

MEETING MINUTES

CAPITAL CENTER COMMISSION

Thursday, June 8, 2006

12:00 Noon

First Floor Theater

30 Exchange Terrace

Providence, RI

1. Roll Call

Chairman Gardner called the meeting to order at 12:05 PM. Members present included Leslie A. Gardner, Merlin DeConti, Guy Abelson, Stever Durkee, Barry Fain (arrived 12:20 PM), Wil Gates, Phil Stone, Barry Preston (left 1:40 PM), Robert Reichley, Chris Thomas, and Councilwoman Rita Williams. Members absent included Councilman Terrence Hassett and Duncan Johnson.

Staff present included Deborah Melino-Wender.

Others present included Bill Perrett, Sage Hospitality; David Souvall and Robert Gemma, RI Credit Union; Charles Meyers, Metropark; Tom Niles, Lee Burneson, Michael Voccola, Procaccianti Group; and Duncan Pendlebury and Glenn Allen, Jung/Brannen.

2. Minutes

2.1 Approval of Commission Minutes of May 11, 2006

The motion was duly made, seconded and unanimously passed to approve the minutes of the Capital Center Commission meeting of May 11, 2006.

2.2 Acceptance of Design Review Committee Minutes of May 9, 2006; May 23, 2006 and May 31, 2006

The motion was duly made, seconded and unanimously passed to accept the minutes of the Design Review Committee meetings of May 9, 2006, May 23, 2006 and May 31, 2006.

3. Report of the Executive Director

The Executive Director updated the Commission on the status of Parcel 2 and updated the Commission on her attended at the conference for New Urbanism, held in Providence.

4. Parcel 15: RI Credit Union: Request for Surface Parking

Presenter: David Suvall, President/CEO RI Credit Union

Chairman Gardner informed the Commission that in June 2002, the Commission granted a two-year approval for temporary surface parking for the lot at the corner of Smith and Francis Streets through June 13, 2004, contingent upon the RI Credit Union obtaining a temporary zoning variance. This approval was extended in 2004 for an additional two-year period through June 13, 2006.

The RI Credit Union obtained a permanent zoning variance, not supported by the Commission, for surface parking at this site. The Commission did not want to approve an at grade parking lot as a permanent use, which is not allowed under current Commission

regulations. The Credit Union is looking for either (1) permanent approval of the surface lot (which would require a change to the Design Regulations and public hearings); or (2) a two-year extension to the existing approval.

Mr. Souvall briefly addressed the Commission. The motion was duly made, seconded and unanimously passed to extend the approval for the temporary surface parking for a two year period through June 13, 2008.

5. Parcel 2: Request for Temporary Signage

Presenter: Nick Iselin, Intercontinental

Mr. Gates, Chairman of the Design Review Committee informed the Commission that Mr. Iselin was unable to attend the meeting due to a family conflict.

Chairman Gardner informed the Commission that Intercontinental Development is requesting permission to install two temporary signs, one on each tower, to announce the Waterplace development. At its meeting of May 31st, the Design Review Committee recommended approval of this request, with the stipulations that the signs be placed no higher than the fourth level, and with the understanding that the signs would be removed once the cladding is on the building.

The Executive Director reviewed the proposed signs with the Commission.

The motion was duly made, seconded and unanimously passed to approve two temporary signs, one for each tower, to be placed no higher than the fourth level, with the understanding that the signs would be removed once the cladding is on the building.

6. Parcel 15: Masonic Temple: Request for Approval: Signage and Lighting

Presenter: Bill Perrett, Sage Hospitality

Mr. Gates and Mr. DeConti have recused themselves from this matter.

Chairman Gardner informed the Commission that the Design Review Committee, during several of its meetings in May reviewed signage and lighting for the Masonic Temple project. At its meetings of May 31, 2006 and June 6, 2006, the Committee voted to approve the signage and lighting and to support the developer's request for the required zoning variances relating to the signage materials.

Bill Perrett presented the signage and lighting plan to the Commission.

Mr. Perrett noted that the total allowable signage for the project is 612 s.f., and that the developer is only proposing 209 s.f., most of which is located on the north side of the building. He stated that, due to the nature of the building, there are few appropriate signage locations. The signage package includes (1) Renaissance logo sign at the top of the building on the north and south facades; (2) two brass plaques on either side of the hotel entrance at Avenue of the Arts; (3) the ballroom entrance signage; (4) Renaissance signage over the main canopy on Avenue of the Arts; (5) Halo lit metal logo signs along Francis Street at the northeast corner and at the southeast corner of the building; (6) Temple restaurant signage which includes a "T" over the canopy at the keystone and "Temple" on the restaurant canopy. Mr. Perrett noted that, due to the type of material and lighting, the roof logo sign, the "Renaissance" sign over the canopy" and the "Temple" restaurant signage in the canopy do not meet zoning requirements.

Mr. Perrett also presented the lighting plan. This will include lighting the colonnades, strip lights in the cornice, street lights and street tree lights. He noted that the Capitol is also brightly lit.

The motion was duly made, seconded and unanimously passed to approve the signage and lighting, as presented, with the "T" of the restaurant signage to be affixed to the mortar joints and to support the developer's petition for a zoning variance for signage, as presented.

7. Parcel 11: Westin Hotel Expansion: Request for Design Modifications

Presenter: Duncan Pendlebury, Jung/Brannen

Chairman Gardner informed the Commission that the Procaccianti Group has proposed a number of design modifications to the Westin Hotel expansion. The design team has had several meetings with the Design Review Committee and with David Dixon, the Commission's Design Consultant. The modifications presented today will focus on (1) the rooftop treatment of the condo tower; (2) the rooftop treatment of the hotel tower; (3) at the base of the Francis Street elevation, at the connection panel between the hotel and condo towers, the addition of two louvers and the extension of the bullnose; (4) at the Francis Street elevation, the addition of louvers in the hotel base; (5) the squaring of the balconies; and (6) the change of the patterning of the grillework.

Chairman Gardner noted that other modifications and project details, including landscaping, signage and the Flemings storefronts will be reviewed at a later date. The Design Review Committee, at its meeting of June 6, 2006 recommended that the proposed modifications be approved, with (1) the precast panel on Francis Street to be resolved with the David Dixon and the Executive Director; (2) the discussed changes to the grillework in the courtyard to be presented to the DRC for confirmation; and (3) contingent upon an agreed upon level of translucent glazing for the Flemings storefronts on the corner of Francis and Memorial. She noted that each member has a booklet with the detail of the proposed changes.

Duncan Pendlebury presented the proposed changes. He reviewed the modifications to the condo tower roof. He noted that the mechanical units have been consolidated onto this roof, which allowed the lower roof to be flat and provide views from more of the condominium units. Instead of the crisscross gables, which were previously approved, the gables nut butt against the cooling tower. There is now a decorative grille in each dormer where previously there was just a louver. He pointed out that the east/west gables are slightly lower than the north/south gables. Mr. Pendlebury noted the elevator and energy recovery towers which are stepped back slightly. These have been clad with brick. He stated that these will not be visible from many street level locations. Mr. Pendlebury also stated to the Commission that the balconies have been changed from curved to square in order to provide more usable space. At the base of the building, the louvers are now larger, a full width of the window, thereby fitting the window rhythm. There are now three types of grillework, as compared with the one which was originally approved. This includes (1) the grille on the condo tower to match the top gables; (2) the hotel grille, which reflects the hotel window pattern; and (3) the base grille of the star pattern which matches the existing Westin. The brick patterning has also been modified. Mr. Pendlebury stated that there has been a change to precast brick panels. These have a full brick return. The joints will be built into the shadow line.

Discussion followed. Ms. Gardner pointed out the comments from Mr. Dixon, which were distributed and the Executive Director highlighted those comments. Both Mr. Durfee and Mr. Abelson stated that they like the flat roof on the hotel tower. Mr. Reichley stated that he is concerned with the potential lack of transparency at the northeast corner of Flemings. He

stated that he would like a guarantee on the transparency. Mr. Durkee echoed the concern and stated that he also wants access to the restaurant from Francis Street. He said that this area is critical. Mr. DeConti pointed out that if the restaurant doesn't draw people into that area, then it will become a dead end. Mr. Thomas stated that he believed that at least the east elevation of the restaurant must be transparent and perhaps the north elevation could be translucent. Mr. Preston recommended restoring the transparency and the entrance on Francis Street. Mr. Reichley said that he felt the transparency was non-negotiable. He also noted the retail entrances on Francis Street for the mall. Discussion continued regarding the doorway to Flemings on Francis Street. Mr. Voccolo agreed to restore the double doors into Flemings on Francis Street. Chairman Gardner recommended that he talk with the tenant about making this doorway a usable entrance. Mr. Voccolo stated that this doorway was seen as a way to access patio seating. Mr. Preston expressed concern about the gables at the top of the condo tower. He stated that they seemed too heavy and not in keeping with the project. He said that they did not seem as elegantly detailed and recommended sending these back to Design Review. Discussion continued. Mr. DeConti asked about the terrace on the hotel tower and the railings. Mr. Pendlebury stated that this one new with the flattening of the roof. Mr. DeConti stated that this needs to go back to Design Review. Chairman Gardner stated that this was the first time she had learned of this item and directed it back to Design Review.

The motion was made by Mr. DeConti, seconded by Mr. Durkee and unanimously passed to approve the following requested changes:

1. The proposed modifications to the top of the condominium tower, as presented, subject to the precast grille going back to the Design Review Committee and the Commission's design consultant for further study;
2. The proposed modification to the top of the hotel tower to include a flat roof and cornice and the elevator and energy recovery towers, as presented;
3. The extension of the bullnose and the addition of the louvers in the hotel tower base along Francis Street, as presented;
4. The change to square balconies, as presented;
5. The change in grille designs, as presented, with the exception of the gables at the hotel tower as described in (1) above;
6. The change in the brick patterning, as presented;
7. The change in the color of the precast, as presented;
8. The addition of the precast to the hotel tower, as presented, subject to the precast panels along Francis Street and in the courtyard being restudied by the Design Review Committee and the Commission's design consultant.

The Commission also stated that the following items are to be presented to the Design Review Committee and the Commission's design consultant for further review:

1. The precast panel inset along Francis Street and in the Courtyard;
2. The precast grilles in the gables at the top of the condominium tower;
3. The proposed terrace and railings on the top of the hotel tower; and
4. The transparency of the Flemings storefront at the northeast corner of the building.

8. DRC Appointment

Chairman Gardner informed the Commission that the appointment of Thomas Deller to the DRC expires on June 30, 2006. The CCC's internal operating procedures require that one member of the DRC be either a City Planner with extensive familiarity with the City's Zoning Ordinance, or be a RI licensed attorney.

The motion was duly made, seconded and unanimously passed to reappoint Thomas Deller to the Design Review Committee for a three year term expiring June 30, 2009.

9. ACCE Resolution

Chairman Gardner informed the Commission that as part of the disaffiliation from the Chamber, the Commission is joining the American Chamber of Commerce Executives and will obtain retirement, life and disability benefits through this organization, as discussed at last month's meeting. She said that ACCE requires that the Board adopt a resolution, a copy of which has been provided in the agenda packet.

The motion was duly made, seconded and unanimously passed to approve and adopt the resolution as presented.

10. FY 2007 Budget Review and Approval

The Executive Director reviewed the budget with the Commission.

11. Executive Session

(Pursuant to Par (1) Section 42-56-5 of the General Laws of the State of RI, if required)

11.1 Personnel

At 1: 40 PM, Mr. Reichley made the motion, which was seconded by Mr. Stone to go into Executive Session pursuant to Par (1) Section 42-56-5 of the General Laws of the State of RI Personnel to review the performance of the Executive Director. Those voting in favor of the motion were Leslie A. Gardner, Merlin DeConti, Guy Ableson, Steve Durkee, Barry Fain, Wil Gates, Phil Stone, Robert Reichley, Chris Thomas and Councilwoman Rita Williams. No one voted in opposition.

At 1:55 PM, Mr. Gates made the motion, which was seconded by Mr. Thomas to go into open session. Those voting in favor of the motion were Leslie A. Gardner, Merlin DeConti, Guy Ableson, Steve Durkee, Barry Fain, Wil Gates, Phil Stone, Robert Reichley, Chris Thomas and Councilwoman Rita Williams. No one voted in opposition.

To adopt the 2006-07 budget in the amount of \$164,283 as presented.

12. New Business

There was no new business.

13. Adjournment

The meeting was adjourned at 2:00 PM.

Robert Reichley, Secretary