

Redevelopment Criteria
Former Hawley Road Fire House
407 North Hawley Road

An appraisal will be obtained to determine an asking price. A six to eight week marketing period is anticipated. The RFP will be posted on DCD's web site and emails sent to all parties that signed up for E-Notify, development opportunities.

Preferred Use

- Retention of the existing building
- Office, R&D or retail use that positively impacts the surrounding residential neighborhood and adjacent commercial district
- Taxable commercial business – office or retail – with minimal traffic impacts

Prohibited Uses

- Automotive-related uses (repair garage or body shop, automobile sales, car wash, etc.)
- Use that generates significant traffic and parking needs
- Parking as a sole use
- Tax exempt use including a church or social service facility
- Convenience or liquor store, cigarette or cigar shop, gun shop, payday or auto-title loan store or pawn shop
- Tavern unless majority of the building is devoted to food service

Proposal Review and Selection Criteria

- Impact that proposed use has on the surrounding neighborhood
- Offering price, estimated project cost and tax base to be generated from development
- Quality and attractiveness of proposed development
- Adherence to zoning and building code
- Developer's competence, expertise and experience
- Feasibility and appropriateness of the proposed financing strategy
- Proposed level of Emerging Business Enterprise (EBE) participation
- Job creation
- Project schedule

DCD will assemble a panel to review submitted proposals that meet the minimum submission requirements. Finalists may be interviewed prior to recommendation to the Common Council.