



CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF GENERAL SERVICES

ADDENDUM NO.1 – QUESTIONS AND RESPONSES

**Request for Proposals for the
Sale and Redevelopment of a Portion of Real Property at
2 King Street, Alexandria, Virginia**

This Addendum No. 1 to the RFP addresses questions received from vendors by the July 7, 2023 deadline for questions and those received in-person at the optional pre-proposal conference held on June 5, 2023.

1. What are the restrictions with regard to the buildings behind this property for height as well as setback from their doors?

Response: *6 King Street is in the KR Zone and the height limit is 50 feet (6-705 (D)(1). There are no frontage, lot, or yard requirements, except to the extent 7-1000 may apply and the zone transition requirements of 7-900.*

1 Wales Alley and 104 S. Union is in the CD zone. For non-residential uses, the maximum permitted height of a building is 50 feet. For nonresidential uses there are no lot size or frontage requirements, and there are no yard or open space requirements except as may be applicable pursuant to the supplemental yard and setback regulations of section 7-1000 and the zone transition requirements of section 7-900.

There are a number of City policies and regulations related to height or building form in this location. The [King Street Retail Strategy](#) applies. The site is within the [Potomac River Vicinity Height District](#). The site is in the Old and Historic Alexandria District and subject to review by the Board of Architectural Review (BAR) which can impact permitted height and/or height in specific locations. The Fitzgerald Warehouse building has a preservation easement on it which might impact or inform the BAR's review of the building form of new construction on the block.

Regarding set back, if there is a proposal to build something new on the property, the new building cannot cause the existing building to become out of compliance with the building code. If the existing doors are required exit doors they cannot be blocked. The new building would not be allowed any new unprotected openings within three feet of all property lines. However, there would other factors to consider when more information is available.

2. Is there still a public restroom requirement?

Response: *Yes. Per Section 5, Community Input (page 6), “Any development of the Property must include publicly available restrooms on the site or monetarily provide for restrooms elsewhere on the waterfront near the foot of King Street.”*

In addition, per Section 6, City Requirements (page 7), “The inclusion of publicly available restrooms as part of any redevelopment is desired.”

3. How would public restrooms be provided for in the flood plain?

Response: *The proposal could possibly provide for temporary restrooms. There would need to be some flexibility, There is clear direction in the RFP regarding flood mitigation:*

Per Section 5, Community Input (page 6), “Flood mitigation must be incorporated 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.”

In addition, per Section 6, City Requirements (page 7), Proposals must be in alignment and coordinated with the goals of the Waterfront Small Area Plan and the City’s Flood Mitigation Project.”

4. What would the hours of operation for the restrooms be?

Response: *Hours of operation would be from 9 a.m. to 11 p.m. Monday through Sunday, including all City, state, and federal holidays.*

5. The property is zoned WPR, however the adjacent parcels are zoned KR and CD. Can the property be rezoned?

Response: *The City will consider requests to rezone the property to CD or KR but will need to be consistent with all ordinances. Residential will not be permitted.*

6. Can the Purchase Sales Agreement be transferred?

Response: *The purchaser of the property cannot assign the Purchase and Sales Agreement prior to the Final Development Approval Date without prior written approval of the City as the Seller of the property.*

7. What is required for a complete proposal submission?

Response: *See requirements in Section 8, Preparation and Submission of Proposal (pgs 9-14). In addition, a Concept 2 – with precedent imagery; architectural direction; and scale/mass.*