

MEETING MINUTES

CAPITAL CENTER COMMISSION

Thursday, October 16, 2008

12:00 Noon

First Floor Conference Room

30 Exchange Terrace

Providence, RI

1. Roll Call

Chairman Gardner called the meeting to order at 12:07 PM. Members present included Leslie A. Gardner, Councilman Luis Alponde, Rebecca Barnes, Jennifer Cookke, Merlin DeConti, Councilwoman Josephine DiRuzzo (arrived 12:20 PM), Steve Durkee, Barry Fain, Wilfrid L. Gates, Jr., and Christopher Thomas. Members absent included Guy Abelson, Greg Benik, Duncan Johnson, and Stanley Weiss.

Staff present included Deborah Melino-Wender, Executive Director.

Others present included Todd Turcotte, Capital Properties; Charlie Donovan, House Oversight Coordination, Bob Bromley, Senate Fiscal Office; Hans Strauch, HDS Architecture, and Robert Roth and Dough Weeks, Capitol Cove.

2. Minutes

2.1 Approval of Commission Minutes of September 11, 2008

The motion was duly made, seconded and unanimously passed to approve the minutes of the Capital Center Commission meeting of September 11, 2008.

2.2 Acceptance of Design Review Committee Minutes of September 2, 2008, September 9, 2008, and September 16, 2008

The motion was duly made, seconded and unanimously passed to accept the minutes of the Design Review Committee meetings of September 2, 2008, September 9, 2008 and September 16, 2008.

3. Report of the Executive Director

The Executive Director updated the Commission members on the City's downtown Charrette to be held October 27th – October 30th.

4. Parcel 6: Request for Design Modifications

The Chairman informed the Commission that the developers have had to make a number of design modifications to the project which the DRC has reviewed at four meetings during the month of September. She noted that a packet of information detailing the proposed changes and the “before and after” elevations were mailed to all members. The proposed modifications include (1) replacing ventilation grilles with recessed brick panels and metal doors; (2) a change of material at the upper levels from Type 1 brick to EFIS; (3) a modification of the window fenestration at the southeast corner,

lobby areas, and in the lofts and dormers, and in the upper levels; (4) canopies and entrances have been changes; and (5) a change in the brick color in the bond detail. The DRC has reviewed the proposed modifications in detail and has requested certain adjustments to some of the initial requests. Additionally, the DRC will review the landscaping plan in detail at its meeting of October 28th and this will come back to the full Commission for approval.

Mr. Roth addressed the Commission. He informed the Commission that the project was approved in 2004 and originally had 112 units in Building A. This has been revised and Building A now includes 96 units. These interior changes have necessitated changes on the exterior. He then reviewed the proposed changes. Most notably, the developer was able to retrofit the garage and it is now totally enclosed, so that the grilles are no longer needed. This removes cars fronting the riverwalk. Also, given changes in the structure, the top floor of the building could not accommodate the brick, for weight reasons. Mr. Roth said that they investigated a number of options, but determined that the EFIS was the most feasible. He said that this EFIS will be the same color as the original brick and there will be channeling in it, per the DRC recommendation, to break up the pattern.

Mr. Strauch then reviewed all the changes and presented the proposed material changes.

Mr. Gates informed the Commission members that the DRC, with some modifications, has accepted the proposed changes, but noted that this was after the fact and that the proposed changes were not brought to the DRC and CCC in a timely manner. He said that the proposed changes did not alter the overall character of the project as originally approved and that the DRC wanted to be sure that the cumulative affect of the changes did not negatively impact the overall project. He noted that the DRC will be closely reviewing the proposed changes to the landscaping and want to be sure that there are no blank walls.

Mr. Fain asked about the landscaping and whether there was any give back for public amenities. Mr. Gates stated that it was expected that there would be a full upgrade of the landscape quality and that the DRC is taking additional time to review those plans. Mr. Roth noted that the original landscape plan has not changed. Chairman Gardner said that the DRC felt that the landscaping could be more robust. She noted that Building A is part of a two part project and that Building B may not be built right away; so there is a question as to chow to complete the site plan and amenities and how to proceed. Mr. Durkee asked what would happen if the Building B site is not constructed. Chairman Gardner stated that this has not yet been flushed out and will be considered as part of the landscape. Ms. Barnes asked if the landscaping should be considered as part of the whole project. Mr. DeConti said that he was concerned that if this approval on the building modifications did not go forward, then the

building could not be finished for winter, or that the developer would continue without the approval.

Mr. Strauch noted that the reveals on the dormers will be included and are show incorrectly on the elevations.

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

(1) The substitution of brick panels and solid metal doors, per the plans, for the original ventilation grilles and associated planters;

(2) The substitution of the EFIS stucco system, putty color, medium texture, for the original Type 1 brick; and the substitution of Type 2 Brick for Type 1 Brick at the first and second level balcony location for design purposes;

(3) The modification of the window fenestration at the southeast corner;

(4) The modification of the fenestration system at the lobby areas;

(5) The modification to the window assemblies at the loft areas and dormers;

(6) The modifications at the north elevation to include the brick accent bands and the framing of the rectangular brick insets with the same field brick as the north façade;

(7) The reduction of the canopy on the west elevation, the elimination

of the canopy on the east elevation, and the elimination of the public access on the east elevation;

(8) The change in the brick color of the brick stacked bond detail from Type 2 to Type 3 brick; and

(9) The modification of the window fenestration system on the fourth floors of the east and west elevations to correspond with interior plan changes;

(10) That the panels adjacent to the dormers and the elevator shafts, above the east and west elevations, include the reveals as originally approved;

(11) That the developer, prior to the start of construction on Building B, return to the Capital Center Commission to present the building elevations and designs for Building B, to ensure the design is compatible with the redesigned Building A; and

(12) That the developer return to the Capital Center Commission with fully developed landscape plans that enhance the overall quality of the project.

5. Budget Update

The Chairman informed the Commission that the City has included an allocation of \$31,500 for the Commission in its recently passed budget. A brief discussion followed. The Chairman recommended that the Finance Subcommittee, to include Vice Chairman DeConti, take up this issue and look at a timetable for what happens next.

6. New Business

There was no new business.

7. Executive Session

Pursuant to Par (1) Section 42-46-5(a)(2) of the General Laws of the State of RI, (if required)

7.1 Litigation

At 12:53 PM a motion was made by Mr. Fain and seconded by Mr. Thomas to go into Executive Session pursuant to Par. (1) Section 42-46-5(a)(2) of the General Laws of the State of RI, Litigation. Upon a roll call vote the motion was unanimously passed.

At 1:02 PM, Mr. DeConti made a motion, seconded by Mr. Thomas to go into open session. Upon a roll call vote the motion was unanimously passed.

Councilman Aponte made a motion, seconded by Mr. Thomas to close and seal the minutes of the Executive Session. The motion passed unanimously.

8. Adjournment

The meeting was adjourned at 1:05 PM.

Christopher Thomas

Secretary