

## CAPITAL CENTER COMMISSION

### Meeting Minutes of Wednesday, September 15, 2010

A meeting of the Capital Center Commission (CCC) was held on Wednesday, September 15, 2010 in the 4<sup>th</sup> Floor Conference Room of the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

#### 1. Roll Call

Members Present: Leslie Gardner, Wil Gates, Greg Benik, Guy Abelson, Glenn Kumekawa, Michael McCormick, Stanley Weiss, Duncan Johnson and Seth Handy.

Members Absent: Councilman Luis Aponte, Councilwoman Joan DiRuzzo, Christopher Thomas and Barry Fain

Staff Present: Christopher Ise and Robert Azar

Call to Order: Chairman Gardner called the meeting to order at 12:05 PM.

#### 2. Minutes

- 1) Approval of Commission meeting minutes of June 9, 2010. Mr. Gates made a motion, seconded by Mr. Johnson, to approve the meeting minutes. All voted in favor.
- 2) Acceptance of DRC meeting minutes of April 13, 2010 and May 4, 2010. A motion was made by Mr. Weiss, seconded by Mr. Kumekawa, to accept the minutes of both meetings. All voted in favor.

#### 3. DRC Appointment

On a motion made by Mr. Weiss, seconded by Mr. Johnson, the Commission voted unanimously to appoint Commissioner Michael McCormick to the Design Review Committee of the Capital Center Commission.

**4. Parcel 13: Providence Place:** Proposal by Panera Bread to alter the existing storefront by changing a window to a door and installing awnings and signage on the Francis Street elevation.

Jim Mandeville, from Mandeville Sign, and Tom Howley, representing Panera Bread, appeared to discuss the project. Mr. Mandeville gave the presentation. Mr. Gates stated that the DRC reviewed the proposal, noting that initially the size of the projecting sign was an issue. He explained that the applicant came back to the DRC with 5' and 6'-size options for the sign. Mr. Gates noted that the scale of the sign was no longer an issue once the relationship with this sign and other existing projecting signs on the mall was understood. The DRC approved the 6' size sign option. Mr. Howley stated that he appreciated the process and is pleased to open Panera at this location. He added that the presence on Francis Street is important and that construction is to begin in October. Panera is slated to open in January and will be open 7 days a week. One member noted that Panera will be valuable to the neighborhood and surroundings. Mr. Weiss made a motion, seconded by Mr. Kumekawa, to approve the project. All voted in favor.

**5. Parcels 3E, 3W, 4E and 4W: Parking Lots:** Request for an extension of interim parking approval.

Todd Turcotte, representing Capital Properties, and Charles Meyers appeared for the request to extend approval for interim parking use on the lots. A motion was made by Mr. Gates, seconded

by Mr. Weiss, to extend the approval for a two-year period through October 10, 2012. All voted in favor.

**6. Parcel 4W: Parking Lot:** Proposal by Capital Properties, Inc. to install a new concrete stairway in the existing slope to provide access from the parking lot to street level.

Todd Turcotte, representing Capital Properties, explained that the proposed flare of the bottom landing (discussed at the DRC meeting) was eliminated because the staircase was reoriented. The applicant preferred a straight run thus eliminating the angle and the flare recommended by the DRC. Mr. Turcotte added that the stairway is now more symmetrical. In response to questions by Mr. Weiss, Mr. Turcotte replied that the 70,000-sf parking lot has 190 parking spaces, and that drainage is handled by catch basins in the NE corner and middle of Parcel 3 which are connected to the City's sewer system. Mr. Weiss made a motion, seconded by Mr. Handy, to approve the new stairway. All voted in favor.

**7. Budget:** Acceptance of FY2011 Budget

The budget was distributed. Chairman Gardner explained that money is used mostly for legal and audit needs. There is approximately 50K in the account. Mr. Gates inquired about the gap in city funding. Chairman Gardner explained that the City has not been able to fund the Capital Center Commission for the last 2 years. A discussion followed regarding the issue of infrastructure maintenance. Chairman Gardner stated that while the Commission can advocate for infrastructure maintenance, there are no resources to pay for it. She explained that the Commission needs to reserve the money it does have until more development comes in. Chairman Gardner added that the Commission does not have the resources to hire a consultant to study the issues. There was a brief discussion regarding the expansion of the Downtown Improvement District into Capital Center and the possibility of forming a subcommittee to look at infrastructure management. Mr. Kumekawa made a motion, seconded by Mr. Benik, to accept the budget. All voted in favor.

**8. Adjournment**

The meeting adjourned at 12:55 PM.

---

Christopher Thomas  
Secretary/Treasurer