



# THE TOWN OF NORTH KINGSTOWN WICKFORD ELEMENTARY SCHOOL REDEVELOPMENT PROJECT

## PROPERTY DESCRIPTION

The former Wickford Elementary School is located at 99 Phillips Street (Plat 116, Lot 109) in the heart of Wickford on 5 acres.

The hilltop property overlooks “Academy Cove” and Wickford Village. The property slopes downhill from the school. The property is located within the Wickford Village Center (WVC) zoning district which allows mixed use. It is not within the local historic district zone.



## BUILDING DESCRIPTION

The building was constructed in 1907 with an addition in 1948 increasing total size to 33,100 square feet. Building expansion potential exists on the property.

The three-story school is 2 ½ stories above grade and holds approximately fourteen (14) classrooms and a 2,100 square foot assembly space on the lowest level.

The assembly space was used as a multi-purpose auditorium/cafeteria.

## PROJECT INTENT

The Town of North Kingstown is interested in attracting the best development team. A future Request for Proposals (RFP) will be issued shortly. North Kingstown’s primary goal is to ensure the planned and timely development of the former Wickford Elementary School property in a way that maximizes financial benefit to the Town and serves as an economic anchor to Wickford Village. Both the future sale and/or long term lease of the property will be entertained. The Town is motivated to work closely with the selected development team to expedite project completion.

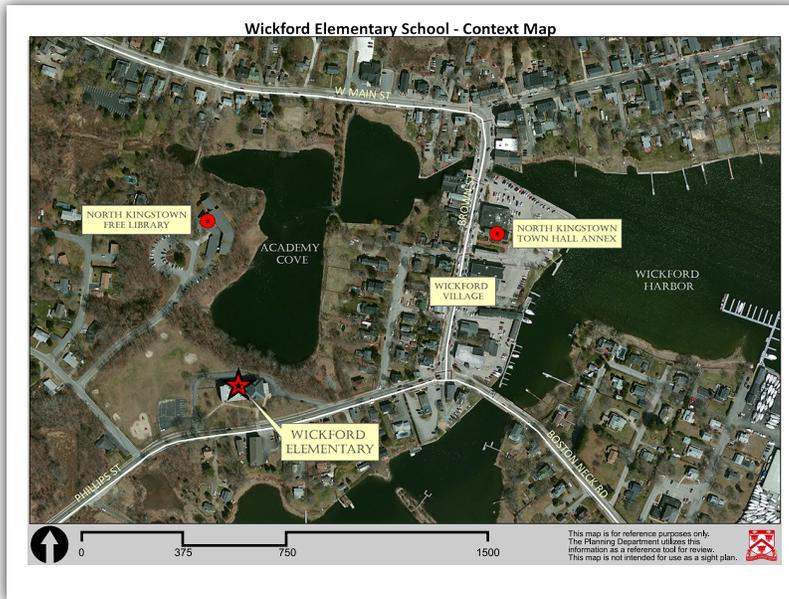
## CONTACT INFORMATION

If interested in discussing this project, receiving additional information, or being placed on our distribution list for the future Request for Proposals (RFP), please contact:

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## DEVELOPMENT ADVANTAGES

**LOCATION:** 1 minute to Wickford Village, 10 minutes to Quonset Business Park, 20 minutes to Newport, 30 minutes to Providence, 1.5 hours to Boston, and three hours to New York City. Direct and immediate access to: MBTA and Amtrak trains, highways (I-95, Routes 1 & 4), T.F. Green Airport, Wickford Harbor, and pedestrian and bicycle connections.

**SEWERS:** “Installed within the Village within 24-36 months.

**ECONOMY:** “Market analysis documented existing high household incomes and a growing demand for commerce.

**PROPERTY TAXES:** Incentives are available for non-residential development.

**DOCUMENTATION:** Survey, environmental, and other predevelopment information is available.

**TIMEFRAME:** Town desires to support and expedite a quality development initiative.

## TOWN OF NORTH KINGSTOWN PROCESS

The Town is contacting prospective development teams. In the near future, a Request for Proposals (RFP) will be issued and all interested groups are invited to respond. Financial yield, quality of the proposed use/design, team experience, and ability to execute will all be considered in reviewing proposals. Interested parties are encouraged to inquire and view the property. The Town will work closely with the selected team to expedite project completion. A real estate broker’s fee will be offered to the selected team’s representative, if any.

### LINKS OF INTEREST

**NORTH KINGSTOWN SOCIO-ECONOMIC PROFILE**  
[http://www.northkingstown.org/sites/northkingstown.org/files/pdf-attachments/Socio-Economic%20Highlights%20202013\\_0.pdf](http://www.northkingstown.org/sites/northkingstown.org/files/pdf-attachments/Socio-Economic%20Highlights%20202013_0.pdf)

**NORTH KINGSTOWN MARKET ANALYSIS**  
[http://www.northkingstown.org/sites/northkingstown.org/files/pdf-attachments/North%20Kingstown%20Market%20Study\\_Full%20Report.pdf](http://www.northkingstown.org/sites/northkingstown.org/files/pdf-attachments/North%20Kingstown%20Market%20Study_Full%20Report.pdf)

