

CAPITAL CENTER COMMISSION

Meeting Minutes of Wednesday, November 8, 2017

A meeting of the Capital Center Commission (CCC) was held on Wednesday, November 8, 2017 in the 1st Floor Conference Room of the Doorley Municipal Building, 444 Westminster Street, Providence, RI 02903.

1. Roll Call

CCC Members Present: Deming Sherman, Barry Fain, Martha Werenfels, William Kite, Anjali Joshi, Sam Bradner, and Tracy Barac

CCC Members Absent: Ethan Colaiace, Collette Creppell, Luis Torrado, Dorene Conlon, John Sinnott, Councilman John Iglizzi, and Chairman of the Committee on Urban Redevelopment, Renewal & Planning

Staff Present: Christopher Ise and Mason Perrone

Call to Order: The meeting was called to order at 12:05 PM, Chairman Sherman presiding.

2. Parcel 13: Providence Place Mall

Proposal to replace an existing storefront on the Francis Street elevation with a new storefront, and to install a new sign for 'CycleBar'.

Phil DeCanzio, from Dennis Colwell Architects, appeared to discuss the project. A revised storefront design, based on staff's comments, was presented. Mr. DeCanzio explained that this is a tenant change, with minor updates. He noted that the new storefront would match the existing adjacent storefronts in color and materials. There were no comments regarding the proposed signage. Mr. Fain made a motion, seconded by Ms. Werenfels, to approve the plans as submitted. All voted in favor.

3. Budget for 2018

Chairman Sherman explained that the Commission is not receiving additional funding. He noted that the Commission currently has \$80,000 in reserve. Mr. Kite made a motion, seconded by Mr. Bradner, to approve the budget for 2018. All voted in favor.

4. Request from Providence Foundation for Financial Support

Chairman Sherman stated that the Providence Foundation is requesting \$10,000 from the Commission for operations and advocacy. He explained that the Downtown Providence Parks Conservancy, which is part of the Foundation, has not come out against the proposed Intermodal Transit Center. He added that they have refused to take a position in respect to the State House Park and Lawn, and that he has reservations supporting the organization. Ms. Werenfels stated that the Commission is operating in a deficit, and should not give out money. Chairman Sherman Stated that he would pass on their request.

5. Updates *These items are for discussion only. No action will be taken.*

a. Skyline at Waterplace Park

Chairman Sherman gave an overview of the issues regarding the proposed storage facility. He announced that he would write a letter stating that the Commission does not support a storage facility at the proposed location, that the facility is not appropriate, and that it should be removed as soon as possible. Mr. Kite stated that the facility shouldn't be there, adding that there is no good design solution. Ms. Werenfels stated that the facility is out of scale. Mr. Kite added that it should be separate from the Warner Building.

b. Intermodal Transit Center (ITC)

Chairman Sherman gave an update on the matter. He noted the RFQ added that the developer would need consent from the Commission. Chairman Sherman explained the only response to the RFQ was from Marsella Development. He noted that RIDOT is working on a draft RFP, which states that the ITC must be located on the State House Lawn or Station Park. He noted there was no mention of an underground facility. He remarked that the final RFP will be issued in December. Chairman Sherman

announced that the Cultural Landscape Foundation has deemed the State House Lawn a “threatened landscape.” He stated that a recent editorial in the *Providence Journal* called the ITC a “bad idea.” Mr. Kite remarked that the Commission should come out against the project, and issue a letter stating the proposal should be withdrawn. Ms. Werenfels remarked that there is an inherent contradiction between the RFQ and the CCC Regulations. Regarding the draft RFP, Chairman Sherman explained he would write a letter indicating that it is inconsistent with the current CCC Regulations. Ms. Werenfels indicated that the State House Lawn could be put on the Providence Preservation Society’s most endangered list.

Don Rhodes, from the RIPTA Riders Alliance, noted that RIPTA is looking for a new CEO. He stated that the new CEO should be in place before this project moves forward. Mr. Kite stated that the mandate is to keep open space around the State House.

6. Adjournment

With no further business, the meeting adjourned at 1:05 PM.

Barry Fain
Secretary/Treasurer