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Residence Inn by Marriott coming to City Centre Warwick - by Joseph Solomon

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Joseph Solomon,
Mayor of Warwick

I recently had the pleasure to join Doug Duba, director of portfolio management for Pinnacle Hotel Management, to announce the company's intention to construct a \$30 million, 140-room Residence Inn by Marriott on Montebello Rd. in the core of City Centre Warwick. City Centre Warwick is the master planned, transit-oriented development comprised of more than 100 acres surrounding Green International Airport and the InterLink intermodal center with MBTA commuter rail access to Providence and Boston.

In March, Pinnacle and Johnson and Wales University announced the sale of the eight-acre Radisson property, including the land and the former Legal Sea Foods building, to the Florida-based developer, for \$7.5 million. Demolition of the former Matec building on the property has begun to accommodate the proposed 102,669 s/f, six-story hotel building with ground floor amenities.

The project is expected to bring 40 new full-time jobs to Warwick, as well as temporary construction work.

Pinnacle had previously owned and operated a Residence Inn on Kilvert St., and recently sold the property to another brand. The Residence Inn offers a different lodging option than the majority of full and select service properties in the market. Residence Inn by Marriott is an upscale, extended stay brand that looks for individual travelers with longer lengths of stay rather than soliciting transient and group business. Its return to the community will fill a market void for Marriott guests that has existed since the Residence Inn property was sold.

Residence Inn by Marriott, with over 760 locations worldwide, offers rooms far larger than the typical hotel room of 225 to 350 s/f. Residence Inn guest suites range from 425 to 710 s/f, and feature all suite-style accommodations, as well as one-bedroom and two-bedroom options, with full kitchens, inclusive of a full-size refrigerator, stove top and dishwasher. A variety of amenities are also offered to guests, including free Wi-Fi, a 24-hour market, onsite laundry, free breakfasts, social hour and more.

In addition to the Residence Inn, Pinnacle is investing \$2.6 million for a full renovation of the existing Radisson Hotel, including refurbished rooms, public spaces and banquet and meeting areas. The overall development plans include substantial pedestrian-centric design elements that are consistent with the vision for City Centre. Pinnacle plans to retain the Legal Sea Foods building and is presently seeking a high-quality tenant.

Pinnacle has developed a reputation for quality developments, and we know this new Residence Inn by Marriott will be no exception. We look forward to welcoming the Residence Inn back to Warwick and to see continued investment in City Centre.

Joseph Solomon is the mayor of Warwick.

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