



Consideration of Contingent Contract for the Sale of 912, 916, 920 King Street and 116 South Henry Street

July 9, 2019

Sale of King/Henry Properties

- City policy since 2009, has been to declare excess City property surplus and then sell where there is redevelopment potential
- Sales provide cash for City CIP
- Sales allow for higher and best uses and generate ongoing annual taxes for the City
- Long-term lease under Virginia law not economically feasible

Sale of King/Henry Properties

- 912, 916, 920 King Street and 116 South Henry declared surplus
- Council authorized issuance of RFP to sell properties in 2016
- Public input obtained
- Competing proposals considered
- Galena Capital Partners, LLC selected
- Sale price of \$5.3 million equals City appraisal

EXHIBIT 4
912-920 KING DRAFT
ELEVATION



PRIVATE AND CONFIDENTIAL

KULINSKI
GROUP ARCHITECTS P.C.
KULINSKIGROUP.COM | 703.836.7243

EXHIBIT 5
912-920 KING DRAFT
ELEVATION



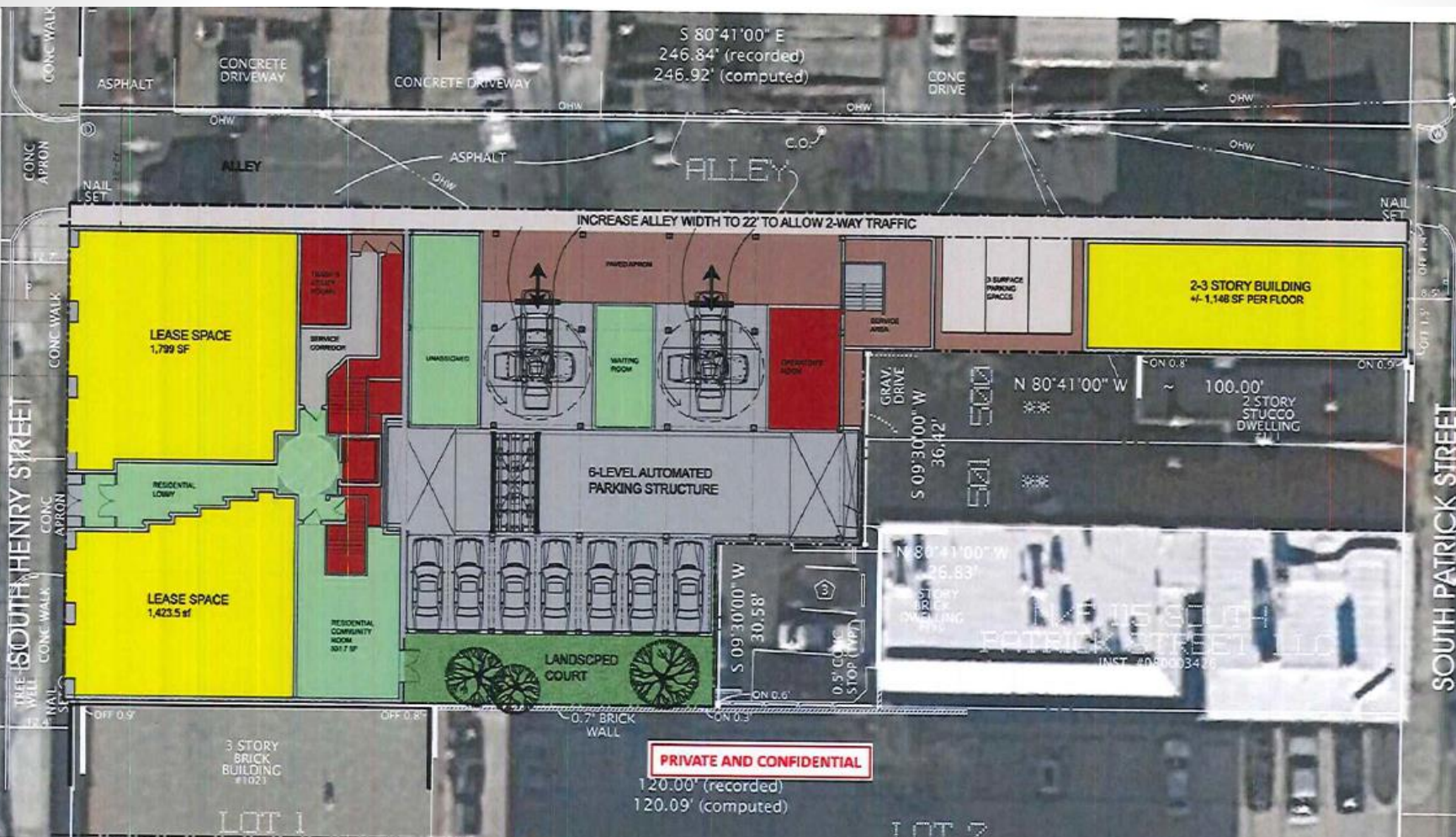
PRIVATE AND CONFIDENTIAL

KULINSKI
GROUP ARCHITECTS P.C.

KU-INSIGROUP.COM | 703.834.7747

EXHIBIT 6
912-920 KING DRAFT BLOCK FACE SCALE





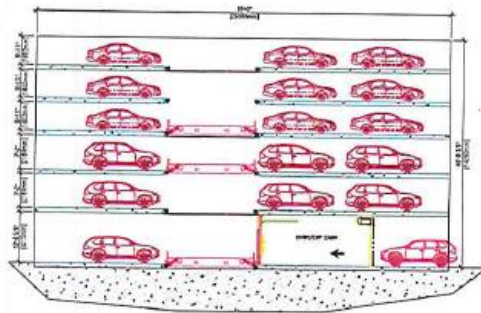
100 SOUTH HENRY
ALEXANDRIA, VIRGINIA

GROUND FLOOR PLAN
FOR ILLUSTRATIVE PURPOSES ONLY

NORITAKE
associates

EXHIBIT 10 **116 S HENRY DRAFT** **PARKING LAYOUT**

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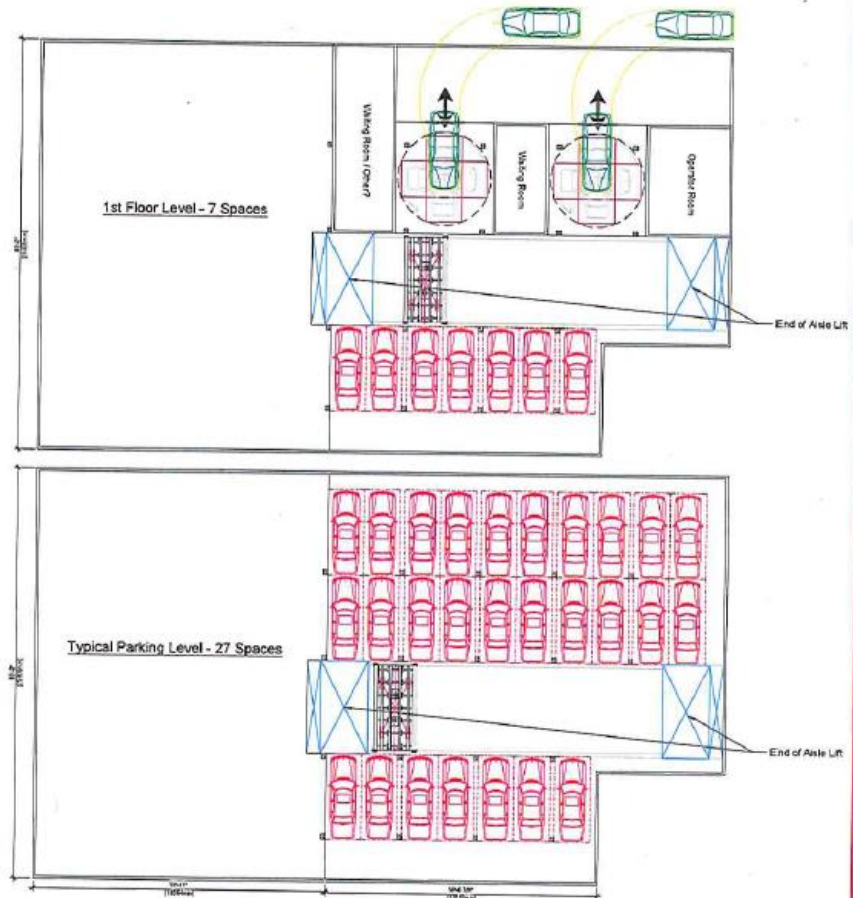


Typical Parking Section

PARKING CAPACITY			
LEVEL	P1		
LANES	DEEP	POSITIONS	
7	x 1		7
TOTAL:			7
LEVEL	P2 - P6 (EACH)		
LANES	DEEP	POSITIONS	
27	x 1		27
LEVEL TOTAL:			27
X			5
TOTAL:			135
SYSTEM TOTAL:			142

NOTES:

- ANY CONSTRUCTION JOINTS SHALL BE TIED TO PREVENT SEPARATION.
- REFER TO WTI DRAWING B-41884 FOR FLOOR FLATNESS SPECIFICATIONS.



PARKING SYSTEM LAYOUT
 SCALE: 3/32" = 1'-0"



FOR PROPOSAL PURPOSES ONLY
 THIS DRAWING IS BASED ON DESIGN AND CONSTRUCTION
 ASSUMPTIONS OF WESTFALLA PARTNERS, INCLUDING
 PARKING SPACE DIMENSIONS, STRUCTURE, AND
 ACCESS. ANY CONSTRUCTION SHALL BE AS SHOWN
 ON THE DRAWING. THE CLIENT SHALL BE RESPONSIBLE
 FOR VERIFYING THE ACCURACY OF ALL INFORMATION
 PROVIDED HEREON. WESTFALLA PARTNERS, INC.
 1100 MARKET STREET, SUITE 200, PHILADELPHIA, PA 19104
 215.561.1111
 www.westfalla.com

Westfalla 1100 MARKET STREET, SUITE 200, PHILADELPHIA, PA 19104 215.561.1111 www.westfalla.com		PARKING SYSTEM LAYOUT GALENA CAPITAL PARTNERS 11/17/17 DATE: 05/16/17 DRAWN BY: D CHECKED BY: N/A SCALE: 1" = 1'-0"	
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EXHIBIT 11

Sale of King/Henry Properties

- Plans will be subject to regular DSUP reviews and further community input.
- Closing contingent on DSUP and 9.06 approval.

QUESTIONS

