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Pawtucket Redevelopment Agency and city seek development proposals for Downtown Gateway project - by Donald Grebien

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The Pawtucket Redevelopment Agency (PRA), in coordination with the city of Pawtucket, seeks development proposals for the Downtown Gateway Project. This is the next step in the continued effort to redevelop approximately 20 acres located in the Pawtucket redevelopment area. It seeks to build upon over \$150 million in public/private investments made in recent years.

The downtown area of the city of Pawtucket is truly transforming before our eyes. We are excited to begin receiving proposals for roughly 20 acres, known as the Downtown Gateway Project. This area will truly complement the Tidewater Stadium, Landing area, and pedestrian bridge that are already under construction. We look forward to seeing what is presented to us.

Proposals are being sought to develop – all or in part – the following parcels (see chart):

Given the relatively open nature of this RFP and the opportunities contained within this process, the solicitation and selection process will be flexible. The PRA intends to identify thoughtful, capable, and proven respondents who can help implement the overall vision and help catalyze the redevelopment of the overall area by doing the following:

- Revitalize the Downtown Gateway by replacing current vacant, underutilized, and blighted buildings and land areas with active uses – built for the decades to come and to reflect current and recent local investments.
- Establish a framework for investment, economic development, and job growth.
- Complement downtown, the newly established Tidewater Landing development, soccer stadium, and other new investments.
- Connect to existing amenities and infrastructure including the Slater Mill, parks, and the Riverfront.
- Provide an attractive and inviting “front door” to the city from I-95.

Overall, the Gateway district must include:

- * Recreational component. This may include, but not be limited to, play structures, splash pads, and other public recreation spaces.
- * Reactivating the Seekonk and Blackstone Rivers by providing riverfront access. Proposals should include a greenway along the river, with pedestrian connections to the south along the river, to the Tidewater redevelopment.
- * Encourage pedestrian and bicycle links to other connection points throughout the city.

The timeline for proposals is as follows:

- RFP released - July 15, 2024
- Site visit (not mandatory) - August 5, 2024 - 10:00AM
- Questions due - August 13, 2024 by 5:00PM
- Questions answered - August 22, 2024
- RFP Responses due - Sept. 17, 2024 by 5:00PM
- Interviews, as needed - Sept. 23-30, 2024

Selection of developer - Oct. 2024.

The RFP can be found at: <https://pawtucketri.gov/downtown-gateway-project-rfp/>

Donald Grebien is mayor of the city of Pawtucket, R.I.

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