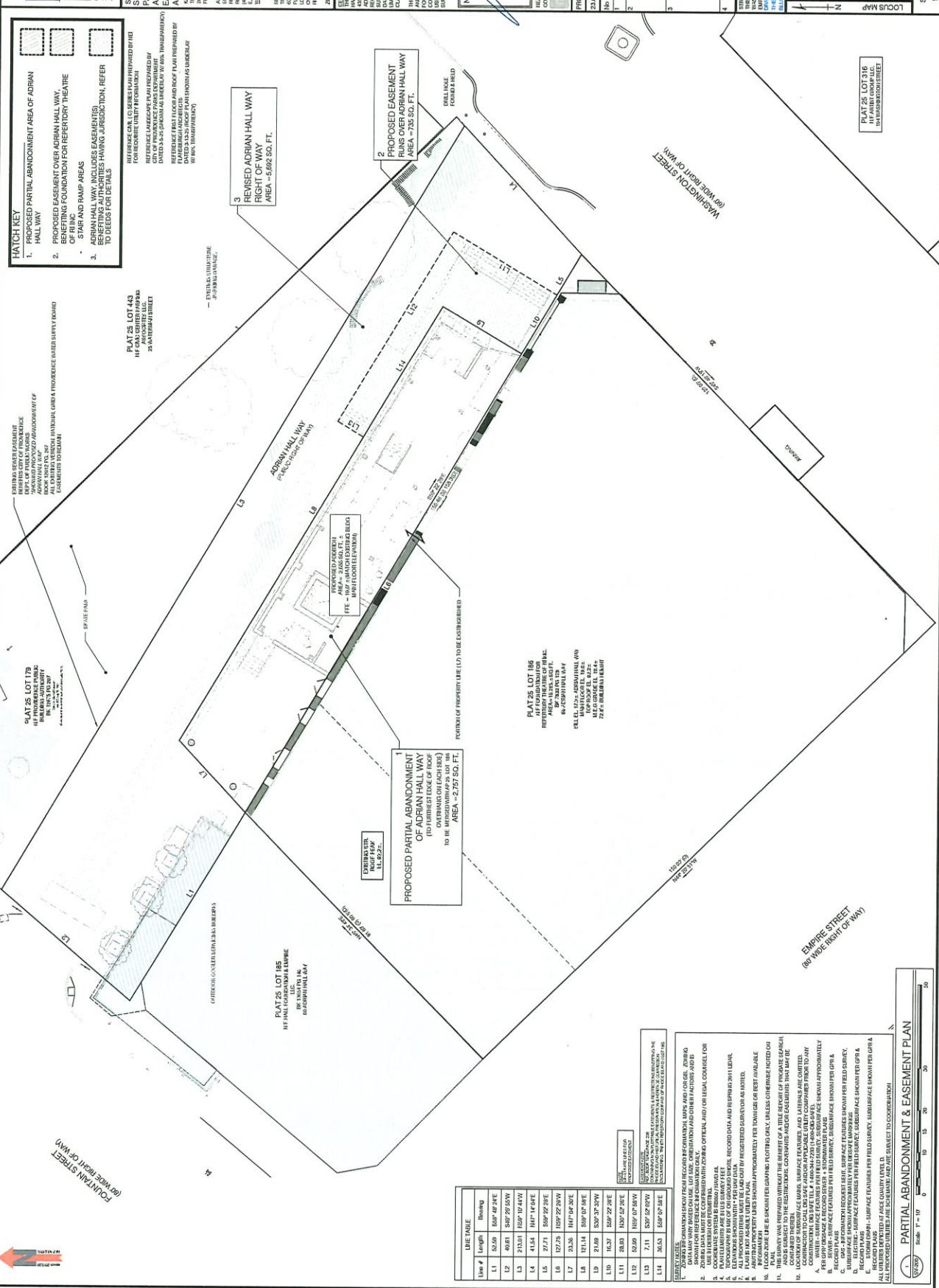
**NO. DATE REVISION/DESCRIPTION BY**

1	5/20/24	ADRIAN HALL WAY EASEMENT	LP
2	9/26/24	ADRIAN HALL WAY EASEMENT TO RIGHT OF WAY	CB
3	11/14/24	ADRIAN HALL WAY EASEMENT TO RIGHT OF WAY	CB
4	11/14/24	ADRIAN HALL WAY EASEMENT TO RIGHT OF WAY	CB
5	11/14/24	ADRIAN HALL WAY EASEMENT TO RIGHT OF WAY	CB
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48	11/14/24	ADRIAN HALL WAY EASEMENT TO RIGHT OF WAY	CB
49	11/14/24	ADRIAN HALL WAY EASEMENT TO RIGHT OF WAY	CB
50	11/14/24	ADRIAN HALL WAY EASEMENT TO RIGHT OF WAY	CB

**NEAL K. HINGORANY**  
LAND SURVEYOR  
RIAL REGISTRY REG. 2415  
026A

**SCALE**  
1"=10'

**SV-200**



**HATCH KEY**

- PROPOSED PARTIAL ABANDONMENT AREA OF ADRIAN HALL WAY
- BENEFITING FOUNDATION FOR REPERTORY THEATRE
- ADRIAN HALL WAY AREAS (EASEMENTS) BENEFITING AUTHORITIES HAVING JURISDICTION, REFER TO DEEDS FOR DETAILS

**GENERAL NOTES**

- THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1981 AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING. THE SURVEY WAS CONDUCTED ON FEBRUARY 14, 2019 BY THE SURVEYING FIRM OF NARRAGANSETT ENGINEERING INC. (N.E.I.).
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**LINE TABLE**

Line #	Length	Bearing
L1	50.00	S89°49'24"E
L2	40.81	S89°29'55"W
L3	23.00	S89°10'44"W
L4	41.54	N11°14'48"E
L5	27.71	S89°29'28"W
L6	127.25	S89°22'28"W
L7	23.36	N11°04'30"E
L8	191.14	S89°07'48"E
L9	21.09	S89°37'24"W
L10	16.37	S89°22'28"E
L11	28.83	N87°52'28"E
L12	89.89	S89°07'58"W
L13	7.11	S89°22'28"W
L14	26.53	S89°07'28"E

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**PARTIAL ABANDONMENT & EASEMENT PLAN**

Scale: 1"=10'

0 10 20 30 40 50

and shall not affect the construction hereof. This Agreement is the entire agreement of the parties with respect to the subject matter hereof, contains all of the rights of the Grantee with respect to the use of the driveway area, and supersedes any prior course of action of the parties, written or verbal communications or instruments relating thereto. This Agreement may not be modified, amended or terminated except by written instrument executed by both parties and recorded with the Providence Registry of Deeds. This Agreement shall be recorded in the Office of the Recorder of Deeds for the City of Providence, Rhode Island, and all of its provisions will run with the land as a perpetual agreement and easement.

Witness my hand this 9th day of April, 2025.

By: Brett P. Smiley  
City of Providence, Grantor  
Title: MAYOR

STATE OF RHODE ISLAND  
COUNTY OF PROVIDENCE

In Providence on the 9th day of April, 2025, before me personally appeared Brett Smiley to me known and known by me to be the party executing the foregoing instrument and that (s)he did acknowledge the above instrument by her/him executed to be her/his free act and deed, Individually and in said capacity as Mayor of the City of Providence.

Shastery Gonzalez Peña  
Notary Public  
My Commission Expires: 11/19/2025

Shastery Gonzalez Pena  
Notary Public, State of Rhode Island  
My Commission Expires Nov. 19, 2025

Witness my hand this 9<sup>th</sup> day of April, 2025.



Trinity Repertory Company

STATE OF RHODE ISLAND  
COUNTY OF PROVIDENCE

In Providence on the <sup>SKGP</sup>9<sup>th</sup> day of April, ~~2024~~ 2025, before me personally appeared Katie Liberman, Executive Director, Trinity Repertory Company, to me known and known by me to be the party executing the foregoing instrument and that she did acknowledge the above instrument by her executed to be her free act and deed, Individually and in said capacity.

  
Notary Public  
My Commission Expires: Nov 19<sup>th</sup>, 2025

Shastery Gonzalez Pena  
Notary Public, State of Rhode Island  
My Commission Expires Nov. 19, 2025

## USE EASEMENT

This Use Easement is made on this 10th day of April, 2025 by and between City of Providence, a Municipal Corporation with a principal address of 25 Dorrance Street,, Providence, Rhode Island 02903 (hereinafter referred to as GRANTOR), and Trinity Repertory Company, a Rhode Island Non-Profit Corporation with a principal address of 201 Washington Street, Providence, Rhode Island 02903 (hereinafter referred to as GRANTEE).

WHEREAS, Grantee is the owner of that certain parcel of land located at 201 Washington Street, Providence, Rhode Island, being further identified as Assessor's Plat 25, Lot 186, and which is further shown as that certain Survey by Narragansett Engineering, Inc. dated April 30, 2025, as revised as of March 16, 2025, a copy of which is attached as Exhibit A to this Use Easement ("Survey"); and

WHEREAS, the Grantor owns Adrian Hall Way, which is an abutting public street that abuts on the southwest side of Lot 186, also as shown on the Survey; and

WHEREAS, The Grantee has proposed an expansion of its existing building at 201 Washington Street, and this expansion will include a partial abandonment of a portion of Adrian Hall Way, and in addition, a proposed easement that will run over Adrian Hall Way that will consist of 735 square feet as shown on the Survey ("Easement Area"); and

WHEREAS, the Grantee as part of the above described expansion, shall be constructing stairs and a ramp to allow for ADA access to the proposed addition ("Construction"), which construction shall be over the Easement Area; and

WHEREAS, Grantor has certain city owned utility pipes located underground in the Easement Area, including water and sewer pipes; and

WHEREAS, as a condition of approval from the Grantor for this Easement, the parties have agreed to the terms as set forth herein.

THEREFORE, for good and valuable consideration, each to the other paid, the receipt of which is hereby acknowledged, and in consideration of the mutual covenants, agreements and conditions contained herein, it is agreed between the Parties as follows:

1. Grant of Easement. Grantor does hereby grant to Grantee, its successors and assigns, an exclusive easement over and across the Easement Area as shown on the Survey, and as further described in the legal description which is also dated March 14, 2025, and a copy of which is attached as Exhibit B to this Use Easement.
2. Cost of Maintenance. Grantee further agrees that Grantee, its successors and assigns, shall assume and maintain all costs of maintaining and keeping good repair of all of the portion of the stairs, ramp and any other supporting structures by Grantee on the Easement Area.

3. Indemnification and Hold Harmless. Grantee shall indemnify, defend and hold harmless the Grantor from and against any and all actions, causes of action, suits, claims, demands, obligations, damages and liabilities, of any nature whatsoever, including court costs and reasonable attorneys' fees, arising from the use of the stairs and ramp by Grantee or by anyone using said area by and through the Grantee, including but not limited to Grantee's tenants, licensees and invitees.
4. Utility Work and Restoration: In the event that the Grantor shall need to do repair work on any of the Grantor owned underground utilities in the easement area, the Grantor shall provide at least sixty (60) days' written notice to the Grantee of this work, unless immediate access is necessary for an emergency affecting public health or safety. Grantor shall attempt to do this work without disturbing the existing stairs and ramp that Grantee is constructing over the easement area. However, if the repair work requires Grantee to remove all or any portion of the stairs and ramp then grantee shall do so. On completion of the Work, Grantor shall restore the Easement Area to grade, as well as construct the supporting concrete pavement that was previously over the easement area, so Grantee is able to reconstruct the stairs and ramp over that concrete in the position the stairs and ramp were previously. Grantor shall seek to complete the repair work with all due diligence.
5. Notices. All notices given hereunder or in connection herewith shall be in writing and shall be sent by certified or registered mail, return receipt requested, postage prepaid, and by regular mail, at the addresses first above written. Notices shall be deemed given when mailed as aforesaid.
6. Mediation. In the event of any disputes in connection with this Easement, the Parties agree to submit said dispute to binding mediation before an Mediator agreed to by both Parties.
7. Successors and Assigns. The terms of this Agreement and all covenants and easements set forth in this Agreement shall constitute covenants and easements running with, and appurtenant to the land affected thereby. All terms, covenants and easements of this Agreement shall be binding upon and inure to the benefit of Grantor and its successors and assigns, and Grantee and its successors and assigns.
8. Counterparts. This Agreement may be executed in two counterparts and by each party on a separate counterpart each of which when so executed and delivered shall be an original and all of which together shall constitute one instrument.
9. Miscellaneous. This Agreement shall be governed by the laws of the State of Rhode Island. In the event that any provision contained herein shall be held invalid by a court of competent jurisdiction such invalidity shall not affect or invalidate the remaining provisions contained herein. The headings contained herein are for convenience only

City of Providence  
State of Rhode Island and Providence Plantations

**Petition to the City Council**

To the Honorable City Council of the City of Providence:

The undersigned respectfully petition your honorable body  
pursuant to RIGL 24-6:

An easement benefitting Foundation for Repertory Theatre of RI Inc. (Lot 186)  
encumbering Andrian Hall Way to allow for ADA ramp and steps containing 857 square  
feet, and that is identified on Exhibit A and attached hereto and incorporated herein  
("Street")

Respectfully submitted:

Foundation for Repertory Theatre of RI Inc.  
A.P 25 Lot 186  
60 Adrian Hall Way  
Providence RI 02903

Owner:

A handwritten signature in black ink, appearing to be 'K. E.', with a long horizontal flourish extending to the right. The signature is positioned above a horizontal line.



**SHEET TITLE**  
**EXISTING CONDITIONS PLAN**

**PREPARED BY:** KARE HERMAN, REGISTERED PROFESSIONAL ENGINEER  
**DATE:** 08/20/2023  
**PROJECT:** 23-0104 UTILITY PLAN RESEARCH - TRINITY REP.  
**SCALE:** 1"=20'

**CLIENT:** TRINITY REP WASHINGTON ST  
**DATE:** 02/20/2023  
**PROJECT #:** 23-0104  
**DRAWN BY:** JCA  
**CHECKED BY:** JCA  
**DATE:** 08/20/2023  
**PROJECT #:** 23-0104  
**SCALE:** 1"=20'

**NEAL K. HINDROPANY**  
 REGISTERED LAND SURVEYOR  
 100 WASHINGTON ST, SUITE 200  
 PORTSMOUTH, RI 02871  
 TEL: 401.883.8890



NO.	DATE	REVISION/DESCRIPTION	BY	CHECK
1	02/20/2023	PRELIMINARY DESIGN	JCA	JCA
2	08/20/2023	FINAL DESIGN	JCA	JCA



**SCALE**  
 1"=10'



**TABLE 1: TO-DAY EXISTING CONDITIONS/EXISTING UTILITIES**

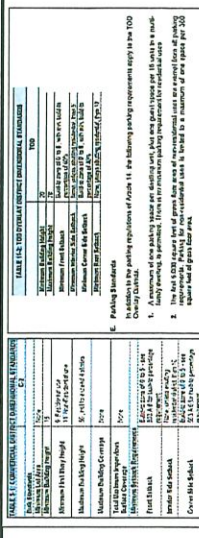
ITEM	LOCATION	DEPTH	STATUS
Water Main	10' to 12' below ground	12"	AS-BUILT
Sewer Main	10' to 12' below ground	12"	AS-BUILT
Gas Main	10' to 12' below ground	12"	AS-BUILT
Electric	10' to 12' below ground	12"	AS-BUILT
Telephone	10' to 12' below ground	12"	AS-BUILT
Optical Fiber	10' to 12' below ground	12"	AS-BUILT

**NOTES:**  
 1. All utility depths are approximate and should be verified by field investigation.  
 2. All utility lines are shown as-built.  
 3. All utility lines are shown as-built.

**DEED RESEARCH**  
 CLIENT: TRINITY REP WASHINGTON ST  
 CITY OF PROVIDENCE  
 DATE: 02/20/2023

NO.	FLAT	LOT	BOOK	PAGE	OWNER OF RECORD	DATE FILED
1	25	186	7633	129	Foundation For Repertory Theatre Of RI Inc.	12/29/2006
2	25	186	1159	451	Foundation For Repertory Theatre Of RI Inc.	01/09/1979
3	25	186	1159	451	Foundation For Repertory Theatre Of RI Inc.	01/09/1979
4	25	186	1202	267	Providence Public Library	02/26/2018
5	25	179	12675	207	Providence Public Library	03/26/2020
6	25	185	12592	95	Providence Public Library	01/26/2019
7	25	185	12592	95	Providence Public Library	01/26/2019
8	25	318	8628	242	Arts Group LLC	11/26/2007
9	25	185	12554	140	Hill Foundation & Empire LLC	01/10/2022

**DEED RESEARCH**  
 CLIENT: TRINITY REP WASHINGTON ST  
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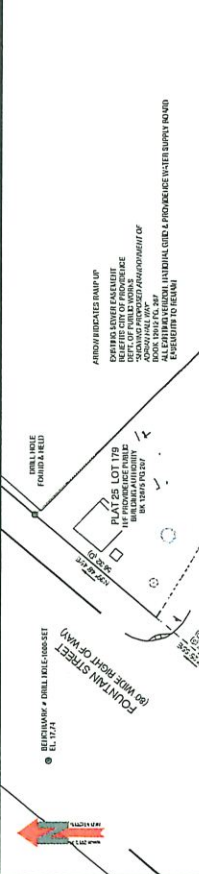
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7	25	185	12592	95	Providence Public Library	01/26/2019
8	25	318	8628	242	Arts Group LLC	11/26/2007
9	25	185	12554	140	Hill Foundation & Empire LLC	01/10/2022

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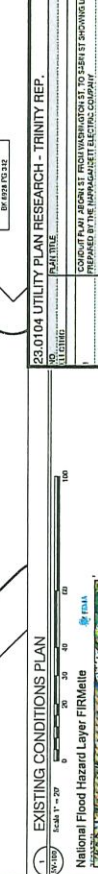


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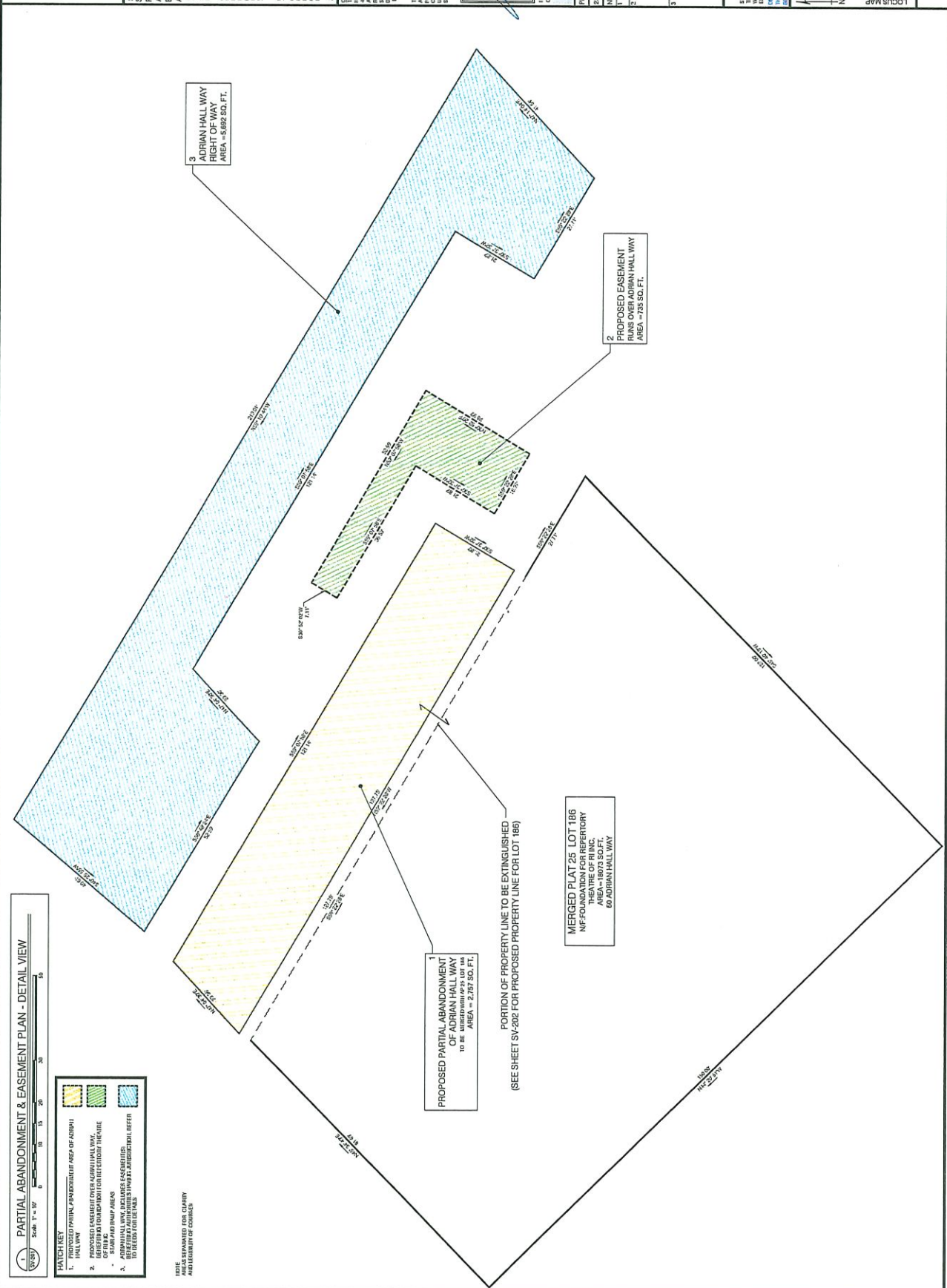


1. PARTIAL ABANDONMENT & EASEMENT PLAN - DETAIL VIEW  
 Scale: 1" = 10'

**HATCH KEY**

[Blue Hatched Box]	1. PROPOSED PARTIAL ABANDONMENT AREA OF ADRIAN HALL WAY
[Green Hatched Box]	2. PROPOSED EASEMENT OVER ADRIAN HALL WAY
[Yellow Hatched Box]	3. PROPOSED PARTIAL ABANDONMENT AREA OF ADRIAN HALL WAY
[Red Hatched Box]	4. ADRIAN HALL WAY (INCLUDES EASEMENTS)
[White Box]	5. ADRIAN HALL WAY (EXCLUDES EASEMENTS)

NOTE: DIMENSIONS, ETC., CLEARLY INDICATE THE INTENT AND LEGIBILITY OF COMPLEX.



**4**

**Narragansett Engineering Inc.**  
 3102 East Main Road, Portsmouth RI 02871  
 TEL: 401.883.8320 WWW.NE-RI.COM

**SHEET TITLE**  
 SEPARATED BOUNDARIES PLAN  
 FOR THE PARTIAL ABANDONMENT OF  
 ADRIAN HALL WAY &  
 EASEMENT FOR TRINITY BUILDING  
 ADDITION

**DATE** 04/02/24  
**PROJECT** 23-0104  
**CLIENT** THEATRE OF R.I.N.C. FOUNDATION FOR REPERTORY THEATRE OF R.I.N.C.

**DESIGNER** NEAL K. LANGRANT  
**DATE** 04/02/24  
**CHECKED** [Signature]

NO.	DATE	DESCRIPTION	BY
1	04/02/24	PROPOSED ABANDONMENT OF ADRIAN HALL WAY	NEAL K. LANGRANT
2	04/02/24	PROPOSED EASEMENT OVER ADRIAN HALL WAY	NEAL K. LANGRANT
3	04/02/24	PROPOSED PARTIAL ABANDONMENT OF ADRIAN HALL WAY	NEAL K. LANGRANT

**NEAL K. LANGRANT**  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF RHODE ISLAND  
 LICENSE NO. 1147

**SCALE** 1" = 10'

**SV-201**

**LOCUS MAP**

**Narragansett Engineering Inc.**  
3185 East Main Road, Portsmouth, RI 02871  
TEL: 401.883.8830 www.narr-eng.com

**SHEET TITLE**  
ADMINISTRATIVE SUBDIVISION  
POST-ABANDONMENT - LOT 186

DATE: 04.14.14  
DRAWN: JH  
CHECK: JH

PROJECT # 140324  
DATE 04/14/14  
DRAWN JH  
CHECK JH

NO. DATE REVISION/DESCRIPTION BY  
1 04/14/14 SHEET ADDED BY JH  
2 06/26/14 SURFACE FINISHES, ELEVATIONS, AND FINISHES FOR LOT 186  
3 07/24/14 FINISHED GRADE TO REFLECT SURFACE FINISHES, ELEVATIONS, AND FINISHES FOR LOT 186

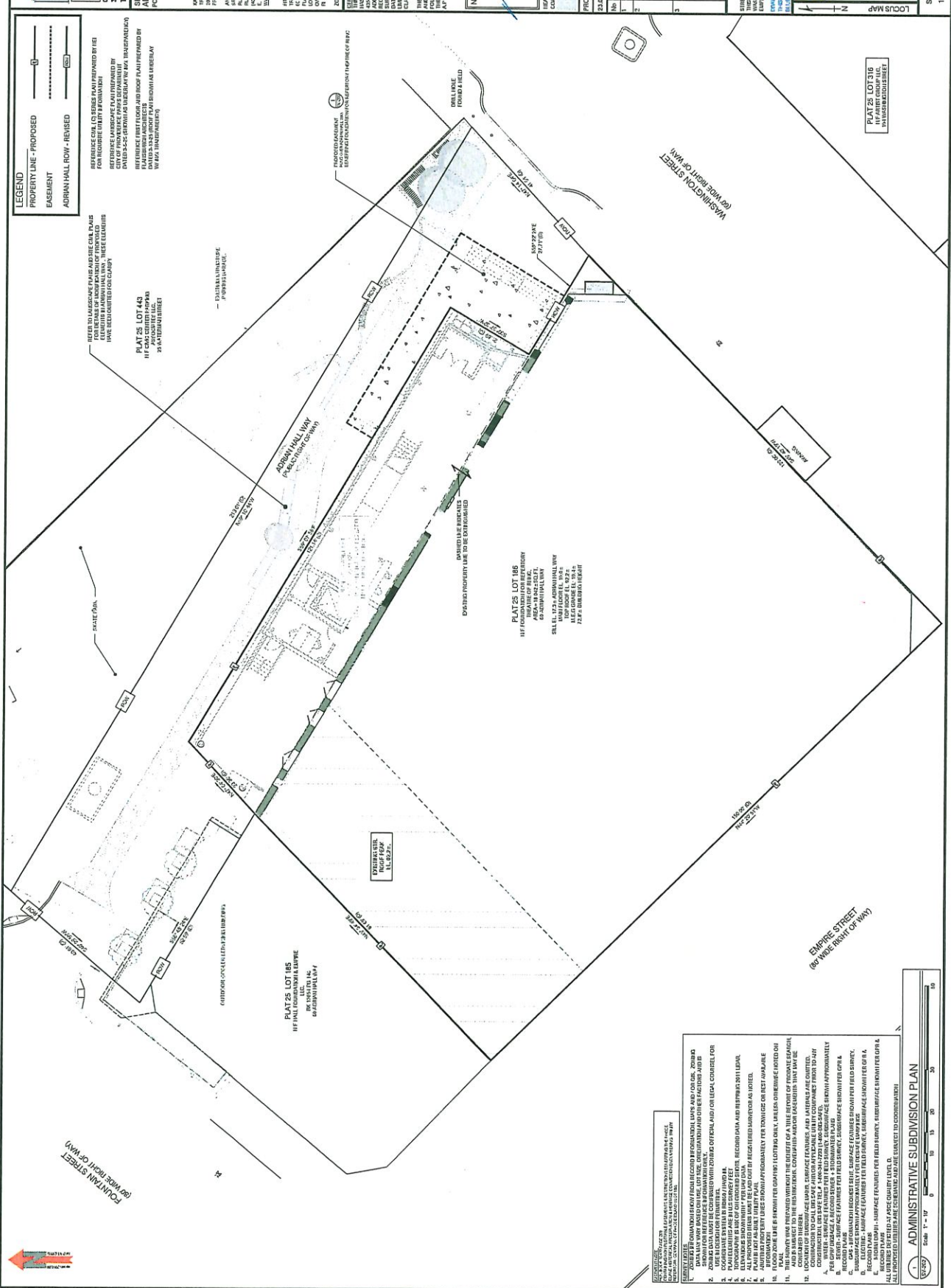
THESE NOTES SHALL BE FILED WITH THE PLAN AND SHALL BE MADE A PART OF THE RECORD DRAWING. ANY CHANGES TO THE PLAN SHALL BE MADE BY A REVISION SHEET AND SHALL BE MADE A PART OF THE RECORD DRAWING. THIS NOTE IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

DATE: 04.14.14  
DRAWN: JH  
CHECK: JH

PROJECT # 140324  
DATE 04/14/14  
DRAWN JH  
CHECK JH

NO. DATE REVISION/DESCRIPTION BY  
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**LEGEND**

PROPERTY LINE - PROPOSED

EASEMENT

ADRIAN HALL, ROW - REVISED

REFER TO LARGEST SCALE AND THE SCALE PLANS FOR DIMENSIONS OF PROPOSED FEATURES. DIMENSIONS OF PROPOSED FEATURES SHALL BE AS SHOWN ON THE PLAN UNLESS OTHERWISE NOTED.

PLAT 25, LOT 442  
IF CANNOT BE FOUND, REFER TO PLAT 25, LOT 442, 25 MAIN STREET

PLAT 25, LOT 185  
IF FOUND FOR ADRIAN HALL, REFER TO PLAT 25, LOT 185, 25 MAIN STREET

PLAT 25, LOT 316  
IF FOUND FOR ADRIAN HALL, REFER TO PLAT 25, LOT 316, 25 MAIN STREET

SCALE: 1" = 10'

SV-202

**ADMINISTRATIVE SUBDIVISION PLAN**

Scale: 1" = 10'



PROVIDENCE  
 PARKS DEPARTMENT  
 DAILY WAREHOUSE  
 ROGER WILLIAMS PARK  
 PROVIDENCE, RI 02905



COPYRIGHT © CITY OF PROVIDENCE, RI. ALL RIGHTS RESERVED 2024.  
 THIS PLAN IS THE PROPERTY OF THE CITY OF PROVIDENCE, RI. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS PLAN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE CITY OF PROVIDENCE, RI. THE CITY OF PROVIDENCE, RI ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN.

STAMP

PROJECT:  
 Site Improvements at  
 Adhian Hall Way  
 164 Fountain St  
 Providence, RI

REVISIONS:  
 Date Issued For  
 1 - 3.4.23 - OWNER REVIEW

NORTH ARROW

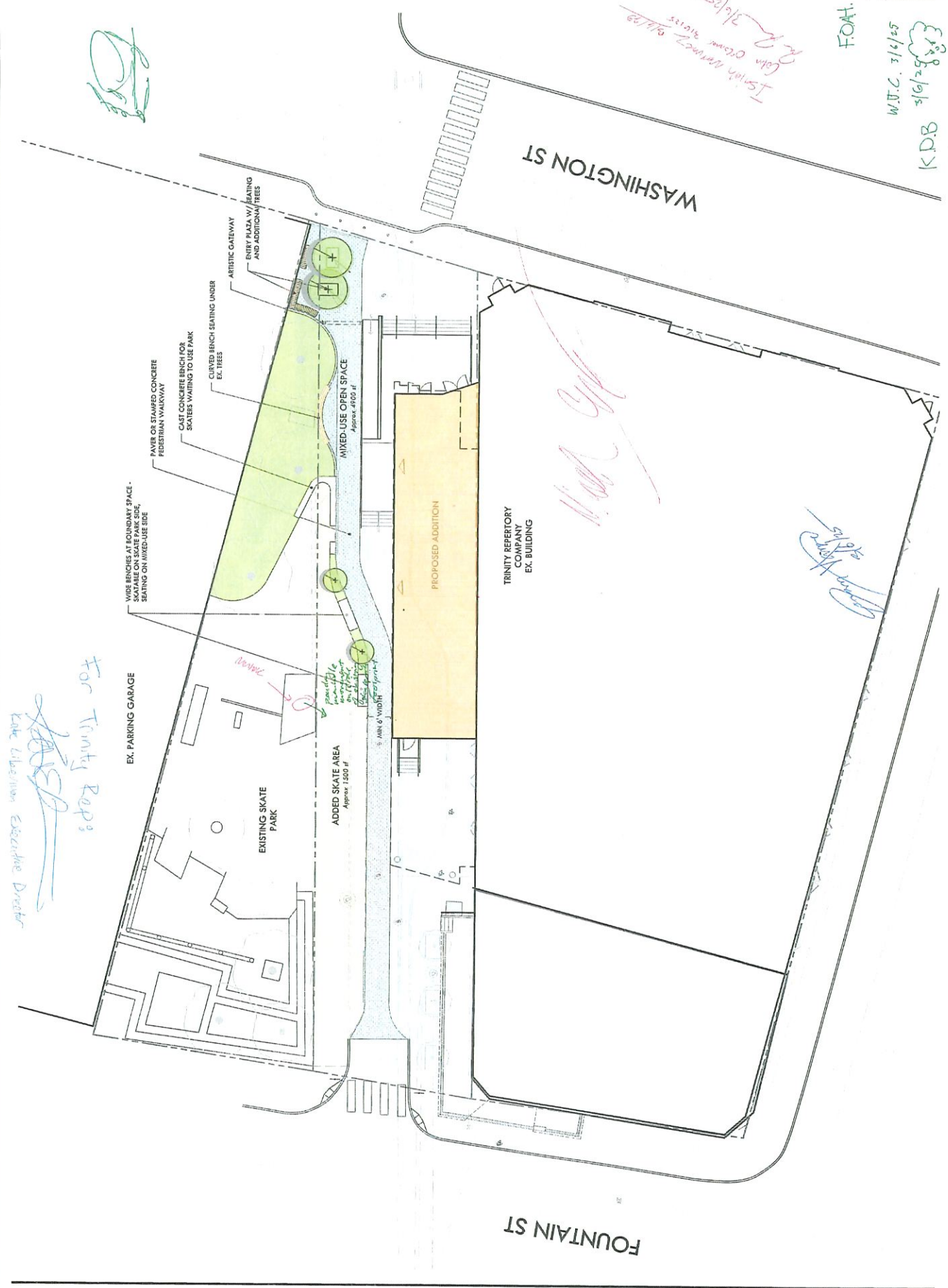


SCALE  
 0 5' 10' 20'

DRAWING INFO  
 DATE ISSUED: 4/29/24  
 PROJECT NO.: APRIL2024  
 DRAWN BY: JAC  
 CHECKED BY: JWH

SHEET TITLE  
 Schematic  
 Landscape Plan

L-1  
 1 of 1





PROVIDENCE POLICE DEPARTMENT  
Patrol Bureau  
325 Washington St., Providence, RI 02903

May 22, 2024

To: Sheri A. Petronio, City of Providence First Deputy City Clerk  
From: Cpt Luis F. San Lucas, Traffic Bureau Commanding Officer  
Subject: Petition to the City Council for granting of Easement portion of 60 Adrian Hall Way  
request through the Foundation for Repertory Theatre

Sir,

After reviewing the petition for abandonment of portion of 60 Adrian Hall Way located on Assessor's Plat 25, Lot 186 (60 Adrian Hall Way) by Foundation of Repertory Theatre dated May 20, 2024. The Providence Police Department has no objection to the request.

Respectfully Submitted

Luis F. San Lucas  
/////original signed/////

**Petronio, Sheri**

---

**From:** Simoneau, Derek  
**Sent:** Tuesday, May 28, 2024 4:28 PM  
**To:** Petronio, Sheri  
**Subject:** Foundation for Repertory of Theatre of RI Inc City Council Petitions

Hello Sheri,

The Providence Fire Department has reviewed the Petition to the City Council by the Foundation for Repertory Theatre of RI Inc in regards to the abandonment of a portion of Adrian Hall Way and subsequent easements relating to the construction of an ADA ramp and steps as described in the previously mentioned petitions, the department has no objections to these two petitions.

Please feel free to reach out to me if any further clarification is required.

Thank You



**Derek Simoneau**  
**Fire Marshal**

Providence Fire Department  
325 Washington Street  
Providence, RI 02903  
Office: 401-243-6061  
Mobile: 401-339-1651



Patricia A. Coyne-Fague, Esq.  
Director



Brett P. Smiley  
Mayor

**DEPARTMENT OF PUBLIC WORKS**  
*"Building Pride in Providence"*

March 11, 2025

Honorable Oscar Vargas  
Chairman of the Public Works Committee  
25 Dorrance Street  
Providence, RI 02903

**RE: Proposed Easement – Adrian Hall Way**

Dear Councilman Vargas,

The Department of Public Works has reviewed the petition, and the attached survey plan titled "Survey Plan, Partial Abandonment of Adrian Hall Way & Easement for Trinity Building Addition" prepared by Neal Hingorany, PLS, Narragansett Engineering Inc. and signed/stamped on 9/24/24 (Providence DPW Engineering Plan 768-Q99).

The Department of Public Works has no objection to the proposed easement. The Petitioner shall be responsible for the operation and maintenance of the stairs and ramp features proposed for construction within the easement. The sanitary sewer main is proposed to be relocated to the edge of the proposed easement. If in the future, a repair to the public sewer main or other public utility is required, it shall be the responsibility of the petitioner to restore any disturbance to the stairs/ramp within the easement.

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

Very truly yours,

for Patricia A. Coyne-Fague, Esq.  
Director

cc: T. Mastroianni-City Clerk, C. Hochman – DPW  
Attachment: Survey Plan, Partial Abandonment of Adrian Hall Way & Easement for Trinity Building Addition

700 Allens Avenue Providence, Rhode Island 02905  
Phone 401-467-7950/Fax 401-941-2567  
[www.providenceri.com/dpw](http://www.providenceri.com/dpw)



**Petronio, Sheri**

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**From:** Falvey, Hannah  
**Sent:** Thursday, May 30, 2024 3:56 PM  
**To:** Petronio, Sheri  
**Cc:** Nilsson, Wendy  
**Subject:** Committee on Public Works Petitions

Good afternoon Sheri,

First- I want to ask if you prefer these responses on Asana. If not, I'll continue to send them via email.

On behalf of Wendy Nilsson, regarding the following:

- **Petition from Foundation for Repertory Theatre of Rhode Island, Inc., 60 Adrian Hall Way, Providence, Rhode Island 02903, requesting to abandon a portion of Adrian Hall Way located on Assessor's Plat 25, Lot 186 (60 Adrian Hall Way) and Assessor's Plat 25, Lot 179 (aka Adrian Hall Skatepark).**
- **Petition from Foundation for Repertory Theatre of Rhode Island, Inc., 60 Adrian Hall Way, Providence Rhode Island 02903, requesting an easement located on Assessor's Plat 25, Lot 186 (60 Adrian Hall Way).**

We have reviewed, have no issues, and support this request.

Thank you and best regards,  
Hannah



**Hannah Falvey**  
*Graphic Designer &  
Confidential Executive Assistant  
to the Superintendent of Parks*

She / Her  
Parks Department  
Dalrymple Boathouse  
1000 Elmwood Ave  
Providence, RI 02905  
hfalvey@providenceri.gov



CITY OF PROVIDENCE  
MAYOR BRETT P. SMILEY

JANESSE MUSCATELLI  
TAX ASSESSOR

Department of the City Clerk  
Sheri A. Petronio, First Deputy City Clerk  
25 Dorrance St.  
Providence, RI 02903

May 28, 2024

Re: Proposed Abandonment &  
Easement Adrian Hall Way

Dear Ms. Petronio

At your request, we have reviewed information regarding the abandonment and an easement on property currently identified as a portion of Adrian Hall Way. Both issues will be addressed in this letter.

First, the abandonment in the proposal is to take approximately 2789 ft.<sup>2</sup> of Adrian Hall and combine it with assessor's Plat 25 Lot 186. After identifying appropriate sales and transactional information, as well as the current assessment data our opinion is that this portion of the street abandonment would contribute a total of **\$84,300** to the overall lot value.

Second, using the same price per square foot that was calculated in the abandonment we have applied that valuation method to the 857 ft.<sup>2</sup> which will be used as an easement along the proposed abandoned area above.

Since the easement is only half of the total fee interest, we have reduced the valuation for the easement by 50% rendering a total value for the easement of **\$13,000**.

We hope that this information is useful for your overall consideration if we may be of any further assistance, please do not hesitate to contact us.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "J. Muscatelli".

Deputy Tax Assessor  
City of Providence

June 5, 2024

City of Providence  
Office of the First Deputy City Clerk  
Attn: Sheri A. Petronio  
25 Dorrance Street  
Providence, Rhode Island 02903

ATTN: Sheri A. Petronio, First Deputy City Clerk

RE: PETITION FOR EASEMENT OF A PORTION #60 ADRIAN HALL WAY

Dear Ms. Petronio,

Upon investigation it has been determined that Verizon presently has fiber facilities in the area and at the section identified to be possibly be granted an Easement.

These facilities include fiber cables in conduit that provides service to the surrounding area.

Verizon will not object to the granting of said Easement, provided that in the event the Easement granted does not interfere with Verizon facilities, which allow us the rights to inspect, maintain, operate and replace the same and with twenty-four hour access to said facilities.

If it is decided by the Petitioner that telephone facilities are to be relocated, the petitioner will need to contact our Engineering Service Center at:  
NYS-NE OSP CENTER ([nys-ne.osp.center@one.verizon.com](mailto:nys-ne.osp.center@one.verizon.com)) also at 866-686-1195 – and assume all costs of the relocation.

Sincerely,



Verizon New England Inc.  
Attn: Daryl Crossman - ROW  
44 Old Townhouse Rd  
South Yarmouth, MA 02664

(508) 398-5754 – South Yarmouth Office  
[daryl.crossman@verizon.com](mailto:daryl.crossman@verizon.com) - Email

