



EA Engineering, Science, and Technology, Inc.

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22 April 2005

Mr. Joseph T. Martella II, Senior Engineer
RIDEM Office of Waste Management
Site Remediation Program
235 Promenade Street
Providence, RI 02908

RE: Response to RIDEM Letter of Responsibility, dated 1 April 2005
Former Gorham Manufacturing Facility, Parcel B
333 Adelaide Avenue, Providence, Rhode Island
Case No. 2005-029
EA Project No. 61965.01

Dear Mr. Martella:

On behalf of the Providence Department of Public Property, the prospective site owner, EA Engineering, Science, and Technology, Inc. (EA) is offering the following response to the requirements set forth in the 1 April 2005 Letter of Responsibility (LOR) for the Former Gorham Manufacturing Facility. This letter and the associated attachments are intended to fulfill these requirements and allow the Providence Department of Public Property to move forward with redevelopment. The LOR required responses to the following items:

1. Provide the Department with the following materials to document the City's efforts to identify all abutting property owners and tenants for the purpose of providing public notice of the Site Investigation and Remedy Selection in accordance with Sections 7.07 and 7.09 of the Remediation Regulations:

- a. A copy of the Plat Map showing the property and all abutting lots.

Response: A copy of the City of Providence Tax Assessor's Map of Plat 51, showing the property and all abutting lots, is included as Attachment A to this letter.

- b. A list or spreadsheet identifying the owners and tenants of all abutting properties by Plat/Lot number(s) and street address.

Response: The list of abutting property owners, abutting property residents, interested parties, and future site users is included as Attachment B.

- c. Copies of all notices, correspondence, or other written materials that have been forwarded to abutting owners or residents prior to the date of this LOR (excluding those that have already been submitted to the Department).

Response: To date, several documents have been submitted to the Department detailing previously conducted activities to involve the public in the development process. These documents are included as attachments to this letter to provide a complete response to the LOR and are described briefly below.

- *Abutter Notification of Site Investigation Activities*, dated 14 January 2005 (Attachment C): This letter was intended to fulfill the requirements of



Section 7.07(A) of the Remediation Regulations. Copies of this letter were hand-delivered to all residences abutting the Site. Those owning abutting lots with non-local mailing addresses received mailed copies of this letter.

- ***City Plan Commission Meeting Minutes from the 15 February 2005 Meeting, dated 15 February 2005 (Attachment D):* The Providence Department of Public Property presented a description of the proposed development at this meeting and addressed concerns from the City Plan Commission regarding the suitability of this Site, the surrounding neighborhood, and the local infrastructure for the proposed development. The Commission recommended approval of the Master Plan at this time, with conditions to be addressed at a later meeting. This meeting was advertised in the Providence Journal on 2 February 2005, and a copy of this notification is included in Attachment D.**
- ***City Plan Commission Notice of Approval and Appeal for Major Land Development Project, dated 2 March 2005 (Attachment E).***

In addition to these public participation activities, two additional public informational meetings have been conducted:

- **Public Informational Meeting, 16 April 2005 at 10:00 AM (Attachment F).** Two hundred flyers describing this meeting were hand delivered in the neighborhood abutting the Site. Copies of the fact sheet and agenda available at this meeting are included in Attachment F.
 - **City Plan Commission Public Hearing, 19 April 2005 at 4:30 PM (Attachment G).**
2. Complete a Site Investigation and Site Investigation Report (SIR), as defined by Section 7 of the Remediation Regulations.

Response: A focused Site Investigation designed to address data gaps from previous investigations at Parcel B was conducted by EA in January and February 2005. Three copies of the Site Investigation Report Addendum (SIR Addendum) summarizing the findings of this Site Investigation, along with previous investigation results from the Parcel B area, were submitted to the Department on 1 April 2005.

3. Submit a detailed plan for public notification, discussion, and comment, which plan shall include but not be limited to:
- a. At least two public meetings including:
 - i. A public forum wherein the City will present the SIR and explain the goals, scope, and results of the Site Investigation, the contents of the SIR, the nature of any contaminants found and the proposed remedial alternatives. The purpose of the public forum will be to engage the attendees in discussion and to answer questions about the Site Investigation, the health threats (if any) posed by contaminants and the manner in which those health threats may be remedied. Copies of the SIR (without appendices) shall be available for distribution to attendees at the public forum. Full copies of the SIR (with



appendices) shall be available for inspection and a sign-up list shall be provided for those wishing to receive a copy of the appendices; and

- ii. A formal public hearing wherein the City and the Department will receive public comment regarding the technical adequacy of the Site Investigation and the technical feasibility of the preferred remedial alternative.

Response: A public forum is scheduled for 2 May 2005 and a public hearing is scheduled for 16 May 2005. Notification will consist of an advertisement in the Providence Journal Bulletin on 25 April 2005 and flyers that were mailed to all the abutting property owners, abutting property residents, interested parties, and future site users listed in Attachment B. A copy of these notifications is included as Attachment H. This meeting will be conducted as required in Comment 3(a)(i), and copies of the Site Investigation Report (without appendices) will be available for review and distribution. At each of these meetings, opportunities will be available for those interested parties who are not abutters of the Site to sign up for future notifications by mail.

- b. Proposed method(s) for providing notice of the public meetings or other public notifications as may be required by the Department, including legal notice to abutting residents and land owners as required by Section 7.07 of the Remediation Regulations and to other interested parties that may identify themselves in writing to the City or the Department, and such other method(s) of notice as may be reasonable to notify the community surrounding the property and prospective users of the proposed school facility (e.g. students and staff). The need for providing notices in a second language shall be addressed.

Response: In order to ensure that all appropriate property owners, residents, future users, and interested parties are notified in a timely manner of each upcoming event during the project, notifications will occur in two ways: an advertisement will be placed in the Providence Journal Bulletin, and mail notifications will be sent to all abutting property owners, residents, future users, and interested parties. EA requests that, if any interested parties come forward to the Department, their names and addresses be forwarded to EA for inclusion on the notification list. If requested at any point of the project, notifications will be available in a second language, and interpreters will be provided for all public meetings if requested.

- c. A notification schedule establishing a timetable for: issuing public notice(s) for the meetings, holding the public meetings and receiving written public comment following the public hearing. The public meeting shall be held after the Department's issuance of the Program Letter and must be completed, including consideration of all public comment, before the Department will issue a Remedial Decision Letter. The meeting timetable shall allow for a reasonable time (not less than ten business days) between the public forum and the public hearing to permit concerned parties to review the SIR and prepare comment for the public hearing.

Response: Below is a proposed schedule for the upcoming public meetings and notifications.



Event	Proposed Date
Notification of Public Forum and Public Hearing	21 April 2005
Public Forum	2 May 2005
Public Hearing	16 May 2005
Deadline for Public Comment Period	16 May 2005

- d. Proposed meeting locations(s) and times.

Response: Meetings will be held in the Community Room in the Stop and Shop located adjacent to Parcel B of the Gorham site at 7:00 PM.

- e. Public notification of the filing of the City's Remedial Action Work Plan (RAWP) with the Department.

Response: The entire list of abutting property owners, abutting residents, future site users, and interested parties, as included as Attachment B, as well as all of the interested parties and additional prospective users identified during this public notification process, will be notified following the official filing of the RAWP with the Department. A copy of the notification will be forwarded to the Department.

The City of Providence is preparing a written assessment evaluating how the preferred remedial alternative selection considered issues of environmental equity and describing the protections proposed for environmental equity populations. This assessment has been prepared to demonstrate compliance with Title VI of the *United States Civil Rights Act of 1964*. This assessment will be submitted by the City of Providence to RIDEM under separate cover.

If you have any further questions about this property, please do not hesitate to contact me at 401-736-3440.

Sincerely,

EA ENGINEERING, SCIENCE,
AND TECHNOLOGY, INC.

Timothy Regan, P.E., M.B.A.
Client Manager/Senior Engineer

TR/dk
Attachments

cc: A. Sepe, Providence Department of Public Property
T. Deller, Providence Redevelopment Agency
K. Owens, RIDEM Office of Waste Management
L. Hellested, RIDEM Office of Waste Management
B. Wagner, Esq., RIDEM Legal Services

Attachment A

City of Providence Tax Assessor's Map – Plat 51

Attachment B

**List of Abutting Property Owners, Abutting Property
Residents, Interested Parties, and Future Site Users**

Abutter's List

PLAT	LOT	OWNER	OWNER_ADDR	OWNER_CITY	PROPERTY_A
51	226	Selso O Duran	346 Adelaide Ave	Providence, RI	346 Adelaide Ave
51	225	Cheryl A. Curt	350 Adelaide Ave	Providence, RI	350 Adelaide Ave
51	224	Marie R Label	352 Adelaide Ave	Providence, RI	352 Adelaide Ave
51	223	Katherine A Swift	354 Adelaide Ave	Providence, RI	354 Adelaide Ave
51	222	Azivy Kolonian	360 Adelaide Ave	Providence, RI	360 Adelaide Ave
51	221	Clarice Smith Evora	362 Adelaide Ave	Providence, RI	362 Adelaide Ave
51	220	Ham Chuk	374 Adelaide Ave	Providence, RI	374 Adelaide Ave
51	219	Cynthia Bautista	378 Adelaide Ave	Providence, RI	378 Adelaide Ave
51	192	Sammie Green	55 Alvin St	Providence, RI	55 Alvin St
51	218	Barbara Davenport	382 Adelaide Ave	Providence, RI	382 Adelaide Ave
51	193	Nancy Piche	58-61 Alvin St	Providence, RI	58-61 Alvin St
51	217	Sarnoerun Am	386-388 Adelaide Ave	Providence, RI	386-388 Adelaide Ave
51	194	Yonn Prak	63 Alvin St	Providence, RI	63 Alvin St
51	216	Richard Librandi	392 Adelaide Ave	Providence, RI	392 Adelaide Ave
51	195	Margaret M Ricci	69 Alvin St	Providence, RI	69 Alvin St
51	215	Julia Colocian	398 Adelaide Ave	Providence, RI	398 Adelaide Ave
51	196	Lydia Richardson	73 Alvin St	Providence, RI	73 Alvin St
51	214	Anthony DiPrete	400 Adelaide Ave	Providence, RI	400 Adelaide Ave
51	213	Jamira Baaz	404 Adelaide Ave	Providence, RI	404 Adelaide Ave
51	197	Gilda Mendez	77 Alvin St	Providence, RI	77 Alvin St
51	198	Thao Xiong	83 Alvin St	Providence, RI	83 Alvin St
51	212	Evelyn B Villari	410 Adelaide Ave	Providence, RI	410 Adelaide Ave
51	199	Lawrence J Riccitali	111 Ambassador Ave	Warwick, RI	87 Alvin St
51	210	Ara Boghigian	103 Balvedere Dr	Cranston, RI	420 Adelaide Ave
51	200	Julia Smith	420 Adelaide Ave	Providence, RI	91 Alvin St
51	201	Sarin Kim	91 Alvin St	Providence, RI	95 Alvin St
51	202	John Brito	95-97 Alvin St	Providence, RI	99 Alvin St
51	203	Peter M Weinberg	98 Alvin St	Providence, RI	105 Alvin St
51	204	Nicole L Joseph	106 Alvin St	Providence, RI	111 Alvin St
51	326	Kathleen J Collins	111 Alvin St	Providence, RI	77 Reservoir Ave
51	325	Mashpaug Associates LLC	Attn: Property Tax Department	Providence, RI	375 Adelaide Ave
51	324	Mashpaug Associates LLC	Attn: Property Tax Department	Providence, RI	333 Adelaide Ave
51	324	Providence Redevelopment Agency	400 Westminster St	Providence, RI	333 Adelaide Ave

NEW HYDE PARK, RI 02912

Notices sent to people attending meeting
that were not on the Abutter's list

Thomas Foley	151 Rounds Ave
David Kennedy	31 Humes Street
Betty Bailey	82 Cresent Street
Catherine Orloff	64 Cresent Street
Sylvia, Dolores DiPrete	410 Adelaide
David Talan	25 Santiago St
Mark Fonseca	71 Humes St
Silvia Aldredge	28 Cresent Street
Robert Dorr	61 Cresent Street
Margaret Meany	60 Cresent Street
Louise Tillinghast	144 Sumter Street
Carmel McGill Siegmund	239 Adelaide Ave
DEM-Kelly Owens	235 Promenade

Students

TO THE PARENTS/GUARDIANS OF:
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0810 CHARLES ST
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TO THE PARENTS/GUARDIANS OF:
YAILYS ACEVEDO
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TO THE PARENTS/GUARDIANS OF:
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0108 COMSTOCK AVE 3
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
JOSE ADAMES
0013 LINWOOD AVE 11
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
CHASE ADAMS
0026 FRANK ST
PROVIDENCE, RI 02903

TO THE PARENTS/GUARDIANS OF:
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0193 ORMS ST 1st
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TO THE PARENTS/GUARDIANS OF:
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0315 ELMWOOD AVE
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
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0115 TOBEY ST 4
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TO THE PARENTS/GUARDIANS OF:
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TO THE PARENTS/GUARDIANS OF:
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0044 BARROWS ST 2
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
MABELYNE ARENAS
0040 PONAGANSETT AVE
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
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0167 CAMP ST 1
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0148 MELROSE ST
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0043 HARVEST ST 3
PROVIDENCE, RI 02908



TO THE PARENTS/GUARDIANS OF:
BRIANT JIMENEZ
0021 CYR ST 1
PROVIDENCE,RI 02905

TO THE PARENTS/GUARDIANS OF:
JOEL JIMENEZ
0015 CALLA ST
PROVIDENCE,RI 02905

TO THE PARENTS/GUARDIANS OF:
MICHELLE JIMENEZ
0182 PEACE ST 1
PROVIDENCE,RI 02907

TO THE PARENTS/GUARDIANS OF:
SHANTYCE JOHNSON
0274 KNIGHT ST 2
PROVIDENCE,RI 02909

TO THE PARENTS/GUARDIANS OF:
PARESHA JONES
0094 PLEASANT ST
PROVIDENCE,RI 02906

TO THE PARENTS/GUARDIANS OF:
TRADAE JONES
0023 NICHOLAS BROWN YD
PROVIDENCE,RI 02904

TO THE PARENTS/GUARDIANS OF:
SOK KEM
0192 WAVERLY ST 1st
PROVIDENCE,RI 02909

TO THE PARENTS/GUARDIANS OF:
MONICA KIM
0145 WENDELL ST 2fl
PROVIDENCE,RI 02909

TO THE PARENTS/GUARDIANS OF:
AVERY KING
0412 HOPE ST
PROVIDENCE,RI 02906

TO THE PARENTS/GUARDIANS OF:
GERROD KING
0023 MEADER ST
PROVIDENCE,RI 02909

TO THE PARENTS/GUARDIANS OF:
PAULINE KOLLIE
0171 DEXTER ST
PROVIDENCE,RI 02907

TO THE PARENTS/GUARDIANS OF:
SACHA KUILAN
0004 WHELAN RD 2
PROVIDENCE,RI 02909

TO THE PARENTS/GUARDIANS OF:
ZACHARY LABER
0521 SHARON ST
PROVIDENCE,RI 02908

TO THE PARENTS/GUARDIANS OF:
AKINBAMILAYE LADELE
0015 HAGAN ST
PROVIDENCE,RI 02904

TO THE PARENTS/GUARDIANS OF:
HOPE LAFITTE
0081 ROME AVE
PROVIDENCE,RI 02908

TO THE PARENTS/GUARDIANS OF:
JOSHUA LAFRENIERE
0664 CHARLES ST 1
PROVIDENCE,RI 02904

TO THE PARENTS/GUARDIANS OF:
NORTIC LEDJU
0115 BELLEVUE AVE
PROVIDENCE,RI 02907

TO THE PARENTS/GUARDIANS OF:
DWAYNE LEDO
0239 GRAY ST
PROVIDENCE,RI 02909

TO THE PARENTS/GUARDIANS OF:
COURTNEY LEE
0013 WHITTIER AVE
PROVIDENCE,RI 02909

TO THE PARENTS/GUARDIANS OF:
KIARA LEE
0081 LUNA ST 1
PROVIDENCE,RI 02904

TO THE PARENTS/GUARDIANS OF:
LATISHA LEERDAM
0048 JUNE ST B
PROVIDENCE,RI 02908

TO THE PARENTS/GUARDIANS OF:
AMAURIS LUCIANO
0065 MARCH ST
PROVIDENCE,RI 02906

TO THE PARENTS/GUARDIANS OF:
TATIANA LUCIANO
0064 JUNE ST C
PROVIDENCE,RI 02906

TO THE PARENTS/GUARDIANS OF:
SOKTHARIE LUONG
0025 JULIAN ST
PROVIDENCE,RI 02909

TO THE PARENTS/GUARDIANS OF:
JUSTIN MADDOX
0035 LONGFELLOW TERR
PROVIDENCE,RI 02907

TO THE PARENTS/GUARDIANS OF:
CHRISTOPHER MADRID
0021 CUTLER ST
PROVIDENCE,RI 02909

TO THE PARENTS/GUARDIANS OF:
DERICK MAHABIR
0036 ASHTON ST
PROVIDENCE,RI 02904

TO THE PARENTS/GUARDIANS OF:
RASHAAN MANGUM
0100 DONELSON ST
PROVIDENCE,RI 02908

TO THE PARENTS/GUARDIANS OF:
MICHAEL MARCEL
0018 MORGAN ST 1
PROVIDENCE,RI 02907

TO THE PARENTS/GUARDIANS OF:
MICHAEL MARIA
0046 SUMTER ST
PROVIDENCE,RI 02907

TO THE PARENTS/GUARDIANS OF:
KATRINA FOURNIER
0003 LARK ST
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
NAISHA FRANCO
0007 BODELL AVE 3rd
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
KAMELINE FUENTES
0153 ALMY ST
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
JASON GAGNON
0064 DARTMOUTH AVE
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
FELIX GARCIA
0165 HUDSON ST
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
OCTAVIANI GARCIA
0036 CALDER ST 1st
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
SHINA GARCIA
0308 WILLIAMS ST
PROVIDENCE, RI 02906

TO THE PARENTS/GUARDIANS OF:
YEYBY GARCIA
0045 DANIEL AVE
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
JEAN GARRIDO
0025 FLOWER ST 1
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
JOSEPH GATLIN
0139 W CLIFFORD ST
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
CHARLES GIBBONS
0227 GALLATIN ST
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
MARLON GIRON
0034 DOVER ST 2fl
PROVIDENCE, RI 02908

TO THE PARENTS/GUARDIANS OF:
DONALD GOMES
0539 POTTERS AVE B
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
PEGGY GONZALEZ
0014 BODELL AVE 3
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
CHRISTOPHER GOOD
0022 SUFFOLK ST
PROVIDENCE, RI 02908

TO THE PARENTS/GUARDIANS OF:
SARAH GOODINSON
0217 OHIO AVE
PROVIDENCE, RI 02905

TO THE PARENTS/GUARDIANS OF:
BRIAN GORDILS
0065 THURSTON ST
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
MARIEL GOTON
0018 DOYLE AVE 1st
PROVIDENCE, RI 02906

TO THE PARENTS/GUARDIANS OF:
WILLI GUZMAN
0225 MESSER ST
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
MAURICE HALL
0179 ALTHEA ST 6
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
JUAN HERNANDEZ
0021 FORD ST 2
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
MICHELLE HILL
0013 GLENBRIDGE AVE 2
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
TERRON HODGE
0009 HAMLIN ST
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
ANTOIN HOUSE
48-A JUNE ST
PROVIDENCE, RI 02908

TO THE PARENTS/GUARDIANS OF:
DONNELL JACKSON
0092 JENKINS ST
PROVIDENCE, RI 02906

TO THE PARENTS/GUARDIANS OF:
MATRIX JACKSON
0011 HIGGINS AVE
PROVIDENCE, RI 02908

TO THE PARENTS/GUARDIANS OF:
ARTHURLYNE JAMES
0512 PRAIRIE AVE 2
PROVIDENCE, RI 02905

TO THE PARENTS/GUARDIANS OF:
SAIHOJ JASSEY
0065 DORA ST 1
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
TEDDY JEAN-POIX
0120 SHERWOOD ST
PROVIDENCE, RI 02908

TO THE PARENTS/GUARDIANS OF:
MATHEW JEFFREYS
0198 CAMP ST
PROVIDENCE, RI 02906

TO THE PARENTS/GUARDIANS OF:
JENNIFER BULPITT
0005 CONCORD ST
PROVIDENCE, RI 02904

TO THE PARENTS/GUARDIANS OF:
QUINN BUTLER
0021 CLEMATIS ST 3
PROVIDENCE, RI 02908

TO THE PARENTS/GUARDIANS OF:
FREDDY CABA
0113 SORRENTO ST
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
JONATHAN CABLE
0124 CARLETON ST
PROVIDENCE, RI 02908

TO THE PARENTS/GUARDIANS OF:
CRYSTAL CABRAL
0019 WOONASQUATUCKET AVE 01
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
DAVID CABRERA
0009 AVENTINE AVE
PROVIDENCE, RI 02904

TO THE PARENTS/GUARDIANS OF:
ELVIS CABRERA
0217 SUMTER ST 2
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
RONALD CADET
0022 HARRIET ST FL1
PROVIDENCE, RI 02905

TO THE PARENTS/GUARDIANS OF:
FRANCIS CALHOUN
0010 MARCELLO ST
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
MIGUEL CAMACHO
0099 BEACON AVE
PROVIDENCE, RI 02903

TO THE PARENTS/GUARDIANS OF:
ANGELIS CAMARENA
0047 SOMERSET ST
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
ANGELO CAMARENA
0047 SOMERSET ST
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
DAVID CARTAGENA
0048 JUNE ST H
PROVIDENCE, RI 02908

TO THE PARENTS/GUARDIANS OF:
SANTANA CARTAGENA
0191 CRANSTON ST E-4
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
DAVID CARTER
0023 BERGEN ST B
PROVIDENCE, RI 02908

TO THE PARENTS/GUARDIANS OF:
JAHMALL CARTY
0112 MURRAY ST 7
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
YENDRI CASADO
0050 STANWOOD ST
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
ABIGAIL CASTILLO
0036 SARATOGA ST
PROVIDENCE, RI 02905

TO THE PARENTS/GUARDIANS OF:
MICHAEL CASTILLO
0093 AMERICA ST 1st
PROVIDENCE, RI 02903

TO THE PARENTS/GUARDIANS OF:
MIGUEL CASTILLO
0142 OXFORD ST 01
PROVIDENCE, RI 02905

TO THE PARENTS/GUARDIANS OF:
PENELOPE CASTILLO
0014 RUBY AVE 14
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
CARLOS CHAMORRO
0041 KOSSUTH ST
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
KYLE CHEVALIER
0214 SILVER SPRING ST
PROVIDENCE, RI 02904

TO THE PARENTS/GUARDIANS OF:
KARANY CHHAY
0421 POTTERS AVE 1
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
JOHVANNY CIPRIAN
0341 FRIENDSHIP ST 2
PROVIDENCE, RI 02903

TO THE PARENTS/GUARDIANS OF:
KYRELL CLARK
0077 WALDO ST AP1
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
JENNIFFER COLLAZO
0065 GLENHAM ST 3
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
JOHN COLLINS
0014 ARMINGTON AVE
PROVIDENCE, RI 02908

TO THE PARENTS/GUARDIANS OF:
FRANDIN COOLEY
0061 LAURA ST
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
STEVEN CORNET
0063 BELMONT AVE
PROVIDENCE, RI 02908



TO THE PARENTS/GUARDIANS OF:
JAEQUON CORNWELL
0011 HIGGINS AVE
PROVIDENCE, RI 02908

TO THE PARENTS/GUARDIANS OF:
NERY CORONADO
0074 FELIX ST
PROVIDENCE, RI 02908

TO THE PARENTS/GUARDIANS OF:
JASON COTTO
0028 MOOREFIELD ST 1fl
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
MONTREL CRUDUP
0023 PORTLAND ST
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
AMILCAR CRUZ
0243 EASTWOOD AVE 2
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
BRANDON D'AMICO
0051 MURRAY ST
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
JEFFREY DALUZ
0323 BLACKSTONE ST
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
ROTEÑA DAM
0188 PEACE ST
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
DANNY DEJESUS
0393 PRAIRIE AVE A
PROVIDENCE, RI 02905

TO THE PARENTS/GUARDIANS OF:
GINA DEJESUS
0057 MIDDLE DR 1A
PROVIDENCE, RI 02904

TO THE PARENTS/GUARDIANS OF:
JOANT DELACRUZ
0048 CUMERFORD ST
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
BRIAN DENNEHY
0060 HUXLEY AVE
PROVIDENCE, RI 02908

TO THE PARENTS/GUARDIANS OF:
HEATHER DIAZ
0063 BANCROFT ST 3
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
MATTHEW DOYLE
0470 BRANCH AVE
PROVIDENCE, RI 02904

TO THE PARENTS/GUARDIANS OF:
THOMSON EANG
0203 HANOVER ST
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
MIRELIS ENCARNACION
0221 WALDO ST 1st
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
MARYAN ESPINAL
0137 BRIGGS ST 02
PROVIDENCE, RI 02905

TO THE PARENTS/GUARDIANS OF:
BIANCA ESPOSITO
0033 CANDACE ST 1
PROVIDENCE, RI 02908

TO THE PARENTS/GUARDIANS OF:
BRIAN ESTRADA
0018 ORTOLEVA DR
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
NATIVIDAD ESTRELLA
0058 LEXINGTON AVE 2
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
NICOLAS FACCENDA
0065 SEAMANS ST
PROVIDENCE, RI 02908

TO THE PARENTS/GUARDIANS OF:
VLADIMIL FELIZ
0155 CRANSTON ST G1
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
DOMINQUE FERNANDEZ
0108 PROVIDENCE ST
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
STHEFANIE FERNANDEZ
0065 HAMLIN ST
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
BRANDEN FERRELL
0493 MANTON AVE 01
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
CHRISTOPHER FIGUEROA
0100 VEAZIE ST 3
PROVIDENCE, RI 02908

TO THE PARENTS/GUARDIANS OF:
LOUIE FIGUEROA
0072 WHITMARSH ST 2
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
TAISHA FILION
0645 DOUGLAS AVE 03
PROVIDENCE, RI 02908

TO THE PARENTS/GUARDIANS OF:
DEONTE FLETCHER
0142 SUPERIOR ST
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
ELJO FLORES
0069 JOSLIN ST 1
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
JOANNA ACEVEDO
0810 CHARLES ST
PROVIDENCE, RI 02904

TO THE PARENTS/GUARDIANS OF:
YAILYS ACEVEDO
0121 CONGRESS AVE 01
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
ALICIA ADAMES
0108 COMSTOCK AVE 3
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
JOSE ADAMES
0013 LINWOOD AVE 11
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
CHASE ADAMS
0026 FRANK ST
PROVIDENCE, RI 02903

TO THE PARENTS/GUARDIANS OF:
JERREL ALMEIDA
0193 ORMS ST 1st
PROVIDENCE, RI 02908

TO THE PARENTS/GUARDIANS OF:
JULIO ALVAREZ
0315 ELMWOOD AVE
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
RANDY ALVAREZ
0115 TOBEY ST 4
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
DEIDRA AMAT
0513 DOUGLAS AVE 3
PROVIDENCE, RI 02908

TO THE PARENTS/GUARDIANS OF:
ERICA ANDERSEN
0112 KILLINGLY ST
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
REBECCA ANDERSON
0044 BARROWS ST 2
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
MABELYNE ARENAS
0040 PONAGANSETT AVE
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
ANA ARIAS
0167 CAMP ST 1
PROVIDENCE, RI 02906

TO THE PARENTS/GUARDIANS OF:
DORALIS ARIAS
0146 MELROSE ST
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
JENNIFER ARIAS
0162 ELMDALE AVE D
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
TACIANA ASH
0058 WAINWRIGHT ST
PROVIDENCE, RI 02908

TO THE PARENTS/GUARDIANS OF:
EBONEY BAKER
0120 PUTNAM ST 03
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
SHAWN BAKER
0314 WILLARD AVE
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
ASHLEY BARBOZA
0939 DOUGLAS AVE
PROVIDENCE, RI 02908

TO THE PARENTS/GUARDIANS OF:
JENNIFER BARONE
0078 SISSON ST 2nd
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
BENJAMIN BAUMANN
0013 STANDISH AVE
PROVIDENCE, RI 02908

TO THE PARENTS/GUARDIANS OF:
ALBERT BENCOSME
0094 VERNDALE AVE
PROVIDENCE, RI 02905

TO THE PARENTS/GUARDIANS OF:
D'ARTAGNAN BONILLA
0045 SUSSEX ST 1
PROVIDENCE, RI 02908

TO THE PARENTS/GUARDIANS OF:
MARCUS BONNENBERG
0111 RAPHAEL AVE
PROVIDENCE, RI 02904

TO THE PARENTS/GUARDIANS OF:
DARON BROWN
0074 ALTHEA ST 2
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
DAVID BROWN
0229 CARPENTER ST
PROVIDENCE, RI 02903

TO THE PARENTS/GUARDIANS OF:
DEVON BROWN
0035 GILLEN ST
PROVIDENCE, RI 02904

TO THE PARENTS/GUARDIANS OF:
SHAKYLA BROWN
0040 HEATH ST
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
BOB BROWN JR
0231 RHODES ST
PROVIDENCE, RI 02905

TO THE PARENTS/GUARDIANS OF:
FELIX BRUNO
0018 IMERA AVE
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
NICHOLAS SAMMAH
0012 HAMILTON ST
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
JAMELIN SANCHEZ
0060 PRAIRIE AVE 98
PROVIDENCE, RI 02905

TO THE PARENTS/GUARDIANS OF:
JOSE SANCHEZ
0005 DOWNING ST 2nd
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
ELSY SANTANA
0089 VERNDALE AVE
PROVIDENCE, RI 02905

TO THE PARENTS/GUARDIANS OF:
GLADYS SANTANA
0746 DOUGLAS AVE 2
PROVIDENCE, RI 02908

TO THE PARENTS/GUARDIANS OF:
SALVADOR SANTIAGO
0996 BRANCH AVE
PROVIDENCE, RI 02904

TO THE PARENTS/GUARDIANS OF:
JEFFRY SANTOS
0002 BODELL AVE #4
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
CARRON SCOTT
0060 HARVARD AVE 1
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
GIOVANNY SEVERINO
0062 SPICER ST
PROVIDENCE, RI 02905

TO THE PARENTS/GUARDIANS OF:
MARIO SEVERINO
0030 ARCH ST 03
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
STEPHANIE SILVA
0320 NEW YORK AVE 1
PROVIDENCE, RI 02905

TO THE PARENTS/GUARDIANS OF:
KIA SMITH
0075 CYPRESS ST
PROVIDENCE, RI 02906

TO THE PARENTS/GUARDIANS OF:
SHANE SMITH
0036 VERDIC AVE
PROVIDENCE, RI 02904

TO THE PARENTS/GUARDIANS OF:
THERESA SMITH
0105 CASS ST
PROVIDENCE, RI 02905

TO THE PARENTS/GUARDIANS OF:
LOHA SOK
0181 WADSWORTH ST 1
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
IVAN SOTO
0881 BROAD ST
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
VLADIMIR SOTO
0063 SALMON ST 302
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
PATRICK SPEARMAN
0145 PORTER ST
PROVIDENCE, RI 02905

TO THE PARENTS/GUARDIANS OF:
JAMAAL STEPHENS
0057 HAMILTON ST 2nd
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
TIDI STEWART
0022 WHITMARSH ST
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
ERIN STONE
0035 BRATTLE ST
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
ALEISHA STROBERT
0066 LEANDER ST
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
ERIC STRUNK
0189 AMHERST ST 2
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
DAYMETRICE SULLIVAN
0258 RHODES ST 3rd
PROVIDENCE, RI 02905

TO THE PARENTS/GUARDIANS OF:
ROBONIARA SULLIVAN
0276 UNION AVE 2
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
THAELIS SURIEL
0017 MESSER ST
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
SONNER TAPIA
0063 GESLER ST A-11
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
JUDITH TAVARES
0094 COLFAX ST
PROVIDENCE, RI 02905

TO THE PARENTS/GUARDIANS OF:
AMANI TAVAREZ
0138 WHITMARSH ST
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
FIANMY TAVAREZ
0772 ATWELLS AVE
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
KAMAL TAVAREZ
0138 WHITMARSH ST
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
IVAN TEJADA
0288 UNION AVE
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
JOSEPH THOMAS
0419 MONTGOMERY AVE
PROVIDENCE, RI 02905

TO THE PARENTS/GUARDIANS OF:
MELVIN TURCIOS
0064 SISSON ST
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
CARMEN VARGAS
0026 FERN ST 2flr
PROVIDENCE, RI 02908

TO THE PARENTS/GUARDIANS OF:
WILLIAM VENTURA
0141 STANSBURY ST 1
PROVIDENCE, RI 02908

TO THE PARENTS/GUARDIANS OF:
SINDY VILLANUEVA
0017 VAN BUREN ST 03
PROVIDENCE, RI 02905

TO THE PARENTS/GUARDIANS OF:
CASSONDR A WALKER
0043 SALMON ST 102
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
CHRISTINA WEBSTER
0051 RUSHMORE AVE 2
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
CHARLES WELCH
0068 DUNCAN AVE 1
PROVIDENCE, RI 02906

TO THE PARENTS/GUARDIANS OF:
ISIAH TAYLOR
0009 HARVEST ST 2nd
PROVIDENCE, RI 02908

TO THE PARENTS/GUARDIANS OF:
JUAN THEN
0195 LAUREL HILL AVE 2
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
DAVID THOMPSON
0019 WILLIAM ELLERY PL
PROVIDENCE, RI 02904

TO THE PARENTS/GUARDIANS OF:
RUMALDO URIZAR
0109 CHESTER AVE 2
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
MICHAEL VARGAS
0146 SISSON ST 01
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
SARAH VERAS
0008 ELM DALE AVE 2nd
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
JOHN VONGNIKONE
0255 JEWETT ST 01
PROVIDENCE, RI 02908

TO THE PARENTS/GUARDIANS OF:
GENERAL WASHINGTON
0004 CATHEDRAL SQ GO-4
PROVIDENCE, RI 02903

TO THE PARENTS/GUARDIANS OF:
TIANA WEBSTER
0119 WHITEHALL ST 2
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
LINSEY WILKINS
0060 BRIDGHAM ST
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
JOSE TAYMES
0021 WOODMAN ST
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
JOHNATHAN THOMAS
0337 POINT ST A
PROVIDENCE, RI 02903

TO THE PARENTS/GUARDIANS OF:
GIOVANNI TOVAR-GARCIA
0052 SEARS AVE 2nd
PROVIDENCE, RI 02908

TO THE PARENTS/GUARDIANS OF:
ROY VALERIO
0082 BURNSIDE ST 1
PROVIDENCE, RI 02905

TO THE PARENTS/GUARDIANS OF:
RICHARD VEGA
0265 POCASSET AVE 2nd
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
KIRBY VERLUS
0042 ELIZA ST
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
SUVUT VONGNIKONE
0088 PEKIN ST
PROVIDENCE, RI 02908

TO THE PARENTS/GUARDIANS OF:
JASMINE WASHINGTON
0145 JULIAN ST 1st
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
BARBARA WEHGBAY
0088 CLYM ST
PROVIDENCE, RI 02908

TO THE PARENTS/GUARDIANS OF:
CONRAD WISE
0050 ANCHOR ST
PROVIDENCE, RI 02908

TO THE PARENTS/GUARDIANS OF:
WARREN WRAY
0180 INDIANA AVE
PROVIDENCE, RI 02905

TO THE PARENTS/GUARDIANS OF:
QUAMELL YOUNG
0107 COMSTOCK AVE
PROVIDENCE, RI 02907

TO THE PARENTS/GUARDIANS OF:
DAKHAZ YOUSIF
0014 BODELL AVE 04
PROVIDENCE, RI 02909

TO THE PARENTS/GUARDIANS OF:
YANISA ZAPATA
0036 VANDEWATER ST 2nd
PROVIDENCE, RI 02908

Attachment C

Abutter Notification of Site Investigation Activities

14 January 2005



EA Engineering, Science, and Technology, Inc.

Airport Professional Park
2350 Post Road
Warwick, Rhode Island 02886
Telephone: 401-736-3440
Fax: 401-736-3423
www.eaest.com

14 January 2005

Dear Sir/Madam:

In accordance with the Industrial Property Remediation and Reuse Act (R.I. General Laws Sections 23-19.14-5 and 23-19.14-11) and the Rhode Island Department of Environmental Management (RIDEM) Office of Waste Management *Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases* (DEM-DSR-01-93, as amended February 2004), EA Engineering, Science, and Technology, Inc. and the Providence Department of Public Property hereby notify you, as an abutting property owner or tenant, of the upcoming site investigation activities to be conducted at the former Gorham Manufacturing site, 333 Adelaide Avenue, Providence, Rhode Island. Investigations will be focused on the vacant parcel immediately west of Stop & Shop. During the week of 21 January 2005, EA personnel will be onsite to perform soil and groundwater investigation activities, including soil boring and groundwater monitoring well installation activities.

The 333 Adelaide Avenue site is the former location of the Gorham Manufacturing Mill. The site was used for industrial purposes, particularly electroplating, since the late 1800s. Most of the mill structure was demolished in 1999, and a supermarket was constructed on the eastern portion of the site in 2002. Remediation activities were conducted in 2001 to treat metal and petroleum contamination in soils. Ongoing remediation of groundwater is being conducted to address solvent contamination in groundwater. This investigation is being conducted to determine whether these issues have affected the subject parcel, located to the west of the supermarket.

Written comments should be submitted to:

Mr. Joseph Martella
RIDEM Office of Waste Management
235 Promenade Street
Providence, RI 02908-5767

Requests to view project files may be directed to RIDEM's Office of Technical and Customer Assistance at (401) 222-4700, Extension 7307.

Sincerely,

EA ENGINEERING, SCIENCE,
AND TECHNOLOGY, INC.

Timothy C. Regan, P.E., M.B.A.
Client Manager/Senior Engineer

cc: A. Sepe, Providence Department of Public Property
J. Martella, RI Department of Environmental Management, Office of Waste Management

Attachment D

**City Plan Commission Meeting Advertisement, Agenda,
and Minutes**

15 February 2005

**PROVIDENCE CITY PLAN COMMISSION
NOTICE OF PUBLIC INFORMATIONAL MEETING/
PUBLIC HEARING**

**MAJOR LAND DEVELOPMENT PROJECT
PROPOSED HIGH SCHOOL AT 375 ADELAIDE AVENUE**

Pursuant to Section 421 of the Providence Zoning Ordinance, as amended, and Section 805 of the Providence Development Review Regulations, notice is hereby given that the City Plan Commission will hold a public informational meeting/public hearing in the 1st Floor Auditorium of the Public Safety Complex, 375 Washington St., Providence, Rhode Island on Tuesday, February 15, 2005 at 4:30 p.m. The purpose of the meeting is to provide information to the public and to receive public comments regarding the Commission's review of a proposed major land development project. This proposal consists of the construction of a new high school to be built on a certain parcel of land at 375 Adelaide Avenue. The applicant is requesting that the Commission combine the master plan and preliminary plan stages of review.

INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT 421-7768 48 HOURS IN ADVANCE OF THE HEARING DATE.

Stephen Durkee, Chair David N. Cicilline, Mayor
City Plan Commission City of Providence

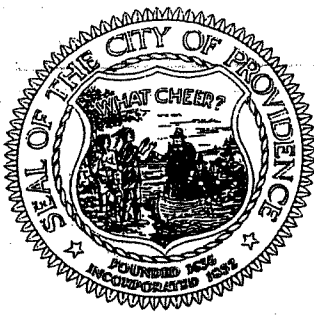
PROVIDENCE CITY PLAN COMMISSION
NOTICE OF PUBLIC INFORMATIONAL MEETING/PUBLIC HEARING
MAJOR LAND DEVELOPMENT PROJECT
PROPOSED HIGH SCHOOL AT 375 ADELAIDE AVENUE

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INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

Stephen Durkee, Chair
City Plan Commission

David N. Cicilline, Mayor
City of Providence



PROVIDENCE CITY PLAN COMMISSION

NOTICE OF REGULAR MEETING

MEETING INFORMATION

Location

1st Floor Auditorium
Public Safety Complex
325 Washington Street
Providence, RI 02903

Time

4:30 p.m.

Commission Members

Stephen Durkee, Chair
Harrison Bilodeau, Vice Chair
Andrew Cortes
James Leach
Samuel Limiadi
Bryan Principe
Jennifer Cole Steele

Important Information

- ALL APPLICANTS ARE REQUIRED TO ATTEND OR BE REPRESENTED AT THIS MEETING.
- THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

AGENDA ■ FEBRUARY 15, 2005

OPENING SESSION

- Call to Order at 4:30 p.m.
- Roll Call
- Consideration of January 18, 2005 Minutes

DIRECTOR'S REPORT

- Zoning Commission update
- Downtown Plan update

REFERRALS

1. CPC REFERRAL NO. 3236 ■ NANCY STREET

Petition to abandon the paper portion of Nancy Street. Nancy Street is located off Plainfield Street between Sanford Street and Murray Street. (Silver Lake)

2. CPC REFERRAL NO. 3237 ■ ABANDON TRAINOR STREET

Petition to abandon Trainor Street in its entirety. Trainor Street is located off Atwells Avenue between Acorn Street and DePasquale Plaza. (Federal Hill)

3. CPC REFERRAL NO. 3238 ■ 16 CARR STREET AND 17 HOMER STREET (AP 59, LOTS 887 AND 888)

Petition to change the zoning designation of the two lots from R-1, Single-Family District, to a zoning district which allows two-family dwellings. The subject properties are located off Broad Street. (South Elmwood)

4. CPC REFERRAL NO. 3239 ■ 349 KILLINGLY STREET, 42 MILO STREET AND 50 MILO STREET (AP 115, LOTS 593, 594 AND 595)

Petition to change the zoning designation of the three lots from R-1, Single-Family District, to R-2, Two-Family District. The subject properties are located off Hartford Avenue. (Hartford)

MINOR SUBDIVISION

5. CASE NO. 05-006MI ▪ 450 CHARLES STREET (AP 76, LOT 504)

Request to subdivide the existing 3-acre lot into two lots of approximately 39,093-sq. ft. and 90,000-sq.ft. The subject property is located on the west side of Charles Street near the intersection of Silver Spring Street. (Charles)

MAJOR LAND DEVELOPMENT PROJECTS

6. CASE NO. 05-007MA ▪ 450 CHARLES STREET (PUBLIC INFORMATIONAL MEETING)

Request for Major Land Development Project approval (Master Plan Stage) for the construction of a Comfort Suites hotel. The subject property is located on the west side of Charles Street near the intersection of Silver Spring Street. (Charles)

7. CASE NO. 05-009MA ▪ 333 ATWELLS AVENUE (PUBLIC INFORMATIONAL MEETING)

Request for Major Land Development Project approval (Master Plan Stage) to allow the construction of a mixed-use residential development. The subject property is located on the block bounded by Atwells Avenue, Sutton Street and Spruce Street. (Federal Hill)

8. CASE NO. 05-012MA ▪ 375 ADELAIDE AVENUE (PUBLIC INFORMATIONAL MEETING/PUBLIC HEARING)

Request for Major Land Development Project approval to allow the construction of a new high school for the City of Providence. The subject property is located on the north side of Adelaide Avenue below Reservoir Avenue. The applicant is requesting that the Commission combine the Master Plan and Preliminary Plan stages of review. (Reservoir)

INSTITUTIONAL MASTER PLAN AMENDMENT – DISCUSSION ONLY

Request for approval of an amendment to the Woman and Infants Hospital Master Plan to allow construction of a new 5-story addition for neo-natal intensive care and high-risk patients. (Upper South Providence)

ADJOURNMENT

CITY PLAN COMMISSION

FEBRUARY 15, 2005

AGENDA ITEM 8 ■ 375 ADELAIDE AVE

Applicant

City of Providence

Property Information

Subject property is located on the north side of Adelaide Avenue, west of Downing Street and south and east of Mashapaug Pond. (± 4 acres)

Requested Action

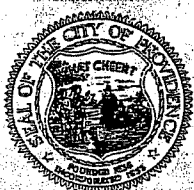
Major Land Development project to allow for the construction of a new 450 student public high school. The applicant has requested that the Master Plan and Preliminary Plan stages of review be combined.

Recommendation

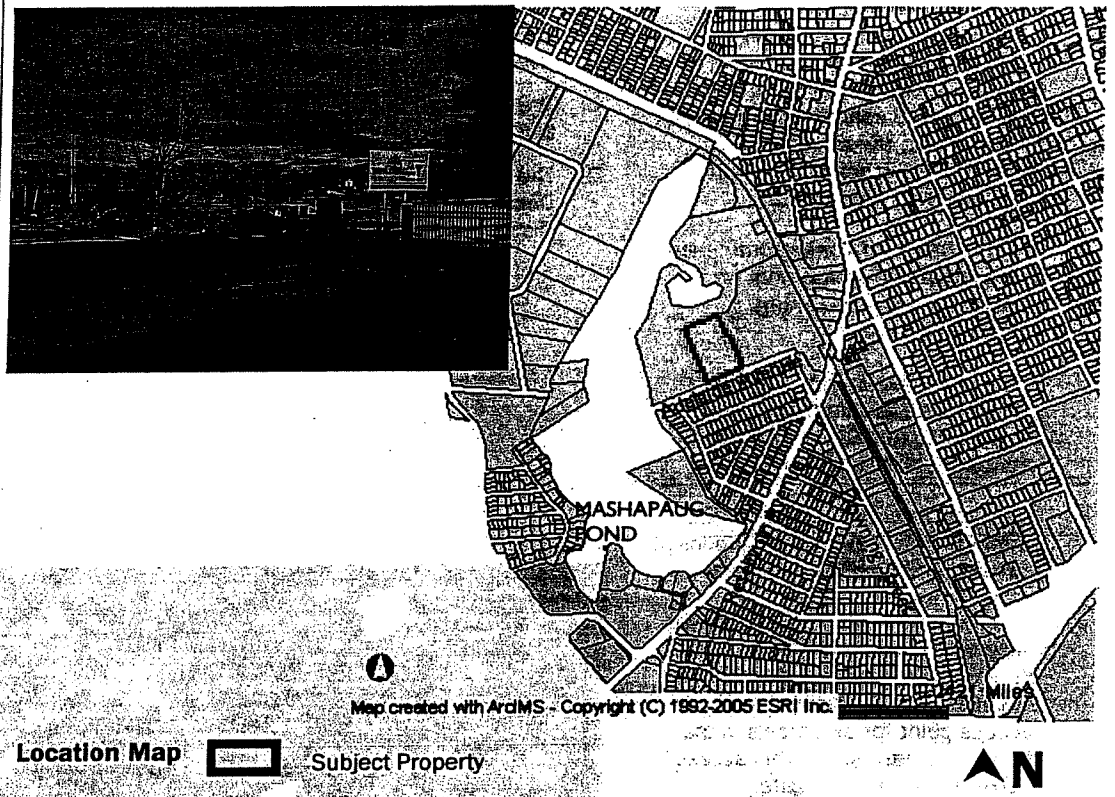
Approval of the master plan based on the finding that the proposed Major Land Development Project is consistent with the Comprehensive Plan, Development Review Regulations, and the requirements of the Zoning Ordinance subject to the conditions contained in this report. Denial of the request to combine stages as the application was not complete for preliminary plan review.

Project Planner

Linda M. Painter, AICP



Updated: February 14, 2005



SUMMARY

Project Description

The subject property is located on a ±4 acre site on the north side of Adelaide Avenue between Downing Street and Mashapaug Pond. The property is currently owned by the Providence Redevelopment Agency (PRA) and is part of the former Gorham manufacturing site. The applicant proposes to construct a 450-student public high school on the property. The adjacent parcel to the west is currently being reviewed for development of a 38,000 square foot YMCA (non-profit community center) in five phases.

Recommendation

Based upon the findings of fact, staff recommends approval of the Master Plan subject to the conditions noted on page 2 of this report.

FINDINGS OF FACT

Section 806 of the Development Review Regulations requires that the City Plan Commission make certain findings of fact. Based on the analysis and subject to the conditions contained in this report, the proposed development meets the requirements for Master Plan approval:

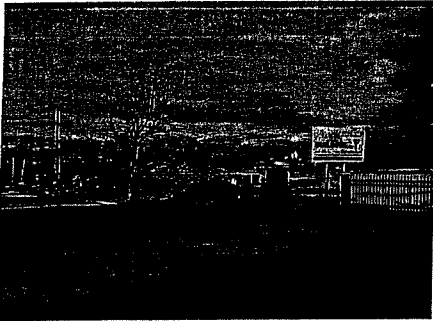
1. **Consistency.** Proposed development must be consistent with local planning and development objectives and must be consistent with *Providence 2000: The Comprehensive Plan*. Subject to the conditions contained in this report, the proposed development is consistent with local planning objectives.
2. **Compliance with Zoning Ordinance.** The proposed development is consistent with the Zoning Ordinance.
3. **Environmental Impact.** The proposed development is not expected to negatively impact environmental conditions.
4. **Buildable Lot.** At 4 acres, there is ample land to develop the proposed building and ancillary facilities.
5. **Street Access.** The main vehicular access to the site will be from the Stop & Shop entrance on Adelaide Avenue, which serves as the main access point for all parcels in the former Gorham site. (This access is currently closed by a gate.)

CONDITIONS OF APPROVAL

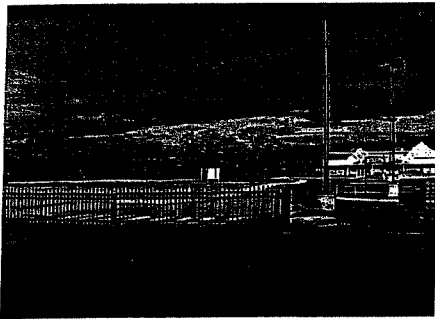
1. Prior to submitting for preliminary plan approval, the applicant shall coordinate with the Providence Redevelopment Agency to obtain approval of their proposed development plan and to ensure that the proposed plan is consistent with redevelopment plans for Parcel C, the adjacent property to the west.
2. Access to the property shall be from the existing driveway on the Stop & Shop property to the east of the subject site. The applicant shall coordinate with the City Traffic Engineer prior to submitting a preliminary plan to determine whether an emergency egress driveway shall be provided on the subject property.
3. The applicant shall submit detailed parking calculations to demonstrate compliance with Section 701 of the Zoning Ordinance. If the proposed parking exceeds that which is required, spaces shall be eliminated in the rear parking lot and replaced with canopy trees to break up the large asphalt surface.
4. The applicant shall submit information regarding the required environmental remediation for the subject property.
5. The applicant shall obtain approval of the proposed landscaping plan from the Parks Department and letters from the Public Works, Police and Fire Departments indicating that they have no objection to the proposed plan.



PROJECT OVERVIEW/ANALYSIS



View of Parcel B and subject property from Adelaide Avenue



View of existing driveway access and adjacent Stop & Shop



View of Stop & Shop from Adelaide Avenue



View of Stop & Shop landscaping along Adelaide Avenue

The City of Providence plans to redevelop Parcel B of the former Gorham Manufacturing site with a new 450-student public high school. The subject property is located on the north side of Adelaide Avenue, west of Mashapaug Pond and is zoned M1, Industrial District. Educational Institutions (Use Code 21) are permitted in the M1 district. The proposed school includes classrooms, gymnasium, cafetorium and parking for 129 cars.

Access and Landscaping

The applicant has proposed two access points on the subject property; however, as part of the former Gorham property, the main vehicular access for both the subject property and the property to the west is from the westernmost driveway on Parcel A, the Stop & Shop site. An access driveway would be constructed across the front of Parcel B to serve both Parcels B and C. As can be seen in the photos to the left and the overall site plan for parcels A, B, and C, there is a substantial landscape buffer between the existing Stop & Shop parking lot and Adelaide Avenue. The Master Plan for the proposed YMCA on Parcel C to the west was approved with a 6 foot landscape buffer between the driveway and the Adelaide Avenue property line. The plan for the subject property needs to be revised to eliminate the easternmost access point and continue the driveway to the YMCA parcel. Additionally, the applicant will need to coordinate with the City Traffic Engineer to determine whether the proposed western driveway will be permitted. As part of the preliminary plan submission, the applicant shall submit information on the parking required for the school based on the requirements of Section 703 of the Zoning Ordinance. If the parking provided is significantly greater than what is required under the ordinance, the applicant shall eliminate spaces in the rear parking area and replace them with canopy trees to break up the large asphalt area.

Environmental Review

Due to the fact that this site is part of a brownfields redevelopment project, development must comply with the site remediation requirements for this site. The applicant shall submit information regarding compliance with these standards as part of their preliminary plan review.





Providence City Plan Commission

DAVID N. CICILLINE

Mayor

CPC MINUTES OF FEBRUARY 15, 2005

A regular meeting of the City Plan Commission was held on Tuesday, February 15, 2005, in the 1st floor auditorium of the Public Safety Complex, 325 Washington St., Providence, Rhode Island.

OPENING SESSION

Call to Order: The meeting was called to order at 4:38 p.m. with Mr. Durkee presiding.

Members Present at Roll Call: Steven Durkee, Harry Bilodeau, James Leach, Andrew Cortes and Samuel Limiadi

Member Absents: Jennifer Cole Steele and Brian Principe

Staff Present: Thomas Deller, and Christopher Ise

Consideration of January 18, 2005 Minutes: Mr. Leach made a motion, seconded by Mr. Bilodeau, to table the minutes of the January meeting. All voted in favor.

REFERRALS

1. CPC Referral No. 3236 · Nancy Street:

Mr. Ise read the staff report and the findings of fact. No one was present for the application regarding the abandonment of the paper portion of Nancy Street.

A motion was made by Mr. Bilodeau, seconded by Mr. Cortes, to recommend denial of CPC Referral No. 3236 according to the findings of fact. All voted in favor.

2. CPC Referral No. 3237 · Abandon Trainor Street

Mr. Deller read the staff report and the findings of fact. Staff does not see a reason for the alley way to be abandoned and recognizes that the street serves a purpose. No one was present for the application regarding the abandonment of Trainor Street. An abutter appeared to speak about the maintenance problems in the alley way.

A motion was made by Mr. Cortes, seconded by Mr. Limiadi, to recommend denial of CPC Referral No. 3237 based on the findings of fact. All voted in favor.

At the request of Mr. Alan Sepe, the agenda order was changed.

8. Case No. 05-012MA · 375 Adelaide Avenue

This was a public informational meeting/public hearing and was recorded by a stenographer. The full transcript will be made a part of the record

Mr. Deller read the staff report. Mr. Deller noted that the applicant only has schematic information at this time. The parcels are as follows: Parcel A is the site of a present shopping center; Parcel B is the site that is proposed for the new school; Parcel C is the site for the new Providence Metropolitan YMCA; and Parcel D is the site that will be cut off from Parcel C to be made a green space.

Mr. Alan Sepe and Mr. Ted Rowse, architect, appeared before the Commission members to present the project. The school will be two stories and will contain a gymnasium, a multi-purpose room a kitchen/cafeteria, a multi-media room which will be available to residents for weekend and night events. The construction is all masonry. The applicant is looking to start construction in March.

Mr. Durkee inquired about a traffic study. Mr. Deller stated that the last traffic study that was done was for the development of the shopping center and the YMCA. A traffic light has been installed at the entrance of the shopping center. Mr. Deller noted that all access to the site is to come off Reservoir Avenue at the traffic light there should be no access from Adelaide Avenue. The only access to the site from Adelaide Avenue is for emergency vehicles for emergency purposes. The landscaping requirements are the following. A buffer along Adelaide Avenue needs to be created to separate the parking and the traffic and the residential character (this will be reviewed by the City Forester). Mr. Deller stated the parking and the landscaping needs to be addressed he would like the applicant to return in March for preliminary approval.

The meeting opened for public comment. There were concerns about a high school being placed in the neighborhood and pedestrian safety. Mr. Durkee suggested creating a fence around the Adelaide Avenue area. Mr. Durkee noted that there will be another meeting for the public hearing.

Staff recommends approval of the Master Plan with a series of conditions to address access, environmental, parking, landscaping, and to continue the public hearing to the next City Plan Commission meeting.

A motion was made by Mr. Bilodeau, seconded by Mr. Leach, to approve the Master Plan stage of Case No. 05-012MA subject to the findings of fact, subject to the clarification of access, environment, fencing and the other requirements that have been raised before this commission. Members Durkee, Cortes, Bilodeau and Leach voted in favor. Mr. Limiadi opposed. The vote was 4 to 1. The motion passed.

The scheduled agenda order resumed.

3. CPC Referral No. 3238 - 16 Carr Street and 17 Homer Street

Mr. Deller read the staff report. Staff has no objection to the rezoning on the condition that the rezoning is limited to residential uses only on the Carr and Homer Street sides. The applicant has agreed to this condition. No one was present to discuss the application.

Mr. Durkee asked how the restriction would be handled. Mr. Deller explained that a note will be placed on the zoning map, and in the land evidence records. Mr. Deller stated that zone will most likely change to an R-2 zone in the future.

A motion was made by Mr. Leach, seconded by Mr. Limiadi, to recommend approval of agenda item #3, 16 Carr and 17 Homer Streets, CPC No. 3238, subject to the recommendations of staff. All voted in favor.

4. CPC Referral No. 3239 · 349 Killingly Street, 42 and 50 Milo Street

Mr. Deller read the staff report. Mr. Iglizzi represented the applicant. There are three lots that are 7,500 feet or greater zone. Photographs were presented to the Commission members. Mr. Deller noted that on Hartford Street there is a heavier residential use. Mr. Durkee would like to continue this item until the next meeting to look at the item in greater detail.

A motion was made by Mr. Limiadi, seconded by Mr. Cortes to continue CPC Referral No. 3239 to the next meeting. All voted in favor.

MINOR SUBDIVISION

5. Case No. 05-006MI · 450 Charles Street

Mr. Deller read the staff report. Representative Fox appeared before the Commission members to present the project. The applicant would like to subdivide parcel into a 39,093 square foot lot and a 90,000 square foot lot. The applicant is proposing to construct a hotel on the 90,000 square foot lot. A restaurant will be built on the 39,093 square foot lot. Mr. Durkee suggested having the restaurant sit on a 40,000 square foot lot. Representative Fox agreed.

Mr. Deller stated that staff recommends the preliminary final stages of review be combined since the submission is complete for the final plan stage. A motion was made by Mr. Leach, seconded by Mr. Bilodeau, to approve Minor Subdivision Plan 05-006MI. All voted in favor.

MAJOR LAND DEVELOPMENT PROJECTS

6. Case No. 05-007MA · 450 Charles Street

This was a public informational meeting and was recorded by a stenographer. The full transcript will be made a part of the record.

Representative Gordon Fox and Mr. David Bray appeared before the Commission members to discuss the project. Mr. Bray presented the project. The applicant is proposing to put the entrance to the hotel site about 100-150 feet north of Silver Spring Street on the west side of Charles Street. There will be 242 parking spaces for the proposed hotel and restaurant. Twenty six of the hotel parking spaces will be underneath the building. The storm drainage has not been designed yet, but conceptually the drainage will be in the front and of the hotel and restaurant which will collect surface water. Mr. Durkee suggested the applicant moves the building closer to the street, and to move one full row of parking to the rear of the building.

Ms. Diane Soule gave the landscape presentation. The restaurant piece has not been planned yet. Mr. Dennis Samson presented the architectural details of the proposed hotel. The proposed facility is a 3-story 126 room hotel. Mr. Durkee stated that he would like the

hotel to be a part of the Charles Street streetscape. The Commission Members felt the overall design of the building was good. The Commission suggested moving the building forward and making the buffer thinner this will also allow for more parking spaces.

Abutters stated the concerns with the traffic on Charles Street.

Mr. Deller suggested granting Master Plan approval subject to the conditions that are recommended by staff and that the Chair appoints a subcommittee of the City Plan Commission to work with the staff on the design.

A motion was made by Mr. Leach, seconded by Mr. Cortes, to approve the Master Plan stage of Major Land Development Project 05-007MA as per the findings of fact in the staff report. Mr. Durkee added the conditions that Parcel A be 40,000 feet and that staff works with the developer to revise the site plan. All voted in favor.

7. Case No. 05-009MA - 333 Atwells Avenue

This was a public informational meeting and was recorded by a stenographer. The full transcript will be made a part of the record

Mr. Garahy appeared before the Commission members to present the project. The applicant is here for Master Plan approval. The project involves a mixed use residential development containing 82 units of commercial, retail and restaurant on the first floor and three levels of underground parking.

David D'Amico appeared before the Commission members to speak about the existing site conditions. The change in grade is approximately 9 feet, but directly north it is about 4 feet. There is an in and out curb cut on Atwells Avenue. The water lines are on the north side of Atwells so there is plenty of water for domestic and fire. There is also a drainage line on Atwells Avenue. The sewer is both on Spruce Street and Atwells Avenue.

Mr. Durkee stated that there needs to be a detailed traffic analysis. Mr. Deller raised the following issues: the height of the proposal and how it will fit into the overall context of what the staff predicts will happen on that street, the traffic flow, and if the applicant will receive a zoning variance. Mr. Deller asked that this item gets continued to the next meeting.

Mr. Deller departed at 6:40 p.m.

Mr. Ladd, project architect, made a presentation regarding the proposed development. The applicant is proposing to go to the lot line with the building. There is an open courtyard in the middle. The retail is accessible from Atwells Avenue from three points. There will be access from Spruce Street. The retail is off the courtyard. They are addressing the setbacks from the street. The materials used would be brick, cast stone and a highly articulated metal system. There will be a canopy approximately 15 feet. The balconies will be on the south side as well as the living spaces.

Mr. Lamiadi feels the design is massive for the area. Mr. Cortes inquired about affordable housing and was told it was under consideration.

Mr. Durkee feels that this is a terrific project, but he would like to continue this to next months meeting. He feels that from a design point of view the building fits into the neighborhood.

Public comment was taken. Mr. Padula stated his concerns with the proximity of his building to the proposed building. Mr. Durkee explained that the engineer will have to test the foundation, and assured him that his rights would be protected. Mr. Lazano stated his concerns regarding affordable housing and the tree ordinance.

A motion was made by Mr. Limiadi, seconded by Mr. Leach, to continue the public information meeting and that combining the stages for a subsequent meeting will be allowed. All voted in favor.

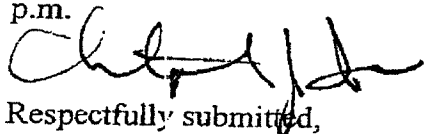
Mr. Bilodeau departed at 7:10

INSTITUTIONAL MASTER PLAN AMENDMENT – DISCUSSION ONLY

Ms. Gail Costa appeared before the Commission members to discuss the amendment to the Women and Infants Hospital Master Plan. Ms. Costa spoke about the background and the success of Women and Infants Hospital. They would like to make an addition for neonatal intensive care services, obstetrician beds, and space for support services. The levels would be 5, 1 and 2 stories. The parking area will not need to be increased. The footprint of the new building is estimated to be approximately 30,000 square feet. The applicant hopes to receive approval in the fall, would like to start construction in 2007, and hopes to open in 2009.

ADJOURNMENT

A motion was made by Mr. Leach, seconded by Mr. Cortes, to adjourn the meeting at 7:40 p.m.


Respectfully submitted,

Christopher J. Ise
Recording Secretary

Attachment E

**City Plan Commission Notice of Approval and Appeal
for Major Land Development Project**

2 March 2005



Providence City Plan Commission

DAVID N. CICILLINE
Mayor

March 2, 2005

Mr. Michael R. Clement
City Clerk
Office of the City Clerk
City Hall
Providence, RI 02903

**Re: Notice of Approval and Notice of Appeal for Major Land Development Project
05-012MA, at 375 Adelaide Avenue**

Dear Mr. Clement:

In accordance with Rhode Island General Laws Section 45-23-67, the City Plan Commission is required to post its decision on major and minor subdivisions and land development projects in the Office of the City Clerk to begin the 20-day appeal period. Therefore, this letter serves as notice that a decision has been rendered on the subject matter. **This letter must be posted in your office for a period of 20 days, beginning with the day you receive this letter.** Any appeals to this decision must be immediately transmitted to this Department. If no appeals are filed, this letter may be removed from your bulletin board 20 days after it has been posted.

The Commission approved the Master Plan for the subject Major Land Development Project on February 15, 2005.

The Commission made the following findings of fact:


1. Consistency: Proposed development is consistent with local planning and development objectives and consistent with *Providence 2000: The Comprehensive Plan*. Subject to the conditions listed below, the proposed development is consistent with local planning objectives.
2. Compliance with Zoning Ordinance: The proposed development is consistent with the Zoning Ordinance.
3. Environmental Impact: The proposed development is not expected to negatively impact environmental conditions.
4. Buildable Lot: At 4 acres, there is ample land to develop the proposed building and ancillary facilities.

5. Street Access: The main vehicular access to the site will be from the Stop & Shop entrance on Adelaide Avenue, which serves as the main access point for all parcels in the former Gorham Site.

The Master Plan was approved subject to the following conditions:

1. Prior to submitting for preliminary plan approval, the applicant shall coordinate with the Providence Redevelopment Agency to obtain approval of their proposed development plan and to ensure that the proposed plan is consistent with redevelopment plans for Parcel C, the adjacent property to the west.
2. Access to the property shall be from the existing driveway on the Stop & Shop property to the east of the subject site. The applicant shall coordinate with the City Traffic Engineer prior to submitting a preliminary plan to determine whether an emergency egress driveway shall be provided on the subject property.
3. The applicant shall submit detailed parking calculations to demonstrate compliance with Section 701 of the Zoning Ordinance. If the proposed parking exceeds that which is required, spaces shall be eliminated in the rear parking lot and replaced with canopy trees to break up the large asphalt surface.
4. The applicant shall submit information regarding the required environmental remediation for the subject property.
5. The applicant shall obtain approval of the proposed landscaping plan from the Parks Department and letters from the Public Works, Police and Fire Departments indicating that they have no objection to the proposed plan.

Sincerely,



Christopher J. Ise
Administrative Officer

cc: Alan Sepe, Director of Public Properties, Applicant
Joel Boodon, Department of Public Parks

Attachment F

**Public Notification Flyer, Meeting Agenda, and
Fact Sheet**

**Informational Meeting
16 April 2005**



COUNCILMAN RONALD W. ALLEN

REPRESENTATIVE TOM SLATER

&

SENATOR JUAN PICHARDO

Invite you to a Neighborhood Meeting

Saturday, April 16, 2005

10:00 a.m.

Stop & Shop Neighborhood Center

77 Reservoir Avenue

**This meeting will focus on the proposed new
high school at 375 Adelaide Avenue**

Also Attending:

Representatives from the Mayor's Office
and the School Department

Please come to discuss this issue and voice any
questions or concerns you may have.

375 Adelaide Avenue: High School Building Proposal
4/16/05

Attendees:

- **Alan Sepe (Acting Director of Public Property):**
 - Overview of school site plan, drawings, elevations, etc.
 - Proposed plans in relation to YMCA site, design plans for proposed school (fencing & walkway), vehicle and pedestrian movement, RIPTA/student transportation, etc.
- **Fran Gallo (Transition Superintendent of Schools):**
 - Type of programming at the proposed school, type of school, etc.
- **Tim Regan (EA Engineering)**
 - Overview of environmental conditions
 - Review of fact sheet

Steps To Be Taken:

- **City Plan Commission**
 - Tuesday, April 19, 2005 at 4:30 p.m. (Public Safety Auditorium, 325 Washington Street)
 - Public hearing on proposed school plans
 - If approved by CPC, all site plan approvals are granted and no further public review is required
- **Providence Redevelopment Agency**
 - May 12, 2005 at 4:30 p.m. (400 Westminster Street)
 - Authorization to transfer land at 375 Adelaide Avenue to City of Providence for school development
- **City Council**
 - Finance Committee: Review bond resolution for financing of the school
 - Finance Committee (meeting date to be announced)
 - Full City Council: Pending initial approval by the Finance Committee, the bond resolution will be forwarded to the full City Council for consideration.
 - Full City Council: May 5, 2005 at 7:30 p.m.

**** This is a draft document. Dates, times, and locations of certain meetings referenced in this document may change. ****

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Steps To Be Taken (continued):

➤ **Providence Public Building Authority (PBA)**

- **Pending approval of the bond resolution by the full City Council, the bond will be forwarded to the PBA for consideration**
- **Potential dates: May 17, 2005 or June 21, 2005 at 12:00 p.m. (400 Westminster Street)**
- **If approved by PBA, forward the school building financing bond to the Rhode Island Health and Educational Building Corporation (RIHEBC) for consideration**
- **Meeting date for RIHEBC to be announced**

➤ **City of Providence**

- **Will file on or about April 20, 2005 a public participation plan to the Rhode Island Department of Environmental Management for review and comment (relative to the City's public participation process to develop city schools)**
- **On or about April 27, 2005, City of Providence will sponsor a public meeting to discuss and present information developed for submission to DEM as part of the Site Investigation Report**
 - **Notice for Public Meeting & Public Hearing:**
 - **To be sent, via first-class mail, one notice to all abutters, the defined surrounding community, and users of the school that have been identified. This one notice will reference both the public meeting and public hearing.**
 - **Advertise in local papers.**
- **On or about May 9, 2005 City of Providence will hold a public hearing to solicit public comment for the proposed site remediation plan as described in the Site Investigation Report**
- **Following the public hearing, and upon review of all comments received, the City of Providence will file, with DEM, a remediation plan and seek approval to build the proposed school on the site at 375 Adelaide Avenue**

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PROPOSED HIGH SCHOOL AT 375 ADELAIDE AVENUE FORMER GORHAM MANUFACTURING SITE, PROVIDENCE, RHODE ISLAND

INTRODUCTION

The property (Parcel B of the former Gorham Manufacturing facility) is located on a 4-acre site on the north side of Adelaide Avenue between Downing Street and Mashapaug Pond. The property is currently owned by the Providence Redevelopment Agency, and is part of the former Gorham Manufacturing site. The City of Providence proposes to construct a 450-student public high school on the property. The adjacent parcel to the west will soon be redevelopment into a 38,000 ft² YMCA.

The former Gorham Manufacturing facility was once the country's largest producer of silverware, and was also renowned for its statues, memorials, and architectural bronze work. The facility at the site reportedly began operations in 1890. Site activities included milling, forging, heat treating, plating, lacquering, polishing, and degreasing. Gorham Manufacturing operated at the site until 1967, at which time the facility was purchased by Textron. Operations ceased at the facility in 1986, and the facility was demolished in 2001. The current retail operations to the east of Parcel B began in 2002.

SITE HISTORY

Several previous environmental investigations have been conducted at the former Gorham Manufacturing site, including remedial actions. These investigations and remedial actions include activities conducted both prior to and following demolition of the former buildings and subdivision of the site into three separate parcels.

In April 2001, a Remedial Action Work Plan was prepared to address petroleum (TPH treatment area) and copper contamination in the northeastern and northwestern portions of Parcel B, respectively. These activities included the excavation of soils, confirmatory soil sampling, asphalt batching of the excavated material, and backfilling. Confirmatory soil samples collected following remedial activities indicated compliance of the excavations with the appropriate standards.



Two other areas of concern were identified through these previous investigations as identified in the figure at left. A fill area consisting of historic fill and demolition debris was discovered along the northern edge of Parcel B. A Tetrachloroethene (PCE) groundwater plume was also discovered to the east of Parcel B, which is currently undergoing remediation performed by the former property owner. In addition, surface soil samples were collected throughout the site and analyzed for Priority Pollutant Metals and polycyclic aromatic hydrocarbons (PAHs). Four of 6 samples had at least one exceedance of the applicable standard for PAHs.

RECENT ENVIRONMENTAL INVESTIGATIONS

In January and February 2005, a Limited Design Investigation was conducted on Parcel B to determine site conditions and the suitability for the intended redevelopment as a public school. The investigation included the following: soil vapor screening, soil sampling, groundwater sampling, geotechnical soil borings, and geotechnical test pitting.

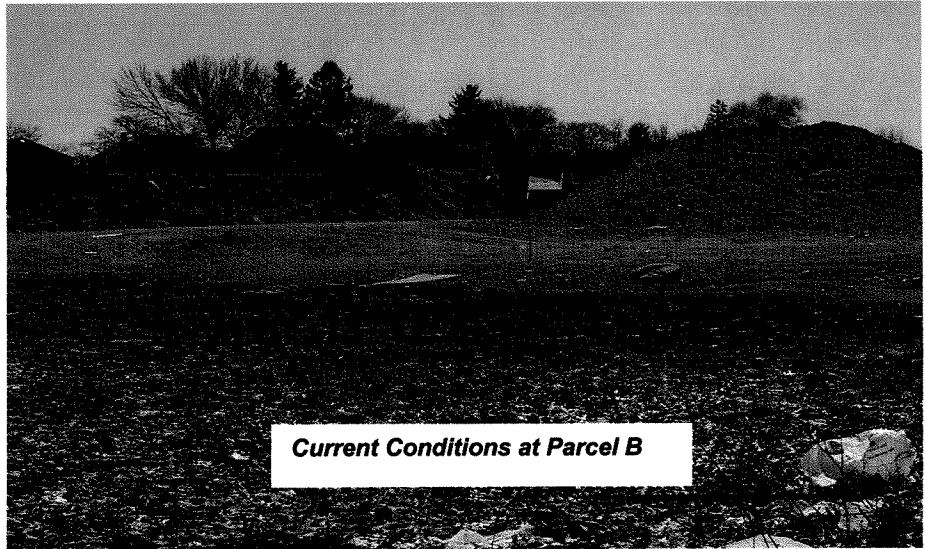
PROPOSED ACTION

Based upon the environmental investigations conducted at

the site, the contaminants of concern at Parcel B of the Gorham Manufacturing site can be grouped into two categories: volatile organic compounds (VOCs) in soil vapor and PAHs in surficial soils. Remedial alternatives that have been proposed for both of these concerns are outlined below.

Soil Vapor—Given the low levels of VOCs detected in subsurface soil vapor in the location of the proposed building footprint, a sub-slab ventilation system will be installed beneath the building slab. Soil gas monitoring points will be installed within the sub-slab area; and, prior to the commencement of building operations, soil vapor samples in the sub-slab area will be collected. If results indicate acceptable indoor air levels of volatile organic compounds, the ventilation system will serve as passive ventilation. However, active venting will be activated if indoor air levels are determined to be unsafe.

PAH Contaminated Soil—To remove the potential for future direct exposure to the contaminated soils by site students, faculty, or visitors, an engineered cap will be constructed throughout the site. This cap would consist of roadways, walkways, paved parking areas, building footprints, or a minimum of 12 in. of certified clean fill over a fabric filter for the landscaped areas of the site. The cap will be monitored through future inspections and maintenance, and annual reports that will be submitted to the Rhode Island Department of Environmental Management. There will also be a Soil Management Plan prepared for the site to provide instruction for any future site development that would affect the engineered cap.



Current Conditions at Parcel B

Attachment G

Public Notification

**City Plan Commission Public Hearing
19 April 2005**

**PROVIDENCE CITY PLAN COMMISSION
NOTICE OF PUBLIC HEARING
MAJOR LAND DEVELOPMENT PROJECT
PROPOSED HIGH SCHOOL AT 375 ADELAIDE AVENUE
PROPOSED YMCA AT 333 ADELAIDE AVENUE**

Pursuant to Section 421 of the Providence Zoning Ordinance, as amended, and Section 805 of the Providence Development Review Regulations, notice is hereby given that the City Plan Commission will hold a public informational meeting/public hearing in the 1st Floor Auditorium of the Public Safety Complex, 325 Washington St., Providence, Rhode Island on **Tuesday, April 19, 2005 at 4:30 p.m.** The purpose of the meeting is to provide information to the public and to receive public comment as part of the Commission's review of a proposed major land development project. This proposal consists of the construction of a new high school and to be built on a certain tract of land at 375 Adelaide Avenue. The Commission will be considering adjustments to the dimensional requirements for the proposed high school and proposed YMCA, adjacent to the high school site.

INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

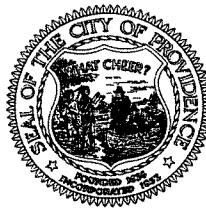
**Stephen Durkee, Chair
City Plan Commission**

**David N. Cicilline, Mayor
City of Providence**

Attachment H

Public Notification Flyer and Advertisement

**2 May 2005 Public Forum and
16 May 2005 Public Hearing**



Providence Redevelopment Agency

DAVID N. CICILLINE
Mayor

NOTICE

The City of Providence is planning to build a 450 student high school on the site of the former Gorham Industrial Facility. Two public meetings will be held to discuss the conditions of the site and the environmental remediation plan.

The first meeting is scheduled for May 2, 2005 at 7:00 p.m. at the Stop and Shop Community Room, 333 Adelaide Avenue, Providence. At this meeting, we will discuss the remediation plans.

The second public hearing will be held on May 16, 2005 at 7:00 p.m. at the Stop and Shop Community Room, 333 Adelaide Avenue at which time comment will be received on the proposed remediation plan.

If you are unable to attend the public meetings, written comment on the proposed remediation plan must be received by the Department of Planning and Development no later than 4:30 p.m. on May 16, 2005.

Please address all comments to the Providence Redevelopment Agency, 400 Westminster Street, Providence, Rhode Island 02903

PUBLIC NOTICE

The City of Providence is planning to build a 450 student high school on the site of the former Gorham Industrial Facility located at 375 Adelaide Avenue. Two public meetings will be held to discuss the conditions of the site and the environmental remediation plan.

Monday, May 2, 2005

7:00 p.m.

Stop and Shop Community Room

333 Adelaide Avenue

Providence, RI 02907

Monday, May 16, 2005

7:00 p.m.

Stop and Shop Community Room

333 Adelaide Avenue

Providence, RI 02907