

Request for Proposals

East Main Street & Laura Street Parcels

Available for Sale & Development
Issued: October 17, 2024
Proposals Due: December 13, 2024



City of Rochester, New York

Department of Neighborhood & Business Development
City Hall, 30 Church Street, Rm. 005-A, Rochester, NY

CITY OF ROCHESTER, NY
REQUEST FOR PROPOSALS

SITE AVAILABLE FOR SALE & DEVELOPMENT
EAST MAIN STREET & LAURA STREET PARCELS

DATE ISSUED: OCTOBER 17, 2024

ISSUED FOR: DEVELOPMENT SITE AT 1200, 1214-1216, 1222, 1228-1230, 1240, 124-1246, 152 EAST MAIN STREET AND 1-5, 7-9, 8-8.5, 10, 11-15 LAURA STREET

ISSUED BY: CITY OF ROCHESTER
DEPT. OF NEIGHBORHOOD & BUSINESS DEVELOPMENT
30 CHURCH STREET, RM. 005-A
ROCHESTER, NY 14614

INFORMATION SESSION: TUESDAY, OCTOBER 29TH AT 1:00PM VIA ZOOM. VISIT [HTTPS://CITYOFROCHESTER.GOV/EASTMAINRFP/](https://cityofrochester.gov/eastmainrfp/) FOR ZOOM LINK AND ADDITIONAL INFORMATION

SUBMISSION DEADLINE: 4:00 PM, FRIDAY, DECEMBER 13, 2024

CONTACT: LINDSAY NABOZNY
E-MAIL: LINDSAY.NABOZNY@CITYOFROCHESTER.GOV
PHONE: 585-428-1113

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Attachments and Additional Resources

- A. Proposal Submission Coversheet
- B. Standardized Sources and Uses Format
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- D. Site Environmental History
- E. City of Rochester *Permit Controls for Environmental Conditions*
- F. Fire Code Appendix D: Fire Apparatus Access Roads

- G. Purchaser Eligibility Requirements
- H. City of Rochester 2024 Income and Rent Guidelines for Affordable Housing Units

Additional Resources

- [Rochester 2034 – The City of Rochester’s Comprehensive Plan](#)
- [Zoning Alignment Project \(ZAP\)](#)
- [Neighborhood Service Center webpage](#)
- [Beechwood and EMMA Comprehensive Neighborhood Plan](#)
- [2019 Commercial Corridor Study](#)
- [East Main Street Improvements](#)
- [2015 East Main Arts and Market District Plan](#)
- [2012 East Main Street Four-step Planning Process](#)
- [Environmental Easement – 1200 East Main Street](#)
- [1200 East Main Street Environmental Cleanup](#)
- [East Main Street and Laura Street Parcels Environmental Due Diligence](#)
- [NYSERDA Residential & Commercial New Construction Funding Resources](#)
- [EIC Open C-PACE Program](#)

Section 1 – Introduction

The City of Rochester (“City”), through this Request for Proposals (“RFP”) solicitation, seeks a qualified developer/team of developers (“Developer”) to purchase and creatively improve up to twelve parcels on East Main Street and Laura Street (the “Site”) in Rochester, NY. It is the City’s intention to receive development proposals that will lead to the sale of the Site to a Developer who presents the best use and plan/layout of such use, and demonstrates the best financial capacity to undertake the proposed project within a reasonable time. The Developer will creatively improve the Site with the necessary land use/mix of uses and all necessary infrastructure to service those uses.

Through this RFP process, the City intends to select a development plan that will:

- Present the highest and best use for the location in general, and the Site specifically;
- Construct a permanent Southeast Quadrant Neighborhood Service Center as part of a mixed-use building, which the City will lease for a minimum of twenty years, ensuring a consistent revenue stream for the selected Developer;
- Return the parcels to the tax roll and increase the City’s tax base – the development plan should be maximally productive from a tax perspective;
- Provide additional housing and commercial opportunities in this key urban corridor;
- Present high-quality design and visually enhance the streetscape; and
- Create permanent job opportunities for city residents.

Section 2 – Proposal Submission Instructions & Timeline

Proposal Submission Instructions

Proposals must be received by the City of Rochester no later than **4:00 PM on December 13, 2024**. Submit proposals on a USB drive or via Dropbox (<https://www.dropbox.com/>) or other file sharing website. Please only submit your proposal one time, using one method. A USB drive may be submitted to:

City of Rochester - Department of Neighborhood and Business Development
Bureau of Business and Housing Development
Attn: Lindsay Nabozny, Associate Administrative Analyst
30 Church Street - Room 005A
Rochester, New York 14614

Proposals submitted via file sharing site should be sent to Lindsay Nabozny, Associate Administrative Analyst, at Lindsay.Nabozny@CityofRochester.gov.

Proposed Schedule & Deadlines

Release of RFP ----- October 17, 2024
Information/Question Session via Zoom----- October 29, 2024 at 1:00pm
Q&A posted to RFP website ----- November 1, 2024 by 9:00am
RFP Submission Deadline ----- December 13, 2024 by 4:00pm
City Review, Interviews (if applicable), & Selection----- December 2024/January 2025
Notifications & Negotiation of Final Sale Terms ----- February 2025
City Council authorization approving Land Sale ----- TBD

Section 3 - Site Information & Development Objectives

Site Description



The Site is located at 1-5 Laura Street., 7-9 Laura Street, 8-8.5 Laura Street, 10 Laura Street, 11-15 Laura Street, 1200 East Main Street, 1214-1216 East Main Street, 1222 East Main Street, 1228-1230 East Main Street, 1240 East Main Street, 1244-1246 East Main Street, and 1252 East Main Street. The Site is generally bounded by single-family residential houses to the north, a church and single-family residential houses to the east, East Main Street to the south, and AutoZone Auto Parts store to the west.

The Site is owned by the City of Rochester.

It consists of twelve (12) tax parcels. Laura Street may remain as-is, or development proposals can also include a portion of Laura Street that may be improved and converted into a pedestrian right of way. Alternately, the street may be converted into an access driveway alongside a pedestrian connection, if it makes for a stronger development program. The Site is grass-covered and currently vacant, and is serviced by all public utilities as well as public street improvements including curbing, sidewalks, and overhead street lighting. This is a large site with flexible zoning located on a strategic commercial corridor, offering strong development potential.



Background

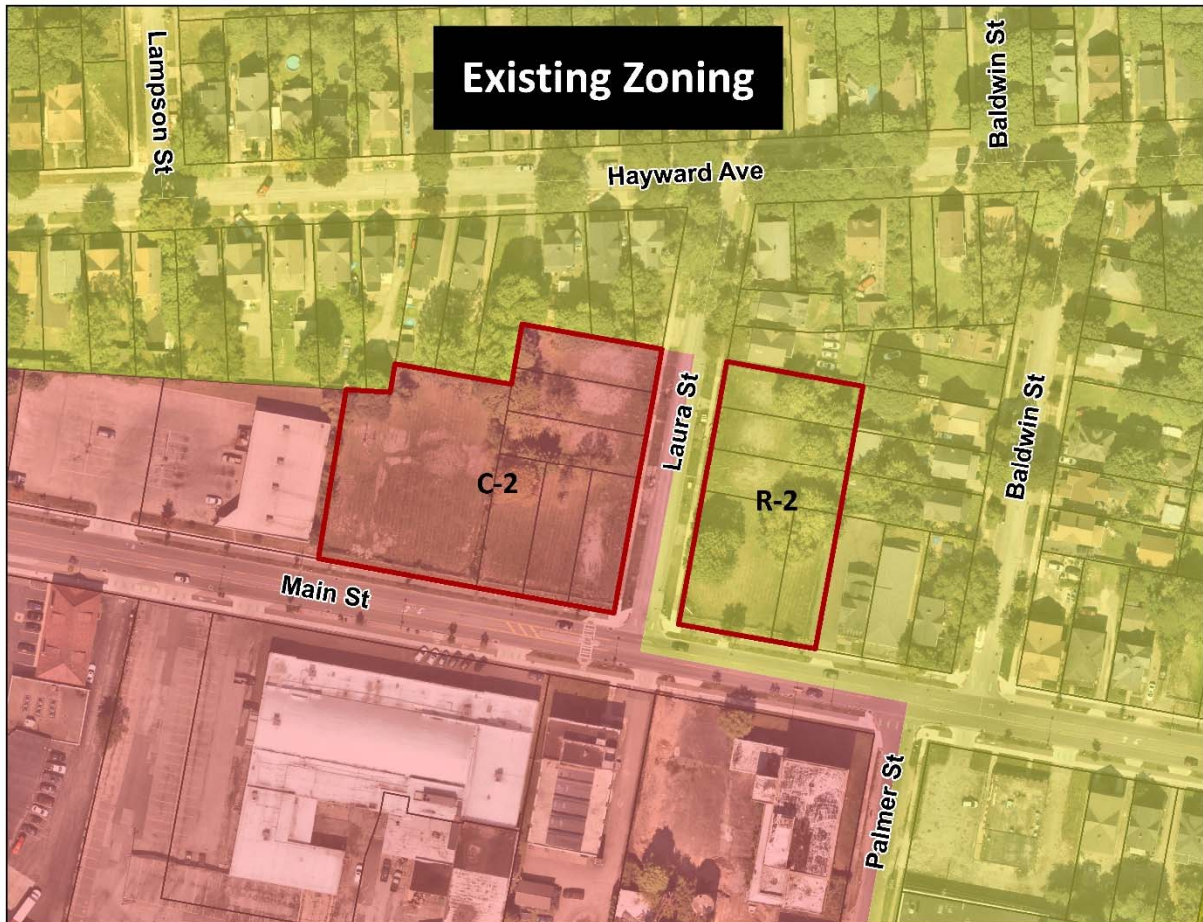
The Site was assembled for a public purpose that did not move forward. During site assembly, the City acquired ten privately-owned parcels to be combined with City-owned vacant parcels. The Evans administration wishes to move forward with redevelopment of the twelve now City-owned vacant parcels in a way that creates maximum benefit for the community.

Zoning

The Site is currently zoned C-2 Community Center District and R-2 Medium Density Residential, as shown on the map below:

- The parcels west of Laura Street are currently zoned C-2 Community Center District. The C-2 District provides diverse commercial development along gateway transportation corridors and neighborhood or village centers with a dense mixture of uses such as housing, retail and other complementary uses that serve the adjacent neighborhood and the community at large. The C-2 District is preserved through appropriate design elements, amenities or treatments that create, enhance, and reinforce the design relationships between the buildings, sites, and streets, and still establish an ambience that is uniquely urban and pedestrian-oriented. Permitted uses and other regulations for C-2 can be found [here](#).
- The parcels east of Laura Street are currently zoned R-2 Medium-Density Residential District. The R-2 Medium-Density Residential District provides a mix of housing choices. The inclusion of single-family residential, two-family residential, and multifamily residential provides a diversity of housing choices while the bulk and density regulations maintain the lower-density scale of the neighborhoods. These residential areas are located proximate to neighborhood-scale shopping and service opportunities. The district

requirements are intended to preserve, promote, and protect a quality of urban residential living characterized by unobstructed front yards, pedestrian-scale streetscapes and buildings scaled and designed to be compatible with the neighborhood. Permitted uses and other regulations for R-2 can be found [here](#).



The City is working toward adoption of updates to its Zoning Code and Map through the Zoning Alignment Project (ZAP). Adoption is expected in 2025. As shown on the map below, future proposed zoning of the parcels are FMU Flexible Mixed-Use District and MDR Medium-Density Residential District:

- The FMU Flexible Mixed-Use District is a unique district intended to permit a range of uses to help revitalize clusters of existing obsolete industrial complexes and large-scale buildings that have challenges in meeting market demands. This district reflects the growing popularity of loft residences, unique businesses, artisanal crafts and production, light industrial, and creative adaptive reuse of legacy commercial and industrial buildings. While the reuse of existing buildings is the primary goal of this district, new construction is permitted, subject to requirements that ensure compatibility with adjacent uses and residences. As part of the proposed new zoning code, examples of permitted uses in the FMU include residential (any number of units), retail/restaurants, mixed-use buildings, entertainment, offices, and public and semi-public uses.
- The MDR Medium-Density Residential District provides a mix of housing choices. The inclusion of single-family, two-family and up to four family homes, as well as a diverse mix of other preexisting higher-density residential uses provides a diversity of housing choices while the bulk and density regulations maintain the lower-density scale of the neighborhoods. The district includes and encourages home occupations and other live-work options and permits low intensity commercial uses in existing as-built commercial buildings.

The residential areas are located proximate to neighborhood-scale shopping and service opportunities. The district requirements are intended to preserve, promote and protect a quality of urban residential living characterized by unobstructed front yards, pedestrian-scale streetscapes and buildings scaled and designed to be compatible with the neighborhood. As part of the proposed new zoning code, examples of permitted uses in the MDR include residential (up to four units) and public and semi-public uses. Residential with five or more units would require a Special Permit.

Both the existing and proposed zoning are supportive of the Development Objectives expressed on page 10.



Please see the below Summary of Parcel Data for each parcel's proposed individual zoning district. If needed for proposed development, developers may apply for a Zoning Map Amendment. The City does not anticipate that zoning will be a hindrance to development proposals if they adhere to the guidelines of this RFP.

Nearby Uses and Development

The Site is located in the Beechwood neighborhood, and across East Main Street from the EMMA (East Main, Mustard, and Atlantic Avenue) Neighborhood. Beechwood has a strong sense of community and is characterized by early twentieth-century American architectural trends, with one-, two-, and two-and-one-half-story buildings set back from the street with small front yards, sidewalks, and street trees typical of many Rochester neighborhoods. Many homes still have their original architectural features, and the neighborhood attracts residents of all ages, including young families and retirees. Though it has differing priorities and constituencies, EMMA is similarly tight-knit with a deep appreciation for its community.

The Site has a strategic location on East Main Street, with easy access to Center City and proximity to the City of Rochester's Public Market and the shops and cultural institutions of the Neighborhood of the Arts, including Village Gate and the Memorial Art Gallery. Community institutions located within the neighborhood include Audubon School #33, the Ryan Recreation Center, and Sully Library. When considering options for development, the Developer should take into consideration the types of uses and the design features of recently completed, presently underway, and proposed new developments near the Site:

Beechwood Family Apartments – New construction of 54 affordable rental residential units in 21 buildings on vacant sites scattered throughout the Beechwood neighborhood. Home Leasing is the lead developer with Connected Communities as nonprofit developer. Construction commencement is expected in late 2024.

Village Gate Square – Village Gate, located at 274 North Goodman Street, is home to various shops, restaurants, salons, offices, art studios and loft residences. It has recently expanded its footprint and new additions for 2024 include Elevate, a locally-owned gym, and a 10,000 square foot expansion of Safran Federal Systems.

Decocoa Chocolate Crafters – In 2023 Decocoa Chocolate Crafters purchased 1189 East Main Street and invested over \$5 million into the building and production, resulting in a 49,000 square foot state-of-the-art chocolate factory.

East Main Street Improvements – Completed in 2022, this \$10 million project reconstructed 0.9 miles of East Main Street. The project addressed infrastructure needs and supported a community vision for the corridor, including full-depth pavement reconstruction, 5-foot-wide one-way cycle tracks to accommodate bicycle activity on each side of East Main Street, new sidewalks, enhanced street lighting, and landscaping.

Railroad Street Entertainment District – Leading into the Public Market, Railroad Street has become a dining and nightlife destination, with establishments including Bitter Honey, Black Button Distilling, Rohrbach Brewing Company, Katboocha, and Ziggy's.

Warfield Square – Built in 2018, Warfield Square comprises 72 affordable rental one, two, and three-bedroom apartments and townhomes located at 1337 East Main Street. Home Leasing is the developer.

EMMA Neighborhood HUB – Located at Warfield Square, Connected Communities EMMA Neighborhood HUB serves as a "front door" for residents of the Beechwood and EMMA Neighborhoods to access programs and community resources within walking distances of their homes.

Beechwood Neighborhood HUB – Connected Communities's Beechwood Neighborhood HUB located at 616 North Goodman Street is currently undergoing renovations. Upon completion, the organization will officially launch Neighborhood HUB services at this location. Currently the HUB auditorium is available for bookings.

Summary of Parcel Data

Twelve City-owned parcels are available for development. Development proposals will be accepted for the entire Site ("Option 1"), the seven parcels west of Laura Street ("Option 2"), or the five parcels east of Laura Street ("Option 3"). If the Developer is interested in developing some other configuration of parcels, please reach out to City staff. As there are multiple options to choose from, the City would welcome a team of developers or single developer to choose among the options. Site information is as follows:

Option 1 Parcel Data

Addresses	SBL#	Land Area	Road Frontage		Zoning*	
			E Main St	Laura St	Current	Future
1200 E Main St	106.76-1-44	0.62 Ac.	148.44		C-2	FMU
1214-1216 E Main St	106.76-1-43	0.13 Ac.	42.50		C-2	FMU
1222 E Main St	106.76-1-42	0.12 Ac.	42.50		C-2	FMU
1228-1230 E Main St	106.76-1-41	0.12 Ac.	42.50	125.00	C-2	FMU
1-5 Laura St	106.76-1-38	0.12 Ac.		40.00	C-2	FMU
7-9 Laura St	106.76-1-39	0.12 Ac.		40.00	C-2	MDR
11-15 Laura St	106.76-1-40	0.12 Ac.		40.00	C-2	MDR
1240 E Main St	107.69-1.91.2	0.24 Ac.	85.04	125.00	R-2	FMU
1252 E Main	107.69-89	0.12 Ac.	42.52		R-2	FMU
4-6 Laura St	107.69-93	0.12 Ac.		40.00	R-2	MDR
8-8.5 Laura St	107.69-94	0.11 Ac.		40.00	R-2	MDR
10 Laura St	107.69-95	0.12 Ac.		40.00	R-2	MDR
	Totals:	2.06 Ac.	403.50	490.00		

*Please refer to the Section 3 – Zoning on pages 3-5 for descriptions of current and future zoning districts.

Option 1 Location Map



Option 2 Parcel Data

Addresses	SBL#	Land Area	Road Frontage		Zoning*	
			E Main St	Laura St	Current	Future
1200 E Main St	106.76-1-44	0.62 Ac.	148.44		C-2	FMU
1214-1216 E Main St	106.76-1-43	0.13 Ac.	42.50		C-2	FMU
1222 E Main St	106.76-1-42	0.12 Ac.	42.50		C-2	FMU
1228-1230 E Main St	106.76-1-41	0.12 Ac.	42.50	125.00	C-2	FMU
1-5 Laura St	106.76-1-38	0.12 Ac.		40.00	C-2	FMU
7-9 Laura St	106.76-1-39	0.12 Ac.		40.00	C-2	MDR
11-15 Laura St	106.76-1-40	0.12 Ac.		40.00	C-2	MDR
	Totals:	1.35 Ac.	275.94	245.00		

*Please refer to the Section 3 – Zoning on pages 3-5 for descriptions of current and future zoning districts.

Option 2 Location Map



Option 3 Parcel Data

Addresses	SBL#	Land Area	Road Frontage		Zoning*	
			E Main St	Laura St	Current	Future
1240 E Main St	107.69-1.91.2	0.24 Ac.	85.04	125.00	R-2	FMU
1252 E Main	107.69-89	0.12 Ac.	42.52		R-2	FMU
4-6 Laura St	107.69-93	0.12 Ac.		40.00	R-2	MDR
8-8.5 Laura St	107.69-94	0.11 Ac.		40.00	R-2	MDR
10 Laura St	107.69-95	0.12 Ac.		40.00	R-2	MDR
Totals:		0.71 Ac.	127.56	245.00		

*Please refer to the Section 3 – Zoning on pages 3-5 for descriptions of current and future zoning districts.

Option 3 Location Map



Development Objectives

The City is seeking proposals for a mixed-use, mixed-income development consisting of multiple buildings that will provide commercial and housing opportunities, as well as other amenities, to this part of the city. The overall project should add vibrancy to Main Street and provide a context-sensitive transition of scale in the rear of the Site. One of the buildings will include a new Southeast Quadrant [Neighborhood Service Center \(NSC\)](#) as an anchor tenant. The NSC can offer a mixed-use development a built-in active ground floor usage. The NSC will require approximately 7,000 square feet of space and 20-25 parking spaces, and will provide a reliable source of income to the selected Developer with a 20-year lease. The City will pay fair market rent. Submissions should include proposed NSC floor plans, and the City will work with the selected developer to refine the specifics of the final layout. Submissions should additionally include proposed NSC lease terms, which will be subject to negotiation with the City. Any proposals for Option 1 or Option 2, as outlined in the previous section, must include an NSC proposal on the parcels west of Laura Street.

This is a rare opportunity to develop a large vacant site with flexible zoning, and proposed developments should uplift and complement the neighborhood. The City expects construction materials and designs to be high-quality, and the proposed land uses to contribute to lively streets. Restaurants or other food-based establishments with drive-through windows are not the City's preference at this location.

Inclusion of market rate residential units is preferred at this location. Additionally, the City is prioritizing homeownership, and those proposals that include for-sale units will be reviewed favorably. As reflected by the Site's proposed future zoning, the height and massing of the development should scale down as one moves away from East Main Street. The rear of the Site might include townhome units, parking, or other smaller-scale uses. It is not the City's preference that one large building be constructed on the Site.

There is the option of abandoning the Laura Street right of way, though please note that utilities are located under the street and this land cannot be developed. Pedestrian walkways or other public space should be considered, and the strongest proposals will include Laura Street as an unobstructed public connection from East Main Street to the Beechwood neighborhood. If a pedestrian right of way is proposed, it is the City's preference that the Developer include plans for maintenance. Public-private partnership proposals for this space would be considered, via maintenance agreement or other arrangement.

A number of plans and studies have been prepared which provide guidance for Site development options, including the guidance provided by the [Rochester 2034 Comprehensive Plan](#) and the regulations outlined in the proposed new Zoning Code and Map, as part of the [Zoning Alignment Project \(ZAP\)](#). The latter is in progress and anticipated to be adopted by the end of 2025. Please see the Zoning section of this RFP for additional information.

Rochester 2034 Comprehensive Plan (adopted in 2019)

Guiding Principles

At a high level, Rochester 2034 includes a set of Guiding Principles that are meant to influence all of the City's policies and investments. More specifically, there are Placemaking Principles (pages 11-12 of the Plan) that are most relevant to development sites such as this. The Placemaking Principles are:

- Design at the pedestrian scale
- Create beautiful spaces
- Provide diverse housing options
- Celebrate assets
- Strengthen multi-modal travel
- Focus growth

Placemaking and Land Use

The Placemaking Plan in [Rochester 2034](#) lays out the future land use plan for the city. The plan identifies Flexible Mixed-Use as the Character Area for much of the Site. This is meant to translate to a new zoning district in a future update to the Zoning Map, which is in progress, as described in Section 3 of this RFP. Furthermore, the Placemaking Plan describes the vision for Flexible Mixed-Use areas (pages 57-60 of the Plan), including primary uses and design considerations. This guidance was also meant to translate to use and design regulations in the updated Zoning Code. Rochester 2034 generally recommends that higher-density development (e.g. mixed-use buildings and apartment buildings) be focused on major corridors such as East Main St. Density along these corridors aligns with our transit network, providing transportation options for higher concentrations of residents, and promotes walkability to nearby commercial uses.

The Plan encourages exploration of co-location opportunities, such as including City facilities or services within mixed-use buildings. Rochester 2034 further recommends that the City strive for mixing of incomes in residential projects and continue to increase the supply of affordable, quality units. While these corridors have heavy vehicular traffic, all future development should prioritize pedestrian-scale design and mobility through building design, site design, and mixing of uses.

Comprehensive Plan adopted for the EMMA and Beechwood Neighborhoods

In 2020, community stakeholders including Connected Communities, the EMMA Neighborhood and Business Association, the Beechwood Neighborhood Coalition, and the City of Rochester created a [Comprehensive Plan for the EMMA and Beechwood Neighborhoods](#). The plan anticipated a new Rochester Police Department substation and NSC section office at the Site. However, the plans Four Pillars and recommendations should inform plans for the Site. Some relevant highlights include:

Mixed-Income Housing

- Build new homes, for sale and for rent, that are affordable for people of different incomes.
- Make neighborhood improvements that increase safety and build community pride and positive buzz.

Workforce and Economic Opportunity

- Focus on East Main Street and North Goodman as the community's greatest opportunities to attract or establish new commercial businesses and services.
- Build partnerships to increase local jobs for local residents, especially young people.

Community Health and Wellness

- Invest in existing and new public play space to provide more recreational options for kids as well as exercise opportunities and inviting gathering places for adults.

East Main Arts and Market District Plan and East Main Street Four-Step Planning Process

A precursor to the [East Main Street Corridor Revitalization Project](#), the [2015 East Main Arts and Market District Plan](#) supports a design concept developed through the Community Design Center and includes ideas from the [2012 East Main Street Four-Step Planning Process](#). The plan recommends that a two- to three-story mixed-use building be constructed on 1200 East Main St, with adjacent allocated parking spots for tenants and visitors behind the building.

Rochester Commercial Corridor Study

In 2019, Place Dynamics LLC and E.M. Pemrick & Company conducted a [Commercial Corridor Study](#) along with an internal City staff team. The study's market assessment concluded that East Main Street is serving a neighborhood population. However, much of the study area currently serves very little commercial purpose. There is a small node of commercial activity at either end, while the center is mostly residential with some industrial uses. It is an auto-

oriented corridor, and therein lies its potential. Vacant lots, commercial and industrial sites, and older homes on the corridor could be targeted for redevelopment, creating large lots on which could be developed freestanding commercial buildings and small strip centers. The west end of the corridor has a stronger demand for these uses, where there is higher traffic and the corridor can even serve the needs of downtown residents, for uses that are not easily accommodated in a downtown setting.

Environmental History

1200 East Main Street

The 1200 East Main Street Site consists of approximately 0.65 acres of vacant land in the City of Rochester. The City acquired the property through tax foreclosure in 1997. 1200 East Main was formerly used as an automobile gasoline and service station from before 1928 to at least 1993, which resulted in soil and groundwater contamination from underground petroleum storage tank systems, floor drains, hydraulic lift systems and waste oil dumping onto the unpaved ground surfaces.

The property is a New York State Department of Environmental Conservation (NYSDEC) Environmental Restoration Program (ERP) Cleanup Site. In February 2019 the City's Division of Environmental Quality (DEQ) obtained a Certificate of Completion (COC) from the NYSDEC for the environmental cleanup. The Site is located in a Community Center District (C-2) zone, which would be most suitable for redevelopment as a small commercial/ retail business, office or other commercial use.

Initial soil source removal was completed between 2010 and 2012. Additional soil source removal was completed in March 2016. Groundwater contamination, attributed to Light Non-Aqueous Phase Liquid (LNAPL) suspended in the fractured bedrock within the uppermost portion of the local aquifer, was addressed by utilizing Vacuum Enhanced Groundwater Extraction (VEGE), followed by direct Oxygen (O₂) Injection into the aquifer. The VEGE and O₂ Injection systems were installed in June 2014. Contaminant levels are currently in asymptotic decline and the systems were deactivated and permanently removed from the site in May 2019.

The Final Engineering Report was approved by the NYSDEC in February 2019 and the City received a Certificate of Completion for the Cleanup of the Site. A Site Management Plan (SMP) was developed in order to provide guidance to future site users with regard to management of soil and groundwater that may be impacted with residual contamination. An [Environmental Easement](#) now exists for the property and any future redevelopment plans will be subject to NYSDEC and City Division of Environmental Quality review.

A comprehensive understanding of the prior Site use(s), environmental cleanup efforts, current site conditions and any redevelopment or activities use restrictions can be obtained by reviewing the relevant documentation available at [1200 East Main Street Environmental Cleanup](#).

East Main Street and Laura Street Sites

The project area includes additional parcels along East Main Street and Laura Street, which contributes an additional 1.2 acres to the project site. These parcels include: 1214-1216, 1222, 1228-30, 1240, & 1252 E. Main Street; as well as 1-5, 2, 4-6, 7-9, 8-8.5, 10, and 11-15 Laura Street. The additional parcels were acquired by the City, from other property owners and all property acquisitions were completed in early 2020.

Environmental due diligence investigations were completed at these parcels separate from the 1200 E. Main Street ERP project B-00129. Full Phase I and Phase II Environmental Site Assessment (ESAs) reports are available at [East Main Street and Laura Street Parcels Environmental Due Diligence](#). **Attachment D** summarizes the findings of the Phase I and Phase II ESAs.

Section 4 - Sale Terms

Sale and conveyance of the Site for a specified type of development will result from the award of this RFP. The Site will be sold to the Developer that provides the best proposal for the development of the Site that returns it to the tax rolls, enhances the surrounding area, and meets the needs of the community.

The land disposition agreement will carry requirements to fulfill MWBE and workforce goals during construction.

Purchase Price

The Site will be sold at full market value as determined by an independent appraisal.

By responding to this RFP, the Developer confirms willingness to pay a minimum of appraised fair market value for the Site as determined by an appraisal.

An appraisal dated March 1, 2024 established the following as the market value of the Site:

Option 1 (Entire Site) Valuation: \$1,390,000.

Option 2 (Parcels west of Laura Street) Valuation: \$850,000

Option 3 (Parcels east of Laura Street) Valuation: \$490,000

City Benefits Available for Site Development

The following resources are available to support mixed-use development that meets certain requirements:

Property Tax Exemption - Developers expecting to apply for Monroe County Economic Development assistance by way of a Payment In Lieu of Tax (PILOT) should note that the City expects respondents to apply for the JobsPlus Program (an existing Monroe County tax abatement program). If residential use is proposed, and since JobsPlus does not accommodate residential uses, the City will consider supporting an application for a special PILOT to Monroe County Economic Development with the same abatement schedule as the JobsPlus (subject to the approval of the City's PILOT Review Committee). More information on Monroe County Economic Development PILOT Incentive Programs can be found at <https://monroecountybusiness.org/incentives-and-programs/pilot-incentive-programs/>. Those projects seeking a support letter should meet the following requirements:

- If the proposal includes residential units, 20% of the total number of units must be affordable to persons/households earning at or below 60% of Area Median Income (AMI). The City of Rochester's 2024 Income and Rent Guidelines for Affordable Housing Units are attached as **Attachment H**.
- MWBE goals of 30% of the estimated tax benefit over the term of the PILOT and hourly workforce goals of: 20% minority, 6.9% female, and 25% city of Rochester residents.

Gap Financing – The City has limited funds available for construction and permanent gap financing. City loans are typically structured as follows:

- 1-3% interest with interest-only payments during construction; principal and interest due upon conversion to permanent financing. All loan payments are must-pay.
- Loan term and amortization period coterminous with or shorter than those of superior financing.
- Typically, the City loan amount will not exceed 10% of total development cost.
- If the proposal includes residential units, 20% of the total number of units must be affordable to persons/households earning at or below 60% of Area Median Income (AMI). The City of Rochester's 2024 Income and Rent Guidelines for Affordable Housing Units are attached as **Attachment H**.

- MWBE goals of 30% of the loan amount and hourly workforce goals of: 20% minority, 6.9% female, and 25% city of Rochester residents.

Developers are strongly encouraged to utilize sustainable, all-electric design incorporating energy efficiency, renewable energy, and electric vehicle charging infrastructure. Funding resources may be available to support [residential and commercial new construction](#) from federal and state agencies and through utility rebates. Additionally, [C-PACE](#) financing is authorized in the City of Rochester for clean energy and energy efficiency projects.

Approvals

Development of the Site will require a number of approvals from the City of Rochester. At a minimum, the following approvals will be required:

- Rochester City Council (for land sale and approval of funding if applicable);
- City Bureau of Zoning (for site plan review and approval); and
- State Environmental Quality Review.

Plans for the Site must conform to *Appendix D to the Fire Code*, which outlines requirements related to Fire Apparatus Access Roads. Fire Code Appendix D is attached to this RFP as **Attachment F**.

Purchaser Eligibility Guidelines

The purchaser shall conform to the Purchaser Eligibility Requirements, as prescribed by Chapter 21-16 of the City Code. See Attachment G.

Section 5 – Proposal Submission Requirements

The proposals being submitted must demonstrate a well-planned and detailed development, with high quality and appropriate design concept relying on the information in the attached documents, and the proven financial strength to undertake the project. The City reserves the right to reject any proposals submitted without the minimum requirements listed below.

The minimum items that must be submitted for consideration for the purchase and development of the Site are:

A. Attachment A - Proposal Submission Cover Sheet:

Please complete the attached form found in **Attachment A** to this RFP. Submit the form as the coversheet to your proposal.

B. Summary of Overall Proposal

1. Narrative summarizing the overall project/proposal including the need/demand for the proposed use(s), key benefits (public and private) of the proposal and project development costs;
2. Vision statement describing the general development program, architectural style, exterior materials, etc.; and
3. Statement as to how/why the proposed development is the highest and best use of the Site.

C. Project Development Plan

1. Design concept/rendered drawings and elevations — minimum concept drawings to include:
 - Site plan including how the proposed building(s) will be oriented on the Site, and showing building elements, landscaping, parking and access (vehicular and pedestrian);
 - Description of land use types, styles, and number of bedrooms/square footage proposed for each land use type; and
 - Infrastructure requirements.

Note: Detailed perspectives, renderings, 3D modeling and electronic presentations are not required; however, they may enhance understanding of the proposal.

2. A project narrative describing proposal for the Site:
 - Number of buildings to be developed on the Site, specifically the types of use for each building and number of residential units, commercial units, or whatever is proposed;
 - If proposing residential rental units, number of market rate and number of affordable units;
 - If proposing homeownership units, home purchase prices;
 - Anticipated rents per unit (residential) and/or rent per square footage (commercial/retail);
 - Square footage by proposed uses, number and, if applicable, size of housing units broken down by floor;
 - Describe your understanding of the relevant sections of the Rochester 2034 Comprehensive Plan and other relevant plans and how your design plays to these guidelines;
 - Key development components with an explanation of relevance for each component;
 - Proposed building materials; highlight any use of sustainable and/or environmentally sensitive construction methods and materials, innovative new technology to increase overall building sustainability, and efforts to maximize energy efficiency;
 - How the project responds to the environmental conditions and findings of the Site; and
 - Any unique and/or highlighted features and how these features will be beneficial.

3. Neighborhood Service Center Plans:

If the proposed development includes the parcels west of Laura Street, plans for a new southeast quadrant NSC must be submitted, and include proposed lease terms.

4. Access and Parking Demand:

Provide a preliminary analysis of the access and parking demand associated with the proposed development and how the demand will be met. Developers are encouraged to consider multiple solutions related to access such as walking, bicycling, ride-hailing, transit, car share and private automobile (parking).

5. Project schedule (proposed) including:

- Closing on property sale;
- Design;
- Anticipated permit approvals;
- Funding commitments based on the proposed funding sources;
- Construction start/completion; and
- Occupancy.

D. Project Costs and Funding

1. Provide cost estimates detailing land acquisition, hard costs and soft costs. Include all assumptions.

2. Use the attached standardized *Sources and Uses Form* for summarizing the sources of funds (including bank participation, owner equity, and any other sources that may be pursued) for both construction and permanent financing, and uses of the funds.

The standardized form will assist the selection committee in comparing proposals during the evaluation process.

3. List expected terms for the project financing by source, including loan amounts, interest rates, term length, and any special loan covenants/requirements.

4. The proposed financing arrangements must be verified by a letter from the financial source/institution indicating that the project has been reviewed and the source/institution is willing to favorably consider a loan application to finance the project.

5. Projects requiring subsidies should identify the other resources that may be sought, specifically noting the entity names and specific program (such as Monroe County Economic Development, New York State, the Federal Home Loan Bank, etc.).

6. Developers expecting to apply for Monroe County Economic Development assistance by way of a Payment In Lieu of Tax (PILOT) should note this in their proposal. Please see Available City Benefits in Section 4 of this RFP for additional details on available tax exemptions.

7. Provide a 10 year pro forma showing all revenues, expenses, debt service, rate of return and detailed assumptions (vacancy, rents by BR size or per sq. ft. for commercial/retail and if the latter is triple net, etc.).

E. Development Team & Development Experience

1. Provide a listing of, and an organization chart for the development team members, including the developer, project manager, construction manager, architects/engineers, management company, and marketing personnel;
2. Provide resumes of the principal participants involved in the project;
3. The proposals should include a summary of the experience of the project team, similar projects that the development team has been involved with and how that experience will be useful in undertaking the proposed project. A development team may be considered to best achieve a truly mixed-use development and meet the stated guidelines of this RFP;
4. Provide a list of all current projects and development commitments for the next 24 months; and
5. Submit a detailed history of all projects that have been completed in the last five (5) years with an emphasis on projects similar to those being proposed here.

F. Market Study or Analysis

Please provide a Market Study that supports any proposed use(s) and rents. If a market study is not available, please provide the following information:

1. Comparable properties that support proposed use(s) and rents, including year built, number of units and unit mix, square footage, rents per unit and per square foot, occupancy, and amenities;
2. Relevant demographic information; and
3. Nearby amenities that will support the proposed project.

G. Marketing plan

Please include a marketing plan that includes, at a minimum, the following items: Rent/lease marketing plan for all uses; Promotion schedule/phasing; Identification of targeted market sector/population that the project is intended to serve; A narrative describing how the project will be successfully marketed to reach the intended targeted market sector/population; Any applicable pre-sale marketing strategies; and Marketing team.

H. Issues and Concerns

The proposal should identify any issues or concerns in relation to the project. Any financial assistance requested from the public sector should be presented in detail.

I. Community Benefits and Public Purpose

1. During the construction of the project, the Developer will be expected to meet the City's goals for utilizing Minority and Women-owned Enterprise and Minority and Women Workforce participation as follows

The City's MWBE Goals are:

- Minority-owned Businesses (MBE) – 20%
- Women-owned Businesses (WBE) – 10%

The City's Workforce Participation Goals are:

- City Residents – 25% of current or new hires working on the project
- Minorities – 20% of current or new hires working on the project
- Women – 6.9% of current or new hires working on the project

Reporting for City MWBE and Workforce Participation occurs monthly. Developer must show capacity for collection and reporting participation data as well as capacity for recruiting and educating contractors,

subcontractors, and other project participants on the City's reporting requirements. The City's MWBE and Workforce forms are available upon request.

** At the City's discretion and depending on the development team's capacity, Developer may be required to utilize the services of a MWBE/Workforce consultant to fulfill and report on the above goals. **

2. Housing – Mixed-income projects that create a variety of housing options.
3. Job creation – If the proposed project includes commercial or retail space, describe the number and types of jobs anticipated to be created and how the new jobs will benefit city residents.

Final Note: The City reserves the right to reject any proposal submitted without the minimum items indicated above.

Section 6 – Evaluation and Selection Criteria

Each proposal will be evaluated based on the information submitted. A committee will be formed with members appointed from various City departments. Proposals received within the stated deadline and containing all required information will be evaluated using the following criteria:

- 1. Project Design, Conformance with RFP, Quality**
 - a) Conformance with the ideas, themes, and concepts detailed in RFP
 - b) Quality & appeal of design concept. The project design should be attractive and high-quality, and sensitive to the neighborhood's unique character.
 - c) Consistency with, and support of, the objectives and design strategies in the Rochester 2034 comprehensive plan, the Comprehensive Plan for the Beechwood and EMMA Neighborhoods, and other plans and reports.
 - d) Appropriateness of proposed use(s) & alignment with local community and context.
 - e) Demonstration of community support for proposal, including support letters.
 - f) Materials - use of sustainable and/or environmentally sensitive construction methods and quality materials. Additional consideration will be given to projects that use innovative new technology to increase overall building sustainability and efforts to maximize energy efficiency. Highly efficient, all-electric buildings with renewable energy and electric vehicle charging infrastructure will be viewed most favorably.
 - g) Provision to address new parking demand as a result of the proposed development
 - h) If the proposal includes the parcels west of Laura Street, plans for the Neighborhood Service Center and proposed lease terms should meet the stated needs of the NSC.

- 2. Financing and Market Feasibility**
 - a) Feasibility of financing plan, including budget, proforma, sources/uses
 - b) Realistic projections of costs, expenses, and project income
 - c) Demonstration of project financial feasibility and Proof of project funding/ ability to secure project funding
 - d) Proposal may include public funding, but higher consideration will be given to proposal that use less public subsidy
 - e) Compatibility with market/market demand in the neighborhood
 - f) Demonstration of potential for, and ability to attract, appropriate commercial and retail tenants (if applicable)

- 3. Development Team Experience and Capacity**
 - a) Track record on completion of similar projects in scope and size
 - b) Experience developing and managing projects of similar scope and size or larger
 - c) Development timeline; developer's ability to commence project within a year and complete it within a reasonable timeframe. If the project does not commence within a year of closing, the City has the right to retake title to the Property
 - d) Experience working with the public sector and/or on a public/private partnership

- 4. Community Benefit and Public Purpose**
 - a) Demonstration of community/neighborhood support, including support letters
 - b) Commitment to W/MBE goals
 - c) Commitment to Workforce goals
 - d) If proposing a development that includes housing, units should be affordable to households at a range of incomes. Inclusion of market rate units is preferred at this location.
 - e) Homeownership is a top City priority, and proposals that include owner-occupied units will be reviewed favorably. Projects might include condominiums or other homeownership models.

f) If the project is mixed-use or commercial/retail, it should offer jobs for city residents.

5. Offer Price

a) Purchase price shall be no lower than the appraised value indicated in Section 4 of this RFP.

Upon initial review of the submitted proposals, the evaluation team may choose to establish a short-list for subsequent interviews, and may require the submission of more detailed information related to the financial condition of the development company (company financial statements, personal financial statements, global real estate report, etc.). Any additional financial information provided will be confidential and not subject to the Freedom of Information Law. All RFP respondents will be notified if and when a short-list is established. The City reserves the right to accept or reject any and all submissions.

Section 7 – Offer to Negotiate and Request Refined Proposals

The Developer selected for consideration under this RFP will enter into a period of exclusive negotiations with the City of Rochester for up to 90 days. If the City and the Developer are able to reach an agreement on the development terms (purchase price, development programs, financing plan, and development schedule), the City will move forward with the public and legal processes to sell the parcel. If the City and the Developer are unable to reach an agreement, either party may withdraw from the project with no liabilities. The City may open discussion with other Developers at that time.

The City may request any additional information as it determines appropriate to select a Developer whose Proposal is best suited to this project. All Developers are responsible for the cost of preparing all information in response to this RFP and any additional information as requested by the City.

Section 8 – General Information

Restriction on Communication

News releases pertaining to this RFP or the services to which it is related will not be issued by an offeror/bidder/proposer or the selected offeror/bidder/proposer without the prior written approval of the City. In the event an offeror/bidder/proposer issues a news release pertaining to this RFP or the purposes to which it relates without the prior approval of the City, the offeror/bidder/proposer may be excluded from consideration.

Rights Reserved

- A. Only submissions that comply with all the objectives, provisions and requirements of this Request for Proposals (RFP) will be considered for review by the City of Rochester (City).
- B. The City reserves the right to independently investigate or request clarification of the contents of any proposal, including requesting that any prospective purchaser provide additional information, or make a presentation before the final selection is made.
- C. All materials submitted in response to this RFP become the property of the City, without obligation of the City to return such materials.
- D. All determinations of completeness of any submission and compliance with the objectives, provisions and requirements of this RFP, and the eligibility or qualification of any developer, shall be at the sole and absolute discretion of the City.
- E. Subsequent to the submission of the proposals, the City, in its sole and absolute discretion, may enter into parallel negotiations with two or more developers, may designate two or more developers for “short list” consideration, may request best and final offers and/or may conduct competitive proceedings with respect to the potential disposition of the property described in this RFP. This is not a competitive process; the City will assess proposals and select developers in its sole and absolute discretion.
- F. The City of Rochester may waive any of the provisions, requirements, terms and conditions of this RFP.
- G. The City reserves the right to cancel or reissue the RFP at its sole discretion and that the City shall have no liability for any costs incurred in preparing a proposal.
- H. The City reserves the right to issue an addendum should it become necessary to revise any section of this RFP, provide additional information necessary to adequately interpret provisions and requirements of this RFP, or respond to written inquiries concerning the RFP.
- I. The City reserves the right at its sole discretion to accept or reject any and all proposals received as a result of this RFP, to waive minor irregularities, to withdraw from the sale of the property, to elect not to proceed with the process set forth in this RFP, and to conduct discussions with all responsible respondents, in any manner necessary, to serve the best interest of the City of Rochester.
- J. The City has no obligation to discuss its reasons for selecting, accepting or rejecting any proposals with any proposers or representatives of said proposers.

- K. The City shall not be liable for any costs or expenses (including but not limited to the foregoing costs and expenses of legal counsel) incurred by any proposer in responding to this Request.
- L. All costs and expenses incurred by each proposer in connection with this RFP will be borne by the proposer, including without limiting the foregoing, all costs and expenses in connection with: surveys, reports, plans, designs, schematics, studies, research and any other due diligence work; preparation of each proposal; advice and representation of legal counsel responding to this RFP.
- M. The City reserves the right to withdraw from, or lease any or all of the properties for which the City has made a public request for Proposals at any time prior to approval by Rochester City Council.
- N. Proposals shall be accepted from principals only. No brokerage fees, finder's fees, commissions or other compensation will be payable by the City in connection with selection of a developer.
- O. Should it become necessary to review any part of this RFP, provide additional information necessary to adequately interpret provisions and requirements of this RFP, or respond to written inquiries concerning this RFP, the City reserves the right to issue Addenda to the RFP and post it to the City website (<http://www.cityofrochester.gov>) – it is the responsibility of all interested parties to regularly check the City website for any Addenda. The City reserves the right to extend the Submission Deadline by a reasonable time.
- P. The City of Rochester has the right in its sole and absolute discretion to reject any and all proposals, to accept any proposal and to elect not to proceed with the process set forth in this Request for Proposals.

East Main Street & Laura Street – Proposal Submission Checklist

Attachment A – Proposal Submission Coversheet

Please use this form only & include it with your proposal submission

Developer Information

Developer's Name:	
Address:	
City, State & Zip:	
Contact Person (Name, Title):	
Telephone Number:	
Email Address:	
Federal Taxpayer I.D. No.:	

Proposed Parcels & Offer Price

Parcels Proposed for Development (Check One)			
Option 1: All Parcels		Option 2: Parcels west of Laura St	
Option 3: Parcels east of Laura St		Other	
Price Offered for Property: _____			

Proposed Uses (Check all that apply)

Residential		Commercial		Other _____	
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Proposed Unit & Rent Mix (If Mixed-Use/Residential)

Unit Size	60% AMI		80% AMI		Market Rate		Total
	Max Rent	# Units	Max Rent	# Units	Rent	# Units	
Studio	\$1,019		\$1,359		>\$1,359		
1	\$1,091		\$1,456		>\$1,456		
2	\$1,310		\$1,746		>\$1,746		
3	\$1,455		\$1,940		>\$1,940		
Total							

*Max rent includes rent plus utilities. 2024 rent limits.

Commercial and Other Uses

	No. of Units	Square Footage	Rent / Sq. Ft.
Retail			
Restaurant			
Office			
Parking spaces			
Amenities			

Affirmations (Check to confirm understanding if applicable)

Projected total development cost realistically accounts for all aspects of the proposed development.		I understand the City's MWBE and workforce requirements and will adhere to them if selected.	
If Project does not commence in a reasonable timeframe, the City has the right to retake title to the property.		Affordable units for 60% AMI households are included if residential units are proposed.	

Attachment B - Standardized Sources and Uses

USES OF FUNDS

PROJECT: _____

<u>USE</u>	<u>ESTIMATED COST</u>	<u>NOTES</u>
Property Acquisition		
Professional Fees (Arch., Legal, Eng., etc.)		
Site Work/Mobilization/Staging		
Construction Costs		
FF&E/Finishes		
Financing Fees/Carrying Costs/Closing Costs		
Contingency		
Other:		
Other:		
Other:		
<u>TOTAL</u>		

Additional Comments:

CONSTRUCTION SOURCES OF DEVELOPMENT FUNDS

PROJECT: _____

<u>TYPE</u>	<u>SOURCE</u>	<u>AMOUNT</u>	<u>TERMS (Term, Interest Rate)</u>	<u>NOTES</u>
Cash Equity				
Const. Loan				
Other				
Other				
Other				
Other				
Other				
TOTAL				

Additional Comments:

PERMANENT SOURCES OF DEVELOPMENT FUNDS

PROJECT: _____

<u>TYPE</u>	<u>SOURCE</u>	<u>AMOUNT</u>	<u>TERMS (Term, Interest Rate)</u>	<u>NOTES</u>
Cash Equity				
Bank Loan				
Other				
Other				
Other				
Other				
Other				
TOTAL				

Additional Comments:

Attachment C – Tax Maps



Attachment C – Tax Maps (Continued)



Attachment D – Site Environmental Background

EAST MAIN STREET AND LAURA STREET SITES – PHASE II ENVIRONMENTAL SITE ASSESSMENTS

Recognized Environmental Conditions (RECs) or controlled RECs (CRECs), identified in the Phase I ESAs, are detailed in the following:

1-5 Laura Street

- REC for Historical Use of West Adjacent Property – The west adjacent property is a listed New York State Department of Environmental Conservation (NYSDEC) Environmental Restoration Program (ERP) Site #B00129. According to documentation obtained from the NYSDEC, the property was formerly utilized as a gasoline filling station from before 1928 to at least 1993. Historic use of this facility as an automobile service facility and filling station resulted in petroleum contamination at the property. Confirmatory sampling indicated petroleum impacts remained on the property. Remediation was completed at the site in 2018, and a Certificate of Completion was granted for the site by NYSDEC in February 2019. The site is subject to an environmental easement, a Site Management Plan (SMP), and other institutional controls and engineering controls (ICs/ECs).

2 Laura Street

- REC for Former Dwelling Footprint – A former dwelling at the Site was demolished in 2013, and likely contained a basement or crawlspace. The source, composition, environmental and geotechnical quality of the backfill material used to fill in the basement or crawlspace is unknown. The property card for the dwelling indicated it was heated with fuel oil. Although the oil was likely contained in a basement above ground storage tank (AST), it is possible it was contained in an underground storage tank (UST). The condition of the former tank was not documented and it is unknown if the tank was removed.
- REC for Historic Use of South Adjacent Property – The south adjacent property, addressed as 1240 East Main Street, was formerly utilized as a residential property; former dwellings at the Site were demolished in 1953 and 2013, and likely contained a basement or crawlspace. The source, composition, and environmental and geotechnical quality of the backfill material used to fill in the basement or crawlspaces is unknown.
- REC for Historic Use of South Adjacent Property, Industrial Use - The south adjacent property, addressed as 1237-1261 East Main Street, has been utilized as Fedder Industrial Park since at least 1976 (approximately 42 years). The industrial park has included various commercial and industrial tenants including machine shops, print shops, laminating shops, woodworking, and finishing, and plating operations. Such operations are typically known to incorporate various solvents and petroleum products in their operations. Although Phase II ESAs have been performed at the south adjacent property associated with “closed” Spill #1006197 above, no information has been obtained to date regarding sampling locations or laboratory analytical results associated with the Phase II ESAs.

4-6 Laura Street

- No RECs or CRECs identified.

7-9 Laura Street

- REC for Heating Oil – According to municipal information obtained, the Site Building was heated with fuel oil.
- REC for Historical Use of West Adjacent Property – The west adjacent property is a listed NYSDEC ERP Site #B00129. According to documentation obtained from the NYSDEC, the property was formerly utilized as a gasoline filling station from before 1928 to at least 1993. Historic use of this facility as an automobile service facility and filling station resulted in petroleum contamination at the property. Confirmatory sampling indicated petroleum impacts remained on the property. Remediation was completed at the site in 2018, and a Certificate of Completion was granted for the site by NYSDEC in February 2019. The site is subject to an environmental easement, a SMP, and other ICs/ECs.

8-8.5 Laura Street

- REC for Heating Oil – According to information obtained from the Landmax Database, Inc. website, the Site Building is heated with fuel oil.

10 Laura Street

- No RECs or CRECs identified.

11-15 Laura Street

- REC for Historical Use of West Adjacent Property – The west adjacent property is a listed NYSDEC ERP Site #B00129. According to documentation obtained from the NYSDEC, the property was formerly utilized as a gasoline filling station from before 1928 to at least 1993. Historic use of this facility as an automobile service facility and filling station resulted in petroleum contamination at the property. Confirmatory sampling indicated petroleum impacts remained on the property. Remediation was completed at the site in 2018, and a Certificate of Completion was granted for the site by NYSDEC in February 2019. The site is subject to an environmental easement, a SMP, and other ICs/ECs.

1214-1216 East Main Street

- REC for Historical Use of West Adjacent Property – The west adjacent property is a listed NYSDEC ERP Site #B00129. According to documentation obtained from the NYSDEC, the property was formerly utilized as a gasoline filling station from before 1928 to at least 1993. Historic use of this facility as an automobile service facility and filling station resulted in petroleum contamination at the property. Confirmatory sampling indicated petroleum impacts remained on the property. Remediation was completed at the site in 2018, and a Certificate of

Completion was granted for the site by NYSDEC in February 2019. The site is subject to an environmental easement, a SMP, and other ICs/ECs.

- REC for Former Dwelling Footprint – A former dwelling at the Site was demolished in 2016, and likely contained a basement or crawlspace. The source, composition and the environmental and geotechnical quality of the backfill material used to fill in the basement or crawlspace is unknown.
- REC for Historic Use of South Adjacent Property – The south adjacent property, addressed as 1185-1223 East Main Street, has been utilized for various industrial and commercial purposes. Businesses included Rochester Fireworks manufacturing from at least 1892 until at least 1912, Unit Parts Rochester Corporation auto parts, with two (2) underground storage tanks (USTs), from at least 1939 until at least 1954, and a bus garage from at least 1981 until present day.
- CREC for Soil Vapor Intrusion – The west adjacent property is a listed NYSDEC ERP Site #B00129. According to documentation obtained from the NYSDEC, the property was formerly utilized as a gasoline filling station from before 1928 to at least 1993. Historic use of this facility as an automobile service facility and filling station resulted in petroleum contamination at the property. Confirmatory sampling indicated petroleum impacts remained on the property. The property investigation, completed under the ERP, identified widespread petroleum contamination across the property, with limited migration onto adjacent parcels to the north and east. Soil vapor samples were collected from the Site to evaluate impacts associated with the ERP Site. A Sub-Slab Vapor Depressurization System (SSDS) was installed at 1214-1216 E. Main St. to mitigate potential vapor intrusion into the building. Based on a Site Management Plan for the west adjacent property, soil vapor samples are required to be taken as part of pre-design for a future SSDS at the Site, for mitigation of potential vapor intrusion into future building(s) and to be taken after such system is installed to demonstrate compliance and confirmation of the active SSDS. These activities are to be coordinated with NYSDEC.

1222 East Main Street

- REC for Former Dwelling Footprint – A former dwelling at the Site was demolished in 2001, and likely contained a basement or crawlspace. The source, composition, and the environmental and geotechnical quality of the backfill material used to fill in the basement or crawlspace is unknown.
- REC for Historic Use of Adjacent Properties – The south adjacent property, addressed as 1233 East Main Street, has been utilized for various industrial and commercial purposes. Businesses included Harper Method, Inc. (toilet preparations) from at least 1930 until at least 1967, IPS MacDonald Printing, Inc., from at least 1972 until at least 1992, and Tom & Paul's Tire Trax Inc. (waste tire storage dealer) from at least 2007 until present day. Additionally, the south adjacent property, addressed as 1185-1223 East Main Street, has been utilized for various industrial and commercial purposes including Rochester Fireworks manufacturer from at least 1892 until at least 1912, Unit Parts Rochester Corporation auto parts, including two USTs, from at least 1939 until at least 1954, and a bus garage from at least 1981 until present day.

1228-1230 East Main Street

- REC for Historic Use of Various Southern Adjacent Properties - The south adjacent property, addressed as 1233 East Main Street, has been utilized for various industrial and commercial purposes. Businesses included Harper Method Inc., (toilet preparations) from at least 1930 until at least 1967, IPS MacDonald Printing Company Inc. from at least 1972 until at least 1992, and by Tom & Paul's Tire Trax Inc. (waste tire storage dealer) from at least 2007 until present day. In addition, the southeast adjacent property, addressed as 1237-1261 East Main Street, has been utilized as Fedder Industrial Park since at least 1976 (approximately 42 years). The industrial park has included various commercial and industrial tenants including machine shops, print shops, laminating shops, woodworking, and finishing, and plating operations. Such operations typically incorporate various solvents and petroleum products in their operations. Although Phase II ESAs have been performed at the southeast adjacent property associated with "closed" Spill #1006197 above, no information has been obtained to date regarding sampling locations or laboratory analytical results associated with the Phase II ESAs.

1240 East Main Street

- REC for Former Dwelling Footprint – Former dwellings at the Site were demolished in 1953 and 2013, and likely contained a basement or crawlspace. The source, composition, and environmental and geotechnical quality of the backfill material used to fill in the basements or crawlspaces is unknown.
- REC for South Adjacent Property, Industrial Use - The south adjacent property, addressed as 1237-1261 East Main Street, has been utilized as Fedder Industrial Park since at least 1976 (approximately 42 years). The industrial park has included various commercial and industrial tenants including machine shops, print shops, laminating shops, woodworking, and finishing, and plating operations. Such operations are typically known to incorporate various solvents and petroleum products in their operations. Although Phase II ESAs have been performed at the south adjacent property associated with "closed" Spill #1006197 above, no information has been obtained to date regarding sampling locations or laboratory analytical results associated with the Phase II ESAs.
- REC for Southwest Adjacent Property – The southwest adjacent property, addressed as 1233 East Main Street, has been utilized for various industrial and commercial purposes from at least 1930 until at least 1967, again from at least 1972 until at least 1992, and again from at least 2007 until present day.

1252 East Main Street

- REC for Former Dwelling Footprint - A former dwelling at the Site was demolished in 2016, and likely contained a basement or crawlspace. The source, composition and the environmental and geotechnical quality of the backfill material used to fill in the basement or crawlspace is unknown.
- REC for South Adjacent Property, Industrial Use - The south adjacent property, addressed as 1237-1261 East Main Street, has been utilized as Fedder Industrial Park since at least 1976

(approximately 42 years). The industrial park has included various commercial and industrial tenants including machine shops, print shops, laminating shops, woodworking, and finishing, and plating operations. Such operations are typically known to incorporate various solvents and petroleum products in their operations. Although Phase II ESAs have been performed at the south adjacent property associated with “closed” Spill #1006197 above, no information has been obtained to date regarding sampling locations or laboratory analytical results associated with the Phase II ESAs.

EAST MAIN STREET AND LAURA STREET SITES – PHASE II ENVIRONMENTAL SITE ASSESSMENTS

A comprehensive Phase II ESA was completed across the E. Main Street and Laura Street sites in **April 2019**. The Phase II ESA included the following properties: 1-5, 2, 7-9, 8-8.5 Laura Street and 1200, 1214-1216, 1222, 1228-1230, 1240, 1244-1246, 1252 East Main Street.

This Phase II ESA drew the following environmental conclusions:

- Fill materials were encountered in each test pit and soil boring advanced during the Phase II ESA. These fill materials will likely require removal from certain areas of the Site in order to support buildings and/or pavement. The removal of fill materials will require management in accordance with NYSDEC Part 360 regulations. In the event that fill materials cannot be re-worked on-Site due to site constraints, off-Site reuse would require a Beneficial Use Determination (approved by NYSDEC) or would require off-Site disposal at an approved landfill.
- No VOCs were detected above NYCRR Part 375 Unrestricted Use SCOs in any of the soil samples collected.
- SVOCs were detected in each of the four (4) surface soil samples; however only benzo(b)fluoranthene was detected at one location at a concentration above its respective NYCRR Part 375 Unrestricted Use SCO.
- Lead, mercury, and zinc were detected in surface soil samples above their respective NYCRR Part 375 Unrestricted Use SCOs.

The Phase II ESA included a Pre-Development Geotechnical Assessment Report performed by Foundation Design, P.C. (Foundation Design). The geotechnical assessment report drew the following geotechnical conclusions:

- Any new building was recommended to be constructed within the 1214-1216, 1222, and 1228-1230 East Main Street parcels and that should a building extend into Laura Street, deeper utility lines may require addressing.
- Future development should plan to remove in-place fill material and buried topsoil from proposed building footprints. These areas would require backfill/compaction with appropriate stone (e.g. crusher run). Foundation Design indicated that consideration could be given to utilizing the stone backfill placed in the remedial excavation identified as Area 4 at 1200 East Main and if this is utilized, the resulting void could be a location for placement of fill materials.

- It should be noted that no stone backfill was placed in the remedial excavation during remedial activities, per the 1200 East Main Street Final Engineering Report (FER) dated June 2017. Area 4 was backfilled with unimpaired surface soils from the site and approved imported material from a City of Rochester soil stockpile located at 1315 S. Plymouth Avenue.
- No material shall be exported from the 1200 E. Main Street parcel to be used in other locations on the site unless an approved Beneficial Use Determination (BUD) has been granted by the NYSDEC. In the event that material must be removed from the 1200 E. Main Street site, it shall be handled and disposed of in accordance with the Site Management Plan and NYSDEC DER-10 requirements. Likewise, any material imported to the 1200 E. Main Street site shall meet the requirements of DER-10, Section 5.4(e)(5) for exempt materials, or be analyzed in accordance with DER-10 requirements.
- Subsequent to removal/replacement of fill material, spread footing foundations systems with a slab on grade are feasible.
- A Site Classification of C (Very Dense Soil Profile) was recommended for the seismic design criteria.
- Future pavement areas were recommended to have the contractor rework and re-compact at least the upper 18-inches of in-place fill material with proof rolling observed by the Geotechnical Engineer. In addition, a geogrid was recommended to be placed on the subgrade prior to placing subbase. A slope of at least 2.0 percent was recommended to facilitate water flow to the stormwater system. Concrete pavements were recommended in loading dock and/or dumpster areas.
- Green infrastructure design (e.g. permeable pavement, rain gardens, infiltration chambers) should include infiltration tests to assess the rate infiltration.

A comprehensive Phase II ESA was completed across the E. Main Street and Laura Street sites in **March 2020**. The Phase II ESA included the following properties: 1-5, 4-6, 8-8.5, 10, 11-15 Laura Street and 1214-1216, 1222, 1228-1230, and 1252 East Main Street.

This Phase II ESA drew the following environmental conclusions:

- Fill materials were encountered in each test pit and soil boring advanced during the Phase II ESA. These fill materials due to geotechnical considerations will likely require removal from certain areas of the Site in order to support buildings. The fill materials will require management in accordance with NYSDEC Part 360 regulations. In the event that fill materials cannot be re-worked on-Site due to site constraints, off-Site reuse would require a Beneficial Use Determination (approved by NYSDEC) or would require off-Site disposal at an approved landfill.
- No VOCs were detected above NYCRR Part 375 Unrestricted Use SCOs in any of the soil samples collected.

- SVOCs above NYCRR Part 375 Unrestricted Use SCOs was restricted to the top 2-feet of soil across the properties evaluated.
- Lead, mercury, zinc, and copper were detected above their respective NYCRR Part 375 Unrestricted Use SCOs. Barium was detected above its NYCRR Part 375 Commercial Use SCO in surface soil sample SS-07 and as such, this soil is recommended for reuse beneath 1-ft. of clean material or beneath a hardscape (e.g., asphalt pavement).
- No compounds were detected above the NYCRR Part 703 Groundwater Quality Standards. Acetone and tetrachloroethene (PCE) were the only compounds detected above their laboratory method detection limits (MDLs).

Additionally, this Phase II ESA included a Geotechnical Engineering Investigation report from Ravi Engineering & Land Surveying, P.C. (Ravi). The geotechnical investigation report drew the following geotechnical conclusions:

- Installation of pavement, slab-on-grade structures, and footings is feasible on-Site following removal of fill materials that are present on the Site. Complete removal of existing fill materials was recommended to optimize long-term performance.

Fill materials were observed from 0- to 6-feet during boring installation. The report states that the depth of random fill may in places be as great as 12-feet BGS or more.

Attachment E – City of Rochester *Permit Controls for Environmental Conditions*



Properties that may have residual contamination are flagged to notify property owners in order to protect their health and the environment. By limiting or restricting activities on the property, the potential for exposure to residual contamination is minimized, protecting the construction workers, future building occupants and community.

FOR MORE INFORMATION:
www.cityofrochester.gov/EICproperties

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Department of Environmental Services
Division of Environmental Quality
30 Church St., Rm. 300B
Rochester, NY 14614
585-428-6855

Jane MH Forbes
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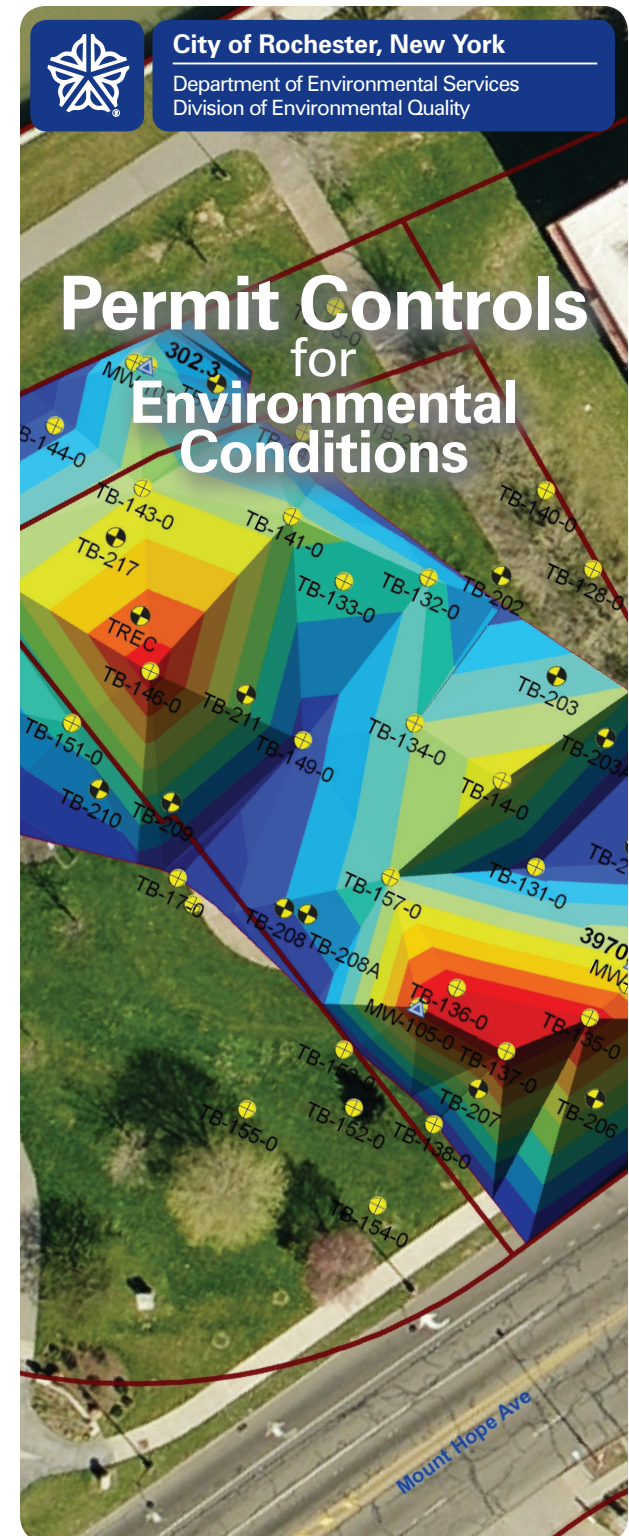
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Questions? Call 311 • www.cityofrochester.gov
Outside the City call 428-5990

Believe.

 **City of Rochester, NY**
Lovely A. Warren, Mayor
Rochester City Council





Pre-remediation



Cleanup



Redevelopment

Background

The City of Rochester uses a permit control tool on some properties which have undergone environmental cleanups. At these properties, cleanup systems and some contaminants may remain in the ground after cleanup projects have been completed.

The City's permit control tool, sometimes referred to as an environmental "institutional control," begins with a warning "flag" on the City's computerized building information system. This system is used by the City's Building and Zoning office when an individual applies for a permit or submits a site plan for review.

The warning flag prohibits the issuance of a permit until a preliminary environmental review is completed. The environmental review ensures that the applicant is made aware of the environmental conditions at the property before site work begins.

If a proposed permit activity could disturb contaminated soil or groundwater or might damage a cleanup system, the City provides the permit applicant with existing environmental reports and guidance documents for the property. In some cases, the City refers the application to the New York State Department of Environmental Conservation (NYSDEC) for its review before approving the permit.

Activities at flagged properties requiring permits include new construction, alterations, fences, plumbing work and demolition.

Quick Facts about Environmentally Flagged Properties

What are they?

Flagged properties are parcels currently or formerly owned by the City of Rochester where environmental cleanups have been started or completed, but where precautions are needed to prevent the disturbance of remaining subsurface contamination or the disruption of cleanup systems. Flagged properties now also include environmental easements under New York State Brownfield Cleanup Program (NYSBCP).

Where are they?

There are numerous flagged properties located throughout the City. A list of these properties is available at www.cityofrochester.gov/EICproperties along with links to the associated environmental management plans and environmental easements where applicable.

When does it matter?

Flagged properties are subject to an environmental review during the permit application process or site plan review. This determines if the proposed work or proposed change in work could result in disturbance or release of contamination or damage cleanup systems that may be installed on the property.

Who is affected?

Property owners, contractors and developers applying for permits to construct, demolish or change the use of a flagged property. Permit applicants may be required to obtain NYSDEC approval prior to permit issuance or site plan approval.

How does it work?

When a permit application is made for a flagged property:

- An initial review is performed by the City permit and environmental staff to determine if the proposed site plan or permit activity could cause an environmental issue.
- If a potential issue is identified, environmental staff will discuss the issue(s) with the permit applicant and provide guidance documents regarding the contamination at the property.
- The permit application uses the guidance documents to assist with the management of potentially contaminated materials that may be distributed during the construction process.
- In some cases, a site-specific plan must be submitted to the NYSDEC for review. Upon NYSDEC approval, the permit application process continues.

Are site specific plans and NYSDEC approvals required for all permits?

Many permit activities not involving excavation or intrusive work do not require plans and NYSDEC approval. Call the City's Division of Environmental Quality (585-428-6855) before coming to City Hall to see if your property is flagged and if special plans and approvals will be required.

APPENDIX D

FIRE APPARATUS ACCESS ROADS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION D101
GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

SECTION D102
REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

SECTION D103
MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as *approved* by the fire chief.

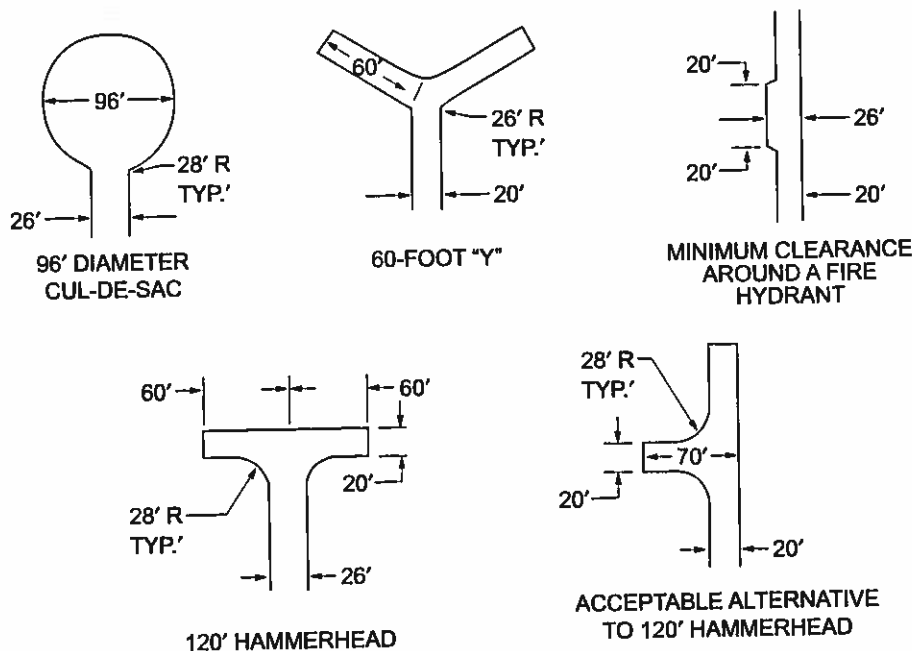
D103.3 Turning radius. The minimum turning radius shall be determined by the *fire code official*.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

TABLE D103.4
REQUIREMENTS FOR DEAD-END
FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

For SI: 1 foot = 304.8 mm.



For SI: 1 foot = 304.8 mm.

FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Where a single gate is provided, the gate width shall be not less than 20 feet (6096 mm). Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 12 feet (3658 mm).
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Methods of locking shall be submitted for approval by the fire code official.
7. Electric gate operators, where provided, shall be listed in accordance with UL 325.
8. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

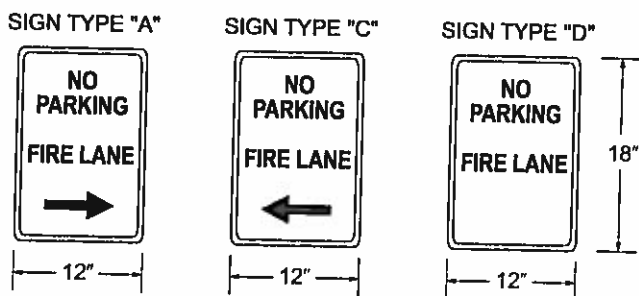


FIGURE D103.6
FIRE LANE SIGNS

D103.6.1 Roads 20 to 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

D103.6.2 Roads more than 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on one

side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).

**SECTION D104
COMMERCIAL AND INDUSTRIAL DEVELOPMENTS**

D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have at least two means of fire apparatus access for each structure.

D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet (5760 m²) shall be provided with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet (11 520 m²) that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

**SECTION D105
AERIAL FIRE APPARATUS ACCESS ROADS**

D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

SECTION D106 MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 *dwelling units* shall be equipped throughout with two separate and *approved* fire apparatus access roads.

Exception: Projects having up to 200 *dwelling units* may have a single *approved* fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with *approved automatic sprinkler systems* installed in accordance with Section 903.3.1.1 or 903.3.1.2.

D106.2 Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 *dwelling units* shall be provided with two separate and *approved* fire apparatus access roads regardless of whether they are equipped with an *approved automatic sprinkler system*.

D106.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

SECTION D107 ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads.

Exceptions:

1. Where there are more than 30 *dwelling units* on a single public or private fire apparatus access road and all *dwelling units* are equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the *International Fire Code*, access from two directions shall not be required.
2. The number of *dwelling units* on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the *fire code official*.

D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

SECTION D108 REFERENCED STANDARDS

ASTM	F 2200—13	Standard Specification for Automated Vehicular Gate Construction	D103.5
ICC	IFC—15	International Fire Code	D101.1, D107.1
UL	325—02	Door, Drapery, Gate, Louver, and Window Operators and Systems, with Revisions through June 2013	D103.5

Attachment G – Purchaser Eligibility Requirements

Chapter 21. Real Estate

§ 21-16. Eligibility of purchasers.

- A. The City Council hereby deems it to be in the best interest of the City to sell real property to purchasers who will be responsible property owners, and to that end the Department of Neighborhood and Business Development shall review City records to determine whether or not potential purchasers have been the subject of tax foreclosure proceedings, owe property taxes on other real property within the City of Rochester, have been the subject of a cancellation of sale by the City of Rochester or own other property within the City of Rochester that is in violation of City codes.

[Amended 6-16-2009 by Ord. No. 2009-179]

- B. Purchasers who have engaged in fraudulent activity in connection with the sale of a City-owned property, who have lost real property through tax foreclosure proceedings within the previous five years, who own property within the City of Rochester for which taxes are not current, who have had a sale cancelled by the City of Rochester within the previous three years, who have been held in contempt of a court order for failure to abate code violations within the previous five years or who have unsatisfied judgments in the Municipal Code Violations Bureau within the previous five years shall be ineligible to purchase property from the City. Purchasers who own property within the City of Rochester that is in violation of City codes shall be deemed ineligible to purchase property from the City unless the violation(s) are on property that is part of construction, rehabilitation or development projects, or is undergoing periodic certificate of occupancy renewal, and it is established by the Department of Neighborhood and Business Development that the purchaser is making satisfactory progress toward the abatement of said violations. Where the purchaser is not an individual, these provisions shall also apply to officers, principals and related businesses or associations. Such provisions shall not apply to purchasers of unbuildable vacant land.

[Amended 5-16-2006 by Ord. No. 2006-94; 1-16-2007 by Ord. No. 2007-4; 8-21-2012 by Ord. No. 2012-326]

Attachment H – City of Rochester 2024 Income and Rent Guidelines for Affordable Housing Units

2024

Income and Rent Limits - City of Rochester

<u>Family Size</u>	<u>30% Income Limits</u>	<u>50% Income Limits</u>	<u>60% Income Limits</u>	<u>65% Income Limits</u>	<u>80% Income Limits</u>	<u>90% Income Limits</u>	<u>100% Income Limits</u>	<u>115% Income Limits</u>	<u>120% Income Limits</u>
1 Person	\$20,400	\$33,950	\$40,740	\$44,135	\$54,350	\$61,110	\$67,900	\$78,085	\$81,500
2 Person	\$23,300	\$38,800	\$46,560	\$50,440	\$62,100	\$69,840	\$77,600	\$89,240	\$93,100
3 Person	\$26,200	\$43,650	\$52,380	\$56,745	\$69,850	\$78,570	\$87,300	\$100,395	\$104,750
4 Person	\$29,100	\$48,500	\$58,200	\$63,050	\$77,600	\$87,300	\$97,000	\$111,550	\$116,400
5 Person	\$31,450	\$52,400	\$62,880	\$68,094	\$83,850	\$94,284	\$104,760	\$120,474	\$125,700
6 Person	\$33,800	\$56,300	\$67,560	\$73,138	\$90,050	\$101,268	\$112,520	\$129,398	\$135,000
7 Person	\$36,100	\$60,150	\$72,180	\$78,182	\$96,250	\$108,252	\$120,280	\$138,322	\$144,350
8 Person	\$38,450	\$64,050	\$76,860	\$83,226	\$102,450	\$115,236	\$128,040	\$147,246	\$153,650

<u>Bedroom Size</u>	<u>30% Gross Rent Limits</u>	<u>50% Gross Rent Limits</u>	<u>60% Gross Rent Limits</u>	<u>65% Gross Rent Limits</u>	<u>80% Gross Rent Limits</u>	<u>90% Gross Rent Limits</u>	<u>100% Gross Rent Limits</u>	<u>115% Gross Rent Limits</u>	<u>120% Gross Rent Limits</u>
Efficiency	\$510	\$849	\$1,019	\$1,103	\$1,359	\$1,528	\$1,698	\$1,952	\$2,038
1 Bedroom	\$546	\$909	\$1,091	\$1,182	\$1,456	\$1,637	\$1,819	\$2,092	\$2,183
2 Bedrooms	\$655	\$1,091	\$1,310	\$1,419	\$1,746	\$1,964	\$2,183	\$2,510	\$2,619
3 Bedrooms	\$728	\$1,213	\$1,455	\$1,576	\$1,940	\$2,183	\$2,425	\$2,789	\$2,910
4 Bedrooms	\$786	\$1,310	\$1,572	\$1,702	\$2,096	\$2,357	\$2,619	\$3,012	\$3,143
5 Bedrooms	\$845	\$1,408	\$1,689	\$1,828	\$2,251	\$2,532	\$2,813	\$3,235	\$3,375

The maximum monthly rent levels must be reduced by utility allowances for utilities and services (excluding telephone) if the tenants in the City-assisted units are paying for utilities and services. The Developer must ensure that the rents do not exceed the maximum rent levels minus the monthly allowances for utilities and services as set on annual basis by the Rochester Housing Authority.