

# PROVIDENCE DEVELOPMENT HIGHLIGHTS 2019

## UNDER CONSTRUCTION

### HOTEL BEATRICE



28-32 Kennedy Plaza  
Paolino Properties

Rehabilitation of a historic Downtown building for a hotel, restaurant and bank.

### GARRAHY GARAGE



181 Dorrance Street  
RI Convention Center  
New construction of a 1,500 space parking garage.

### LIBRARY RENOVATIONS



150 Empire Street  
Providence Public Library

Complete reimagining and renovation of the library.

### CHESTNUT COMMONS



91 Chestnut Street  
Waldorf Capital Management

New 116,000 s.f. development, with 89 dwelling units and 6,000 s.f. of retail space.

### PERFORMING ARTS CENTER



130 Angell Street  
Brown University

Construction of a new performing arts center.

### URBAN GREENS & THE UPTON



93 Cranston Street  
Truth Box Architects & D+P Real Estate

New construction of two buildings containing 30 apartments and a 7,000 s.f. grocery store.

### ROOMS & WORKS PHASE 2



50/40/40R Sprague Street  
Cromwell Ventures LLC

Renovation of existing mill building into mixed-use, including 30 residential rentals and 4,000 s.f. brewery.

### 270-290 WESTMINSTER STREET



Cornish Associates  
Renovation and new construction for 65 residential units with 26,000 s.f. of commercial space.

### RI FOOD HUB



498 Kinsley Avenue  
Farm Fresh RI

New construction of a 60,000 s.f. building for Farm Fresh RI and other food and agriculture related businesses.

### THE NIGHTINGALE



78 Fountain Street  
Cornish Associates

New construction of a 6-story building with 145 apartments and 17,000 s.f. of first-floor retail space.

### GOTHAM GREENS GREENHOUSE



586 Atwells Avenue  
Gotham Greens LLC

New construction of a 95,000 s.f. greenhouse and processing facility.



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### 725 BRANCH AVENUE



**Branch Holdings, LLC**  
Renovation of an existing mill building for 225 residential units and commercial space

### DEAN & SPRUCE STREET MIXED-USE DEVELOPMENT



**The Omni Group**  
Renovation of a historic church and five new structures for a mix of residential and commercial uses, including a 317 space parking garage.

### 15-23 EUCLID AVENUE



**21 Euclid, LLC**  
New construction 18 residential units.

### 200 CORLISS STREET



**Corliss Center, LLC**  
New construction of two commercial office buildings totaling 51,500 s.f.

### 1292 WESTMINSTER STREET



**1290 Westminster Street, LLC**  
New construction of a 5-story, 36-unit apartment building with 7,200 s.f. of ground-floor retail.

### 12-16 PIEDMONT STREET



**12-16 Piedmont Street Federal Hill Partners, LLC**  
Rehabilitation of an existing building and new construction for 20 residential units

### 18 EIGHTH STREET



**18 Eighth Street 8th Investment, LLC**  
Renovation of a historic church building into 18 dwelling units.

### 1492 WESTMINSTER STREET



**1492 Westminister Street Infill Development, LLC & Truth Box Architects**  
New construction of a 3-story, mixed-use building with 7 one-bedroom dwelling units and ground-floor retail space.

### DIRT PALACE AT THE WEDDING CAKE HOUSE



**514 Broadway The Dirt Palace**  
Restoration of a historic mansion into space for an artist-in-residence program and a bed and breakfast.



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## UNDER DEVELOPMENT

### 225 WATERMAN STREET



**FILI Investment, LLC**  
New construction of a 19-unit apartment building with 1,050 s.f. of ground-floor commercial space.

### HOTEL HIVE



**203 Westminster Street  
Abdo Development**  
Rehabilitation of two historic buildings for a 140-room hotel, restaurant and bar.

### 468 WEST FOUNTAIN STREET



**468 West Fountain St., LLC**  
New construction of a 31-unit apartment building.

### OXFORD LAND APARTMENTS



**200 Gordon Avenue  
POAH**  
New construction of a 30-unit apartment building for affordable housing.

### PARCEL SIX



**125 Wickenden Street  
D+P Real Estate and  
Truth Box LLC**  
New construction of a 13,000 s.f. grocery store, 10,000 s.f. of retail and office, and 49 dwelling units.

### 580 SOUTH WATER STREET



**Churchill & Banks**  
New construction of 69 residential units.

### 8-10 HEWITT STREET



**DV8 Realty, LLC**  
New construction of a 24-unit apartment building

### ALOFT HOTEL



**150 Richmond Street  
CV Properties**  
New construction of a 170-room hotel.

### PARCEL 28



**80 Chestnut Street  
Exeter Property Group**  
New construction of 246 apartments and 22,700 s.f. of ground-floor retail.

### 31-45 PARADE STREET



**Stepping Stone  
Partners LLC**  
Renovation and new construction for 31 residential units.

### 473 WASHINGTON STREET



**Batwitwash LLC**  
New construction of a 4-story building with enclosed parking and lobby on the first floor and 21 one-bedroom units on the upper 3 floors.

### KING STREET COMMONS



**45 King Street and  
50-60 Salmon Street  
One Neighborhood Builders**  
New construction of 30 residential units. 26 of these units will be in townhouses on King Street and four of which will be above a community facility/daycare center on Salmon Street.



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## RECENTLY OPENED

### BOMES THEATER



**1017 Broad Street  
Fernando Tavares**  
Restoration of a historic theater into a reception facility and ground-floor retail.

### STATION ROW



**10 Park Row West  
262 LLC**  
New construction of a 169-unit apartment building.

### SIXTY KING



**60 King Street  
Trinity Financial**  
Renovation of a historic building for 54 affordable and 6 market-rate apartments.

### 249 THAYER STREET



**Capstone Properties**  
New construction of a 4-story building with ground-floor retail space, and 3 stories of office space.

### MAPLEWOODS



**66 Huber Avenue  
SWAP**  
New construction of 40 units of affordable housing.

### HOMEWOOD SUITES HOTEL



**5 Exchange Street  
First Bristol Corporation**  
New construction of an 8-story, 120-key extended-stay hotel.

### RIVER HOUSE



**11-15 Point Street  
CV Properties LLC**  
New construction of two 7-story buildings with 174 units of student housing, in conjunction with South Street Landing. Includes restaurant and retail space.

### 60 WATERMAN STREET



**Rhode Island School  
of Design**  
New construction of a six-story residential hall with 152 beds.

### MARRIOTT RESIDENCE INN



**111 Fountain Street  
Procaccianti Group**  
New construction of a 9-story extended-stay hotel with 168 guest rooms and 5,400 s.f. of retail.