

**Request for Qualifications/Proposals
Front Street Riverfront Redevelopment**

Pawtucket, RI

Issue Date: 2/5/21

Due Date: 3/18/21



Issued by: Pawtucket Redevelopment Agency

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Introduction

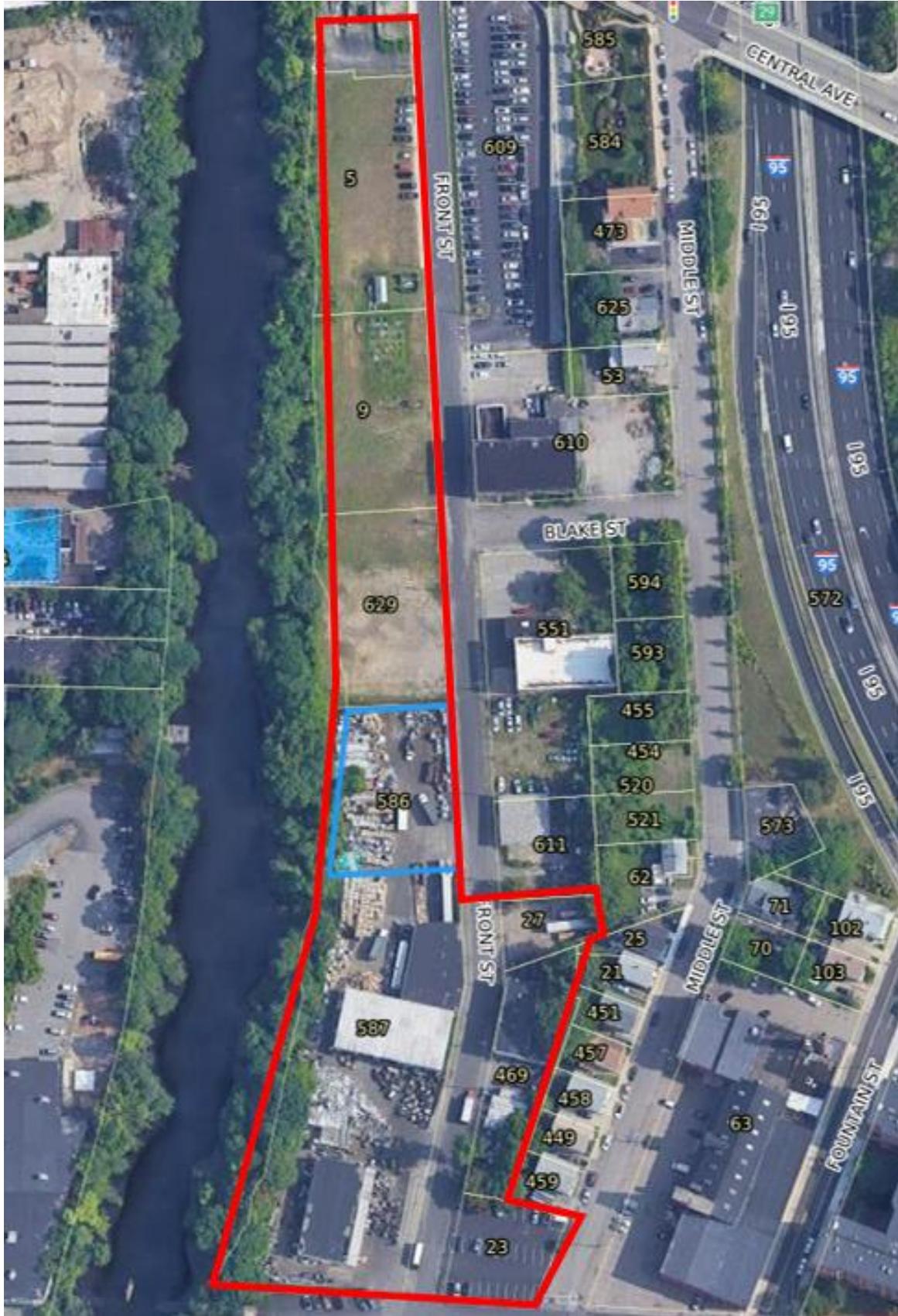
The City of Pawtucket, RI, working with the Pawtucket Redevelopment Agency, is seeking proposals from individuals, firms and/or organizations who are interested in redeveloping a riverfront site in Pawtucket. The goal of this solicitation is to find a development partner who has experience with similar urban redevelopment projects, and proposes a vision of Front Street that is consistent with the City's plan for revitalization. These parcels are privately owned, and the City is working cooperatively with the property owners to create a significant riverfront redevelopment opportunity.

This solicitation may lead to further discussions and/or partnering, but these outcomes are not guaranteed. This development opportunity is at a very conceptual stage. The City has recently received funding for the acquisition and development along the riverfront, on Front Street, which is the impetus for this initiative.

Property

The graphic below identifies the parcels that are being proposed for consideration. The general project area is along the west side of Front Street from Blackstone to Central. There are some parcels on the East side of the street, listed below, which are also part of the Project Area. There are nine parcels, totaling approximately 4.1 acres, with four different owners. All of the owners are excited to be working with the City on this opportunity as they all have the same vision for redevelopment of the riverfront. Below is the list of the parcels, with ownership and size.

AP	Ownership	Size (est.)
West side of Front Street, along the water		
200587	Berger Recycling	1.25 ac.
200586	Berger Recycling	20,700 sf
200629	Collette Travel	24,700 sf
200005	Collette Travel	25,000 sf
200009	Collette Travel	28,500 sf
200001	NBC	
East side of Front Street		
200023	Tax Sale Property	5,700 sf
200469	Berger Recycling	15,300 sf
200027	65 Blackstone	9,900 sf



Two of the parcels, AP 586 and 587 are currently in operation as a recycling facility. Three parcels, owned by Collette Travel, do not have an active use, other than community garden. AP 27, is owned by 65 Blackstone, LLC who also owns the redeveloped mill and is used for parking. To the north – Parcel 1 – is a parcel owned by the Narragansett Bay Commission (NBC). NBC is also a partner in this project, and there may be some land that may be available after construction, but that site will be redeveloped between 2021-2025.

A major component of this redevelopment is the Blackstone Valley Bikeway and Attachment 1 contains plans and sketches which identify the City’s plan for the Bikeway along Front Street.

Incentives

The potential public investment along Front Street could take the form of various incentives and programs. Some of these include:

- Brownfields Revolving Loan Fund
- Super TIF or TIF funding
- CDBG funding for public improvements, including streetscape improvements
- Tax Stabilization Agreements
- Construction of the Blackstone Valley Bikeway
- Development of loan programs for new businesses
- Assistance coordinating/expediting permitting processes.

Proposal Process/Schedule

Proposals are due to the City of Pawtucket	4pm on 3/18/21.
Proposal review by stakeholders, including City staff and property owners	Est. March 25, 2021
Anticipated date that proposers are notified of decision	Est. April 1, 2021

Zoning/Land Use Restrictions

The Front Street parcels were previously industrial sites, which were rezoned to encourage mixed use redevelopment, that takes advantage of the riverfront location – Riverfront Development District 3 (RD-3). The purpose of the RD3 Riverfront Mixed-Use Zoning District is to promote a mix of residential, commercial and light industrial uses that are compatible with uses along the river, including housing and commercial buildings; preserve and adaptively reuse existing mill-type structures; promote variations in the siting of structures and amenities; and to enhance view corridors to the river.

Other land use regulations will include review by the Rhode Island Department of Environmental Management. The site would have to be reviewed in terms of hazardous materials, water resources and stormwater management. Parcels 5, 9 and 629 have completed remediation and have an ELUR. There is a linear path, along the top of the slope that has already been identified for the Bikeway. The remediation within this path has been done to a standard to support the Bikeway.

Proposal/Qualification Evaluation Criteria

Proposals/Qualifications will be reviewed according to the following criteria. The PRA reserves the right to select none, one, or multiple respondents to work with the City and stakeholders on a potential redevelopment opportunity.

1. Documented experience with redevelopment projects that have similar issues (brownfields, riverfront, urban, etc.)
2. Demonstrated vision for redevelopment of Front Street.
3. Creative and feasible approach to redevelopment on Front Street, including partnerships, incentives, financing, etc.

Submission Criteria

Submissions should include the following:

1. Cover letter
2. 1-2 page summary of the qualifications/experience of the firm(s) involved with this proposal.
3. 1-2 pages describing and depicting the respondents' vision for Front Street. This vision should be feasible, rooted in the Project Area site constraints and area-wide market information.
4. 1-2 pages describing the proposed approach to the redevelopment of Front Street. Approach should include creative ways to address brownfields, work with multiple stakeholders, take advantage of the riverfront location, etc.

The Pawtucket Redevelopment Agency will accept only digital versions of the application which should be submitted to smara@pawtucketri.com by March 18, 2021. The subject line should read Front Street RFP. The application documents should be attached as PDF file(s).

Attachment 1 –

