



Pawtucket Downtown Gateway: Request for Proposal Memorandum



Introduction

In October 2025, the Pawtucket Redevelopment Agency (PRA), in coordination with the City of Pawtucket, initiated an effort to solicit requests for proposals (RFPs) for the **Downtown Gateway Project**. This project intends to redevelop approximately twenty (20) acres of land located in the Pawtucket Redevelopment Area, including the former Apex site, as illustrated in the figure below:



Figure 1. Subject Site

The aforementioned RFP solicited development proposals for the acquisition and development of the subject site so it may serve as a significant, central urban location linking the riverfront to Pawtucket's existing central business district. Following the RFP's closure in December 2025, the City and PRA have worked diligently to review proposals, coordinate with respondents, and finalize site and conceptual plans with individual developers.

Now, as the selection process draws to a close, this memorandum has been drafted to provide the public with high-level information on the three finalists' proposals. It should be noted that all information herein is preliminary and not representative of an approved development. Each proposal — including its associated phasing, costs, and design — is meant to reflect a vision/concept for the proposed development process and may not align with finalized plans.

Development Team Biography

The Pawtucket Gateway proposal is being advanced through a collaboration between **Bandar Development & Builders** and **David Barsky Architect P.C.** combining developmental vision and architectural expertise.

Bandar Development & Builders is a purpose-driven firm specializing in land acquisition, development, construction, and property management. Their work spans residential communities, condo conversions, commercial real estate, and hospitality projects. They handle the full acquisition process—site selection, due diligence, permitting, zoning, and entitlements—with deep knowledge of regulations and urban planning, positioning each project for long-term success.

David Barsky Architect P.C. possesses a wide-ranging portfolio of architectural projects throughout over three decades of hand-on experience at all levels of the building process. Barsky's work comprises of initial zoning and feasibility studies, permitting, construction documents, project management, education and mentoring. Barsky brings a unique vision to his work, developed through decades of collaborating with Clients who demand economic viability in conjunction with innovative design solutions.

Project Description

Bandar Development & Builder's master plan emphasizes public space, year-round community activity, improved waterfront and riverfront access, and a development program that is both economically viable and capable of evolving over time. This community-centered approach, long-term adaptability, and economic practicality make the project a welcome addition to Pawtucket's waterfront.

Bandar identified key parcels and collaborated with David Barsky Architect to create their proposal. The measurements and costs of site development are as follows:

- ~ 500 to 650 Residential Units
- ~ 50,000 Square Feet of Office Space
- ~ 60,000 Square Feet of Retail Space

Bandar's project balances residential needs with commercial interests through a decentralized parking strategy. This emphasis on urban design, circulation, project economics, and long-term community benefit were essential products of a research intensive, iterative process. Mixed-use planning remains central to their primary vision, as does their commitment to balanced density. This means thoughtful approaches to both residential and commercial interests, coupled with safety considerations for both pedestrian connections and vehicular movement.



Figure 2. Rendering of Pawtucket Redevelopment Plan from Bandar's RFP

Aerial Site Plans

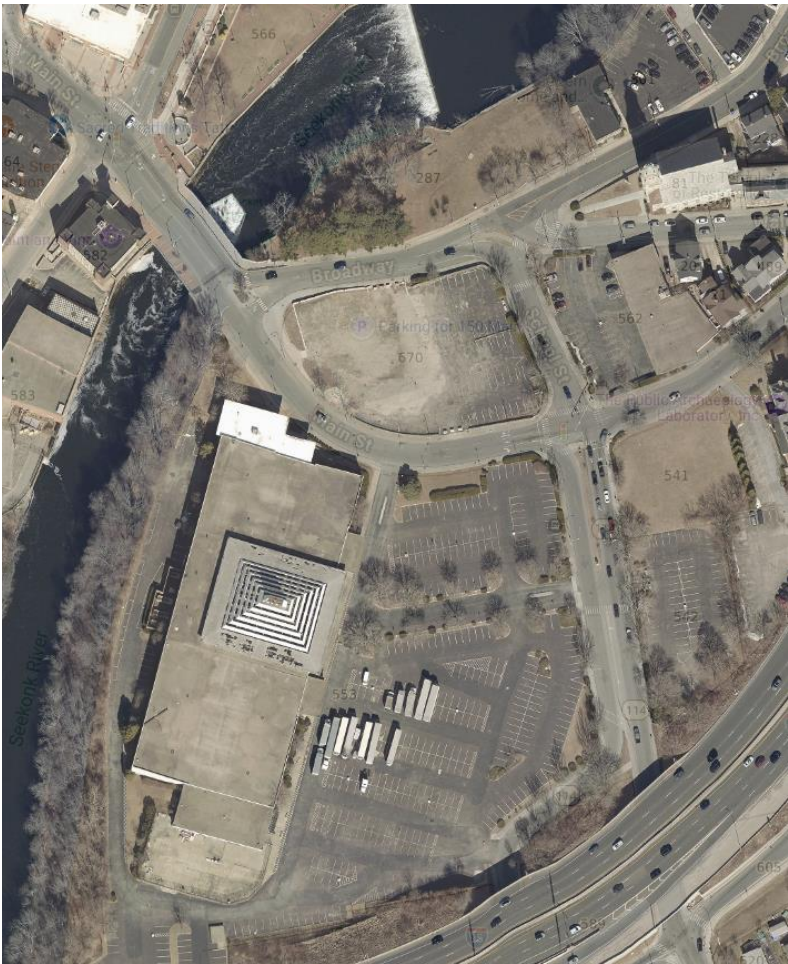


Figure 3. Aerial of Site from City of Pawtucket's MapGeo

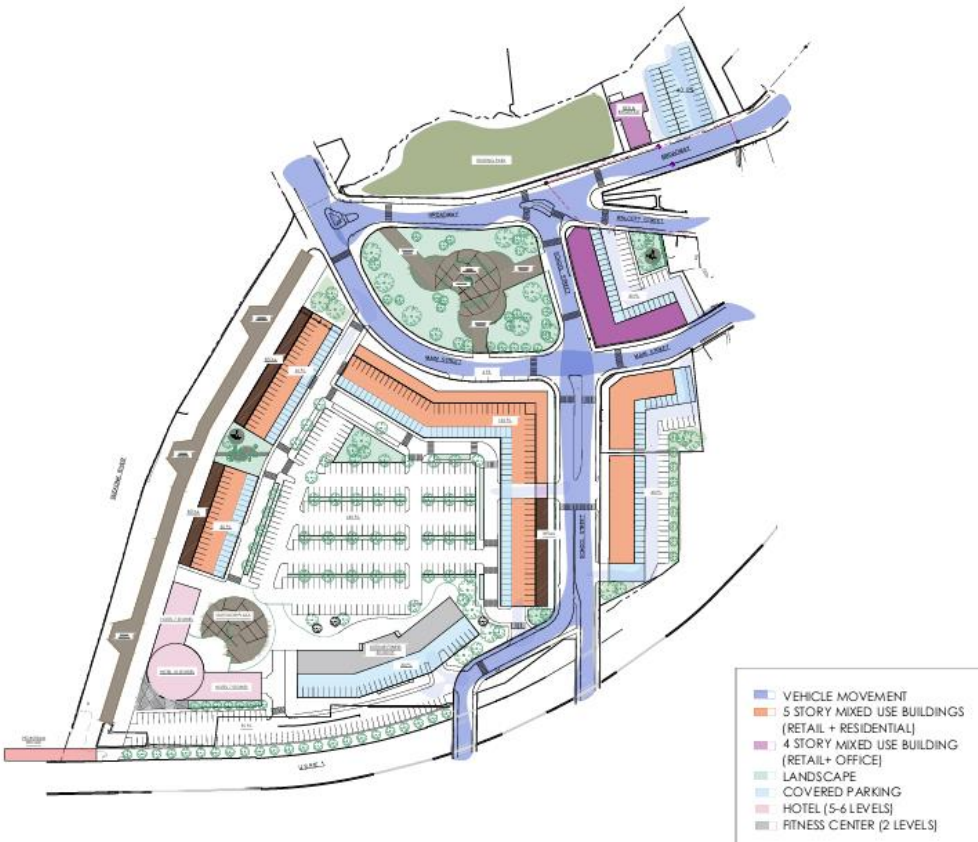


Figure 4. Aerial of Site from Bandar's RFP

Key Features – Health, Hotels, and Hospitality

The Lifetime facility in the Figure 4 rendering is envisioned as a year-round destination supporting health, recreation, wellness programming, aquatic facilities, group fitness, dining, and community activities. Bandar and Barsky envision incorporating a nationally recognized style of facility. This recognition creates a reliable customer base and stability. The facility's stability creates an important economic anchor while simultaneously increasing daily activity throughout the district's facilities and businesses.

The plaza hosting the hotel and Lifetime facility is multifunctional. The hotel, Lifetime facility, and abutting public plaza enmesh complementary uses that reinforce one another. This creates a vibrant mixed-use destination. This destination considers both pedestrian circulation and vehicular traffic by providing ample parking along with designated pedestrianized zones. Altogether, the new plaza functions as both the ceremonial arrival sequence for hotel guests and an important public gathering space accessible to residents and visitors alike.



Figure 5. Rendering of Hotel and Fitness Center from Bandar's RFP

Key Features – Open Community Space

Bandar's emphasis on communal space is typified by their central gathering space. This gathering space is one of the project's defining public amenities. The parcel containing this space is centrally located, surrounded by public streets on all sides. The highly visible civic gathering space is capable of supporting festivals, concerts, seasonal events, markets, and informal recreation. The site is also self-contained and fully accessible, making it capable of accommodating future civic or institutional development as community needs evolve.

The civic gathering space is also permeable and compliments the surrounding urban environment. The multitude of walking paths - not just sidewalks – facilitate multidirectional permeability and an open built environment. The variety of pedestrian crosswalks leading to the gathering space corroborate this permeability. This urban setting encourages walking, patronizing local businesses, and strengthens connections between various nodes. There is balance between the hardscape of the plaza and the softscape of the lawns. Overall, the space balances an unobstructed center required for focal point events with softscapes and tree-lined nodes for shade or relaxation.



Figure 6. Rendering of Civic Gathering Space from Bandar's RFP

After thorough deliberation, Bandar and Barsky opted to entirely eliminate underground parking structures from their proposal. Instead, parking is incorporated directly into each mixed-use residential building through podium construction. Podium construction significantly reduces construction complexity while allowing every residential block to function independently. This decentralized parking strategy improves convenience for residents, simplifies future phasing, and reduces the dependence on centralized parking facilities.

- 2 Parking Spaces per Residential Unit
- ~ 500 to 650 Residential Units

 PARCELS
 EXISTING BUILDINGS TO BE DEMOLISHED
 EXISTING BUILDINGS TO REMAIN
 EXISTING CURB CUTS

