

Request for Information

Major Fall River Development Opportunity

Property Along the Rt. 79 Davol Street Corridor

February 4, 2026

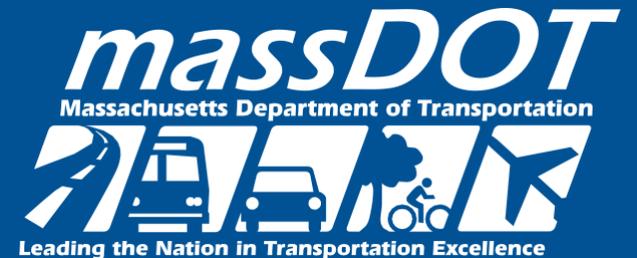


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Initiative Goals

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Establish Context

- Summarize Property background and prior planning efforts by MassDOT, the City of Fall River to foster development and investment.
- Provide property specific information. Parcel sizes, location of utilities, etc.

Test Market Feasibility & Demand

- Gauge interest in developing a mixed-use development and validate key assumptions (product mix, density, height, parking, infrastructure, phasing).
- Assess construction feasibility (costs, financing, absorption, delivery timing).

Obtain Feed Back To Inform A Near-Term RFP

- Solicit actionable stakeholder input to refine scope, structure, and competitiveness of a future RFP.

Project History

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- **2014:** planning study created the vision to replace the elevated Route 79 with an at-grade, multimodal urban Blvd. and reconnect Fall River neighborhoods to the waterfront.
- **2018:** MassDOT advanced the urban boulevard concept into preliminary design in coordination with the City of Fall River and local stakeholders.
- **2022:** The project advanced through procurement and entered active construction, initiating the physical transformation of the corridor.
- **2025:** Full Beneficial Use of the new Davol Street corridor occurred.
- **2026:** Final construction activities are expected to be completed.
- **Outcome:** The project replaces a former highway barrier with a safer, multimodal urban boulevard that reconnects Fall River to the Taunton River while creating transit-oriented mixed-use redevelopment opportunities supporting long-term economic growth.

Planning and Zoning

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Extensive Planning Occurred

- 2014: The Route 79/Davol Street corridor planning study established the at-grade boulevard direction and the framework for surplus land creation.
- March 2025: The City/FRRA-led Davol Street Corridor Master Plan established the long-term vision + design guidance for a connected, mixed-use waterfront district.

By-Right Zoning Supports Near-Term Development

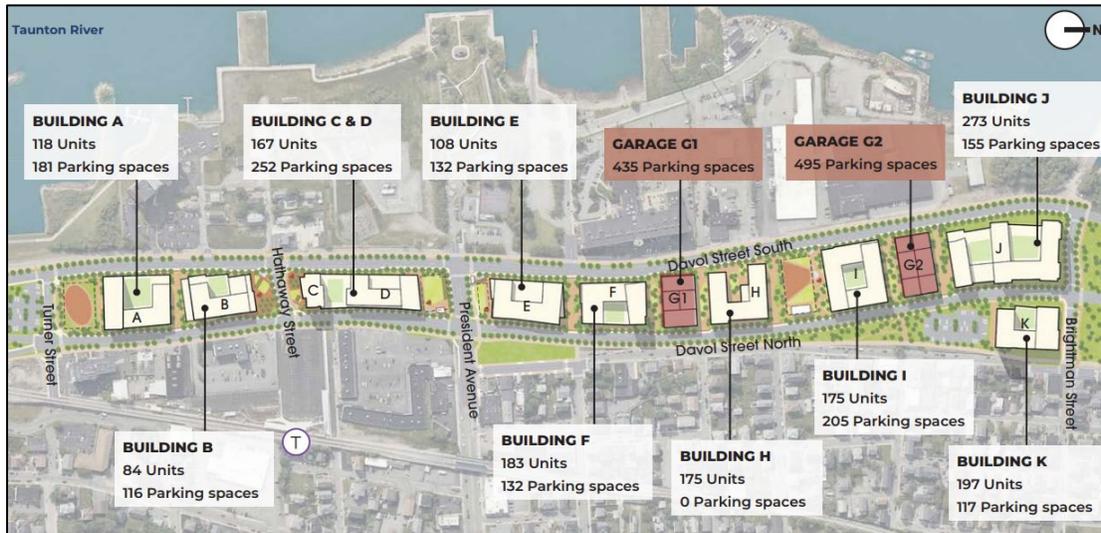
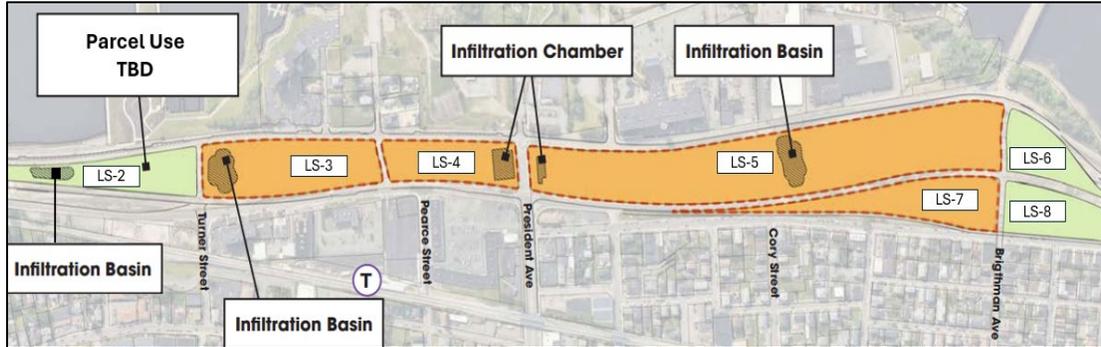
- 2024: The City advanced the **Waterfront & Transit-Oriented Development (WTOD) District** to include the corridor/Property.
- WTOD supports multifamily and mixed-use development by right, subject to dimensional/design standards.

Regulatory & Environmental Framework Established

- September 20, 2019: MEPA issued a Certificate for the Fall River Waterfront Urban Renewal Plan (EEA #16080), establishing a corridor-wide planning framework.
- On October 8, 2021, MEPA issued a Certificate on the MassDOT's Environmental Notification Form (EEA #16434) relating to the overall project.

Property Overview

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Parcel	Size (SFT)	Size (acreage)	Description
LS-1	42,205	0.97	This Parcel is NOT targeted for development under the Master Plan. (not shown on the images to the left)
LS-2	85,956	1.97	The Master Plan has also identified this property as having a surface parking lot supporting development on other Parcels.
LS-3	146,801	3.37	This Parcel is targeted for development under the Master Plan. A portion of the Parcel is occupied by a surface drainage detention basin.
LS-4	81,298	1.87	This Parcel is targeted for development under the Master Plan. A portion of the Parcel is occupied by a subsurface drainage infiltration chamber.
LS-5	466,731	10.71	This Parcel is targeted for development under the Master Plan. Portions of this Parcel are occupied by a surface drainage detention basin.
LS-6	61,669	1.42	This parcel has NOT been targeted for development under the Master Plan. A portion of the Parcel includes a surface detention basin
LS-7	113,341	2.60	This Parcel is targeted for development under the Master Plan.
LS-8	95,125	2.18	This parcel has not been targeted for development under the Master Plan A portion of the Parcel includes a surface detention basin.
Total	1,093,126	25.09	

Note: all parcels except Parcel LS-1 and LS-8 have had utilities stubbed to them in support of their future development.

RFI Questions Overview

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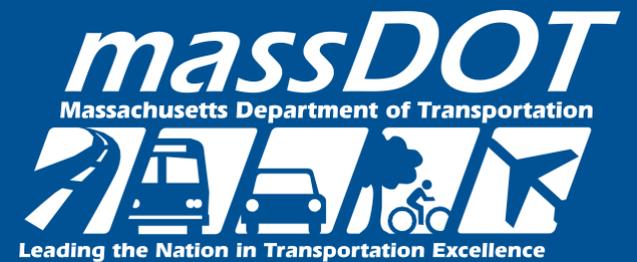
- **Market Feasibility & Attractiveness**
- **Transaction Structure**
- **Development Strategy & Phasing**
- **Financing & Capital Markets**
- **Risks & Mitigation**
- **Master Plan & Design Alignment**
- **Environmental & Permitting**
- **Process & Information Needs**

Final Impressions

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- **MassDOT is listening.** The purpose of the RFI process is to hear directly from the development community and understand what will truly enable projects to move forward quickly in today's market.
- **Feedback will shape outcomes.** Input received through the RFI process will directly inform how MassDOT structures and refines the near-term procurement.
- **Flexibility is intentional.** MassDOT recognizes that market conditions, capital structures, and delivery models will be important in ensuring success and is open to creative, implementable approaches.
- **Speed to market matters.** MassDOT is focused on reducing unnecessary friction, clarifying expectations, and structuring a process that supports timely execution.
- **Partnership mindset.** MassDOT views this opportunity as a collaboration and is committed to working with qualified teams and the City's Representatives to align public objectives with private-sector feasibility.
- **Engagement is meaningful.** This is not a check-the-box exercise — thoughtful, experience-based feedback is encouraged and will be taken seriously.

Questions/Comments



Responses Due February 27, 2026, 12:00 pm EST

Responses to this RFI should be submitted using the web-based portal established by MassDOT.

Please email tom.cox@greyco.com with any submission related questions or issues.

