



Future Use of City-owned Property at 2 King Street

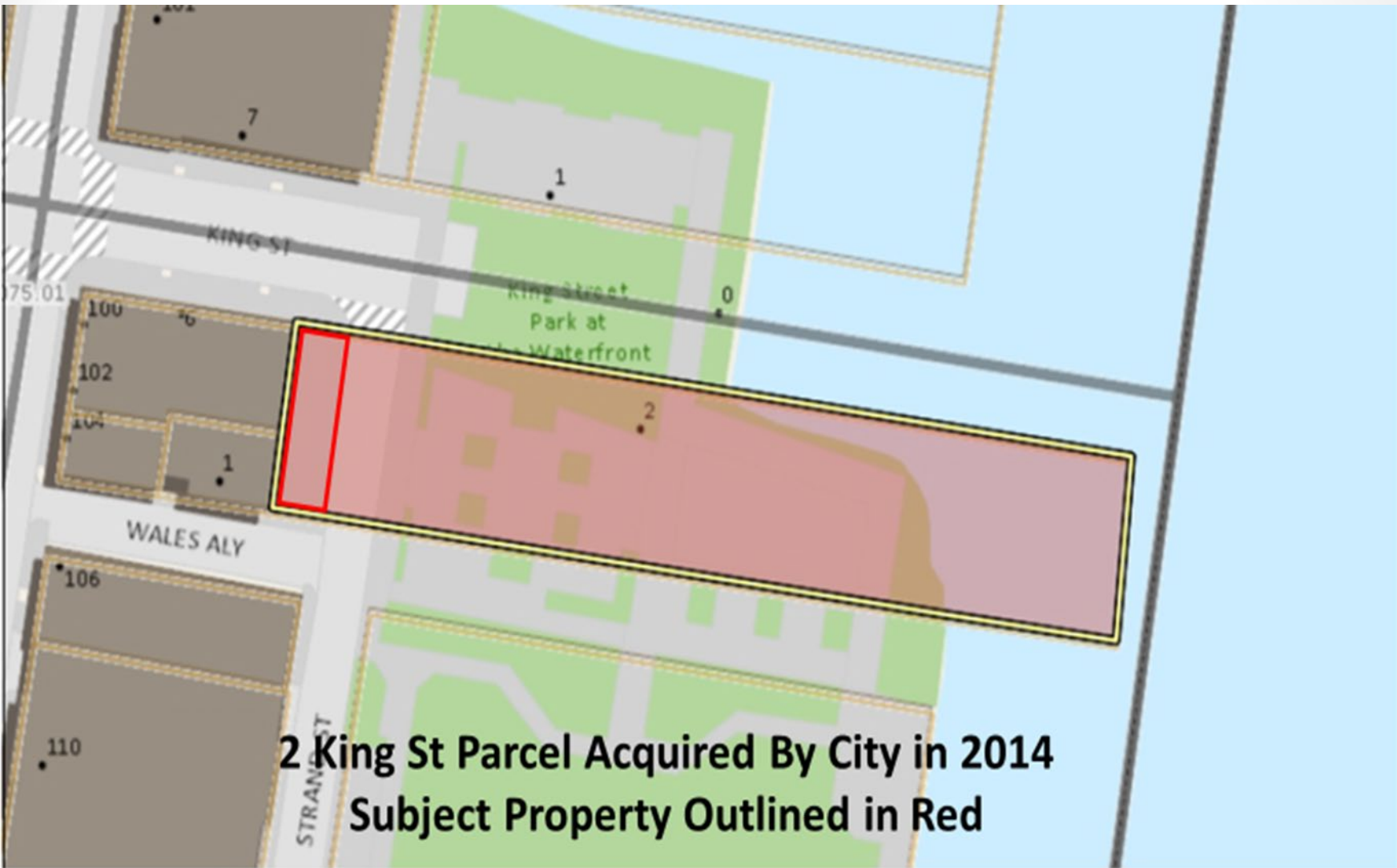
Waterfront Commission

June 21, 2022

2 King Street

- June 2019 the City received an unsolicited offer for purchase of 1,825 square feet of City-owned property at 2 King Street
- City Council will be declaring the property surplus at the Legislative Meeting on June 28, 2022 and authorizing the City Manager to issue an RFP for the sale and redevelopment of the land for no less than 90 days
- Staff will engage the public to determine future potential uses and options for the property to help inform the RFP

2 King Street Parcel



**2 King St Parcel Acquired By City in 2014
Subject Property Outlined in Red**

2 King Street Aerial



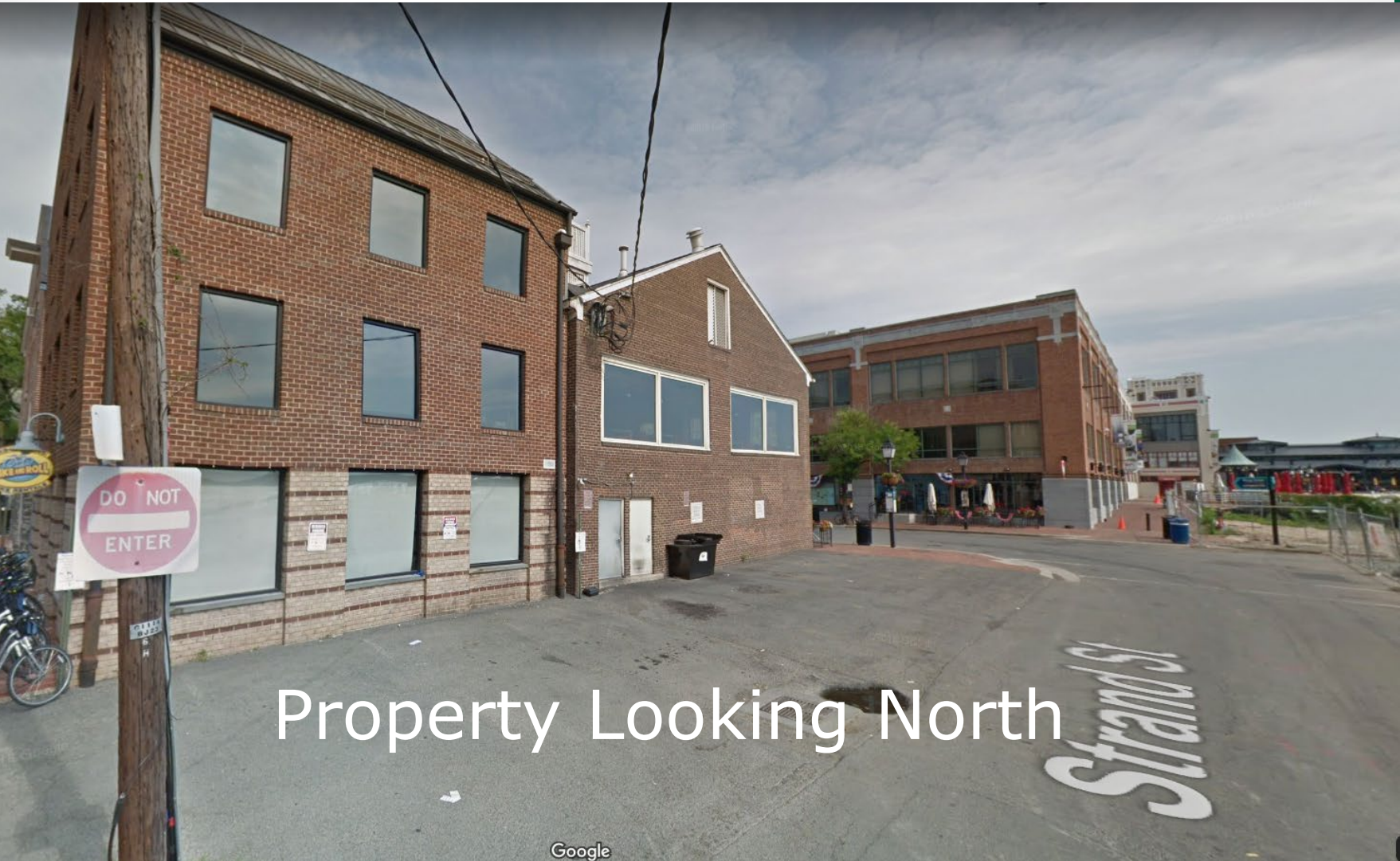
Aerial Photo of Subject Property Outlined in Yellow

2 King Street



8 Parking Spaces

King Street



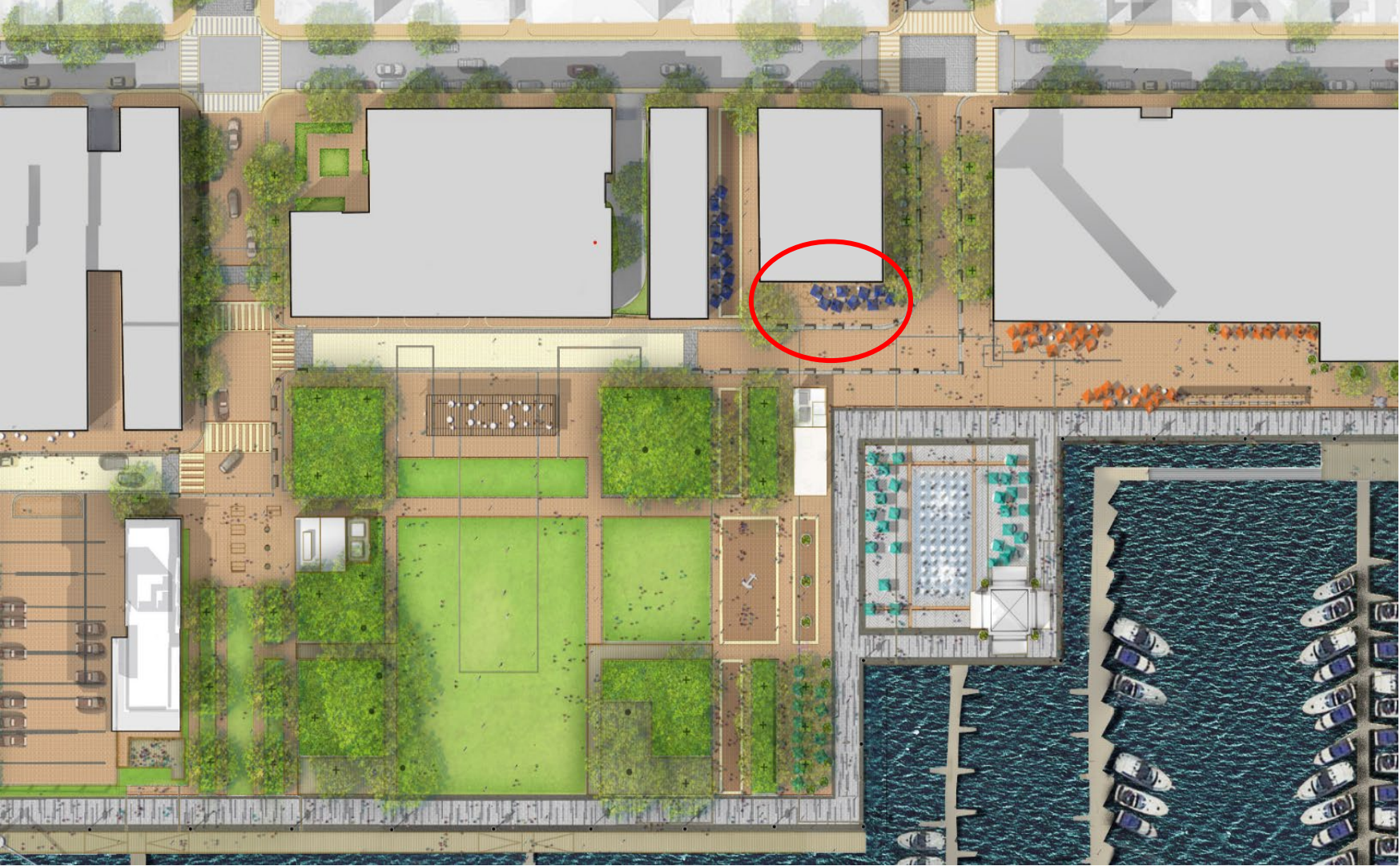
Property Looking North

Google

Waterfront Plan

- Based on existing Waterfront Plan, there is no clear use or expressed purpose for land.
- Waterfront Plan confirmed that surface parking lots are not a desirable use in this area; Parking is non-conforming with POS zoning.
- Strand Street between King Street and Wales Alley temporarily closed to vehicular traffic as of May 31, 2022
- Strand Street is intended to become pedestrian oriented

Waterfront Plan



Waterfront Aerial





Civic Engagement

- 6/16 – Parks and Recreation Commission
- 6/21 - Waterfront Commission
- Summer – Use public input to inform an RFP
- Summer – Issue RFP for no less than 90 days
- Fall - City Manager to provide results of RFP and recommend highest rated proposal to City Council
- TBD - Planning Commission
- TBD - Legislative Meeting and Public Hearing



Next Steps in Process

- City Council must declare the property surplus;
- City Council must authorize the Manager to seek solicitations for the sale/redevelopment of the property
- Refresh Appraisal
- Civic engagement to inform the solicitation
- Draft and issue the solicitation (RFP)
- Committee receives, reviews and scores proposals
- Committee recommends highest rated proposal to City Manager
- City Council authorizes the Manager to enter into a contract to sell the property
- Planning Commission determines if sale is consistent with the City's Master Plan per Section 9.06
- Legislative Meeting and Public Hearing for Council to authorize sale by three fourths vote per Virginia Code Section 15.2-1800 and Section 2.03 of the City Charter including ordinance approving and authorizing the sale of the property
- Sign Purchase and Sales Agreement and close on the sale
- Redevelopment requires further engagement with the City including P&Z (including DSUP, permits, etc.)

QUESTIONS?

2 King Street



Modern addition and Historic Fitzgerald Warehouse

2 King Street



Property Looking Towards Wales Alley