



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 Olive Tree, LLB Architects, and Bentley Companies, combining development vision, local architectural leadership, and construction execution.

Olive Tree serves as the development sponsor and helped establish the proposal's central ownership vision: creating high-quality for-sale housing that allows residents to establish roots, build equity, and participate directly in Pawtucket's continued growth.

LLB Architects, based in Pawtucket within sight of the Gateway area, brings more than 15 years of investment, architectural work, feasibility analysis, and commitment to the city. Bentley Companies brings the construction leadership and project execution experience necessary to carry that vision from concept through completion.

The broader project team includes DiPrete Engineering, VHB, and SERHANT, with early infrastructure consultation from the Rhode Island Infrastructure Bank (RIIB).

Build Roots. Build Community. Build Pawtucket.

Project Description

The proposal includes the development of 101 Main Street (formerly the Sawyer School), 33 Main Street (formerly Apex Tire), 68 Broadway (formerly the funeral home), and 0 Broadway, which is currently green space.

The team identified target parcels and a phased development strategy focused on ownership housing, neighborhood-serving commercial activity, and long-term investment in Pawtucket. At a high level, the proposed program includes:

- Approximately 150-155 Ownership Residences
- Approximately 10 Commercial Spaces
- Approximately \$78 Million Estimated Total Project Value

The collaborative Gateway proposal is comprised of five buildings, as shown in Figure 3, and is designed to be delivered in three phases. The phased approach allows the ownership strategy and commercial activation to build progressively across the district:

- Phase One – 68 Broadway
- Phase Two – 33 Main Street
- Phase Three – 101 Main Street

The project's largest component is 101 Main Street, an ownership-oriented mixed-use development that serves as the primary residential anchor of the Gateway vision. The broader plan is intended to create long-term stakeholders in Pawtucket by giving residents the opportunity to own, build equity, and share in the city's continued value creation, while adding neighborhood-serving commercial activity. The renderings below illustrate the team's coordinated approach to pedestrian access, landscaping, enhanced riverfront visibility and open access, circulation, public realm, and connections among the principal sites.



Figure 2. Aerial View of Site from City of Pawtucket's MapGeo



Figure 3. Aerial View of Site from Olive Tree's RFP

Phase 1: 68 Broadway

Phase One is the project's first visible ownership phase and entails the adaptive reuse of the former Manning-Heffern Funeral Home and Cremation Services. The existing building would be repurposed to create four condominiums, complemented by four new townhouses. Together, these eight ownership residences establish the project's homeownership strategy and an immediate neighborhood presence. Key program information includes:

- 8 Ownership Residences



Figure 4. Rendering of 68 Broadway (Building 4) from Olive Tree's RFP

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Phase 2: 33 Main

Phase Two continues the momentum of 68 Broadway on the former Apex Tire site. The proposed building would add 12 ownership residences above neighborhood-serving commercial space, activating the street and pedestrian environment while creating additional opportunities for residents to support local businesses. Key program information includes:

- 12 Ownership Residences
- Ground-Floor Neighborhood Commercial Space



Figure 5. Rendering of 33 Main (Building 3) from Olive Tree's RFP

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Phase 3: 101 Main

Phase Three is the largest Gateway phase. Proposed on the former Sawyer School site, 101 Main Street would deliver approximately 135 ownership residences together with ground-floor commercial uses. The project is coordinated with infrastructure, public-realm improvements, and access planning to create a mixed-use destination that serves both residents and the surrounding area. Key program information includes:

- Approximately 135 Ownership Residences
- Ground-Floor Commercial Space



Figure 6. 101 Main – Pedestrian Plaza, Commercial Frontage and Riverwalk View



Figure 7. 101 Main – Gateway District and Riverfront Aerial View



Figure 8. 101 Main – Public Plaza and Commercial Frontage View



Figure 9. 101 Main – Gateway Bridge and Riverfront View