



DarrowEverett^{LLP}

Josh Berlinsky, Esq.
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August 11, 2026

State of Rhode Island Historical Preservation & Heritage Commission
Old State House
150 Benefit Street
Providence, RI 02903

Attn: Jeffrey Emidy
Executive Director

RE: RIHPHC Permit #25-14 (the "Permit")
Metacomet Country Club Redevelopment
East Providence, Rhode Island

Dear Mr. Emidy:

I write on behalf Metacomet Property, LLC (the "Applicant"), the owner of the property located at 500 Veterans Memorial Parkway (the "Property"), with regard to the above-referenced Permit.

As you may know, the Applicant's consultant, The Public Archaeology Laboratory, Inc. ("PAL") recently completed the Phase III Data Recovery field excavation on the Property in accordance with the terms and provisions of the Permit. PAL will now move to the next phase of the data recovery program, consisting of processing and cataloging the artifacts recovered from the Property for purposes of preparing a final report to be submitted to your office. In the interim however, there is a development with regard to the Property that we wish to bring to your attention.

Upon consultation with PAL, the Applicant has decided to record a restriction against title to the Property prohibiting further development upon the South Area of the Veterans Memorial Parkway Site (the "Veterans South Area"). The Applicant's decision not to develop the Veterans South Area is based, in part, upon its desire to preserve and protect certain indigenous features located upon that portion of the Property, including but not limited to natural topography and other ecological or culturally significant characteristics specific to the area in question. The Applicant believes that the preservation of these indigenous features is consistent with responsible land stewardship and serves the long-term interests of the Project stakeholders, the surrounding community, and the environment. Accordingly, the Applicant has elected to refrain from development activities on that portion of the Property in order to maintain the integrity of these features in their natural state. Therefore, proceeding with data recovery upon the Veterans South Area, which area is highlighted in blue on the plan attached to this correspondence and shown as 'Cultural Resource Preservation Area', is not necessary.



The purpose of this correspondence is to seek RIHPHC's approval of this change in scope to the Permit as well as a corresponding confirmation from your office that the archaeological field excavation which is the subject of the Permit is deemed complete, subject, of course, to any subsequent follow up which RIHPHC may deem necessary following its receipt and review of PAL's submission(s).

Going forward, we would appreciate any guidance from your office as to the form the restriction should take. Otherwise, we are happy to prepare an initial draft and share it with your office for feedback and comments.

We look forward to your timely review of this request. Should you have any questions concerning this request, please contact me by email or phone at (401)-453-1200. Thank you for your continuing cooperation in this matter.

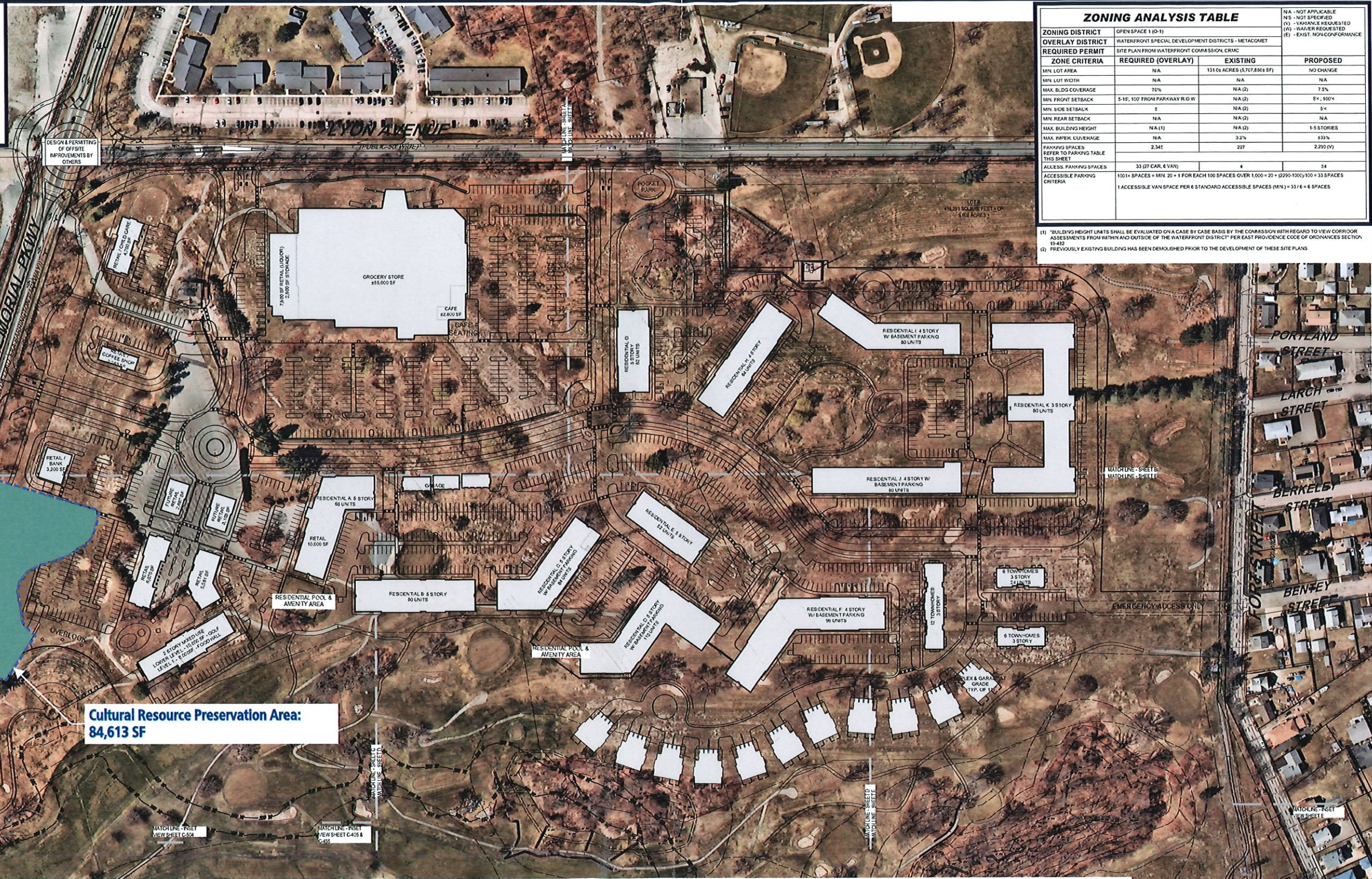
Very truly yours,

A handwritten signature in cursive script, appearing to read 'Josh Berlinsky'.

Josh Berlinsky, Esq.
Senior Partner

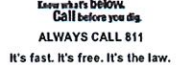
Enclosure (1)

cc: Charlotte Taylor -State Archaeologist, RIHPHC
Deborah Cox and Joseph (Jay) Waller, Jr. – Public Archaeology Laboratory, Inc.
Metacomet Property LLC



(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 19-4B2

(2) PREVIOUSLY EXISTING BUILDING HAS BEEN DEMOLISHED PRIOR TO THE DEVELOPMENT OF THESE SITE PLANS

[illegible]

ISSUED FOR MUNICIPAL &
AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	W201026
DRAWN BY:	VHSW
CHECKED BY:	KC:MUM/JAK
DATE:	12/21/2023
CAD LD.:	W201026-SITE-4A

PROJECT:

**PROPOSED SITE
PLAN DOCUMENTS**

_____ FOR _____



**METACOMET
REDEVELOPMENT**
OWNER & APPLICANT:
MARSHALL PROPERTIES, INC
959 WARREN AVE, SUITE 401
EAST PROVIDENCE, RI 02914

MAP 107, BLOCK 15, LOT 1 (ZONE O-
509 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
No. 12752
MECHANICAL ENGINEERING
STATE OF NEW YORK

SHEET TITLE:

OVERALL SITE LAYOUT PLAN

SHEET NUMBER: _____

C-301

REVISION 3 - 11/01/2024

OVERLAY: AUGUST 8, 2026

										PARKING	
Key	Description	GSF	Units	Seater or Bedrooms	2 zoning Parking Rates	Parking Spots Required by Zoning	Parking Spots Provided			Ex SPACES / PER 100 SPACES	
	Level 0										
B-1	Hotel - Grocery	85,000			1 per 200 sf	213					
B-1.1	Hotel - Liquor Store	10,000			1 per 200 sf	23	521		521	1	
B-2	Hotel - Café	2,800	20		1 per 4 units	5					
B-2	Hotel - Coffee Shop	2,243	20		1 per 4 units	5	22		22	1	
B-3	Hotel - Child care	4,720			1 per 200 sf	16	50		50	1	
SUBTOTAL		104,763				242	593		593		
	Level 1 or 2nd										
B-5	Hotel - Bank	3,200			1 per 200 sf	13					
B-6	Hotel - Restaurant	6,000	110		1 per 4 units	30					
B-7	Hotel - Restaurant	3,330	80		1 per 4 units	20	116		116	2	
B-8	Village Shops	6,070			1 per 200 sf	20					
B-10	Village Shops	2,637			1 per 200 sf	9					
B-9	Golf	10,000			1 per 200 sf	23					
B-9	Restaurant / Food hall	6,000	150		1 per 4 units	18					
B-9	Village Shops	5,311			1 per 200 sf	13	130		100	1	
B-11	Village Shops	3,333			1 per 200 sf	10					
A (Retail or Office)		10,000			1 per 200 sf	23					
SUBTOTAL		34,063				223	216		216		

G TABLE										
Key	Description	GSM	Units	Scarcity or Excess	Zoning Parking Ratio	Parking Spaces Required by Zoning	Parking Spaces Provided			Excesses (or Deficits)
	Multi-Family Residential									
A	Residential - High Density	83,900	68	94	2 per unit			16		1
B	Residential - High Density	82,800	80	110	2 per unit	464	248	0	214	6
C	Residential - Reasonable parking - High Density	87,600	84	111	2 per unit			50		5
D	Residential - Reasonable parking - High Density	118,500	119	146	2 per unit	218	84	64	248	5
E	Residential - High Density	93,500	78	78	2 per unit	104	133		139	1
F	Residential - Reasonable parking - High Density	102,800	95	131	2 per unit	192	80	72	112	5
G	Residential (Open Space) - High Density	93,500	92	79	2 per unit			6	172	1
H	Residential - High Density	69,600	63	88	2 per unit	250	166			
I	Age Restricted Residential - Reasonable parking - High Density	64,800	89	116	2 per unit			32		1
J	Age Restricted Residential - Reasonable parking - High Density	69,600	80	124	2 per unit	430	273	58	157	6
K	Age Restricted Residential - High Density	105,800	80	150	2 per unit					4
	Townhomes - High Density	77,700	24	48	2 per unit	48	49		49	2
	Condos - High Density	140,150	23	66	2 per unit	44		44		44
	SUBTOTAL	3,315,130	890		0	3,278	3,059	162	3,421	
		654	Units			Parking Spaces Required by Zoning	Surface	Structured	Provided	
TOTAL		3,277,954	890			2,345	1,914	382	2,230	

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY.





STATE OF RHODE ISLAND
HISTORICAL PRESERVATION & HERITAGE COMMISSION

Old State House 150 Benefit Street Providence, RI 02903

Telephone 401-222-2678
TTY 401-222-3700

Fax 401-222-2968
www.preservation.ri.gov

August 20, 2026

Josh Berlinsky
DarrowEverett LLP
Via email jberlinsky@darroweverett.com

RE: RIHPHC Permit #25-14, Phase III Archaeological Survey
Metacomet Country Club Redevelopment, East Providence, RI

Dear Mr. Berlinsky,

The Rhode Island Historical Preservation and Heritage Commission (RIHPHC) staff has reviewed the decision of Metacomet Property, LLC, to leave undeveloped the South Area of the Veterans Memorial Parkway Site. This area was included in RIHPHC's Permit #25-14 for Phase III Archaeological Data Recovery within certain areas of the Metacomet Redevelopment project area.

In our letter of April 10, 2025, regarding our review of the Phase I and II surveys, we found that the Veterans Memorial Parkway Site was eligible for listing in the National Register of Historic Places. We recommended that "the project be redesigned to avoid the sites to the fullest possible extent possible." We therefore have no objection to this decision to leave the south area of this site undeveloped. property.

Regarding guidance on the restriction of future activity on the area that you have designated, as this is a pre-contact period Native American site, we believe that it would be fitting to enter into an agreement with the Tribal Nations who have expressed an interest in this site.

These comments are provided in accordance with 650-RICR-20-00-1.2.3 Areas of Historic and Archaeological Significance of the Coastal Resources Management Council.. If you have any questions, please contact Charlotte Taylor, Principal Archaeologist at this office.

Sincerely,

Jeffrey D. Emidy
Executive Director
State Historic Preservation Officer

Cc: John Brown, Cora Peirce, and Mark Andrews, Narragansett THPO
Bettina Washington, Aquinnah Wampanoag THPO
David Weeden, Mashpee Wampanoag THPO
Deborah Cox, PAL Inc.

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