



CAPITAL CENTER COMMISSION



January 30, 1996

Michael R. Clement
City Clerk
City Hall
Providence, RI 02903

Dear Mr. Clement;

Leslie Gardner, Chairman of the Capital Center Commission, forwarded to me your memo dated January 18, 1996 regarding Annual Reports to the City Council.

I am attaching a report regarding the Commission's activities during the past fiscal year. Please be advised that this is the first time the Commission has been requested to submit such a report. If you need any additional information in this report, please contact me directly.

Thank you.

Sincerely,

Deborah Melino-Wender
Executive Director

IN CITY COUNCIL
FEB 15 1996

READ
WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED

**CAPITAL CENTER COMMISSION
ANNUAL REPORT TO THE COUNCIL
JULY 1, 1994-JUNE 30,1995**

Background

The Capital Center Commission is a public cooperation and agency of the State of Rhode Island that was created by State Enabling Legislation in 1981, and is a public body of the City of Providence by City Council Ordinance enacted in 1982. It is legislatively responsible for the adoption, implementation and administration of the public and private development within Capital Center through its Design and Development Regulations, which, in part, are more restrictive than the local zoning ordinance.

The Capital Center Commission consists of a 17 member board representing city, state and private sector interests. It's only staff is an Executive Director. The Commission is funded jointly by the City of Providence and the State of Rhode Island, each providing annual grants of \$50,000.

Report of Operations July 1, 1994-June 30, 1995

A significant amount of the Commission's time was spent on the proposed Providence Place Mall project. Providence Place Mall is expected to occupy parcels 10 and 13 within Capital Center. During this period, the Commission held a number of design workshops and three public hearings, culminating in the approval of the design concept in November 1994.

During the past fiscal year the Commission also reviewed and granted permission for eight interim signage plans, two interim parking plans and four amendments to existing developments. Additionally, the Commission and its Design Review Committee reviewed in detail the plans for the public art for the Convention Center, particularly that on the North Garage. The concerns raised by the Commission resulted in the expansion of the neon sculpture on the garage. The Commission also reviewed and granted permission for the signage and tower in Waterplace Park for the ESPN Extreme Games.

The Commission spent a great deal of time reviewing and responding to the proposed zoning changes which were passed in May 1995. These amendments to the zoning ordinance now authorize the Capital Center to grant certain waivers to the zoning ordinance for developments within the Capital Center District. In fact, in June, 1995, the Commission granted a zoning waiver for height to the developers of the Providence Place Mall.

The issue of maintenance and cleanliness of private and public property in and around Capital Center is of great concern to the Capital Center Commission. The Commission

spends a significant amount of time on these issues. In addition to its ongoing efforts with property owners, the staff of the Capital Center Commission worked with Keep Downtown Clean and Beautiful to draft a maintenance compact for city, state and private interests. This proposed compact is in the draft development and discussion stages.

The Commission also began a review of its Internal Operating Procedures with a final changes expected to be completed in FY'96.