



# City of Virginia Beach

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ECONOMIC DEVELOPMENT  
(757) 385-6464 (OFC)  
(757) 499-9894 (FAX)

4525 MAIN STREET  
SUITE 700  
VIRGINIA BEACH, VA 23462

## To: All Bidders

**RE: Addendum #1, VBDA-01-25, And RFP for Public Structured Parking At 19<sup>th</sup> St and Parks Ave**

**Date: 08/21/2025**

Below are the questions Economic Development has received regarding this solicitation to date, and the subsequent responses.

#	Question	Response
1	Are townhomes or condos allowed to be developed on this site?	Yes, please refer to Section II of the RFP, complementary uses could include: Residential.
4	How many parking spaces does the COVB want?	There is not a set number, but respondents should consider the number of parking spaces that currently exist and that a public structured facility is needed at this location to serve the future growth of the Central Beach Entertainment District as envisioned in the recent <a href="#">Central Beach Small Area Plan</a> . A parking garage was conceptualized on this property in <a href="#">Section 3 of the Final Report</a> for reference.
6	Is a hotel allowed to be developed for this location?	Yes, please refer to Section II of the RFP, the complementary uses listed are not inclusive.
7	Who will own the property once developed?	The VBDA/City is open to both purchase and lease options for the complementary uses and any private parking, but anticipates owning and operating the public parking spaces.
8	Who will maintain the parking structure after built?	The City of Virginia Beach Parking Management expects to operate and maintain the public parking spaces.
9	Will the COVB charge to park here after developed?	Yes, the City intends to operate this public parking similar to its other paid parking garages at the Virginia Beach Oceanfront.

10	Survey showing the dimension of the site.	The construction plans for the existing development have been posted <a href="#">here on our website under “Related Information.”</a>
11	Existing Stormwater facilities existing for this site.	The construction plans for the existing development have been posted <a href="#">here on our website under “Related Information.”</a>
12	Height limitations.	There is a 75' podium maximum building height, with an allowance of 125'tower totaling 200'. Please refer to Chapter 4 of the City's Oceanfront Resort District Form Based Code found here: <a href="https://planning.virginiabeach.gov/comp-plan/2016-comprehensive-plan#AdoptedByReference">https://planning.virginiabeach.gov/comp-plan/2016-comprehensive-plan#AdoptedByReference</a>
13	Facility setbacks.	There is a 5' street setback from right-of-way Please refer to Chapter 3 of the City's Oceanfront Resort District Form Based Code found here: <a href="https://planning.virginiabeach.gov/comp-plan/2016-comprehensive-plan#AdoptedByReference">https://planning.virginiabeach.gov/comp-plan/2016-comprehensive-plan#AdoptedByReference</a>
14	Can we assume the Power easement will be relocated or removed?	Respondents are welcome to propose utility relocations with their concept plan for consideration. Per section II.c.ii the total proposed cost for the design and construction of public parking at this location must be included in the proposal. Please see easement plats posted <a href="#">here on our website under “Related Information.”</a>
15	Would consideration be made for a company to build the parking structure in exchange for land on the west side of the Convention Center?	The VBDA/City will consider that.
16	With the limited footprint, is there an expectation as to the number of spots the parking garage should offer?	There is not a set number, but respondents should consider the number of parking spaces that currently exist and that a public structured facility is needed at this location to serve the future growth of the Central Beach Entertainment District as envisioned in the recent <a href="#">Central Beach Small Area Plan</a> . A parking garage was conceptualized on this property in <a href="#">Section 3 of the Final Report</a> for reference.
17	What is the existing capacity of the two stormwater facilities directly behind the lot (29351-174 & 29351-172).	A <a href="#">SWMM submodel of the area will need to be requested here on the City’s website</a> in order to evaluate capacity requirements in accordance with the Virginia Beach Design Standards Manual.