

**URI Master Plan Review Team
Minutes of Meeting**

Thursday, September 10, 2015 1:00PM – 2:00 PM
Alumni Center Board Room

Present: Christina Valentino, Christopher McMahan, Michael Katz, Dave Palazzetti, Linda Acciardo, William Green, Steve Baker, Jerry Sidio, John Sears, Morgan Boutmy, Doug McLane for South Kingstown

Absent: Vern Wyman, Rick Rhodes, Brian Maynard, Ann Morrissey, Vincent Murray, Paul DePace

Support Present: Ryan Carrillo, Diane Soule, Sharon Blackmar, Marsha Garcia, Joe Paradise, Sheleen Clarke

Call to Order

Chair Valentino called the meeting to order and welcomed everyone present.

Approvals

The minutes of the July 9, 2015 meeting were reviewed and a motion was made to approve them. That motion was seconded: Motion passes.

1. Upper College Road – Design Guideline Approval

The goal of this discussion is for approval by the MPRT of the proposed design guidelines for the Upper College Road project. The proposed guidelines were shared with the MPRT membership on August 14, 2015. Membership was asked to review the proposed guidelines and provide any comments, to Kip McMahan in advance of today's meeting. Kip McMahan provided an overview of the proposed guidelines and their purpose (the University's expectations in the type and quality of materials, architectural design, etc.) and the RFP process, elaborating on how the RFP is written so that responses can be tailored to hotel or housing or both for mixed use development. It was reconfirmed that the housing element is not for undergraduate housing and that the hotel option has a positive net value. There are visual themes/goals for the site and an overview for developers will be provided in these guidelines, including scales of floor to ceiling heights, lower and upper level materials, roof design, color schemes and materials, site planning will mirror the west side with setbacks, etc. This will include sidewalks and landscaping, loading and waste area screening for the service side, DEM requirements for storm water management, sustainability, land use, etc., signage and lighting for street level retail, security, safety - all to be considered. No animated, flashing or feathered signage will be allowed.

At the street, parallel parking at the curb makes the roadway deeper and wider and extends the setbacks. This encourages customers to come – it is critical for retail and for village character at Parcel B. The wide sidewalk promotes café and walking use; the curb cutouts may help slow traffic down. There was general understanding and agreement with the parallel parking proposal. Public Safety looks at it as a safety issue. Eliminating parallel parking on Flagg Road reduced accidents. It further recommended that timed parking be important. Facilities Services expressed concern on maintenance and snow removal access.

Discussion continued on the need for procedural clarity, consistent terminology is important along with strong sustainability and resilience language which makes us a good neighbor and there needs to be incentives for developers.

It was recommended that certain parts of the proposed guidelines be left open for further discussion, that the proposed guidelines be a living document and negotiated as necessary. The Town of South Kingstown (Vincent Murray) provided comments to Kip McMahan directly and they will be shared.

Chair Valentino asked what the MPRT sees as next steps if we vote today: Response concurred that it would be a living document, and it was acknowledged that the MPRT still approves the final project.

A motion was made to approve (with comments) and was seconded. Discussion continued about construction at the edge of the historic quadrangle and the importance of new structures reflecting the stature of the area, and that the importance of 50+ year building life. Further comment was made on ownership of the portfolio and the design guidelines and also regarding parking – specifically the parking lot size and the survival of the retail environment. It said that the lot may be too small to hold residents, hotel and maintain the retail environment.

The motion with comments was withdrawn and restated as a motion for approval only as concerns were addressed and reassurances made that the design guidelines would be a living document.

Motion was made to approve the Upper College Road – Design Guidelines.

The motion was seconded with all in favor.

The motion passed.

2. Exterior Signage Exception Request

a. Police Substation at Barlow Hall

The goal of this request to place a sign at the Barlow Hall Police Substation is so students are aware of the presence of police and security. The location has a good presence at Move-In and was effective. It is intricate to the community policing initiative and bike patrol. Presently there is a small, ineffective sign. Motion was made to approve, seconded and brought forth for further discussion on the location of the sign as it relates to the blue light box. It was recommended that it be prominent and visible.

Motion was made to approve the Exterior Signage Exception Request of Public Safety at Barlow Hall.

The motion was seconded with all in favor.

The motion passed.

b. Addition of Athletics Logo to the exterior of Tootel

The goal of this request is to place a design above the door that is used to access the locker room and the ROTC. It is believed it would build team spirit. Concern is that it sets a precedent for other departments to create their own logos. This item was tabled for further discussion at the next meeting.

3. Update and approval on the membership of the Parking and Transportation Advisory Subcommittees

It was recommended that the vote for the Police Substation sign location at Barlow Hall and the vote for the Parking Subcommittee appointments take place via email. The request to vote was circulated on October 9, 2015 by Ryan Carrillo. The Police Substation at Barlow Hall: Option # 3 prevailed. The vote for the Parking Subcommittee appointments received an overwhelming vote of approval.

The September 10th MPRT meeting adjourned at 2:05 PM.