

MEETING MINUTES

CAPITAL CENTER COMMISSION

Thursday, November 13, 2008

12:00 Noon

First Floor Conference Room

30 Exchange Terrace

Providence, RI

1. Roll Call

Chairman Gardner called the meeting together at 12:02 PM. Members present included Leslie A. Gardner, Councilman Luis Aponte, Rebecca Barnes, Greg Benik, Jennifer Cookke, Merlin DeConti, Councilwoman Josephine DiRuzzo, Steve Durkee (left at 1:00 PM), Barry Fain, Wilfrid L. Gates, Jr., Duncan Johnson and Stanley Weiss.

Staff present included Deborah Melino-Wender, Executive Director.

Others present included Todd Turcotte, Capital Properties; Bob Bromley, Senate Fiscal Office; Charles Donovan, House Oversight; Robert Roth and Doug Weeks, Capitol Cove; Ben LaFrance, Hawk Design; Gary McCoy, Poyant Sign; Judd Brown, Judd Brown Architects; George Born and Sarah Emmemecker, PPS; and Charles Meyers, MetroPark.

2. Minutes

2.1 Approval of Commission Minutes of October 16, 2008

Depending upon the wishes of the Commission, the following motion may be in order:

The motion was duly made, seconded and unanimously passed to approve the minutes of the Capital Center Commission meeting of October 16, 2008.

2.2 Acceptance of Design Review Committee Minutes of September 30, 2008, October 28, 2008

Depending upon the wishes of the Commission, the following motion may be in order:

The motion was duly made, seconded and unanimously passed to accept the minutes of the Design Review Committee meetings of September 30, 2008 and October 28, 2008.

2.3 Acceptance of Financial Subcommittee Minutes of September 2, 2008

The motion was duly made, seconded and unanimously passed to accept the minutes of the Financial Subcommittee meeting of September 2, 2008.

3. Report of the Executive Director

The Executive Director updated the Commission on the Downcity Charrette

4. Parcel 6: Request for Approval: West Side Landscape Plan

Presenter: Bob Roth, Capitol Cove, and Ben LaFrance, Hawk Design

Chairman Gardner stated that as part of the redesign of the Capitol Cove project, the Design Review Committee has been working with the development team to review the landscaping plan for the River Walk area and for Capitol Court, the access road into the project from Park Row West. In order that the developers can continue with construction before they encounter winter conditions, the DRC has first reviewed the details of the Capitol Court Plan, which was most recently reviewed on November 3rd. She noted that the DRC is recommending approval of the landscaping of the West Side of the Building A, including the stepped wall, with the developers to return on November 18th with the balance of the landscaping plan.

Mr. Roth informed the Commission that the walkways should be completed by the beginning of December and that the project is scheduled to open for occupancy in February. Mr. La France then reviewed the landscaping for the Capitol Court area. He pointed out the granite curbing all along the Court walkway, at the access points and the sidewalk edge. He reviewed the details of the plantings which will include lower growing plants, broad leaf plants and shrub species. A sample of the aggregate was also presented. Mr. LaFrance noted that at the end of Building A, there will be a berm and 5'-6' white pines.

Mr. Gates noted that the DRC had reviewed this segment of the plan

and is recommending approval of this west side landscaping plan so that the project can proceed. He stated that there is still discussion going on regarding the level and quality of the landscaping on the east side of the project. Chairman Gardner noted that the developer should provide individual packets for the next presentation.

The motion was duly made, seconded and passed to approve the landscaping of the West Side of the Building A, including the stepped wall, as presented with the developers agreed to return with the balance of the landscaping plan. Those voting in favor of the motion were Leslie A. Gardner, Councilman Luis Aponte, Rebecca Barnes, Greg Benik, Jennifer Cookke, Councilwoman Josephine DiRuzzo, Steve Durkee, Barry Fain, Wilfrid L. Gates, Jr., Duncan Johnson and Stanley Weiss. Mr. DeConti abstained. No one voted in opposition.

5. Parcels 10 & 13: Providence Place Mall

Request for Signage: CVS

Presenter: Gary McCoy, Poyant Sign

Chairman Gardner stated that CVS will be occupying the ground level space at the mall, at the corner of Francis and Memorial, formerly occupied by Rick's Bagel and Smokey Bones. CVS is planning to open in the beginning of 2009. The DRC reviewed the signage plan at its meeting of November 3rd. At this time, the DRC (1) is recommending approval of the three "CVS/pharmacy" identity signs and the blade sign on I-95, (2) has rejected an ancillary message sign and (3) has requested that CVS return to the DRC

concerning its smaller blade signs at the entrance to the store.

Mr. McCoy distributed individual packets and presented the proposed signage plan.

Mr. Fain expressed concern about the lack of permeability and stated that the signs were too unattractive. He asked about the glazing areas. Mr. McCoy stated that CVS always uses a red background, but that some of the graphics on the interior of the windows could change. Mr. Weiss stated that he is uncomfortable with the piecemeal approach and prefers to see the entire signage presentation at once. He stated that the CCC wants to see animation at the ground level and that the windows should not be used as billboards. Councilwoman DiRuzzo stated that she is very disappointed in the proposal. She said that the proposal is too commercialized and that there is too much signage. She stated that she does not want to see the mall diminished. Mr. Durkee stated that this is a commercial location and that the store needs signage. He said that there is a large area in front of this building, but that the signage is probably too large in size. He recommended possibly muting the film area behind the cash register. Chairman Gardner stated that the CCC should see the entire streetscape so that it can see how CVS fits in with the rest of the storefronts on Francis Street. Councilman Aponte suggested that there is sufficient concern to send the proposal back to the DRC and to return with a complete package.

6. 2009 Meeting Schedule

The 2009 meeting schedule for the Capital Center Commission. This schedule continues the practice of meeting on the second Thursday of each month. The Open Meetings Law also requires that the public body post its annual meeting schedule.

The motion was duly made, seconded and unanimously passed to approve the 2009 Capital Center Commission Meeting Schedule, as presented.”

7. FY 2007-08 Audit

Chairman Gardner noted that the audit for the year ending June 30, 2008 was previously mailed to the Commission members.

8. Budget Update

The Chair and the Executive Director updated the Commission on the status of the approved funding from the City and the State. The Executive Director noted that to date, the Commission has received the full amount budgeted from the State and half the amount budgeted by the City, \$15,750 of an allocated \$31,500. The balance is expected to be received in the second half of the fiscal year.

9. New Business

Mr. DeConti asked about the offer from the City to provide office space for the CCC. Chairman Gardner stated that she had not yet received the letter and that this and other items were scheduled to be

discussed at the Finance Subcommittee and brought back to the next Commission meeting.

10. 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

Chairman Gardner explained that there was no need to go into executive session since she had been informed that the suit against the Commission has been dismissed.

11. Adjournment

The meeting was adjourned at 1:15PM.

Christopher Thomas, Secretary/Treasurer