

Winchester Towers Redevelopment Update

March 10, 2015



Overview

- City Staff was prompted by City Council's 2013 Strategic Plan to create an events center development plan; also specifically referenced Winchester Towers Redevelopment as a goal.
- The City's economic development authority solicited the services of Strategic Advisory Group (SAG) to determine if Winchester's market could support an events center and locate a premier location for the facility.
- SAG determined the two premier locations would be the Winchester Towers or the parking lot adjacent to the George Washington Hotel that is owned by Frederick County.
- Based on property being for sale, City Staff pursued the acquisition of the Winchester Towers; acquired in September 2014

Overview

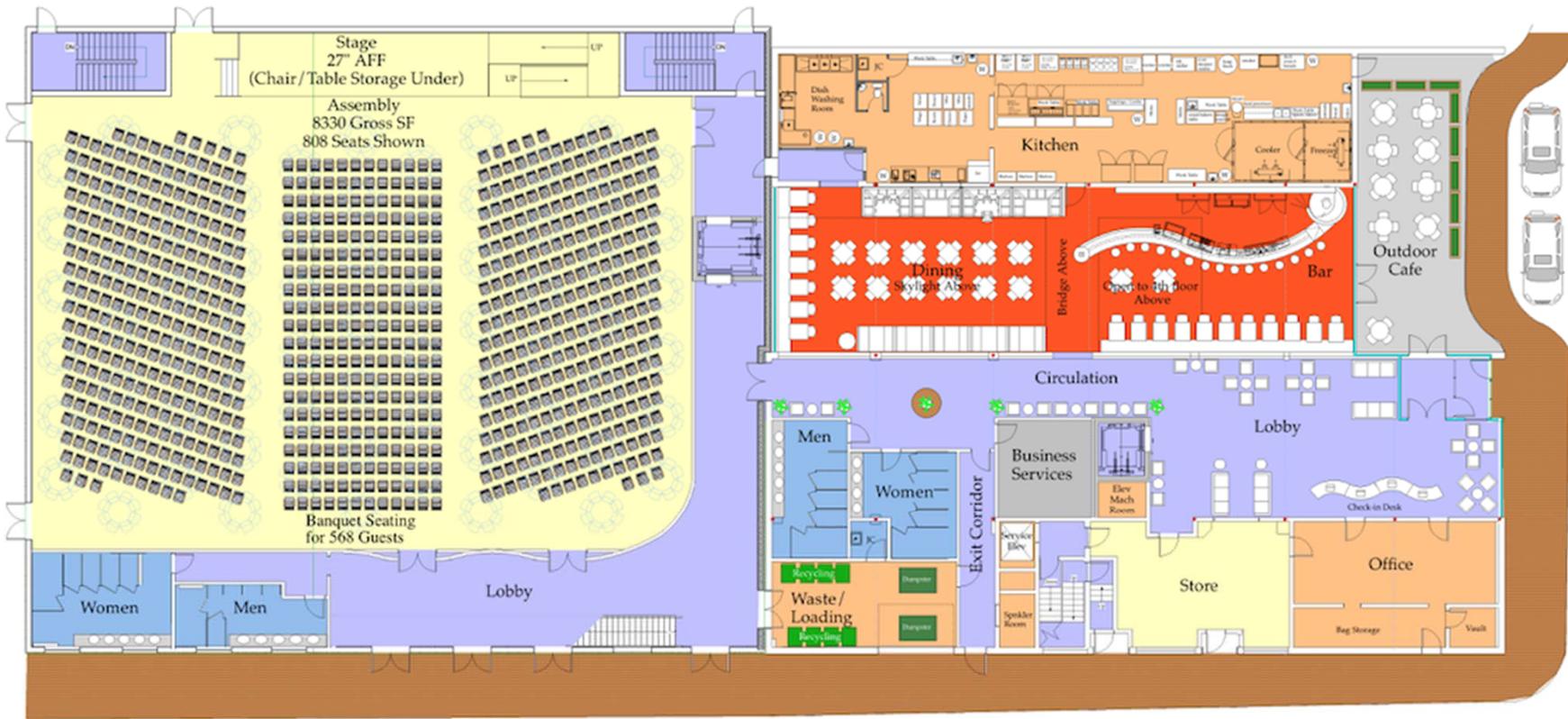
- Two public information open houses (PIOH) were held
 - November 19, 2014
 - December 3, 2014
- Revised draft enhances focus on creative uses of property

Projected Timeline of Project

Release of Draft RFP	March 11, 2015
Pre-Proposal Conference	March 30, 2015
Deadline for Receipt of Written Questions on Draft RFP	April 17, 2015
Deadline for Publication of Written Answers	May 1, 2015
Issue Final RFP	May 10, 2015
Proposals from Firms Due	June 12, 2015
Proposal Review Process	June 2015
Interviews with Firms	TBD
Presentation of Recommendation to City Council	July 2015
Development Agreement Negotiation	August 2015
Deadline for Master Agreement Execution	September 2015

NOTE: The City may publish Answers more than once during the question and answer period.

Fairfax Lane

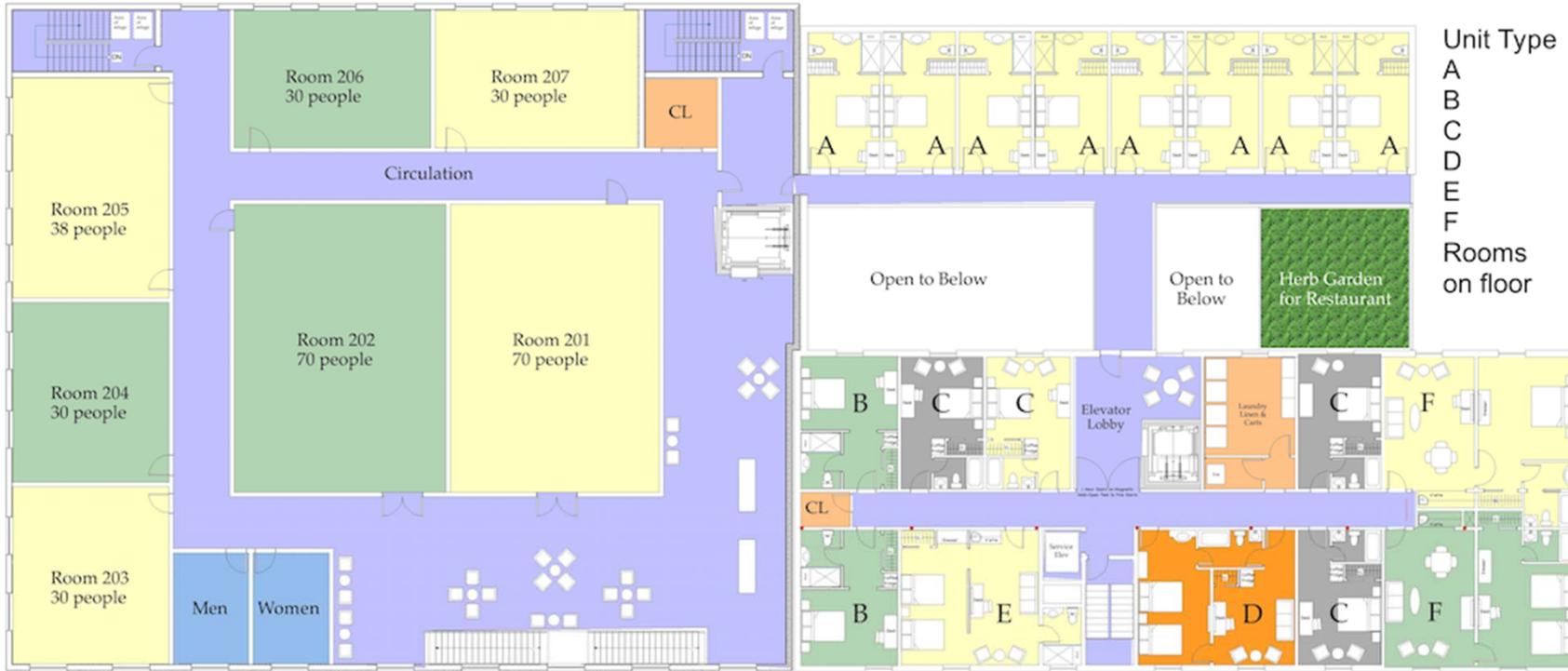


Piccadilly Street

Cameron Street



Unit Type	Quantity
A	6
B	2
C	4
D	1
E	1
F	2
G	1
Rooms on floor	17



Unit Type	Quantity
A	8
B	2
C	4
D	1
E	1
F	2
Rooms on floor	18



Virginia
Museum
of History
March 11

Virginia
Museum
of Science
March 11-12

U.S. Forest
Service
March 11-12

Department
of Transportation
April 1-2

Virginia Association of Museums
2018 Annual Conference

Virginia Association of Museums
2018 Annual Conference





Questions or
Comments?