

MEETING MINUTES
CAPITAL CENTER COMMISSION

May 12, 2005
12:00 Noon

First Floor Theater
30 Exchange Terrace
Providence, RI

1. Roll Call

Chairman Gardner called the meeting to order at 12:15 PM. Members present included Leslie A. Gardner, Guy Abelson, Steve Daniels, Steve Durkee, Barry Fain, Tom Freeman, Barry Preston, Robert Reichley, Stanley Weiss and Councilwoman Rita Williams. Absent were Merlin DeConti, Wil Gates, Councilman Terry Hassett, and Duncan Johnson.

Staff present included Deborah Melino-Wender.

Others present included Andrea Stape, Providence Journal; Ron Chrzanowski, Capital Properties; Charles Meyers, Metropark; Al Spagnolo, Spagnolo & Gisness; Michael Voccolo and Tom Niles, The Procaccianti Group; Lee Burnstin, Commonwealth Ventures; Amy Vitale, Partridge, Snow & Hahn; Duncan Pendlebury, Mart Ojamara and Glenn Allen, Jung/Brannen.

2. Meeting Minutes

2.1 Approval of Commission Minutes of April 14, 2005

The motion was duly made, seconded and unanimously passed to approve the minutes of the Capital Center Commission meeting of April 14, 2005.

2.2 Acceptance of Design Review Committee Minutes of April 12, 2005; April 19, 2005; April 21, 2005; April 28, 2005; May 3, 2005

The motion was duly made, seconded and unanimously passed to accept the minutes of the Design Review Committee meetings of April 12, 2005; April 19, 2005; April 21, 2005; April 28, 2005; May 3, 2005.

Chairman Gardner commended the members of the Design Review Committee on all their recent meetings and their dedication to the work of the Commission. She noted that the Committee is doing a terrific job under the very able leadership of Wil Gates.

3. Report of the Executive Director

The Executive Director updated the Commission members on the status of the Masonic Temple and on Parcel 6.

4. Bella Vista Restaurant: Request for Change in Awnings

Chairman Gardner noted that some questions had arisen regarding the restaurant's use of the upper deck. As the restaurant is researching this issue, they have asked to postpone their appearance before the DRC and the Commission until a later date.

5. Parcel 9: Request for Approval of Design Modifications

Presenter: Al Spagnolo, Spagnolo & Gisness

Chairman Gardner noted that the Parcel 9 development team has produced an on-site mock-up which was reviewed and discussed by the Design Review Committee at its meeting of April 19th and discussed again on May 3rd. Based on some minor changes to the design and a re-examination of materials, the development team requested several changes. These changes include (1) a change to the garage grille; (2) a change in the height of the parapet from 150'4" to 149'; and (3) a change in the spandrel glass to a stripe. At its meeting of May 3rd, the DRC voted to recommend CCC approval of these changes.

Mr. Spagnolo presented the proposed examples of the proposed changes to the garage grille and the spandrel glass to the Commission. He then discussed the proposed change in the parapet height. A brief discussion followed.

The motion was made by Mr. Weiss and seconded by Mr. Reichley to approve (1) the change in the garage grille, as shown on the mock-up; (2) the change in the height of the parapet from 150'4" to 149'; and (3) a change in the spandrel glass to stripe. The motion passed unanimously.

6. Parcel 11: Proposed Westin Hotel Expansion: Design Presentation

Presenter: Michael Voccola, The Procaccianti Group
Duncan Pendlebury, Jung/Brannen

Chairman Gardner noted that the DRC has been working with the development team on the Westin expansion project. She noted that the development team is on a very tight timeline. She reminded the Commission that the public hearings on this project will be held on June 14th (DRC) and June 16th (CCC) and that the purpose of this presentation is to bring the Commission up to date on the design to date. She noted that no action is required at this time.

Mr. Voccola presented a brief summary of the project. He noted that the project will include about 11,000 – 12,000 s.f. of ground level retail space. Mr. Pendlebury then presented the design elevations and specific design elements of the project. Discussion followed concerning the DOT plans for the Francis/Memorial intersection and the treatment of the sidewalk and arcade areas of the project along Francis Street.

7. **Design Consultant Contract** (if available)
Chairman Gardner stated that this item will be placed on the agenda for next month and that Mr. Dixon is interested in continuing the contract.
8. **New Business**
There was no new business.
9. **Adjournment**
The meeting was adjourned at 1:30 PM

Robert Reichley
Secretary