

# Wythe Fire Station

City Council Meeting – June 10, 2026





# What

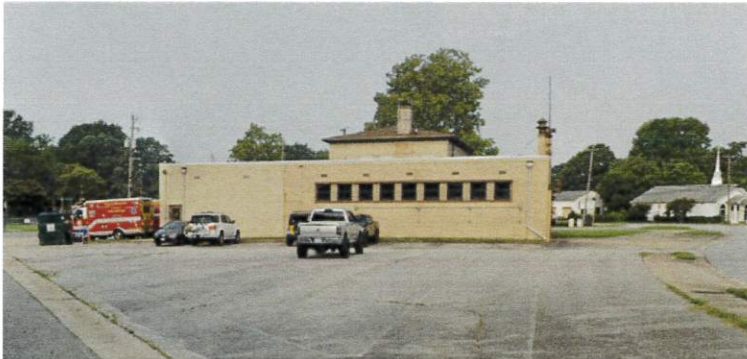
- Options for the adaptive reuse of the building that previously served as Wythe Fire Station #3 from 1944 to 2025.
- 3 parcels make up the site (LRNS 1002554, 1002553, & 1002558)
- Site is 1.11 acres with an existing 7,856 sq.ft. structure and surface parking



# Where



# Where





# Kecoughtan Road Corridor Master Plan

- “Relocated fire station and traffic circle”
- “...allow the grounds around the Wythe Elementary School to expand..”
- “...allows for the construction of a new traffic circle or square...”
- “...enhance the aesthetics of the Corridor while providing an additional opportunity to publicly celebrate the history and culture of the neighborhood...”



ILLUSTRATIVE MASTER PLAN Wythe School is improved with additional open space (outlined in red) and improved circulation.



EXISTING CONDITIONS Wythe Elementary School is outlined in black, proposed additional property is outlined in red.



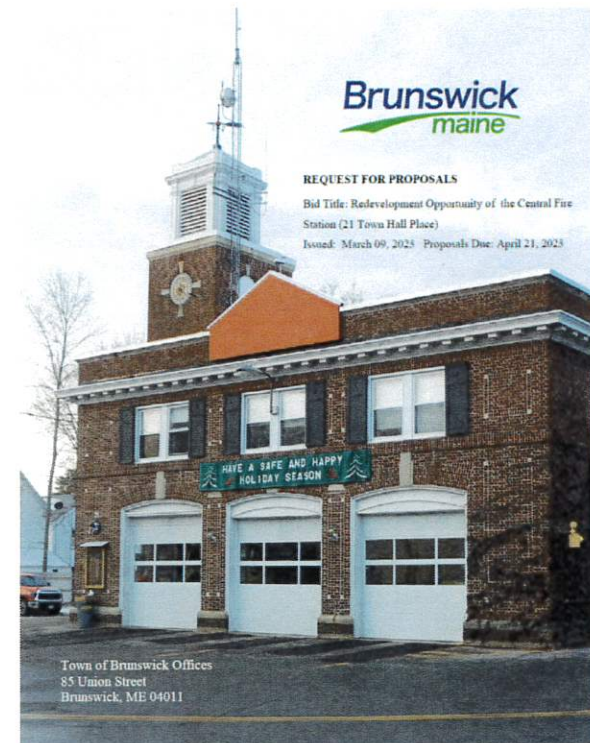
# Options to Consider

- Demolish the building and preserve the site as green space
- Implement the recommendations in the 2005 Kecoughtan Road Corridor Master Plan
- Issue a Request for Interest/Request for Proposals for the adaptive reuse of the building and site



# Adaptive Reuse

- Localities across the country have issued solicitations for the adaptive reuse of fire stations
- Hampton has previously worked with a developer to successfully adaptively reuse an older shuttered building in alignment with a Master Plan - The National Guard Armory reuse as The Vanguard Brewpub & Distillery





# Adaptive Reuse

- If adaptive reuse of the building is desired, Staff will issue a Request for Interest/Request for proposals by no later than August 31, 2026
- Evaluation criteria may include the following:
  - Alignment with City plans and policies
  - Public benefit and economic impact
  - Qualifications and experience of the development team
  - Design quality
  - Financial feasibility and demonstrated capacity to deliver the project
  - Proposed purchase price and long-term return to the City
  - Realistic development schedule
  - Sustainability and environmentally conscious design



# Decision Point

- Does City Council want staff to pursue:
  - A. Demolition of the building and preservation of the site as green space
  - B. Implementation of the 2005 Kecoughtan Road Corridor Master Plan
  - C. Issue a Request for Interest/Request for Proposal for the adaptive reuse of the building and site



# Thank You