



warwick

WARWICK STATION DEVELOPMENT DISTRICT MASTER PLAN

A unique community and economic development opportunity

- Create a new mixed-use destination in the community
- Add significant new development, increase the tax base, support new jobs
 - 1,500,000 square feet with a mix of uses
 - Almost fourfold increase in tax base from \$1.3 million to \$4.6 million
 - Up to 2,000-3,000 jobs
- Move forward through cooperation and collaboration between City, State and landowners

WSDD Zoning Ordinance

“Soft” Advantages

- ✓ 0' Building Setback
- ✓ 75' Building Height
- ✓ Increased Density
- ✓ Parking Reduction
- ✓ “By right” Mixed Uses
- ✓ Streamlined Permitting Process
- ✓ Flexible “building plate”





Master Plan-Warwick Station Intermodal Development District

1.5 million s.f. mixed use-commercial, hospitality, office and residential uses

- 675,000 s.f. Office Hotel Business Center
- 300,000 s.f. Retail Entertainment
- 565 Housing Units



Extensive additional potential beyond core intermodal district

Gateway District North
(34 acres)

Intermodal District
(37 acres)

Gateway District South
(24 acres)



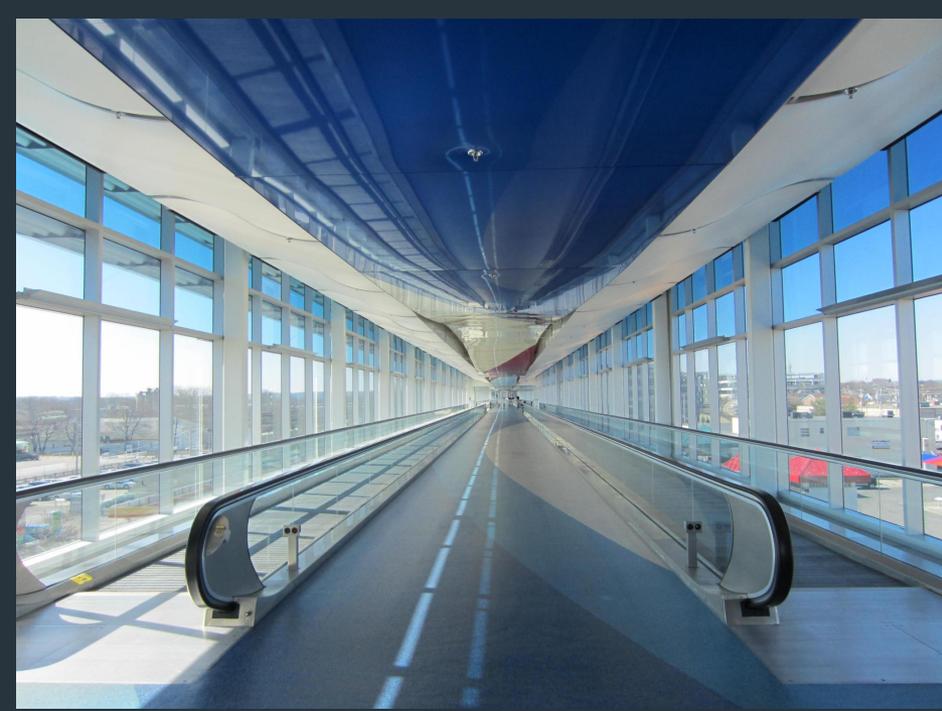
RHODE ISLAND / WARWICK HOTEL OCCUPANCY

- Characterized by Consistent, Above Average Occupancy Rates

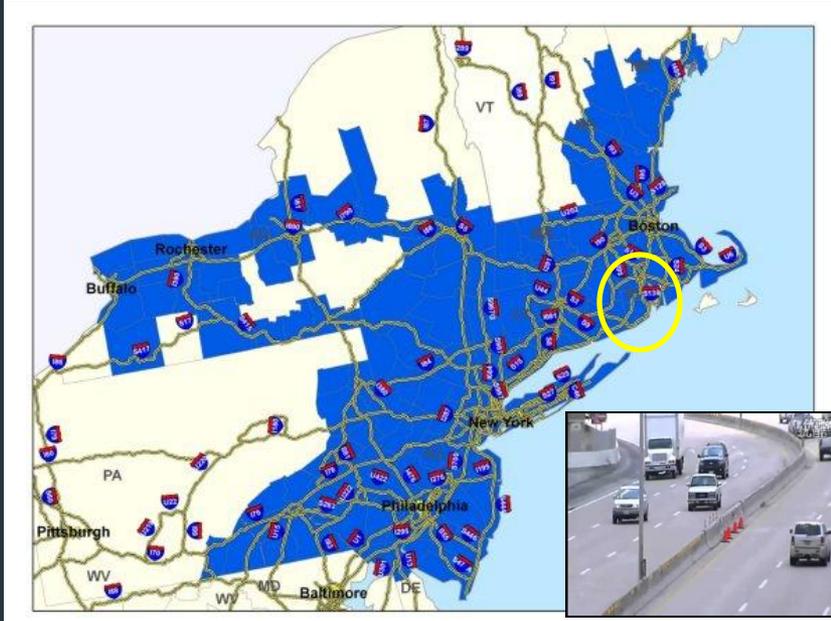
State of Rhode Island Faring better than National Average

- -2010 60.3% (RI) Occupancy v. 57.5 % Nationally
- -2011 61.2% (RI) Occupancy v. 60.1% Nationally

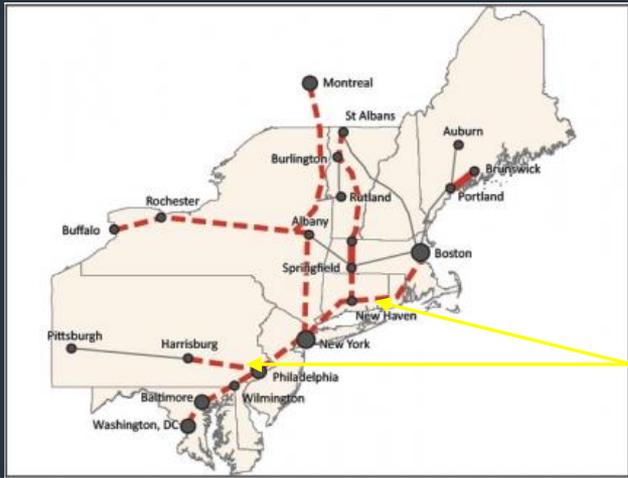
Warwick Occupancy 2011: 67.76%



Location Advantage: Confluence Air, Rail and Roadways



T.F. Green -One of the nations most convenient airports
 Nearly 4 million passengers annually with over 80,000 operations.
Top 50 Performing North American Airports by 'Airport Revenue News'



Roadways I-95 I-295. 40,000 National Highway System Miles serving nearly a 5 trillion dollar economy

MBTA Service to Providence & Boston

- Legend**
- Corridor Development Program
 - - - Projects Laying Foundation for High-Speed Passenger Rail
 - Long-Term Vision for High-Speed Passenger Rail

JET BLUE –

- Expect added demand for hotel rooms due to new service and routes
- Service Begins November 29th
- Opens Routes to the Caribbean





