

RUTLAND REDEVELOPMENT AUTHORITY  
CITY OF RUTLAND  
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**Architectural Review Meeting /April 8, 2019**  
**Minutes**

Attendance: Dave Cooper, Alvin Figiel and Ed Clark.

Also Attending: Tara Kelly, Kim Peters, Mike Brookman, Mark Foley Jr. and Donald Billings.

- I. Dave Cooper called the meeting to order 8:30 am.
- II. There were no additions/deletions to the agenda.
- III. No one from the public was present to comment on items not on the agenda.
- IV. 55 Washington Street – Roots LLC.

Mark Foley Jr. presented the project as straightforward and adding a pleasant environment for diners with integration of the park. The proposed awning is non-retractable and permanent. The awning itself (including sides and posts will be installed in the spring and removed in the fall except for the sonotubes and plastic sleeve which will be placed in the ground. The siding will be used discriminately during inclement weather.

Ed asked how public access will be maintained. Donald Billings explained that the siding is corded and can be rolled up. He added that parking on Washington Street is for Bardwell residents, so most guests enter from Merchants Row. He also anticipates that less people would be using the park on rainy days.

AF said he was still concerned about siding being down on the Washington Street section of sidewalk. Donald said that 90% of the time, the siding would be up therefore not prohibiting public access to the sidewalk. He added that a MOU with the City Recreation Department would be in place.

AF said in a sidewalk café scenario the proposed awning would force pedestrians into the street. He suggested adding to the sidewalk would be the compromise.

Tara explained the space was originally designed for commerce and, as a cost-cutting measure, much of the original hard surface was eliminated and replaced with grass. There was a decision within City administration that additional walkways across the grassy area were warranted but would not be installed until there was a greater understanding of how the space was being used and further developed.

Dave asked if the awning could be installed without the siding until it is determined that the siding is actually necessary.

Mark discussed the park's current use and the need to invest in the space to make it more viable and interactive. He and Donald have agreed to contribute to the landscaping. He added that the project cannot be done in piecemeal, that the awning is a package.

Dave said the ARC is responsible for review of designs that encourage customer traffic and public interaction. "...pedestrians or passing motorist must be able to clearly understand the function of that building and see an easy, attractive path to gain access to the building."

Mark said the siding is not solid. On the Washington Street side, there are 4 ft. strips that can be raised independently. The intention is to have the sides open as often as possible so diners can enjoy the park and the park will have more life in it due to the commercial activity.

Kim Peters said the MOU should be finished by the end of the week and will include the reasons for the siding be lowered and retain the right for her Department to address any problems that result from the lowering of the sides. She added that the park was intended to create commerce and it would be impossible to predict the use in 1-2 years.

Tara added that the Board of Aldermen will be voting on "Use of a Sidewalk for Tables and Food Consumption" application at their next meeting. They will be reviewing the ARC's recommendation as well as input and recommendations of other departments related to use of the sidewalk at that time.

AF asked how the number of outside tables was determined. Donald explained that the cost of the awning /level of investment was weighed against the revenue that would be generated. He is confident there is high demand from guests for the project. Tara added that Donald agreed to a number of additional conditions (which will have associated costs) that were placed by Fire Department in their review of the proposal.

**Ed moved to recommend to the Board of Aldermen approval of the project as submitted subject to the applicant and City entering into a MOU that includes periodic future review of public access and alternative pathways; and, further, to recommend that the City consider extending pedestrian access in the future and, specifically, that the use of pavers be considered as a more attractive alternative to additional pavement. Alvin seconded. Motion was approved.**

- V. New Business – None.
- VI. Old Business – None.

VII. Adjourn.

Ed moved to adjourn. Alvin seconded. The meeting ended at 9:04 am.

For the Architectural Review Committee  
Barbara Spaulding