

King Street Properties RFP

Questions Summary

#	Question	Submission Date	Response Date
1.	What are the dimensions of the three King Street parcels (912, 916, 920 King Street) and the irregular dimensions of the property at 116 South Henry Street?	4/20/2017	5/26/2017
2.	What is the exact number of feet (if any) the projects are allowed to go below grade?	4/20/2017	5/26/2017
3.	History of Parking Revenue (3 years)	5/2/2017	5/26/2017
4.	GeoTech Survey	5/2/2017	5/26/2017
5.	Title Work (Alta Survey)	5/2/2017	5/26/2017
6.	Management of garages to be private or City ownership?	5/2/2017	5/26/2017
7.	Who owns the adjacent alleys (Downham Way)?	5/2/2017	5/26/2017
8.	If no acceptable submittal is selected will it revert back to City surplus?	5/2/2017	5/26/2017
9.	Are there any open space or green space requirements?	5/2/2017	5/26/2017
10.	Level of detail required in architectural portion of submittal?	5/2/2017	5/26/2017
11.	What are the zoning requirements?	5/2/2017	5/26/2017
12.	Are the parking requirements for the development in addition to the 85 required spaces?	5/2/2017	5/26/2017
13.	Would staff support demolition of the building now occupied by Misha's, Bloomers and Pure Prana and could this be combined with the adjacent parking lot?	5/18/2017	5/26/2017

Responses:

Question 1. What are the dimensions of the three King Street parcels (912, 916, 920 King Street) and the irregular dimensions of the property at 116 South Henry Street?

Response: There are no survey plats of the lot areas for any of these properties. The meets and bounds are in Land Records in the Alexandria Courthouse. A surveyor would be required to obtain that information. Results of the ALTA Land Title Survey for these properties are located on the City's webpage:

<https://www.alexandriava.gov/generalservices/info/default.aspx?id=45620>

Question 2. What is the exact number of feet (if any) the projects are allowed to go below grade?

Response: There are no zoning regulations in the ordinance that regulates the specific depth. What the City will look at is the overall bulk and mass of the project and determine if what is being proposed complies with the floor area ratio (FAR) for the lot. In the case of underground footprint, if it does not protrude more than 4.00 feet above grade then it would be an allowable exclusion under *Section 2-145* of the City's zoning ordinance.

Question 3. Please provide history of parking revenue over the past 3 years.

Response: **912, 916, 920 King Street/1** – CY 2014 - \$56,670; CY 2015 - \$65,800; CY 2016 - \$73,036

116 S. Henry Street/2 – FY 2014 - \$129,127; FY 2015 - \$167,771; FY 2016 - \$176,543

/1 Metered parking lot – Rate - \$1.75 per hr. for up to 3 hrs., Mon-Sat, 8AM-9PM

/2 Totals include monthly parking accounts – In FY 2015 hourly rates increased from \$2.00/hr to \$2.50 per hr. up to 3 hrs., \$10 max. Weekend and holiday max rates increased from \$4.00 to \$5.00. Lot operates 24 hours/day 7 days/week.

Question 4. Please provide a Geotechnical survey,

Response: Proposals for geotechnical surveys for 912-920 King Street and 116 S. Henry St. are being received. If the cost for the geotechnical surveys are deemed reasonable for the purposes of this RFP, the City will move forward and the results of the surveys will be posted on the City's Surplus Property webpage when completed.

Question 5. Please provide title work for the parcels (Alta Survey)

Response: ALTA Land Title Surveys are now posted for the subject properties on the City's Surplus Property webpage.

<https://www.alexandriava.gov/generalservices/info/default.aspx?id=45620>

Question 6. Will the management of the future parking facilities be under private management or under City ownership?

Response: Future parking facilities will be under private management with the requirement that parking be made available to the public seven (7) days per week both daytime and evening.

Question 7. Who owns the adjacent alleys (Downham Way)?

Response: The alley is deemed private because there is no known dedication to the City and the City has not exerted the intent to make it public by the authority granted in the City Charter Sec. 2.03, and the fact that other abutting property owners have an interest in the right-of-way over and use in common with others in their recorded deeds.

In addition, it is worth noting that the City is the owner of certain abutting properties to the alley and has right-of-way over and use in common with others. Should the appropriate circumstance arise, the City has the right to maintain the alley at its expense as long as the alley is returned to its original condition or better, and does nothing that restricts or impedes the use of the alley from its original purpose. At this time, however, the City has no plans to maintain the alley.

Question 8. If no acceptable submittal is selected will the properties revert back to City surplus?

Response: The properties will remain City surplus until the properties are sold.

Question 9. Are there any open space or green space requirements?

Response: Per City Ordinance 6-704 and 6-705: **6-704 - Accessory apartments:** A maximum of eight apartment dwelling units, located on a floor or floors above retail or commercial uses, shall be permitted as an accessory use. Such apartments shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone, *although open space, in the form of balconies, courtyards and rooftop terraces, is strongly encouraged where feasible.* Each such apartment shall provide a minimum of one parking space for each dwelling unit, and the parking spaces may be compact size or tandem and parking may be located either on the site or within 500 feet of it.

6-705 - Building and development requirements: (B) *Open space. For residential uses, open space shall be provided in an amount equivalent to a minimum of 150 square feet per dwelling unit. The open space shall be composed of ground level space, and may also include space on balconies, terraces and rooftops. The ground level open space shall be a qualitatively*

significant component of the total open space. Open space shall be easily accessible and shall be proximate to dwellings.

Question 10. What level of detail is required in the architectural portion of the submittal?

Response: In order to determine zoning compliance, please provide a completed FAR and open space table indicating the gross and net square footage of the proposed uses (see link below). Schematic plans of each floor must show the location of all uses. If residential uses are proposed, the required open spaces for each dwelling unit must be identified. The size of the parking/loading spaces and drive aisles must be shown and ramp slopes identified. Building elevation drawings must show the heights above average finished grade and all drawings must be scalable. Elevation drawings must show the context and the height, scale, mass and general architectural character of the proposal in an adequate level of detail to determine its compatibility with the historic district.

<https://www.alexandriava.gov/uploadedFiles/planning/info/forms/far.pdf>

Question 11. What are the below market-rent requirements and do they provide any opportunities for bonus density?

Response: There are no requirements to provide below market-rent units. However, if a developer would like to seek funding/credits for below-market units or use bonus density additional requirements would apply. If a project is using the bonus density tool, the affordable units would need to meet the City guidelines posted on the Office of Housing web site at:

<https://www.alexandriava.gov/housing/info/default.aspx?id=74592>.

Question 13. Would staff support demolition of the building now occupied by Misha's, Bloomers and Pure Prana and could this be combined with the adjacent parking lot?

Response: Demolition of any building within the Old and Historic Alexandria District requires a Permit to Demolish from the Board of Architectural Review. Based on very brief research, the present two story brick vernacular modernist commercial building at 922/924 King first appears on the 1958 Sanborn Fire Insurance map and may be associated with a 1961 building permit. It replaced a three story structure with a two story rear addition that is shown on the 1885-1941 Sanborn maps. The building is not within the period of significance of the Alexandria National Register historic district. It is not of old, unusual or uncommon design or materials and could be reproduced easily. It, therefore, has little historical or architectural interest and staff could support its demolition.

The 924 King parcel may be combined with the adjacent parcel for redevelopment. However, the total land area would then exceed 10,000 square feet and parking otherwise exempt would now be subject to zoning ordinance section 8-300(B) which requires parking for all uses under the ratios specified in section 8-200 of the ordinance.