



# CAPITAL CENTER COMMISSION



July 23, 1999

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

Dear Mr. Clement;

I am attaching a report regarding the Commission's activities during the past fiscal year. If you need any additional information in this report, please contact me directly.

Thank you.

Sincerely,

Deborah Melino-Wender  
Executive Director

JUL 23 1999  
CITY OF PROVIDENCE  
AUG 5 1999

READ  
WHEREUPON IT IS ORDERED THAT  
THE SAME BE RECEIVED.

**CAPITAL CENTER COMMISSION  
ANNUAL REPORT TO THE COUNCIL  
JULY 1, 1998-JUNE 30,1999**

**Background**

The Capital Center Commission is a public corporation 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. The Design Review Committee is a subcommittee of the Commission consisting of 7 members, four representatives of the Commission and three advisory members. The Commission employs one staff member, the Executive Director. The Commission is funded jointly by the City of Providence and the State of Rhode Island, each providing an annual grant of \$50,000.

**Report of Operations July 1, 1998-June 30, 1999**

This past year was a very busy one for the Capital Center Commission and its Design Review Committee. The Commission spent a significant amount of time with ongoing projects as well as working with developers on new projects.

The Commission and its Design Review Committee continued to be involved with the ongoing development of the Marriott Courtyard Hotel on Parcel 1. The Commission reviewed and accepted some minor revisions to the original plan. It also worked closely with the developer on a coordinated signage program for the Marriott Hotel and the other retail tenants represented in the Union Station complex.

The Commission and its Design Review Committee spent a great deal of time reviewing and updating the plans for the Hilton Hotel on Parcel 2. It worked closely with the developers and architects to update the plan and work out an acceptable and interesting solution to the integration of this project with Waterplace Park.

The electrification of the AMTRAK lines is dictating a new and integrated corporate image throughout the northeast. The Commission worked with the architect to review and approve a new signage system for the exterior of the AMTRAK Station.

The office development plans for Parcel 4E behind the Citizens building have been on hold for almost 10 years. The Design Review Committee and the Commission requested an update on this project and made several suggestions as to how this project should be revised so that it will better complement the existing development in Capital Center. The Commission looks forward to the construction of this project in the near future.

A significant amount of the Commission's time was spent on the Providence Place Mall project. Providence Place occupies Parcels 10 and 13 within Capital Center. The Design Review Committee and the Capital Center Commission worked closely with the developer on issues relating to materials, landscaping, signage and the pedestrian bridge, which will connect the mall to the Westin Hotel.

Two new projects were announced within the last year: a retail project for Parcel 9 at the corner of Memorial Boulevard and Francis Street, and a Marriott Renaissance Hotel for the Masonic Temple on Parcel 14. The Parcel 9 project is a very challenging one both for the architects as well as for the Commission. This project is located at a critical juncture in the city and has four very distinct and visual sides; there is no backside to this project. The Design Review Committee has been working very closely with the developers and the architects on this project to create a building which is new and exciting, yet which complements the existing development in Capital Center. The design process is ongoing and the developer expects to begin construction early in the year 2000.

The Masonic Temple project is very challenging and very critical. This project includes the restoration of a very important building. However, the economics of the project require a new addition as well. The Design Review Committee's work on this project is in the beginning stages. The challenge will be to work with the developer and the architect to create a project which is economically feasible and which is respectful and reflective of the critical importance of the State House.

The Commission has also begun to work with its design consultant, David Dixon of Goody, Clancy and Associates, Inc. to update the existing Design and Development Regulations for Capital Center. This process will continue into the upcoming fiscal year.

## CAPITAL CENTER COMMISSION

### MEMBERSHIP

Leslie A. Gardner, Chairman  
BankBoston  
One BankBoston Plaza  
Providence, RI 02903  
278-8000  
6/30/2003\*

### Governor's Appointments

Merlin A. DeConti, Jr.  
45 Reardon Avenue  
Riverside, RI 02915  
598-4700; FAX 598-4665  
6/30/2002\*

Wilfrid L. Gates, Jr.  
Gates, Leighton & Assoc., Inc.  
2253 Pawtucket Avenue  
East Providence, RI 02914-1707  
438-2071 Fax:: 434-7511  
6/30/2000\*

Kenneth R. Dulgarian  
252 Thayer Street  
Providence, RI 02906  
421-0021 Fax: 331-4432  
6/30/99\*

Stanley Weiss  
Tilden Thurber  
292 Westminster Street  
Providence, RI 02903  
272-3200 Fax: 454-5919  
6/30/2001\*

### Mayor's Appointments

Jay Goodman  
15 President Avenue  
Providence, RI 02906  
273-6444 Fax: 831-0440  
6/30/2000\*

Barry Fain  
48 Congdon Street  
Providence, RI 02906  
751-7078 Fax: 331-0237  
6/30/03\*

H. LeBaron Preston  
251 Olney Street  
Providence, RI 02906  
272-2720 Fax: 421-6776  
6/30/2002\*

Stephen Daniels, VICE CHAIRMAN  
Daniels & Company  
20 Ruthven Street  
Providence, RI 02906  
351-6677 Fax: 351-0077  
6/30/2001\*

## Providence Foundation Appointments

Robert A. Reichley  
100 Brown Street  
Providence, RI 02903  
751-4525 Fax: 751-0287  
6/30/2002\*

Herbert W. Cummings  
Vice Chairman  
Citizens Financial Group  
One Citizens Plaza  
Providence, RI 02903  
456-7236 Fax: 455-5927  
6/30/99\*

Thomas E. Freeman, TREASURER  
Executive Vice President  
Fleet Bank  
111 Westminster Street  
Providence, RI 02903  
278-6585 Fax: 278-6686  
6/30/01\*

V. Duncan Johnson, Esq.  
Edwards & Angell  
2700 Hospital Trust Tower  
Providence, RI 02903  
274-9200 Fax: 276-6611  
6/30/2000\*

## Ex-Officio Commissioners

**State**  
Senator William Irons  
PO Box 16210  
Rumford, RI 02916  
222-6655; 732-4800 x.142  
Home: 438-2849  
Fax: 739-9129 Home Fax: 438-8120  
**Designee: Edward F. Holland**  
**111 Washington St.**  
**S. Kingstown, RI 02879**  
**789-8852; Fax:**

**City**  
Councilman Kevin Jackson  
12 Dwight Street  
Providence, RI 02906  
521-7477; 421-3320 City Hall  
FAX Clerks Office: 521-3920  
Home: 273-5478

Rep. Thomas Palangio  
(designee for Rep. Gerald Martineau)  
30 Lyndhurst Avenue  
Providence, RI 02908  
751-0110; 831-1177  
222-2466; Fax: 277-6142  
Pager: 452-2667

Councilwoman Balbina A. Young  
489 Public Street  
Providence, RI 02907  
521-7477; 421-3320 City Hall  
FAX Clerks Office: 521-3920  
Home: 941-1830

## Staff

Deborah Melino-Wender, Executive Director  
Patricia A. Pollock, Part-time Secretarial Services

274-8200

## Consultants

Legal Services: Richard M. Peirce, Esq., Roberts, Carroll, Feldstein & Peirce  
Design Review Services: David Dixon, Goody, Clancy & Associates

## **CAPITAL CENTER COMMISSION**

### **DESIGN REVIEW COMMITTEE MEMBERSHIP**

#### **Capital Center Commission Members**

Wilfrid L. Gates, Jr., Chairman  
Gates, Leighton & Associates  
2253 Pawtucket Avenue  
East Providence, RI 02914-1707  
438-2071: FAX: 434-7511  
6/30/2000\*

Thomas E. Freeman  
Executive Vice President  
Fleet Bank  
Providence, RI 02903  
278-6585 Fax: 278-6686  
6/30/01\*

Robert Reichley  
100 Brown Street  
Providence, RI 02906  
751-4525 Fax: 751-0287  
6/30/2002\*

Barry Fain  
48 Congdon Street  
Providence, RI 02906  
751-7078 Fax: 331-0237  
6/30/03\* 453-3937(w)

#### **Advisory Members**

Thomas Deller  
Deputy Director of Policy and Planning  
Dept. of Planning/Development  
400 Westminster Street  
Providence, RI 02903  
351-4300 Fax: 351-9533  
6/30/2000\*

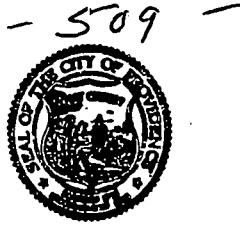
Derek Bradford  
Bradford Associates  
25 Creighton Street  
Providence, RI 02906  
521-6867 Fax: 454-8491  
6/30/01\*

Glenn Kumekawa  
11 Sundance Trail  
Wakefield, RI 02879  
783-0756 Home Fax: 783-5606  
6/30/2002\*

Ex-Officio Member  
Leslie A. Gardner  
(Chairman, Capital Center Commission)  
Bank of Boston  
One Bank of Boston Plaza  
Providence, RI 02903  
278-8759

\*Term Expiration: (Three year term or expiration of appointment to Commission)

Executive Director: Deborah Melino-Wender



Board

LAURENCE K. FLYNN  
Executive Secretary

MARK J. LOMAZZO  
Commissioner

GEORGE T. SMITH, JR.  
Clerk

## BOARD OF CANVASSERS

July 19, 1999

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

Dear Mr. Clement,

I am submitting the annual report from the Providence Board of Canvassers for the year January 1, 1997 through December 31, 1998.

1. Active .....	88,427
2. Deceased .....	11,800
3. Deleted .....	791
4. Inactive .....	3,024
5. Inactive-Felony .....	1,276
6. Jury-duty-removals .....	795
7. Moved .....	16,249

AUG 5 1999  
READ  
WHEREUPON IT IS ORDERED THAT  
THE SAME BE RECEIVED.

*James M. England*

Sincerely,

*Laurence K. Flynn*

Laurence K. Flynn,  
Executive Secretary