



# **Future Use of City-owned Property at 2 King Street**

Parks and Recreation Commission  
September 15, 2022



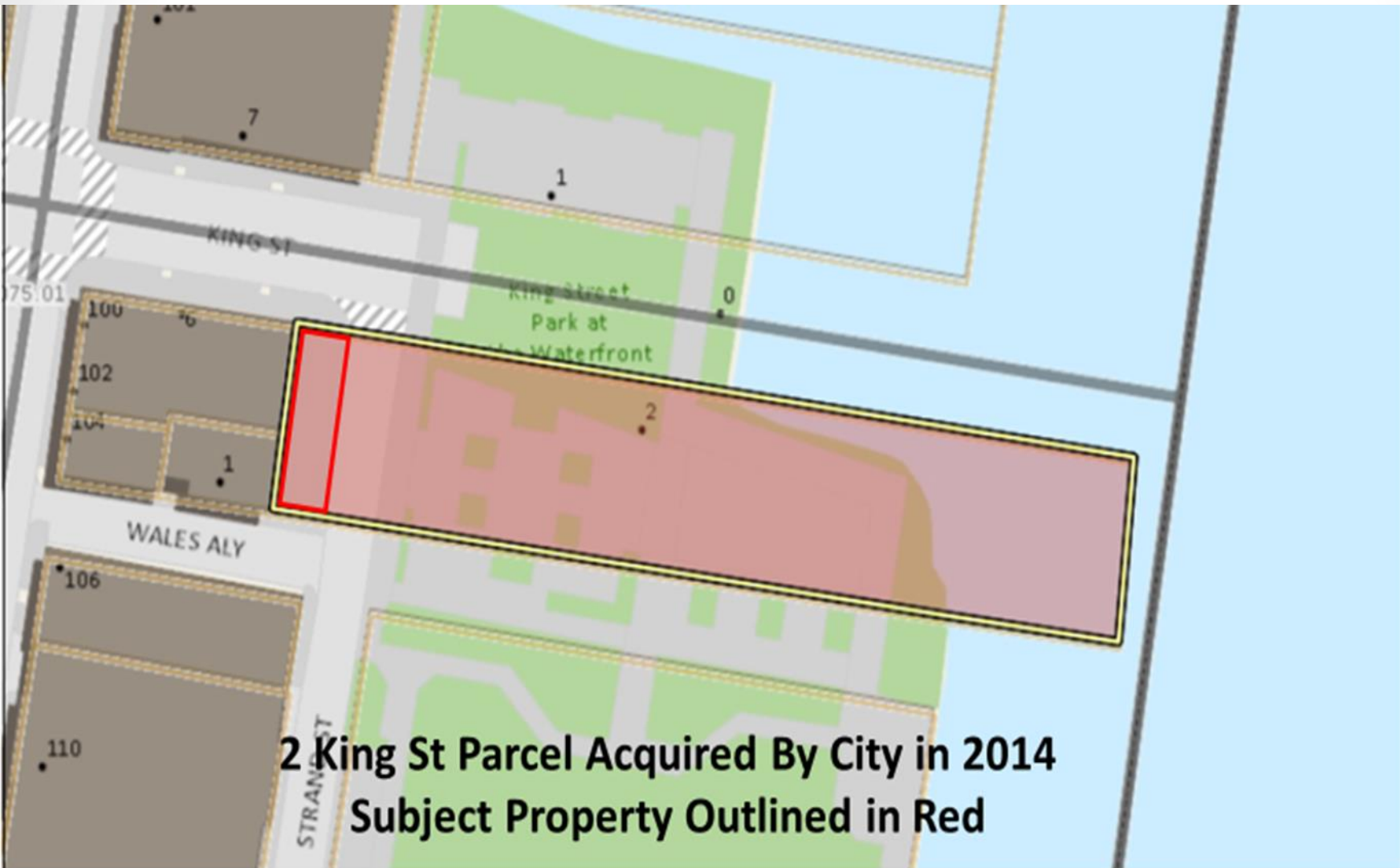
# 2 King Street

- Staff last met with the Parks and Recreation Commission on June 16, 2022 to discuss the future use of City-owned property at 2 King Street
- City Council declared the property surplus at the Legislative Meeting on June 28, 2022 and asked that staff further engage the community to solicit input into future options and uses of the property both private and public to help inform a possible RFP for the sale and redevelopment of the property
- Staff will return to Council with a summary of the input received from the community and Council will determine whether to move forward with the issuance of an RFP.
- Note: Because Council declared the property surplus **does not** mean that the property must be sold.

# Background

- June 2019 the City received an unsolicited offer for purchase of 1,825 square feet of City-owned property at 2 King Street
- The property was leased and utilized as eight (8) parking spaces for the businesses located in the Fitzgerald Warehouse Complex
- Leases were terminated in May 2022 to coincide with the closure of Strand Street to vehicular traffic
- Waterfront Plan confirms that surface parking lots are not desirable use in this area

# 2 King Street Parcel



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

# 2 King Street Aerial



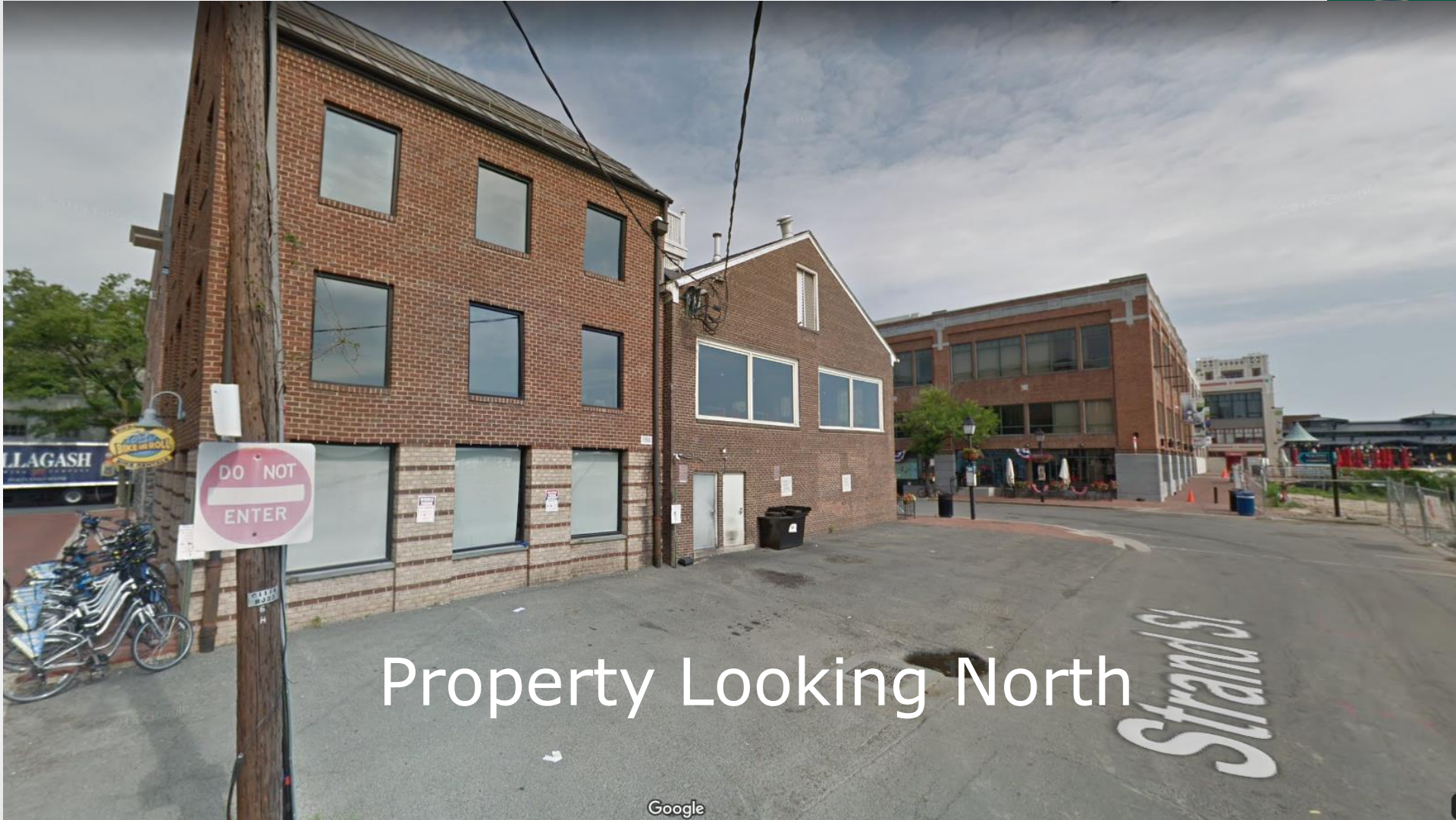
Aerial Photo of Subject Property Outlined in Yellow

# 2 King Street



8 Parking Spaces

# 2 King Street



Property Looking North

Google

# Community Recommendations

Some recommended uses from the community have included:

- Restrooms
- Indoor, outdoor or covered outdoor recreation space
- Meeting rooms
- Visitor information
- Arts and cultural uses
- APD/Public Safety Offices



# City Requirements

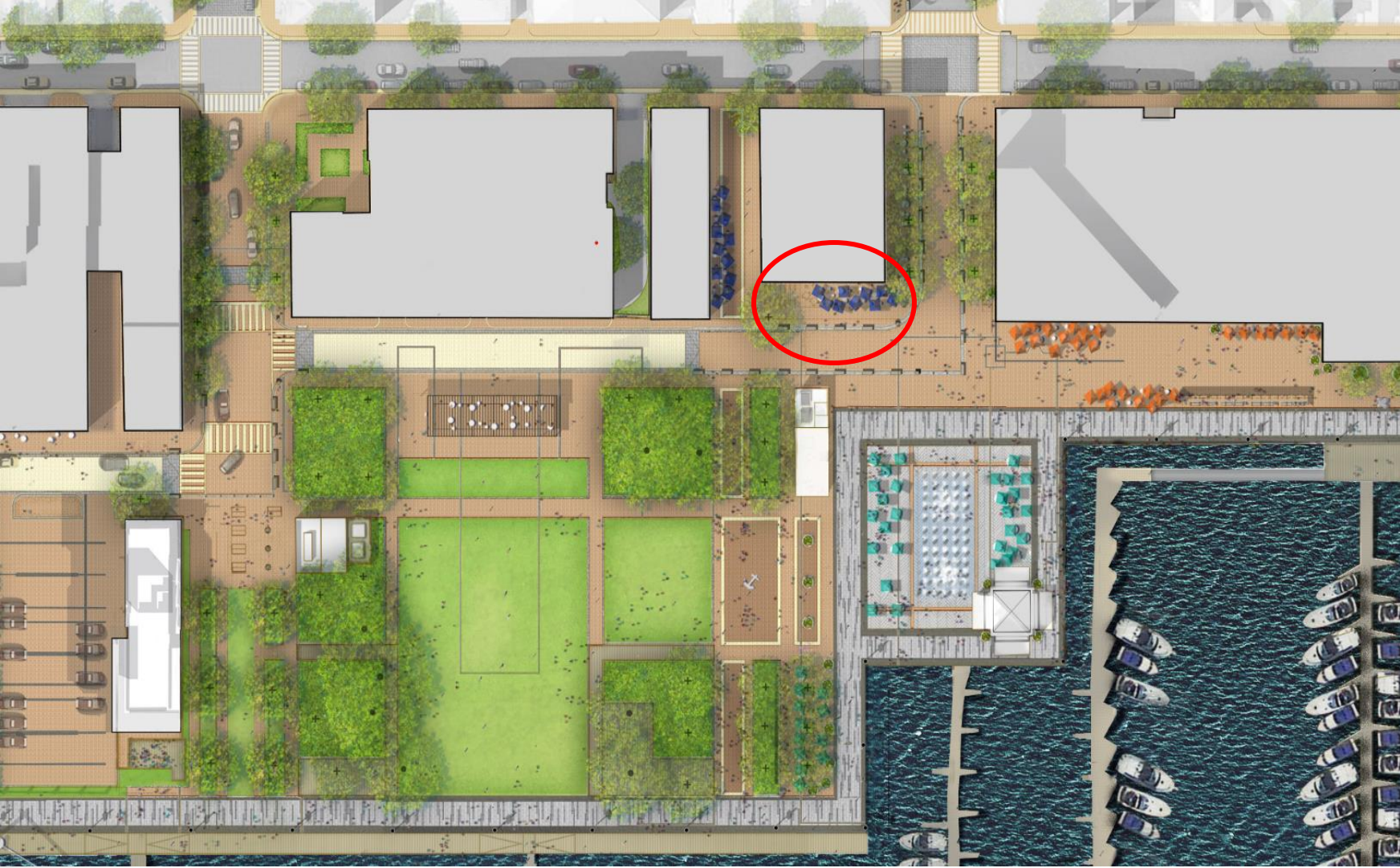
Some City requirements will include but not limited to:

- Measures to address flooding and stormwater management
- Consistency with the City's Waterfront Plan

# 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





# Next Steps in Process

- City Council has declared the property surplus and has requested further civic engagement to help inform a possible solicitation
- Refresh Appraisal
- Provide Council with results/summary of civic engagement
- Council to determine whether to issue an RFP
- **IF YES** - Draft and issue the solicitation (RFP) for no less than 90 days
- Real Estate Committee receives, reviews and scores proposals
- Real Estate 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.)
- **IF NO** – property will not be sold and staff, with community input will determine future City/community use of the property

QUESTIONS?

# 2 King Street



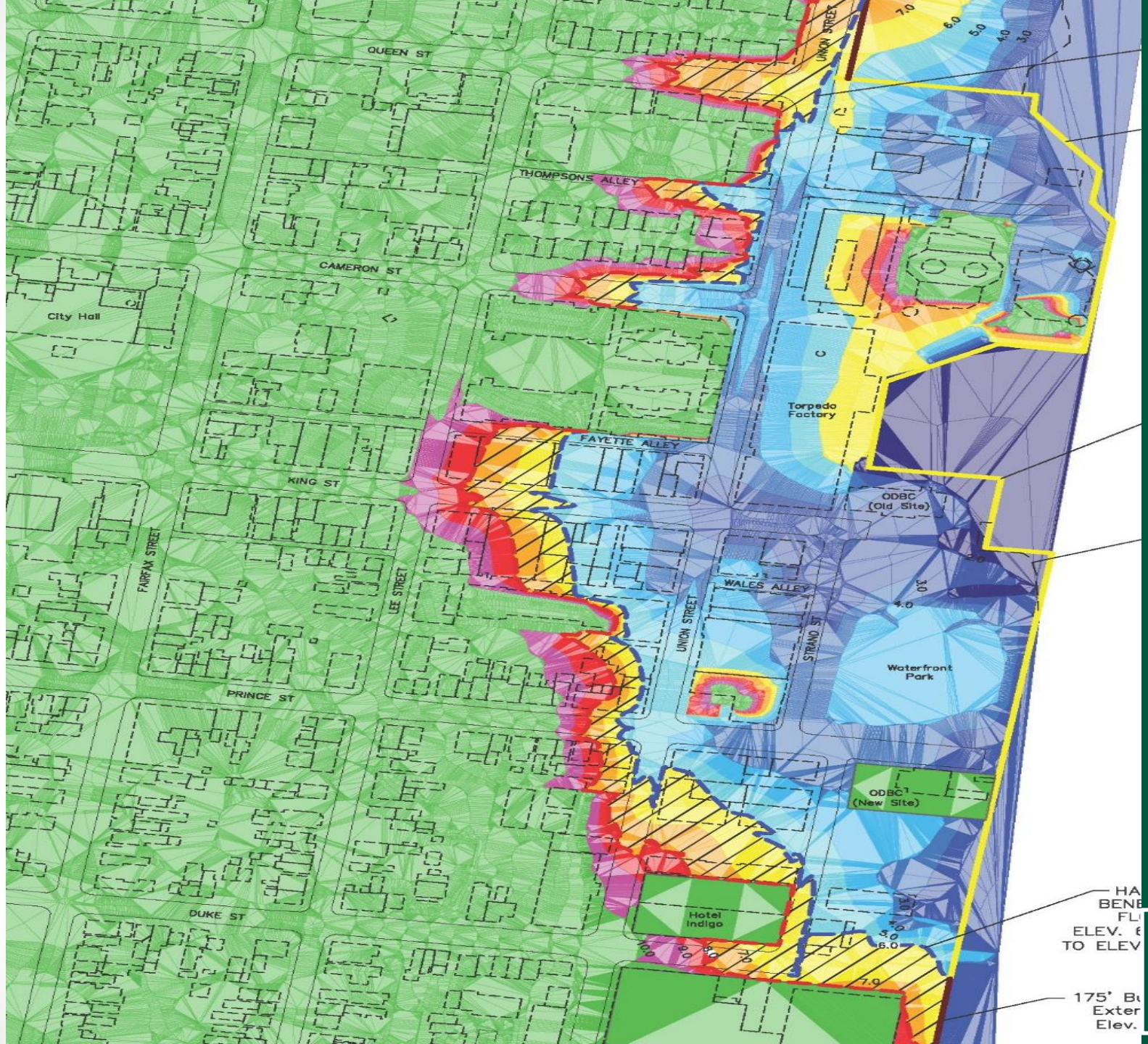
Modern addition and Historic Fitzgerald Warehouse

# 2 King Street



Property Looking Towards Wales Alley





HA  
BENE  
FL  
ELEV. 6  
TO ELEV

175' Bu  
Exter  
Elev.