

Jewelry District Association

Meeting January 9, 2018

MINUTES

At 5:06 Vice President **Sharon Steele** called the meeting to order and welcomed a large attendance to the new meeting venue at South Street Landing. With words of appreciation for Brown U.'s hospitality, she introduced **Katie Silverman**, Ass't. Director of Community Relations.

Silverman outlined the cooperation that created the joint nursing school for RIC and URI and administrative offices for Brown in a historic landmark on the Providence River waterfront. She also acknowledged the JDA's efforts to foster development in the area. Some 400 Brown employees are now in the building, which has freed up academic space on the Hill.

Steele requests attendees to fill out the sign-in sheet, and introduces **Jennifer Frietas** from The District restaurant which provided snacks for the meeting. She went on to say that the traditional meeting format will change focus from committee reports to feature guest speakers. That said, she asked for a brief report from the Providence Police.

Lt. Aspinall, Dist. 1 Liaison, explained how night and day shifts coordinate to plan operations with event organizers. A new Police Academy will increase presence, including, he hopes, bike patrols in the District and more squad cars. They are working on the suddenly very busy pedestrian crossings at South Street Landing.

Steele introduced members of the JDA board and singled out **Arthur Salisbury** for "having done virtually every JDA job" while serving as President over many years.

As three projection screens rolled down, Steele introduced the featured speaker, Kelly Coates, **Senior V-P of the Carpianato Group** to detail their development proposal for three east-side I-195 parcels. The parcels can hold 651,000 sq. ft. of new construction. They see a hotel with 10,00 sq. ft. of meeting rooms and a restaurant with a movable roof. At the south end of the development, offices with lab space and ground floor retail.

A public/private agreement with the 195 Commission will program/maintain the adjoining park which has no city funding. This might lead to an extension of WaterFire, for example.

The development will have no huge masses; it will be broken up by the restaurant space, small retail shops with doors on S. Water and S. Main streets. Retail will load from interior access points. The project would be built in a single phase. Higher-end apartments on the 3d and 4th floors: "No micro lofts."

Across Wickenden St. on the 3d parcel, a Life Sciences building, with no residential component. Carpianto has a first commitment for the lab space. Also looking at anchor retail, and an organic supermarket. And the kind of shops that provide “experiential shopping.” Two-year build out for entire development, with an estimated value of \$150,000,000. They ask for the same tax phase in as other I-195 projects. They will present formally to the Commission in March.

He then offered to answer questions. **Q:** what about the illegal left turn to 195 East off Wickenden and the mess of that intersection in general. **A:** We have to work with RIDoT and 195 on calming traffic there. **Q:** You’re abutting two areas of very different character, Wickenden St. and the Gateway to the Bay. **A:** We’re negotiating with the Laborers Union to include their “suburban” building within the project. **Q:** Will you maintain planters on Wickenden? **A:** Yes. And maybe some kind of water feature. **Q:** Parking for non-residents, tenants? **A:** A linked garage and valet for hotel. “State is working on some structured parking -- not on Laborers parcel. **Q:** What’s the process going forward? **A:** We hope it goes quickly. Approved by 195 by mid-summer. 18 months build. **Q:** Solar on flat roofs? **A:** We’ll push on LED certification. Q & A concluded with considerable applause for Coates.

Olin Thompson announces a special JDA FreePlay evening on Tuesday, Jan 30. Hands out flyer with details. An early evening in the newly created **FreePlay** space full of vintage pinball machines and other classic games. **Anthony Santurri** will provide snacks and an open bar. 182 Pine St.

Thompson encourages signing up for JDA membership, hands out Membership Form.

Steele introduces **David Reilly** of Friends of India Point Park. The organization is spearheading an appeal to the Utility Siting Board on “replacing the 100-year old overhead high tension towers with new ones.” 21 organizations have joined the appeal effort, including the JDA.

Quality of Life: **Steele: Seth Yurdin** is working with us to make the Board of Licenses into a functioning, public-oriented unit of the government. As of Wednesday, the Penthouse is permanently closed. The Vault is closed, but appealing to DBR.

Planning for Spring events: **Thompson:** We’re looking ahead to the District Spring Clean-Up and another tree-planting day as we repeat 2017’s successful Greening the District. We’ll need all the volunteers we can get... so watch for the announcement and get out your work gloves.

CiTY WALK **Phoebe Blake:** The City has begun design work on the Westside section. The Planning Board will be at next JDA meeting looking for feedback.

Meeting adjourned at 6:16 83 attendees

Submitted by Lewis D. Dana