



FOR IMMEDIATE RELEASE

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## **Waukeshaw Development Will Break Ground on Bedford School Campus**

**Bedford, VA • January 19, 2021-** Waukeshaw Development is excited to announce that it will officially break ground on the Bedford Middle School complex, transforming it into a robust mixed-use property to include a boutique hotel, market-rate apartments, athletic facility, and incubator space. After a fire ravaged the former Bedford Middle School building a year ago, a selective demolition process was completed to prepare the building for redevelopment, saving as much of the remaining structure as possible. Now, on the same day that alleged arsonist Daniel Flint will stand trial for the 2020 fire, Waukeshaw will host a groundbreaking ceremony to take place at Old Yellow on Monday, January 25, 2021. In the face of great adversity, this project will come to fruition and become an economic and cultural asset for Bedford and beyond. The event is accessible by invitation only to ensure compliance with current COVID-19 restrictions. A limited group of representatives from the Town of Bedford and Waukeshaw Development will be present.

This is Waukeshaw's third project in Bedford, having successfully completed the Bedford Lofts in 2015 and Beale's Beer in 2017. Dave McCormack, President of Waukeshaw Development, Inc., says, "The response to the projects we've done so far in Bedford has been overwhelming. Seeing the influx of visitors coming to Beale's and the support of the local community gives me great confidence in the hotel project. Bedford and the surrounding area have so much to offer. A boutique hotel is critical to keeping visitors in town, and showcasing all of the amazing assets around us."

"I am very excited to have the experience and proven track record of Waukeshaw Development on this project", said Town Manager Bart Warner, noting that, "Their team brings a level of expertise and passion that will re-energize the north end of Bridge Street, a key anchor in connection to downtown."

The property, owned by the Town of Bedford, is the former home of Bedford Middle School. The 11-acre property includes the historic Bedford Elementary School; built in 1912 as the Public School, it serves as the architectural centerpiece of the property. Locally known as "Old Yellow", this Spanish Colonial-Revival style building is distinctive in its architecture, which will lend itself well to its new use as a 30-room boutique hotel.

The former Middle School, built in 1928 as the Bedford High School, will be redeveloped into market-rate apartments as the second phase of development. Similar in upfit to the Bedford Lofts, the school will accommodate 60 units.

Another exciting opportunity in the revitalization of the complex is potential for the cafeteria to become a business incubator. The gymnasium and fields will remain in active use for groups including destination sports and community use.

“What’s most interesting to me about this project is how many components there are to it: the boutique hotel, apartments, the gym and soccer field. This is really a celebration of what makes Bedford so special, all in one campus setting”, says McCormack. Waukeshaw Development will be responsible for management of each of the elements in the complex and will hire locally to fill new positions.

Dave McCormack offers, “Old Yellow is such an iconic building, but the entire campus is so important to downtown Bedford — what happens on this site will likely drive the future of the entire downtown. It’s exciting to be a part of that process, and we are looking forward to creating something really spectacular here in Bedford. After the many setbacks that 2020 has brought to this project, we are thrilled to finally get to work.” Town Manager Bart Warner is in agreement, commenting, “This is a win-win for the community because each building will remain, working together to further the growth and dynamic development that is key to making Bedford a great place to live, work and visit.”

For more information about Waukeshaw, visit <https://waukeshaw.com>.

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