ADVERTISEMENT FOR PROPOSALS
FOR REDEVELOPMENT OF PROPERTY
1-6 Chamberlain Court – 1513 Lewis Street

The Charleston Urban Renewal Authority (Authority) hereby solicits proposals for the purchase and redevelopment of the property commonly known as 1-6 Chamberlain Ct. & 1513 Lewis Street, Charleston East Tax District 11, Tax Map 20, Parcels 96 & 97 in Charleston, West Virginia (Property).

All proposals must include the timeframe for commencement and completion of the Property. All proposals shall include a statement of qualifications and background of respondent demonstrating the experience and capabilities of respondent for this Project. All proposals must identify the state of formation or organization of the respondent and identify the principal owners/members thereof. Proposals must include the purchase price, the estimated development costs and explanation of how the Property will be financed. All proposals will be required to comply with all requirements of applicable Federal, State and local laws and regulations. Respondents will be required to be current on all taxes and fees from the Federal, State and local municipalities.

All proposals must include a completed Offer (the form of which may be obtained from the Authority's website www.curawv.org ) signed by purchaser.

All proposals are subject to review and approval by the Authority. Selected proposals judged by the Authority as most qualified might be asked to make a presentation to the Authority at its next monthly board meeting and may be requested to submit supplemental documentation for the proposal. The criteria upon which the redeveloper is selected includes without limitation factors such as the proposed use of the Property, the Project design, the experience, qualifications, reputation, and organization of the respondent, feasibility and sources of financing and the cost of Project, the timeline for commencement and completion of Project, adherence to controls set forth in the applicable Urban Renewal Plan, and the benefits to the community.

All proposals for the redevelopment of the Property must be complete and must be delivered to the Charleston Urban Renewal Authority located at 815 Quarrier Street, Suite 244, Charleston, West Virginia 25301, on or before 1:00 p.m. on Thursday December 5, 2019. It is the responsibility of the respondent to ensure the Authority’s timely receipt of the proposal. An electronic version of the proposal is acceptable.

Persons interested in submitting proposals may obtain further information as is available by visiting the Authority’s website at curawv.org, or the Authority’s office by calling (304) 348-6890 between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, excluding holidays, or by writing the Authority at the above-stated address, or by emailing the Executive Director at info@curawv.org.

The Authority reserves the right to amend any proposal requirements and to reject any and all proposals received.

CHARLESTON URBAN RENEWAL AUTHORITY

Executive Director

info@curawv.org
CHARLESTON URBAN RENEWAL AUTHORITY

1-6 Chamberlain Court & 1513 Lewis Street

Request for Proposals
for Redevelopment
The Property

1-6 Chamberlain Court and the adjoining 1513 Lewis Street are located in the rapidly improving East End near West Virginia’s Capitol. Both structures are historic, two-story multi-family buildings and total approximately 13,890 SF plus basement. They are located on approximately 14,740 square feet of contiguous land. Chamberlain Court runs along the rear of the City’s Roosevelt Center (former school) and connects Jackson and Lewis streets. The buildings are within walking distance of the Capitol Complex, School Board offices and other places of employment, plus shopping, schools, restaurants, the Baseball Park and Laidley Field. Nearby, the new East End Community Park has recently been completed.

The Chamberlain Court property contains six large residential units. On-site parking might be able to be created on the vacant 1513 Lewis lot.

This historic property is located within a National Register Historic District, making it eligible for Federal & State Historic Tax Credits.

Charleston Urban Renewal Authority
815 Quarrier Street, Suite 244
Charleston, WV 25301

304-348-6890
The building is unoccupied and free and clear with no liens or assessment.

The Charleston Urban Renewal Authority (CURA) now owns the Property.


**Other Resources**

**Charleston’s Comprehensive Plan**


**CURA’s East End Community Renewal Plan**