

CAPITAL CENTER COMMISSION

Meeting Minutes of Wednesday, November 9, 2011

A meeting of the Capital Center Commission (CCC) was held on Wednesday, November 9, 2011 in the 1st Floor Meeting Room of the Department of Planning and Development, 444 Westminster Street, Providence, RI 02903.

1. Roll Call

Members Present: Deming Sherman, Wilfrid Gates, Glenn Kumekawa, Duncan Johnson, Barry Fain, John Sinnott and Michael McCormick

Members Absent: Christopher Thomas, Guy Abelson, Greg Benik, Seth Handy, Chairman of the Committee on Finance, and Chairman of the Committee on Urban Redevelopment, Renewal and Planning

Staff Present: Christopher Ise and Robert Azar

Call to Order: The meeting was called to order at 12:21 PM, Chairman Sherman presiding.

2. Minutes

2.1 Acceptance of DRC meeting minutes of July 5, 2011 and June 14, 2011

2.2 Approval of Commission meeting minutes of September 14, 2011

A motion was made by Mr. Fain, seconded by Mr. Sinnott, to accept the DRC meeting minutes of 7/5/11 and 6/14/11 and to approve the CCC meeting minutes of 9/14/11. All voted in favor.

3. Parcel 13: Providence Place

Proposal to modify Old Navy storefronts and install a new sign

Presenter: Doug Tailford

Mr. Tailford made a presentation. He explained that Old Navy is proposing to reduce the size of the Providence Place store from 25,000-sf to 17,000-sf, and to remodel the interior. The store has five exterior window bays, which will be reduced to three. Approximately 7,000-sf will be given back to the landlord. The new display cases behind the storefront windows will be opened up in the center so that the store interior is visible from the street. A new branding package will be implemented, which includes painting stripes on the back wall of the display cases in the storefront windows and applying film to the interior windows in the entry vestibule. Mr. Tailford noted that Old Navy has agreed to the condition applied to the approval by the Design Review Committee, which was to implement a mannequin and merchandising program for the storefront windows at this location. He added that they have also complied with a second condition, which was to provide more visibility into the store by trimming back the sides of the display cases on the interior. They have also agreed to paint the sidewalls of the display windows with stripes as recommended. Mr. Tailford explained that the existing exterior Old Navy sign will be removed from the canopy and a new sign applied to the wall above the entry. In addition, new ventilation grills will be installed above a storefront window to accommodate a new HVAC system. The same grills will also be installed above the remaining the storefront window for aesthetics only.

Mr. Gates thanked the applicant for addressing the DRC's comments. A brief discussion followed regarding display window lighting.

On a motion made by Mr. McCormick, seconded by Mr. Johnson, the Commission approved the application. All voted in favor.

4. Parcel 8: Gateway Center

Proposal to install a new sign for Admirals Bank.

Nick Lazares, Director of Marketing for Admirals Bank, appeared to discuss the project. Mr. Lazares explained that the bank is leasing the fourth floor of the Gateway Center for offices and will not be open to the general public. He added that his company, which acquired Domestic Bank, has offices in Boston and Providence. Mr. Lazares explained the rationale for the sign on the building, which is for brand awareness and to mark their location. In response to a question by Mr. Fain, Mr. Lazares noted

that the sign would not be illuminated. He added that the landlord allows for all tenants to have signage. Mr. Sinnott remarked that this sign would be the first one on the building. Mr. Lazares noted the condition imposed by the DRC, which states that if another tenant wanted their sign on the building, the Admirals Bank sign would need to return to the DRC for review. Mr. Sinnott had some concern regarding the installation of the sign. Mr. Ise recommended that the pin letters be installed in the brick mortar joints.

Mr. Fain made a motion, seconded by Mr. Johnson, to approve the application. All voted in favor.

5. Internal Operating Procedures: Application and Processing Fees

Discussion of existing fees for Signage and Plan Amendments/Modifications

Mr. Ise explained that the current fee for permanent signage is \$450.00. Mr. Ise had some concern that the fee might be too high if an applicant is proposing to install or change sign on the building. Regarding the Old Navy project review, Mr. Ise explained that the sign fee and plan amendment fee (for the construction costs) were combined. Chairman Sherman suggested that the sign fee be changed to \$250.00. The Commission agreed. Mr. Ise noted that that Internal Operating Procedures would need to be amended. Chairman Sherman recommended that the issue be addressed at the next CCC meeting.

6. Other Business

A Capital Center District parcel status map created by staff was distributed. Chairman Sherman noted that the map is for reference only.

Chairman Sherman gave an update on the meeting regarding the plaza behind Providence Station. The meeting was lead by Mike Lewis from RIDOT and was held at the Blue/Cross/Blue Shield Building. The subject of the meeting was to discuss ways to improve the plaza, which is in total disrepair. He noted that the request to redirect funds from Station Park to the plaza was approved. The next meeting is scheduled for January.

Mr. Gates remarked that the blade signs on the west elevation of the Providence Place Mall animate that elevation. Chairman Sherman commented that the new Jacky's livens up the area.

7. Adjournment

The meeting adjourned at 1:00 PM

Christopher Thomas
Secretary/Treasurer