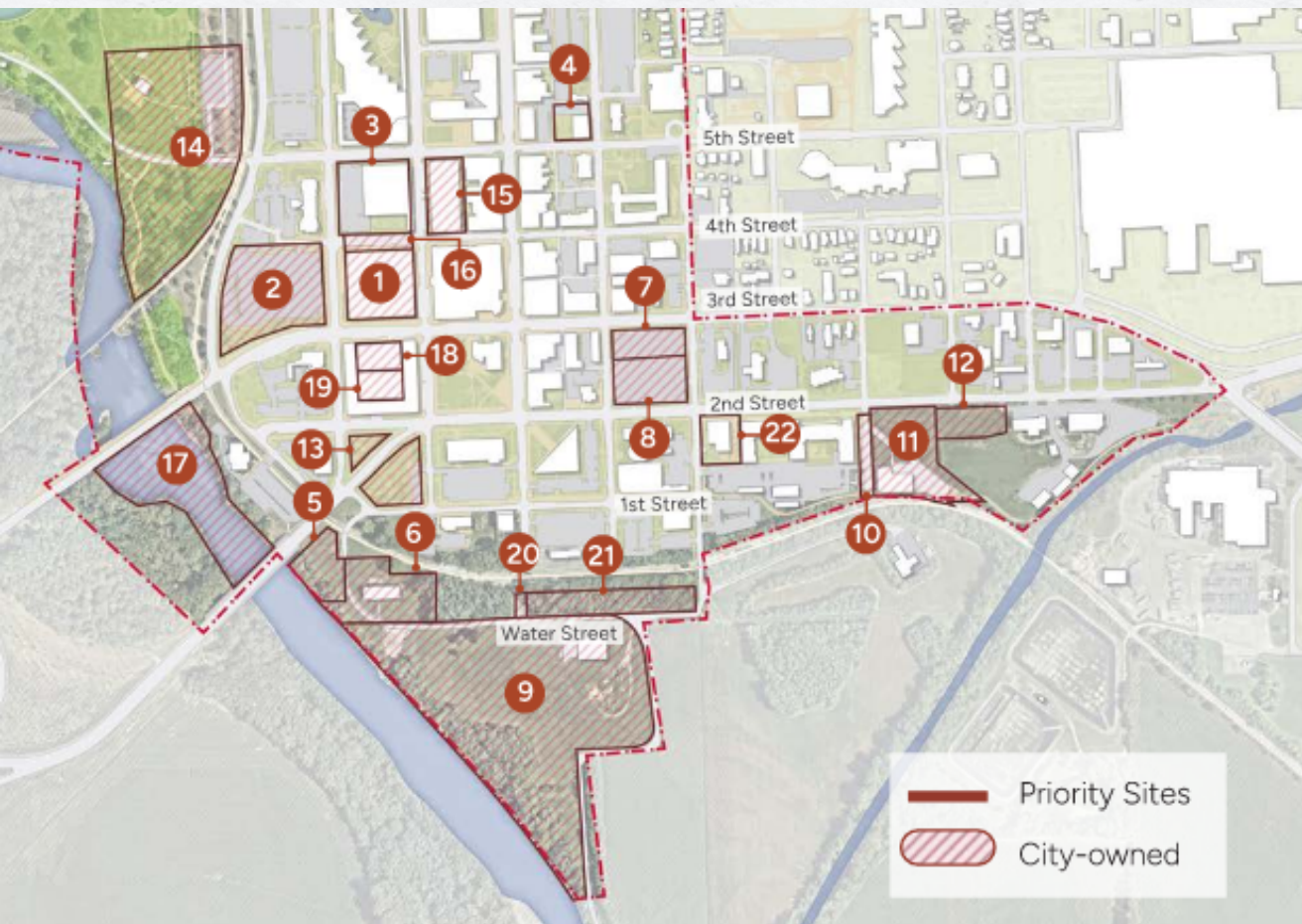


Columbus Downtown 2030 RFQ and RFI Pre-Response Meeting





J.S. Held

- **Jason Larrison, AIA**
- **Mary Krupinski, AIA**

Finish 4th Leadership Team

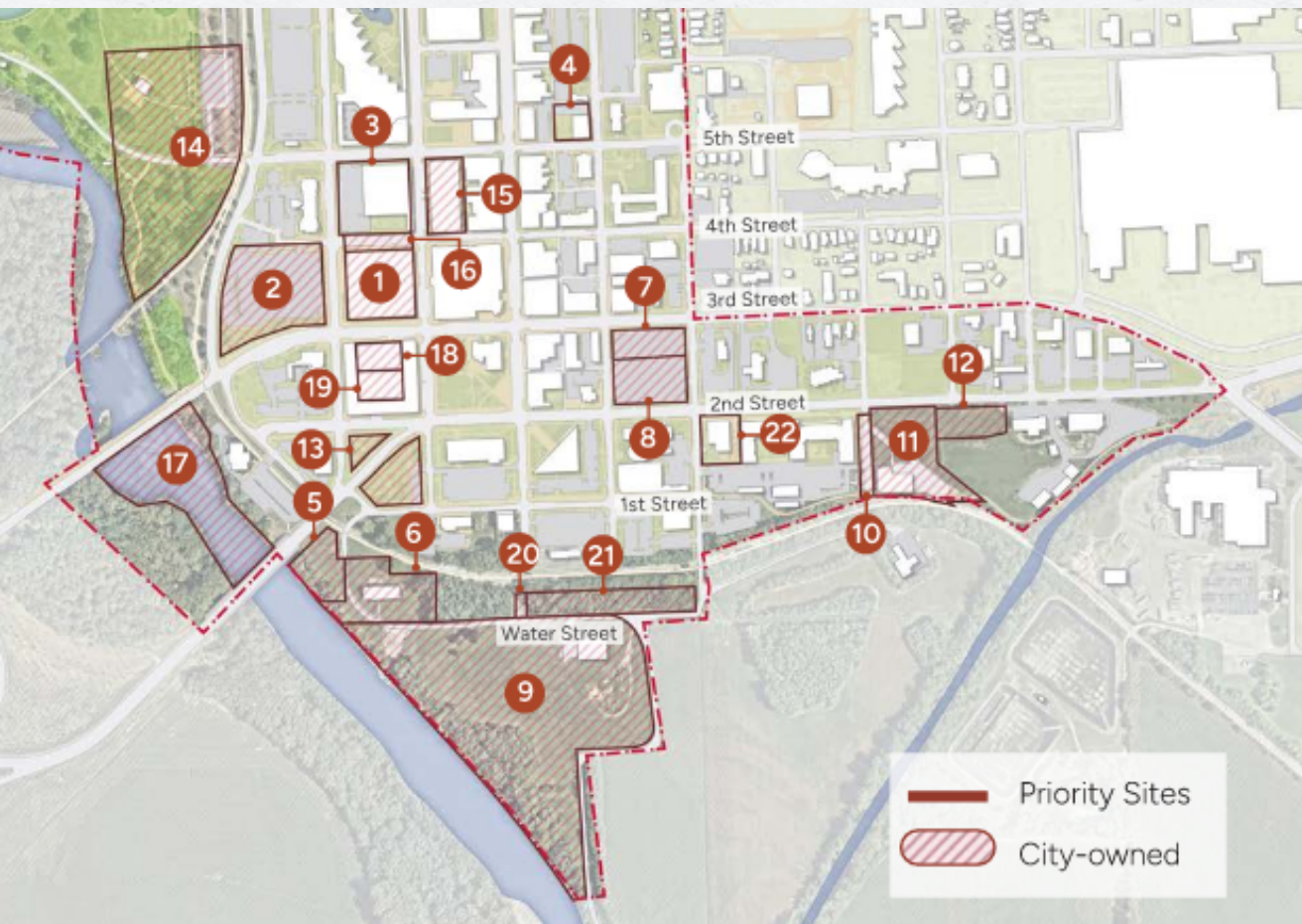
- **Redevelopment**
 - **Heather Pope**
 - **Mikala Brown**
- **Jake Sipe, Community Development**
- **John Burnett, CCF and CD 2030 Action Team**
- **Al Roszczyk, CD 2030 Action Team**
- **Bonnie Boatwright, CD 2030 Project Manager**

Welcome from Mayor Mary Ferdon





columbusindiana
unexpected.unforgettable.



- Jake Sipe,
Community
Development
- John Burnett,
CCF and CD 2030
Action Team

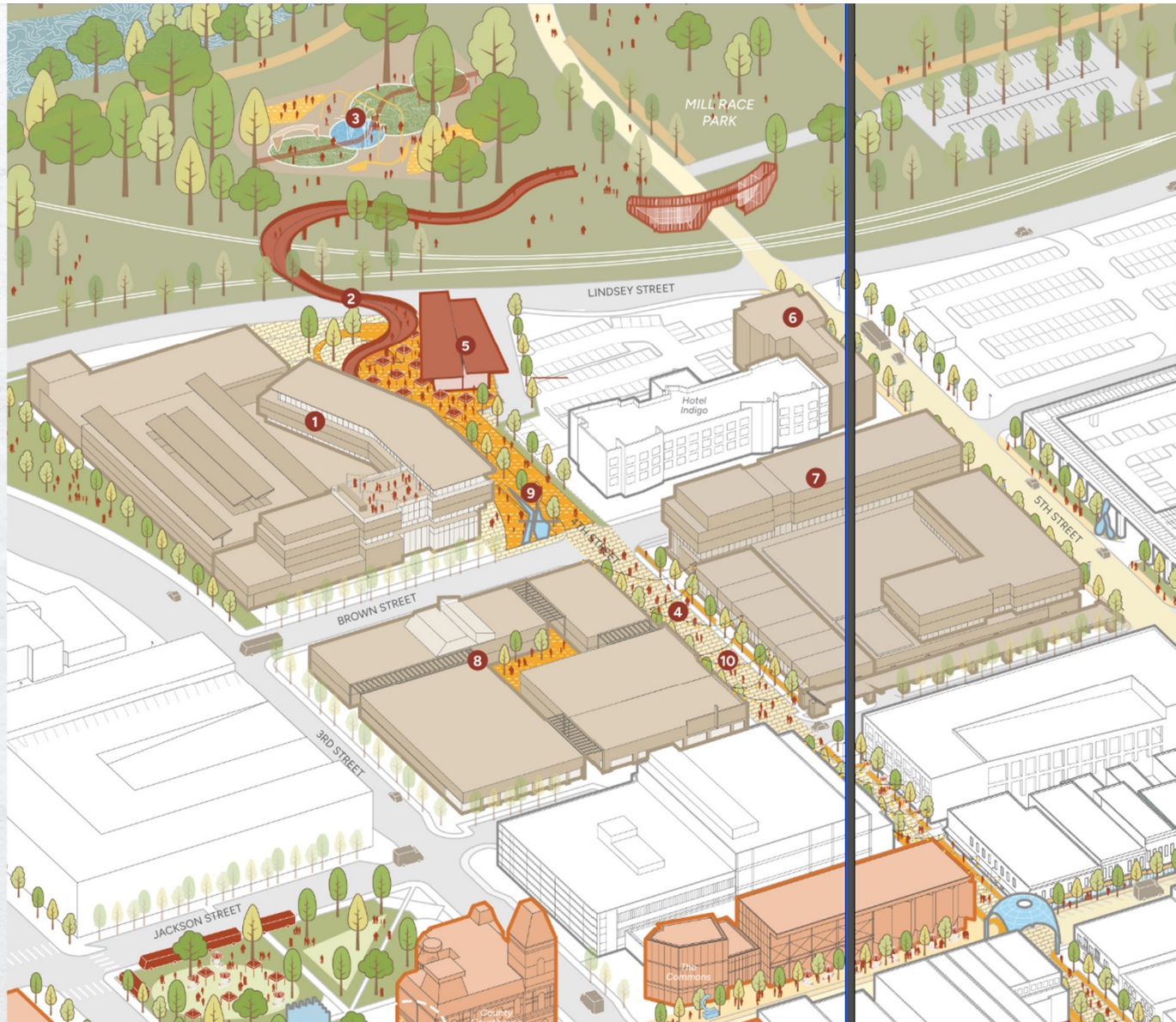


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unexpected.unforgettable.

RFQ

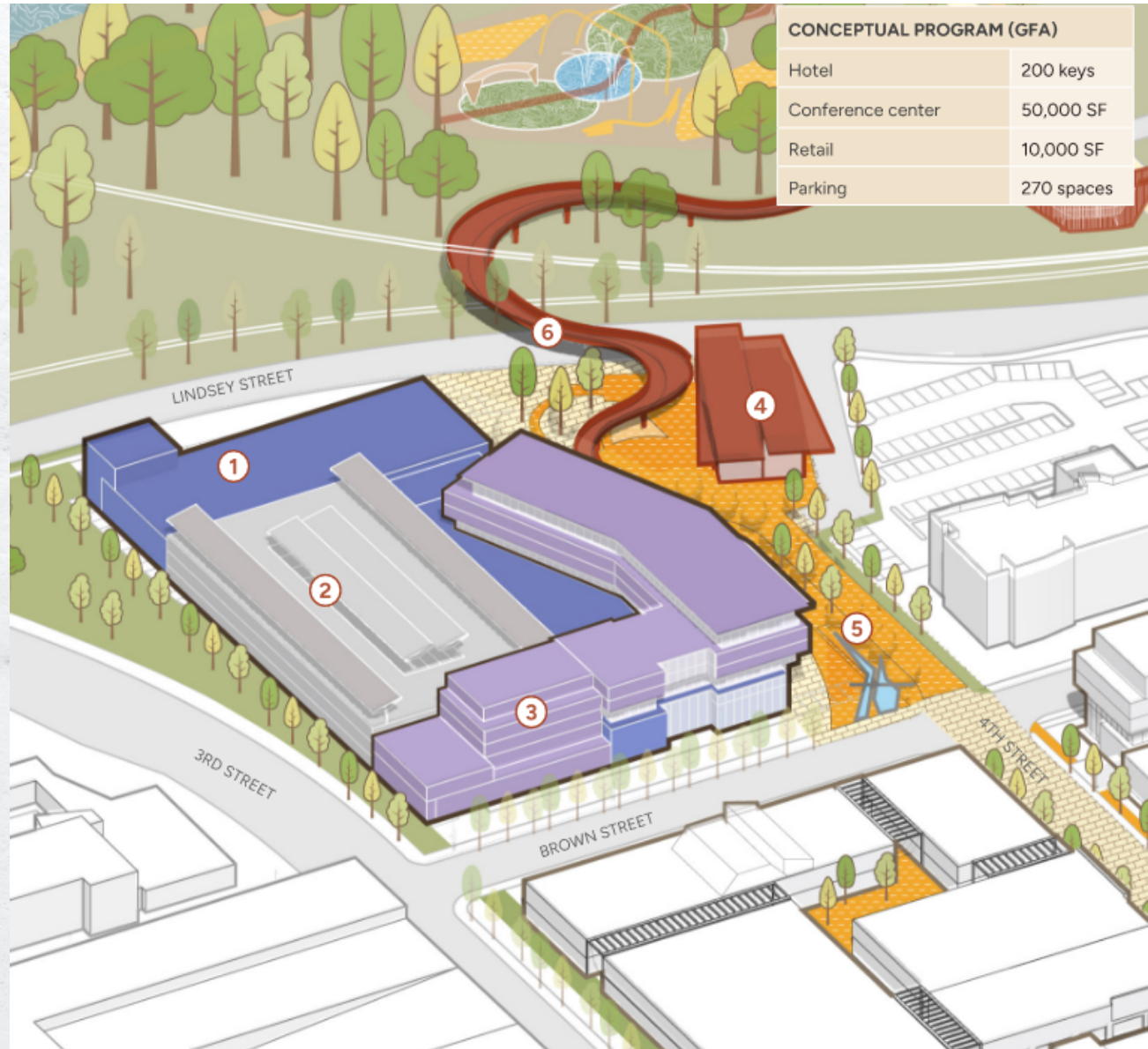
- **Former Sears Parking Lot**
 - Hotel/Conf. Ctr.
 - Public Plaza and Structures
- **Former Sears Building**
- **4th Street**

FIND YOUR EXPERT.®

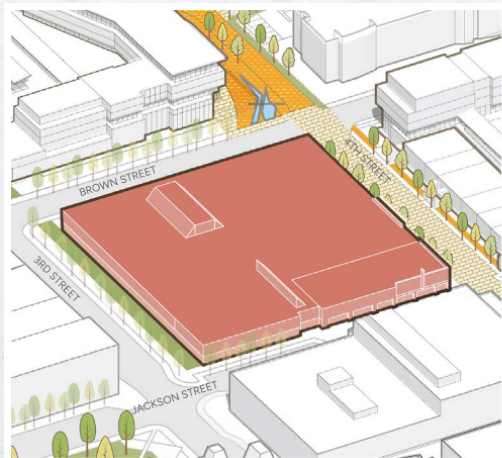


RFQ

FIND YOUR EXPERT.®



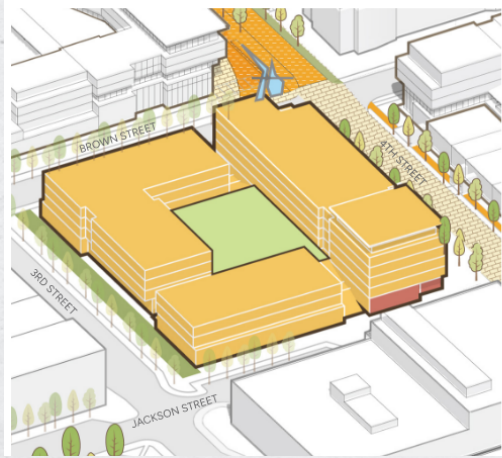
RFQ



Adaptive Reuse

If feasible, the former Sears building could be reused for different kinds of commercial users. Adaptive reuse for a single or multiple users is possible within the single story floor plate.

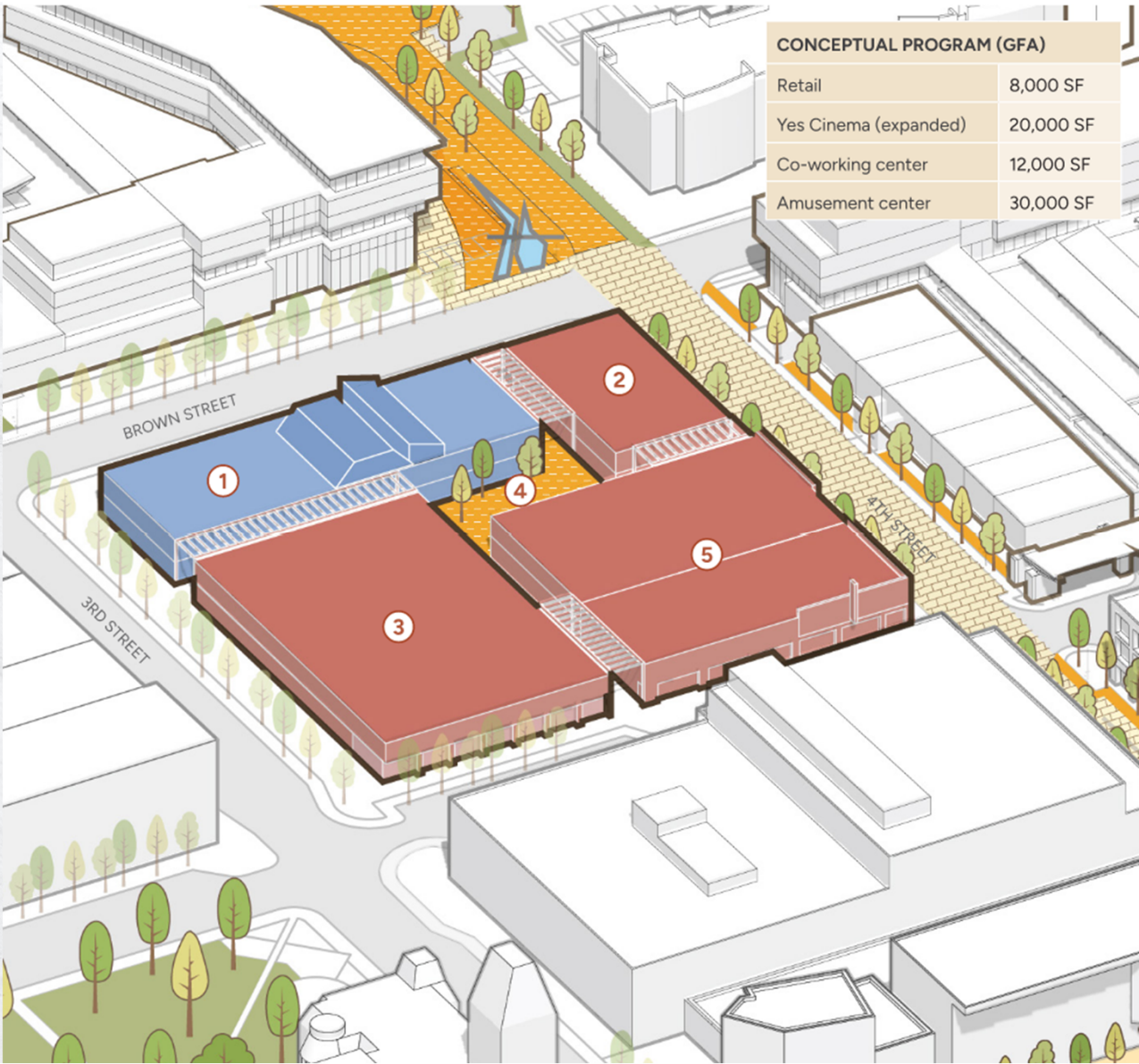
Retail/commercial	90,000 SF
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Multifamily Residential

The site is a good candidate for wholesale redevelopment for high-density multifamily housing with retail on the ground floor along 4th Street, an integrated parking structure, and an amenity roof deck.

Retail/commercial	20,000 SF
Multifamily housing	175 units
Parking	250 stalls



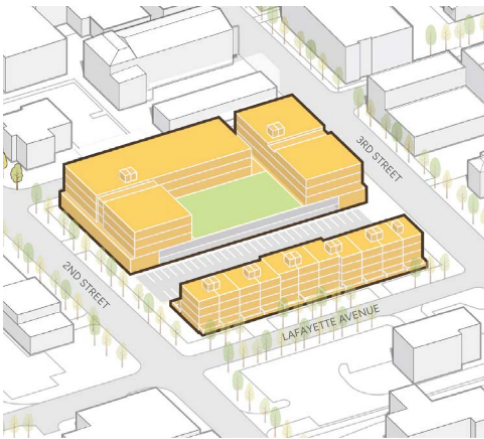
CONCEPTUAL PROGRAM (GFA)

Retail	8,000 SF
Yes Cinema (expanded)	20,000 SF
Co-working center	12,000 SF
Amusement center	30,000 SF



4th Street

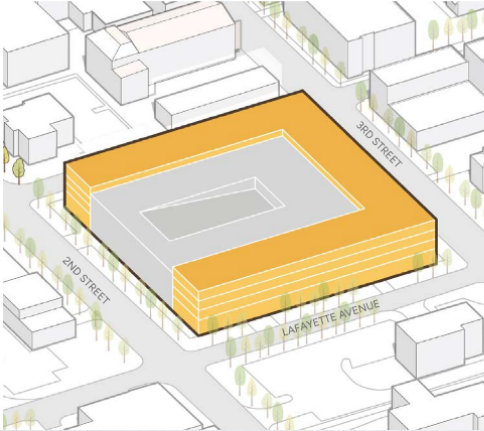
A conceptual view of the improvements, redevelopments, and public amenities proposed for 4th Street west of Jackson Street. This perspective depicts the proposed western end of 4th Street as viewed from the middle of 4th Street between Jackson and Brown Streets looking west toward Mill Race Park. Visible in the image are new active ground floor uses on the former Sears building site (left foreground) and the post office site (right foreground), a new hotel and conference center on the former Sears parking lot site with ground floor retail on the corner of 4th Street and Brown Street (left background), the Hotel Indigo (right background), and the new proposed flexible market hall structure, pedestrian/event plaza, and pedestrian bridge stretching from 4th Street to Mill Race Park (center).



Multifamily + Townhomes

The site is suitable for both multifamily and townhome development, or potentially a hybrid of the two. The concept depicted here develops half of the site with multifamily podium development and half with stacked townhomes that are surface parked. The scheme positions the taller multifamily structure to the west, closer to downtown, while the smaller-scale townhomes face east, closer to Columbus' residential neighborhoods.

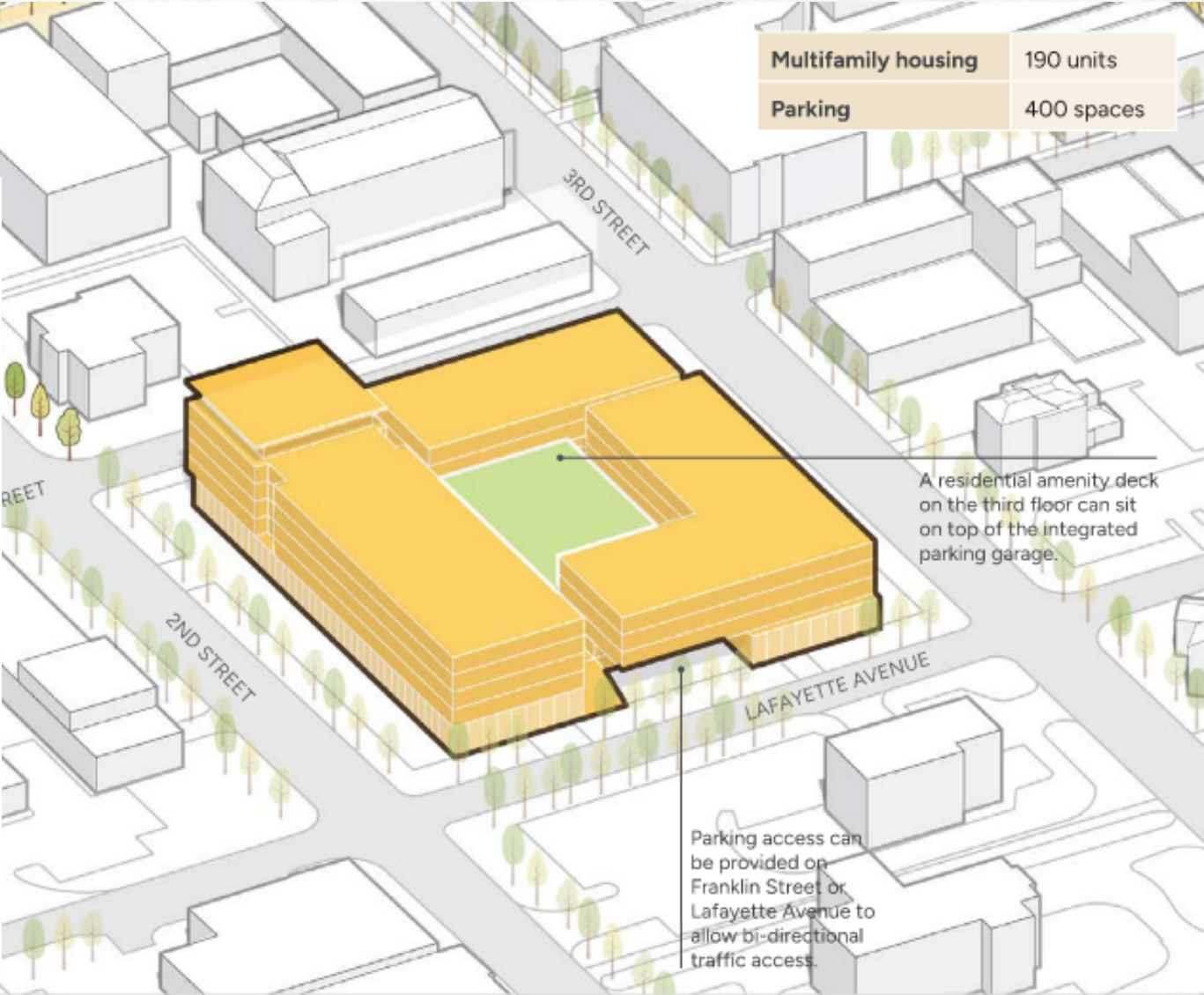
Multifamily housing	100 units
Townhomes	22 units
Parking	215 spaces



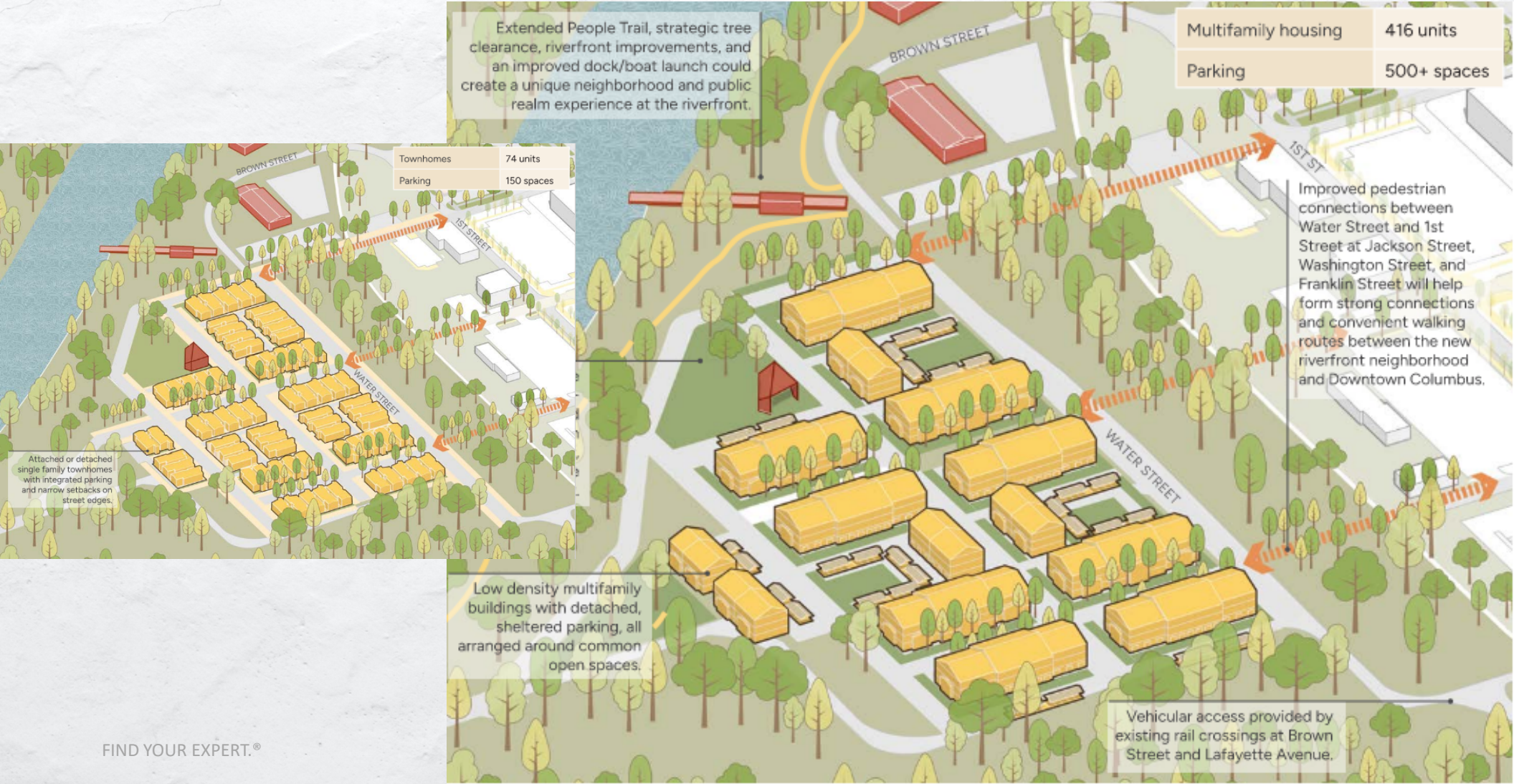
Multifamily Wrap

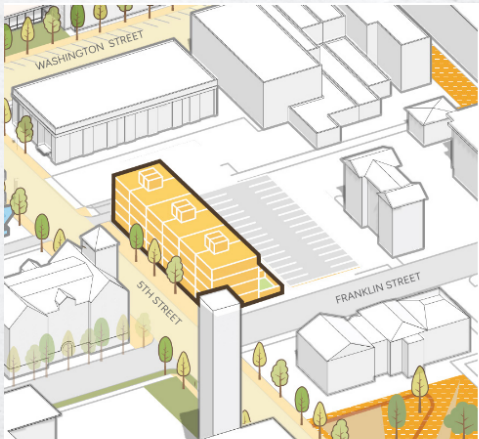
Projects like The Cole prove the viability of a multifamily residential wrap product, where units front an integrated parking structure on three sides of the site. This typology allows for the development of a large parking structure that fully meets demand created on-site with associated development and plenty of excess capacity for public and rentable parking.

Townhomes	150 units
Parking	600 spaces



Multifamily housing	190 units
Parking	400 spaces

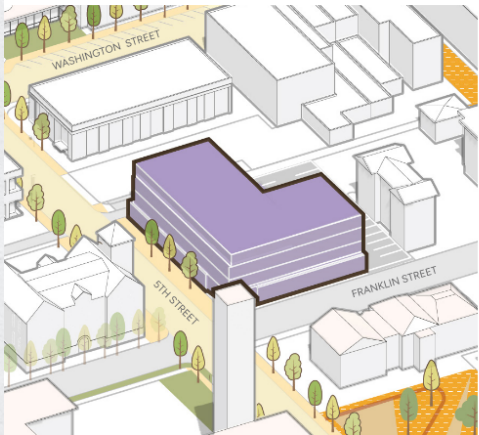




Townhomes

The Irwin Block site is well-suited for townhome development as well as small-scale multifamily. A row of approximately six townhome structures, each either single or stacked, could line 5th Street, with parking in the back.

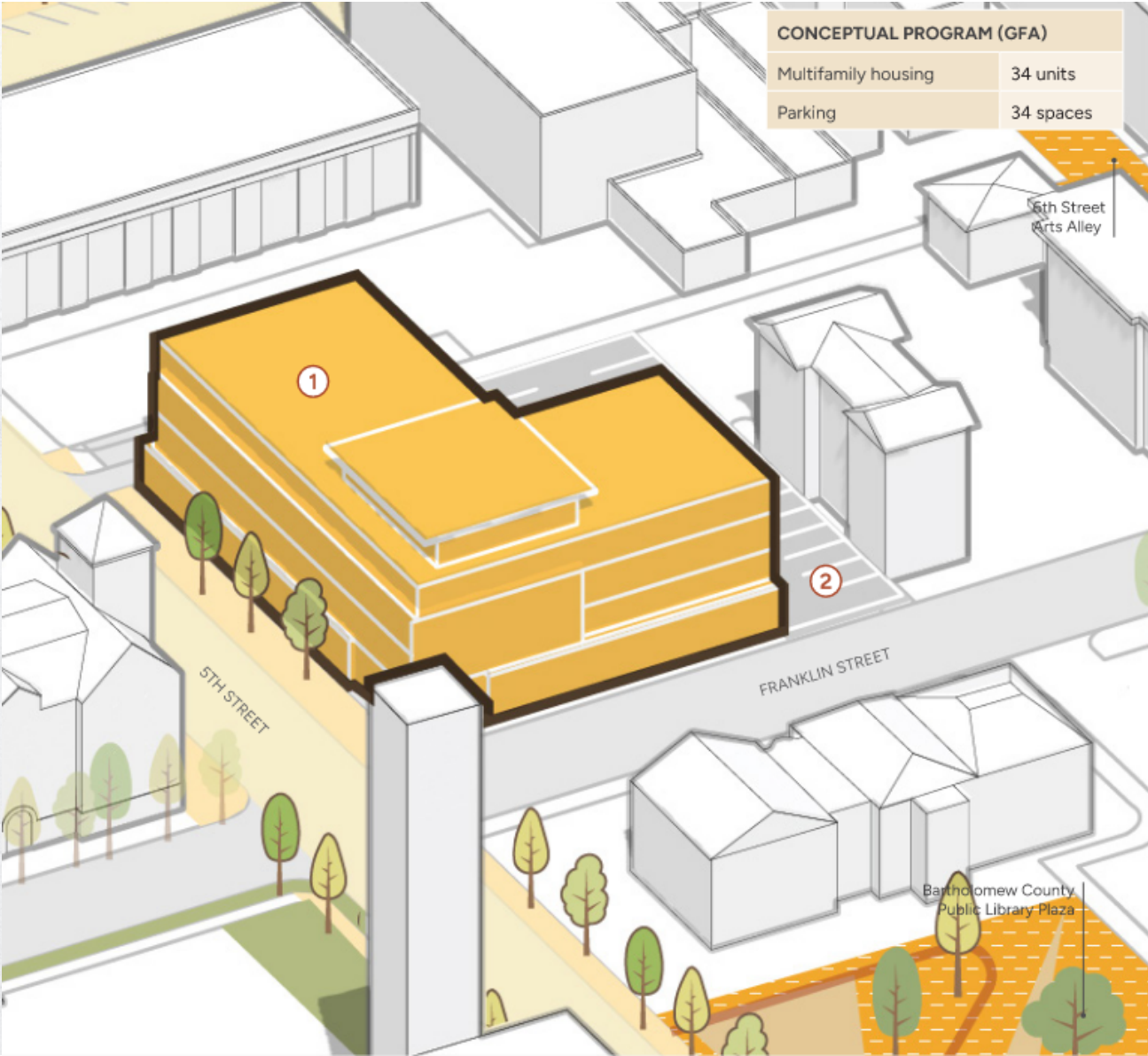
Townhomes	12 units
Parking	30 spaces



Boutique Hotel

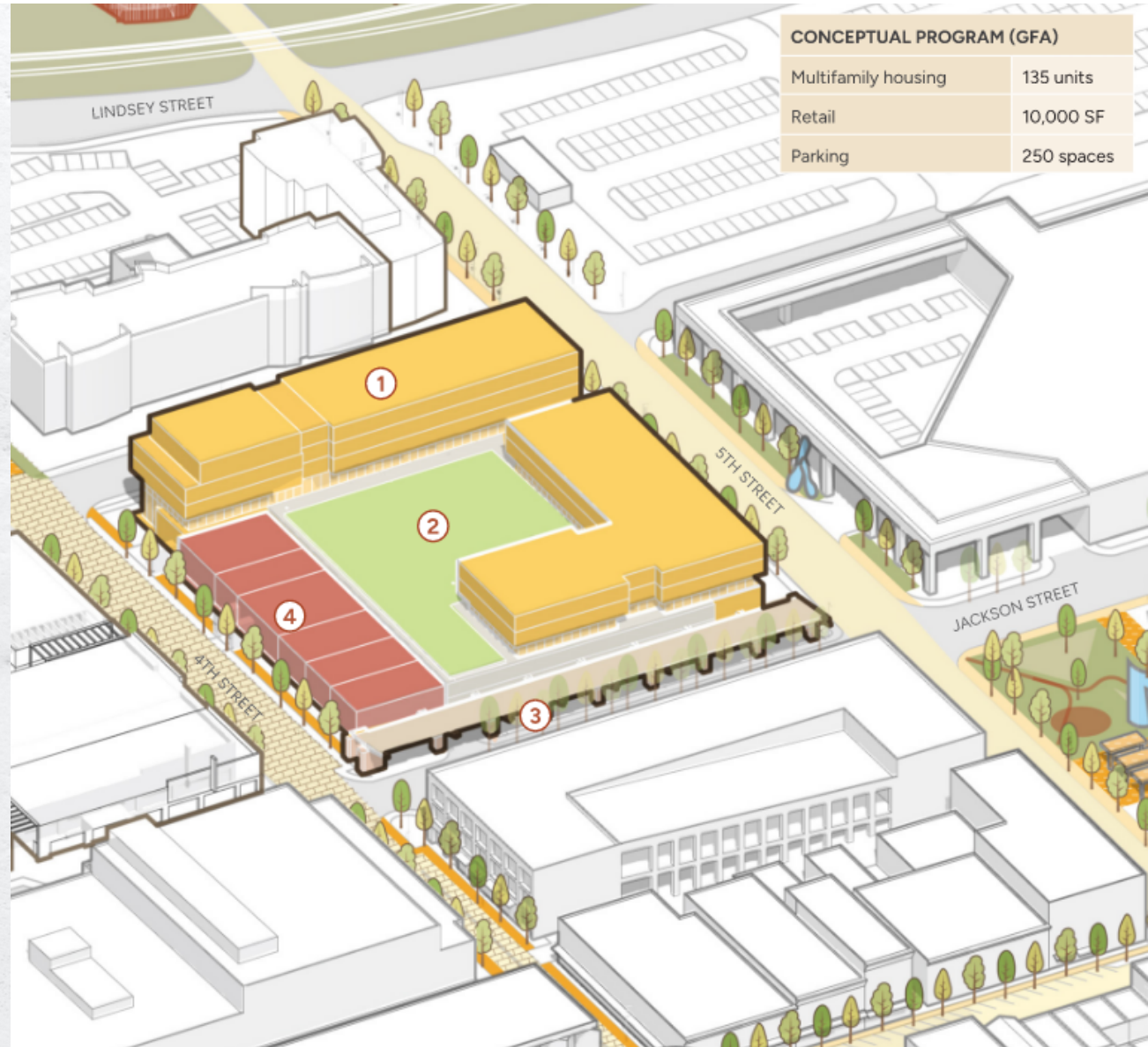
Within a similar development footprint and volume as small-scale multifamily housing, a boutique hotel could also take shape on site. The smaller size of each unit would result in a higher efficiency of hotel rooms as compared to residential units. Parking for a boutique hotel could utilize the same parking strategy as the multifamily development.

Hotel	60 keys
Parking	34 spaces



CONCEPTUAL PROGRAM (GFA)	
Multifamily housing	34 units
Parking	34 spaces

RFI



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Resources:

Found in RFQ and RFI



Items in Addendum

- **PowerPoint Presentation**
- **Meeting Participants Sign-in Sheet**
 - **Local Participation Options**
- **Pre-approved Architects List**
 - **Applies to CCF-owned RFI properties**
 - Deborah Berke (TenBerke)
 - Carlos Jimenez
 - Marlon Blackwell
 - Vishan Chakrabati (PAU)
 - Howeler and Yoon
 - Iwamoto Scott
 - Graham Wyatt (RAMSA)
 - **Send additional architects to Mary Krupinski for pre-approval**



Submission Requirements (RFQ and RFI):

Cover letter

**Lead Development Partner Team
Organization**

Qualifications and Experience

Initial Plans for Development

Additional Requirement for RFQ:

Anticipated agreements

Responses to the RFQ and RFI should not exceed 20 pages single sided (not including anticipated agreements) each. Responses should be delivered electronically to mary.krupinski@jsheld.com. PDF's should be limited to 10 MB.

Do not include fees, commissions, or other financial information.

RFQ: All submission are subject to the Access to Public Records Act (APRA) as identified in Indiana Code 5-14-3. Respondents should not expect confidentiality of submitted information.

RFI: All submissions are confidential under IC 5-14-3-4. The respondent has the right to share their submission with the public but is under no obligation to do so.

- RFQ Review Criteria:**
- 1. Qualifications of the firm and key personnel**
 - 2. Similar projects completed by the team**
 - 3. Understanding of the project and the community of Columbus**
 - 4. Development plans for each site**
 - 5. Commitment to design**
 - 6. Commitment to local participation**
 - 7. Development schedule**
 - 8. Completeness of submitted proposal w/ all elements required by the RFQ**



Timeline:

Questions regarding the RFQ and the RFI are required by Monday, July 13 at noon. All questions must be submitted via email at mary.krupinski@jsheld.com.

Responses are due by 12pm Eastern on Friday, July 31, 2026. All responses will be submitted electronically. Delivered printed copies or electronic devices (i.e. thumb drives) will not be accepted.

RFQ: Shortlisting of respondents will occur in early August 2026 with interviews to follow. Proposals from selected respondents will be requested and received in September 2026. A Lead Development Partner will be recommended in October 2026. Contract negotiations and execution with a selected Lead Development Partner will occur in the fourth quarter of 2026.

RFI: A decision to publish RFP's as a result of RFI responses is expected by October 2026.



Statements and Restrictions:

The publishing of this RFQ and RFI and the receipt of responses is not a guarantee that a contract will be offered or executed. The City and its partners may reject any and all responses.

The respondents are responsible for their own expenses. There are no monetary obligations from the City or its partners.

The City and its partners reserve the right to remove properties from consideration.

Communications prior to submission of RFQ responses shall be limited to Jason Larrison (jlarrison@jsheld.com) and Mary Krupinski (mary.krupinski@jsheld.com). Respondents should not contact the mayor, the redevelopment director or their staff, the community development director or their staff, the city council, the redevelopment commission, evaluation team members, or the Columbus Capital Foundation board.



**RFQ, RFI, and other Columbus Downtown
2030 Plan information**



**All questions and requests should be emailed to
Jason Larrison (jlarrison@jsheld.com) and
Mary Krupinski (mary.krupinski@jsheld.com)**

Questions?