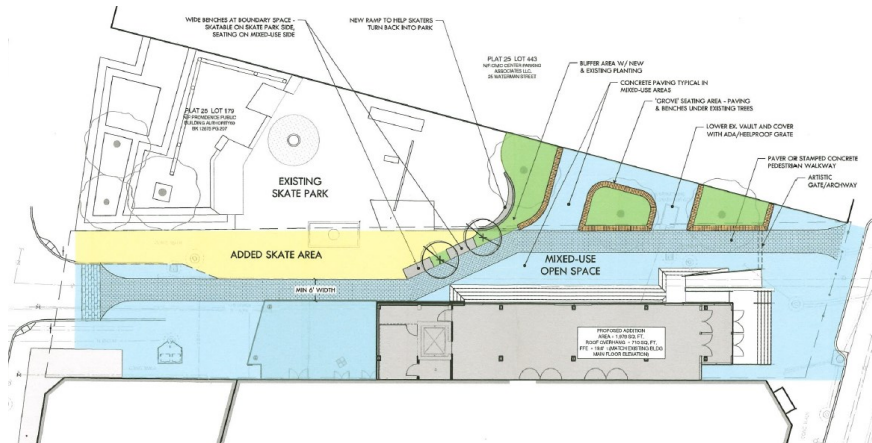


# Providence City Plan Commission May 21, 2024



## AGENDA ITEM 2 ■ ABANDONMENT OF A PORTION OF ADRIAN HALL WAY



Proposed plan for abandonment area



Aerial view of the site

### OVERVIEW

<b>PETITIONER:</b>	Foundation for Repertory Theater of RI Inc	<b>PROJECT DESCRIPTION:</b>	Abandonment of a portion of Adrian Hall Way
<b>CASE NO./ PROJECT TYPE:</b>	<b>REFERRAL 3581</b> Right-of-way abandonment and easement		
<b>PROJECT LOCATION:</b>	Adrian Hall Way	<b>RECOMMENDATION:</b>	Recommendation of approval subject to the noted findings of fact
<b>NEIGHBORHOOD:</b>	Downtown	<b>PROJECT PLANNER:</b>	Choyon Manjrekar

**OVERVIEW**

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 *City Plan Commission Handbook* Policy No. 1: “Criteria and Guidelines for Approval of Street, Highway and Rights-of-way Abandonment,” states that six standards should be met before the Commission recommends approval of an abandonment request. Below are the standards, including staff comments for each:

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 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. These changes will collectively result in promotion of the public interest through enhancement of the building and promotion of the welfare of the community.

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

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. No negative impacts are expected. In fact, the abandonment would 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.*

No physical or legal access will be denied as pedestrian access and public space will be provided.

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 petitioner would need to 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 petitioner is required to apply for an administrative subdivision to merge the abandoned portions of the street with the abutting properties prior to appearing before the council.

**RECOMMENDATION**

Based on the foregoing discussion, the City Plan Commission should advise the Committee on Public Works that the proposed abandonment be approved subject to the following conditions:

1. The petitioner shall apply for an administrative subdivision to merge the abandoned street with their respective property prior to the public hearing before the City Council.
2. The petitioner shall grant any necessary easements for access to property, utility access and maintenance.