

REQUEST FOR PROPOSALS/ REQUEST FOR QUALIFICATIONS

DEVELOPMENT PARTNER TO ASSIST THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF WINCHESTER IN REDEVELOPMENT OF THE KENT/PICCADILLY SITE (216 E. PICCADILLY STREET, WINCHESTER, VA.)

The Economic Development Authority of the City of Winchester (“Winchester EDA”) would like to welcome interested parties in providing proposals on an exciting and impactful urban infill development opportunity at the gateway to Winchester’s historic downtown. It is the Winchester EDA’s desire to solidify a private developer for the property located at the corner of Kent and Piccadilly streets in Old Town Winchester, that will provide an exciting vision for how this site can be reimagined into a project that will add significant value to the surrounding neighborhood as well as the city as a whole.

The preferred project would be one that fits into the [City of Winchester’s comprehensive plan’s section on future development](#) and will, upon completion be contributing to the architectural landscape as well as the economic vibrancy of the city’s downtown.

Site Details:

- Lot size: 1.0109 acres
- Zoning: B1 (Central Business District)
- Base Density: 44 units (Density bonuses available per City of Winchester Zoning Ordinance)
- Distance to Loudoun Street pedestrian mall: 950 feet
- Distance to I-81: 1.34 miles

Process:

In order to provide the EDA board of directors with the necessary information to make a decision on the appropriate project and developer for this redevelopment effort it is requested that you provide the following information to be reviewed by a committee and the full EDA board.

- A. Developer qualifications and experience
- B. Your vision of the completed redevelopment of the site
- C. Anticipated timeline to accomplish your redevelopment vision
- D. Proposal on financial terms requested to make the proposed vision financially feasible
- E. Statement of financial stability or financial references
- F. Experience and capability to develop infill residential and/or mixed-use projects in an urban setting
- G. Demonstrated experience in obtaining financing for redevelopment projects
- H. Demonstrated ability to develop and operate residential and/or mixed-use projects.

All financial information will be kept confidential

Proposals and qualifications will be reviewed on a rolling basis as they are received; no deadline to submit will be set and the Winchester EDA reserves the right to select a developer at any regular or specially scheduled meeting. The Winchester EDA reserves the right to accept or reject any proposal submitted on this property.

If you would like additional information or to view the site please contact:
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