

John O. Mancini, Esquire
Shareholder
Admitted in RI, MA and CT
jmancini@mancinicarter.com

December 9, 2024

***Via Electronic Mail and
Hand-Delivery***

Ms. Tracy Nelson
City of Cranston City Clerk
869 Park Avenue
Cranston, RI 02910

***Re: 1000 New London Avenue – Application for Zone Change
Application for Amendment to Comprehensive Plan***

Dear Ms. Nelson,

Enclosed please find the following materials with respect to Mulligans Island LLC's (the "Applicant") application for a Zone Change:

1. Application;
2. Application Checklist;
3. Filing fee;
3. Ten (10) copies of the Plan Set;
4. 400-foot Radius map, list of abutters and mailing labels; and,
6. Draft Ordinance for Zone Change.

The Applicant is advancing a corresponding Applicant for Amendment to the City of Cranston's Comprehensive Plan. Please find the corresponding materials enclosed:

1. Application;
2. Application Checklist;
3. Filing fee;
3. Ten (10) copies of the Plan Set;
4. 400-foot Radius map, list of abutters and mailing labels; and,
6. Draft Ordinance for Amendment to Comprehensive Plan.

The Applicant is looking forward to presenting the Applications to the City Plan Commission (the "Commission") for its recommendation to the City Council. The Applicant is seeking to change the zoning designation for its property, located at 1000 New London Avenue (the "Property"). Currently, the Property is designated as Mixed Use Planned District ("MPD"). The Property has limited usage for commercial purposes and would be better served as a residential community. As such, the Applicant is seeking to change the zoning designation for the Property from MPD to MPD with Conditions to permit certain residential uses thereon.

The Applicant asserts that the Applications are consistent with the City's Comprehensive Plan as the development of the Property would greatly increase housing stock. Moreover, the development would include options for low- and moderate-income housing ("LMI"), increasing the City's compliance with State law requiring a 10% minimum LMI stock in Rhode Island municipalities. Accordingly, the Applicant has good cause to submit the Applications.

The Applicant has spoken to the planner who indicated that his preferred track of approval is for the Applicant to submit a master plan application and conduct a preapplication hearing and master plan approval. In this instance; however, the Applicant does not have a specific proposal, and is seeking a redesignation of the definition of MPD for this parcel.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

John O. Mancini

John O. Mancini

cc: Jason Pezzulo
Client

THE CITY OF CRANSTON

ORDINANCE OF THE CITY COUNCIL
IN AMENDMENT OF CHAPTER 17 OF THE CODE OF THE CITY OF CRANSTON,
ENTITLED, "ZONING"
(1000 New London Avenue, Assessor's Plat 15, Lot 8)

Passed:

No. _____

Approved:

/s/ Council President

/s/ Mayor

It is ordained by the City Council of the City of Cranston as follows:

SECTION 1. Chapter 17 of the Code of the City of Cranston, 2005, entitled "Zoning" (the "Zoning Ordinance"), is hereby amended:

A. The Zoning Ordinance's designation of MPD for that certain real property located at 1000 New London Avenue, and more particularly described as Lot 8 on Plat 15 (hereinafter, the "Property") is hereby changed to MPD with the following Conditions:

1. No big box commercial or retail stores be constructed;
2. Residential uses, including multi-family housing, permitted by right or special use permit at the time of application, are permitted by right on the Property.

SECTION 2. This Ordinance shall take effect upon its final adoption.

Positive Endorsement

Negative Endorsement (attach reasons)

/s/ _____, Solicitor Date

_____, Solicitor Date

Petition filed by: _____

Referred to Ordinance Committee _____, 2025

THE CITY OF CRANSTON

ORDINANCE OF THE CITY COUNCIL

IN AMENDMENT OF THE CITY OF CRANSTON COMPREHENSIVE PLAN

(1000 New London Avenue, Assessor's Plat 15, Lot 8)

Passed:

No. _____

Approved:

/s/ Council President

/s/ Mayor

It is ordained by the City Council of the City of Cranston as follows:

SECTION 1. The City of Cranston's Comprehensive Plan (the "Comprehensive Plan") is hereby amended:

- A. The Comprehensive Plan Future Land Use Map's designation for that certain property located at 1000 New London Avenue, and more particularly described and designated as Lot 8 on Assessor's Plat 15, is hereby changed to MPD with Conditions as amended by Ordinance No. 2025-##.

SECTION 2. This Ordinance shall take effect upon its final adoption.

Positive Endorsement

Negative Endorsement (attach reasons)

/s/_____, Solicitor Date

_____, Solicitor Date

Petition filed by: _____

Referred to Ordinance Committee _____, 2025

1 THE CITY OF CRANSTON

2
3 **ORDINANCE OF THE CITY COUNCIL**
4 **IN AMENDMENT OF CHAPTER 17 OF THE CODE OF THE CITY OF CRANSTON,**
5 **ENTITLED, “ZONING”**
6 (1000 New London Avenue, Assessor’s Plat 15, Lot 8)

7
8 It is ordained by the City Council of the City of Cranston as follows:
9

10 **SECTION 1.** That Ordinance No. 2025-##, entitled “Ordinance of the City Council
11 in Amendment of Chapter 17 of the Code of the City of Cranston, 2005, Entitled
12 Zoning (1000 New London Avenue, Assessor’s Plat 15, Lot 8)”, as adopted on
13 January __, 2025, is hereby amended as follows:
14

- 15 A. Converting Assessor’s Plat 15, Lot 8 (the “Property”), previously an
16 MPD zoned lot, into an MPD with Conditions lot;
17
18 B. Adding the Property to the MPD district with Conditions, the uses
19 as described are to be permitted thereon. Specifically, residential
20 uses, including multi-family housing, permitted by right or special
21 use permit at the time of application, are permitted by right on the
22 Property and incorporated into the City of Cranston Ordinance.
23

24 **SECTION 2.** This Ordinance shall take effect upon its final adoption.
25
26

27 Positive Endorsement

Negative Endorsement (attach reasons)

28
29 _____
30 /s/_____, Solicitor Date

_____ , Solicitor Date

31
32
33
34 Petition filed by: _____

35
36 Referred to Ordinance Committee _____, 2025



CITY OF CRANSTON

**APPLICATION FOR AMENDMENT TO THE
COMPREHENSIVE PLAN**

The following is an application for an amendment to the 2010 Comprehensive Plan

Property location (# and Street Address) 1000 New London Avenue, Cranston, RI

Assessor's Plat no. 15 **Assessor's Lot no.** 8

Property Owner(s) name: Mulligans Island LLC

Property Owner address: c/o Mancini Carter, PC, at 56 Pine Street, 3rd Floor
Providence, RI 02903

Contact information: Phone (401) 343-7000 **e-mail** jmancini@mancinicarter.com

Current Land Use Designation MPD

Proposed Land Use Designation MPD with Conditions

Property to be used for: Residential

Contact information: Phone (401) 343-7000 **e-mail** jmancini@mancinicarter.com


Owner MICHAEL FRIEDMAN, MAR. **Owner**

Applicant (if other than owner) _____

Applicant (if other than owner) _____

Application filed by: _____ **Date:** _____

Applicant contact: Phone Same as Owner **E-mail** _____

Note: Application must be reviewed and approved by the Planning Department prior to filing with the Clerk's office and must include site plan and a copy of the City's plat map.

ORDINANCE OF THE CITY COUNCIL

IN AMENDMENT OF THE CITY OF CRANSTON COMPREHENSIVE PLAN

(1000 New London Avenue, Assessor's Plat 15, Lot 8)

Passed:

No. _____

Approved:

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/s/ Mayor

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Negative Endorsement (attach reasons)

/s/ _____, Solicitor Date

_____, Solicitor Date

Petition filed by: _____

Referred to Ordinance Committee _____, 2025

THE CITY OF CRANSTON

ORDINANCE OF THE CITY COUNCIL
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- B. Adding the Property to the MPD district with Conditions, the uses as described are to be permitted thereon. Specifically, residential uses, including multi-family housing, permitted by right or special use permit at the time of application, are permitted by right on the Property and incorporated into the City of Cranston Ordinance.

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Negative Endorsement (attach reasons)

/s/ _____, Solicitor Date _____

_____, Solicitor Date _____

Petition filed by: _____

Referred to Ordinance Committee _____, 2025

THE CITY OF CRANSTON

ORDINANCE OF THE CITY COUNCIL
IN AMENDMENT OF CHAPTER 17 OF THE CODE OF THE CITY OF CRANSTON,
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/s/ _____, Solicitor Date

_____, Solicitor Date

Petition filed by: _____

Referred to Ordinance Committee _____, 2025

Garden Grove

Mulligan's Island – New London Turnpike

Development Examples

The following pages contain potential residential types that could be proposed should zoning be in place for the parcel. No actual site-specific architectural plans have been prepared by the applicant at this time.

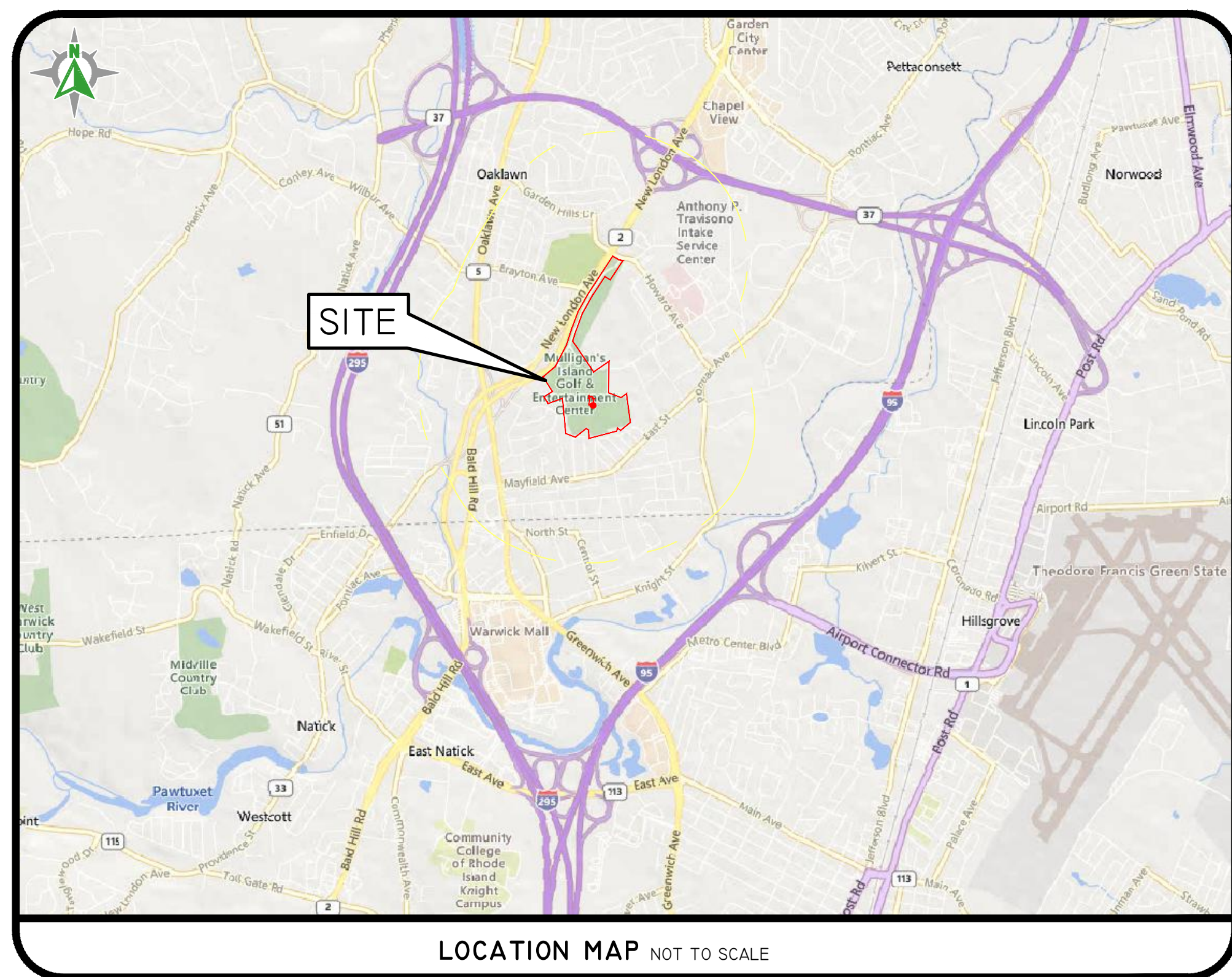
MASTER PLAN SUBMISSION

GARDEN GROVE

1000 NEW LONDON AVENUE

CRANSTON, RHODE ISLAND

ASSESSOR'S PLAT 15 LOTS 8 AND 9



LOCATION MAP NOT TO SCALE

SHEET INDEX

- 1 COVER SHEET
- 2 AERIAL HALF MILE RADIUS
- 4 EXISTING CONDITIONS PLAN
- 5 SITE LAYOUT PLAN
- 6 EXISTING & PROPOSED ZONING

Z:\DEVELOPMENT\PROJECTS\0171-021 NEW LONDON TURNPIKE\AUTOCAD DRAWINGS\0171-021-CVAR.DWG PLOTTER: 12/19/2024

COVER SHEET

GARDEN GROVE
ASSESSOR'S PLAT 15 LOTS 8 AND 9
CRANSTON, RHODE ISLAND

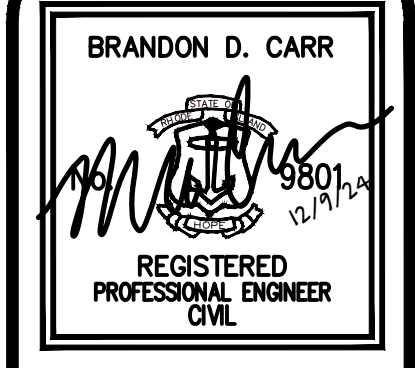
PREPARED FOR:
MULLIGAN'S ISLAND LLC c/o MICHAEL FRIEDMAN
1000 NEW LONDON AVENUE, CRANSTON, RHODE ISLAND 02920

DE: A28 IN:0171-021 COPYRIGHT 2024 BY DIPRETE ENGINEERING ASSOCIATES, INC.

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS FIRST REVIEWED AND APPROVED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROJECT. DIPRETE ENGINEERING ASSOCIATES, INC. DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, MATERIALS, AND EQUIPMENT USED IN THE IMPLEMENTATION OF THIS PLAN AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. DIPRETE ENGINEERING ASSOCIATES, INC. IS NOT RESPONSIBLE FOR ANY DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	S.D.R.	BY:
1	12-22-2024	MASTER PLAN & ZONING SUBMISSION		DESIGN BY: B.D.C.



**DiPrete Engineering**

Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

Boston • Providence • Newport

Z:\GEMINI\PROJECTS\017-021 NEW LONDON TURNPIKE\AUTOCAD DRAWINGS\017-021-CVAR.DWG PLOTTER: 12/9/2024

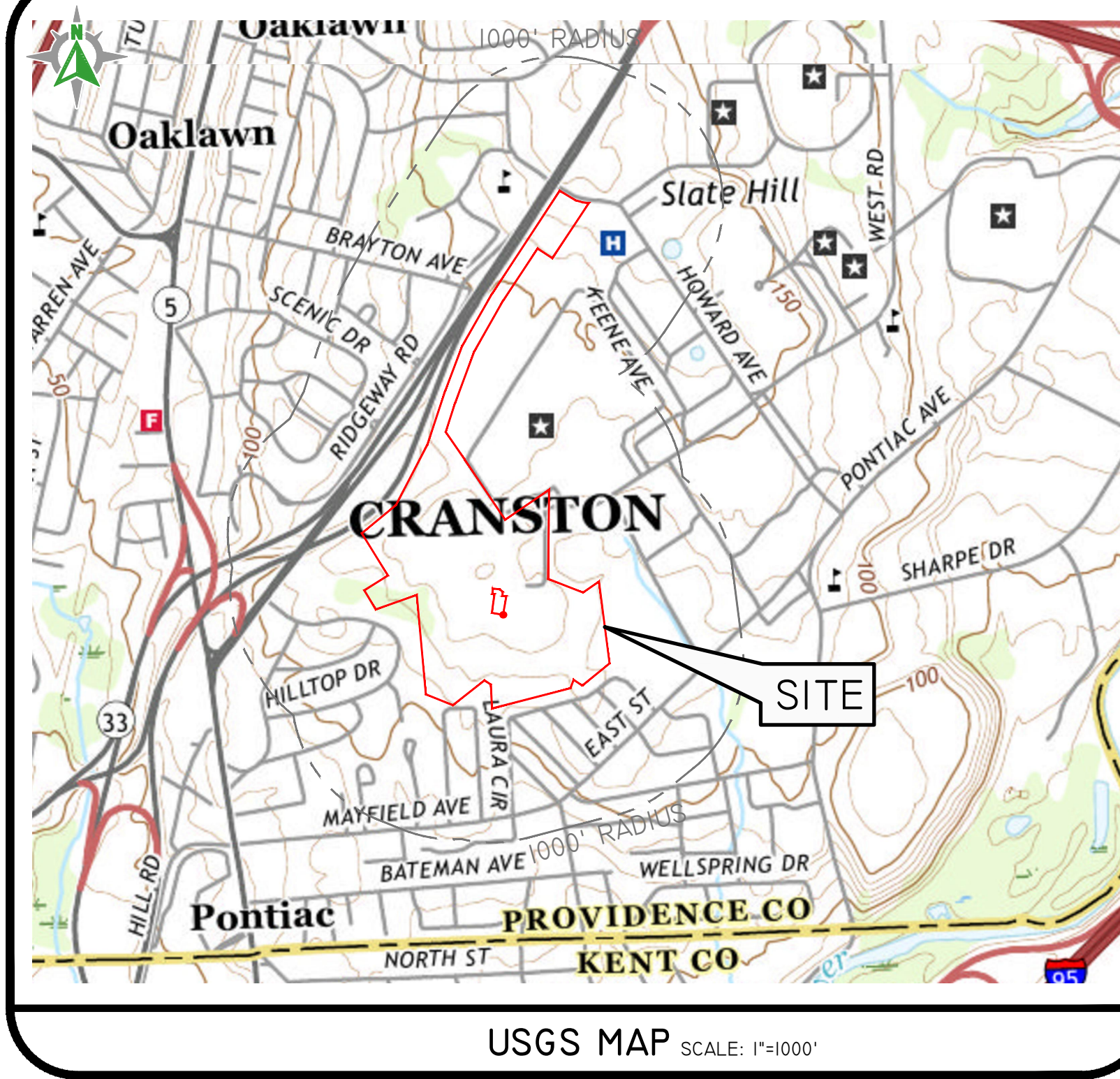


PHOTO OBTAINED FROM NEARMAP
DATE OF PHOTOGRAPHY 09/12/2024
SCALE: 1"=500'
0 250' 500' 1000'

AERIAL HALF MILE RADIUS

GARDEN GROVE

ASSESSOR'S PLAT IS LOTS 8 AND 9

CRANSTON, RHODE ISLAND

PREPARED FOR:

MULLIGAN'S ISLAND LLC C/O MICHAEL FRIEDMAN

1000 NEW LONDON AVENUE, CRANSTON, RHODE ISLAND 02920

SHEET 2 OF 5

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES
UNLESS STAMPED, ISSUED FOR CONSTRUCTION AND STAMPED BY
THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE
ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE
ENGINEERING PROJECT. DIPRETE ENGINEERING DOES NOT
WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS,
METHODS, UTILITY LOCATIONS, AND RESPONSIBILITY FOR
CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND
DRAWINGS INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

DATE: 12-22-2024
DRAWN BY: K.M.F.

DESIGN BY: B.D.C.

BRANDON D. CARR

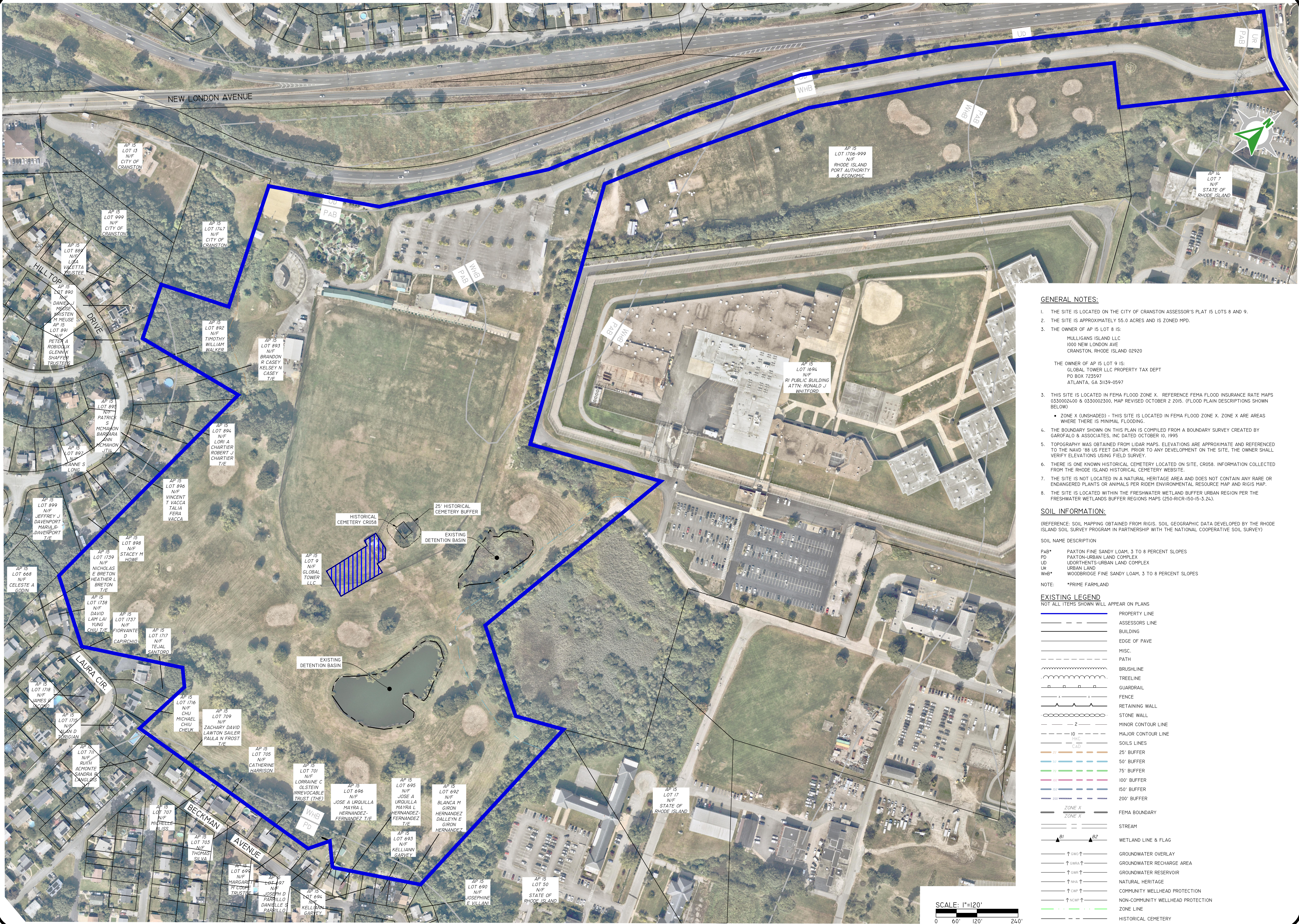
REGISTERED
PROFESSIONAL
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Diprete Engineering

Two Stafford Court Cranston, RI 02920
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Z:\DESHAIN\PROJECTS\0171-021 NEW LONDON TURNPIKE\AUTOCAD DRAWINGS\0171-021 PLANDWG PLATTES: 12/19/2024



GENERAL NOTES:

1. THE SITE IS LOCATED ON THE CITY OF CRANSTON ASSESSOR'S PLAT 15 LOTS 8 AND 9.
2. THE SITE IS APPROXIMATELY 55.0 ACRES AND IS ZONED MPD.
3. THE OWNER OF AP 15 LOT 8 IS:
MULLIGANS ISLAND LLC
1000 NEW LONDON AVE
CRANSTON, RHODE ISLAND 02920

THE OWNER OF AP 15 LOT 9 IS:
GLOBAL TOWER LLC PROPERTY TAX DEPT
PO BOX 723597
ATLANTA, GA 31139-0597

3. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAPS 0330002400 & 0330002300, MAP REVISED OCTOBER 2 2015. (FLOOD PLAIN DESCRIPTIONS SHOWN BELOW)
 - ZONE X (UNSHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X ARE AREAS WHERE THERE IS MINIMAL FLOODING.
4. THE BOUNDARY SHOWN ON THIS PLAN IS COMPILED FROM A BOUNDARY SURVEY CREATED BY GAROFALO & ASSOCIATES, INC. DATED OCTOBER 10, 1995
5. TOPOGRAPHY WAS OBTAINED FROM LIDAR MAPS. ELEVATIONS ARE APPROXIMATE AND REFERENCED TO THE NAVD '88 US FEET DATUM. PRIOR TO ANY DEVELOPMENT ON THE SITE, THE OWNER SHALL VERIFY ELEVATIONS USING FIELD SURVEY.
6. THERE IS ONE KNOWN HISTORICAL CEMETERY LOCATED ON SITE, CR058. INFORMATION COLLECTED FROM THE RHODE ISLAND HISTORICAL CEMETERY WEBSITE.
7. THE SITE IS NOT LOCATED IN A NATURAL HERITAGE AREA AND DOES NOT CONTAIN ANY RARE OR ENDANGERED PLANTS OR ANIMALS PER RIDEN ENVIRONMENTAL RESOURCE MAP AND RIGIS MAP.
8. THE SITE IS LOCATED WITHIN THE FRESHWATER WETLAND BUFFER URBAN REGION PER THE FRESHWATER WETLANDS BUFFER REGIONS MAPS (250-RICR-150-15-3.24).

SOIL INFORMATION:

(REFERENCE: SOIL MAPPING OBTAINED FROM RIGIS. SOIL GEOGRAPHIC DATA DEVELOPED BY THE RHODE ISLAND SOIL SURVEY PROGRAM IN PARTNERSHIP WITH THE NATIONAL COOPERATIVE SOIL SURVEY)

SOIL NAME DESCRIPTION

PAB* PAXTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
PD PAXTON-URBAN LAND COMPLEX
UD UDORHENTS-URBAN LAND COMPLEX
UR URBAN LAND
WHB* WOODBRIDGE FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES

NOTE: *PRIME FARMLAND

EXISTING LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

	PROPERTY LINE
	ASSESSORS LINE
	BUILDING
	EDGE OF PAVE
	MISC.
	PATH
	BRUSHLINE
	TREELINE
	GUARDRAIL
	FENCE
	RETAINING WALL
	STONE WALL
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	SOILS LINES
	25' BUFFER
	50' BUFFER
	75' BUFFER
	100' BUFFER
	150' BUFFER
	200' BUFFER
	ZONE X
	ZONE X
	BI
	B2
	GROUNDWATER OVERLAY
	GROUNDWATER RECHARGE AREA
	GROUNDWATER RESERVOIR
	NATURAL HERITAGE
	COMMUNITY WELLHEAD PROTECTION
	NON-COMMUNITY WELLHEAD PROTECTION
	ZONE LINE
	HISTORICAL CEMETERY

EXISTING CONDITIONS PLAN

GARDEN GROVE
ASSESSOR'S PLAT 15 LOTS 8 AND 9
CRANSTON, RHODE ISLAND

PREPARED FOR:
MULLIGAN'S ISLAND LLC C/O MICHAEL FRIEDMAN
1000 NEW LONDON AVENUE, CRANSTON, RHODE ISLAND 02920

BRANDON D. CARR
REGISTERED PROFESSIONAL ENGINEER
CIVIL

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DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROJECT. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, MATERIALS, AND MANAGEMENT OF THE PROJECT. ONLY DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR ERRORS OR OMISSIONS IN THE PLANS OR FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

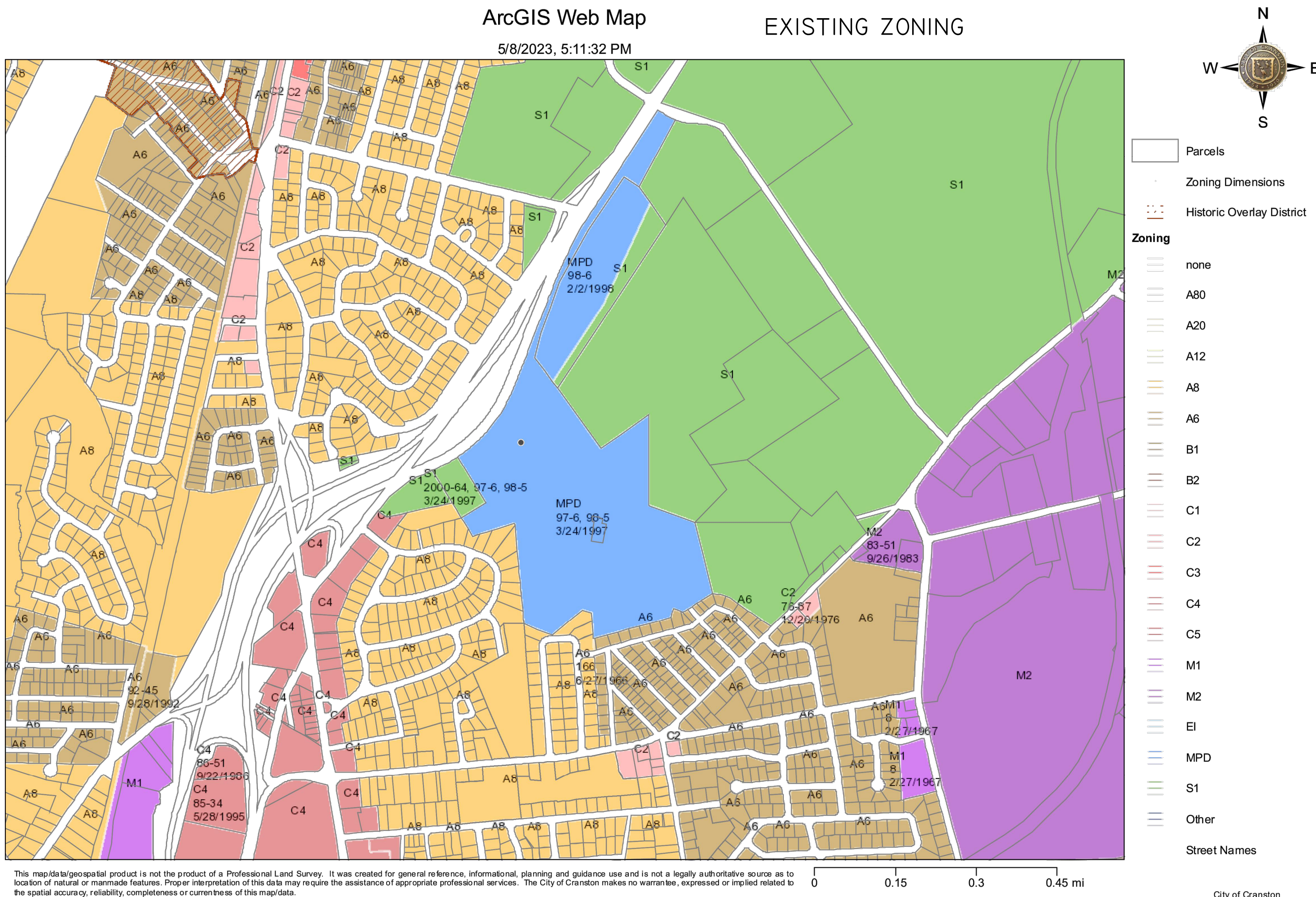
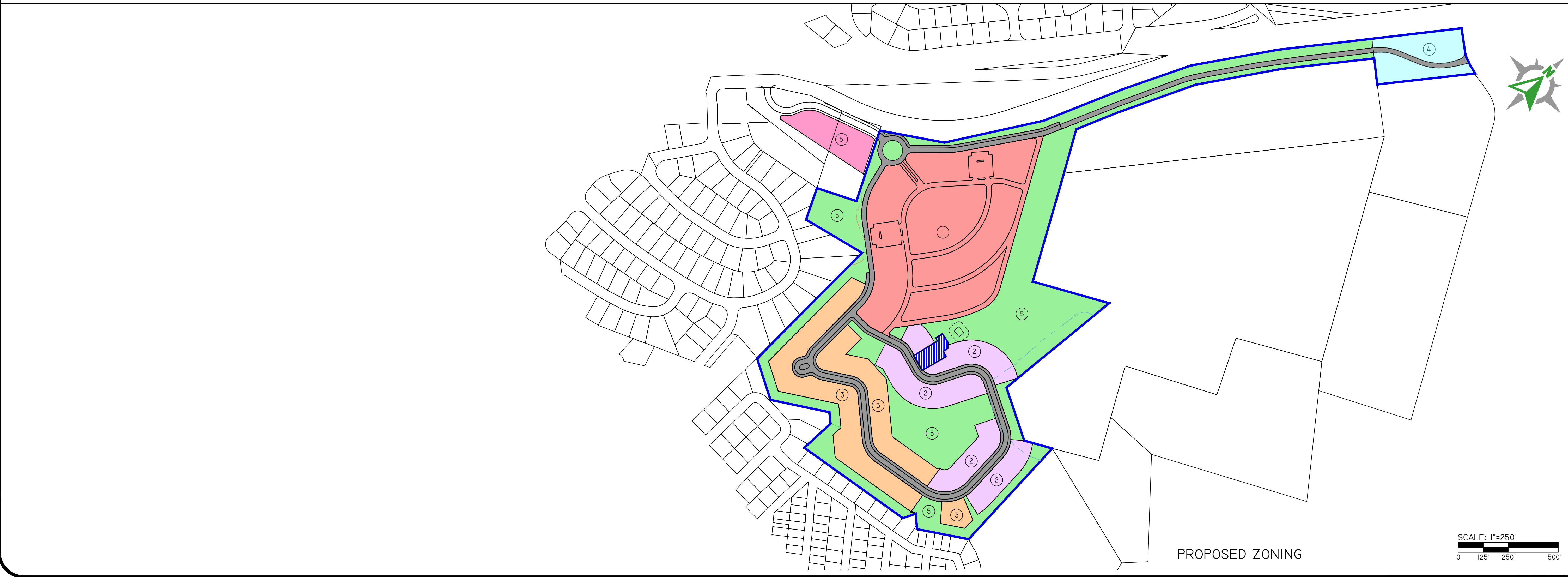
NO.	DATE	REVISION PLAN & ZONING SUBMISSION	BY:	DESIGN BY: B.D.C.
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EXISTING & PROPOSED ZONING

GARDEN GROVE

ASSESSOR'S PLAT IS LOTS 8 AND 9
CRANSTON, RHODE ISLAND

PREPARED FOR:
MULLIGAN'S ISLAND LLC c/o MICHAEL FRIEDMAN
1000 NEW LONDON AVENUE, CRANSTON, RHODE ISLAND 02920

RE: ASB NO.017-021 COPYRIGHT 2024 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET 5 OF 5

NO.	7/2/2024	MASTER PLAN & ZONING SUBMISSION	S.D.H.
DATE		DESCRIPTION	BY:
			DESIGN BY: B.D.C.
			DRAWN BY: K.M.R.

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ONLY, DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

BRANDON D. CARR
9801
REGISTERED PROFESSIONAL ENGINEER
CIVIL

Diprete Engineering

Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

Boston • Providence • Newport



Apartment Building and
Streetscape Idea



Kettle Point – East Providence – A mix of apartments, multi unit condominiums, duplexes, and a medical use

Apartment Building Idea



Multi-family
condominium building
idea





Duplex/Triplex
Condominium Idea

Single Family home idea

