

RESOLUTION OF THE CAPITAL CENTER COMMISSION

WHEREAS, the Capital Center Commission (CCC) was established as a Special Development District in 1981 by the State of Rhode Island (State) and further designated by the City of Providence (City) in 1982 to oversee development in the Capital Center Special Development District, a district formed as a result of an historic and extensive city and state project known as the Capital Center Project (Project), which included river and rail relocation, the Civic Center Interchange, Memorial Boulevard, Waterplace Park, and the Riverwalks; and

WHEREAS, during the 1980s and 1990s, the CCC played a critical role in guiding millions of dollars in new development, significantly transforming the district and contributing to the broader Providence Renaissance; and

WHEREAS, at the time of its creation, the CCC's regulations were considered advanced, providing a level of oversight and design review that was not available elsewhere in the city until the creation of the DOWNCITY District and the Downtown Design Review Committee (DDRC) in the 1990s; and

WHEREAS, the CCC was originally supported by dedicated staff, funded through contributions from the City and State as well as significant development fees, but as development slowed, financial support from the City and State declined, leading to the elimination of dedicated CCC staff; and

WHEREAS, since 2009, CCC administration has been handled by the City's Department of Planning and Development without additional compensation or staffing, with the understanding that the CCC eventually would be dissolved, an issue that has been discussed periodically; and

WHEREAS, review by CCC can be accomplished by the DDRC with similar regulation and design intent; and

WHEREAS, the need for the CCC has diminished due to the following factors:

1. There are very few remaining parcels to develop within the Capital Center District;
2. The number of new development proposals has significantly declined;
3. Maintaining a large commission with members appointed by three authorities, as well as a seven-member Design Review Committee, is inefficient given the limited workload, and the lack of regular meetings makes it difficult to maintain quorum when action is needed;
4. The CCC's regulations, while once innovative, are now outdated and inconsistent with the City's modern zoning ordinance, creating a two-body review process that is unnecessary and unduly expensive given the comprehensive and refined regulations already in place under the DDRC;

5. The CCC's fees are disproportionately high compared to other districts and development authorities, creating an unnecessary financial burden on development in downtown Providence; and

WHEREAS, the city's zoning ordinance has anticipated the eventual dissolution of the CCC, providing that its responsibilities would be assumed by the DDRC, which is fully capable of handling future development oversight;

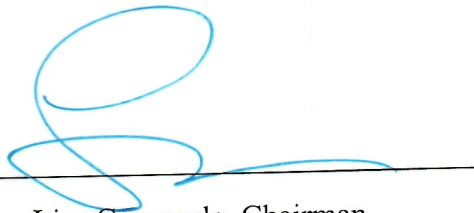
NOW, THEREFORE, BE IT RESOLVED, that the CCC formally recommends dissolution, with its responsibilities assumed by the Downtown Design Review Committee as anticipated in the City's zoning ordinance so long as all parties required for this action agree; and

BE IT FURTHER RESOLVED, that the necessary action be taken in coordination with City and State authorities to implement this transition in an orderly and efficient manner in consultation with the CCC, ensuring that any remaining oversight needs of the CCC Design Guidelines are met within the framework of the City's zoning and development regulations.

Adopted this 19 day of February, 2025.

Capital Center Commission

BY



Lisa Carnevale, Chairman