

Use Permit No. 17-00001

Peninsula Main VA, LLC
16600 North Dallas Parkway
Dallas, TX 75248

Conditions**1) Issuance of Permit**

The Use Permit boundary applies only to Block 6, Parcel 4 and Merchant Lane extension as depicted on Plat Book 2 Page 180, titled "Block 6, Peninsula Town Center", Hampton, Virginia (see Exhibit A) and is not transferable to another location. The proposed hotel location is highlighted in red.

2) Permitted Use

This use permit pertains to a hotel, and does not permit an extended stay hotel, which is a separate use category.

3) Site Design**a. Concept Plan**

The Property shall be developed in substantial conformance with the concept plan prepared by Woolpert and entitled Peninsula Town Center Macy's Redevelopment Site Plan, Sheet C200-A, revise dated 3/03/17, which is attached hereto and incorporated by reference (see Exhibit B). Any minor changes to the concept plan made necessary by environmental, engineering, architectural, topographic or other development conditions, or site plan and subdivision approval requirements, may be permitted subject to the approval of the Director of Community Development.

b. Vehicular & Pedestrian Circulation

The development shall include pedestrian circulation to the Hotel building on the northern, western, and southern boundaries of the building, including but not limited to sidewalks and crosswalks. In order to provide for vehicular circulation consistent with existing streets in the vicinity, the proposed extension of Merchant Lane shall comply with the Public Works Design and Construction Standards to the maximum extent feasible, including provision of curb and gutter, street trees, and street lighting.

c. Elevations & Building Materials

The development shall be in substantial conformance with the building elevations described below, which have been reviewed by the Community Development Department as being consistent with the "Coliseum Central Design Guidelines." The attached elevations prepared by M+A Architects, entitled Hotel at Peninsula Town Center, and dated 3/16/17 are hereby incorporated by reference (see Exhibit C). Any minor changes to the building elevations and building materials made necessary by environmental, engineering, architectural, topographic or other development conditions, or site plan and subdivision approval requirements, may be permitted subject to the approval of the Director of Community Development.

4) Height & Size

The height of the hotel shall be a minimum of three (3) stories.

5) Guest Room Count

The hotel shall have a minimum of one-hundred and twenty (120) guest rooms.

6) Hotel Components

The hotel shall incorporate at a minimum, the following components: meeting room space containing at least one thousand (1,000) square feet, business center, café, fitness room, and an indoor pool.

7) Capacity

The maximum capacity of places of assembly, determined by the City building official through the issuance of a Certificate of Occupancy, shall not be exceeded.

8) Compliance with Applicable Laws

This Use Permit may be terminated for any violation of applicable federal, state, or local law.

9) Nullification

The use permit shall automatically expire and become null and void under any of the following conditions:

(1) If, in the case of new construction, the building has not been erected, with doors, windows, roof covering and exterior finish materials in place within two (2) years of the issuance of the use permit;

(2) No building permit to construct the authorized improvements has been issued within twelve (12) months of the date of approval by the city council, or if no building permit is required, if the use is not established within twelve (12) months of the date of approval by the city council; or

(3) Once the property may be occupied, if the property is not used for the permitted purpose for a continuous two-year period unless otherwise specified in the zoning ordinance. In making this determination the city may consider such matters as the issuance of a building permit, a business license, utility connections and such related factors.

10) Revocation

Notwithstanding any condition or provision of this use permit to the contrary, the use permit may be revoked for violation of any terms or conditions of the use permit as set forth in chapter 14 of the zoning ordinance.

Exhibit A: Block 6, Parcel 4 – Location of the Proposed Use

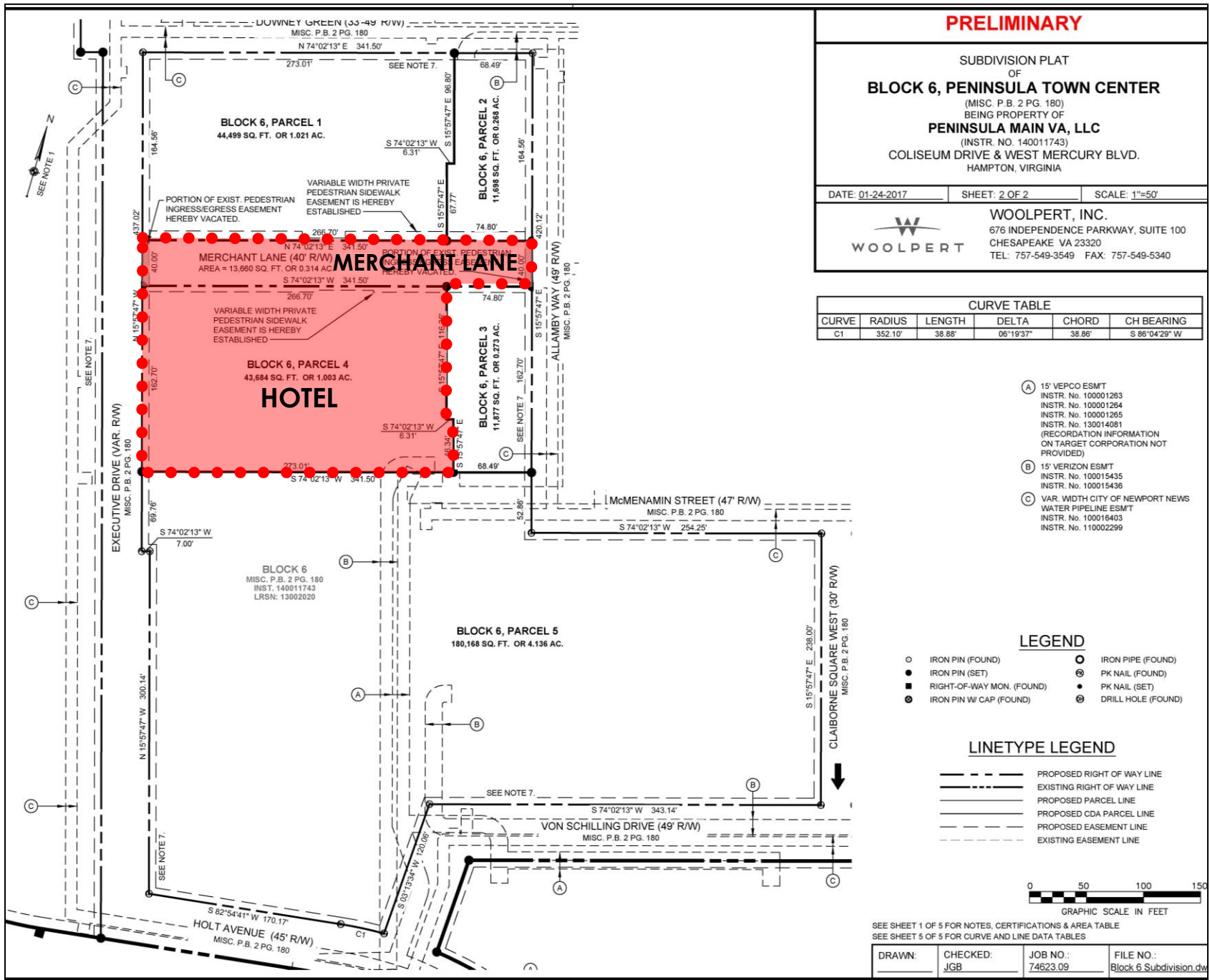


Exhibit B: Concept Plan

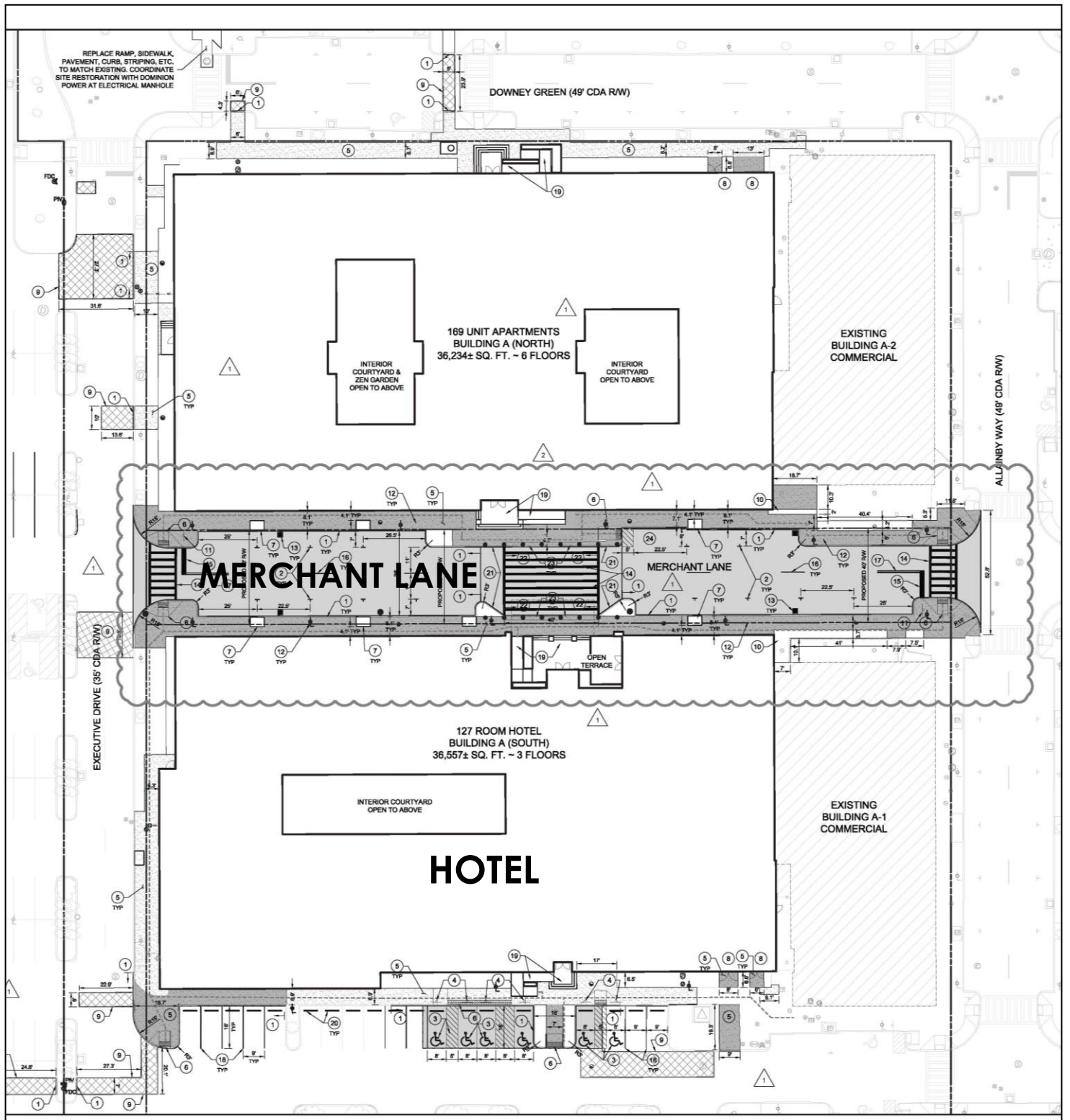
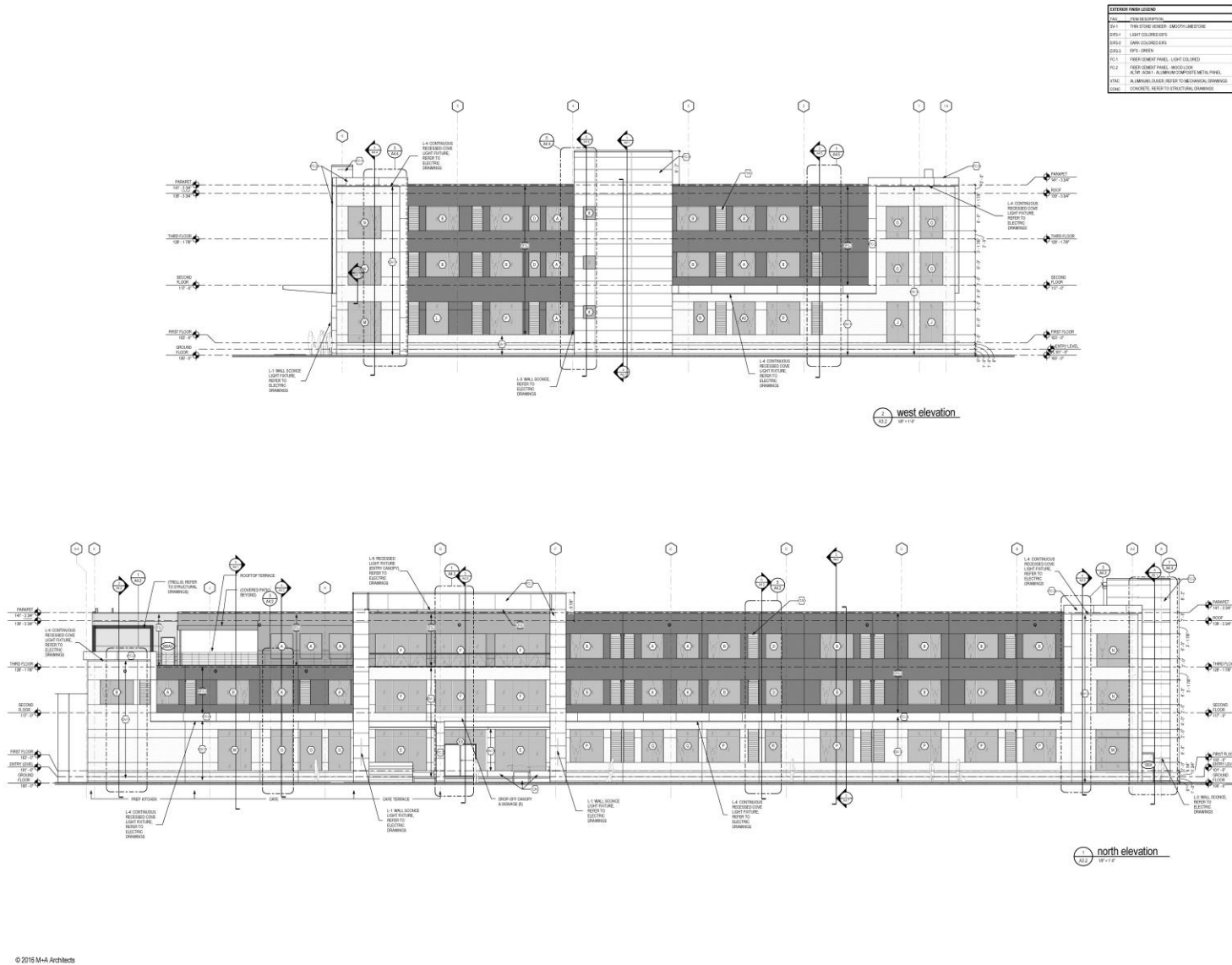


Exhibit C: Elevations

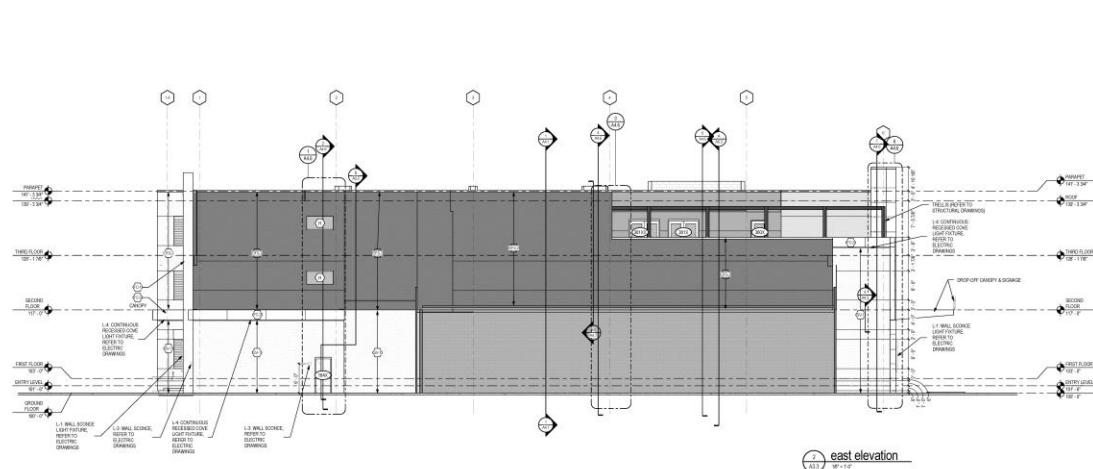


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3000 ALLIANCE WAY | HAMPTON, VIRGINIA 23666 | SITE OF EXISTING MACY'S
Hotel at Peninsula Town Center
 PRELIMINARY
 NOT FOR CONSTRUCTION
 DATE: 18 MARCH 2017
 SHEET FILE
 EXTERIOR ELEVATIONS
 SHEET NO. 030
 m+a architects
A3.2

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Exhibit C: Elevations

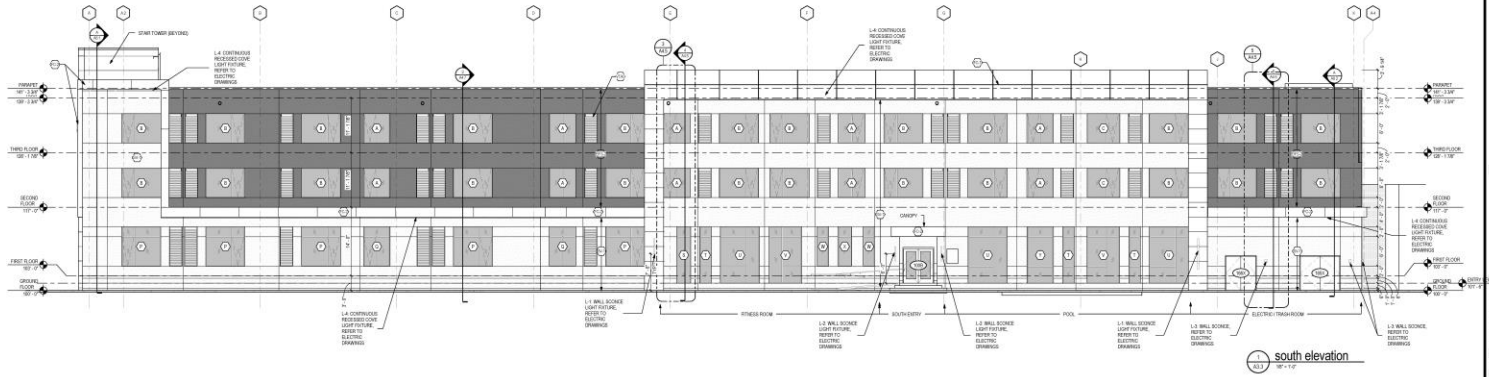


EXTERIOR FINISH LEGEND	
FIN	FINISH DESCRIPTION
FIN-1	TEXTURED GREEN SANDSTONE
SPF-1	LIGHT COLOURED SPF
SPF-2	SPF COLOURED SPF
SPF-3	SPF GREEN
FR-1	FRAMING PANEL - LIGHT COLOURED
FR-2	FRAMING PANEL - WOOD GRAIN
FR-3	FRAMING PANEL - METAL PANEL
STR-1	ALUMINIUM CLAD REFER TO STRUCTURAL DRAWINGS
STR-2	CONCRETE REFER TO STRUCTURAL DRAWINGS



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SITE OF EXISTING MACYS



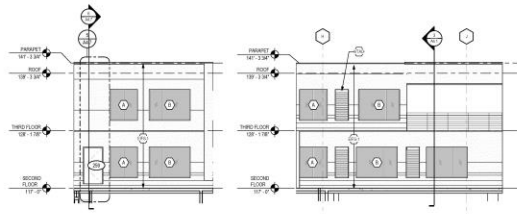
Hotel at Peninsula Town Center
3000 ALLIANCE WAY | HAMPTON, VIRGINIA 23661

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NUMBER
2016.038
DATE
2/27/17
15 MARCH 2017
SHEET TITLE
EXTERIOR ELEVATIONS
SHEET NUMBER
A3.3

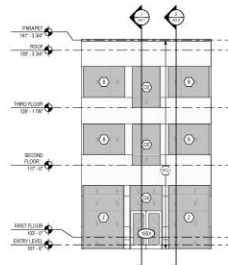
m-a architects

Exhibit C: Elevations

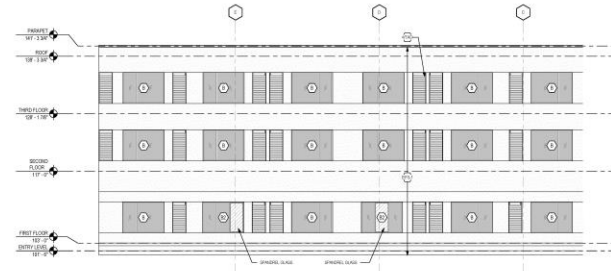


1 east elevation - zen garden
1/8" = 1'-0"

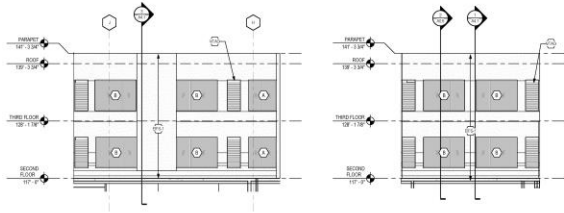
2 north elevation - zen garden
1/8" = 1'-0"



3 east elevation - courtyard
1/8" = 1'-0"

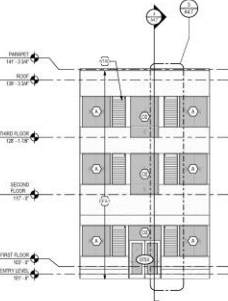


4 south elevation - courtyard
1/8" = 1'-0"

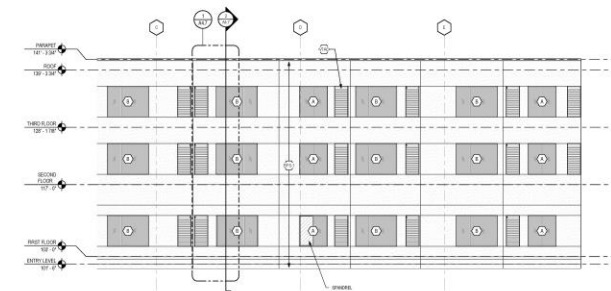


5 south elevation - zen garden
1/8" = 1'-0"

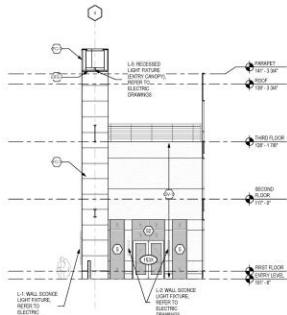
6 west elevation - zen garden
1/8" = 1'-0"



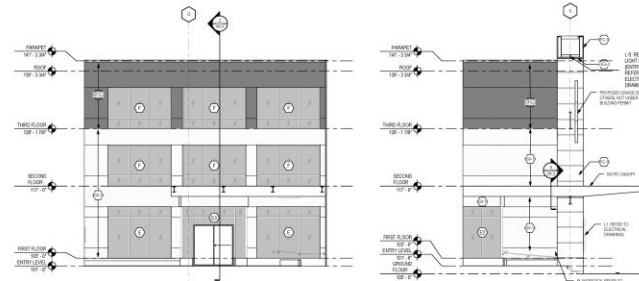
7 west elevation - courtyard
1/8" = 1'-0"



8 north elevation - courtyard
1/8" = 1'-0"



9 east elevation - entry courtyard
1/8" = 1'-0"



10 south elevation - entry courtyard
1/8" = 1'-0"

11 west elevation - entry courtyard
1/8" = 1'-0"

EXTERIOR FINISH LEGEND	
MA	MATERIALS
SP1	SMOOTH MASONRY
SP2	ROUGH MASONRY
SP3	SMOOTH MASONRY WITH POINT
SP4	SMOOTH MASONRY WITH POINT AND GROUT
SP5	SMOOTH MASONRY WITH POINT AND GROUT AND GROUT
SP6	SMOOTH MASONRY WITH POINT AND GROUT AND GROUT
SP7	SMOOTH MASONRY WITH POINT AND GROUT AND GROUT
SP8	SMOOTH MASONRY WITH POINT AND GROUT AND GROUT
SP9	SMOOTH MASONRY WITH POINT AND GROUT AND GROUT
SP10	SMOOTH MASONRY WITH POINT AND GROUT AND GROUT
SP11	SMOOTH MASONRY WITH POINT AND GROUT AND GROUT
SP12	SMOOTH MASONRY WITH POINT AND GROUT AND GROUT
SP13	SMOOTH MASONRY WITH POINT AND GROUT AND GROUT
SP14	SMOOTH MASONRY WITH POINT AND GROUT AND GROUT
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SP98	SMOOTH MASONRY WITH POINT AND GROUT AND GROUT
SP99	SMOOTH MASONRY WITH POINT AND GROUT AND GROUT
SP100	SMOOTH MASONRY WITH POINT AND GROUT AND GROUT

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DATE: [REDACTED]
 PRELIMINARY
 PROJECT NUMBER: 2016.008
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 EXTERIOR ELEVATIONS
 WEST MANSION
A3.4