

MEETING MINUTES

CAPITAL CENTER COMMISSION

Thursday, January 12, 2006

12:00 Noon

First Floor Theater

30 Exchange Terrace

Providence, RI

1. Roll Call

Chairman Gardner called the meeting to order at 12:13 PM. Members present included Leslie A. Gardner, Merlin DeConti, Steve Durkee, Barry Fain (arrived 12:20 PM), Wilfrid L. Gates Jr., Barry Preston, Robert Reichley, Stanley Weiss and Councilwoman Rita Williams.

Staff present included Deborah Melino-Wender, Executive Director.

Others present included Robert Bromley, Senate Fiscal Office; Amy Vitale, Partridge, Snow & Hahn; Charles Meyers, Metropark; Randy Mann and Kevin Dolan, JC Penney; Richard Galvin, Commonwealth Ventures; Al Spagnolo, Nat Finley and Matt Michel, Spagnolo & Gisness.

2. Minutes

2.1 Approval of Commission Minutes of December 8, 2006

The motion was duly made, seconded and unanimously passed to approve the minutes of the Capital Center Commission meeting of December 8, 2006.

2.2 Acceptance of Design Review Committee Minutes of November 29, 2005;
December 13, 2005

The motion was duly made, seconded and unanimously passed to accept the minutes of the Design Review Committee minutes of November 29, 2005 and December 13, 2005.

3. Report of the Executive Director

The Executive Director reported that the Providence Redevelopment Authority has named the Carpianato Group as developer of Parcel 12 and that design workshops should begin shortly. She also reported that the Providence Polo LLC is awaiting letters from the various property owners at Station Park before proceeding before the Design Review Committee. She noted that the Commission's requirements are that all property owners must co-sign the application of any development team.

4. Parcels 10 & 13: Providence Place Mall JC Penney: Request for Signage Approval

Chairman Gardner stated that JC Penney's is replacing Lord & Taylor as one of the anchors at Providence Place Mall. She noted that at its meeting of December 13, 2005, the DRC reviewed the plan and is recommending approval of the JC Penney's signs, as presented, with the condition that there be a minimum offset from the pilaster of 4" clear from the back of the letters, that the applicant receive the approval of the mall management, and that the applicant provide a calculation of their total signage as compared with that of Lord & Taylor.

Mr. Mann made a brief presentation of the signage plan to the Commission members. The Executive Director also reviewed the amount of signage of JC Penney as compared with Lord and Taylor. She noted that JC Penney has about 1,300 s.f. less than Lord & Taylor. Mr. Mann noted that a soft opening is scheduled for February 22nd with the grand opening on February 24th.

The motion was duly made, seconded and unanimously passed to approve the JC Penney's signage, as presented, subject to the receipt, in writing, of approval of the signs from the mall management.

5. Parcel 9: GTECH Building

Request for Approval for Lighting; Bridge Rail; Parking Signage

Chairman Gardner noted that the Design Review Committee most recently reviewed these items at its meeting of January 10, 2006 and voted to recommend approval of (1) the lighting plan, with a rendering of the night view from the State House to come back to the DRC for confirmation; (2) the revised railing design for the automobile bridge, with a redesign of the mounting brackets for a simpler and more elegant solution and a revision to the bridge itself, per Bill Warner, for a lighter appearance with more reveal at the edges; and (3) the parking sign at the end of the bridge, with the design team to (a) conduct a visual test with the Executive Director to view the effect on the view corridor, and the visibility of the sign to motorists, and (b) to consider a directional arrow beneath the "P".

Mr. Spagnolo presented the lighting plan, the bridge plan and the parking sign plan. A brief discussion followed. Mr. Gates indicated that he has looked at location of the parking sign and is withdrawing his request to do a visual field test.

The motion was duly made, seconded and unanimously passed to approve 1) the lighting plan, with a rendering of the night view from the State House to come back to the DRC for confirmation; (2) the revised railing design for the automobile bridge, with a redesign of the mounting brackets for a simpler and more elegant solution and a revision to the bridge itself, per Bill Warner, for a lighter appearance with more reveal at the edges; and (3) the parking sign at the end of the bridge, with consideration given to a directional arrow beneath the "P".

6. New Business

There was no new business.

7. Adjournment

The meeting was adjourned at 12:59 PM.

Robert Reichley
Secretary