

REQUEST FOR DEVELOPMENT PROPOSALS

For the purchase and redevelopment of:
Endangered Properties Fund Project 002 – 536 Walnut Street
Property at 536 Walnut Street, Columbus Ohio 43215
(Approximately 0.0472 Acres)

c. 1900 2-story wood-frame residential structure is ready for rehabilitation.



Walnut Street at the south property line; Alley at the north property line; W. Town Street north of the alley

PROPOSALS ARE DUE NO LATER THAN:

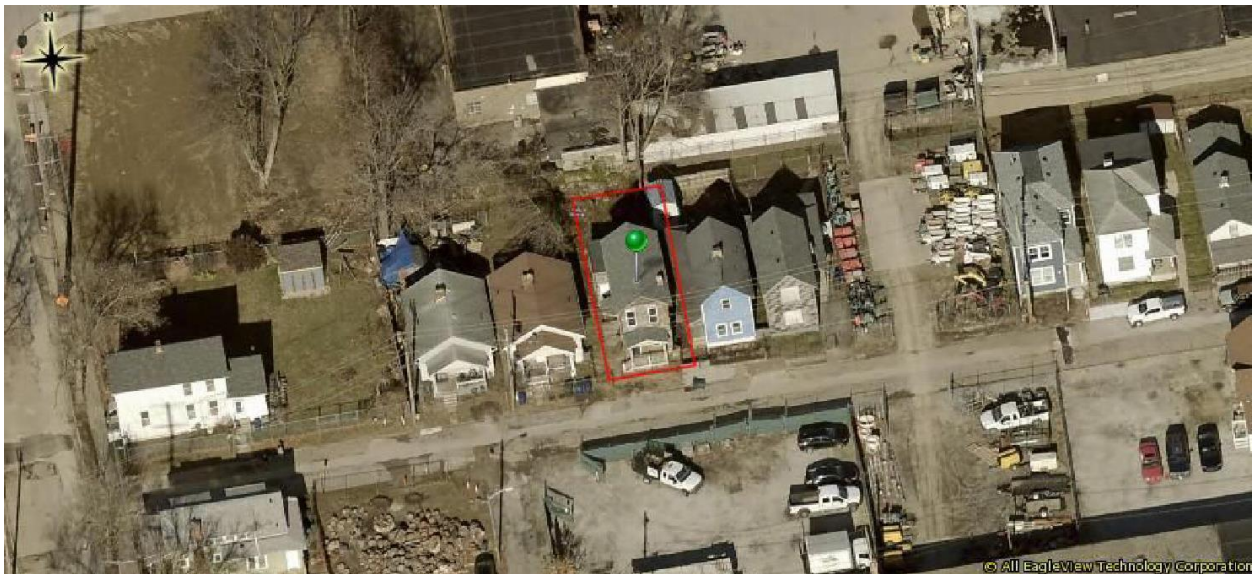
**Friday, September 8, 2023
4:00 P.M. E.D.T.**

DELIVER PROPOSALS VIA EMAIL TO:
**Columbus Landmarks Foundation
Endangered Properties Fund Committee
Attn: Benjamin Perryman
Endangered Properties Fund Director
endangered@columbuslandmarks.org**

General questions about RFDP process may be directed via email to:
endangered@columbuslandmarks.org

GENERAL INFORMATION

Columbus Landmarks Foundation (Columbus Landmarks) and The City of Columbus (City) are requesting development proposals for the purchase and redevelopment of the property located at 536 W. Walnut Street in the East Franklinton. The single parcel is approximately 26.6 feet in width and 108 feet in depth. West Town Street is to the north, Gift Street is to the west, and Mead Alley is to the east. Columbus Landmarks is looking for proposals to complete the renovation and development of this property that will complement the neighborhood and maintain the architectural character of the existing house.



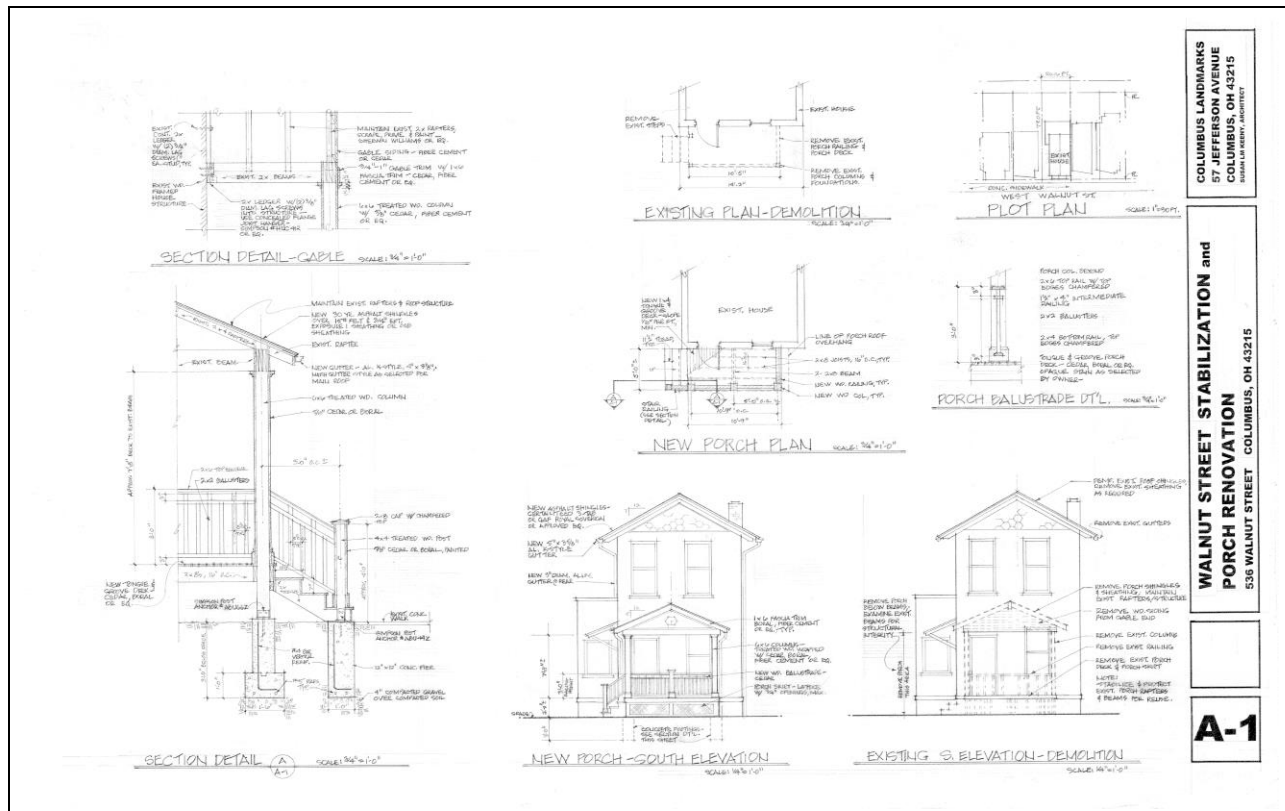
Aerial street view showing property outlined in red

The site is within the Arts Innovation District, and the East Franklinton District EFD, and under the East Franklinton Review Board. The goal of this arts district is to expand “the acceptance, appreciation, support and impact of the arts and artists in Franklinton.”

The subject house is one of several gabled, 2-story vernacular houses on Walnut Street of a similar age, style, and street setback. The street contains a mixture of different uses, including a recording studio, parking and equipment storage, commercial and retail businesses. Walnut Street is close to local breweries, apartments, and creative studio/workshop spaces. It is a vibrant, growing community that has seen increased growth and development in recent years.



In 2021 Columbus Landmarks partnered with the city's Land Bank to repair and stabilize the Land Bank property located at 536 Walnut Street in Franklinton. Columbus Landmarks conducted site investigations and produced a written assessment of the property. An engineering report was provided by SMBH Structural Engineering. The report stated that the building would likely not require major structural remediation. The stabilization was performed by Main Street Construction. Construction began in spring 2022 and was completed in August 2022. The stabilization included: design and renovation of the front porch; removal of large trees; masonry tuck-pointing; new asphalt-shingled roof, new EPDM flat roof over the rear addition; selective rafter and floor joist replacement; new gutters and downspouts; new basement Bilco door; and general site cleanup.



Porch Renovation Drawing - Completed in 2022

Applicants must demonstrate relevant experience, and financial success in completing similar redevelopment projects is preferred.

Columbus Landmarks intends to place a *Preservation Easement* on the building to permanently protect the building's historic character. A *Preservation Easement* is a voluntary legal agreement, in the form of a deed, between a non-profit (Columbus Landmarks) and the property owner. Easements can apply to as much of the property as desired. Items in the subject property's proposed preservation easement may include but not be limited to the following exterior features: roof, front porch, door and window openings, and exterior wood siding. An owner who donates a historic preservation easement may be eligible for tax benefits.

SUBMISSION AND REVIEW OF PROPOSALS

Proposals for the purchase and development of the property must be submitted on or before **September 8, 2023** (the "Submission Date"). Columbus Landmarks reserves the right to extend the submission date at its sole discretion. The request for proposals shall not obligate Columbus Landmarks (or the City of Columbus) to award, transfer or convey the real property. Columbus Landmarks and the City hereby reserves the absolute right to accept or reject any and all proposals submitted.

All proposals must contain, at minimum, the following information and be provided in the following order:

1. Cover letter summarizing the prospective purchaser's interest in the property and planned use.
2. Background summary of the individual or company submitting the proposal.
3. Description of the proposed renovation and redevelopment of the property. Prospective purchasers are encouraged to submit conceptual or schematic sketches and a preservation plan for the proposed renovation and redevelopment, including exterior materials, exterior colors, site work, and landscaping in order to aid Landmarks in its review.
4. Brief summary of how this project will beneficially impact and contribute to the block and the neighborhood at large.
5. Proposed project schedule.
6. Financials:
 - a. Proposed purchase price for the property.
 - b. Financing Plan indicating equity and debt sources
 - c. Respondent shall demonstrate sufficient financial resources to ensure that the project can be completed within 18 months of the transfer of title.
7. References or examples of relevant projects must be included.
8. Appendices: Any supporting materials.

PROPOSAL SELECTION:

An Evaluation Committee led by the Endangered Properties Fund Director will review proposals, contact references, and schedule interviews with respondents to gather additional information. Proposals will be based upon but not limited to the following:

1. Qualifications of the Respondent (15 points)
 - a. Successful past performance on similar projects and capacity to successfully execute the project.
 - b. Knowledge and experience working with historic buildings
 - c. Respondent's investment in the area, including any other developments adjacent to the site.
2. Renovation and Redevelopment Concept (20 points)
 - a. Proposals should show consistency with goals of Columbus Landmarks Foundation: Adaptive reuse of an existing historic building, maintaining architectural character of building, and ensuring any new construction is compatible and consistent with neighboring historic residential structures.
 - b. Community Impact: Projects showing positive community impact and enhancement will be scored higher
 - c. Ability to catalyze development in the neighborhood.
3. Financials and Timeline (15 points)
 - a. Demonstrate sufficient financial resources to complete project
 - b. Timeline for completion of project
 - c. Proposed purchase price.

Columbus Landmarks absolutely observes the right to accept or reject any and all proposals submitted. Final acceptance will be based upon the negotiation of terms that are acceptable to Columbus Landmarks and the City. Columbus Landmarks and the City will require the recording of deed restriction and execution of an agreement to perform the proposed work. The deed restriction will require post-construction inspection of the project and release prior to any subsequent sale of the property. City deed restrictions include a right of reversion if the owner fails to complete the work. Closing will be subject to Land Bank approval and requirements.



South Elevation



Southeast Elevation

Attachments:

- Asbestos Report
- Structural Engineer's Report
- Historic Preservation Office Approved Composite, Fiberglass, & Aluminum-Clad Wood Window List
- Addendum V - Rehab Specifications Template