



CELEBRATING
55 YEARS

nerej

Development opportunities abound in the City of Warwick - by Frank Picozzi

June 14, 2024 - Rhode Island



Frank Picozzi

Under a bright spring sky, elected officials, business leaders, and representatives from Wood Partners and Skydra Development were among those gathered for the groundbreaking of an estimated \$65 million development project that will bring 214 class A apartment units to a formerly vacant 6.5 acre parcel just steps away from R.I. International T.F. Green Airport.

Alta Altitude, as the development will be called, is being constructed on the site that was once a collection of modest, single-family homes that were purchased more than a quarter-century ago to accommodate a vision for mixed-use redevelopment. Instead, the property was used for off-site airport parking, until it was purchased by the R.I. Airport Corp. (RIAC) in 2016. RIAC, in turn, sold it to Skydra, with the caveat that it not be utilized for airport parking. Skydra sold the property to Wood Partners, and the two entities have worked cooperatively through the state and local permitting processes to make the dream a reality.

The development, which will consist of two apartment buildings, is in keeping with design regulations outlined in the City Centre Warwick design manual – a document meant to guide all redevelopment within the more than 100 acres that comprise the transit-oriented development district. Alta Altitude will offer work from home suites, a spacious lounge complete with televisions, games, and a fireplace, private resident garages, a dog spa, and work-from-home suites. Tucked away from street view will be a resort-quality swimming pool and a center courtyard complete with lounge areas and several fire pits. And, thanks to a full-size gym, residents won't have to brave going out on cold winter mornings or into oppressive summer heat to get their workouts in.

The City Centre Warwick concept aims to capitalize on the convergence of air, rail (the intermodal InterLink train station with MBTA commuter access), and I-95 and I-295 in Warwick to transform the area into a vibrant, 24/7, live/work/play neighborhood. A diverse mix of supportive uses, such as restaurants, offices, other amenities, shops and services for residents and nearby hotel guests is part of the vision. Skydra's owner, Robert Schiavo, is supportive of the dream and told the local newspaper that he hopes the Alta Altitude project "is opening the floodgates to more (development)" and that he's examining other opportunities within the district for those ancillary uses.

Indeed, momentum along the Post Rd. and Jefferson Blvd. corridors is building. Two extended stay hotels on Post Rd. are in various stages of the permitting process, work is soon beginning to transform the former Sheraton Hotel into workforce housing, a new bank and retail use is planned at the intersection of Post Rd. and Airport Rd., and new townhouses and single-family residential dwellings are part of a nearly-complete development on Kilvert St. off Jefferson Blvd. Another apartment complex with mixed-uses on the first floor is also envisioned directly across from the InterLink station. And, long-awaited repaving on Post Rd., including landscaping improvements, is being performed by the state Department of Transportation and will go a long way in transforming one of Warwick's busiest thoroughfares into an attractive gateway – the first thing that airport visitors will see.

Development and redevelopment opportunities are plentiful throughout the city. If you're interested

in learning how you can be part of these revitalization efforts, please contact the economic development dept. at (401) 738-2014 or email econ.dir@warwickri.gov.

Frank Picozzi is the mayor of the city of Warwick, R.I.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540