

300 luxury apartments slated for W. Greenwich

By [Ryan McBride](#), Staff Writer

An Orlando-based developer has broken ground on a 300-unit luxury apartment project off Interstate 95 in West Greenwich, intending to lease the housing to young professionals from nearby companies and in the Providence area.

LeCesse Development Corp. began site work for the apartments, dubbed GrandeVille at Greenwich, on a 21-acre parcel off Exit 7 late last month. The site is located along the Coventry line, near that town's Home Depot.

Steven R. Castino, of LeCesse, said the luxury apartments will rent for \$1,395 to \$2,100 per month, with units ranging from 735 square feet to 1,700 square feet. Leasing will begin in 11 to 12 months, six months before the expected completion in 2007.

Castino noted that the project is close to the West Greenwich offices of Amgen and GTECH, making the luxury apartments attractive to the companies' employees. Also, Brooks Pharmacy is planning to relocate its headquarters from Warwick to East Greenwich, about seven miles from the development, he said.

The apartment complex will offer tenants access to a clubhouse with a library, media room, fitness center and resort-style pool. The firm refused to disclose the cost of the project.

Jennifer Paquet, town planner of West Greenwich, said LeCesse's project falls within a 55-acre area that the town rezoned last year because the land's previous highway commercial zone prohibited dense residential development.

The so-called "special management district" allows for a total of 520 housing units, Paquet said, and, with 300 already under construction, she expects to receive preliminary plans for the remaining 220 units in the near future.

Paquet noted that the town designated the district for development because of its proximity to the highway, as well as its access to public utilities such as gas, sewer and water lines. "We are looking at the area as a growth center," she said.

According to LeCesse, the GrandeVille complex is part of the Centre of New England, a 450-acre development located primarily in Coventry. The center includes the Home Depot, and Applebee's, Wendy's and Cracker Barrel restaurants, as well as a Randolph Bank. A Wingate Hotel is currently under construction, and the town of Coventry has approved plans to build a Wal-Mart at the center as well.

The GrandeVille at Greenwich is LeCesse's second project in Rhode Island. The corporation built 234 apartments and condominiums off Route 1 in South Kingstown, and recently sold the development to Invesco.

Owned and operated by Salvador F. Leccese, LeCesse has developed properties nationwide valued at more than \$1.5 billion. It has been involved in the construction, acquisition and design of more than 15,000 housing units, according to the corporation.

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