

Shelton on the Bay

Rezoning Application 16-00012

Marlyn Development Corporation





Marlyn
Development
Corporation



Over \$42.5 Million Value



Ryan
Homes



- \$ 6.31 Billion in Market Capitalization
- 4th Largest Builder in the United States
- #1 Builder on Peninsula and Hampton Roads
- Building on Peninsula for 10 years

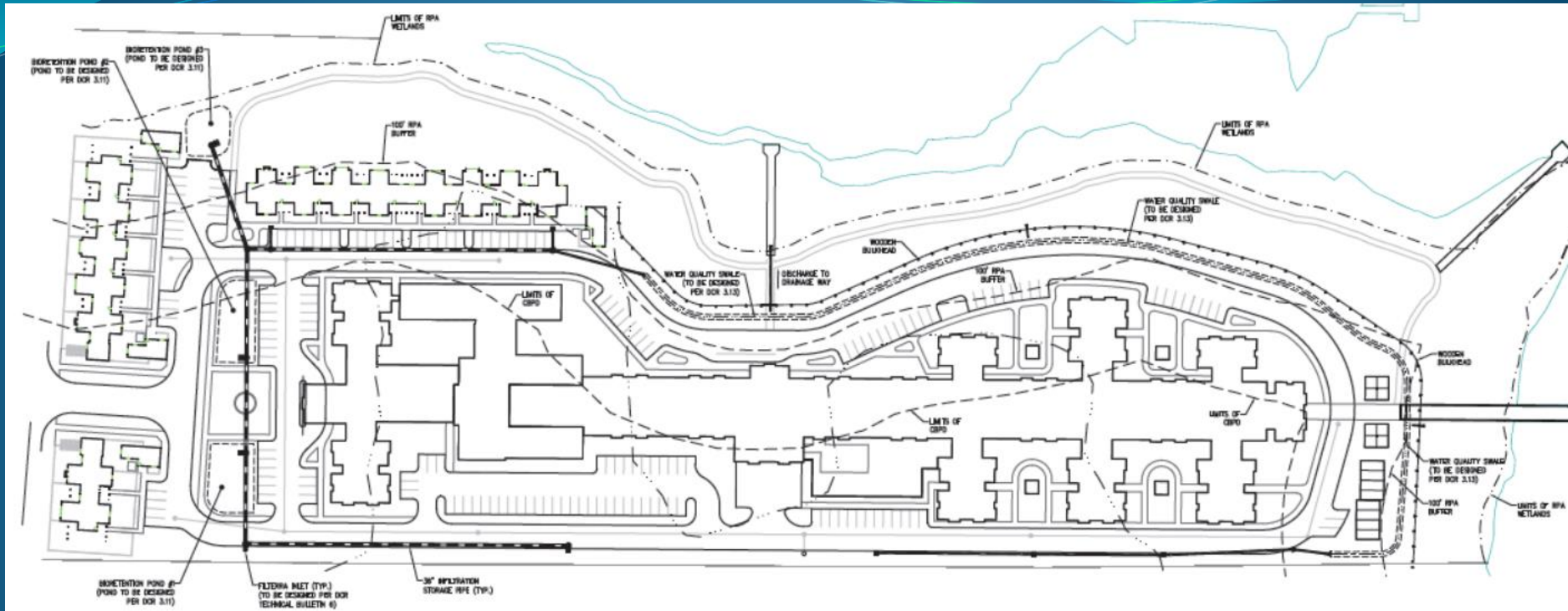


2016 Performance in Hampton

- 41 New Home Sales
- Average Price of \$339,092
- Over \$172,000 in new tax revenue

The logo for Ryan Homes, featuring the word "Ryan" in a large, bold, white serif font above the word "Homes" in a smaller, white sans-serif font, all set against a dark blue square background.

Ryan
Homes



MD-4 - 275 Units

Primarily for Special Needs (Physical or Mental Disability) and over 55

100 Units for VHDA Affordable Housing Guidelines

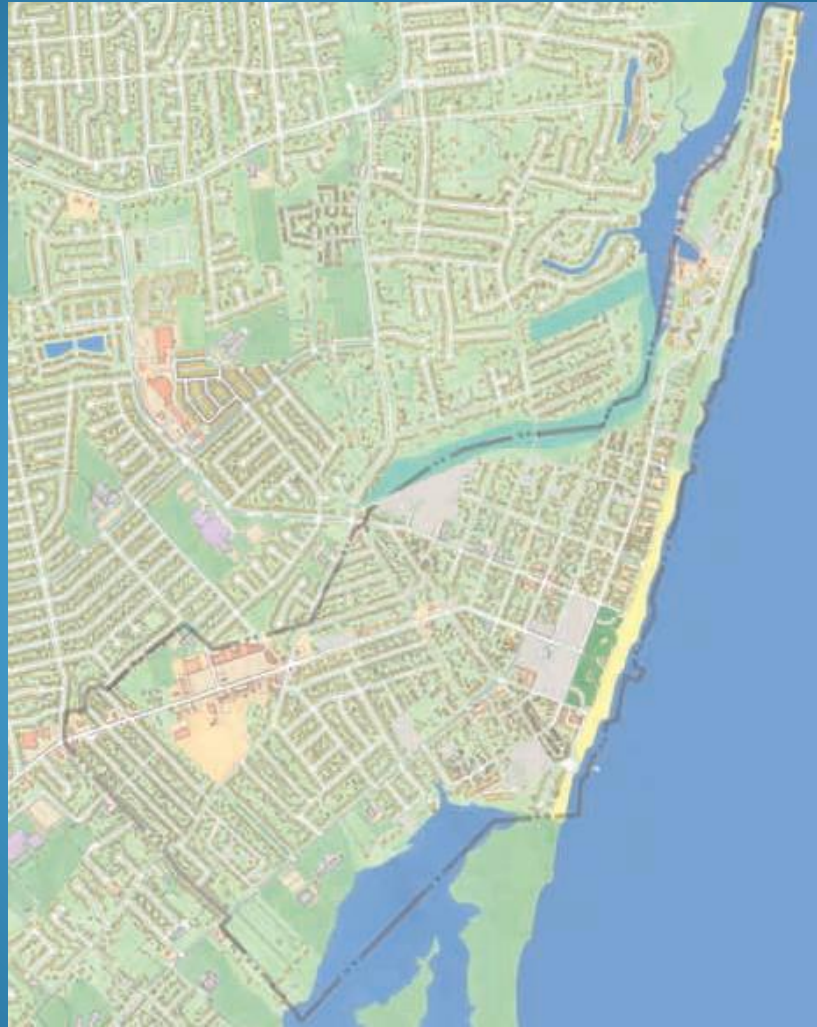
Buckroe Master Plan 2005/Pattern Book 2007 – This Rezoning 2008



Jane Bryan's School Park

169

Mill
Creek



Buckroe Master Plan



Buckroe Master Plan



RESIDENTIAL SETTLEMENT PATTERNS X-RAY Buckroe is primarily a residential community. The blocks are generally formed by streets and natural features.



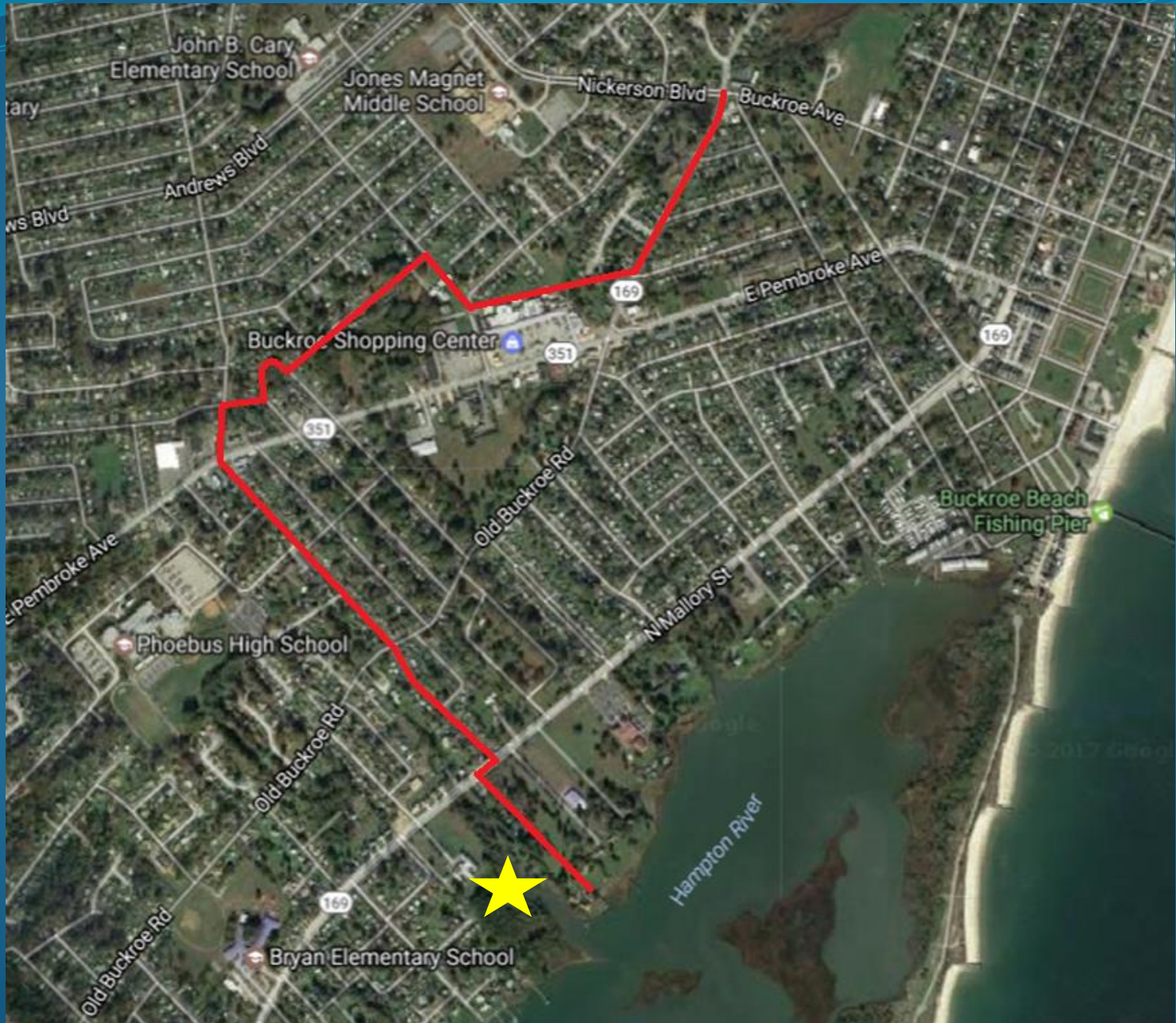
STREET CONNECTIVITY The original settlement of Buckroe is well-connected to the beach while the remainder of the community relies on Pembroke Avenue, Mallory Street, and Buckroe Avenue to access the beach.



PARKS AND OPEN SPACES X-RAY Buckroe does not have a diversity of parks and open spaces. Aside from the beach and park, residents have little in the neighborhood for recreational opportunities.



COMMERCIAL PATTERNS X-RAY Commercial uses dominate Pembroke Avenue, the western approach to the community. Remnants of beach-related commercial uses exist along Buckroe Avenue. New marina-oriented commercial uses have recently emerged in Salt Ponds.





BUCKROE BAYFRONT PATTERN BOOK A Pattern Book for a Chesapeake Bay Community

“New buildings and public spaces should reflect the cherished characteristics of the region’s existing beachfront neighborhood ... Like many beachfront communities”.





Buckroe Colonial Revival



Buckroe Romantic



Buckroe Arts & Crafts



Mallory Street Initiative

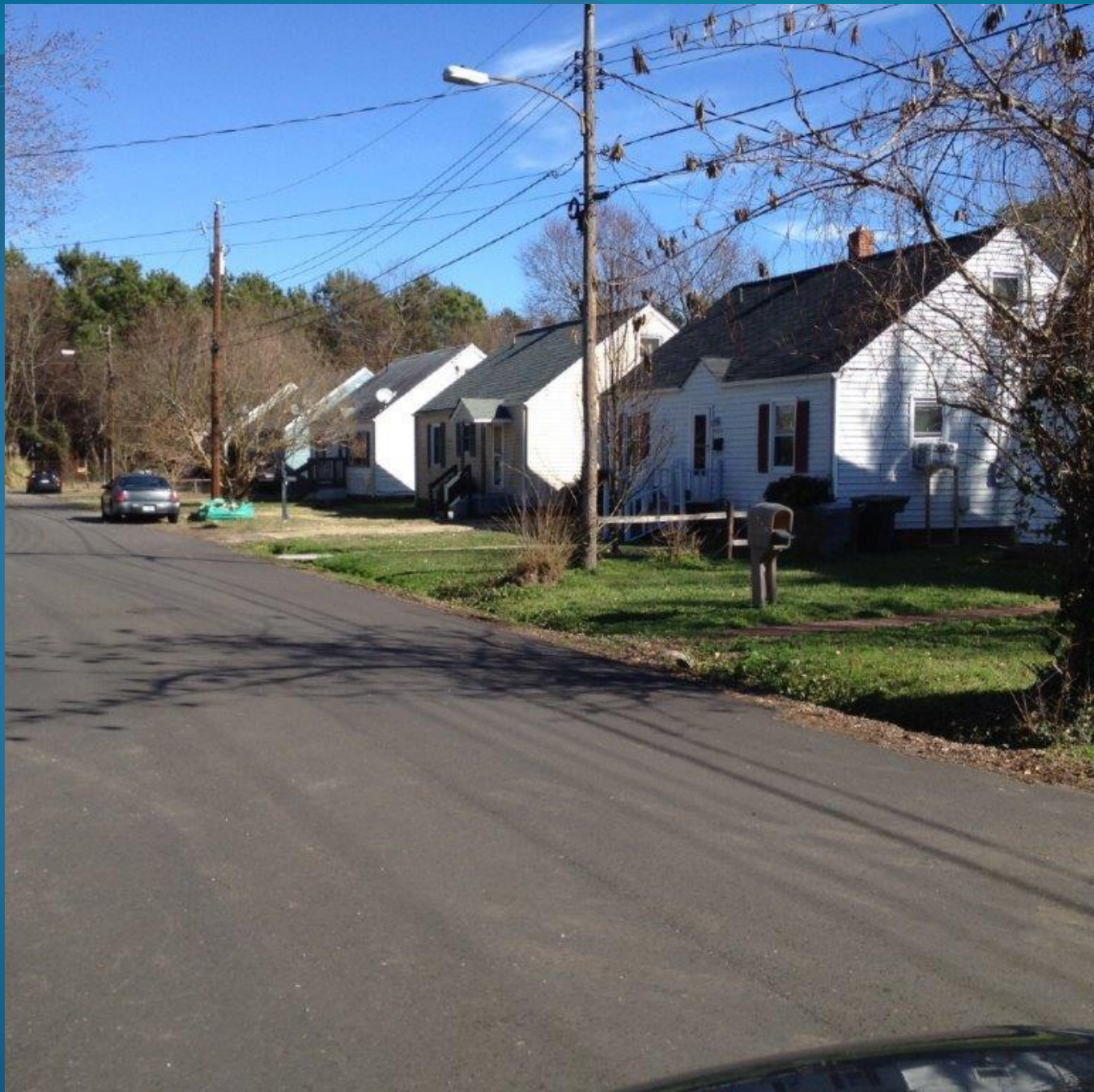
“The new housing will blend into surrounding neighborhoods”

Buckroe Master Plan











Shelton on the Bay

- Average Sales Price - \$350,000
- Neighborhood Average Sales Price - \$115,000
- All utilities and power lines - underground
- Sidewalks will provide accessibility for pedestrians and bicyclists
- All homes will have off-street parking













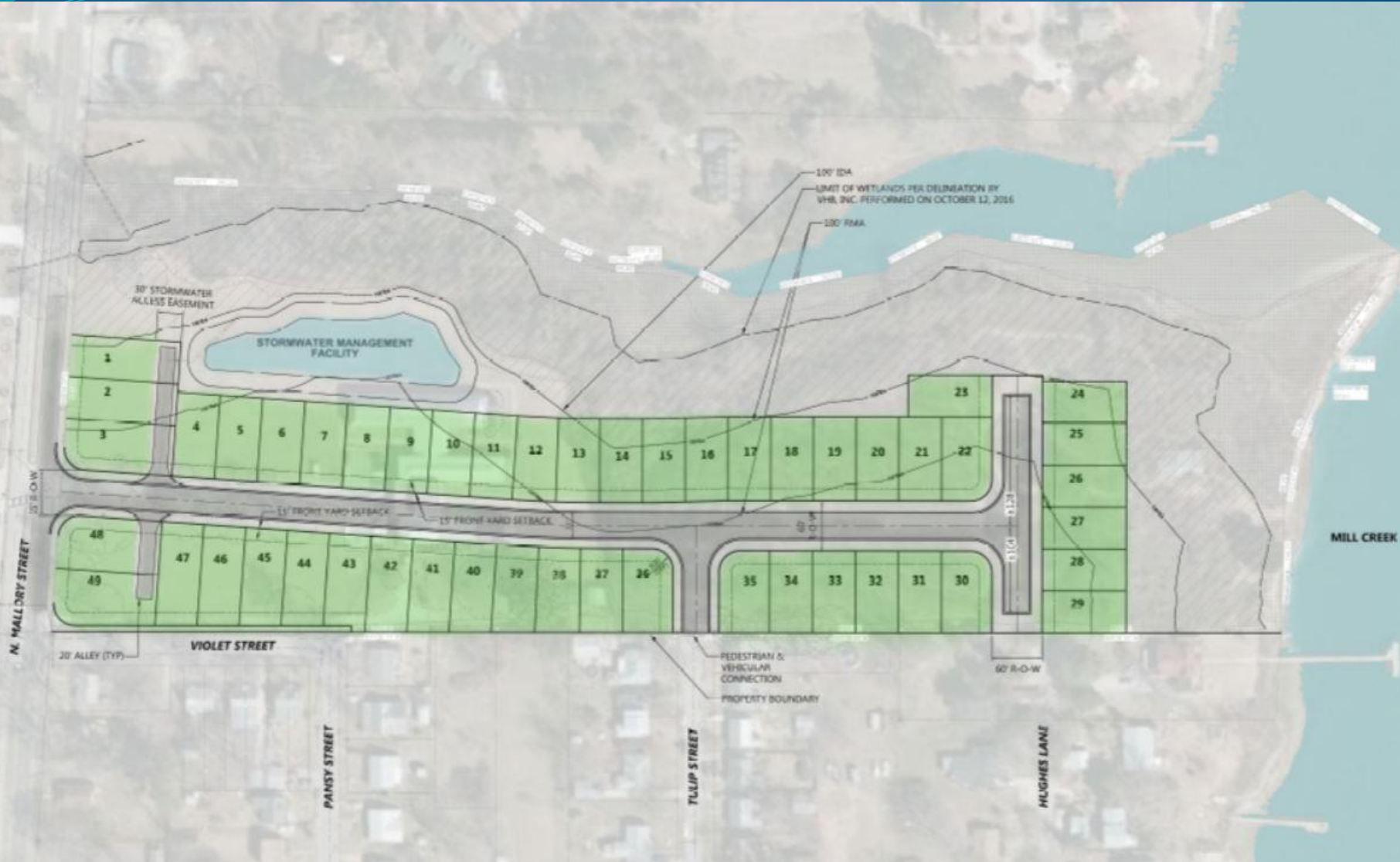












Shelton on the Bay

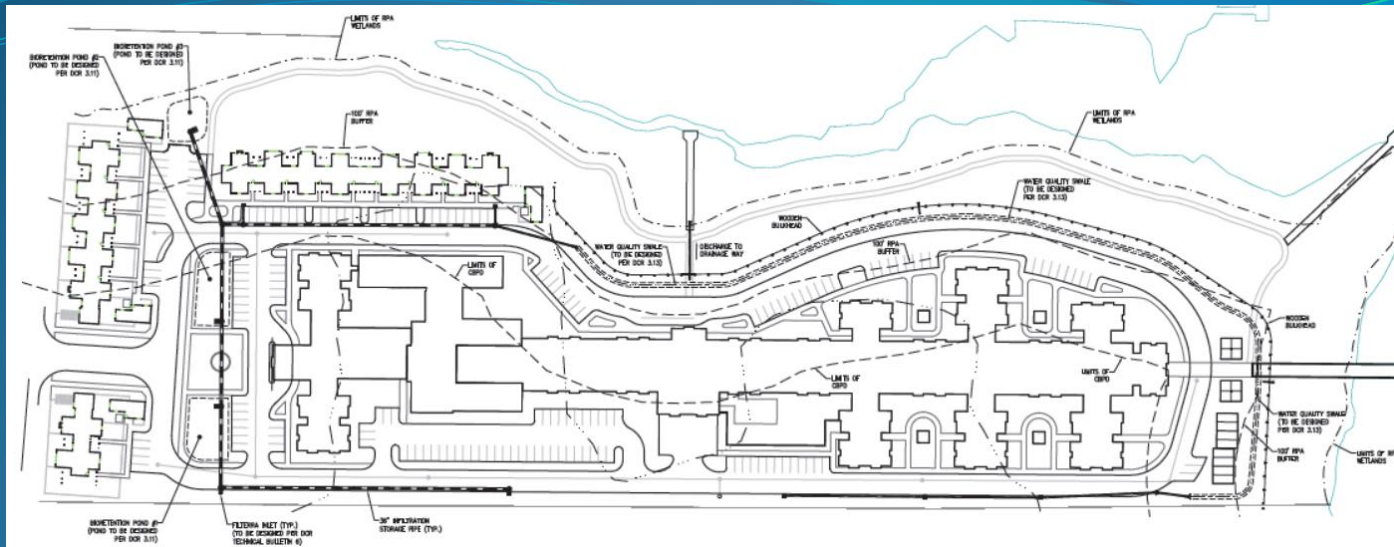
- Half of the homes will have front porch
- All homes will have 2 steps up from finish grade
- At least one street tree per home
- All sides of homes – same premium finishes
- All garage doors to have windows and decorative hardware



Will provide trail to Mill Creek

Shelton on the Bay

- Corner lots to be rear or side entry garages
- Variety of exterior designs and colors
- Neighborhood connection via Tulip Street
- Total Value - \$17,000,000
- Annual Tax Revenue - \$210,000



275 Units



49 Units

Summary:

- Not bound by Buckroe Master Plan or Pattern Book
- Transitional Area between Buckroe & Phoebus
- Triple the value of neighborhood homes
- Dream Team – Developer & Builder

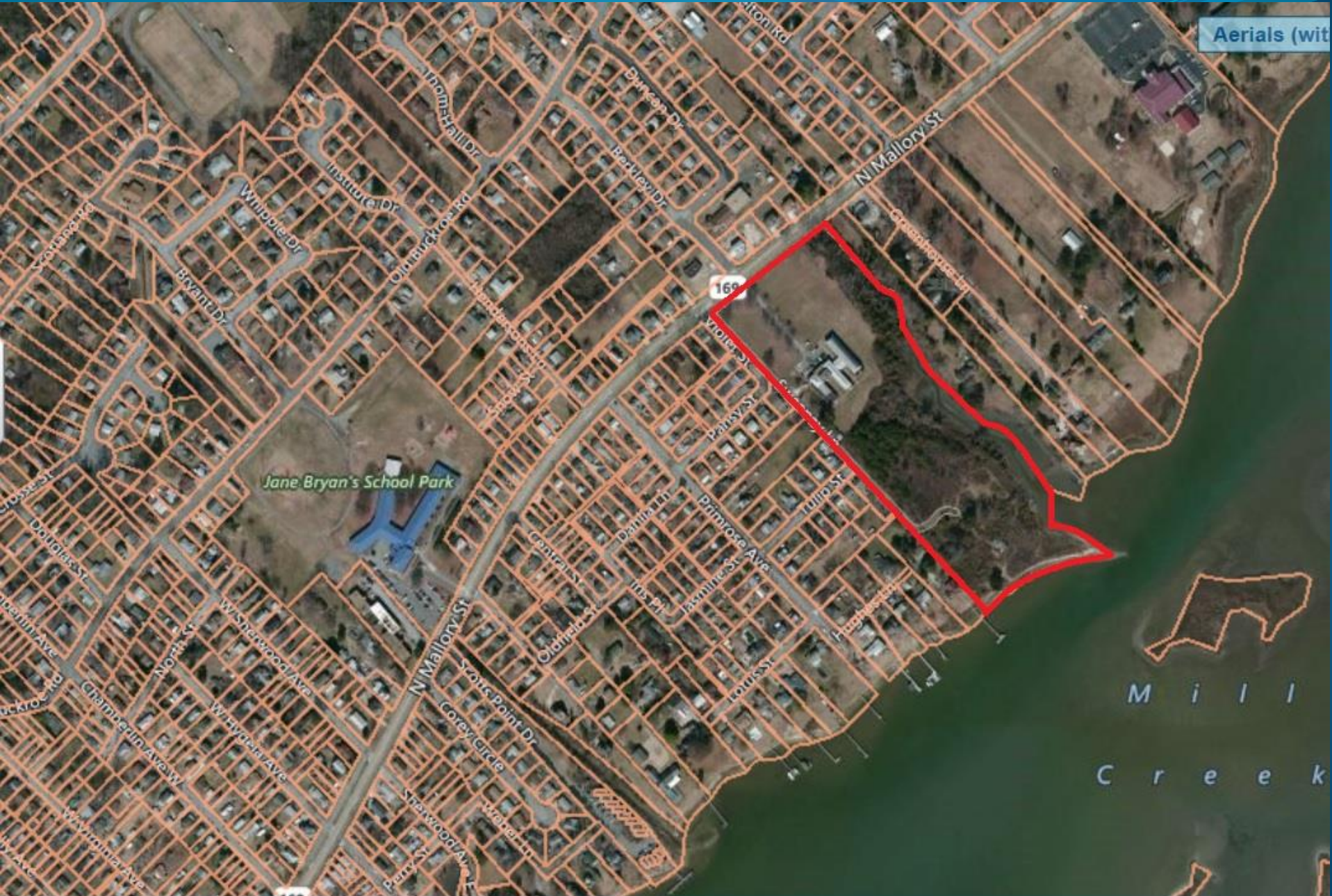
Summary:

- Compatible use of vacant parcel
- Major lift to this area of Hampton
- More consistent with Master Plan and Pattern Book
- 49 Units instead of 275 Units
- Complies with Land Use & Community Design components of Community Plan

Shelton on the Bay

Questions?





Jane Bryan's School Park

169

Mill
Creek

