

**Jewelry District Association**  
Board Meeting January 13, 2015  
Brown Department of Continuing Education

**Pres. Arthur Salisbury** figuratively gaveled the meeting to order at 4:05 and proceeded to the Police Report.

**Lt. O'Hara:** Generally crime is down. Liquor law violations are up which shows how the Licensing Board enforcement is working. The Board has two patrolmen and a sergeant doing enforcement. (**Various expressions of thanks to Lt. O'Hara and Providence PD**). One of the License Enforcement officers nabbed a guy with a loaded gun the other night. The bike cops noticed a car "cruising through" checked the plate. Guy wanted for murder. With Kennedy Plaza reopening, we have two more bike guys on duty now. If you have any event needing extra oversight, call us.

**P. McClure:** Are the buses still coming on Saturday nights? **O'Hara:** Haven't seen nearly as many. And we try to move them away from the clubs when they're parked. **Lt. O'Connor:** Happy New Year! Our report is the same, crime is down. The Buzz Bus comes to the Whiskey Republic, but not over the bridge. And we're ready for 17,000 kids to come back to school this week.

**Committee Updates:**

**Planning & Zoning:** **P. Blake:** By our last meeting, Brown University, URI and RI College had signed the lease agreement for South Street Landing, and the project, to be completed before the 2016 fall semester, was widely considered a spur for development in the adjacent I-195 area. Meanwhile, the then Governor Elect had made it very clear that the I-195 project was a priority.

We wrote Jan Brodie asking about process for public comment in design review of the expected proposals. Also asked if the Commission would have professional design review guidance, as there are no design professionals on the Commission.

That week the I-195 Commission signed a Purchase & Sale agreement with a Texas private developer, Lincoln Phoenix, to build a six-story, \$50 M student housing building on Parcel 28. We wrote (copy to Planning Dept.) congratulating the commission on the sale, asking to discuss City Walk's integration into the plan. Sent copy of City Walk STUDY 2014.

At their December I-195 meeting Jan proposed that the Commission have consultants provide expertise in various areas, including the SHPO, Landscaping, RI Historical Preservation & Heritage Commission, Planning Dept. and "an architect or two". One commissioner: "We're design review!" He suggested Parks Design Subcommittee take on role as Design Review. A Subcommittee member felt outside advisors were needed. It appeared that design expertise

would be only "as needed" from professionals "who agree to move expeditiously." No mention of Public Comment.

Last night's Design Review Subcommittee meeting was filled with surprises. The Chair announced that as the DR process was not codified as it can be, public comments would be heard.

John Cappellano of Lincoln Phoenix announced intention to buy the building at Richmond and Friendship (Karma, The Spot) and expand build-out to entire block. Updated plan is for two 6-story buildings: the larger, at west & south ends of block, for student housing; smaller building at Friendship and Richmond, market-rate for graduate students and others – some 500 residents. Cost: \$60 M.

Comments from Commission, consultants and public revolved around the building materials and colors. At ground: light-colored stone. Above: Hardie fiber cement panels. And above that: metal panels. Architects were seeking a "positive" rather than "institutional" look they termed a "playfulness with color". People asked to see samples materials and colors. Concerns expressed about: rooftops, importance of street corners, sidewalk width, activating Chestnut and Richmond Streets, CiTY WALK, too many different things going on, need for restraint. PPS offered services of their Architecture and Design Review Committee.

Several JDA members attended: Arthur, Leslie, Dan, Arthur. **(Plans for building site shown).**

**Salisbury:** It was a good meeting. We think the details can be worked out. **D. Baudoin:** I commend the Commission for opening the meeting to public comment. Karma purchase is the best news of the day. And the developers seemed receptive to pedestrian ways through the site.

**Brodie:** Commission is doing planning, zoning and design but it's not a process to determine the size of bricks. They're happy to have comments. Right now they don't have usage/demand for the ground floor spaces. It would be good to get a major firm in right at the start. The lead developer is Lincoln Properties from Boston; they are not from Texas. They have a major interest in 1 Financial Plaza: they are seriously invested in Providence. Yes, they are going for tax stabilization. **McClure:** Is J & W directly involved? **Brodie:** All five universities are, not just J&W.

**Salisbury:** On the power plant project: does anyone know whether the liens have been settled?

**Baudoin:** There's no problem. They are moving ahead on a lot of things like the park connector and covering up the transformer station. **Brodie:** Yes! Kudos to Brown for getting ahead on things. We're talking about links/landscaping between their land and ours.

Quality of Life: **Salisbury:** The Celebrity Club at 71 Richmond is going ahead. We're losing The Spot (Parcel 28). That's too bad; no citations at all during their time there. The owner of Dueling Pianos is looking at the Blount location for a restaurant with full liquor license. **Dana:** The Halfway Tree, a Jamaican restaurant has opened in the Fatt Squirrel. Used to use the Lot 401 space the same way. **Salisbury:** No further information about 44 Hospital St.

Infrastructure: **Salisbury**: Are they paving from Weybosset south on Chestnut? And Ship Street at Elbow is all cut up. **Baudoin**: Checking on it. **T. Donovan**: Water isn't draining correctly on Point St. A lot of puddling, icing. We've made the Resident Engineer aware of it. **L. Myers**: Who's responsible for repairing street lights? Some of the new lights aren't working. **Baudoin**: Call National Grid... call the Water Board. Take pictures and complain. **O'Connor**: Until the traffic lights go on, we have a huge safety issue. **McClure**: They hoped to have them on by Christmas. But now 4-5 weeks more?

Membership: **Salisbury**: 2015 should begin soon. **Donovan**: Let have any updated names/ addresses, etc.

Website: **Dana**: Minutes are posted from the November meeting. Parcel 28 concept is on there. Don't have any new hit numbers from Olin.

Night Life: **Salisbury**: Still working with Federal Hill. Anthony plans to do his nightlife conference in January or February.

Other items: **McClure**: The old zoning Rules & Regs have been simplified under the new zoning code. Should we advocate for the 195 Commission to use new zoning? **Salisbury**: They really want to use the old regs; they offer more flexibility. **McClure**: Is new zoning more efficient than old? **Salisbury**: We need to take another look. **Baudoin**: We should ask Jan Brodie what they want; not sure they know.

**Donovan**: At 1 Davol Sq. we have a 3,000 sq.ft. move-in, a firm from E. Providence. And Brown's Educational Alliance is moving back in. At 349 Eddy, 4,000 sq.ft. And at 10 Davol, a social enterprise collaborative is doing a quarter million build out and a medical firm is expanding. We've looked at retail there, but it just didn't work. We really have nothing left to lease out at the moment. **Question**: Anyone know about status of Tops Electric?

**O'Connor**: We worked with Gilbane to tie in outside security cameras on their new residences off Thayer with our system. We need to do that with the developers of the new residences on Parcel 28. It's a big thing for us, proven technology that offers enhanced "solvability" and crime prevention.

Busy meeting adjourned at 5:02 PM.

Respectfully submitted by Lewis D. Dana, February 10, 2015.