

## CPC Minutes of October 19, 2010

A regular meeting of the City Plan Commission (CPC) was held on Tuesday, October 19, 2010 at 4:45 p.m. in the Department of the Planning and Development (DPD) 4<sup>th</sup> Floor Auditorium, 400 Westminister Street, Providence, Rhode Island.

Opening Session

Call to order: Chairman Durkee called the meeting to order at 4:50 p.m.

Members Present: Chairman Steve Durkee, Vice Chairman Harrison Bilodeau, Bryan Principe, Andrew Cortes

Member(s) Absent: Meredyth Church, Samuel Limiadi

Staff Present: Robert Azar, Bonnie Nickerson, Choyon Manjrekar.

Approval of meeting minutes from September 21, 2010: Mr. Cortes made a motion seconded by Mr. Bilodeau to approve the minutes. All voted in favor.

The Downtown Plan presentation was heard out of order as the applicant for minor subdivision Case 10-030MI was not present.

### **Providence Tomorrow**

#### **Downtown Plan - Presentation of revised version of the Downtown Plan by DPD staff.**

Ms. Nickerson presented an updated draft of the plan with changes made in response to public comment and said that comments would continue to be taken in November, with action to be taken in December. A goals and policies table addressing challenges in the plan was added. Comments received mostly related to the Downtown Development Plan and urban design issues. The Providence Foundation submitted comments addressing temporary uses and interim uses for vacant I-195 parcels. Institutions like Brown and Johnson and Wales Universities submitted comments clarifying the I-195 parcels they were interested in acquiring. Comments were received about the name of the Knowledge District.

A discussion ensued about the name and extent of the Knowledge District.

Ms. Nickerson presented an overview of the table, formatted with a different section per challenge with separate columns for goals and policies to address those challenges. For example, the revision of zoning regulations for more predictability was intended to address the goal of streamlining and modernizing regulations for Downtown. Other sections dealt with economic development, mobility, arts, culture and sustainability and the redevelopment of I-195. A section addressing the detailed vision of development for different Downtown subdistricts was also added.

Mr. Azar interjected and requested the Commission consider a continuation of minor subdivision 10-030MI. Mr. John Garrahy requested on behalf of the applicant that the item be continued to the next meeting. Mr. Principe made a motion to continue seconded by Mr. Bilodeau. All voted in favor.

Mr. Principe asked for a clarification of where the plan identified properties that Brown and Johnson and Wales Universities intended to acquire. Ms. Nickerson said that information was on pages 26 and 28. Mr. Dan Boudouin of the Providence Foundation said he supported the plan and was appreciative of the efforts of the DPD. Mr. Grant Dulgarian said he would reserve his comments till the next version of the plan was presented.

## **Institutional Master Plan (IMP)**

### **Presentation of The Miriam Hospital's (TMH) Institutional Master Plan**

Mr. Arthur Sampson, Executive Director of TMH presented the plan, giving an overview of the hospital's mission, its relationship with the surrounding community, landscaping progress and implementation of the 2005 IMP. Completed projects from the 2005 plan include, improving the patient holding area, the new Baxt Building and landscaping. Conversion to single bed rooms and renovation of the "A" building are ongoing.

A discussion on landscaping ensued.

Mr. Sampson spoke about the hospital's programmatic objectives of combining heart programs with Rhode Island Hospital, building a bone and joint center, increasing outpatient cancer services, parking and mobility. Long term needs include redesigning the emergency room, moving outpatient services off the Summit Avenue Campus and continuing to increase the number of single patient rooms.

Mr. Bill Ashworth presented the hospital traffic study, which concluded that the traffic and parking demand will remain steady or decrease due to staffing and patient visits remaining almost static. Mr. Sampson said that the renovation of the emergency department was ongoing. It was difficult to renovate the "A" building for inpatient care due to its floor and ceiling heights. The plan intends to build a version of the Baxt building on the existing footprint for the "A" Building. The projects are conceptual at this point due to funding. Conversion of the "B" and "C" buildings to single occupancy rooms is ongoing. He then detailed efforts to reach out to the community.

Mr. Cortes asked about the timeframe of the "A" building renovation. Mr. Sampson said it was presently only conceptual. Mr. Principe asked about the possibility of structured parking along the arena site. Mr. Sampson said resources for a garage weren't available but would consider offers from developers. A discussion on parking and landscaping ensued.

Mr. Dulgarian said he was under the impression that action would be taken on the plan at the following month's meeting. Ms. Monica Anderson, the community liaison for TMH said that the IMP presentation date was known by the Summit Neighborhood Association. Mr. Durkee asked if any response had been received regarding the plan, Ms. Anderson said there was none. Mr. Azar said that no comments about the plan were received by the DPD. Mr. Dulgarian made comments about the history of TMH and suggested that surface parking be reduced and structured parking be financed by charging for parking.

Mr. Cortes made a motion seconded by Mr. Bilodeau to continue the IMP till November. All voted in favor.

The meeting adjourned at 6:15 pm.

Respectfully Submitted,



Choyon Manjrekar,  
Recording Secretary.