



USL Stadium-Anchored Mixed-Use Redevelopment

Pawtucket, Rhode Island

Hunden performed a market and financial feasibility study, as well as an economic, fiscal, and employment impact analysis related to TIF recapture, in connection with elements of a proposed mixed-use redevelopment plan along the riverfront in Pawtucket.

The Client was interested in emphasizing and supplementing the growing interest in soccer in the Pawtucket and Rhode Island Region. The project was proposed to have a new state-of-the-art, 11,000-seat USL stadium as an anchor and home to the newest USL franchise. The stadium, in tandem with the other mix of elements in the proposed project, was proposed to draw residents and visitors alike to downtown Pawtucket and establish the area as a world-class tourism destination.

Other elements in the mixed-use riverfront development included an indoor flexible event space, 120-200 room hotel, retail, office, residential, and parking spaces.

Hunden analyzed United Soccer League and USL stadium industry trends, the USL stadium market potential in Pawtucket and comparable market and stadium performance, as well as local and regional sports facility supply and demand and tournament opportunity. The extensive market research on all of the proposed uses led to implications for the client's site plans and recommendations for any program changes.

Finally, Hunden conducted demand and financial projections and economic, fiscal, and employment impact projections for the recommended mix of uses.

Client: Private Client

Time Period: 2020