

MEETING MINUTES
DRAFT

CAPITAL CENTER COMMISSION

Thursday, December 8, 2005

12:00 Noon

First Floor Theater

30 Exchange Terrace

Providence, RI

1. Roll Call

Chairman Gardner called the meeting to order at 12:10 PM. Members present included Chairman Leslie A. Gardner, Merlin DeConti, Guy Abelson, Steve Durkee, Barry Fain (arrived 12:20 PM), Wilfrid L. Gates, Jr., Phil Stone, Councilman Terrence Hassett (left at 12:30 PM), Barry Preston, Robert Reichley, Christopher Thomas, and Councilwoman Rita Williams. Members absent included Steve Daniels, Duncan Johnson and Stanley Weiss.

Staff present included Deborah Melino-Wender, Executive Director.

Others present included Andrea Stape, Providence Journal, John Elkay, Citron Bistro; Sara Diem and Glenn Lepore, LDL Studio; David Farmer, Edwards and Kelcey; and Dina Caldarone, Masonic Temple.

2. Minutes

2.1 Approval of Commission Minutes of November 10, 2005

The motion was duly made, seconded and unanimously passed to approve the minutes of the Capital Center Commission meeting of November 10, 2005.

2.2 Acceptance of Design Review Committee Minutes of November 1, 2005

The motion was duly made, seconded and unanimously passed to accept the minutes of the Design Review Committee meeting of November 1, 2005.

3. Report of the Executive Director

- **Parcel Status Update:** The Executive Director updated the Commission members on the status of the Masonic Temple project. Ms. Caldarone also discussed the project status with the Commission.
- **Design Review Committee: 2006 Meeting Schedule:** The Executive Director noted that the 2006 Design Review Committee meeting schedule was included in the packets.
- The Executive Director informed the Commission that she had recently made a presentation to the Providence Rotary Club at the invitation of Commissioner Barry Fain.

4. Parcel 1: Citron Bistro: Request for Signage and Improvements

Presenter: John Elkay; Sara Diem and Glenn Lepore, LDL Studio

Chairman Gardner informed the Commission that John Elkay is looking to open a restaurant in the space in Union Station Plaza formerly occupied by Brewed Awakenings. He and his design team from LDL Studio presented their concepts to the Design Review Committee at its meeting of November 29, 2005.

Mr. Elkay and his design team including Ms. Diem and Mr. LePore reviewed the proposed changes to the building. These include

1. Signage for the restaurant which would include (1) signage attached to the building, similar to Brewed Awakenings, (2) blade sign on the parking garage stairway, replacing the Brewed Awakenings sign; and (3) sign in the garage opening on Memorial Boulevard, also replacing the Brewed Awakenings sign;
2. A redwood vault awning over the door opposite Capital Grille;
3. Adding a decorative glass tile chip in the window arches;
4. Improve the alleyway area on the north side of the building by place a walk-in cooler box here. A wall and a roof would mask the cooler boxed. The wall would be landscaped. Mr. LePore noted that at the request of the DRC the renderings now show a continuous line building with a flat roof.

Mr. Elkay also noted that they would be looking at 6 month outdoor dining, and that those plans would come back at a later date. There would also be seasonal plantings around the building located in 4' high pots. Mr. Elkay would use the existing lighting and just change out the fixtures.

A brief discussion followed. Mr. Durkee stated that the building is still flat and the team might want to consider lighting the arches. He also asked if the team had considered awnings and whether it would be a way to provide more relief. Mr. Elkay said that they had not. Mr. Gates stated that he appreciated the restudy of the screen wall to the cooler. He noted that the DRC had requested that the outdoor terrace come back for review and that the Committee saw it as an opportunity to bring some of the inside colors to the outside.

The motion was duly made, seconded and unanimously passed to approve the amended design, as presented, with the screen wall detail and roof to go back to the DRC for final review.

5. By-Laws: Request for Approval of Revised By-Laws

Chairman Gardner noted that the Committee reviewed the revised by-laws at the last meeting and asked that consideration be given to grant additional powers to the Executive Director. She noted that legal counsel Richard Peirce has recommended that any changes to the powers to the Executive Director take place within the Internal Operating Procedures and be very specific in nature. She noted that the Executive Director will then work with several members of the Commission to draft language to potentially expand the duties of the Executive Director within specific parameters within the language of the Internal Operating Procedures..Chairman Gardner stated that unless the Commission wishes to make any other changes to the By-Laws as presented, that the Commission might considers adopting the By-Laws.

The motion was duly made, seconded and unanimously passed to approve and adopt the revised By-Laws, as presented.”

6. Executive Session

(Pursuant to Par (2) Section 42-46-5 of the General Laws of the State of R.I.

6.1 Pending Litigation

Chairman Gardner stated that she had spoken with legal counsel and that this item will appear on the January agenda when more information is expected to be available.

7. New Business

Chairman Gardner informed the Commission that Providence Polo LLC had appeared before the DRC on November 29, 2005. She noted that at this time a masterplan/site plan is not available and that the presentation was more conversational in nature. She informed the Commission that prior to that meeting she and the Executive Director had met with Jerry Williams of the DOA and Chair of the State Properties Committee to review with him the CCC regulations on Station Park and the Commission's responsibilities. She noted that he had recommended that representatives from the CCC attend the State Properties Committee meeting on November 22nd to inform the Committee of the CCC regs. She noted that Mr. Gates and the Executive Director had so attended. Chairman Gardner stated that since the DRC meeting, the state was initiating a title search to determine actual ownership of Station Park. In addition, the Executive Director had learned that Mr. Capaldi of RIDOT was meeting with AMTRAK officials and she wrote a letter to him requesting that he direct several questions to AMTRAK with respect to certain representations made by Providence Polo LLC at the DRC meeting. A response to that letter by AMTRAK has been received. Chairman Gardner noted that the letter to Mr. Capaldi, the response by AMTRAK and a letter from Providence & Worcester Railroad to AMTRAK had been distributed to the CCC members.

A brief discussion followed. Ms. Gardner stated that at this time, the group was awaiting the development of a detailed plan for the project. She anticipated that this might take place in January.

8. Adjournment

The meeting was adjourned at 1:17 PM.

Robert Reichley
Secretary