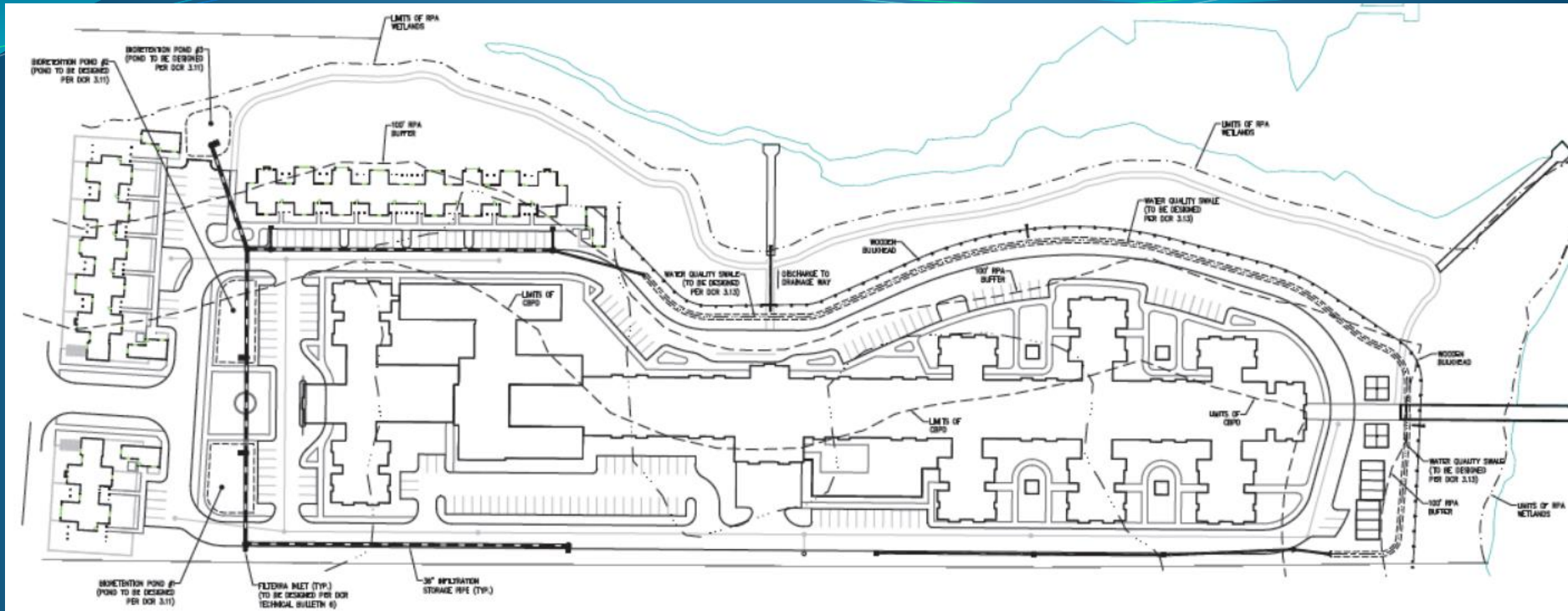


# Shelton on the Bay

Rezoning Application 16-00012



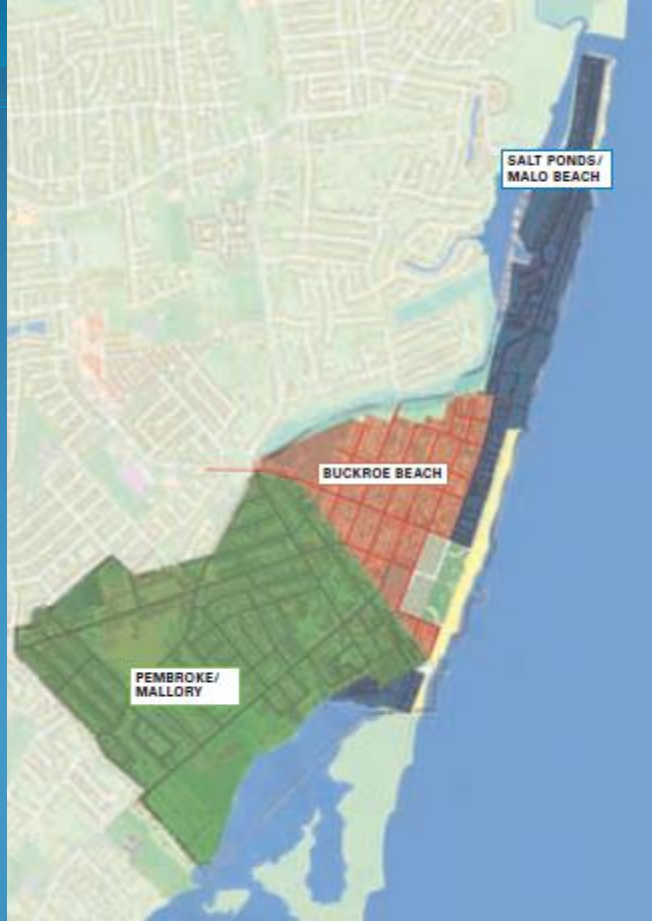


## MD-4 - 275 Units

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



Once a beach town, and now a neighborhood in Hampton, Buckroe has many faces. This diversity is best seen in the buildings and landscapes that make up the community. The core of the neighborhood, and one of its faces, is the original town of Buckroe. Its buildings and landscapes are unique and decidedly different from the Salt Ponds or the area to its south between Mallory Street and Pembroke Avenue.



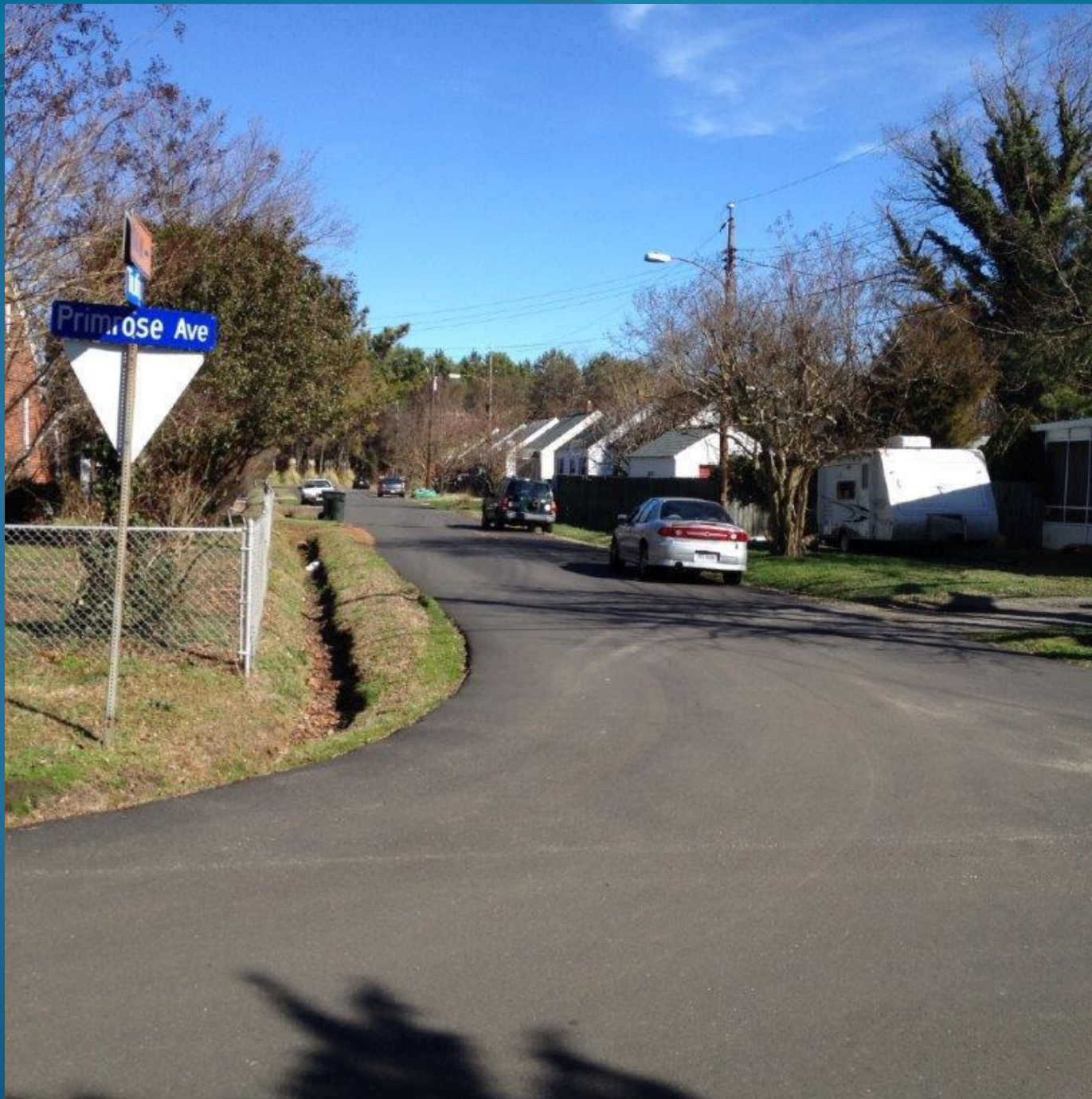
## Mallory Street Initiative

“The new housing will blend into surrounding neighborhoods”

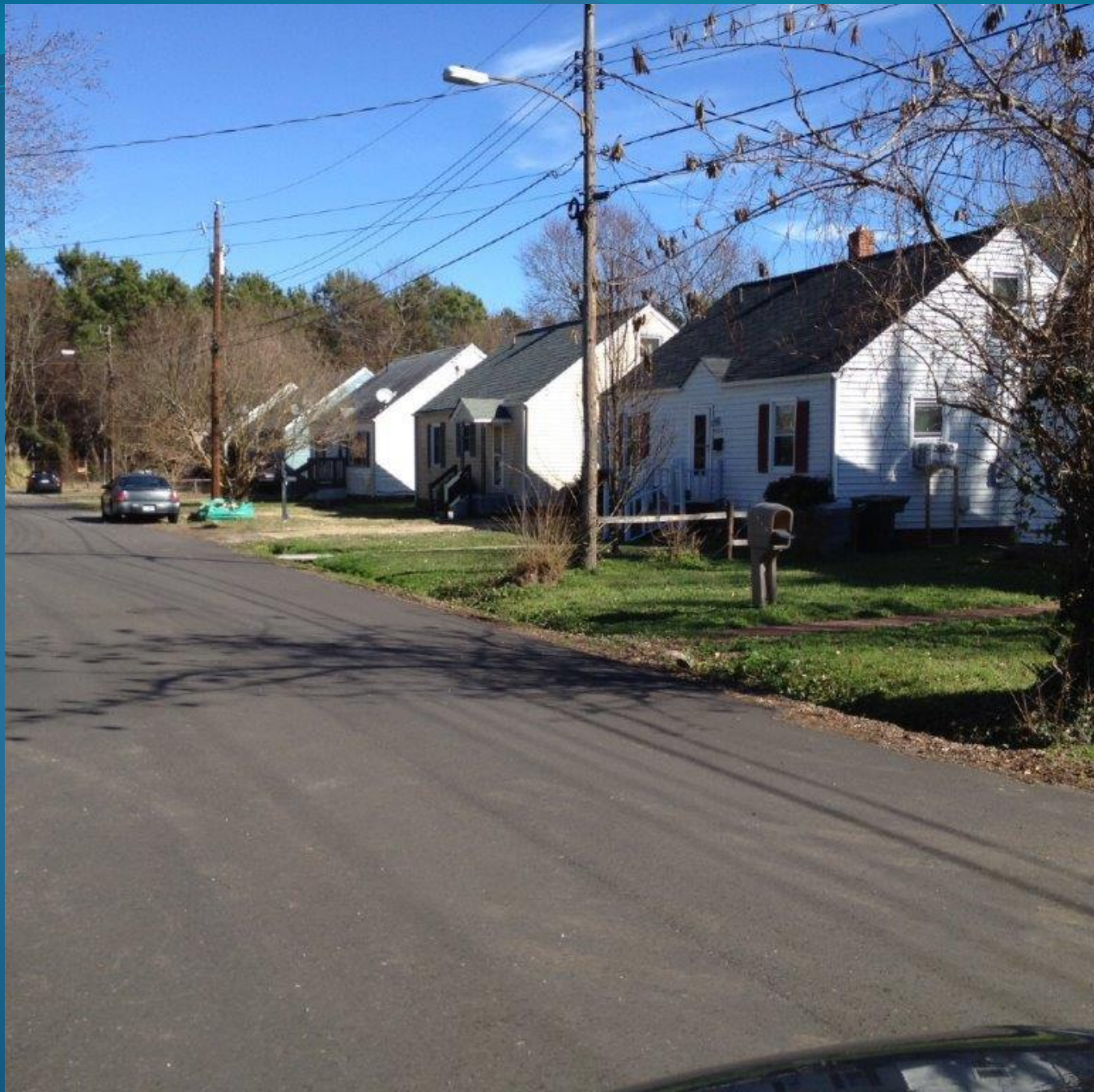


## Buckroe Master Plan Mallory/Pembroke Area



















Across Mallory Street



Concept 1.0: R-4 with 49 Lots  
Original Building Plans  
Tulip Street Access & No Waterside Trail



Concept 2.0: R-4/R-9 with 41 Lots  
Additional Building Plans  
No Tulip Street Access & Waterside Trail



Concept 3.0: R-4 with 41 Lots  
Minimum of 60' Width  
All New Building Plans  
Full Tulip Street Access & Waterside Trail



- We did what you asked
- Now all lots 60' wide v. 50' – 20% Wider
- New building plans acceptable to Planning Staff
- Tulip Street access complies with City requirements







ELEVATION C





ELEVATION A















ELEVATION C





# Shelton on the Bay

Compared to the adjoining neighborhood:

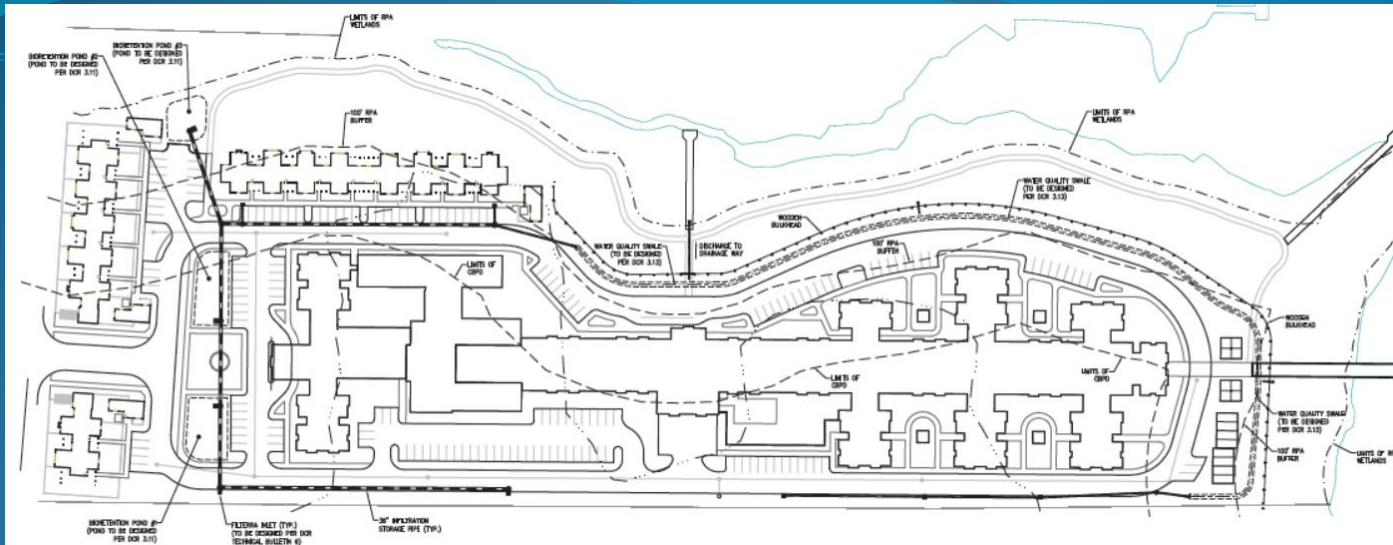
- All utilities and power lines - underground
- Sidewalks will provide accessibility for pedestrians and bicyclists
- Curb & gutter with underground storm water drainage
- All homes will have off-street parking

# Shelton on the Bay

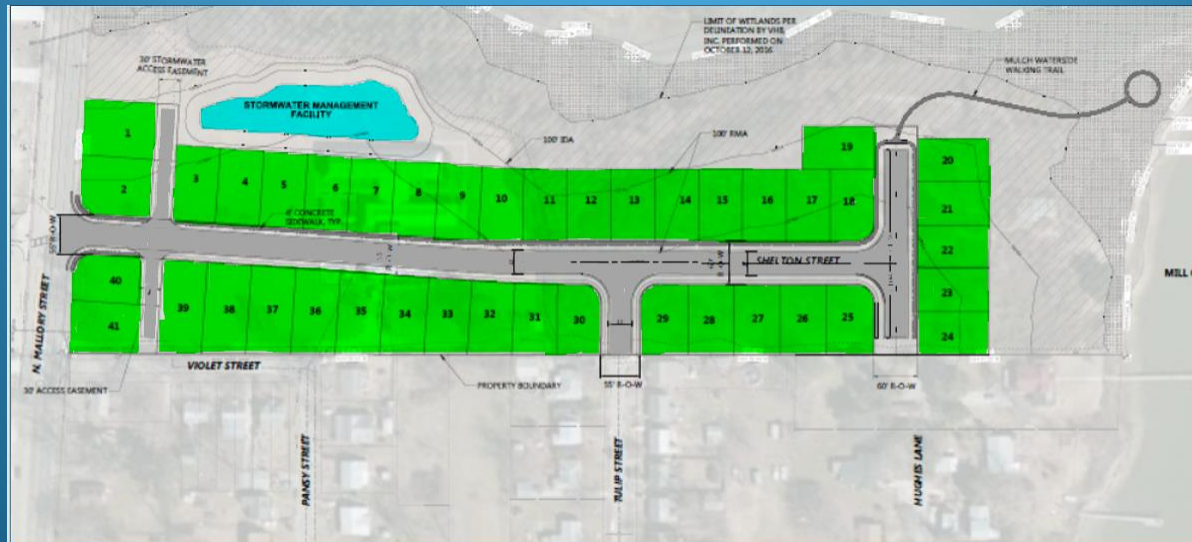
- Half of the homes will have front porch
- All homes elevated above finish grade
- At least one street tree per home
- All sides of homes – same premium finishes
- All garage doors to have windows and decorative hardware

# Shelton on the Bay

- Lots fronting on Mallory – Rear entry garages
- Variety of exterior designs and colors
- Full access via Tulip Street
- Total Value – Over \$14,000,000
- Annual Tax Revenue – Over \$175,000



275 Units



41 Units



# Summary:

- Consistent with Master Plan and Pattern Book
- Extreme Edge of Buckroe Master Plan Area
- Not a part of the “beach cottage” Old Buckroe Area
- Transitional Area between Buckroe & Phoebus

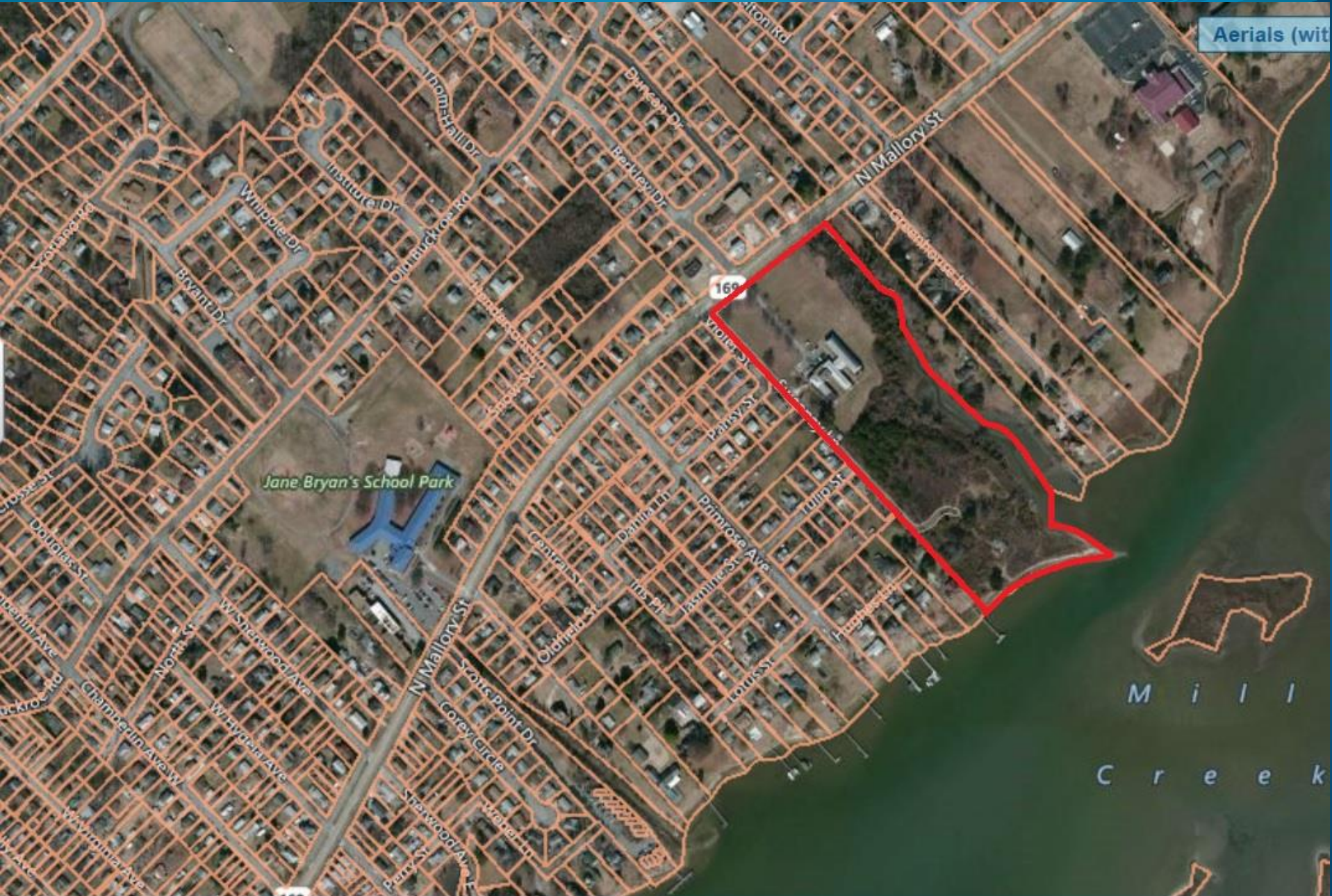
# Summary:

- Compatible neighborhood
- Major improvement to this area of Hampton
- 41 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

