

CAPITAL CENTER COMMISSION

Meeting Minutes of Wednesday, April 13, 2016

A meeting of the Capital Center Commission (CCC) was held on Wednesday, April 13, 2016 in the 1st Floor Conference Room of the Doorley Municipal Building, 444 Westminster Street, Providence, RI 02903.

1. Roll Call

Members Present: Deming Sherman, Barry Fain, William Kite, Martha Werenfels, John Sinnott and Luis Torrado

Members Absent: Sam Bradner, Ethan Colaiace, Idrees Ajakaiye, Wilfrid Gates, Dorene Conlon, Councilman John Igliazzi, and Chairman of the Committee on Urban Redevelopment, Renewal & Planning

Staff Present: Christopher Ise

Call to Order: The meeting was called to order at 12:07 PM, Chairman Sherman presiding.

2. Minutes

2.1 Approval of Commission Meeting Minutes of January 13, 2016 and March 9, 2016

Mr. Kite made a motion, seconded by Ms. Werenfels, to approve both sets of minutes. All voted in favor.

2.2 Acceptance of Design Review Committee Meeting Minutes of December 15, 2015 and February 16, 2016

Mr. Sinnott made a motion, seconded by Mr. Fain, to accept both sets of meeting minutes. All voted in favor.

3. Parcels 10 and 13: Providence Place Mall

Request for approval of Phases 2 and 3 of the proposed improvement plan for sidewalk and landscape modifications along the mall's frontage on Francis Street, and proposed changes to the former JC Penny building façade (south elevation) and Park Street and Hayes Street garage entrances. *Phase 1 of the improvement plan was approved by the Commission at the March 9, 2016 meeting.*

Chairman Sherman stated that this is a phased project, and that phase 1 has been approved by the Commission. He added that phases 2 and 3 are to be reviewed at this meeting. Chairman Sherman also stated that General Growth Properties is amenable to an art installation in the plaza outside CVS.

Paul Madden and Kenneth Labarre, from General Growth Properties (GGP), Joe Wanat and Steve Derdarian, from VHB, and Sean Selby, from Arrowstreet, appeared to discuss the project. Mr. Labarre gave an introduction. He noted that the plan for the Riverwalk entrance is identified at phase 2A. Mr. Wanat presented plans for phases 2 and 3. He explained that the Riverwalk entrance was present to the DRC at their May 13th meeting. Ms. Werenfels inquired about the art installation. Mr. Derdarian presented the landscape plan and photos of the existing conditions along Francis Street. The work plan for phases 2 and 3 includes replacing trees, removing stairs, and widening sidewalk. Mr. Derdarian explained the work plan for the Riverwalk entrance includes stair repair, replacement of lighting, planters, gateway sign, graphics, and pavement treatment.

Mr. Madden presented the plans for the parking garage entrances, exterior signage, and garage enhancements. Mr. Selby explained that the goal is to improve the customer experience in the parking garage. He noted the changes to the Park Street and Hayes Street entrances, which includes adding color and new frontages, blue pilasters, decorative banners. He explained that the first two floors of the former JC Penney building will be converted into parking, adding that they would be cutting into the south façade to provide light into the garage. Grillage will be added to the openings. Mr. Fain asked about the tenant named garages. Mr. Madden replied that they will be looking at other options, such as north and south garages. Ms. Werenfels inquired about the choice of the blue color for the garage entrances. Mr. Madden explained that it is 'parking blue' and will identify the entrances into the garage. Mr. Fain remarked that the storefront display windows on Francis Street should be

activated. Mr. Sinnott commented that he liked the blue color, adding that consider differentiating the loading dock areas. Mr. Torrado remarked that this is a good improvement, suggesting that they add bollards to the emergency pedestrian exit on Park Street.

At this time, Chairman Sherman requested three separate motions be made. Ms. Werenfels made a motion, seconded by Mr. Torrado, to approve phases 2 and 3, as submitted. All voted in favor.

Mr. Fain made the second motion, seconded by Ms. Werenfels, to approve the alterations to the former JC Penny building façade (south elevation) and Park Street and Hayes Street garage entrances, with the suggestion that bollards be installed to further set off the automobile entrances. All voted in favor.

A third motion was made by Ms. Werenfels, seconded by Mr. Sinnott, to conceptually approve the proposed improvements to the Riverwalk entrance, subject to final review and approval by the CCDRC. All voted in favor.

4. Adjournment

With no further business, the meeting adjourned at 12:55.

Barry Fain
Secretary/Treasurer