

MEETING MINUTES

CAPITAL CENTER COMMISSION

Thursday, July 13, 2006

12:00 Noon

First Floor Theater

30 Exchange Terrace

Providence, RI

1. Roll Call

Chairman Gardner called the meeting to order at 12:17 PM. Members present included Leslie A. Gardner, Merlin DeConti, Steve Durkee, Barry Fain, Councilman Terrence Hassett (arrived at 12:25 PM, left at 12:50 PM), Duncan Johnson, Barry Preston, Robert Reichley, Chris Thomas, and Councilwoman Rita Williams.

Staff present included Deborah Melino-Wender, Executive Director.

Others present included Barbara Dreyer, Capital Properties; Robert Bromley, Senate Fiscal Office; Charles Meyers, Metropark; Mike Szczoczarsz, Neolite Signs; Michael Voccola and Tom Niles, The Procaccianti Group; David Brussat, Providence Journal; Duncan Pendlebury, Jung Brannen; Patrick Conley and Michael Dubois, 140 Francis Street; Amy Vitale, Partridge, Snow & Hahn; and Bob Roth and Doug Weeks, Capitol Cove.

2. Minutes

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

The motion was duly made, seconded and unanimously passed to accept the minutes of the Design Review Committee meeting of June 6, 2006.

3. Report of the Executive Director

There was no report.

4. Parcels 10 & 13: Providence Place Mall

Macy's: Request for Signage

Chairman Gardner explained that Macy's will be replacing the existing Filenes at Providence Place. On June 20th, the Design Review Committee recommended approval of the Macy's sign with the understanding that any unused holes be filled and the elimination of "Filenes" that will appear or which may have faded into the façade.

The Executive Director review the sign proposed sign packet with the Commission. A brief discussion followed

The motion was duly made, seconded and unanimously passed to approve the Macy's signage, as presented, with the understanding that any Macy's sign installer will fill in any unused holes and will clean the brick to eliminate any traces of the word "Filenes" that will appear or which may have faded into the façade.

**5. Waterplace Restaurant (formerly Bella Vista): Request for Awnings and Signage
Presenter: Glenn Williams**

Chairman Gardner explained that Waterplace Restaurant is upgrading its awnings and had presented a plan for new awnings and awning signage to the Design Review Committee. She stated that Mr. Chiu, manager of the restaurant, has met with the Parks Department, who approved this plan. The proposal includes new terra cotta awnings, the words "WaterPlace Restaurant" on the signage, and the repainting of the window trim to match the existing hunter green. Additionally, the existing window glazing will remain clear. Chairman Gardner also stated that the group has permission from the Parks Department for the white tent on the terrace which will be used for special events, only during the season.

A brief discussion followed.

The motion was duly made, seconded and unanimously passed to approve the terra cotta color awnings, the addition of the word "WaterPlace Restaurant" to the awnings, the repainting of the window trim the existing hunter green, the white tent during the season only, and that the window glazing would remain clear.

**6. Parcel 6: Capitol Cove: Request for Building Line Modification along Park Row West
Presenter: Bob Roth and Doug Weeks**

Chairman Gardner explained that Mr. Roth had presented these plans to the Design Review Committee at its meeting of June 27th. She explained that the current approval for Building A of Parcel 6 includes a deviation for a change to the build-to line along Park Row West. The approved setback is a gradual setback along Park Row West, which is about 17' at its widest point. These plans, as approved, require a zoning variance for the setback. The variance had been previously approved, but has expired. Mr. Roth is closing his financing and requires that all the approvals be in place. Because of timing issues, Mr. Roth is unable to pursue the required zoning variance until September. He has stated to the DRC that it is his intention to continue to pursue the zoning variance, but, for financing purposes, would like to have an approval in place for the revised building line should the zoning variance be rejected.

Chairman Gardner noted that the DRC, at its meeting of June 27th reaffirmed the approval of the original plan for Parcel 6, including the setback along Park Row. However, it also voted to recommend that the Commission grant approval to the revised plan for the building along Park Row in the event that the Providence Zoning Board does not approve the required zoning variance associated with the original setback along Park Row.

Mr. Roth briefly addressed the Commission. He stated that the building would be only slightly extended and that the architecture of the building does not change.

The motion was duly made, seconded and unanimously passed to reaffirm the approval of the original plan for Parcel 6, including the gradual setback along Park Row. However, in the

event that the Providence Zoning Board does not approve the required zoning variance associated with the original setback along Park Row, to grant approval to the revised plan, which would eliminate the setback for Building A along Park Row.

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

Presenter: Duncan Pendlebury, Jung/Brannen

Chairman Gardner explained that the design team for Parcel 11 presented several proposed modifications to the DRC at its meeting of June 20th. These modifications include the gables, the precast connectors in the Courtyard and on Francis Street, the terraces on the hotel tower and the condo tower, and the balcony divider. These changes have been approved by David Dixon, our design consultant.

Mr. Pendlebury presented the proposed modifications. He noted the change pattern in the gables, and the change to the precast connectors. With respect to the terraces, he pointed out the glass railings and how these are mounted. Mr. Pendlebury explained that the balcony dividers will be a tube piece projecting in front of the railings and this will add another vertical element to the project.

There was a brief discussion.

The motion was duly made, seconded and unanimously passed to approve gables, the precast connectors in the Courtyard and on Francis Street, the terraces on the hotel tower and the condo tower, and the balcony divider, as presented.

8. Parcel 15: 140 Francis Street: Request for Demolition

Presenter: Dr. Patrick Conley

Chairman Gardner explained that on behalf of the owner of the property, Mr. Conley is requesting permission to demolish the house located at 140 Francis Street. She noted that this property is presently in poor condition and is not in an historic district. Chairman Gardner stated that Ted Sanderson has been contacted and he has no objection to the demolition.

The Executive Director noted that per the regulations, this property may not be put to an interim use, such as parking, as the regulations prohibit demolition to create an interim use.

Mr. Conley addressed the Commission. He reviewed the poor condition of the building and noted that a committee headed by former Governor Sundlun had been looking at the potential use of this property for state offices and that this has deterred his use of the property. He said that it is presently boarded up and will not be renovated. Dr. Conley noted that, with the exception of the RI Credit Union building, this is the last standing building on Parcel 15. He provided photos to validate the condition of the property. Dr. Conley explained that the property only includes 4,800 s.f. and will likely be part of a larger potential development. Additionally, the asbestos was removed 3 ½ years ago.

Mr. Thomas asked about the condition of the land going forward. Dr. Conley stated that the property will be graded. Chairman Gardner requested that some simple perimeter landscaping be included.

The motion was duly made, seconded and unanimously passed to approve the demolition of 140 Francis Street, as requested.

9. Budget Update

Chairman Gardner updated the Commission on the budget which was passed at the June meeting. She noted that the State had reduced our budget by 5% (\$2,500), but that Senator Walaska has provided us with a legislative grant in the amount of \$2,500 in order to make the Commission whole.

At 1:01 PM, Chris Thomas made a motion to go into Executive Session pursuant to Par (1) Section 42-56-5 of the General Laws of the State of RI, Litigation. The motion was seconded by Mr. Fain. Those voting in favor of the motion were Leslie A. Gardner, Merlin DeConti, Steve Durkee, Barry Fain, Duncan Johnson, Barry Preston, Robert Reichley, Chris Thomas, and Councilwoman Rita Williams. No one voted in opposition.

10. Executive Session

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

10.1 Litigation

Chairman Gardner updated the Commission on the status of the pending litigation.

At 1:15 PM, Mr. Reichley made the motion to go into open session. The motion was seconded by Mr. Thomas. Those voting in favor of the motion were Leslie A. Gardner, Merlin DeConti, Steve Durkee, Barry Fain, Duncan Johnson, Barry Preston, Robert Reichley, Chris Thomas, and Councilwoman Rita Williams. No one voted in opposition.

Chairman Gardner noted that no vote was taken in Executive Session.

11. New Business

There was no new business.

12. Adjournment

The meeting was adjourned at 1:18 PM.

Robert Reichley
Secretary