

# Unique Development Opportunity in Springfield Massachusetts!

## Temple Beth El Property

979 Dickinson Street  
Springfield MA

Request For Development Proposals

### Property Information

Temple Beth El of Springfield, MA is seeking qualified real estate developers to submit proposals to purchase or ground lease all or part of its property including all of the land and building. This is a newly entitled multi-family development opportunity.

While open to all development ideas, leadership is most receptive to a proposal that envisions a residential development that enables them to maintain its essential worship facilities in an exclusive or on a shared basis. Temple Beth El is open to all development options that align with their key objectives and is not limited to those suggested here.

This unique opportunity allows for creative development solutions which create needed housing for the greater Springfield community and maintains the character of the neighborhood.

### Property Highlights

#### LAND

- Approximately 14.12 acres
- Main 10.82 acre section zoned for Multifamily
- Adjacent to Forest Park on edge of Longmeadow MA
- Extensive parking capacity

#### BUILDING

- 61,509 sf includes classrooms, offices, meeting facilities, commercial kitchen, and temple sanctuary.



**Jim Reardon**

o:860-508-2192

e:[jreardon@splotkin.com](mailto:jreardon@splotkin.com)



**David Wolos**

o:413-439-5757

e:[dwolos@splotkin.com](mailto:dwolos@splotkin.com)



# Location Advantages

## Housing Need & Market Fundamentals

- Springfield is designated a Massachusetts Housing Choice Community, creating a favorable permitting and incentive environment for new residential development
- Western Massachusetts multifamily vacancy rates remain at historic lows, with limited new supply entering the Forest Park submarket
- Significant unmet demand from healthcare workers, educators, and young professionals priced out of Longmeadow and other suburban communities
- State and federal affordable housing tax credits (LIHTC) may be available, improving project economics for mixed-income concepts
- No comparable large-parcel residential development opportunity exists in this submarket — 14.12 acres in an established neighborhood is genuinely rare

## Highway & Transportation Access

- I-91 on-ramp within ~1.5 miles — direct access to Hartford (25 min), New Haven, and Boston (90 min)
- I-291 connector within ~2 miles — east-west access across the Pioneer Valley
- Springfield Union Station (~4 mi) — Amtrak service and Peter Pan bus connecting to Boston South Station and New York Penn Station
- Bradley International Airport (BDL) ~20 minutes south via I-91 — serving the entire Hartford-Springfield corridor



**Jim Reardon**

o:860-508-2192

e:[jreardon@splotkin.com.com](mailto:jreardon@splotkin.com.com)



**David Wolos**

o:413-439-5757

e:[dwolos@splotkin.com.com](mailto:dwolos@splotkin.com.com)



## Location Advantages

### Forest Park Neighborhood

- Direct adjacency to Forest Park — 1,700+ acres, one of the largest urban parks in New England.
- Established, stable residential neighborhood with strong owner-occupancy rates.
- Proximity to Longmeadow town line offers suburban character with urban convenience

### Points of Interest & Quality of Life

- MGM Springfield (~4 mi) — casino, hotel, dining and live entertainment complex; significant local economic driver
- Springfield Museums Quadrangle (~4 mi) — Dr. Seuss Museum, Science Museum, Fine Arts and History museums
- Forest Park Zoo, tennis courts, swimming, skating rink and miles of walking trails immediately adjacent
- Neighboring Longmeadow offers top-rated restaurants, retail, and services within minutes

### Higher Education

- Springfield College (~3 mi) and American International College (~3.5 mi) — faculty, staff, and graduate students represent strong rental demand
- University of Massachusetts Amherst (~25 mi) adds regional academic workforce draw.

## Location Advantages

### Healthcare & Employment Anchors

- Baystate Medical Center (~4.5 mi) — western Massachusetts' largest employer and Level I Trauma Center; thousands of healthcare workers in need of quality housing
- Mercy Medical Center / Trinity Health (~4 mi) — additional major healthcare employer
- Combined hospital employment base creates a built-in renter pool of medical professionals and staff.
- MassMutual Financial Group — global Fortune 500 insurance and financial services company headquartered in Springfield; one of the region's largest and most prestigious private employers with hundreds of professional-level employees requiring quality housing
- Berkshire Hills Bancorp / Berkshire Bank — regional financial institution with significant Springfield presence and professional workforce
- Big Y Foods — regional supermarket chain headquartered in Springfield; major employer across the Pioneer Valley
- Health New England — Springfield-based health insurance company and subsidiary of Baystate Health; professional workforce concentrated in the city core.



**Jim Reardon**

o:860-508-2192

e:[jreardon@splotkin.com](mailto:jreardon@splotkin.com)



**David Wolos**

o:413-439-5757

e:[dwolos@splotkin.com](mailto:dwolos@splotkin.com)



# Unique Development Opportunity in Springfield Massachusetts!

## The Site

979 Dickinson Street  
Springfield MA



## Site Description

The property is situated on Dickinson Street near the intersection of Tiffany Street, with frontage along Dickinson Street providing excellent access and visibility. The property is in a park like setting adjacent to Forest Park on the edge of Longmeadow, MA. The site currently contains Temple Beth El's sanctuary, leased classroom space, associated Temple Beth El offices and meeting facilities. There is extensive parking capacity as illustrated below. Exhibit B contains a Land Survey conducted by R. Levesque Associates Inc. showing boundary lines, parking areas, curb cuts, contour lines, and wetland buffers.

## Site Characteristics

- Total Site Area: Approximately 14.12 Acres.
- Existing Temple Building:  
Approximately 61,509 square feet (1.5 Acres).
- Topography: Site includes moderate slopes as indicated in Land Survey (Exhibit B).
- Access Points: Primary access from Dickinson Street with separate building entrance to be maintained.
- Utilities: All major utilities available at site boundaries; existing building utilities to remain operational during construction.

## Request For Development Proposals



**Jim Reardon**

o:860-508-2192

e:[jreardon@splotkin.com.com](mailto:jreardon@splotkin.com.com)



**David Wolos**

o:413-439-5757

e:[dwolos@splotkin.com.com](mailto:dwolos@splotkin.com.com)



# Unique Development Opportunity in Springfield Massachusetts!



Approximate Retained Sanctuary Space

## Building Description

### Scale & Structure

- Approximately 61,509 square feet of total building area on 1.5 acres of the 14.12-acre site
- Multi-story institutional construction consistent with mid-20th century synagogue architecture
- Substantial, well-maintained building with multiple distinct functional wings.

### Social & Community Facilities

- Large dining hall / banquet facility capable of seating hundreds — a highly desirable shared amenity for future residential tenants
- Full commercial kitchen adjacent to the dining hall — rare and valuable asset for residential conversion or community programming
- Multiple conference rooms and classrooms suitable for community meetings, co-working, or programming space.

### Administrative & Support

- Dedicated administrative office suite for Temple staff operations
- Building infrastructure includes mechanical, electrical, and plumbing systems throughout
- Extensive surface parking on the Main Parcel — well in excess of what the retained Temple use will require, freeing significant land for development



**Jim Reardon**

o:860-508-2192

e:[jreardon@splotkin.com.com](mailto:jreardon@splotkin.com.com)



**David Wolos**

o:413-439-5757

e:[dwolos@splotkin.com.com](mailto:dwolos@splotkin.com.com)



# Unique Development Opportunity in Springfield Massachusetts!



## Building Description

### Development Opportunity

- Temple Beth El is open to demolition or repurposing of non-sacred building portions — only the Sanctuary, administrative offices, classrooms, and dedicated parking are required to be retained
- Dining Hall and Commercial Kitchen available for shared use with future residential community — a built-in clubhouse amenity at no additional development cost
- The retained Temple footprint is clearly defined, allowing a developer to design around it with confidence and precision
- Potential for adaptive reuse of portions of the existing structure, reducing demolition costs and accelerating entitlement timelines.

### Sanctuary & Worship Spaces

- Grand main sanctuary designed for large congregational gatherings — architecturally significant interior with high ceilings, decorative finishes, and natural light



**Jim Reardon**

o:860-508-2192

e:[jreardon@splotkin.com](mailto:jreardon@splotkin.com)



**David Wolos**

o:413-439-5757

e:[dwolos@splotkin.com](mailto:dwolos@splotkin.com)



# Unique Development Opportunity in Springfield Massachusetts!

## PROPOSAL

### Design Guidelines

#### Architectural Standards:

- Contemporary design that complements both neighborhood character and the existing building architecture
- Accessible design meeting ADA requirements
- Attractive street frontage along Dickinson Street

#### Landscape and Site Design:

- Preserve existing mature trees where feasible and in compliance with Springfield tree ordinance
- Stormwater management integrated into landscape

### Financial Structure

#### Proposed Transaction Structure:

Given that Temple Beth El prefers to retain use of its worship facilities, respondents should propose one or more of the following structures for the residential development portion:

- Purchase with Lease Back of Temple space
- Ground lease
- Other creative structures that preserve Temple operations while maximizing development value

### Financial Structure (cont.)

#### Financial Requirements:

- Competitive financial terms maximizing value to Temple Beth El
- Sustainable income stream to support Temple operations
- Demonstrated financing capacity
- Realistic development timeline
- Market-based assumptions for rents and absorption



**Jim Reardon**

o:860-508-2192

e:[jreardon@splotkin.com.com](mailto:jreardon@splotkin.com.com)



**David Wolos**

o:413-439-5757

e:[dwolos@splotkin.com.com](mailto:dwolos@splotkin.com.com)



# Unique Development Opportunity in Springfield Massachusetts!

## PROPOSAL

### Regulatory Requirements

#### Zoning and Permitting:

- Zoning Residential A for North Parcel
- Zoning Residential C for Main Parcel
- Compliance with all City of Springfield city and zoning ordinances and review by the Forest Park Civic Association
- Special permits or variances as required
- Site plan review and approval process
- Building permits and inspections

#### Environmental:

- Compliance with Massachusetts Environmental Policy Act (MEPA) if applicable
- Stormwater management compliance
- Wetlands Protection Act
- Natural Heritage



**Jim Reardon**

o:860-508-2192

e:[jreardon@splotkin.com.com](mailto:jreardon@splotkin.com.com)



**David Wolos**

o:413-439-5757

e: [dwolos@splotkin.com.com](mailto:dwolos@splotkin.com.com)



# Unique Development Opportunity in Springfield Massachusetts!

## PROPOSAL

### Submission Requirements

Proposals will be reviewed on a rolling basis as received.

Respondents are encouraged to submit at their earliest convenience. Temple Beth El reserves the right to enter into negotiations with one or more parties at any time and to modify or terminate this process without obligation.

#### Proposal Summary

- Brief Overview of Your proposal (1 or 2 paragraphs)
- Proposer Information
- Company Name
- Address, City, State, Zip Code
- Email, Phone #
- Contact Person

#### Developer Qualifications

- Company profile and history
- Recent Projects
- Financial Capacity

#### Development Concept

- Narrative description of development project
- Strategy for integrating residential with Temple (if retained)
- Unit mix and target market analysis
- Proposal Timeline / Phasing plan

### Submission Requirements

#### Design Approach

- Architectural design
- Preliminary elevations or renderings
- Site plan

#### Financial Proposal

- Proposed deal structure - Financial terms
- Market analysis and assumptions

#### Implementation Plan

- Development timeline with key milestones
- Permitting and approval strategy

#### Community Benefits

- Additional Housing Availability
- Taxes
- Local economic benefits

#### References



**Jim Reardon**

o:860-508-2192

e:[jureardon@splotkin.com.com](mailto:jureardon@splotkin.com.com)



**David Wolos**

o:413-439-5757

e:[dwolos@splotkin.com.com](mailto:dwolos@splotkin.com.com)



# Unique Development Opportunity in Springfield Massachusetts!

## PROPOSAL

### Evaluation Criteria

Proposals will be evaluated based on the following criteria:

1. Financial Terms (30%)
  - Competitiveness of financial terms
  - Strength of financial structure
  - Long-term value
2. Developer Experience and Capacity (20%)
  - Track record on similar mixed-use projects
  - Financial strength and resources
  - Team qualifications
3. Design Quality and Compatibility (20%)
  - Architectural excellence
  - Site planning and landscape design
  - Integration of Temple and residential uses
4. Feasibility and Implementation (20%)
  - Realistic timeline
  - Construction phasing plan
  - Permitting strategy
  - Market analysis
5. Community Benefits (10%)
  - Additional Housing Availability
  - Local economic benefits

### Selection Process

#### Timeline:

Proposals will be reviewed on a rolling basis as received. Respondents are encouraged to submit at their earliest convenience. Temple Beth El reserves the right to enter into negotiations with one or more parties at any time and to modify or terminate this process without obligation.

#### Submission Instructions:

- Submit one (1) signed original and one (1) electronic copy via email to [jreardon@splotkin.com](mailto:jreardon@splotkin.com)
- Deliver to: NAI Plotkin,  
1350 Main Street, Suite 1410,  
Springfield MA 01103  
Attn: Jim Reardon
- Mark envelope:  
"Temple Beth El Development RFP - Confidential"
- Email any questions to Jim Reardon  
[jreardon@splotkin.com](mailto:jreardon@splotkin.com)

---

IMPORTANT: All questions regarding this RFP must be submitted in writing to the designated contact. Site visits must be coordinated through Jim Reardon and David Wolos ([dwolos@splotkin.com](mailto:dwolos@splotkin.com)) of NAI Plotkin. Unauthorized site visits are prohibited.



**Jim Reardon**

o:860-508-2192

e:[jreardon@splotkin.com](mailto:jreardon@splotkin.com)



**David Wolos**

o:413-439-5757

e: [dwolos@splotkin.com](mailto:dwolos@splotkin.com)



# Unique Development Opportunity in Springfield Massachusetts!

## PROPOSAL

### Terms and Conditions

#### Rights Reserved:

Temple Beth El reserves the right to:

- Reject any and all proposals
- Request additional information from respondents
- Negotiate with one or more respondents
- Modify or cancel the RFP process
- Select the proposal that best serves Temple Beth El's interests in its sole discretion
- Require approval by Temple Beth El Board of Directors and congregation

#### Confidentiality:

- All proposals and submitted documents become property of Temple Beth El
- Proprietary information should be clearly marked
- Public disclosure subject to applicable law

#### No Obligation:

This RFP does not commit Temple Beth El to award a contract or pay any costs incurred in proposal preparation.



**Jim Reardon**

o:860-508-2192

e:[jreardon@splotkin.com.com](mailto:jreardon@splotkin.com.com)



**David Wolos**

o:413-439-5757

e:[dwolos@splotkin.com.com](mailto:dwolos@splotkin.com.com)



# Unique Development Opportunity in Springfield Massachusetts!

## EXHIBITS

# EXHIBIT A

## Sample Concepts A, B C,

**AOS Architects Sample Renderings**

**These are for illustration purposes only**

**No sample concept has been approved**



**Jim Reardon**

o:860-508-2192

e:[jreardon@splotkin.com.com](mailto:jreardon@splotkin.com.com)



**David Wolos**

o:413-439-5757

e: [dwolos@splotkin.com.com](mailto:dwolos@splotkin.com.com)



# Unique Development Opportunity in Springfield Massachusetts!

## EXHIBITS

### Option A



OPTION A | TEMPLE BETH EL SITE PLANNING



**Jim Reardon**

o:860-508-2192

e:[jreardon@splotkin.com.com](mailto:jreardon@splotkin.com.com)



**David Wolos**

o:413-439-5757

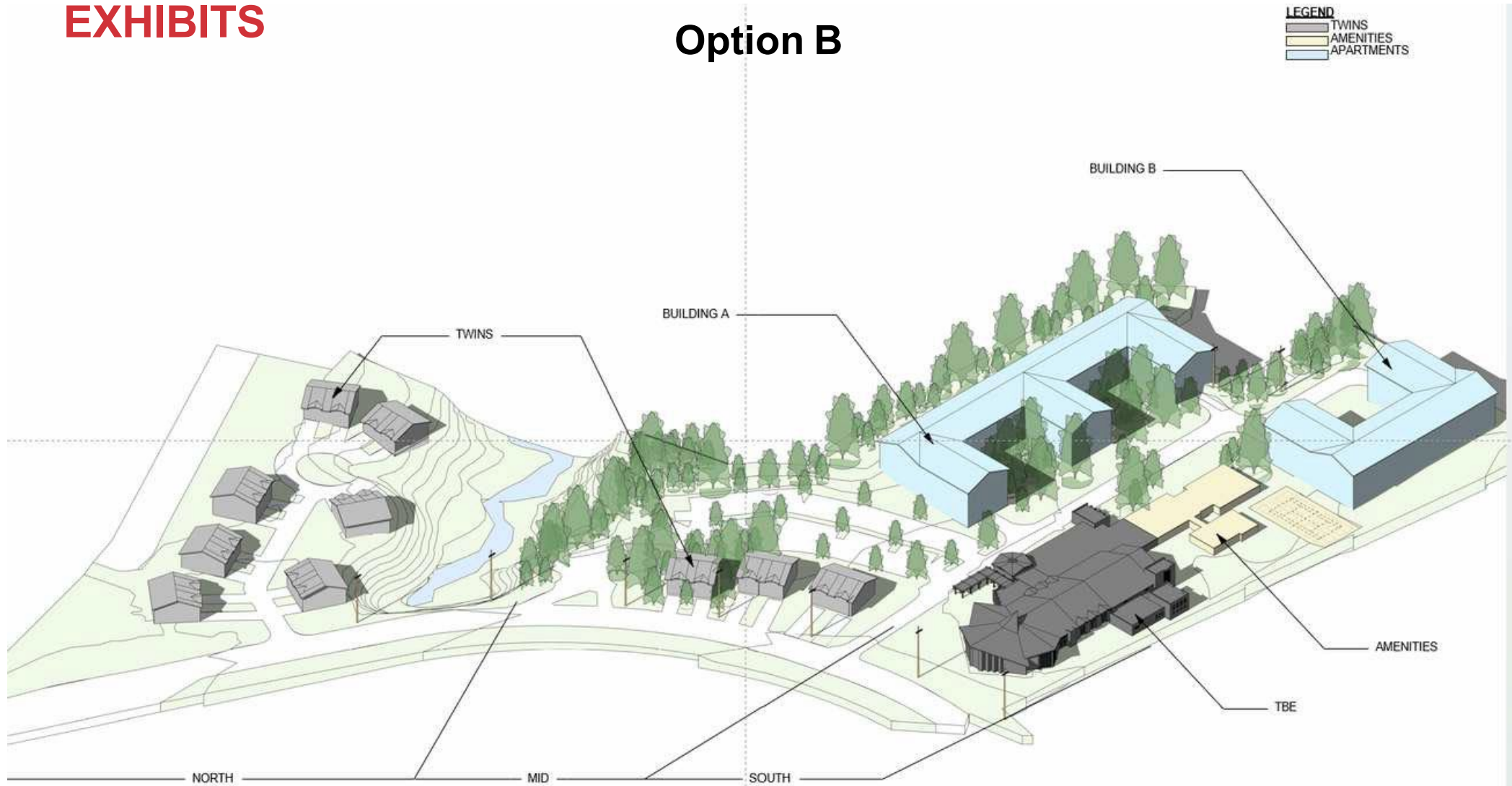
e:[dwolos@splotkin.com.com](mailto:dwolos@splotkin.com.com)



# Unique Development Opportunity in Springfield Massachusetts!

## EXHIBITS

### Option B



OPTION B | TEMPLE BETH EL SITE PLANNING



**Jim Reardon**

o: 860-508-2192

e: [jreardon@splotkin.com.com](mailto:jreardon@splotkin.com.com)



**David Wolos**

o: 413-439-5757

e: [dwolos@splotkin.com.com](mailto:dwolos@splotkin.com.com)

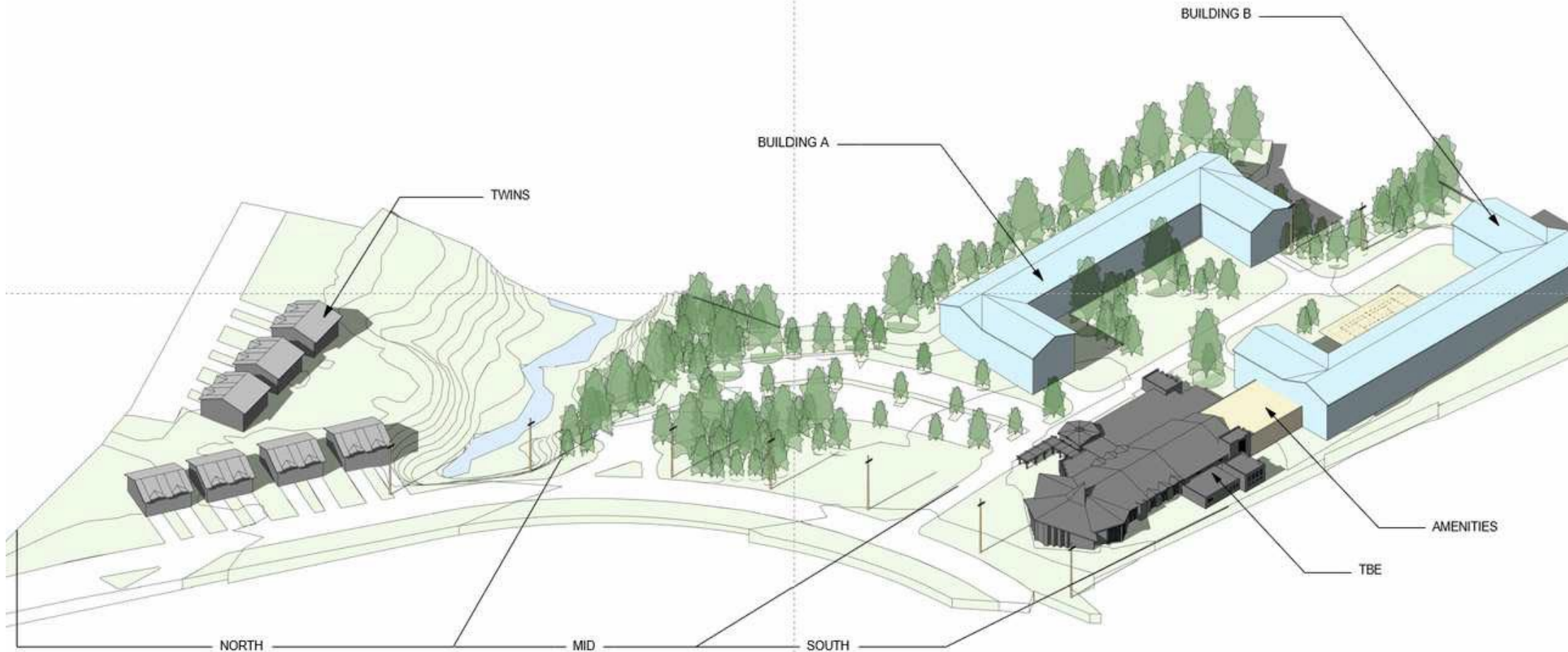


# Unique Development Opportunity in Springfield Massachusetts!

## EXHIBITS

### Option C

**LEGEND**  
TWINS  
AMENITIES  
APARTMENTS



**Jim Reardon**

o: 860-508-2192

e: [jreardon@splotkin.com.com](mailto:jreardon@splotkin.com.com)



**David Wolos**

o: 413-439-5757

e: [dwolos@splotkin.com.com](mailto:dwolos@splotkin.com.com)



## EXHIBITS

# EXHIBIT B

## Land Survey



**Jim Reardon**

o:860-508-2192

e:[jreardon@splotkin.com.com](mailto:jreardon@splotkin.com.com)



**David Wolos**

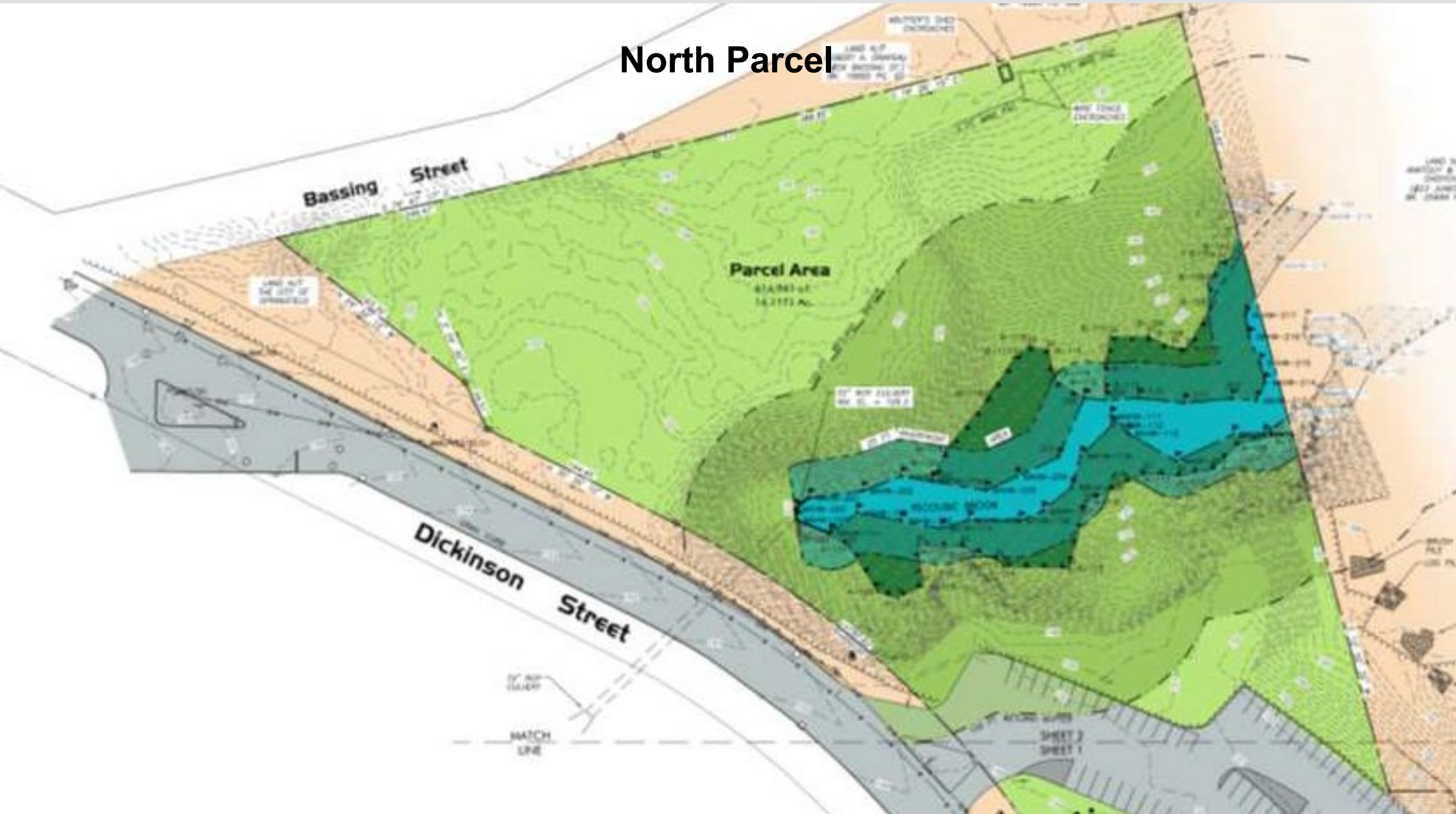
o:413-439-5757

e: [dwolos@splotkin.com.com](mailto:dwolos@splotkin.com.com)



# Unique Development Opportunity in Springfield Massachusetts!

## North Parcel



**Jim Reardon**

o:860-508-2192

e:[jreardon@splotkin.com.com](mailto:jreardon@splotkin.com.com)



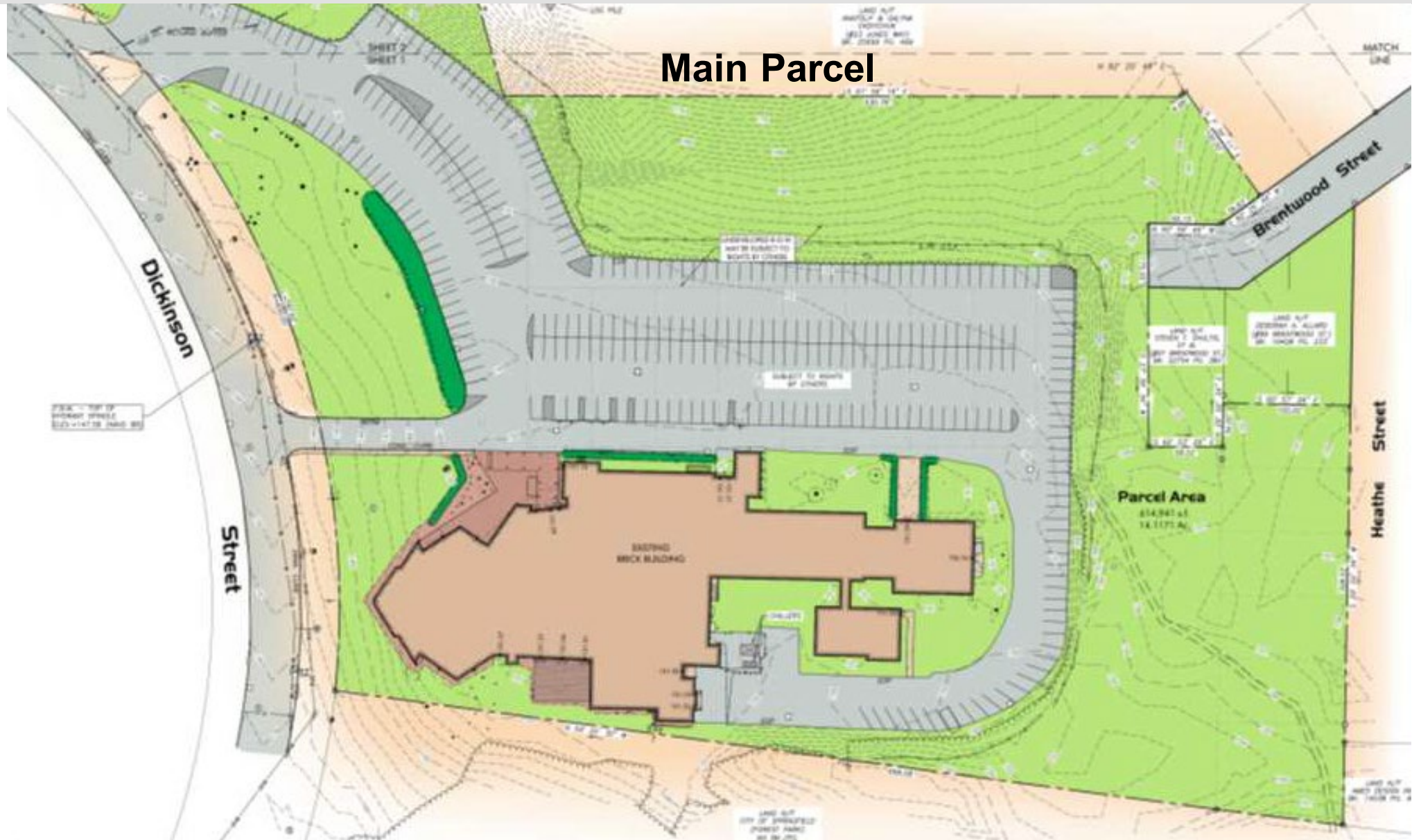
**David Wolos**

o:413-439-5757

e:[dwolos@splotkin.com.com](mailto:dwolos@splotkin.com.com)



# Unique Development Opportunity in Springfield Massachusetts!



**Jim Reardon**

o: 860-508-2192

e: [jreardon@splotkin.com.com](mailto:jreardon@splotkin.com.com)



**David Wolos**

o: 413-439-5757

e: [dwolos@splotkin.com.com](mailto:dwolos@splotkin.com.com)

