



March 17, 2026

Ms. Hannah Mitchell, Environmental Scientist  
Office of Land Revitalization & Sustainable Materials Management  
Rhode Island Department of Environmental Management  
235 Promenade Street  
Providence, RI 02908  
Sent via Email: [Hannah.mitchell@dem.ri.gov](mailto:Hannah.mitchell@dem.ri.gov)

**RE:     *SIR Comment Letter Response – Addendum #1***  
***Metacomet Redevelopment Project***  
***500 Veterans Memorial Parkway (Map 107, Plat 15, Lot 01)***  
***East Providence, Rhode Island***  
***RIDEM File No. SR-10-2243***  
***SAGE Project No. M1266***

Dear Ms. Mitchell,

SAGE Environmental, Inc. (SAGE) has prepared this letter as a response to comments received from the Rhode Island Department of Environmental Management (RIDEM) in a letter dated March 9, 2026 following its review of a Site Investigation Report (SIR) submitted by SAGE on September 19, 2025. The SIR documents environmental investigations and proposed remedial alternatives for the property located at Metacomet Redevelopment Project, 500 Veterans Memorial Parkway (Map 107, Plat 15, Lot 01) in East Providence, Rhode Island (hereinafter referred to as the “Site”).

Below are RIDEM SIR review comments and corresponding responses.

***RIDEM Comment #1:***

***Section 1.0 states that the site is planned to be redeveloped into a residential complex. However, Section 6.4 states that the site does not apply to Section 1.4(A)(68) of the Remediation Regulations, which defines “Residential Activity.” Please clarify if the site is planned to be redeveloped for residential use.***

SAGE Response:

As noted on the attached redevelopment plan, included here as **Attachment A**, a mix of future uses is planned for the subject property including residential owner-occupied units (i.e. town houses) as well as rental apartments and a variety of commercial uses.

**RIDEM Comment #2:**

*Section 1.0 states that, "RIDEM refined its arsenic soil standard/policy by eliminating the need to evaluate whether arsenic is naturally occurring or present due to anthropogenic reasons." Please note that it was the State Legislature that passed a law, effective on June 24, 2025, that changed the Department's Method 1 Direct Exposure Criteria for arsenic from 7 ppm to 19 ppm.*

SAGE Response: SAGE acknowledges that it was the State Legislature that passed a law, effective on June 24, 2025, that changed the Department's Method 1 Direct Exposure Criteria for arsenic from 7 ppm to 19 ppm.

**RIDEM Comment #3:**

*According to a letter submitted by the State of Rhode Island Historical Preservation and Heritage Commission (RIHPHC), and received by the Department on January 23, 2026, the RIHPHC supports soil blending as the preferred remedial alternative for polyaromatic hydrocarbon (PAH)-impacted soil. Please update the remedial alternative for PAH-impacted soil from limited excavation and disposal to soil blending.*

The preferred remedial alternative associated with the PAH impacted soils is soil blending only (i.e. no excavation/off-site disposal).

**RIDEM Comment #4:**

*Please submit an SIR Addendum that addresses the abovementioned comments on or before April 8, 2026.*

SAGE Response:

The subject letter has been provided as the SIR Addendum.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,  
SAGE Environmental, Inc., a Terracon Company

*Becky Raymond*

Becky Raymond  
Project Manager

BR/RM:alm/car

Attachment

*Rick Mandile*

Rick Mandile  
Sr. Principal

## Attachment A – Site Redevelopment Plan





ZONING ANALYSIS TABLE			
ZONING DISTRICT	OPEN SPACE 1 (O-1)	WATERFRONT SPECIAL DEVELOPMENT DISTRICTS - METACOMET	
OVERLAY DISTRICT	SITE PLAN FROM WATERFRONT COMMISSION, CRMC		
REQUIRED PERMIT	ZONING (OVERLAY)		
ZONE CRITERIA	REQUIRED (OVERLAY)	EXISTING	PROPOSED
MIN. LOT AREA	N/A	131.0± ACRES (5,707,886± SF)	NO CHANGE
MIN. LOT WIDTH	N/A	N/A	N/A
MAX. BLDG COVERAGE	70%	N/A (2)	7.5%
MIN. FRONT SETBACK	5'-15', 100' FROM PARKWAY R.O.W	N/A (2)	5' < 100' <
MIN. SIDE SETBACK	5'	N/A (2)	5' <
MIN. REAR SETBACK	N/A	N/A (2)	N/A
MAX. BUILDING HEIGHT	N/A (1)	N/A (2)	1-5 STORIES
MAX. IMPER. COVERAGE	N/A	3.2%	±33%
PARKING SPACES	2,345	227	2,290 (V)
ACCESS. PARKING SPACES	33 (27 CAR, 6 VAN)	4	54
ACCESSIBLE PARKING CRITERIA	1001+ SPACES + MIN. 20 + 1 FOR EACH 100 SPACES OVER 1,000 + 20 + (2290-1000)/100 + 33 SPACES		
	1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.) + 33 / 6 = 6 SPACES		

**BOHLER**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

- (1) BUILDING HEIGHT LIMITS SHALL BE EVALUATED ON A CASE BY CASE BASIS BY THE COMMISSION WITH REGARD TO VIEW CORRIDOR ASSESSMENTS FROM WITHIN AND OUTSIDE OF THE WATERFRONT DISTRICT PER EAST PROVIDENCE CODE OF ORDINANCES SECTION 19-452
- (2) PREVIOUSLY EXISTING BUILDING HAS BEEN DEMOLISHED PRIOR TO THE DEVELOPMENT OF THESE SITE PLANS

REVISIONS				
REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	08/16/2024	CITY COMMENTS		
2	10/28/2024	CRMC	VH	KC
3	11/01/2024	CITY COMMENTS	ADWH	KC

**811**  
 Know what's below.  
 Call before you dig.  
 ALWAYS CALL 811  
 It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT No.: W201026  
 DRAWN BY: VHSW  
 CHECKED BY: KCM/JM/JAK  
 DATE: 12/12/2023  
 CAD ID: W201026-SITE-4A

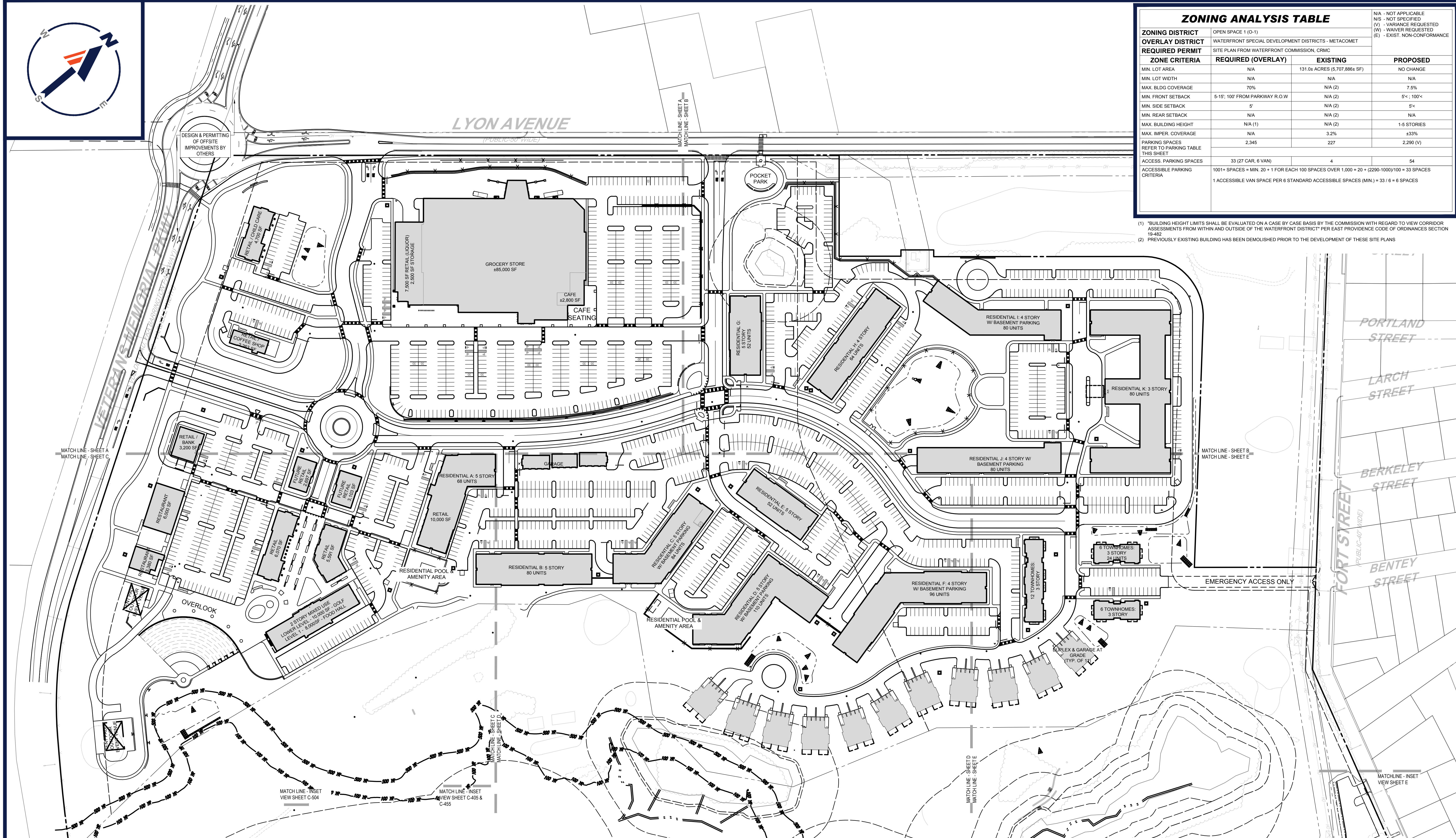
PROJECT:  
**PROPOSED SITE PLAN DOCUMENTS**

**MARSHALL PROPERTIES**  
 METACOMET REDEVELOPMENT  
 OWNER & APPLICANT:  
 MARSHALL PROPERTIES, INC  
 950 WARREN AVE, SUITE 401  
 EAST PROVIDENCE, RI 02914  
 MAP 107, BLOCK 15, LOT 1 (ZONE O-1)  
 500 VETERANS MEMORIAL PARKWAY  
 EAST PROVIDENCE,  
 PROVIDENCE COUNTY,  
 RHODE ISLAND

**BOHLER**  
 352 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
 Phone: (508) 480-9900  
 www.BohlerEngineering.com

**J.A. KUCICH**  
 PROFESSIONAL ENGINEER  
 MASSACHUSETTS LICENSE No. 41530  
 NEW HAMPSHIRE LICENSE No. 15472  
 CONNECTICUT LICENSE No. 20172  
 RHODE ISLAND LICENSE No. 9015  
 PHONE LICENSE No. 9015

SHEET TITLE:  
**OVERALL SITE LAYOUT PLAN**  
 SHEET NUMBER:  
**C-301**  
 REVISION 3 - 11/01/2024



**PARKING TABLE**

Key	Description	GSF	Units	Seats or Bedrooms	Zoning Parking Ratio	Parking Spaces Required by Zoning	Parking Spaces Provided	EV SPACES (1 PER 100 SPACES)
R-1	Retail - Grocery	85,000			1 per 300 sf	283		
R-1.1	Retail - Liquor Store	10,000			1 per 300 sf	33	501	6
R-1.2	Retail - Cafe	2,800		20	1 per 4 seats	5		
R-2	Retail - Coffee Shop	2,263		20	1 per 4 seats	5	32	1
R-3	Retail - Child care	4,700			1 per 300 sf	16	50	1
<b>SUBTOTAL</b>		<b>104,763</b>				<b>342</b>	<b>583</b>	<b>583</b>
Mixed Use Block								
R-5	Retail - Bank	3,200			1 per 300 sf	11		
R-6	Retail - Restaurant	6,000		120	1 per 4 seats	30		
R-7	Retail - Restaurant	3,380		80	1 per 4 seats	20	186	2
R-8	Village Shops	6,070			1 per 300 sf	20		
R-10	Village Shops	2,697			1 per 300 sf	9		
R-4	Golf	10,000			1 per 300 sf	33		
R-9	Restaurant / Food Hall	8,000		150	1 per 4 seats	38		
R-9	Village Shops	5,591			1 per 300 sf	19	100	1
R-11	Village Shops	3,103			1 per 300 sf	10		
A (Retail at GF)	Retail at GF of building A	10,000			1 per 300 sf	33		
<b>SUBTOTAL</b>		<b>58,041</b>				<b>223</b>	<b>286</b>	<b>286</b>

Key	Description	GSF	Units	Seats or Bedrooms	Zoning Parking Ratio	Parking Spaces Required by Zoning	Parking Spaces Provided	EV SPACES (1 PER 100 UNITS)	
<b>Multi-Family Residential</b>									
A	Residential - High Density	83,900	68	94	2 per unit		16	4	
B	Residential - High Density	82,000	80	110	2 per unit	464	268	334	
C	Residential - Basement parking - High Density	87,000	84	113	2 per unit		50	5	
D	Residential - Basement parking - High Density	119,500	109	146	2 per unit	218	84	148	
E	Residential - High Density	55,500	52	78	2 per unit	104	139	3	
F	Residential - Basement parking - High Density	100,800	96	131	2 per unit	192	80	72	
G	Residential (similar to E) - High Density	55,500	52	78	2 per unit	230	166	6	
H	Residential - High Density	65,600	63	88	2 per unit		6	172	
I	Age Restricted Residential - Basement parking - High Density	68,000	80	116	2 per unit		52	4	
J	Age Restricted Residential - Basement parking - High Density	69,000	80	124	2 per unit	480	273	383	
K	Age Restricted Residential - High Density	105,500	80	160	2 per unit		44	4	
	Townhomes - High Density	77,700	24	48	2 per unit	48	49	49	
	Duplex - High Density	145,152	22	66	2 per unit	44	44	44	
<b>SUBTOTAL</b>		<b>1,115,152</b>	<b>890</b>			<b>1,780</b>	<b>1,059</b>	<b>1,421</b>	
<b>TOTAL</b>		<b>GSF</b>	<b>Units</b>			<b>Parking Spaces Required by Zoning</b>	<b>Surface</b>	<b>Structured</b>	<b>Provided</b>
		<b>1,277,956</b>	<b>890</b>			<b>2,345</b>	<b>1,928</b>	<b>362</b>	<b>2,290</b>

**THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY.**



P:\2024\1026\CADD\DRAWINGS\PLAN SET\CIVIL SITE PLANS\W201026-SITE-4A--LAYOUT-C-301-OVERALL SITE