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Revitalizing vacant parcels helps overall appearance of our city - by Frank Picozzi

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Frank Picozzi

Several development projects presently in various phases of the approval process will soon revitalize vacant parcels along Post Rd., one of the city's main thoroughfares. They're also poised to improve significantly the overall appearance of the properties, helping to provide an attractive gateway to Rhode Island T.F. Green International Airport.

Skydra Development, LLC, recently received preliminary plan approval for its proposal to construct two, four-story buildings on roughly 6.51 acres northwest of the intersection of Post Rd. and the Airport Connector Rd. The property at 2119 Post Rd. was once used as a parking lot and abuts the Radisson Hotel, Tavolo Wine Bar and Tuscan Grille, and Ocean State Souvenirs. The residential development, which had already received master plan approval and a rezone to the City Centre Warwick Intermodal District, will offer 118 one-bedroom units, 84 two-bedroom units, and eight three-bedroom units, with 322 spaces providing ample parking for residents.

The project will follow in accordance with guidelines outlined in the City Centre Warwick Design Manual as they pertain to architectural elements, landscaping, siting, and signage. A monument sign is proposed for the development and will bear the name "ALTA City Centre". The ground floor of each building will have amenity space, and an outdoor courtyard, swimming pool, and seating space will also be provided for residents' use and enjoyment.

At little further down the street, at 2267 Post Rd., is another vacant property, slated for redevelopment by Gold Coast Properties, which received master plan approval last month for a 124-room ECHOSuites extended stay hotel to be constructed on the roughly 2.15-acre parcel. The proposed hotel, which would be situated across from the southwest corner of the airport, is roughly 950 ft. south from the intersection of the Airport Connector Rd. and Post Rd., and would be meant to serve airport patrons and the general Post Rd. area. The building is proposed to be four stories and encompass roughly 12,785 s/f. Two, two-way ingress/egress points are also proposed, and 125 parking spaces are in keeping with zoning regulations. Existing pavement would be demolished before any new construction begins. Gold Coast also has approval for a 122-room WoodSpring Suites extended stay hotel at 2245 Post Rd. Construction on that project is estimated to begin before the end of the year. When complete, these two hotels will bring Warwick's complement of lodging options to 18.

Another development project at 1689 Post Rd. – the conversion of the former Ann & Hope property to another home to U-Haul and other eventual mixed uses – is also underway. Crews have been hard at work installing new landscaping throughout the property. A strong focus of the planning department during the review process has been on landscaping and architecture in an effort to improve the aesthetics of the parcel and give a fresh new look to what has been a local landmark for generations.

There's a lot of momentum and energy throughout Warwick as we continue to welcome new development proposals and projects.

If you are interested in learning more about how your business can thrive here in our community, or if you're interested in learning about development opportunities, please call (401) 738-2014 or email econ.dir@warwickri.gov.

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