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East Providence continues to update regulations to encourage infill development - by Roberto DaSilva

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The construction of approved residential and commercial developments are underway throughout East Providence. The city continues to update its regulations to encourage infill development along commercial corridors where infrastructure exists, such as roads, water, and sewer lines. The combination of mixed-use zoning, allowing higher densities along commercial corridors, and the high quality of life amenities such as access to public parks, quality schools, and thriving commercial districts continue to make East Providence a destination city to invest in and to locate.

New residential units, which received permitting in 2022, are now under construction and nearing completion in 2023. In Riverside, the first building in the Christine Apartments complex on the Wampanoag Trail will be opening this spring. The Christine Apartments are an apartment complex that will house 416 units in eight buildings through a combination of studio, one-bedroom, and two-bedroom apartments. The complex will also house a pool and tennis and pickleball courts.

In addition to the market-rate Christine Apartments, the construction of the Residences at Riverside Sq. on Bullocks Point Ave. is underway. This project by One Neighborhood Builders is creating 16 new, affordable rental apartments for low- to moderate-income households, three of which will be reserved for youth aging out of foster care. The site was formerly contaminated and vacant, but has since been remediated and will now provide additional housing units along one of East Providence's main streets. One Neighborhood Builders also recently renovated 36 apartments in East Providence on Sutton Ave., which are also rented to low- and moderate-income households, making East Providence one of only seven communities in Rhode Island to meet the state goal of 10% low- and moderate-income housing.

On the waterfront, a former industrial manufacturing site has been remediated and will become the home of more than 300 residential units. Known as East Point, the project broke ground at the end of 2022 and will provide a mixture of market-rate apartments, condos, and age-restricted units which will add to the city's housing stock during a time of a state-wide housing shortage.

In addition to housing, new commercial developments are underway throughout East Providence. Commercial developments such as a new Chase Bank branch on Taunton Ave. at the site of a former gas station, The Agency Paiva building on Warren Ave. which features two commercial units, and the mixed-use Ivy Place development on Taunton Ave., will all add new commercial space for businesses looking to locate along existing commercial corridors.

The residential and commercial development occurring in East Providence increases the city's tax base, allowing the city to continue to provide high-quality municipal services. The city continues to encourage infill development along existing infrastructure, which provides more housing and diverse commerce that make East Providence even more economically and fiscally sustainable.

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