

# **OVERVIEW**

**THE CAPITAL CENTER SPECIAL DEVELOPMENT DISTRICT**

**AND**

**THE CAPITAL CENTER COMMISSION**

Deming Sherman, Chairman  
January 2013

**CAPITAL CENTER SPECIAL DEVELOPMENT DISTRICT**

**BACKGROUND**

# THE CAPITAL CENTER SPECIAL DEVELOPMENT DISTRICT

## Background

- 77 acre expansion of downtown Providence
  - Private ownership: 48 acres
  - Public ownership: 29 acres
- Envisioned and planned in the late 1970's when Federal money became available to move the railroad tracks which had formed a barrier between the State House and downtown.
- Established by State enabling legislation in 1981 and by City ordinance in 1982

## The Design and Development Plan

The original plan was completed by Skidmore, Owens and Merrill in 1979 and has been updated periodically to tighten and refine the development concept and to reflect and accommodate changes such as the river relocation project.

### Objectives:

- To create new and marketable commercial land without demolishing existing downtown structures in order to attract major new users who might not otherwise locate in the Capital City.
- To enhance vehicular access to the project area, the State House and downtown.
- To create an ordered sense of public spaces. The District was intentionally created as a high density urban district where large contiguous structures would define the diversity of space.
- To create a visual and physical linkage between downtown and the State House, emphasizing the radial views to the State House Dome.

### Permitted Uses:

- Commercial, office, residential, hotel and support retail uses are generally allowed on any site. However, preferred uses are outlined for each parcel.

## Public Improvements

- Waterplace Park
- State House Park
- Amtrak Station
- Westin Hotel
- Convention Center Garage

## **Private Investment:**

\$1,097,000,000 and 6,900 new jobs

- \$ 30 Million Former Union Station Renovation/Expansion
- \$ 38 Million Citizens Bank Building
- \$ 47 Million Center Place Apartments
- \$ 18 Million Boston Financial
- \$450 Million Providence Place Mall
- \$ 20 Million Marriott Courtyard Hotel
- \$ 80 Million Parcel 9: GTECH Headquarters
- \$100 Million Parcel 2: Waterplace Condominiums
- \$ 30 Million Parcel 6: Phase 1 Completed
- \$ 90 Million Renovation of Masonic Temple:
- \$ 80 Million Westin Hotel Expansion and Residences:
- \$114 Million Parcel 2: Blue Cross/Blue Shield RI

## **Projected Impacts Upon Completion**

- Permanent Jobs: 10,000 Jobs
- Office Space 1 million square feet
- Residential Units 1,000 units
- Hotel Rooms 1,500 rooms
- Retail Space 1,500,000 s.f.
- Structured Parking 10,000 spaces
- Total Private/Public Investment \$1,500,000,000

**CAPITAL CENTER COMMISSION**  
**ROLE AND APPROVAL PROCESS**

# THE CAPITAL CENTER COMMISSION

## Background

- City-State Partnership created by State Enabling Legislation in 1981 and City Ordinance in 1982.

## Role

- Adopt, implement and administer a plan of development for Capital Center
- Development of Design and Development Regulations
- Review and approve all public and private sector development plans and improvements in conformance with Design and Development Regulations
  - Design Review process includes oversight on materials, design details including windows, doors, street landscaping, lighting and signage
- Functions as an overlay district within the Providence Zoning Ordinance with powers to grant certain waivers to the zoning ordinance with respect to height, signs, landscaping, parking and setbacks.
  
- Capital Center Commission **does not** own land, name developers, negotiate tax treaties.

## Meetings

- All meetings of the Capital Center Commission and its Design Review Committee are open to the public. The meetings are posted and all interested parties are on a mailing list to receive all agendas

## Approval Process

- The development team for a proposed project meets in a series of design workshops with the Design Review Committee and interested members of the public to review and revise, as necessary, massing, height and design details. These include, but are not limited to, materials, roofscape, signage, landscaping, doors, windows, etc.
- At the conclusion of these workshops, the development team submits a detailed application packet for the project.
- Public Hearings on the project are held by both the Design Review Committee and the full Capital Center Commission. These hearings are advertised in the newspaper and neighboring property owners are noticed via certified mail. Proponents and opponents are given the opportunity to speak at these meetings.
- If the project is approved, a Certificate of Approval for the project is issued. No building permit is issued without a Certificate of Approval from the Capital Center Commission.
- If any changes are made to the approved project, the development team must appear before both the Design Review Committee and the Commission for approval of the changes.

## **Membership**

15 appointed members.

- |   |  |
|---|--|
| • Chairman  | Appointed jointly by Governor, Mayor and Chairman of the Providence Foundation |
| • Governor  | 4 appointments   |
| • Mayor of Providence   | 4 appointments   |
| • Chairman, Providence Foundation   | 4 appointments   |
| • Chairperson, City Council Finance Committee                                   | Ex-Officio   |
| • Chairperson, City Council Urban Redevelopment, Renewal and Planning Committee | Ex-Officio   |

## **Subcommittees**

### **Design Review Committee**

- Responsible for review of all applications for development
- Comprised of six members, three members of the Capital Center Commission and three community advisory members
- Works with the development team on all the design details of a project and then makes a recommendation for approval or rejection to the full Commission

### **Hearing Panel**

- Reviews applications for deviations, variances, special exceptions and/or zoning waiver where the Chairman determines an application involves unusually complex factual issues and/or a lengthy evidentiary hearing.

## **Staff**

Administrative Officer (City of Providence)

## CAPITAL CENTER COMMISSION

### APPLICATION AND PROCESSING FEES

*(Amended 2/12/2009)*

With the exception of the initial pre-application workshop meeting, the applicant is responsible for all design workshop costs and all costs relating to design review and all public hearings including, but not limited to advertising, certified mail, the public stenographer, legal fees, design review, administrative costs and other direct costs.

In addition, the Applicant shall submit a certified check with the development application in the amount listed below:

#### **Permanent and Permanent Phased-In Development:**

|   |   |
|---|---|
| <b>Project Value</b><br>All Values        | <b>Development Application Fee</b><br>125 basis points (.00125) of total project costs up to a maximum fee of \$75,000. |
| <b>Plus: Advance Against Direct Costs</b> | \$3,000   |

#### **Other Miscellaneous Fees:**

|   |         |
|---|---------|
| <b>Extension of Approval for Permanent Uses</b><br>Each Extension | \$750   |
| <b>Permanent Signage</b>  | \$450   |
| <b>Permanent Parking</b>  | \$1,500 |

|  |  |
|--|--|
| <b><u>Other Plan Amendments/Modifications:</u></b> | 375 basis points (.00375) of total project value with a minimum fee of \$750 and a maximum fee of \$15,000 |
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**CAPITAL CENTER SPECIAL DEVELOPMENT DISTRICT**  
**STATUS OF DEVELOPMENT PARCELS**

## CAPITAL CENTER SPECIAL DEVELOPMENT DISTRICT

### STATUS OF DEVELOPMENT PARCELS

#### Parcel 1

**Completed:** 150,000 s.f. restoration of former train station into office and restaurant space. Tenants include Rhode Island Foundation, Greater Providence Chamber of Commerce, Capital Grille, Union Station Brewery, Luxe, Ardeo  
Interim parking for 160 cars.

215 room Marriott Courtyard Hotel; 354 space parking garage

**Projected:** 193 room suites hotel; 300 space parking garage.  
(One development lot remaining)

#### Parcel 2 A & B

**Completed  
Developer:**

Intercontinental Development  
Phase 1: 193 residential condominiums; 475 underground parking spaces

#### Parcel 2C

**Developer:** Blue Cross/Blue Shield of Rhode Island  
325,000 s.f. office headquarters

**Status:** Approved September 2007; Completed Spring 2010

#### Parcel 3E

**Completed:** Interim parking for 90 cars.

**Projected:** Luxury residential condominiums

#### Parcel 3S

**Completed:** Citizens Plaza: 13 story, 234,000 s.f. office building with ground level retail.

#### Parcel 3W

**Completed:** Interim parking for 90 cars.

**Projected:** Luxury residential condominiums

#### Parcel 4E

**Completed:** Interim parking for 70 cars.

**Projected:** Luxury residential apartments

**Parcel 4W**

**Completed:** Interim parking for 70 cars.

**Projected:** Hotel/structured parking

**Parcel 5**

**Completed:** Center Place: 8 story, 225 luxury residential apartments;  
350 underground structured parking garage.

**Parcel 6 (A, B, C)**

**Approved:** Interim surface parking.

**Approved:** Phase 1: 96 luxury residential condominiums; 148 luxury residential  
apartments; 360 underground parking spaces; 1,000 s.f. retail.

Developer: Capitol Cove, LLC

Approved November 2003

Building A completed 2009

**Projected:** Phase 2: 100 luxury residential condominiums; 150 underground parking  
spaces.

Phase 3: 200 luxury residential condominiums; 300 underground parking  
spaces, ground level retail.

**Parcel 7**

**Completed:** Amtrak Railroad Station; 360 car underground parking garage.

**Parcel 8**

**Completed:** Gateway Building: 4 story, 110,000 s.f. office building; 150 underground  
parking spaces.

**Parcel 9**

**Completed:** GTECH Headquarters: 210,000 s.f. office and retail; 250 parking spaces

Developers: USAA and Commonwealth Ventures

Approved November 2004:

Completed October 2006

**Parcel 10 and 13**

**Completed:** Providence Place Mall: 1,200,000 s.f. retail and 4,000 structured parking  
spaces.

**Parcel 11** (Portion of Convention Center Complex)  
**Completed:** 1,700 structured parking spaces; 363 room Westin Hotel and office complex.

Westin Hotel Expansion: 200 additional Hotel Rooms  
Westin Residences: 103 residential condominiums; 160 structured parking spaces; 11,000 s.f. ground level retail  
Completed 2007

**Parcel 12**  
**Projected:** Specialty hotel with upper level condominiums.

**Parcel 14**  
**Completed:** Restoration/reuse of Masonic Temple  
274 room Renaissance Hotel  
Completed June 2007

Headquarters for Moran Shipping (former RI Medical Society Building)  
14,000 s.f corporate office space; on-site parking  
Completed 2009

**Parcel 15:**  
**Completed:** Renovation of RI Credit Union Building  
**Projected:** Office space with ground level support retail.