

RESOLUTION OF THE CITY COUNCIL

No. 173

Approved April 9, 2025

RESOLVED, DECREED AND ORDERED:

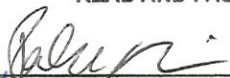

That the indicated portion of ADRIAN HALL WAY depicted as Area 1 on the accompanying plan entitled "Survey Plan-Partial Abandonment of Adrian Hall Way & Easement for Trinity Building Addition (Exhibit)-SV-200," prepared by Neal K. Hingorany of Narragansett Engineering, Inc., having ceased to be useful to the public, is hereby abandoned as a Public Highway. Said abandonment is specifically conditioned upon the following:

1. Petitioner, TRINITY REPERTORY COMPANY, shall tender the amount of Eighty-Four Thousand Three Hundred Dollars (\$84,300.00) to the City of Providence.
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. After payment, Petitioner shall record this resolution in the Land Evidence Records of the City of Providence and then return to the City Plan Commission to complete the subdivision process.
4. Petitioner shall comply with all conditions contained herein within sixty (60) days from the date of passage, except that final City Plan Commission approval of the subdivision shall occur within one (1) year from the date of passage.
5. Such other terms and conditions as may be reflected in the record and minutes of the City Council Committee on Public Works, and/or as may be deemed appropriate by the Mayor or the Department of Law.

ORDERED, That the Traffic Engineer be and is hereby directed to cause a sign to be placed on the above-named highway abandoned as aforesaid, having thereon the words, "Not a Public Highway," and it is further

ORDERED, That after the entry of this order or decree the City Clerk shall cause a notice thereof to be published in a newspaper published in the County of Providence at least once a week for three successive weeks and a further and personal notice shall be served by the City Sergeant upon every owner of land abutting the above-named highway which has been abandoned who is known to reside within the State.

IN CITY COUNCIL
APR 03 2025
READ AND PASSED


RACHEL M. MILLER, PRESIDENT

CLERK

I HEREBY APPROVE.



Mayor

Date: 4/9/2025

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:

To abandon that portion of Adrian Hall Way containing 2,789 square feet located between AP 25-186 (60 Adrian Hall Way) and AP 25-179 (aka Adrian Hall Skatepark), 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. S.", is written over a horizontal line.

Project Summary:

The purpose of this project is to abandon a portion of Adrian Hall Way, to support the expansion of the building owned by Trinity Repertory Company, to support a building addition that will provide full physical accessibility to their historic building's public spaces for the first time and consolidate operations. In addition, an easement is proposed to be granted, over a portion of the remainder of Adrian Hall Way, to allow for the construction of stairs, and a ramp, to allow for ADA access to the structure. Details of this expansion are shown on the plan set by Flansburgh Architects, Entitled: 100% Design Development, Feb. 9, 2024. The remaining portion of Adrian Hall Way, shall remain, and the rights to utility authorities having jurisdiction (AHJ's) shall remain. Significant utility reconfiguration is proposed to support this effort, as detailed on plans by Narragansett Engineering Inc, April 29, 2024 Site/Civil Plans and Adrian Hall Way Abandonment / Easement Plan Set (SV and C series sheets). The applicant has worked very closely with the City of Providence, and the City Parks department to prepare a design that ensures collaboration between their goals, as well as those of the City and those of the Skatepark. The reconfiguration will expand the footprint of the Skatepark, create new, mixed-use open space adjacent to Trinity Rep, as well as creates a new pedestrian thoroughway that is open, green, well-lit, and inviting. To aid this effort, the Providence Parks Landscape Architect, Sam Greenwood, has prepared a Landscape Plan entitled Site Improvements at Adrian Hall Way, dated Feb. 19th 2024.



Municipal Lien Certificate

CITY OF PROVIDENCE - OFFICE OF THE COLLECTOR
CITY HALL PROVIDENCE, R.I. 02903 (401) 331-5252

DATE	PLAT	LOT	UNIT	LOCATION	CERT #	PAGE
May 01, 2024	025	0186	0000	60 Adrian Hall Way	151,466	1

ASSESSED OWNER Foundation For Repertory Theatre Of Ri Inc

STATUS OF REAL ESTATE BILL AS OF DATE PRINTED

YR	TYPE	ORIGINAL TAX	CHARGE	ADJUSTMENT ABATEMENT	PAID	BALANCE DUE	INTEREST	TOTAL DUE	BILL NAME
23	RE	\$0.00	\$0.00	\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$0.00	Foundation For Repertory Theatre Of Ri Inc
		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$10,000.00</u>	<u>\$10,000.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	

INTEREST SHOWN IS VALID FOR 60 DAYS FROM DATE ISSUED. ADDITIONAL CHARGES MAY APPLY IF PAYMENT IS RECEIVED LATER THAN 60 DAYS FROM DATE.

Note:

- Real estate taxes delinquent more than 9 months from the due date may be subject to tax lien sale.
- Other unpaid charges may result in a lien on the property. These entities are:
 - Department of Inspections & Standards, 401-680-5201
 - Department of Public Works, 401-680-7500
 - Providence Water Supply, 401-521-6300
 - Narragansett Bay Commission (sewerage), 401-461-8828
 - Downtown Improvement District (plats 19, 20, 24, 25, 26) 401-421-4450
 - Thayer Street Improvement District (plats 10, 12, 13) 401-421-4450
 - RI Infrastructure Bank (CPACE loans)

C E R T I F I C A T I O N

THIS IS TO CERTIFY THAT THE ABOVE IS TRUE AND CORRECT, SAID CERTIFICATION BEING GIVEN IN ACCORDANCE WITH 44-7-11 OF THE GENERAL LAWS OF RHODE ISLAND 1956, AS OF THE DATE PRINTED ABOVE.

Important Notice: Upcoming tax bill will be assessed as of December 31st in seller's name. It is the responsibility of the buyer/new homeowner to request a copy of the bill from the Tax Collector's office.

MAILED TO: Narragansett Engineering
3102 East Main Rd
Portsmouth RI 02871



MARIA MANSOLILLO
CITY COLLECTOR

YUBERKI TORRES BUCO
DEPUTY CITY COLLECTOR

Trinity 23.0104 200' Abutters list

Plat	Lot	MuniName	Address	Owner	Owner Address	Owner City	Owner State	Owner_Zip
	25	314 Providence	103 Empire St	AS 220	95 Mathewson St	PROVIDENCE	RI	2903
	25	314 Providence	103 Empire St	AS 220	95 Mathewson St	PROVIDENCE	RI	2903
	25	325 Providence	41 Aborn St	Coastway Credit Union	PO Box 720, Attn: Accounts Payabe	Brockton	MA	2303
	25	305 Providence	417 Westminster St	Empire Lasalle LLC	125 High St	Boston	MA	2110
	25	305 Providence	417 Westminster St	Empire Lasalle LLC	125 High St	Boston	MA	2110
	25	185 Providence	186 Fountain St	Hall Fountain & Empire LLC	186 Fountain St	Providence	RI	2903
	25	319 Providence	38 Aborn St	Artist Group LLC	46 Aborn St	Providence	RI	2903
	25	318 Providence	194 Washington St	Artist Group LLC	46 Aborn St	Providence	RI	2903
	25	315 Providence	115 Empire St	AS 220	95 Mathewson St	PROVIDENCE	RI	2903
	25	316 Providence	115 Empire St	AS 220	95 Mathewson St	PROVIDENCE	RI	2903
	25	329 Providence	202 Washington St	Harrison Properties LLC	144 Waterman St	PROVIDENCE	RI	2903
	25	327 Providence	15 Snow St	Snowmen LLC	15 Snow St	Providence	RI	2906
	25	186 Providence	180 Washington St	Coastway Credit Union	PO Box 720, Attn: Accounts Payabe	Brockton	MA	2303
	25	443 Providence	60 Adrian Hall Way	Foundation For Repertory Theatre Of Ri Inc	60 ABORN ST	PROVIDENCE	RI	02903-3209
	25	328 Providence	191 Washington St	Civic Center Parking Associates Llc	245 WATERMAN ST	PROVIDENCE	RI	02906-5215
	25	179 Providence	170 Washington St	Coastway Credit Union	PO Box 720, Attn: Accounts Payabe	Brockton	MA	2303
	25	196 Providence	164 Fountain St	Providence Public Bldg Authority	400 Reservoir Ave	Providence	RI	2907
	25	423 Providence	1 At&t Plaza	Inland Diversified Prov Lasalle Square LLC	217 WASHINGTON ST	PROVIDENCE	RI	02903-3228
	25	466 Providence	10 Broadway St	PRI XIV LP	11995 El Camino Real	San Diego	CA	92130
					1140 Reservoir Ave	Cranston	RI	2920

SHEET INDEX

1. SV-100: EXISTING CONDITIONS PLAN
2. SV-101: EXISTING CONDITIONS PLAN - DETAIL VIEW
3. SV-200: PARTIAL ABANDONMENT OF ADRIAN HALL WAY & EASEMENT FOR TRINITY BUILDING ADDITION - DETAIL VIEW
4. SV-201: PARTIAL ABANDONMENT OF ADRIAN HALL WAY & EASEMENT FOR TRINITY BUILDING ADDITION - DETAIL VIEW
5. SV-202: ADMINISTRATIVE SUBDIVISION PLAN

THE FOLLOWING SHEETS (# 409) ARE SCHEMATIC IN NATURE FOR SITE + CIVIL DESIGN COORDINATION AND NEEDED NOT BE RECORDED FOR ABANDONMENT WILL BE SUBMITTED SEPARATELY

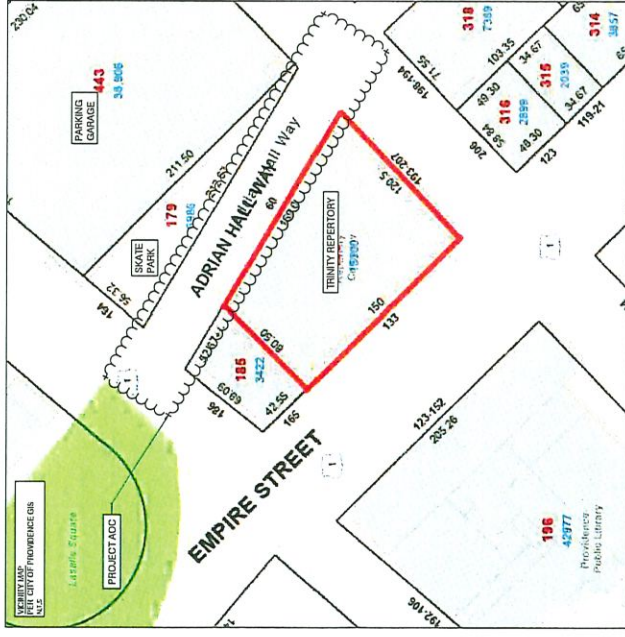
CONSULTANTS

- INDIANAPOLIS ENGINEERING INC. - SURVEY & CIVIL
- CITY OF PROVIDENCE PARKS DEPARTMENT - LANDSCAPE ARCHITECTS
- FLANBURGH ARCHITECTS
- BOSTON BUILDING CONSULTANTS - STRUCTURAL ENGINEERS
- BRUD WATWOOD INTERIORS

TRINITY THEATER ADDITION AND ADRIAN HALL WAY ABANDONMENT REV.3

COVER SHEET

PREPARED BY NARRAGANSETT ENGINEERING INC.



Narragansett Engineering Inc.
 3102 East Main Road, Portsmouth RI 02871
 TEL: 401.883.8830 WWW.NE-RI.COM

SHEET TITLE
 COVER SHEET
 60 ADRIAN HALL WAY

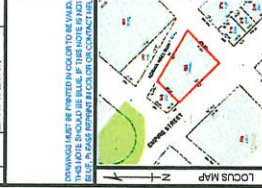
WALTER SWANAN, REGISTERED ENGINEER
 100 WASHINGTON STREET
 PROVIDENCE, RI 02903

ANY CONSULTING ENGINEERING CONSULTANTS OR PROFESSIONALS WHOSE SERVICES ARE USED IN CONNECTION WITH THIS PROJECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION THEY FURNISH TO THE ENGINEER.

THESE PLANS WERE PREPARED BY
 WALTER SWANAN, REGISTERED ENGINEER
 100 WASHINGTON STREET
 PROVIDENCE, RI 02903

DATE OF PREPARATION: 08/14/2018
 DATE OF REVISION: 08/14/2018
 JOB NO.: 18-001
 JOB TITLE: CONSTRUCTION INFORMATION PLANS OF
 ZONING: D01 + D-1-180

PROJECT #	DATE	DRAWN	CHECK
18-001	08/14/2018	W.S.	W.S.



SCALE: N/A
 COVER

LEGEND

18-001	EXISTING - DRAINAGE	18-002	EXISTING - ELECTRICAL
18-003	EXISTING - GAS	18-004	EXISTING - WATER
18-005	EXISTING - SEWER	18-006	EXISTING - TELEPHONE
18-007	EXISTING - CABLE	18-008	EXISTING - FIBER
18-009	EXISTING - OTHER	18-010	EXISTING - UNKNOWN
18-011	PROPOSED - DRAINAGE	18-012	PROPOSED - ELECTRICAL
18-013	PROPOSED - GAS	18-014	PROPOSED - WATER
18-015	PROPOSED - SEWER	18-016	PROPOSED - TELEPHONE
18-017	PROPOSED - CABLE	18-018	PROPOSED - FIBER
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18-023	PROPOSED - FENCE	18-024	PROPOSED - SIGNAGE
18-025	PROPOSED - LIGHTING	18-026	PROPOSED - LANDSCAPE
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18-383	PROPOSED - BIKEWAY	18-384	PROPOSED - TRAIL
18-385	PROPOSED - BIKEWAY	18-386	PROPOSED - TRAIL
18-387	PROPOSED - BIKEWAY	18-388	PROPOSED - TRAIL
18-389	PROPOSED - BIKE		

Marragansett Engineering Inc.
 3102 East Main Road, Portsmouth RI 02871
 TEL: 401-883-8830 WWW:MEI-RI.COM

SHEET TITLE
 ADMINISTRATIVE SUBDIVISION
 POST MANAGEMENT - LOT 185

DATE: 08/14/2014
 PROJECT: 14-001
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

NEAL K. HINGORNY
 LAND SURVEYOR
 08/14/14 E-3
 REAL ID NUMBER: 315
 CON.

PROJECT #	DATE	DRAWN	CHECK
14-001	08/14/14	CB	MMH

NO.	DATE	REVISION/DESCRIPTION	BY
1	08/14/14	PRELIMINARY	LD
2	08/28/14	FINAL	CB
3	08/28/14	FINAL	CB

NOTES:
 1. THIS PLAN SHALL BE FILED UNDER:
 2. THE DATE OF RECORDING SHALL BE THE DATE OF THE SURVEY.
 3. THIS PLAN SHALL BE FILED UNDER:
 4. THE DATE OF RECORDING SHALL BE THE DATE OF THE SURVEY.

LOCUST MAP

LEGEND

PROPERTY LINE - PROPOSED

EASEMENT

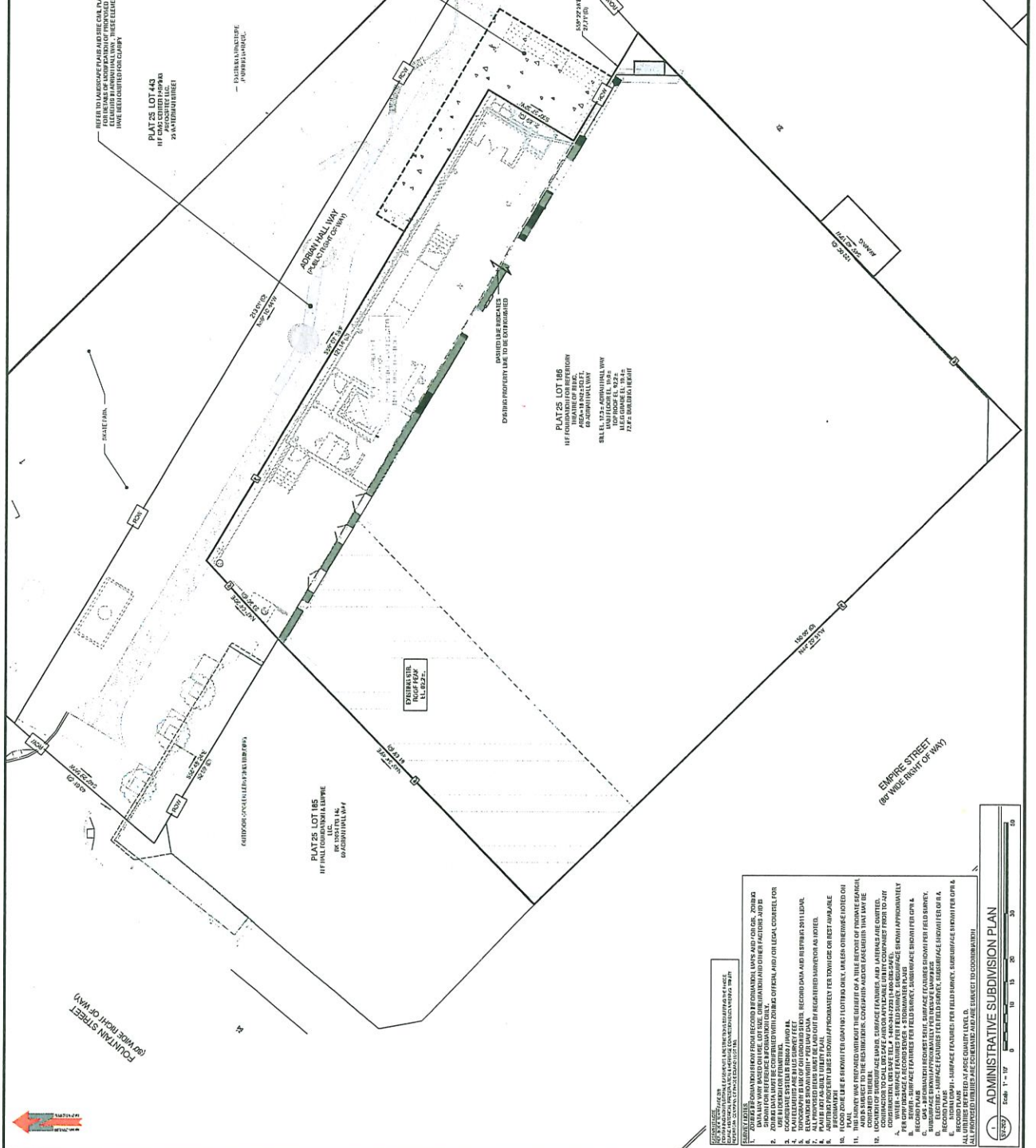
ADJACENT HALL ROW - REVISED

REFER TO AMBIGUOUS PLANS AND USE OF PLANS FOR DETAILS OF IMPROVEMENTS OF PROPOSED LOT. ALL IMPROVEMENTS SHALL BE CONFORMANT WITH THE ZONING REGULATIONS.

REFER TO THE LANDSCAPE PLAN PREPARED BY [Name] FOR DETAILS OF LANDSCAPE IMPROVEMENTS.

REFER TO THE SITE PLAN PREPARED BY [Name] FOR DETAILS OF SITE IMPROVEMENTS.

REFER TO THE LOT 185 IF CIVIL ENGINEER PAPERS ARE SUBMITTED TO THE TOWN ENGINEER.



PLAT 25 LOT 185
 IF FOUNDATION FOR INTERIOR AREA IS NOT SET.
 SEE LOT 185 FOR FOUNDATION FOR INTERIOR AREA IS NOT SET.

ADJACENT HALL ROW
 PLAT 25 LOT 185

EMPIRE STREET
 80' WIDE RIGHT OF WAY

WASHINGTON STREET
 80' WIDE RIGHT OF WAY

PLAT 25 LOT 185
 IF FOUNDATION FOR INTERIOR AREA IS NOT SET.
 SEE LOT 185 FOR FOUNDATION FOR INTERIOR AREA IS NOT SET.

EMPIRE STREET
 80' WIDE RIGHT OF WAY

WASHINGTON STREET
 80' WIDE RIGHT OF WAY

LEGEND

PROPERTY LINE - PROPOSED

EASEMENT

ADJACENT HALL ROW - REVISED

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REFER TO THE LOT 185 IF CIVIL ENGINEER PAPERS ARE SUBMITTED TO THE TOWN ENGINEER.

ADMINISTRATIVE SUBDIVISION PLAN

Scale: 1" = 100'

0 10 20 30 40 50

1. ADMINISTRATIVE SUBDIVISION PLAN

2. THE DATE OF RECORDING SHALL BE THE DATE OF THE SURVEY.

3. THIS PLAN SHALL BE FILED UNDER:

4. THE DATE OF RECORDING SHALL BE THE DATE OF THE SURVEY.



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 Abandonment of 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) and assessors Plat 25, Lot 179, (aka Adrian Hall Skatepark) 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"

September 25, 2024

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

RE: Proposed Abandonment of a Portion of Adrian Hall Way

Dear Councilman Vargas,


This department has no objection to the proposed abandonment of a portion of Adrian Hall Way, entitled "Prov., P.W. Dept.-Engineering Office, Street Line Section, Plan No. 064882. The area of abandonment is shown on the attached plan sheet SV-200 "1. Proposed Partial Abandonment of Adrian Hall Way" as prepared by Narragansett Engineering Inc, dated 4/30/24, revision 2, 9/23/24.

Total square footage equals 2,793 square feet. The sanitary and storm sewer mains require relocation to accommodate the proposed building in the abandonment footprint. This Department and the Petitioner have been working to develop a plan that will relocate the mains outside the area of abandonment. A plan approved by DPW will be required before relocation can commence.

According to Informational Bulletin 2003.1 issued by the Rhode Island Board of Registration for Professional Land Surveyors, right-of-way abandonments constitute 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,


Patricia A. Coyne-Fague, Esq.
Director

cc: T. Mastroianni-City Clerk, Hochman -DPW, Mulligan-Planning, Poulos - Law Dept.
J. Muscatelli-Tax Assessors

700 Allens Avenue Providence, Rhode Island 02905
Phone 401-467-7950/Fax 401-941-2567
www.providenceri.com/dpw

- HATCH KEY**
- PROPOSED PARTIAL ABANDONMENT AREA OF ADRIAN HALL WAY
 - PROPOSED EASEMENT OVER ADRIAN HALL WAY, INCLUDING FOUNDATION FOR REPERORY THEATRE OF B.B.C. STAIR AND HALL AREAS
 - ADRIAN HALL WAY EXISTING EASEMENT (SEE EXISTING AUTHORITY HAVING JURISDICTION, REFER TO ACCESS POLYGRAPH)

SUBJECT TITLE
PARTIAL ABANDONMENT OF ADRIAN HALL WAY & EASEMENT FOR TRINITY BUILDING ADDITION

CLIENT
TRINITY BUILDING ADDITION

DATE
10/15/2014

PROJECT NO.
14-001

SCALE
AS SHOWN

DATE
10/15/2014

BY
NET ENGINEERS

CHECKED BY
NET ENGINEERS

APPROVED BY
NET ENGINEERS

REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/2014	ISSUED FOR PERMIT

DATE	BY	CHKD.	APP.
10/15/2014	NET ENGINEERS	NET ENGINEERS	NET ENGINEERS

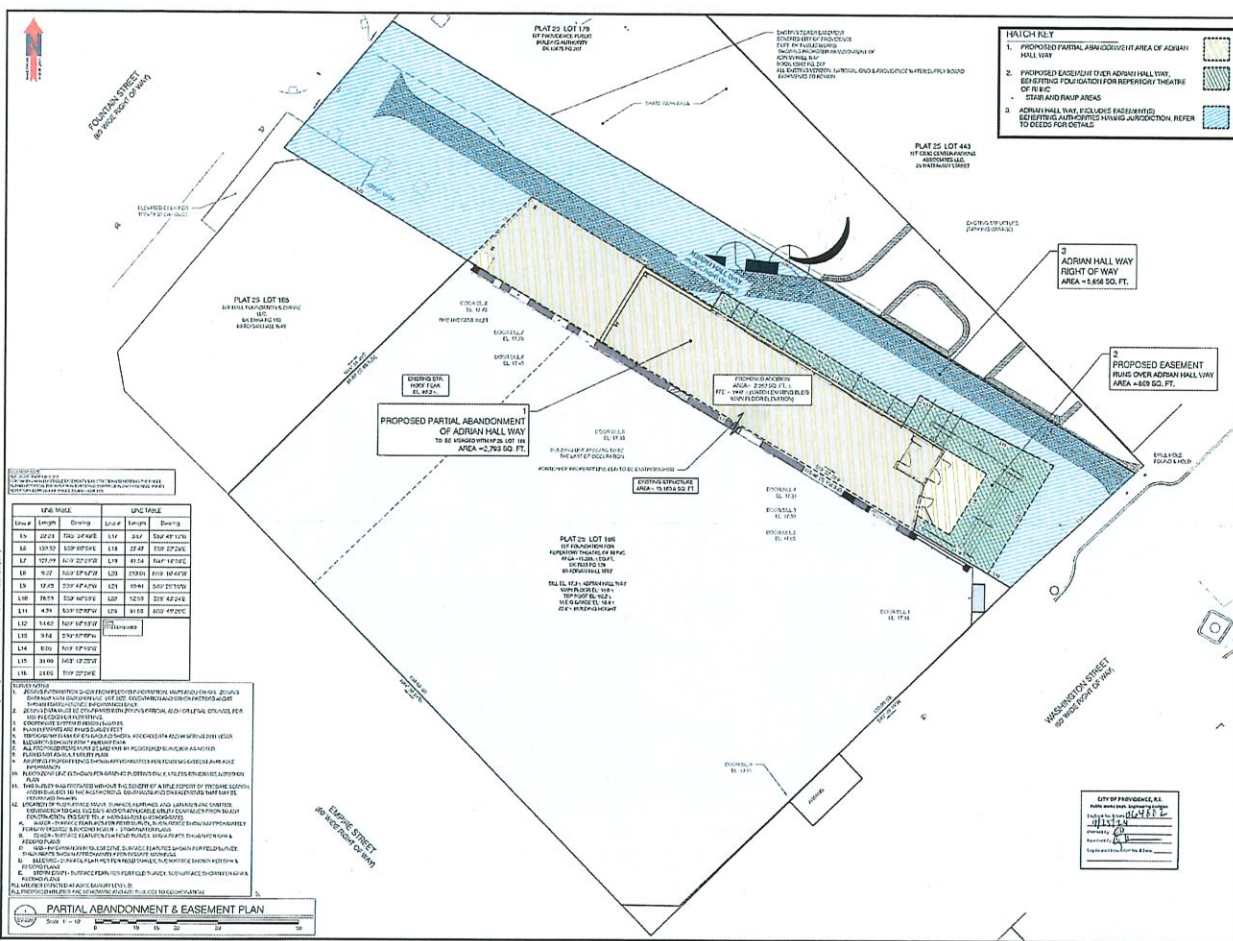
NOTES

- THIS PLAN IS A PARTIAL ABANDONMENT AND EASEMENT PLAN. IT IS NOT A COMPLETE SURVEY. THE SURVEYOR HAS NOT BEEN REQUIRED TO LOCATE ALL UTILITIES OR RECORD ALL EASEMENTS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES AND RECORDING ALL EASEMENTS.
- THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND DOCUMENTS FROM THE APPROPRIATE AGENCIES.
- THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND DOCUMENTS FROM THE APPROPRIATE AGENCIES.



SCALE
1"=10'

SV-200



LINE TABLE

LINE NO.	LENGTH	BEARING	LINE NO.	LENGTH	BEARING
L1	27.24	S52°34'46"E	L11	23.47	S54°47'12"E
L2	139.50	S57°07'54"E	L12	22.42	S57°27'24"E
L3	127.99	S62°22'12"E	L13	41.24	S64°14'52"E
L4	7.92	S67°07'42"E	L14	23.90	S68°04'00"E
L5	17.42	S57°47'24"E	L15	28.41	S67°25'36"E
L6	24.75	S57°47'24"E	L16	12.19	S68°42'24"E
L7	4.21	S57°47'24"E	L17	31.15	S67°47'24"E
L8	14.82	S67°47'24"E			
L9	3.42	S74°32'36"E			
L10	6.00	N10°14'36"E			
L11	31.00	S67°12'24"E			
L12	14.82	S67°47'24"E			

NOTES

- THIS PLAN IS A PARTIAL ABANDONMENT AND EASEMENT PLAN. IT IS NOT A COMPLETE SURVEY. THE SURVEYOR HAS NOT BEEN REQUIRED TO LOCATE ALL UTILITIES OR RECORD ALL EASEMENTS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES AND RECORDING ALL EASEMENTS.
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PARTIAL ABANDONMENT & EASEMENT PLAN
Scale 1"=10'



May 24, 2024

The Hon. Brett P. Smiley
Mayor
Ricky Caruolo
General Manager

Ms. Sheri Petronio
First Deputy City Clerk
Providence City Hall
25 Dorrance Street
Providence, RI 02903

BOARD OF DIRECTORS

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Chairperson
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Dr. Alma M. Guerrero Bready
Member
Carissa R. Richard
Secretary
William E. O'Gara, Esq.
Legal Advisor

Re: Petition to abandon Adrian Hall Way, Providence

Dear Ms. Petronio:

The above referenced portion of Adrian Hall Way has been reviewed for any impacts this action might have on the Providence Water distribution system. Our records indicate that we have multiple assets within the proposed abandonment area, including 16-inch and 8-inch water mains, two line valves, and two service connections. Due to the proposed expansion of the building, owned by Trinity Repertory Company, within the area of our existing water infrastructure, Providence Water would require that the applicant relocate all existing water utility infrastructure that would be affected by this project.

If you have any further questions, please feel free to contact this office at 401-521-6300, extension 7242.

Respectfully,

Peter R. LePage
Sr. Director of Engineering

cc: Joe Martino, PW
Mike DiNobile, PW
Kristin Meseck, PW
Salvatore Ciccone, PW

MEMBER

Rhode Island Water Works Assn.
New England Water Works Assn.
American Water Works Assn.
Water Research Foundation

An EPA WaterSense Partner

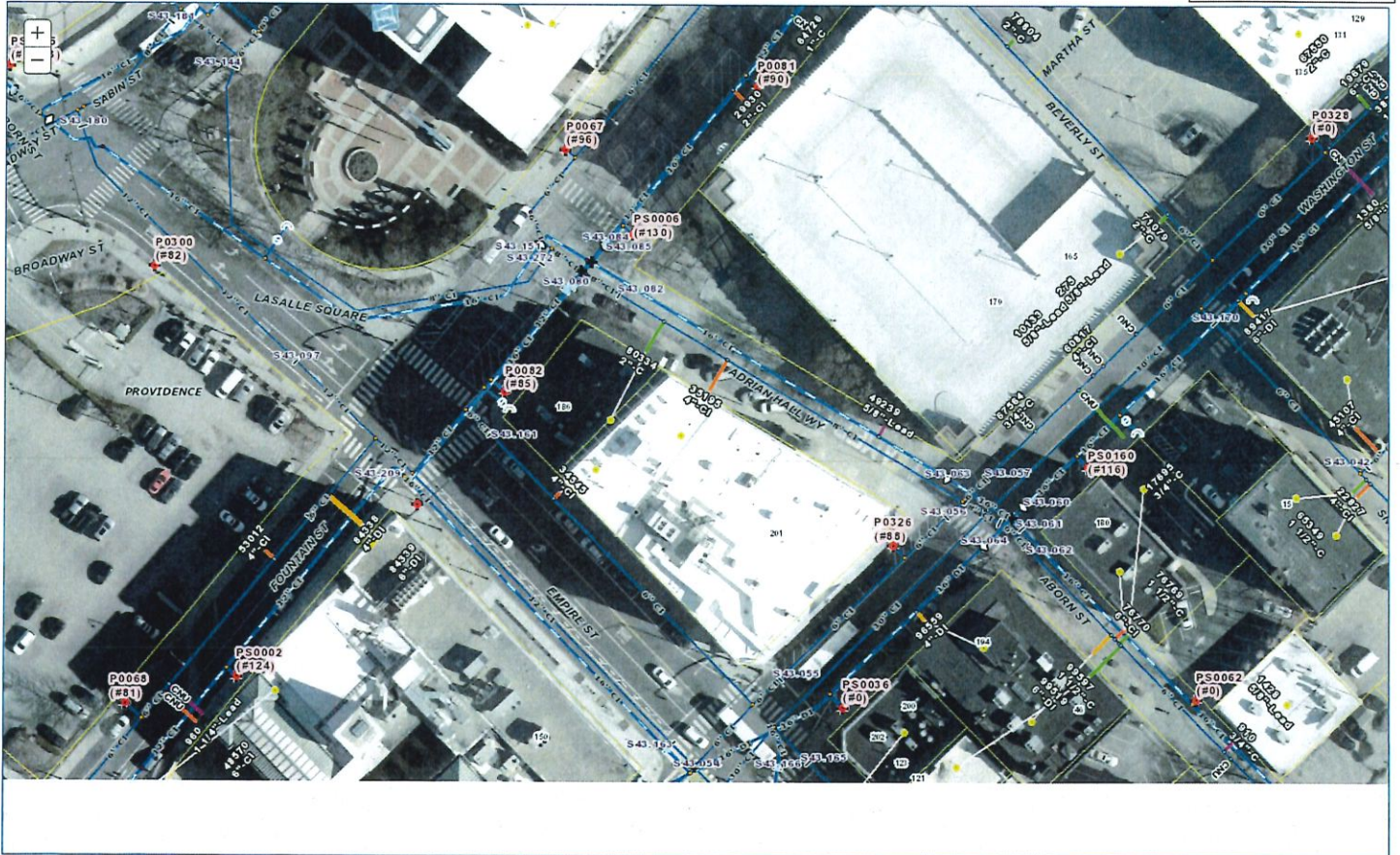
(401) 521-6300

125 Dupont Drive
Providence, RI 02907

www.provwater.com

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Like us at:
facebook.com/Providencewater



Petronio, Sheri

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.² 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.² 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



CITY OF PROVIDENCE
MAYOR BRETT P. SMILEY

May 23, 2024

Councilman Oscar Vargas
Chair, Committee on Public Works
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Attn: Tina Mastroianni, City Clerk

Re: Referral 3581 – Abandonment of Adrian Hall Way
Petitioner: Trinity Repertory Company

Dear Councilman Vargas:

The petitioner is requesting that the City abandon a portion of Adrian Hall Way, which runs between Washington and Fountain Streets. The right of way is adjacent to the Trinity Repertory Building owned by the petitioner, and a skate park owned by the City of Providence. Per the petitioner, the abandonment area of approximately 2,014 SF is being requested to allow for expansion of the building and consolidation of operations. In addition, an easement along Adrian Hall Way is being requested to allow for construction of stairs and a ramp for ADA accessibility to the building. Enhancements to the pedestrian walkway and skate park are also proposed.

FINDINGS OF FACT

The Commission made the following findings of fact as required by the City Plan Commission Handbook Policy No. 1: "Criteria and Guidelines for Approval of Street, Highway and Rights-of-way Abandonment":

- 1. A public interest has to be clearly demonstrated. A public interest is defined as one or more of the following: public health and safety, adequate provision of transportation, general improvement of traffic patterns and/or circulation, convenient access to properties, avoidance of a nuisance, significant economic development, preservation of a historical or cultural feature, and improvement of the general welfare of the community.*

The CPC found that the proposed abandonment will allow for enhancement of the Trinity Repertory building, to improve accessibility, circulation and function of the facility. Improvements to the walkway, provision of green public spaces, compliance with accessibility requirements and adding to the skate park are also proposed. The CPC found that these changes will collectively result in promotion of the public interest through enhancement of the building and promotion of the welfare of the community.

DEPARTMENT OF PLANNING & DEVELOPMENT

JOSEPH A. DOORLEY JR. MUNICIPAL BUILDING, 444 WESTMINSTER ST, PROVIDENCE RI 02903
PHONE 401.680.8400 | WWW.PROVIDENCERI.GOV/PLANNING

2. *No negative impact is evident on existing land uses, future plans, zoning, safety, health or welfare of the community by the proposed abandonment.*

The CPC found that it is not apparent that the abandonment will negatively affect future plans for development, or existing land use as the active portion of Adrian Hall Way will continue to provide pedestrian access and allow for better access to the Repertory building. Per plans provided, area will be added to the skate park in addition to green space and public seating. The CPC found that no negative impacts are expected and the abandonment appears to enhance the right of way.

3. *All abutting landowners agree to the proposed abandonment.*

The City of Providence and Trinity Repertory are the only abutting landowners and have worked collaboratively on the plan to develop the space.

4. *No physical or legal access will be denied to any land or property in surrounding areas by the proposed abandonment.*

The CPC found that no physical or legal access will be denied as the petitioner and the City own the land surrounding the abandonment area.

5. *No existing or future public services or facilities need to be protected, provided, or maintained within the right-of-way. An easement retention may be necessary to provide access to, maintain, or provide existing or future service or utility needs.*

There are public utilities beneath the subject area. The CPC required that the petitioner grant any necessary easements or relocate utilities.

6. *The proposed or intended use of the street and/or adjacent properties must be shown on a petition or plan, and such use shall be in conformance with existing zoning and Comprehensive Plan Objectives.*

A petition and plan have been provided. The CPC required that the applicant apply for an administrative subdivision to merge the abandoned portion of the street with their property prior to the Council's action.

RECOMMENDATION

Upon a motion by Commissioner Caldwell seconded by Commissioner Lipschitz, the CPC unanimously voted to advise the Committee on Public Works that the petition for abandonment be approved based on their findings and subject to the following conditions:

- I. The petitioner shall apply for an administrative subdivision to merge the abandoned portion of the street with their property, prior to the Council's action.
- II. The petitioners shall grant any necessary easements for access to property, utility access and maintenance.

The CPC voted as follows:

Aye: D. Caldwell, C. Lipschitz, W. Sherry, N. Sanchez, M. Gazdacko

Sincerely,



Choyon Manjrekar
Administrative Officer

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 TO ABANDON A PORTION ADRIAN HALL WAY & ADRIAN HALL
SKATEPARK

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 abandoned.

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

Verizon will not object to the granting of said Petition, provided that in the event the Petition is granted, the Petitioner will convey an Easement to Verizon, which will permit retention of its facilities in the existing locations with the right 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) also at 866-686-1195 – and assume all costs of the relocation.

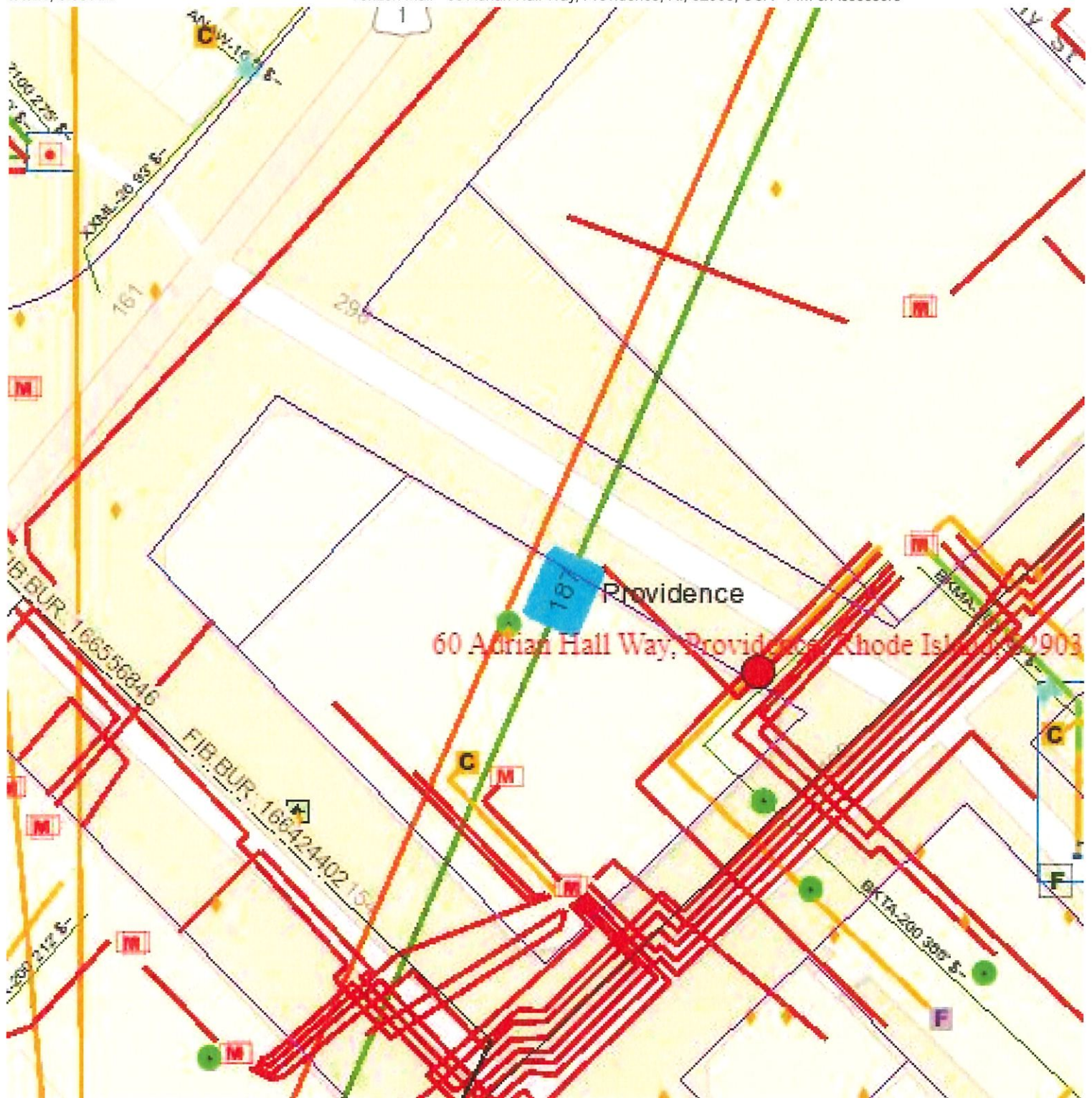
Sincerely,



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 - Email





Daryl Crossman
ROW Manager – Verizon
NYS/MA/RI Engineering
Global Network & Technology

44 Old Townhouse Road
South Yarmouth, MA 02664
Home – 508-833-1927
South Yarmouth Office Phone - 508-398-5754
Cell - 774-212-5146

