

**REQUEST FOR DEVELOPMENT PROPOSALS
KOESTER BLOCK COMMERCIAL BUILDINGS
City of Marysville
Marysville, Kansas**



REQUEST FOR DEVELOPMENT PROPOSALS
KOESTER COMMERCIAL BUILDINGS-MIXED USE DEVELOPMENT
BROADWAY AVENUE
CITY OF MARYSVILLE
MARYSVILLE, KS

Introduction

As detailed in this Request for Proposal (RFP), the City of Marysville (hereinafter referred to as “City” is seeking proposals from qualified and interested developers (hereinafter referred to as the “Developer”) to renovate and preserve these historic buildings for continued long-term commercial and residential use.

KOESTER COMMERCIAL BUILDINGS MIXED USE DEVELOPMENT PROJECT

The information contained in this RFP has been assembled by the City, in cooperation with the Kansas State Historic Preservation Office to provide potential developers and business owners the information to prepare an initial development/mixed use proposal for the above project. Developers should feel free to inquire as much as necessary to produce the best solution to the redevelopment and reuse of the property. Questions should be stated in writing and submitted to cityadm@bluevalley.net or the contact and address indicated on page 10 of this RFP document. Written answers will be developed and provided to the inquirer and posted on the city of Marysville website for review at www.cityofmarysvilleks.com.

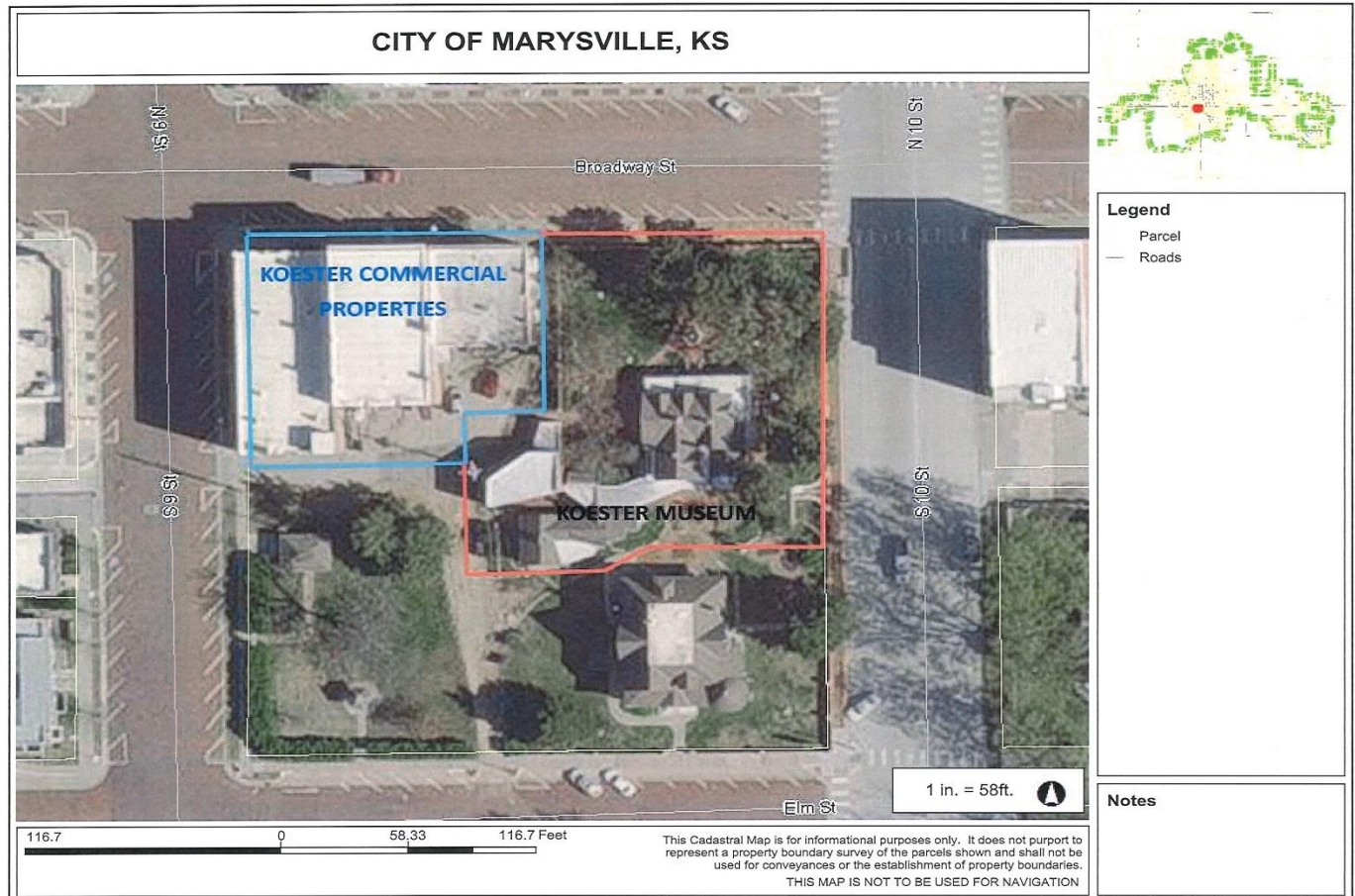
Summary of Offering

The City is interested in the redevelopment and long-term preservation of three commercial buildings located on the historic Koester Block in downtown Marysville. The primary objectives for this redevelopment project are:

- *Long term preservation of the building structures
- *Preservation of the architectural and historic integrity of the buildings
- *Expand living opportunities in Downtown Marysville
- *Maintain and improve street-level commercial spaces
- *Complement the adjacent Koester Historical property

Project Site

The following aerial photograph illustrates the location of the project site. The three Koester Commercial Buildings are located on Broadway Street between 9th and 10th Streets in Marysville on a block that also contains the historical Koester House and grounds. The site is positioned in the east-central area of Downtown Marysville, on what is considered to be the flagship block of the downtown.



The site is within close walking distance of a full complement of financial offices, retail businesses, personal services, restaurants, entertainment venues, museums and tourist attractions, and single-family residences. The nearby commercial area includes many unique shops and businesses as well as a number of public spaces and attractions including the Pony Express Museum, the Marshall County Historical Museum, and the Lee Dam Center for Fine Art. The Koester Historical House Museum and grounds are located adjacent to the property on the East side. A small City Park with a green area containing a gazebo and Santa House is located

immediately across the alley on the South side of the property. Also located in close proximity to the Koester Commercial Buildings is the main City Park with numerous amenities, the High School, the Police Department, and the County government facilities.

Property Description

The Koester Commercial Buildings are presently owned by the City of Marysville through a gift from the Koester family in 1977. The City also owns the adjacent Koester House and Museum as well as a second house that lies immediately south of the Koester House. The City leases space amongst the three buildings to several commercial tenants, each of whom operate a business at street level. One of the three buildings contains a spacious second-story apartment that has been maintained and leased by the City throughout its ownership of the buildings.

The site is zoned C-1, Central Commercial District. The range of permitted uses in this District is broad. It includes retail, professional services, entertainment, offices, outlet stores, bars, night clubs, as well as residential use in the second story or above. Multiple businesses in one structure are permitted.

For upper-level residential development, the Zoning Code does require 2 off-street parking spaces per dwelling unit. However, the Code states that “this standard may be adjusted downward to a lesser capacity to account for location or expected circulation flows.” The City expects to take a very permissive approach to the application of this language.

Historical Background

The oldest of the three buildings was designed and constructed in 1870 by W.E. Crothers for the original owner Frank Schmidt. The building originally hosted the US Post Office, Wells Fargo Agency, and a General Store. Prior to its conversion to an apartment, the second story had undergone usages including Attorney’s offices as well as the local Masonic Lodge. Currently the building contains a Food Prep business, a Ceramics Shop, and a Beauty Shop on the lower level.

The middle building was built by Charles Koester in 1880 and became the first three-story building in Marysville. The ground floor was originally occupied by E.L. Millers Drugstore, and subsequent to that was occupied by Maxwell’s Shoe Store for over 50 years while also housing the Public Library. The second level contained offices

of physicians and lawyers as well as an apartment. The top floor housed both the Independent Order of Odd Fellows and the fraternal order of Free and Accepted Masons. Both the second and third floors have been unoccupied since the Masons moved to a new building in 1962.

The building on the West end of the block was constructed in 1928 by the Charles Koester Estate and had as its original tenant the first retail Montgomery Ward store in the United States. Wards left in 1969, and for the next ten years the building was occupied by Gibson's Discount Center. Since then, the building has had as its occupants Ben Franklin's as well as the current tenant, a variety/specialty retailer named Reflections.

1870 Building Photos

The 1870 two story building is constructed with basement walls made of limestone and brick. Floor joists on ground level are 2x12 @ 16" o.c. with spans of 19' at worst point. Second floor joists are 2x12 @ 16" o.c. with spans of 17'8". Tests from 1978 on the exterior brick both in end bearing and side bearing were 1350 p.s.i. and 825 p.s.i. respectively. Wall to wall dimensions on the second floor are approximately 41' x 47.5'.



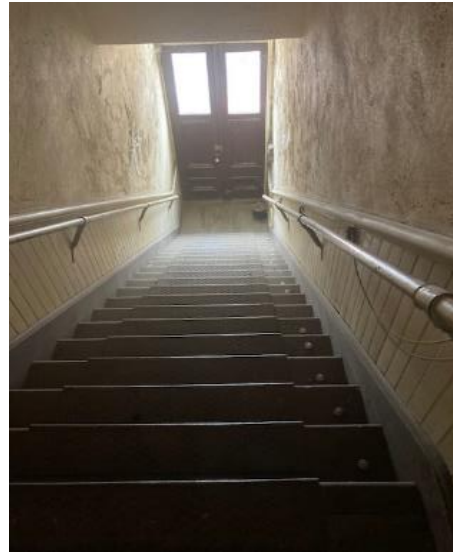


Middle Building Photos

The middle three story building is divided into equal spaces on the ground floor and the second floor. Supporting walls are of limestone and are approximately 18" thick. Floor joists on the first floor are 2x12 @ 16' o.c., with spans of 18'8". Floor to ceiling height is 11'9". The former Lodge space on the third floor measures approximately 64' x 39' with ceiling height of 14'. Floor joists on the second floor are the same size and span as on the first floor. North-south corridor walls on the 2nd floor provide support for the third floor, and short spandrel beams provide support for third floor columns. The roof framing is 2x12 ceiling joists which are trussed to 2'8" roof members that form a trussed roof system varying in depth from 38" to 60" deep.



Middle Building Photos 2nd Floor



Middle Building Photos 3rd Floor



West Building Photos

The west building was designed in the Spanish/Mission mode that was popular at the time. The second level space is 102' x 42'.



West Building - 2nd Floor



The City does not possess the design and construction plans for the buildings. There have been no structural alterations to the buildings other than minor spatial separations on the lower levels. The bay windows on the East side of the 1879 building were renovated in 2022 with the assistance of a grant from the Kansas

Heritage Fund. The windows on the west side of the first floor of the 1928 building have been upgraded from original wood frame to aluminum.

State and National Register Listing

The three Koester Block Buildings were approved for listing on the National Register of Historic Places on December 5, 1980. They were placed on the Register of Historic Kansas places on November 17, 1978. The Kansas Register recognizes “properties with historic significance that should be treated sensitively to ensure that their historic integrity is protected for the benefit of present and future generations of Kansans.”

The successful developer will be required to sign and abide by a set of historic preservation covenants which will be enforced by the City of Marysville and/or the office of State Historic Preservation, hereinafter referred to as SHPO.

Timetable for Submission of Proposals

Proposals shall be received at the Marysville City Offices, 209 N 8th Street, Marysville, KS 66508 no later than 4:00 p.m. on April 15th, 2024. Prospective respondents may schedule a pre-submission conference and buildings tour with the City’s Planning and Zoning Administrator Will Ralph, who is available by phone at 785-562-5331. The City reserves the right to end the solicitation and/or receipt of proposals at any time and to extend or reopen the solicitation process if determined by the City to be necessary.

Proposal Copies-Required

Ten (10) unbound, 8.5-inch x 11 format, hard copies of the proposal shall be submitted in a sealed envelope marked in bold: **KOESTER BLOCK COMMERCIAL BUILDINGS PROPOSAL**. Electronic copies are acceptable provided they are accompanied by the required hard copies. Facsimile copies will not be accepted.

Basic Review Process and Evaluation Criteria

Proposals will be reviewed by a committee of City and State staff and officials in the order they are received. Due to the nature of the information, proposals will not be released for public review until such time as the city is prepared to enter into a formal agreement with a developer.

Proposals will be evaluated using the following primary criteria, each of which should be addressed in the developer's submission:

1. Background, experience, and qualifications of the developer.
2. Financial capacity and stability of the developer.
3. Timeline for development.
4. Demonstrated ability of the developer to meet the goals and objectives of the RFP, especially historic/building preservation as expressed through the developer's rehabilitation plan.
5. Potential for the project to promote the downtown's economic stability and vitality.

The final decision regarding the sale or lease of the Koester Commercial Buildings property shall be the responsibility of the Marysville City Council. When the successful developer is chosen, the City will require additional detail of building renovation plans prior to entering into a development agreement to lease or sell the buildings to the developer.

Contact and Communication

All proposals, communications, requests for clarification, and/or matters associated with this RFP shall be directed to:

Marysville City Administrator
209 N. 8th Street
Marysville, KS 66508
Telephone: 785-562-5331