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12.02(9): Redeveloper's Obligation

Request for Proposals (RFP) will be issued for specific disposition parcels in the Project Area, outlining the desired uses for the parcels, as well as the need for redevelopment proposals to be consistent with this URP. In this solicitation process, each redeveloper shall be required to provide, at a minimum, the following information to the HRA:

- A full description of the proposed development, with conceptual level site plan, floor plans and elevations,
- Financial resources of the developer with development pro forma and a sources and uses statement,
- Proposed job creation (job titles, hourly wages, salaries, and personal),
- Timetable for design, permitting and construction by the week from purchase of site to obtaining an occupancy permit
- Past experience with similar size projects and references,
- All equity partners and development team members resumes, and
- Other pertinent information to be included in the RFP.

REDEVELOPMENT PROCESS "STANDARD FORM OF CONTRACT FOR SALE OF LAND FOR PRIVATE REDEVELOPMENT," which shall be approved by the Department of Housing and Community Development as required by 760 CMR 12.00, shall be incorporated into the RFP. Completed design guidelines and updated zoning regulations will also be incorporated into the RFP.

Designated developers will be required to comply with the goals and objectives of this plan and with zoning and design guidelines developed for the URP Project Area. Some specific requirements for redevelopment will be as follows:

- Job creation shall be a minimum of one job per 1,000 square feet of proposed non-residential building development; The HRA will encourage developers and employers to demonstrate a good faith effort to cooperate with the Holyoke Employment Partnership, CareerPoint, the William J. Dean Vocational-Technical High School, Holyoke Community College, and other available resources within



the City of Holyoke to train and/or recruit residents of Holyoke for all newly created positions. A policy of using local contractors and of hiring that gives preference to qualified Holyoke residents for the employment opportunities that become available within the project area will be taken into consideration when the HRA reviews development proposals.

- New buildings shall be designed to be in keeping with the neighborhood character, the main façades (i.e.: front door façade and/or façade facing the public street) of each building shall be masonry or clapboard that reflect neighboring architecture. Buildings should contain variation in detail to provide visual interest and to avoid monotony, such as breaks in roof and wall lines, towers, cupolas and building ornamentation. Mechanical equipment, such as transformers, HVAC units and similar features, shall be integrated into the design and screened on roof tops by the building architecture or on the site by use of berms, landscaping or fencing;
- Rehabilitated buildings shall retain the architectural character of the exterior of the original structure to the extent possible; and
- Due to the urban character of the project area, buildings shall be placed on parcels in a manner consistent with the historic character of the abutting neighborhood. Any proposed parking shall be located behind or beside buildings and setback a minimum of 15-feet from all property lines. This set back area shall be landscaped as per Design Guideline requirements once they are prepared.
- The City will encourage sustainable design and development principles to be applied to each redevelopment project as appropriate, and adherence to these principles will be taken into consideration when the HRA reviews development proposals.