



COUNTY OF AMHERST

Public Information Officer

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Phelps Road School Update

Amherst County recently received a progress report from Waukeshaw Development, regarding the Phelps Road School redevelopment project. In accordance with the signed agreement, Waukeshaw reported the following efforts being made towards the conversion of the Phelps Road Elementary school into modern apartments:

- Waukeshaw has successfully listed the property on the Virginia State register of historic places, with the national historic listing expected in February. These listings are key to syndicating historic tax credits and moving forward with the construction of the project.
- Cornerstone Architects has been retained as the architect of record on the project. They have been working on the project for most of last year, and are now finalizing the design stage of the redevelopment plans.
- Jeff Robinson and Associates has been retained for structural and civil engineering work.
- Waukeshaw plans to hand off the architectural plans to their Mechanical, Electrical, and Plumbing (MEP) engineers in mid-January.
- Waukeshaw is in final negotiations for project financing, and expecting a commitment shortly.
- Waukeshaw has letters of intent from both state and federal historic tax credit investors.
- Property environmental reports are being updated.
- The construction contract has been awarded to Haase Inc. of Petersburg, VA.
- Waukeshaw Development is also studying the park behind the school in hopes they can collaborate with the county to create something very special for the community at that site.

A lot of predevelopment activity has been going on behind the scenes to prepare for a summer groundbreaking. In total, Waukeshaw plans to create 42 market-rate apartments from the school building.

Additional information may be obtained from Tyler Creasy at stcreasy@countyofamherst.com or (434) 946-9400.