



TOWN OF CULPEPER

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Public Advertisement | Unsolicited Bid for Proposal
Town of Culpeper, Virginia
July 20 2021

The Town of Culpeper, Virginia has received an unsolicited proposal for the development of 0.9 acres in downtown Culpeper at the corners of East Davis Street and Commerce Street. The unsolicited proposal was submitted pursuant to Virginia Code Section 56-575.4 of the Public-Private Education Facilities and Infrastructure Act of 2002 (PPEA) Guidelines, adopted by Town of Culpeper Town Council on February 12, 2013. The Town of Culpeper intends to evaluate the proposal, and may negotiate an interim or comprehensive agreement with the proposer based on the proposal. The Town will receive for simultaneous consideration any competing proposals that comply with the procedures adopted by the Town and the PPEA Guidelines through September 7, 2021, 5:00 PM EST.

The proposed project consists of the development of two mixed use buildings on 0.9 acres in downtown Culpeper at the corners of East Davis Street and Commerce Street. The proposal includes a two story, 6,000 sq/ft per level building at 260 East Davis Street (parking lot), as well as a 25,000 sq/ft building comprised of five stories and an underground parking garage on the LOVEworks site and adjacent lots across from 111 South Commerce Street. Both buildings will house commercial spaces on the ground level with apartments above, ranging from 1-2 bedrooms as well as onsite residential parking. The larger building will include a rooftop restaurant with enclosed and open-air areas as well as a large public hardscape open market/park along Davis Street and Commerce Street.

The Town will evaluate the qualifications and experience of the proposer, analyze the project characteristics, project financing, and project benefit and compatibility to the Town of Culpeper. For those interested in submitting a competing proposal, please contact Paige Read, Town of Culpeper Tourism and Economic Development Director for additional information > pread@culpeperva.gov or 540-272-4167. A printed copy of the proposal summary and concept designs are available for review at the Town of Culpeper's Clerk's Office, located inside Town Hall, 400 S Main Street, Culpeper, Virginia 22701.

Proposal Concept Designs

LOVEworks Site | Across from 111 South Commerce Street, Culpeper VA 22701



260 East Davis Street, Culpeper VA 22701 | Site (parking lot)



“Culpeper, Virginia—One of America’s Top 10 Small Towns”

Alternate View



"Culpeper, Virginia—One of America's Top 10 Small Towns"