

# **MEETING NOTICE**

## **CAPITAL CENTER COMMISSION**

**Thursday, September 20, 2007**

**12:00 Noon**

**First Floor Theater**

**30 Exchange Terrace**

**Providence, RI**

### **1. Roll Call**

### **2. Minutes**

**2.1 Approval of Commission Minutes of July 12, 2007**

**2.2 Acceptance of Design Review Committee Minutes of July 10, 2007; July 31, 2007; August 14, 2007; August 28, 2007.**

### **3. Report of the Executive Director**

**4. Parcel 14: RI Medical Society Building: Presentation of Surface Parking Request**

**5. FY '08 Budget Update**

**Public Hearing Begins at 12:15 PM**

**6. Parcel 2C: Public Hearing**

**Application for Development, Deviations, Variance and Waiver**

**7. Parcel 2C: Action**

**Application for Development, Deviations, Variance and Waiver**

**8. New Business**

**9. Adjournment**

**POST: Capital Center Commission Office, RIDOT Office; City Clerks Office; Office of the Secretary of State**

**PUBLIC HEARINGS**

**CAPITAL CENTER COMMISSION**

**Capital Center Special Development District**

**Notice is hereby given that the Design Review Committee of the Capital Center Commission (“DRC”) and the Capital Center**

**Commission (“CCC”) will conduct separate public hearings at the times and places set forth herein pursuant to Article IX of the Commission’s By-Laws, Section 504 of the City of Providence Zoning Ordinance, as amended, and RI General Laws 45-24.4-14. At these hearings all persons interested will be heard for or against the granting of the following applications related to the development of Parcel 2C into an office development. Parcel 2C is bounded by Park Row West, Exchange Street, the Stillman Street Extension and Waterplace Park.**

**1. APPLICATION FOR DEVELOPMENT: The DRC and the CCC will review and receive public comment for or against the granting of approval of the development plan filed by Blue Cross & Blue Shield of Rhode Island, (the “Developer”), Intercontinental Fund IV Waterplace LLC (the “Leaseholder”) and Capital Properties, Inc. (the “Property Owner”), for the development of Phase 2 of Parcel 2 which will include approximately 327,600 s.f. of office space.**

**2. APPLICATION FOR DEVIATIONS: The DRC and the CCC will review and receive public comment for or against the granting of the application of the Developer, Leaseholder, and Property Owner for requested deviations from the Design and Development Regulations of the Capital Center Commission (“Design Development Regulations”). The deviations requested are from Sections 4.B.2.c (Building Edges), 4.B.2.d (Height and Massing), 4.C. 1 (Uses), and 4.C.6 (Parking and Service).**

**3. APPLICATION FOR VARIANCE:** The DRC and the CCC will review and receive public comment for or against the granting of the application of the Developer, Leaseholder and Property Owner for the requested variance from the Design and Development Regulations of the Capital Center Commission (“Design Development Regulations”). The variance requested is from Section 4.C.1 (Uses).

**3. APPLICATION FOR ZONING WAIVER:** The DRC and the CCC will review and receive public comment for or against the granting of the application of the Developer, Leaseholder, and Property Owner for the requested zoning waiver from the Providence Zoning Ordinance which the CCC is authorized to grant pursuant to the Providence Zoning Ordinance 504 with respect to the parcel of real estate designated as Providence Assessor’s Plat 19 Lot 102 within a D-1-200 zone, which property is bounded by Park Row West, Exchange Street, the Stillman Street Extension and Waterplace Park and is also referred to as Parcel 2C within the Capital Center Special Development District. The applicant seeks waivers from Section 703.1 Parking Requirements pursuant to Section 504.2.C(4) Waivers: Parking to (1) reduce the required number of spaces from 328 to 246 and (2) permit 66 of the 246 parking spaces to be accommodated in public or private parking garages or lots in the district.

The Design Review Committee Public Hearing will be held on Tuesday, September 18, 2007 at 8:00 AM in the first floor theater of

**Commerce Center, 30 Exchange Terrace, Providence, RI 02903 wherein there will be a review, public comment and a recommendation regarding (1) the application for development; (2) the application for deviations; (3) the application for a zoning variance and (4) the application for zoning waivers as more specifically enumerated above.**

**The Capital Center Commission Public Hearing will be held on Thursday, September 20, 2007 at 12:15 PM in the first floor theater of Commerce Center, 30 Exchange Terrace, Providence, RI 02903, wherein the CCC will receive the recommendations of the DRC, review and accept public comment related to (1) the application for development; (2) the application for deviations; (3) the application for a zoning variance and (4) the application for zoning waivers as more specifically enumerated above. At the conclusion of the public hearing, the Commission will take action with respect to these applications.**

**The purpose of these hearings is to give all interested parties an opportunity to be heard and/or to submit communications in writing. Commerce Center is accessible to the handicapped. Individuals requesting interpreter services for the hearing impaired must notify the Capital Center Commission at 274-8200 seventy-two (72) hours in advance of any of the hearing dates.**

**Per order Capital Center Commission    Leslie A. Gardner, Chairman**