

Attachment to the Use Permit application by the Hampton Yacht Club, Inc. for the expansion of a marina and associated private club onto the subject property

1) Property: Subject property is 0.31 acres (90' x 150') located at the north-east corner of Victoria Blvd. and Bridge St. (4701 Victoria Blvd.) and bounded by Hampton Yacht Club on the North and East, Victoria Blvd. on the South and Bridge St. on the West. Subject property was transferred from the United States Government to Hampton Roads Sanitation District by deed, recorded February 1, 1946 in Deed Book 132, Page 54 and is identified in the City Assessors' records as PIN 2003824.

2) Existing Zoning: DT-2

3) Existing Use: Public; The property currently is in use as a sanitary sewer pump station operated by the Hampton Roads Sanitation District.

4) Improvements: Building improvements consist of 1,235 sq. ft. masonry structure containing the pumping facilities, emergency generator, treatment facilities and other equipment associated with an operating pump station. Site improvements include driveway, parking and screen fencing.

5) Transfer of Property: Ownership of the Subject property is to be transferred to the Hampton Yacht Club at the completion of the new HRSD facility now under construction at 515 Bridge Street. The transfer is part of the contract by and between HRSD and Hampton Yacht Club for the acquisition and development of the property at 515 Bridge Street. (See Use Permit 14-00015). This transfer is scheduled to occur in the first quarter of 2018.

6) Proposed Use: Expansion of existing marina operation in conjunction with a private club. Hampton Yacht Club is exploring two possible uses for the property:

a) adaptive re-use of the existing building; or

b) demolition of the improvements for expansion of the existing parking.

The existing building, built circa 1946, is structurally sound, well maintained with some historic connotations. The adaptive re-use would consist of filling the wet and dry wells, removal of the above grade equipment, possibly adding an interior second floor to the existing structure and converting the building to support the marina/club operation. Potential uses may include overflow meeting space, sailing instruction rooms, and/or lounge area for visiting mariners. Exterior of the building would be addressed to eliminate the penetrations associated with the pump station use and improve the appearance. There is little history on conversion of a pump station for alternative uses and the associated cost is being explored and will determine the feasibility of such conversion.

In the event the adaptive re-use is not economically feasible, the above grade improvements will be removed and the site converted to parking with setbacks and landscaping in accordance with City regulations. A site plan will be filed with the City addressing all necessary issues.

7) Employees: No new employees will be added.

8) Vehicular access will be via the existing Hampton Yacht Club parking lot that has access to Victoria Blvd. and Bridge Street.

9) Description of Business: Operation of a marina in conjunction with a private club.

10) Ownership and Management: The facility will be owned and operated by the Hampton Yacht Club, Inc. as an expansion of its existing operations.

11) Public Service Impact: No additional demand on city public services will be created by the proposed use.

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