

MEETING MINUTES

CAPITAL CENTER COMMISSION

Thursday, August 10, 2006

12:00 Noon

First Floor Theater

30 Exchange Terrace

Providence, RI

1. Roll Call

Chairman Gardner called the meeting together at 12:05 PM. Members present included Leslie A. Gardner, Guy Abelson, Greg Benick, Merlin DeConti, Steve Durkee, Barry Fain (arrived 12:20 PM), Barry Preston, Robert Reichley, Phil Stone, Stanley Weiss and Councilwoman Rita Williams. Members absent included Wilfrid L. Gates, Jr., Councilman Terrence Hassett, Duncan Johnson and Chris Thomas.

Staff present included Deborah Melino-Wender, Executive Director.

Others present included Milton Hannah, Benefit Street; Duncan Pendlebury and Glenn Allen, Jung/Brannen; Michael Voccola, Kevin Burns and Lee Burneson, Procaccianti Group; Stephen Monacelli, Restivo & Monacelli; Meredith Halderman, Senate Fiscal Office; Andrea Stape, Providence Journal; John Freeman, Flemings; and Amy Vitale, Partridge, Snow & Hahn.

2. Minutes

2.1 Approval of Commission Minutes of July 13, 2006

The motion was duly made, seconded and unanimously passed to approve the minutes of the Capital Center Commission meeting of July 13, 2006.

2.2 Acceptance of Design Review Committee Minutes of June 20, 2006, June 27, 2006; July 18, 2006

The motion was duly made, seconded and unanimously passed to accept the minutes of the Design Review Committee meetings of June 20, 2006, June 17, 2006, June 27, 2006, and July 18, 2006.

Chairman Gardner then introduced Greg Benik, of Nixon Peabody, as the newest mayoral appointment to the Commission.

3. Report of the Executive Director

The Executive Director informed the Commission that, given the announcement that Providence Polo would not be pursuing Station Park as a venue, and given the recent opening of the Fidelity office in the Gateway Building, she and Chairman Gardner will be setting up a number of meetings to address the condition of Station Park. Chairman Gardner stated that

the first meeting will include various State officials, since the State has the majority ownership of the Park. She noted that both the Mayor and the Governor have stated that they are interested in improvements to Station Park

4. Parcel 1: 36 Exchange Street: Restivo & Monacelli: Request for Signage Approval
Presenter: Stephen Monacelli

The Executive Director informed the Commission that the firm of Restivo and Monacelli has purchased the building at 36 Exchange Terrace for their own offices. Not aware of the Capital Center Commission jurisdiction, they had replaced the previous “parking” sign on the front of the building with their own business sign. She noted that Mr. Monacelli presented their signage request to the Design Review Committee on July 18, 2006 and that the DRC is recommending approval. Also, Mr. Sanderson has informed the Executive Director that he does not have a problem with the sign. Mr. Monacelli presented the sign to the Commission members.

The motion was duly made, seconded and unanimously passed to approve the Restivo & Monacelli sign, as presented.

5. Parcel 11: Westin Hotel Expansion: Request for Design Modifications
Presenter: Duncan Pendlebury, Jung/Brannen

- **Brick Mortar Joint Color: Bronze**
- **Site Plan: Francis Street Door Changes: Flemings and Residences**
- **Storefronts: Replacement of Spandrel Glass with Architectural Louvers**
- **Canopies: Residence and Courtyard Storefront**
- **East & West Facades: Proposed expanded balcony, 2nd Penthouse**
- **Landscaping Plan**
 - Change to brick pavers in courtyard and extended scored concrete sidewalk
 - Plantings: Change in tree location in courtyard: removal of two trees on West Exchange and moving of pot locations.
 - Removal of granite band around building
 - Dining area on Francis Street: Change in paving pattern to scored concrete sidewalk
 - Change to planting bed along Francis Street and Service Road
- **Signage Plan**
 - Signage Calculation
 - Proposed Change to Existing Westin Signage
 - Proposed New Westin Signage
 - Proposed Flemings Signage
- **Flemings: Northeast Corner: Proposed Translucent Material**
- **North Façade: Proposed Treatment of Service Area**
- **Lighting Fixtures**

Chairman Gardner noted that over the last month, the design team for the Westin expansion has presented a number of additional proposed modifications to the originally approved project. Mr. Pendlebury made the presentation

a. Brick Mortar Joint: Mr. Pendlebury explained that the design team is proposing changing the mortar joint color to a bronze. He presented a sample of both the brick and

precast panels. Mr. Pendlebury noted that David Dixon has reviewed this with his design staff and believes that this proposed change will be an improvement and help differentiate the building from the existing Westin. Additionally, he stated that the DRC has reviewed the panel in the field and noted that the lighter mortar washed out the color of the brick.

b. Canopies: Residence and Courtyard Storefront: Mr. Pendlebury presented the revision to the canopies for the residences entrance and to the retail storefronts on the courtyard. He presented both the original and revised proposal. Mr. Pendlebury pointed out the larger bow of the top canopy and the smaller platform canopy over the doorway.

c. East & West Facades: Proposed expanded balcony: Mr. Pendlebury stated, that in response to market demand, the design team is proposing two enlarged balconies on the east and west facades. He pointed out that two balconies are wider and deeper than originally proposed.

d. Storefronts: Architectural Louvers: Mr. Pendlebury stated that design team is proposing replacing the spandrel glass in the storefronts with architectural louvers for ventilation purposes. He presented the sample louvers to the Commission.

d. Site Plan: Door Changes: Mr. Pendlebury stated that in response to previous concerns expressed by the DRC and to the store layout for Flemings, the design team has revised the door locations on Francis Street. He noted that, on Francis Street, both the doorways for the residences and for Flemings will be double doors.

e. Flemings: Northeast Corner: Proposed Translucent Material: Mr. Pendlebury stated that the design team is proposing a translucent glass for up to 65” of the storefront at the northeast corner, with 100% translucent glass along the Service Road. He noted that David Dixon has recommended that the design team consider a fritted glass. However, he stated that the design team and Flemings prefer the translucent glass. He noted that at the northeast corner there is 19” of clear glass at the top.

f. North Façade: Treatment of Service Area: Mr. Pendlebury stated that the restaurant layout has changed the service door area along the service road. This area is now proposed as a solid, colored treated area. He stated that the concrete will be stained and the doors painted similar to the glazing. He noted that there will be Flemings awnings over this area.

A brief discussion followed this presentation on the changes to the building. Mr. DeConti stated that he is very disappointed in the translucent glass and that vision glass would have provided a great view up to the State House. Mr. Pendlebury stated that because of the low elevation here, and the highway area, this view is obstructed.

The motion was duly made, seconded and unanimously passed to approve the following:

- (1) the change in the brick mortar color to bronze, as presented;
- (2) the changes in the doors along Francis Street for Flemings and the Residences, as presented;
- (3) the replacement for the spandrel glass for the storefronts with architectural louvers, as presented;
- (4) in the courtyard, the canopies for the residences and storefronts, as presented;

- (5) the two extended balconies on the east and west facades, as presented;
- (6) the proposed treatment of the northeast corner of Flemings to include translucent glass along the Service Road, and up to 65" high of translucent glass in the arcade area of Flemings;
- (7) the proposed coloration of the service area of Flemings along the Service Road, as presented.

Landscaping Plan: Mr. Pendlebury then presented the landscaping plan. He stated that the new plan reconnects the sidewalk along West Exchange Street. The rings in the driveway area will be completed. He noted that the brick pavers along Francis Street will be replaced with scored concrete and that the granite band around the base of the building has been removed. Additionally, due to utility locations, the number of trees along Francis Street has been reduced by two, and the tree and pot locations in the courtyard have been slightly altered. He noted that, at the request of the DRC, an additional row of boxwood is being added back and that meadow rue has been added to the planting plan.

Chairman Gardner stated that the DRC had been concerned about the lack of plants in the winter and that the design team has put in additional boxwoods for more depth. Mr. Stone stated that he is still concerned about pedestrians along Francis Street and asked about extending the landscaping to the West Exchange Corner. Mr. Durkee stated that he agreed. Mr. Pendlebury noted that only the plantings had changed here and that the planting area was the same as originally approved. Mr. Preston asked about signage to the skybridge entrance. The Executive Director noted that this was to be part of a more comprehensive signage plan when RIDOT renovates this entire intersection.

Signage Plan: Mr. Pendlebury reviewed the signage allowance for the project.

Mr. Burns presented the proposed signage plan for the Westin Hotel. He also noted that there will be three flagpoles in the circular planting bed.

Mr. Freeman presented the signage plan for Flemings. He noted that there will be six black and white awnings (not illuminated) two banner signs along the north side at the corners, and three lit signs, one on each elevation. He stated that the lit signs are back lit, painted metal to match the precast. The back lighting forms a halo around the script letters, which are made of metal. The front of the sign is clear acrylic and perforated vinyl. The Flemings letters will be clear, the logo will be red and the tangerine back will be translucent vinyl.

Mr. Durkee recommended another Flemings sign near the Francis Street outdoor dining area to invite people in.

Mr. Pendlebury presented the Westin banners, the signage for the residences, which includes raised letters on the face of the canopy and brass plaques on either side of the entrance. In addition, the address will be on the lower canopy. The banners will be maroon, the same as the existing.

Lighting Plan: Mr. Pendlebury then presented the lighting plan and fixtures. He noted that the building will glow at the retail cornices and there will be uplighting to accent the verticality. The lights will then spread to accent the stepping at the top. He noted that this

plan is similar to the existing lighting for the Westin Hotel. He then reviewed the lighting fixtures.

A brief discussion followed. Mr. Durkee stated that he thought the lighting should focus more at the top.

The motion was duly made, seconded and unanimously passed to approve the following:

- (1) the proposed changes to the landscaping plan, as presented, including (i) the change to the brick pavers in the courtyard and the extended scored concrete sidewalk; (ii) the change in tree location in the courtyard, the removal of two trees on West Exchange Street and the relocation of the pot locations; (iii) the removal of the granite band around the building; (iv) the change to the paving pattern to scored concrete for the outdoor dining area on Francis Street; (v) a change to the planting bed, per the detailed planting plan, with the inclusion of additional boxwood;
- (2) the proposed signage plan including (i) the change in signage for the Westin Hotel; (ii) the proposed new Westin signage, including the residences canopy and banners; (iii) and the proposed Flemings signage, with all subject to the required city permits and variances, as may be required, and with any additional Flemings signage at the Francis Street doorway to be remanded to the Executive Director; and
- (3) the lighting plan and fixtures, as presented.

6. New Business

There was no new business.

7. Adjournment

The meeting was adjourned at 1:40 PM.

Robert Reichley
Secretary