



CAPITAL CENTER COMMISSION



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January 26, 2000

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

Dear Mr. Clement;

Enclosed please find the updated annual report of the Capital Center Commission to the City Council for the year July 1, 1998 through June 30, 1999.

If you need any additional information, please contact me directly.

Thank you.

Sincerely,

Deborah Melino-Wender
Executive Director

IN CITY COUNCIL
(FEB) 3, 2000

READ
WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED:

CLERK



CAPITAL CENTER COMMISSION



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

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. Its 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, 1998-June 30, 1999

The Capital Center Commission and its Design Review period were very busy reviewing new and continuing projects throughout the Capital Center District. These are as follows:

Parcel 1: During this time period, the Design Review Committee and the Capital Center Commission reviewed and subsequently reviewed the plans, materials and signage for the Marriott Courtyard Hotel, which is now under construction.

Parcel 2N: The Design Review Committee and the Capital Center Commission spent a good period of time reviewing the updated plans for the Hilton Hotel which was originally approved in 1989. The Commission and the Design Review Committee also worked with the developer to develop a creative interface between this parcel and Waterplace Park. This project was subsequently dropped

Parcel 3S: The Design Review Committee reviewed and approved a revised plaza plan for the Citizens Bank Building.

Parcel 4E: The Design Review Committee and the Capital Center Commission reviewed and approved the updated plans for a 100,000 s.f. office building for this parcel which was originally approved in 1989. The plans for this project were recently dropped and a new plan is in the process of being developed.

Parcel 7: The Design Review Committee and the Capital Center Commission began its review of some signage changes at the AMTRAK train station.

Parcel 9: The Design Review Committee and the Capital Center Commission spent a great deal of time reviewing the new proposal for a retail development on Parcel 9, at the corner of Francis Street and Memorial Boulevard. This project has not yet been approved.

Parcel 10& 13: The Design Review Committee and the Capital Center Commission continued its detailed review of the Providence Place Mall project. Items reviewed and approved included landscaping plans, signage, materials, the skybridge and storefront designs for Napa Valley Grille, Fire & Ice, Pizzeria Uno, Cheesecake Factory and Fidelity Investments.

Parcel 14: The review of the Masonic Temple hotel project began during this time period. At the end of this fiscal year, the Design Review Committee and the Capital Center Commission began to review the proposed tower element and its design.

Parcel 15: The Capital Center Commission extended approvals previously granted to the RI State Employees Credit Union for a new design to their existing structure and for a temporary building once the renovations are underway. This project is on hold pending resolution of the Masonic Temple development.

Francis/Memorial Intersection Improvements: The Design Review Committee and the Capital Center Commission spent several meetings reviewing and ultimately approving DOT's plans for an upgraded Francis/Memorial intersection. This review included lane widths, pedestrian amenities, paving and landscaping.

Other: The Design Review Committee and the Capital Center Commission also began the process of updating its Design Regulations which were originally adopted in the early 1980's. This process is continuing. The Commission also continued its discussions about maintenance throughout the district.



CAPITAL CENTER COMMISSION
Commerce Center
30 Exchange Terrace
Providence, Rhode Island 02903



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Mr. Michael R. Clement
City Clerk
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