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## **Dyer Wharf receives final entitlement from Providence's Downtown Design Review Committee**

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Providence, RI According to architecture, interior design, planning firm SGA, Dyer Wharf has received final entitlement by the Downtown Design Review Committee (DDRC). This critical approval for the first phase of the Dyer Wharf project marks a milestone in the revitalization of the city's riverfront.

Located in the 195 District, Dyer Wharf's phase one includes a 12-story residential building offering 214 market-rate units and amenities including a communal lounge, kitchen, fitness center, and co-working area. The 190,000 s/f building will launch the new development, bringing vibrancy to the city with its form, modern brick facade, and engaging ground-level architecture. Ground floor retail, intended to be a restaurant use, anchors the southern end of the building with outdoor dining that will overlook the District Park. The eastern side, which borders the riverwalk, will feature

ground-floor amenity space for the residents that engages with the waterfront area.

“This project represents a bold vision for urban revitalization in Providence, integrating high-quality residential living while significantly improving the public realm along the riverfront,” said Brian Slozak, AIA, principal at SGA. “Dyer Wharf will continue the great momentum of the 195 District and serve as a catalyst for mixed-use development that prioritizes connectivity, resiliency, and the local community’s needs.”

Dyer Wharf will feature the 195 District’s first resiliency platform that raises the first floor elevation and provides integrated landscape elements that soften the public realm, designed in collaboration with Copley Wolff. This initiative aims to connect the community to Dyer St., enhancing the pedestrian experience along the city’s riverfront and the I-195 District Park. The master plan builds on the significant growth in the area’s academic, research, workplace, and residential developments, further establishing the region as a hub of innovation. The plan has the potential to incorporate over 500,000 s/f of total development, with later phases proposed to include class A life science, research and development, and academic space.

The Dyer Wharf project is expected to span 26 months, with completion anticipated by the end of 2027.

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