

## CAPITAL CENTER COMMISSION

### Meeting Minutes of Wednesday, April 11, 2012

A meeting of the Capital Center Commission (CCC) was held on Wednesday, April 11, 2012 in the 1<sup>st</sup> 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, Barry Fain, John Sinnott, Michael McCormick, and Christopher Thomas

Members Absent: Duncan Johnson, 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 12:02 PM, Chairman Sherman presiding.

#### 2. Minutes

2.1 Approval of Commission Meeting Minutes of March 14, 2012

2.2 Acceptance of DRC Meeting Minutes of September 6, 2011 and October 18, 2011

A motion was made by Mr. Thomas, seconded by Mr. Fain, to approve the CCC meeting minutes of 3/14/12, and to accept the DRC Meeting Minutes of 9/6/11 and 10/18/11. All voted in favor.

#### 3. Parcel 5: Center Place

Proposal to modify main building entryway, install new courtyard entrance/egress, and conduct courtyard site improvements.

Presenters: John Pitner and Emily Carmody

Mr. Pitner presented the plans, noting that the building is also undergoing an interior renovation. He explained that the work includes enhancing the front entrance, adding an exterior door at the pool and new landscaping for the courtyard. At the front entrance, the wooden panels are to be replaced with Richlite panels, a modern material, and new pavers are to be installed. At the courtyard level, a new single glass door is proposed to connect the pool with the courtyard. Glazing will be to ground level. Mr. Pitner stated that the courtyard landscaping has remained unchanged since the building was constructed. The proposed landscape plan was presented. A new deck and four new gas grills are to be installed, with two-thirds of the plan remaining grass. A large Maple tree, which is in decline, is to be replaced.

Mr. Gates stated that the DRC reviewed the plan and is in favor of the upgrade and endorses the changes to the front entrance. Mr. Fain made a motion, seconded by Mr. McCormick to approve the plan. All voted in favor.

#### 4. Parcel 10: Uno Chicago Grill at Providence Place

Proposal to recover the existing awnings and to paint the existing storefront on the Francis Street elevation.

Presenter: Michael Harrison

Mr. Harrison, from Uno Chicago Grill, explained that Uno is updating restaurants and has two models, urban and suburban. The Uno at Providence Place is getting the urban model update. Work includes re-covering the existing awnings with a new red fabric, painting the existing signs with blue accents, painting the patio railings black, painting the patio light fixtures cobalt blue, and painting the storefront a terracotta/caramel color. He noted that the darker colors and patterns are influenced by European cafes.

Mr. Gates explained that the DRC reviewed the proposal and the consensus was that the upper windows should not be painted and remain the existing green color. Mr. Harrison stated that the new colors are more sophisticated café colors, adding that the awnings are to be re-covered with a red

fabric. The storefront is to be painted a caramel color, and the existing neon signs are to be painted with a blue accent color. New exterior light sconces will add a theatrical element, providing color and interest. Mr. Gates noted that the DRC was excited about the color upgrade and found the colors acceptable, adding that a recommendation was made to change the existing clay pots to modern planters. Mr. Harrison agreed to replace them with glazed containers. Mr. Gates recommended acceptance of the proposal. Mr. Sinnott inquired about the installation of the new light fixtures. Mr. Harrison replied that they would be wired and mounted to the exterior walls. Mr. Harrison provided a sample of the revised blue color to staff, Benjamin Moore 'Starry Night Blue' no. 2067-20.

Mr. Fain made a motion, seconded by Mr. Thomas, to approve the exterior work proposed. All voted in favor.

## **5. Providence Station**

Motion to accept the Providence Station Area Improvements concept plan.

Chairman Sherman gave a brief overview of the project, noting that the plan had been presented to the both the Commission and the DRC. He explained that it is a preliminary plan and that the DRC indicated its approval of the direction of the plan. He suggested it return to the Commission for preliminary approval. He recognized Steve Devine from RIDOT in attendance, noting that Mr. Devine presented the plan to the Providence Foundation earlier in the day where the plan was well received. Mr. Devine, from RIDOT, commented that the State is working on funding and that a bid should be ready by the end of the year.

Mr. Fain inquired about the bus connection to the Station. Mr. Devine stated that they are coordinating with RIPTA regarding the route. He added that they are looking into shuttle service between Kennedy Plaza and Station. Chairman Sherman noted that there are a number of issues that need to be addressed. A discussion followed regarding parking by AMTRAK employees on the site and the taxicabs. Chairman Sherman noted that another issue is the parking garage below grade and the plaza above. A discussion followed regarding the importance of maintenance once the project is completed. Chairman Sherman added that the goal would be to have the project completed by 2014.

Mr. Gates made a motion to endorse the direction of the master plan, the improvements to Providence Station contained therein, and to urge all parties to proceed with alacrity to find and secure funding and to make the improvements Mr. McCormick seconded the motion. All voted in favor.

## **6. Adjournment**

The meeting adjourned at 12:30 PM

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Christopher Thomas  
Secretary/Treasurer