



**CITY OF ALEXANDRIA**  
**Planning & Zoning**

# **City Charter Section 9.06**

## **Case # 2024-00005 –**

### **2 King Street**

Planning Commission | December 3, 2024





# Proposed Lease of 2 King Street

- ▶ Section 9.06 of the City's Charter requires that the **Planning Commission approve any acquisition or disposition of public land, or vacation or change in the use of streets.**
- ▶ Planning Commission is charged with ensuring that any change **is consistent with the City's Master Plan.**





# Site Context

Located within the **Old Town Small Area Plan, the King Street Retail Strategy,** and **Waterfront Plan**

1,825 square foot City-owned parcel,  
912 square feet previously leased to  
Mai Thai restaurant at 6 King Street.

Zoned WPR – Waterfront Park and  
Recreation





# Background Information

- ▶ Mai Thai restaurant has indicated interest in utilizing the previously leased parking spaces, or **912 square feet**, for outdoor dining.
- ▶ If approved, the License Agreement would provide Mai Thai with use of the space for a term of **one-year** to accommodate the scheduled start of the planned waterfront mitigation project in Fall 2025.





# Consistency with Master Plan

## Old Town

- ▶ Encourage the tourist potential of the historic and architectural aspects of Old Town (p. 48).
- ▶ Visual awareness of the waterfront should be preserved (p. 48).
- ▶ Retain the retail pattern along King Street and Washington Street. Encourage more neighborhood serving retail uses and discourage large scale commercial buildings (p. 48).

## King Street Retail Strategy

- ▶ Outdoor dining during milder seasons provides for additional pedestrian activity and vibrancy along the retail street (p. 4-7).

## Waterfront

- ▶ Increase the use, frequency and effectiveness of public spaces for gathering and event (p. 19).
- ▶ Create revenue, initiate new partners, and leverage other resources that can be applied for enhancing and maintaining public open space and other public infrastructure (p. 19).
- ▶ Maximize the utilization of existing resources (p. 19).
- ▶ Meet the needs of residents for open space, recreation and outdoor dining (p. 20).



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Staff recommends the Planning Commission find the proposed lease of 2 King Street **consistent** with Section 9.06 of the City Charter and the City's Master Plan

