

City of Alexandria
Waterfront Commission
Park & Recreation Commission

December 19, 2022

To: Honorable Mayor & members of City Council

Re: 2 King Street Surplus Property Proposal

At the October 18, 2022 Waterfront Commission meeting and the October 20, 2022 Park & Recreation Commission meeting, each commission unanimously endorsed the City's proposal to surplus a portion of the 2 King Street property and explore interest for sale of the property through a Request for Proposals (RFP) as approved by City Council.

Over a period of two years (CY 2019 and CY 2022), City staff participated in two (2) Waterfront Commission meetings, two (2) Parks and Recreation Commission meetings and one (1) joint subcommittee meeting made up of members of the two Commissions to discuss potential future uses of the City-owned property at 2 King Street. City staff provided a presentation at each of these meetings that included the history and current use of the property and discussed the City's intent and objectives for a sale of the Property. The Commissions jointly proposed a list of future uses of the property that they as representatives of the impacted community would prefer to be included in the responses to the RFP.

The following proposed future uses are prioritized into two tiers based on importance:

Tier 1 (most important)

- Flood Mitigation – flood mitigation must be incorporated at the site into any future development of the property and be coordinated with the goals of the City's Flood Mitigation Project and the Waterfront Small Area Plan.
- Public Restrooms – any development of the property must include public restrooms on the site or monetarily provide for restrooms elsewhere on the waterfront near the foot of King Street.
- Acknowledgement of the waterfront – proposals must describe how any future development will highlight and provide access to the waterfront including water views.
- Rear of the Existing Building – any development would need to address how back of the house operations of the existing and future businesses located adjacent to 2 King Street such as trash removal and grease traps would be either incorporated or relocated.
- Street level activation – the site shall be activated at the ground level, including public-facing uses such as restaurants and retail.
- Possible residential development – the vibrancy of the adjacent Waterfront Park and King Street Place is a priority. Therefore, use of 2 King Street to develop residential

units is discouraged. Any residential development proposal must address the issue of noise mitigation on residential units through building construction techniques.

Tier 2

- Public Meeting Space – Inclusion of public meeting space in a future development of the site would be desirable.

Both Commissions support proceeds from the sale of the property be returned to the Open Space Fund and be used for park and recreation amenities consistent with the Waterfront Small Area Plan and City flood mitigation.

Both Commissions appreciate the opportunity to offer these recommendations and look forward to offering further feedback as potential plans and designs evolve.

Sincerely,



Stephen Thayer, Chair
Alexandria Waterfront Commission

Sincerely,



Steve Beggs, Chair
Alexandria Park & Recreation Commission

cc: Waterfront Commission members
Park & Recreation Commission members
James F. Parajon, City Manager
Debra Collins, Deputy City Manager
Emily Baker, Deputy City Manager
Yon Lambert, Interim Deputy City Manager
James Spengler, Director, Recreation, Parks & Cultural Activities
Karl Moritz, Director, Planning & Zoning
Jeremy McPike, Director, General Services
Jack Browand, Staff Liaison
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