

**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:

THAT, the undersigned respectfully petitions your honorable body for the abandonment pursuant to R.I.G.L. 24-6-1 of that portion of Woodside Road between Ridgeway Avenue and Ruby Avenue located in the City that is identified on Exhibit A and attached hereto and incorporated herein ("Street").

In support of this Petition, the undersigned respectfully represents to this Honorable City Council that the Street has ceased to be useful to the public as it has never been improved for travel.

In the event the undersigned acquires title to the Street as petitioned, the undersigned agrees to pay to the City as consideration for the abandonment the fair market value of the Street in the form of offering 25% of the units in the project as low and moderate income units and agrees that if this honorable body determines it necessary, he will provide a Class I survey that complies with the requirements of this honorable body and which shall be provided to this honorable body at the expense of the undersigned. However, if it is determined by this honorable body that fair market value of the Street exceeds an amount which, in the judgment of the Petitioners, exceeds the value of the Street that it is willing to pay, the undersigned reserves the right to withdraw this Petition prior to its final passage.

Respectfully Submitted,  
Joseph R. Depena,  
As owner of:  
11 Ridgeway Avenue  
615 Manton Avenue  
5 Woodside Road  
38 Woodside Road  
42 Woodside Road  
46 Woodside Road  
50 Woodside Road

By his attorney:

  
\_\_\_\_\_  
Scott D. Levesque, Esq.  
Kelly, Souza & Parmenter, PC  
128 Dorrance Street, Suite 300  
Providence, RI 02903  
June 17, 2024

Narrative in Support of Petition to Abandon  
Filed by Joseph R. Depena

The Petitioner, Joseph R. Depena (“Mr. Depena”), is the owner of 7 lots of record located along an unimproved portion of a “paper road” known as Woodside Road in the City of Providence. Mr. Depena owns lots 494, 516, 517, 518, 519, 520 and 521 shown on the map attached hereto as Exhibit A. These lots comprise the majority of the lots that border the unimproved portion of Woodside Road that is the subject of this petition for abandonment. The only lot not owned by Mr. Depena that borders the unimproved portion of Woodside Road is lot 720, which has frontage and access to the improved, paved portion of Woodside Road.

Mr. Depena is a lifelong resident of the City of Providence. He is keenly aware of the need for clean, safe and affordable housing in the City of Providence. This petition is the first step in a project that Mr. Depena is undertaking to provide housing.

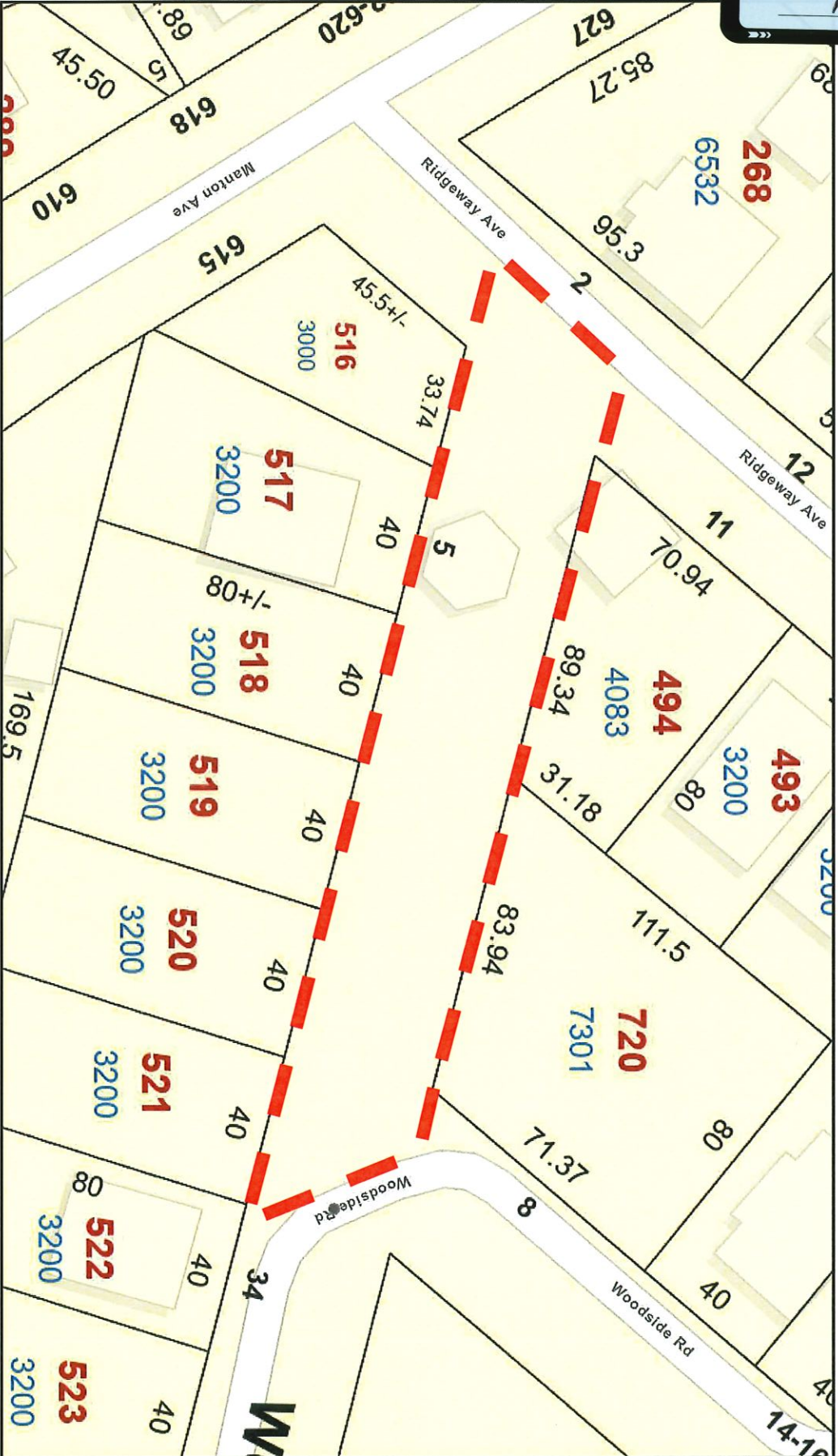
There is already a residential structure on lot 517. The proposal is to leave the current structure on lot 517 and build three buildings, one on each side of the existing structure and another on lot 494. A copy of the concept plan is attached hereto as Exhibit B. The site will be accessible from both the improved section of Woodside Road or Ridgeway Avenue. The project will produce 57 total units, with 25% or 14 units being affordable as low or moderate income housing.

The project’s total cost is estimated at this time to be somewhere north of \$16,000,000.00. In order to make this project feasible, it is necessary for the unimproved portion of Woodside Road to be abandoned and deeded to Mr. Depena at little to no cost to him. As consideration for the same, Mr. Depena plans to provide 25% of the units in the project as low and moderate income units.

As for the unimproved portion of Woodside Road that is the subject of this petition, it has never been used as a public way. In fact, prior to Mr. Depena’s ownership, a gazebo was constructed on a portion of the unimproved area of Woodside Road. The unimproved portion of Woodside Road is not needed to provide access to any of the lots not owned by Mr. Depena in the area and, if this petition is granted, will become a private means of access to the planned project. This will eliminate the need for the City of Providence to maintain additional road area.

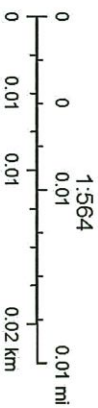


# Providence Parcel and Zoning Map

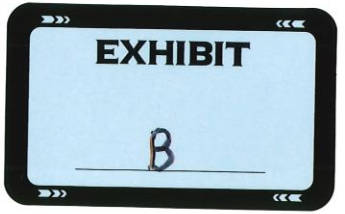


5/17/2024, 10:55:39 AM

- Parcels with CAMA
- Portion to be abandoned



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MICHIE DESIGN & BUILD

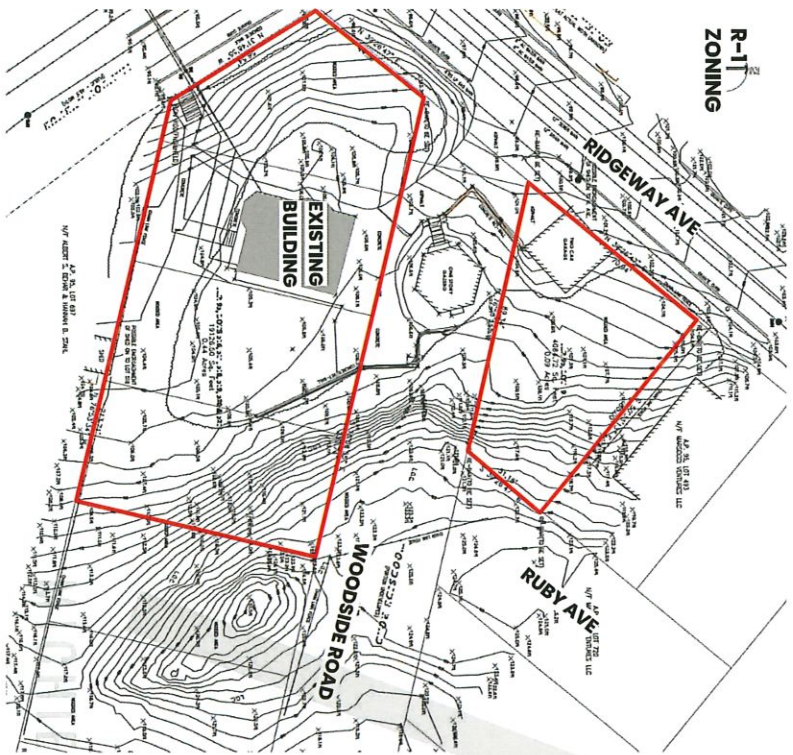
PROVIDENCE, RI 02909, EE.UU.

**11 RIDGEWAY AVE**

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MICHIE DESIGN & BUILD  
Providence - Boston - Manhattan

Property Owner - Joseph Depena  
Prepared By - Michie Design & Build



**R-11 ZONING**

**ZONING SUMMARY**

CURRENT ZONING: R-1  
 PROPOSED ZONING: C-1

LOT AREA:

- LOT 49.4: 4,083 SQ.FT.
- LOT 516: 3,000 SQ.FT.
- LOT 517: 3,200 SQ.FT.
- LOT 518: 3,200 SQ.FT.
- LOT 519: 3,200 SQ.FT.
- LOT 520: 3,200 SQ.FT.
- LOT 521: 3,200 SQ.FT.

MIN BUILDING HEIGHT (FT): 16'  
 MAX FIRST STORY HEIGHT (FT): 9'

RESIDENTIAL USE  
 11' NON-RESIDENTIAL USE

MAX BUILDING HEIGHT (FT): 45', NOT TO EXCEED 4 STORIES

MAX BUILDING COVERAGE (%): NONE  
 TOTAL IMPERVIOUS SURFACE COVERAGE (%): NONE

FRONT SETBACK ZONE (FT):  
 BUILD-TO ZONE OF 0' TO 5'

MIN CORNER SETBACK (FT):  
 BUILD-TO ZONE OF 0' TO 5'

MIN INTERIOR SIDE SETBACK: NONE, UNLESS ABUTTING RESIDENTIAL DISTRICT, THEN 5'.

MIN REAR SETBACK (FT): NONE UNLESS ABUTTING RESIDENTIAL DISTRICT THEN 20'

PARKING REQUIREMENT: 0.5 PER DWELLING UNIT

**GENERAL NOTES**

EXISTING BUILDINGS ON 3 LOTS (189 - 191 - 192)

1. EXISTING BUILDINGS TO REMAIN
2. SITE DIMENSIONS AND GRADING SHOWN ARE FROM OPEN SOURCE DATA AND CANNOT BE RELIED ON FOR ACCURACY. SURVEY REQUIRED FOR MORE INFORMATION.

**SITE ZONING MAP**  
 SCALE N/S

**11 RIDGEWAY AVE**  
**PROVIDENCE, RI 02909, EE.UU.**

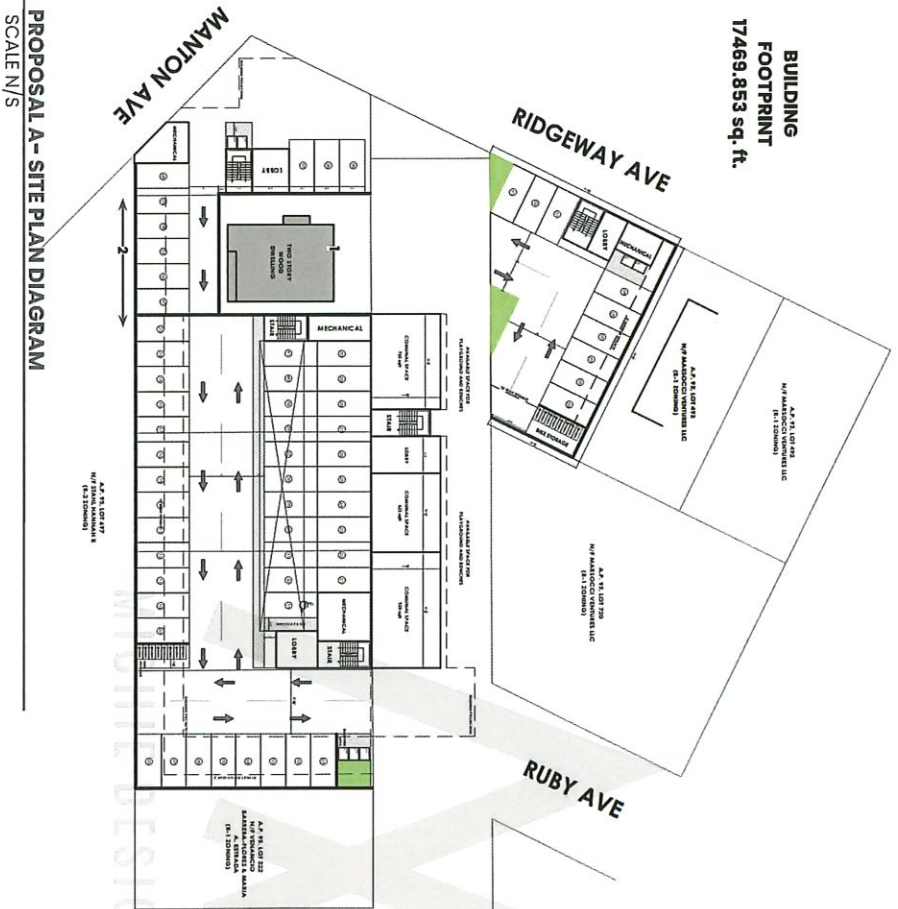
**DEVELOPMENT STUDY**



SCALE  
 N/S

**01**

**BUILDING  
FOOTPRINT**  
17469.853 sq. ft.



**PROPOSAL A - SITE PLAN DIAGRAM**  
SCALE N/S

**11 RIDGEWAY AVE  
PROVIDENCE, RI 02909, EE.UU.**

**SITE PLAN DIAGRAM  
PROPOSAL A**

**PROJECT SUMMARY**  
CURRENT ZONING: R-1  
PROPOSED ZONING: C-1

**LOT AREA:**  
LOT 494: 4,083 SQ.FT.  
LOT 516: 3,000 SQ.FT.  
LOT 517: 3,200 SQ.FT.  
LOT 518: 3,200 SQ.FT.  
LOT 519: 3,200 SQ.FT.  
LOT 520: 3,200 SQ.FT.  
LOT 521: 3,200 SQ.FT.

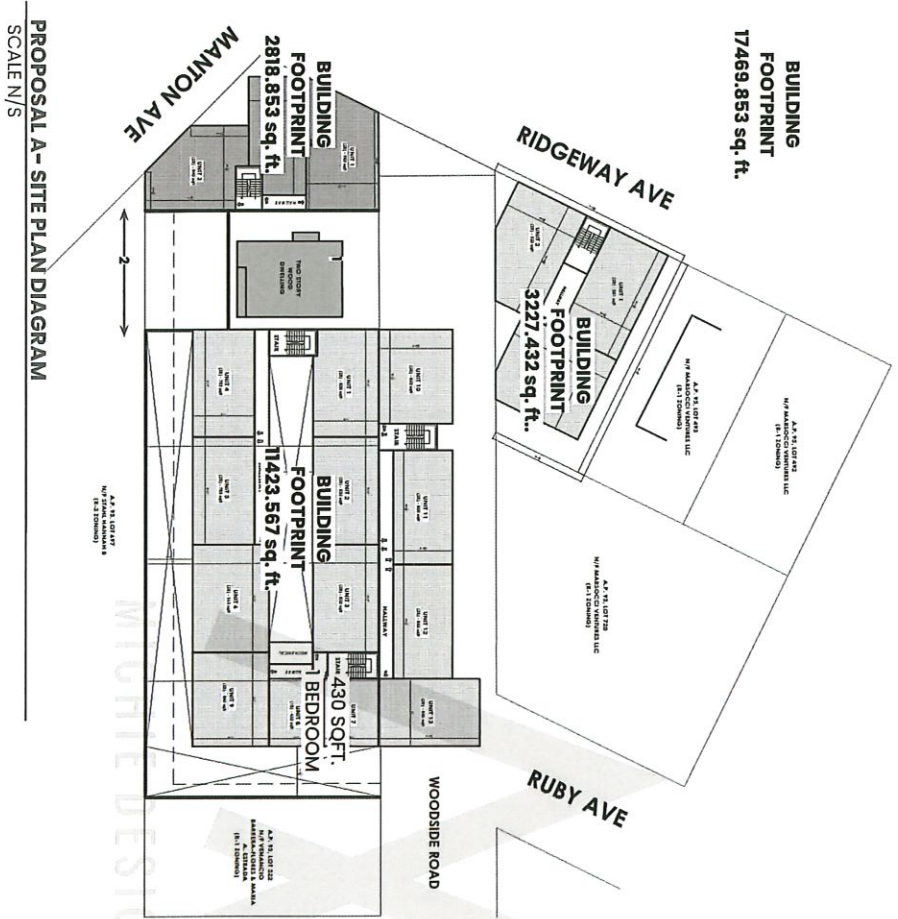
**PROPOSED HEIGHT LIMIT:**  
BUILDING HEIGHT - 4 STORIES / 45'

**\*BUILDING AREA ESTIMATE:**  
60 TOTAL PARKING SPACES  
57 FLATS // 6 (1BD) - 51 (2BD)  
PROPOSED 1 BEDROOM AND 02 BEDROOMS

- GENERAL NOTES**
1. EXISTING WOOD STRUCTURE TO REMAIN.
  2. EXISTING BUILDING TO BE REMAIN, GAZEBO AND GARAGE TO BE REMOVED



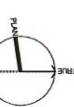
SCALE  
N/S



PROPOSAL A - SITE PLAN DIAGRAM  
SCALE N/S

11 RIDGEWAY AVE  
PROVIDENCE, RI 02909, EE.UU.

SITE PLAN DIAGRAM  
PROPOSAL A



SCALE  
N/S

03

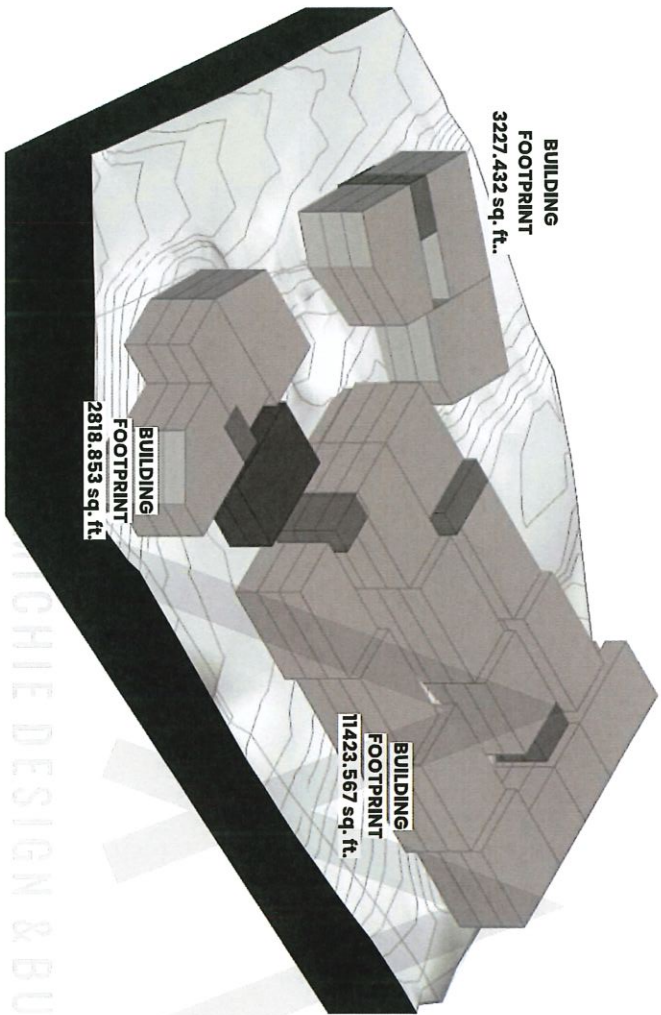
**PROJECT SUMMARY**  
CURRENT ZONING: R-1  
PROPOSED ZONING: C-1

**LOT AREA:**  
LOT 494: 4,083 SQ.FT.  
LOT 516: 3,000 SQ.FT.  
LOT 517: 3,200 SQ.FT.  
LOT 518: 3,200 SQ.FT.  
LOT 519: 3,200 SQ.FT.  
LOT 520: 3,200 SQ.FT.  
LOT 521: 3,200 SQ.FT.

**PROPOSED HEIGHT LIMIT:**  
BUILDING HEIGHT - 4 STORIES / 45'

**\*BUILDING AREA ESTIMATE:**  
60 TOTAL PARKING SPACES  
57 FLATS // 6 (1BD) - 51 (2BD)  
PROPOSED 1 BEDROOM AND 02 BEDROOMS

- GENERAL NOTES**
1. EXISTING WOOD STRUCTURE TO REMAIN.
  2. EXISTING BUILDING TO BE REMAIN, GAZEBO AND GARAGE TO BE REMOVED



**BUILDING  
FOOTPRINT**  
3227,432 sq. ft..

**BUILDING  
FOOTPRINT**  
2818,853 sq. ft.

**BUILDING  
FOOTPRINT**  
11423,567 sq. ft.

**\*BUILDING AREA ESTIMATE:**  
60 TOTAL PARKING SPACES  
57 FLATS // 6 (1BD) - 51 (2BD)  
PROPOSED 1 BEDROOM AND 02  
BEDROOMS

**TYPE 1 BEDROOM:**  
430 SQFT (6 FLATS)

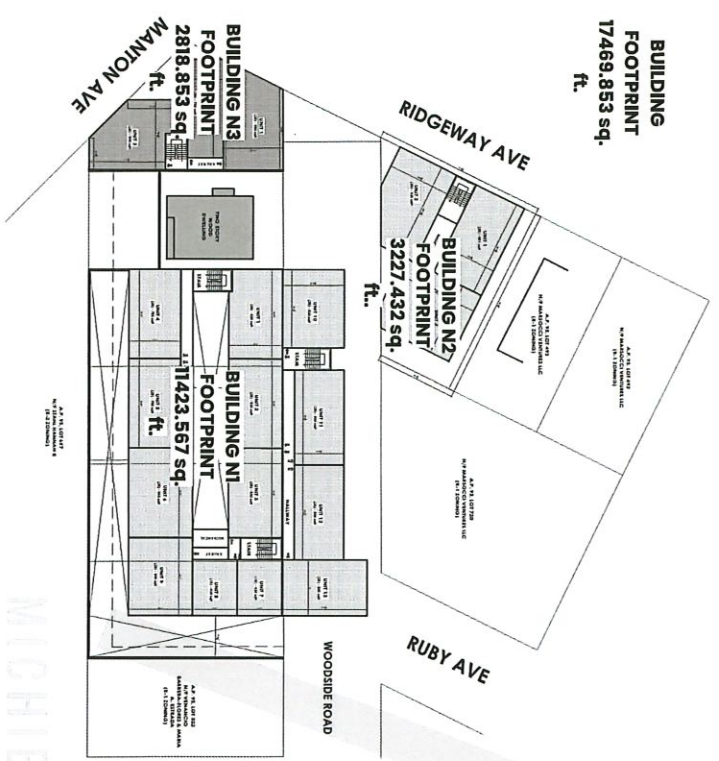
**TYPE 2 BEDROOMS:**  
750 SQFT (3 FLATS)  
785 SQFT (6 FLATS)  
800 SQFT (9 FLATS)  
820 SQFT (6 FLATS)  
830 SQFT (6 FLATS)  
840 SQFT (6 FLATS)  
881 SQFT (3 FLATS)  
920 SQFT (3 FLATS)  
965 SQFT (3 FLATS)  
980 SQFT (3 FLATS)  
1060 SQFT (3 FLATS)

11 RIDGEWAY AVE  
PROVIDENCE, RI 02909, EE:UU.

MASSING STUDY  
PROPOSAL A

SCALE  
N/S





**BUILDING FOOTPRINT**  
17469, 853 sq. ft.

**BUILDING N2 FOOTPRINT**  
3227, 432 sq. ft.

**BUILDING N3 FOOTPRINT**  
2818, 853 sq. ft.

**PROPOSAL A - SITE PLAN DIAGRAM**  
SCALE N/S

**11 RIDGEWAY AVE**  
**PROVIDENCE, RI 02909, EE.UU.**

**PROJECT ROUGH ESTIMATE**

**BUILDING N1:**

- BUILT AREA FOOTPRINT: 11,423 sqft.
- PERIMETER OR FOOTPRINT (L.F.): 493'
- N° STORES: 04 (FIRST FLOOR ONLY COLUMNS)
- STORY HEIGHT: 10'
- NO BASEMENT
- **BUILDING COST: \$/. 2,750,300**

**BUILDING N2:**

- BUILT AREA FOOTPRINT: 3,227 sqft.
- PERIMETER OR FOOTPRINT (L.F.): 243'
- N° STORES: 04 (FIRST FLOOR ONLY COLUMNS)
- STORY HEIGHT: 9'
- NO BASEMENT
- **BUILDING COST: \$/. 408,000**

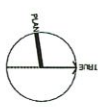
**BUILDING N3:**

- BUILT AREA FOOTPRINT: 2,818 sqft.
- PERIMETER OR FOOTPRINT (L.F.): 233'
- N° STORES: 04 (FIRST FLOOR ONLY COLUMNS)
- STORY HEIGHT: 9'
- NO BASEMENT
- **BUILDING COST: \$/. 372,300**

**TOTAL ROUGH ESTIMATE: \$/. 3,530,600**

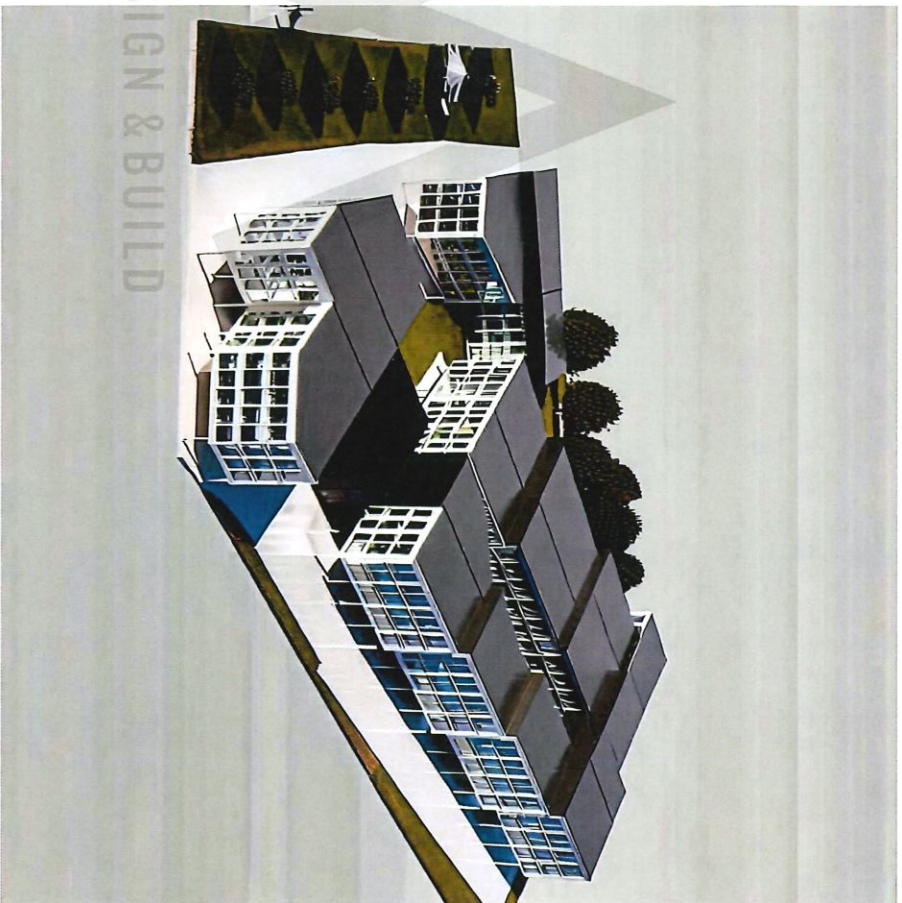
\* CURRENT ESTIMATE MADE WITH AVERAGE COSTS OF PROVIDENCE USING RSMEMANS  
 \* CONTRACTOR FEES: 22%  
 \* ARCHITECTURAL FEES: 5%

**PROJECT ROUGH ESTIMATE**  
**PROPOSAL A**



SCALE  
N/S

**05**



11 RIDGEWAY AVE  
PROVIDENCE, RI 02909, EE.UU.

PROJECT MOCKUPS  
PROPOSAL A-B



SCALE  
N/S

05

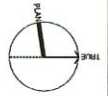


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PROJECT MOCKUPS  
PROPOSAL C-D



SCALE  
N/S

05



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**MICHIE DESIGN & BUILD**  
Providence - Boston - Manhattan

Property Owner - Joseph Depena  
Prepared By - Michie Design & Build





