

**REQUEST FOR PROPOSALS (RFP #ED-24-01)**  
**For the Sale and Adaptive Reuse of City Property**

**302 22<sup>nd</sup> Street, Virginia Beach, VA 23451**  
**The Former Chesapeake and Potomac (C & P) Telephone Building**

**I. OVERVIEW**

**REAL PROPERTY:** One parcel of land on 22<sup>nd</sup> Street, in the City of Virginia Beach, Virginia (GPIN: #24271806570000). (See Exhibit A)

**PURPOSE:** The City of Virginia Beach Office of Economic Development (VBED) is seeking proposals from qualified respondents for the purchase of real estate and adaptive reuse of the former C & P Telephone Building.

**SPECIFICATIONS:** Estimated Land Area is 0.165 Acres/7,211.25 Sq. Ft.  
Estimated Building Square Feet is 4, 247 Sq. Ft.  
1927: Constructed 2,236 Sq Ft, 1941: 2-story masonry addition on south side of building 936 Sq. Ft., 1948: 1-story wood addition on south side of building 775 Sq. Ft., 1960's: 1-story wood addition on south side of building 300 Sq. Ft. (See Exhibit B)

**BACKGROUND:** The multi-story exterior brick section of this structure within the context of the 300 block of 22<sup>nd</sup> Street is considered to be historic and architecturally significant, as listed in the City's 1992 Reconnaissance Architectural Survey Report. The C & P Telephone building was constructed in the Classical Revival style by the Chesapeake and Potomac Telephone Company in 1927 with a matching addition in 1941. The building ceased to serve the City's communication needs in 1958, but it soon was repurposed to provide educational services for the community. It reopened in 1959 as the Virginia Beach Public Library. It served as the primary public library until a new library building was constructed in 1977. Since then, the property has been used for miscellaneous purposes. A Pre-Renovation Asbestos and Lead Survey was completed for the subject property in 2021 and available online at [www.yesvirginiabeach.com/rfp](http://www.yesvirginiabeach.com/rfp).

**SITE VISIT:** A non-mandatory preproposal site visit for parties interested in submitting proposals will be held on Thursday, February 15, 2024 between the hours of 9:00 am to 11:00 am. This will be the only time available for potential Respondents to enter this site for this purpose.

## II. **FUTURE USE**

The City is seeking proposals that preserve the historic integrity of the former C & P Telephone Building within the 300 block of 22<sup>nd</sup> Street.

The Property lies within the 60-75 dB DNL Noise Zone and is zoned Oceanfront Resort (OR) district, a Form-based Code district. Permitted uses within the OR district are tied to Frontage Type and Building Type [Oceanfront Resort District Form-based Code, Chapter 2]. The Property is located along the Gateway Frontage Type and permits all Building Types and their associated uses listed in Chapter 5 Section 5.2 of the Form-based Code. The structure is nonconforming and any additions to the building would be subject to Chapter 2 Section 2.1 of the Form-based Code. The maximum permitted height is seventy-five (75) feet [Oceanfront Resort District Form-based Code, Chapter 4].

The Comprehensive Plan designates the subject property as being in the Resort Area Strategic Growth Area, specifically the Central Beach district. The Guiding Principles for the Strategic Growth Areas include the preservation of designated historic resources, and the Resort Area Strategic Action Plan calls for rehabilitation and preserving historic structures, and adaptively reusing historic properties. The recommendations for the Central Beach District call for neighborhood-scale, mixed-use development that incorporates mixed-income residential and workforce housing. Potential uses are residential, mixed-use, commercial, and office. Any adaptive reuse or redevelopment proposal should preserve the historic integrity of the exterior brick portion of the structure and general location on the 300 block of 22<sup>nd</sup> Street.

## III. **PROPOSAL REQUIREMENTS**

### a. **Respondent Qualifications:**

- i. **Experience** – Qualified respondents will have experience in the type of development proposed.
- ii. **Respondent can have no outstanding debts or claims against the City at the time of execution.**

### b. **Submittal of Proposals:**

Each respondent must submit with its proposal the items listed below:

- i. Five copies of each proposal with an electronic version in a sealed envelope marked “**RFP #ED-24-01, 302 22<sup>nd</sup> Street.**” on the outside.

- ii. All proposals shall be received and date-stamped in the location described below no later than **March 22, 2024 - 3:00 pm local time**. **All Proposals received after that time will not be considered and will be returned unopened to the respondent.**
- iii. Location for submissions:  
  

**City of Virginia Beach Attention:  
Deborah Zywna  
Department of Economic Development  
4525 Main Street, Suite 700  
Virginia Beach, Virginia 23462**
- iv. Proposals submitted by telephone, facsimile, or e-mail will not be considered.
- v. All questions or clarifications related to this RFP must be submitted to Deborah Zywna, Department of Economic Development via email at [dzywna@vbgov.com](mailto:dzywna@vbgov.com) 10 business days prior to the RFP deadline. All questions and responses will be posted on the RFP site.
- vi. All relevant documents and information pertaining to this RFP can be found online at: [www.yesvirginiabeach.com/rfp](http://www.yesvirginiabeach.com/rfp).
- vii. Questions about zoning and building code requirements should be directed to the Department of Planning at (757) 385-4211 (Permits) and (757) 385-8074 (Zoning).

**c. Contents of Proposal:**

Respondents must include in their proposal the following documents and information which will be used as evaluation criteria:

- i. A description of the proposed use of property including a concept plan for the property;
- ii. A description of relevant experience;
- iii. Estimated capital investment;
- iv. Targeted timeline to construct improvements;
- v. Proposed purchase price;
- vi. Demonstrated financial capability to complete proposed project;
- vii. Anticollusion Form as referenced below; and
- viii. A completed City of Virginia Beach Disclosure Statement (located online).

#### **IV. REVIEW AND SELECTION**

The Review Committee will evaluate the proposals based on several criteria, including the purchase price offered for the real property; the credentials of the respondent; the proposed method and means of preservation of historic integrity, the compatibility of the proposed use(s); the highest and best use(s) of the property; and the best interests of the citizens of Virginia Beach. Upon review of the proposals received, the committee will make a recommendation to City Council. The participants will be notified by mail of the City's selection. The City reserves the right to reject any and all proposals and to select the proposal that is deemed to be in the best interests of the citizens of Virginia Beach, even if it is not the highest purchase price. The selection among the proposals shall be in the sole discretion of the City Council.

Only responsive and responsible proposals will be considered. Proposals that attempt to change or do not meet the requirements in this Request for Proposals may be rejected as being non-responsive. Each proposal shall be considered a valid offer until the City notifies participants that a selection has been made.

If a proposal is selected, the City will notify the selected participant and will prepare a purchase agreement setting forth the terms consistent with the terms in this Request for Proposals and the participant's proposal. The respondent developer will sign the purchase agreement, and then the matter will be put on the City Council's Agenda for a public hearing and formal approval pursuant to applicable laws and procedures.

#### **V. ANTICOLLUSION**

The Anticollusion form incorporated herein (page 5) should be executed and returned with the proposal documents.

##### **ANTICOLLUSION FORM**

##### **ANTICOLLUSION CLAUSE:**

IN THE PREPARATION AND SUBMISSION OF THIS PROPOSAL, SAID RESPONDENT DID NOT EITHER DIRECTLY OR INDIRECTLY ENTER INTO ANY COMBINATION OR ARRANGEMENT WITH ANY PERSON, FIRM OR CORPORATION, OR ENTER INTO ANY AGREEMENT, PARTICIPATE IN ANY COLLUSION, OR OTHERWISE TAKE ANY ACTION IN THE RESTRAINT OF FREE, COMPETITIVE BIDDING IN VIOLATION OF THE SHERMAN ACT (15 U.S.C. SECTION 1), SECTIONS 59.1-9.1 THROUGH 59.1-9.17 OR SECTIONS 59.1-68.8 THROUGH 59.1-68.8 OF THE CODE OF VIRGINIA.

THE UNDERSIGNED RESPONDENT HEREBY CERTIFIES THAT THIS AGREEMENT, OR ANY CLAIMS RESULTING THERE FROM, IS NOT THE RESULT OF, OR AFFECTED BY, ANY ACT OF COLLUSION WITH, OR ANY ACT OF, ANOTHER PERSON OR PERSONS, FIRM OR CORPORATION ENGAGED IN THE SAME LINE OF BUSINESS OR COMMERCE; AND, THAT NO PERSON ACTING FOR, OR EMPLOYED BY, THE CITY OF VIRGINIA BEACH HAS AN INTEREST IN, OR IS CONCERNED WITH, THIS PROPOSAL; AND, THAT NO PERSON OR PERSONS, FIRM OR CORPORATION OTHER THAN THE UNDERSIGNED, HAVE, OR ARE, INTERESTED IN THIS PROPOSAL.

*[SIGNATURE(S) ON FOLLOWING PAGE]*

**RESPONDENT INFORMATION:**

By: \_\_\_\_\_  
(signature)

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

E-mail: \_\_\_\_\_

Phone No. (\_\_\_\_) \_\_\_\_\_

Fax No. (\_\_\_\_) \_\_\_\_\_

TIN: \_\_\_\_\_

**EXHIBIT A**





**EXHIBIT B**



1927: Constructed 2,236 Sq. Ft.



1941: 2-story masonry addition on south of building 936 Sq. Ft.



1948: 1-story wood addition on south of building 300 Sq. Ft.



1960's: 1-story wood addition on south of building 300 Sq. Ft.