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The Tockwotton Group, LLC begins demo of vacant industrial warehouse; plans mixed-use project

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Demolition of the vacant industrial warehouse located at 40 Tockwotton St. in the Fox Point area has begun; making way for a major mixed use project slated for the site, according to Richard Baccari, II of The Tockwotton Group, LLC.

The Tockwotton Group last year purchased the property along with the 39 Pike St. building.

The historic brick building at 39 Pike St. has undergone hundreds of thousands of dollars in renovations, and is now the corporate headquarters of Swipely Inc, which continues to expand and now employs more than 30 people. The lower level of the property, fronting on South Main St., has been leased to a new restaurant, Vanity Lounge, which opens this spring.

Plans for the Tockwotton St. property are still under design, and may incorporate some portion of the state land from I-195, abutting the site. The 39 Pike St. building will remain, and will be integrated into the new development.

"I am excited to be at the forefront of new development in our city," said Baccari, noting the waterfront section of Providence, once blocked off from downtown and the east side by a 30-foot high bridge abutment, has been opened up by the removal of I-195. "Rhode Island has a tremendous opportunity to bring new jobs to the state by creating vibrant new multi-use facilities that will supply the needed housing and commercial space to attract new businesses, and keep our college graduates in Providence."

Baccari said he envisions a smart, sophisticated mixed-use development "comprised of businesses and housing that will complement the surrounding neighborhoods and contribute to the ongoing revitalization of downtown Providence."

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