



WARWICK STATION DEVELOPMENT DISTRICT

CLUSTER DEVELOPMENT OPPORTUNITIES

- New tax structure (State) to entice new business and build existing business, including historic tax credits.
- Expand district to include existing land uses that support the Station District today and in future, including D'Ambra and Leviton properties.
- Create Design Guidelines and Architectural Design Manual (City of Warwick)
- Engage parking garage at ground level with retail space (liner building) by first completing site environmental clean-up
- Coordinate schedule and phasing of infrastructure improvements (such as pedestrian crossings, intersections)
- Create shovel-ready, pre-permitted site inventory
- Coordinate with RIPTA concerning routing, stop locations and potential Kent County Hub
- Expand Foreign Trade Zone 105 to support shipping and logistics cluster.
- Market City of Warwick permitting and zoning processes established for the District

GATEWAY ENERGY/ OUTDOOR REC ZONE

- State of the Art Wireless & Cable
- Uninterrupted power
- Sustainability
- Green Energy - Geothermal
- Solar Power

ED ZONE

- Collaborative R&D
- Incubator
- Equip. Operation Institutions
- Johnson & Wales University
- Rhode Island School of Design
- Brown University
- Roger Williams University
- Bryant University
- New England Institute of Technology

LIVE WORK/PLAY ZONE

- Hotel Conference Center
- Mixed-Use Residential
- Retail Shops/Restaurants & Market
- Fitness Centers
- Parking & Sports Center
- TF Green Hospitality
- RI Beaches
- Downtown Providence Venues
- Innovation Gateway Tourism
- Exhibit Center
- Historic, Adventure, Eco, Cultural, Epicurean, Medical, Bicycle, Beer / Wine, Transit, Health & Rural Tourism
- Sports Center
- Gateway to Patriots, University & Sports Venues

CIVIC ZONE

- Municipal Offices
- Community Facilities
- Public Park
- Religious Buildings
- Library
- Recreation Facilities
- Day Care & Senior Facilities
- Performing Arts Facilities
- Adult Ed Center
- Medical Offices
- Security & Operations

FUTURE TECH ZONE

- Green and organic consumer products
- IT
- Education & Training
- Collaborative R&D
- Networking Center
- Resource & Job Center
- E Commerce Distribution
- Logistics IT
- Telecommunications IT
- Life Science Incubators Linked to Education

TRANSPORTATION ZONE

- Gateway to Amtrak Station & TF Green
- TF Green Airport & Freight
- Amtrak & Bus Rapid Transit
- I-95
- Shuttle Service between facility
- Shipping Intermodal & Logistics Facility
- Security & Operations
- Foreign Trade Zone 105
- Gateway for Private / Corporate Jet Activity

