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I am an abutter to the project.

We all know Bristol is a special place. You, as our elected and Town-appointed officials have made tremendous progress toward our Comprehensive Plan visions and goals. We are all proud Bristol to be here. We've been moving steadily ahead.

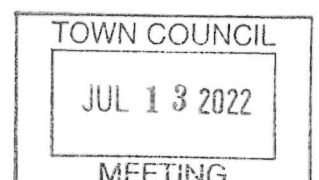
In 2017, we all recommitted to the 2008-2010 Robin Rug plan by memorializing it in the Comprehensive Plan. The plan is with the property's deed, in a Conditional Zone Change with Conditions, and even new Zoning Laws.

But now comes Brady Sullivan for Robin Rug. They claim they, as a powerful, wealthy redeveloper, cannot meet Bristol's Visions and Goals for Robin Rug in our community.

They want us to Change the Zoning Laws. Change the Conditions on the property. Change the Comprehensive Plan because they don't fit their "model."

*Of particular concern, The Code and Comprehensive Plan already adds 98 units in a tightly packed corner with frontage on only one street, being bordered by the Harbor. **Tonight, this developer is asking for "No minimum square footage of gross floor area" which will lead to unlimited future density at the site. Please reject this change.***

Is Bristol's Robin Rug any different from Brady Sullivan's rehabbed factories in Manchester, Worcester, Clinton, Cranston, Providence, Warren and others ? You bet it is. Do those places have the small historic seaside charm and community that we do? I will proudly say "Bristol is better." So, not Robin Rug does not "fit Brady Sullivan's model."



As the developer states, Comprehensive Plans don't usually refer to specific properties, so, that Robin Rug is mentioned four times shows the importance that Robin Rug's development has to our Community.

This developer has the resources, including millions of dollars in past and future taxpayer-paid bonuses, to meet our expectations for Bristol's Robin Rug with the current plan. They don't need the Zoning Changes. If they need relief, they should go to the Zoning Board of Relief and make their case.

In Summary, you have been steady at the helm, following the Comprehensive Plan and adapting the Zoning Laws appropriately. Please reject these zoning changes and have this developer or one who will bring us our Vision.

Please comply with the Comprehensive Plan to Make Bristol the "Gem of the East Bay" – not just another factory rehab.

Due to the time constraints put on us tonight, I have written my objections and wish the Council to accept this document into the record.

History: After we adopted the 2005, a Comprehensive Plan a development at Robin Rug was advanced. The initial density was based on the density of the neighborhood, as required by the Zoning Laws at the time. Then in 2008, the initial Planner for Robin Rug created the new Robin Rug Plan. It was objectively reviewed by the Town's Independent consulting Planner.

They calculated that the density could be more than doubled based on the size and layouts of the buildings. The Town decided on the current Zoning Change with Amendments that we have before us. Those Zoning Changes comply with the Comprehensive Plan.

From the Comprehensive Plan:

The Comprehensive Plan's long-term vision for Robin Rug is memorialized in the 2017 Comprehensive Plan. And it applies more today than at any other time.

*Here is why the requested Zoning Changes do not comply with the Comprehensive Plan. Quotes from Comprehensive Plan are in **bold**.*

- Statement of Goals and Policies
 - ✦ **Developing a vibrant downtown of regional stature;**
A vibrant downtown on the waterfront must include the 22,000 sq. ft. of commercial space. Reducing it to 6,300 sq. ft. will not allow the Economic Viability we need on the waterfront. Bristol is not Clinton, Massachusetts or Cranston, RI. New, spacious waterfront commercial space will attract economic development, especially if it faces the water.
 - ✦ **Enhancing our reputation of strong historic New England coastal town charm;** *Is Robin Rug any different from Brady Sullivan's factories in Manchester, Worcester, Clinton, Cranston, Providence, Warren and others ? You bet it is. It cannot be developed to "fit Brady Sullivan's model." Do they have the feel of small historic seaside charm and community? We do not want the Brady Sullivan model of factory rehab here in Bristol. We can do better than that."*
 - ✦ **Safeguarding our family and neighborhood-oriented commitment;**
*Many of us have purchased homes in Town and in the neighborhood with the understanding that there would be 98 units, the highest density development in the Town of Bristol at Robin Rug. The Code and Comprehensive Plan already adds 98 units in a tightly packed corner with frontage on only one street, being bordered by the Harbor. **The developer is asking for "No minimum square footage of gross floor area" - unlimited future density at the site. Please reject this. It opens the door to unlimited growth there.** This developer's parking plan tries to squeeze in many more spaces than is required to support the development. This is at the expense of appropriate buffer zones and increased traffic density to the historic*

neighborhood. Please reject and change the code to increase the buffer zone all around the parking area.

Fiscal Goal 4. Maintain a favorable tax base.

A. Encourage balanced growth.

B. Manage growth in concert with the fiscal capacities of the community.

The developer's own Fiscal Impact Statement shows that the higher the density, the higher the net losses are to the taxpayers. Taxes are determined on per capita costs in the community. More people, more expenses. The income taxes will not cover the expenses. Consider this: What will we have to add to our fire department to responsibly protect people in the building?

Affordable Housing: "Robin Rug – 98 total units, 10 to be affordable housing.

Brady's argument for "in lieu payment" to exclude affordable housing at the site says that there are more suitable places for it, yet also states that they need to increase the density by 30% because there is nowhere else to build in town. This is disingenuous.

The Affordable Housing Locations Summary Chart states: "Robin Rug (will have) a total of 98, including 10 affordable housing units."

NOTES from the Affordable Housing Strategies Table: "This strategy also includes the units from Robin Rug."

Density: 98 units at Robin Rug

The independently reviewed Robin Rub plan agrees with manage[d] growth.

Economic Development:

Economic Development is the sustained, coordinated actions undertaken by our community to create a positive environment to

help businesses succeed and which enhance Bristol's standard of living and quality of life.

Success of Economic Development initiatives over the next decade is vitally critical for fulfillment of the Community's Comprehensive Plan aspirations. It is the financial engine that makes the Comprehensive Plan possible.

From an Economic Development standpoint, we are at a critical point that requires leadership, activism, and change:

- ♣ The business world changed in the past half-decade and will rapidly change in the coming decade;
- ♣ Our economy is stagnant; opportunities for our current workforce and future generations are limited without change;
- ♣ Stagnation is slow death; growth is the only way to economic development;

1. basic realities must be addressed in an Economic Development Growth Plan. Community actions must support:
Support for new businesses relocations to Bristol and for embryonic business start-ups.

A. Critical to this Comprehensive Plan:

- ♣ [Economic Development] improves the financial condition of our community through more and better paying jobs
- ♣ It provides the funding – viable financial base – for other Comprehensive Plan initiatives
- ♣ It provides employment for younger generations to enjoy a higher standard of living

Comprehensive Plan [Specifically to Robin Rug:

“There are currently plans in the review process for converting the Robin Rug waterfront mill into a mixed use development with residential uses on the upper floors and with parking and commercial uses on the first floor.

The project will also include a major link in the Town's Downtown Harbor Boardwalk which will run from the Town's property at the Armory at Church Street to the Elks Lodge at the end of Constitution Street.

The owner of the Robin Rug property has deeded the riparian rights of this property to the Town and there is a concept plan in place to develop a town-owned marina at this location."