

## **CAPITAL CENTER COMMISSION**

### **MEETING MINUTES**

**Thursday, May 11, 2006**

**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 Leslie A. Gardner, Guy Abelson (left at 12:50 PM), Steve Durkee, Barry Fain (arrived 12:120 PM), Phil Stone, Duncan Johnson, Barry Preston, Robert Reichley, Chris Thomas and Councilwoman Rita Williams. Members absent included Merlin DeConti, Councilman Terrence Hassett, and Stanley Weiss.

Staff present included Deborah Melino-Wender, Executive Director.

Others present included Toby Ayers, RI for Community and Justice; Robert Bromley, RI Senate Fiscal Office; Richard Galvin, Commonwealth Ventures; Amy Vitale, Partridge, Snow & Hahn; Charley Schallice, Site Enhancement Services; and Bill Perrett, Sage Hospitality.

#### **2. Minutes**

2.1 Councilwoman Rita Williams noted that the correct date for the extension of the Design Consultant contract should be March 2, 2007 and not 2006. The motion was duly made, seconded and unanimously passed to approve the minutes of the Capital Center Commission meeting of April 13, 2006, as amended.

2.2 The motion was duly made, seconded and unanimously passed to accept the minutes of Design Review Committee meetings of April 4, 2006, April 18, 2006, and May 2, 2006.

#### **3. Report of the Executive Director**

The Executive Director noted that she would be attending two conferences in Providence: The Grow Smart conference on May 12, 2006 and the New Urbanism Conference to be held June 1 – 4.

#### **4. Waterplace Park: Wall of Hope: Request for Extension of Approval**

**Presenter: Dr. Toby Ayers**

Chairman Gardner reported to the Commission that in May 2002, the Capital Center Commission approved the temporary installation of the Wall of Hope project in the concourse area between Union Station Plaza and Waterplace Park through May 9, 2004. At

the time, the Executive Director of the National Committee for Community and Justice stated that this would be a temporary installation, with the intent that the project be permanently housed at the Heritage Harbor Museum. The Committee is now called RI for Community and Justice. Chairman Gardner noted that the Committee is seeking a two-year extension to the original approval and wishes to enter into a discussion with the Commission and the city to determine the feasibility for making the Wall of Hope a permanent installation.

Dr. Toby Ayers addressed the Commission. She thanked the Commission for its approval over the last several years. She noted that Barbara Thorton, the original designer of the Wall is looking at the potential to keep the Wall in its present location, and, if not, at other options. Mr. Gates asked if there had been any deterioration or if the project required any maintenance. Dr. Ayers replied that the Wall would require some modifications if it is to remain in its current location. She noted that the Wall has been cleaned periodically and noted that Arthur Robbins has been very helpful in this effort. Mr. Abelson asked about the tiles at the Journal Building. Dr. Ayers stated that those had been installed on a permanent basis. The Executive Director noted that Commissioner DeConti, who could not be present at the meeting, wanted the Commission to know that he supports keeping the Wall in its present location. Chairman Gardner also stated that she thinks it would be a good idea, but that the City also needed to be part of the discussion.

The motion was duly made, seconded and unanimously passed to extend the temporary approval of the Wall of Hope Project through May 9, 2008.

## **5. Parcel 9: GTECH Signage: Fidelity: Request for Approval**

### **Presenter: Richard Galvin**

Chairman Gardner stated that the proposed signage plan for Fidelity at the GTECH Building on Parcel 9 was presented to the DRC of April 18, 2006. Additionally, Mr. Galvin discussed with the Committee the need for a larger signage allowance on the building. He noted that under current zoning, the building is allowed 855 s.f. and the developer are proposing a ratio of 3 times the façade, or 1,965 s.f. (of which the GTECH tower sign is 270 s.f. and the Fidelity will be 470 s.f.). These changes will require a zoning variance. The Executive Director noted that, in meetings with the design team and David Dixon, Mr. Dixon had expressed support for more signage in order to make the building lively and attractive.

Mr. Galvin addressed the Commission members. He stated that the rationale for the request for increased signage is that this building has three sides that are open. The increased signage request is to provide visibility for Fidelity and for the restaurant tenants along the Waterplace side of the building. He noted that Fidelity will be moving its investor center from Providence Place and expanding it at the GTECH building. Mr. Galvin also noted that the banners along Francis Street will be metallic, more in keeping with the architecture of the building. Some of the banners will be for GTECH, and the balance for the restaurant tenants. Mr. Schallice presented the signage package for Fidelity. In addition to the two sets of letters along Francis Street, there will be three vertical blade signs. These will be brushed aluminum with pushed through acrylic letters.

Mr. Durkee stated that he would prefer that the screen be the focus, rather than having blank blade signs. Mr. Gates stated the would support removing the blank blade signs and the associated mounting brackets.

The motion was duly made, seconded and unanimously passed to approve the Fidelity sign, as presented, with the removal of the blank blade signs and the associated brackets.

The motion was duly made, seconded and unanimously passed to send a letter of support to the Zoning Board to support the developers' request for a variance to increase the signage for the GTECH building from an allowable 865 s.f. to 1,965 s.f.

#### **6. Parcel 14: Masonic Temple: Request for Approval of Design Modification**

##### **Presenter: Bill Perrett, Sage Hospitality**

Chairman Gardner stated that at the May 9<sup>th</sup> meeting of the Design Review Committee, Michael Coolidge of Sage Hospitality presented several proposed design modifications to the Masonic Temple project. These include a (1) change to EFIS for the elevator overrun and the northwest corner of the building; (2) a change in the material of the balustrades from cast stone to polyurethane with an EFIS coating; and (3) a redesign of the canopy for the restaurant entrance on Francis Street. The DRC voted to recommend approval of these items. The developer also presented signage and lighting, which will come back to the DRC with more detail prior to approval by the CCC. Chairman Gardner noted that Ted Sanderson and Ginger Hesse of the RI Historic Preservation and Heritage Commission were at the meeting and supported the proposed changes. She noted that they were concerned with how the signage and restaurant awning would be attached to the building at the joints and not into the stone.

Mr. Perrett reviewed the proposed design modifications with the Commission. He noted that same proposed balustrade material was used at the Baker library at Harvard. Mr. Preston asked about the maintenance of the balustrade and expressed concern about the wind and weather. Mr. Perrett stated that it will be repaired and maintained. With respect to the awning for the restaurant, Mr. Durkee encourage Mr. Perrett to hand the awning.

The motion was duly made, seconded and unanimously passed to approve (1) the material change to EFIS of the elevator tower overrun; (2) the material change to EFIS of the northwest return wall; (3) the material change of the balustrades to molded polyurethane with an EFIS coating; and ; (4) and the redesigned restaurant canopy.

#### **7. Chamber Disaffiliation: Update**

The Executive Director updated the Commission members on the status of the disaffiliation from the Chamber of Commerce. She noted that since the inception of the Commission, the Chamber, for convenience purposes, had processed the Commission's payroll and was reimbursed. This service was provided for a number of related groups. Due to a number of concerns, the Chamber board had recently voted to "disaffiliate" and the Commission must now process its own payroll and replace existing benefits. The Commission will continue to rent space from the Chamber and have use of copy machines, fax machines, and the conference rooms. This disaffiliation is to be effective July 1. Chairman Gardner informed the Commission that, due to the timing of the disaffiliation, she has pulled together an informal working group to review some initial costs. This group will be subject to formal vote as a Finance Subcommittee, should the CCC so desire.

The Executive Director reviewed the status and associated projected costs of this item and noted that the CCC's annual budget will be presented to the Board for review and approval in June.

**8. Appointment of Finance Subcommittee**

Chairman Gardner stated that the following members have agreed to serve on the Subcommittee: Leslie A. Gardner, Chris Thomas, Duncan Johnson and Stan Weiss, with Chris Thomas, as Treasurer of the Commission, to serve as the Subcommittee's chairman.

The motion was duly made, seconded and unanimously passed to create a Finance Subcommittee and to appoint Leslie A. Gardner, Chris Thomas, Duncan Johnson and Stan Weiss to serve for a two year period, with Chris Thomas to serve as Chairman. The Subcommittee will review financial issues as directed by the Commission and shall report back to the Commission with recommendations.

**8. New Business**

There was no new business.

**9. Adjournment**

The meeting was adjourned at 1:00 PM

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Robert Reichley  
Secretary