ADVERTISEMENT FOR PROPOSALS
FOR REDEVELOPMENT OF PROPERTY
1212 Quarry Street

1. The Charleston Urban Renewal Authority (Authority) hereby solicits proposals for the purchase and redevelopment of the property commonly known as 1212 Quarry Street-Charleston East Tax District 17, Parcel 37 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 Quarry Street, Suite 244, Charleston, West Virginia 25301, on or before 1:00 p.m. on Friday December 27, 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

[Signature]
Executive Director
info@curawv.org
CHARLESTON URBAN RENEWAL AUTHORITY

1212 Quarrier Street

Request for Proposals for Redevelopment
The Property

1212 Quarrier Street, is located in the rapidly improving East End near Downtown Charleston and West Virginia's Capitol. This two and one-half story historic structure was built near the turn of the 20th Century as a grand single-family home. More recently, it has served as apartments. The building faces Quarrier Street near its intersection with Brooks Street and is adjacent to the successful Arlington Court residences. The building is within walking distance of a number of amenities and conveniences.

Both floors of the building currently contain vacant apartments. The floors could be easily designed to house quality office space or maintain the residential units. Some on-site parking can be created. The large later addition has been demolished.

This historic property is eligible for Federal & State Historic Tax Credits.
The building is unoccupied and free and clear with no liens or assessment.

The Charleston Urban Renewal Authority (CURA) now owns the property and has made basic improvements, including:

- Removal of the later addition to the rear;
- Removal of asbestos-containing materials;


Other Resources

Charleston's Comprehensive Plan


CURA's East End Community Renewal Plan

1st Floor: Approximately 2,145 SF
2nd Floor: Approximately 1,810 SF
3rd Floor: Approximately 1,191 SF

Total: Approximately 5,146 SF

These are gross floor area numbers (NIC exterior wall thickness), not usable area. Area calculations include interior stairs, chases, etc.

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

304-348-6890