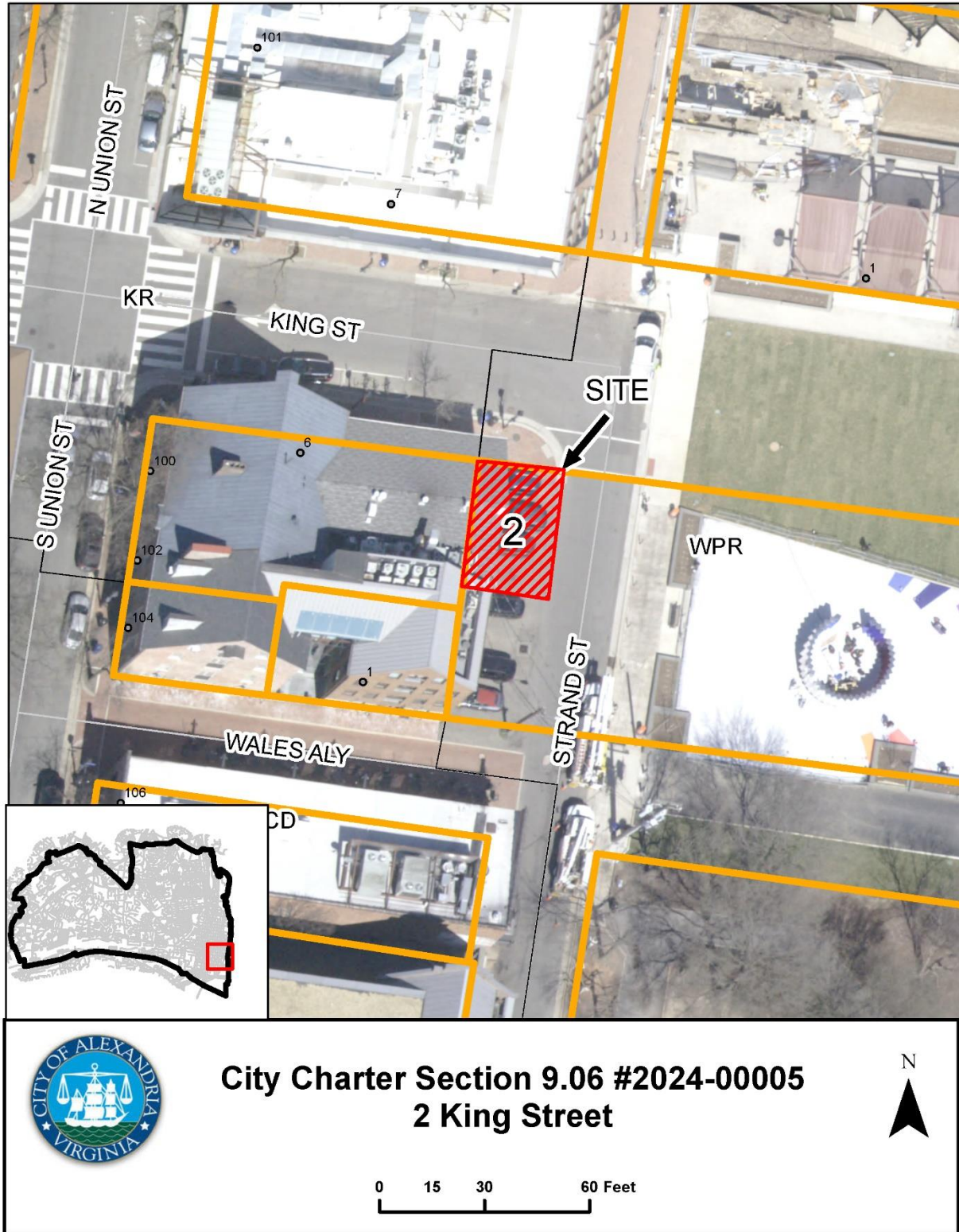


DOCKET ITEM #8
City Charter Section 9.06 Case #2024-00005
2 King Street

| Application | General Data | |
|--|--|--------------------------------------|
| Request: Public Hearing and consideration of a request for Planning Commission to review whether the proposed lease by the City of Alexandria of property at 2 King Street to Mai Thai for the purpose of outdoor dining is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter. | Planning Commission Hearing: | December 3, 2024 |
| | City Council Hearing: | N/A |
| | Zone: | WPR – Waterfront Park and Recreation |
| Address: 2 King Street | Small Area Plan(s): Old Town, Waterfront | |
| Staff Reviewers: Karl Moritz – Director, Planning & Zoning, karl.moritz@alexandriava.gov ; Carrie Beach – Division Chief, Planning & Zoning, carrie.beach@alexandriava.gov ; José Delcid – Urban Planner II, Planning & Zoning, jose.delcid@alexandriava.gov ; Bryan MacAvoy – Assistant City Attorney, City Attorney’s Office, bryan.macavoy@alexandriava.gov | | |
| Staff Recommendation: Staff recommends that the Planning Commission approve this request, finding that the proposal is consistent with Section 9.06 of the City Charter of Alexandria, Virginia, and with the City’s Master Plan. | | |



I. DISCUSSION

The City proposes to lease a portion of the property at 2 King Street located within the Old Town Small Area Plan and Waterfront Plan. Section 9.06 of the City's Charter requires that the Planning Commission review any acquisition or disposition of public land, or vacation or change in the use of streets. The Planning Commission is charged with ensuring that any such acquisition, sale, or change is consistent with the City's Master Plan.

II. BACKGROUND

The property located at 2 King Street is a 1,825 square foot City-owned parcel, 912 square feet of which have been previously leased to the Mai Thai restaurant at 6 King Street for parking purposes. These month-to-month parking agreements, including an agreement with Mai Thai Restaurant for four (4) parking spaces, or 912 SF, were terminated as of May 2022 to correspond with the closure of Strand Street to vehicular traffic.

The property is located at the foot of King Street directly adjacent to the City's Waterfront Park, shops and restaurants and is improved with eight asphalt-paved parking spaces. The site was acquired by the City in 2015 as part of an exchange with the Old Dominion Boat Club (Section 9.06 Case #2014-0002). The parcel is zoned WPR – Waterfront Park and Recreation (Parcel ID #075.01-05-04) and is within the Old and Historic Alexandria District. The adjacent developed parcels are zoned KR – King Street Retail (6 King Street and 100-102 S. Union Street) and CD – Commercial Downtown (104 S. Union Street and 1 Wales Alley).

Mai Thai Restaurant, located at 6 King Street, is the only restaurant that is directly adjacent to the City-owned portion of 2 King Street and 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. In the event that the mitigation project does not start as planned, the license agreement will continue month-to-month until commencement of the flood mitigation project or the agreement is terminated.

Due to the change in use from parking spaces to outdoor dining, this license agreement requires approval from the Planning Commission to confirm consistency with the City's Master Plan pursuant to Section 9.06 of the City's charter.

III. CONSISTENCY WITH THE MASTER PLAN

The subject property is within the boundaries of the Old Town Small Area Plan, the King Street Retail Strategy, and the Waterfront Plan. The proposed lease/ disposition is consistent with several goals and principles of these City's Master Plan.

Old Town Small Area Plan

The Small Area Plan designates the subject property as P-Park. Several goals and objectives from the Plan are valid in considering this proposal:

The Future – Goals and Objectives (page 48)

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

The lease of the property is consistent with maintaining the current land use designation and the goals of the small area plan. The proposal encourages more pedestrian activity to and from the Waterfront by providing additional opportunities for outdoor dining.

King Street Retail Strategy

The Retail Strategy acknowledges that outdoor dining during milder seasons provides for additional pedestrian activity and vibrancy along the retail street (page 4-7). This lease of the property aligns with the intent of the Retail Strategy.

Waterfront Plan

The Waterfront Plan theme for King Street at the River area is *Gateway* and during the planning process, residents asked for more things to do and to visit along the waterfront including outdoor dining. The Waterfront Plan also lists several goals supporting this proposal:

- *Increase the use, frequency and effectiveness of public spaces for gathering and events (page 18).*
- *Create revenue, initiate new partners, and leverage other resources that can be applied for enhancing and maintaining public open space and other public infrastructure (page 19).*
- *Maximize the utilization of existing resources (page 19).*
- *Meet the needs of residents for open space, recreation and outdoor dining (page 20).*

The proposed lease is consistent with the overall goals of the Waterfront Plan as it provides opportunities for outdoor dining in what are currently underutilized parking spaces adjacent to an existing restaurant and Waterfront Park.

IV. STAFF RECOMMENDATION

Staff recommends that the Planning Commission find that the proposed lease of 2 King Street to be **consistent** with Section 9.06 of the City Charter of Alexandria, Virginia and with the City's Master Plan, including specifically the Old Town Small Area Plan, King Street Retail Strategy, and Waterfront Plan.

STAFF: Karl Moritz – Director, Planning & Zoning
Carrie Beach – Division Chief, Planning & Zoning
José Delcid – Urban Planner, Planning & Zoning
Bryan MacAvoy – Assistant City Attorney, City Attorney's Office