

July 25 2025

Diane M. Williamson
Director of Community Development
Town of Bristol
235 High Street
Bristol, RI 02809

RE: Major Land Development Application
Unity Park Development
A.P. 29 Lot 1, 500 Wood Street
A.P. 29 Lot 54, 214 Franklin Street
Bristol, Rhode Island

Dear Ms. Williamson:

On behalf of Unity Park, LLC, Fuss & O'Neill has prepared this letter in support of the Major Land Development application to the Town of Bristol (the Town) for redevelopment of the eastern portion of Unity Park.

Fuss & O'Neill has been assisting with the remediation and redevelopment of Unity Park (formerly Bristol Industrial Park) since 2009 and will continue to serve as the engineer-of-record for the site civil and environmental components of the project described herein.

Project Description

Unity Park, LLC is proposing the following site improvements as part of a phased approach to an Urban Rehab Land Development project:

- Phase 1
 - Site improvements located entirely on Assessor's Plat 29, Lot 1.
 - Replacement of a portion of existing building footprints, consisting of a 7,166 square feet (SF) and 4,642 SF building area, within Building Group 3.
 - New building addition adjacent to the former Zeller Building of Building Group 3, consisting of 12,330 SF.
 - Removal of existing hill/bedrock outcropping south of Building Group 3 and replacement with at-grade parking.
- Phase 2
 - Site improvements located on Lot 1 as well as Lot 54, following the submission and approval of an Administrative Subdivision Plan to separate the single-family use, as further described below.
 - New at-grade parking lot northeast of Building Group 3.
 - Potential new parking structure south of Building Group 3.

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We understand that concept plans prepared by JHL Tecture P.C. that depict the project site and phased development approach have been submitted under separate cover to the Town.

Utilities

Sewer and water utility services are already provided to Lot 1. Although existing sewer and water services to Lot 1 will be utilized, changes in building use and area may impact sanitary flows and water demand. During the Design Development process, building uses and occupancies will be refined through coordination with Unity Park, LLC and future tenants. Once Fuss & O'Neill has a more thorough understanding of the sanitary flows and water demands, we will coordinate with both the Bristol County Water Authority and the Town Sewer Authority to confirm capacity and availability. Will Serve Letters from both agencies will be provided. If required, based on the changes in demand, permit applications will also be submitted.

Stormwater Management

Separately for Phases 1 and 2, Fuss & O'Neill will prepare and submit a Stormwater Construction Permit application to the Rhode Island Department of Environmental Management (RIDEM) Rhode Island Pollutant Discharge Elimination System (RIPDES) Program. Concurrently, Fuss & O'Neill will submit materials to the Town to verify conformance with the Town's Soil Erosion and Sediment Control Ordinance.

Although the majority of Lot 1 is already rendered impervious, the proposed site improvements will result in some changes to surface cover conditions. A lawn/gravel landscape island at the southeast corner of Building Group 3 will be replaced with a building addition, and the bedrock outcropping in the center of the property will be removed and replaced with at-grade parking.

The existing stormwater management systems on-site will be modified and supplemented in order to meet State and Local permit requirements. Since the site is classified as a Land Use with Higher Potential Pollutant Loads (LUHPPL) and due to the existing soil and groundwater conditions at the site, infiltration of stormwater is not feasible. Fuss & O'Neill will continue to implement stormwater best management practices that provide stormwater quality treatment and peak flow mitigation in accordance with application regulations.

Environmental Land Usage Restriction

Lot 1 was previously remediated under the RIDEM *Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases*, and RIDEM issued a *Letter of Compliance* for the site on July 20, 2020. The entirety of Lot 1 is subject to an Environmental Land Usage Restriction (ELUR), which is recorded in the Town Land Evidence Records for the property. The ELUR prohibits the use of groundwater from the site as potable water and also requires that engineered controls in the form of a competent soil cap be maintained over the majority of the property. Since acquiring the property, Unity Park, LLC has maintained compliance with the terms of the ELUR by regularly maintaining the soil cap. On behalf of Unity Park, LLC, Fuss & O'Neill has performed annual inspections of the property and submitted annual compliance reports to RIDEM.

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The terms of the ELUR and the associated Soil Management Plan require that the RIDEM Office of Land Revitalization & Sustainable Materials Management (OLRSMM) provide written permission prior to major disturbances to the soil cap at the site. For both Phases 1 and 2 of the proposed project, Fuss & O'Neill will submit the proper notifications of the proposed disturbance and restoration plan for approval by RIDEM OLRSMM.

Phase 2 - Administrative Subdivision Plan

In addition to owning Lot 1, Lot 54 was previously acquired by the applicant (through 214 Franklin, LLC). As part of the Phase 2 portion of this Major Land Development application, Lot 54 will be subdivided through an Administrative Subdivision Plan submission. The single-family residence will remain on a parcel conforming to the dimensional requirements of the R-6 Zone District. The rear/southern portion of Lot 54 will be added to Lot 1. A zone change from R-6 to Rehab Land Development Project (i.e. Rehab Planned Unit Development) will be requested. Fuss & O'Neill and Unity Park, LLC are coordinating the services of a professional land surveyor to assist in the preparation of the Administrative Subdivision Plan and will ensure that the proposed subdivision conforms to Zoning By-Laws to the maximum extent practicable. Existing non-conforming conditions of the single-family residence may not be able to be resolved since the applicant does not own the adjacent parcels (Lot 2 and Lot 31). A list of Zoning Variances, if any, will be included in the separate Administrative Subdivision Plan submission.

Contact

If you have any questions regarding this application or require additional information, please contact the undersigned.

Sincerely,



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