

Use Permit No. 17-00004

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 extended stay hotel location is highlighted in red.

2) Permitted Use

This use permit pertains to an extended stay hotel, and does not permit a 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 3/10/17, 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 extended stay 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 Extended Stay 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 extended stay hotel shall be a minimum of three (3) stories.

5) Guest Room Count

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

6) Extended Stay Hotel Components

The extended stay 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

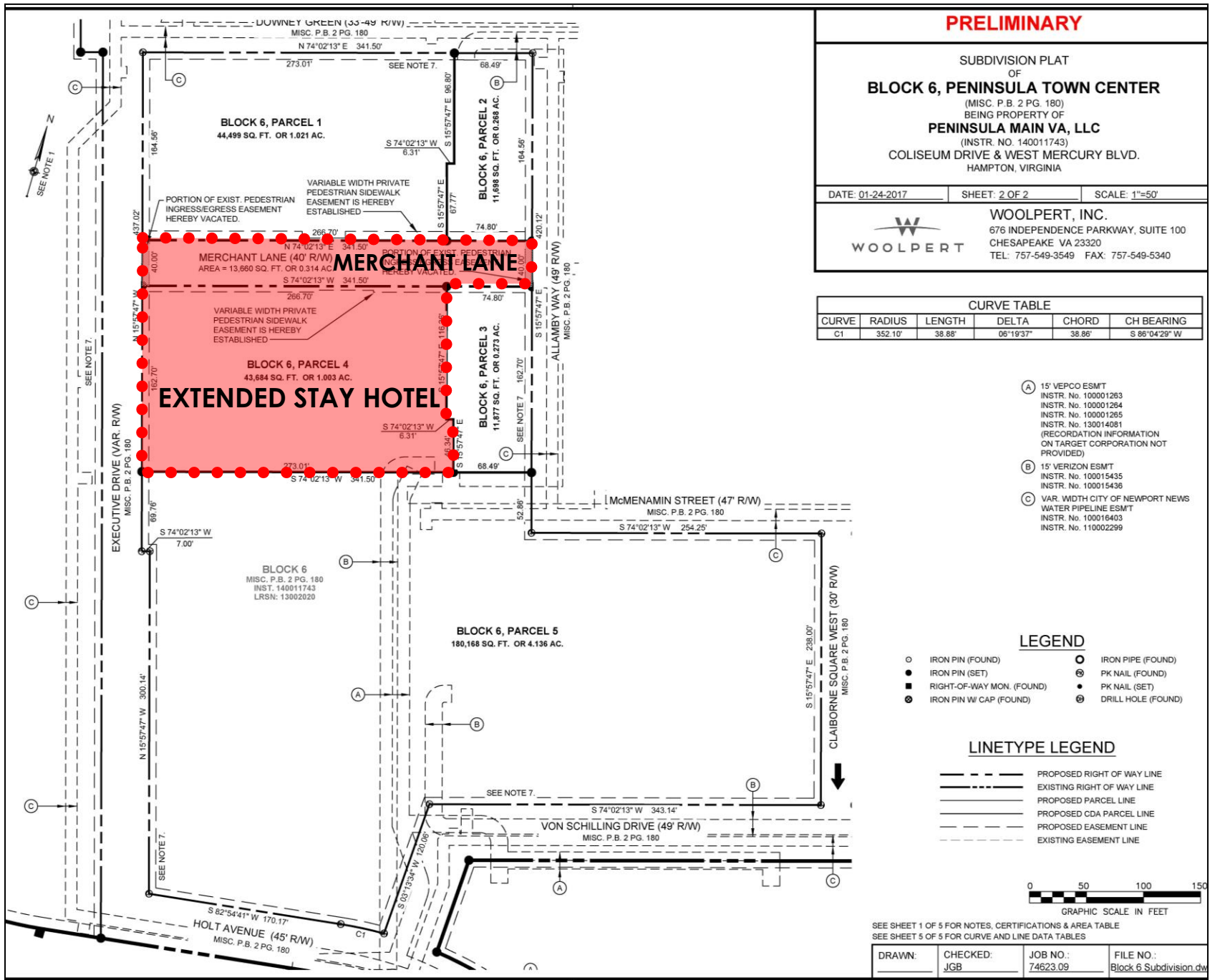
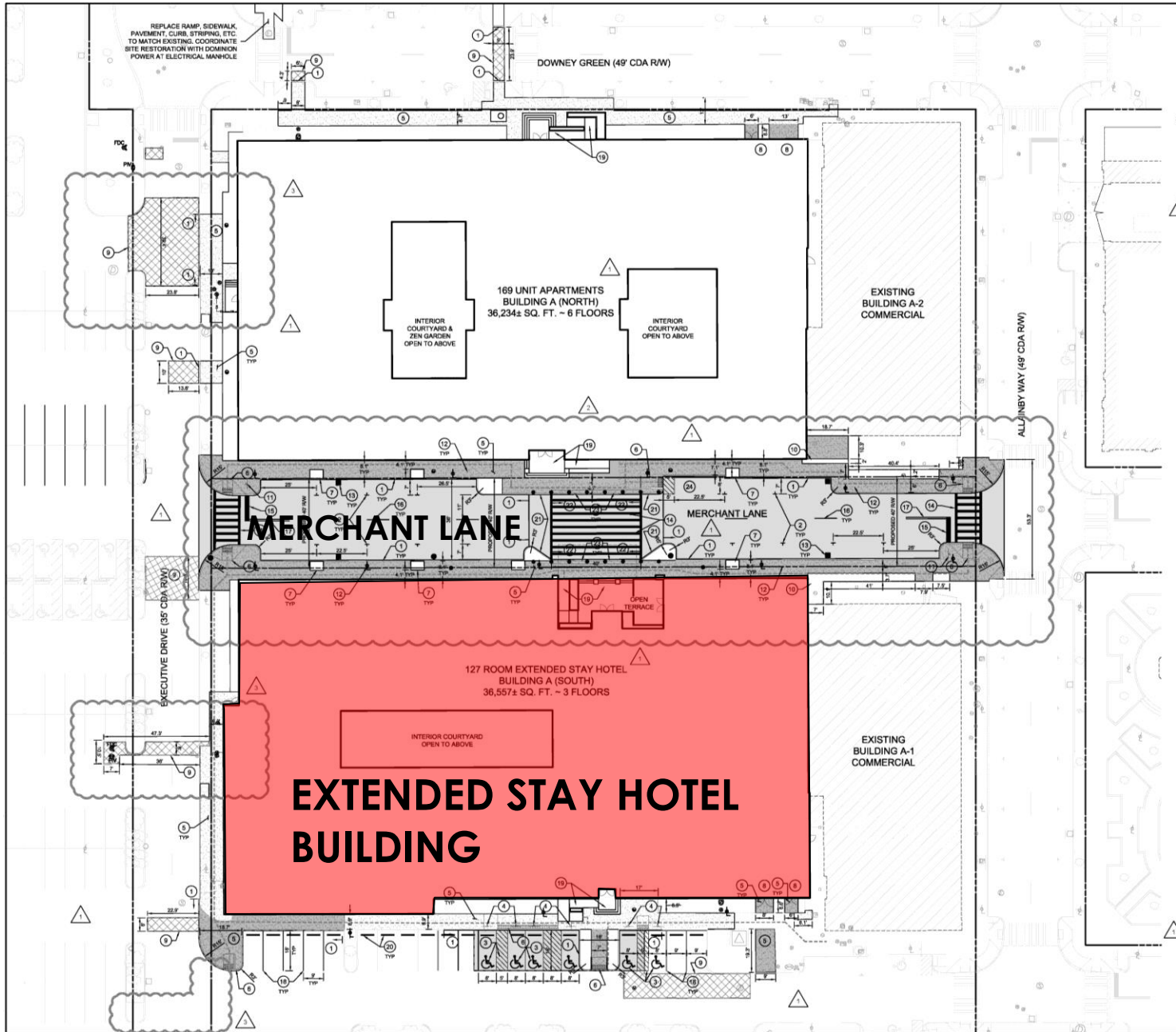


Exhibit B: Concept Plan



SITE PLAN KEYNOTES:

- 1 VDOT CO-2 CURB, SEE DETAIL
- 2 TYPICAL PARALLEL PARKING STRIPING, SEE DETAIL
- 3 HANDICAP PARKING STRIPING, SEE DETAIL
- 4 ACCESSIBLE PARKING SIGN, SEE DETAIL
- 5 SIDEWALK, SEE CITY STANDARD DETAILS
- 6 H.C. SIDEWALK RAMP, SEE DETAIL
- 7 4X8' LANDSCAPE TREE WELL WITH TREE GRATE, SEE LANDSCAPE PLANS
- 8 DUMPSTER / GENERATOR ENCLOSURE SHALL BE FULLY SCREENED BY AN ENCLOSURE CONSTRUCTED OF DURABLE MATERIAL, CONSISTENT AND COMPATIBLE WITH THE PRINCIPAL STRUCTURE. SEE ARCHITECTURAL PLANS FOR ENCLOSURE DETAILS
- 9 REPLACE PAVEMENT PER CITY OF HAMPTON STANDARD PC AND PC-1 AS APPLICABLE WHEN INSTALLING UTILITIES INCLUDING CURB, SIDEWALK, RAMP, GUTTER, SIGNAGE, STRIPING, ETC. WHERE PRESENT, SEE PAVEMENT AND SITE RESTORATION DETAIL JURE ADT FROM 2,000 TO 10,000 ROADWAY PAVEMENT SECTION OR MATCH EXISTING, WHICHEVER IS GREATER
- 10 MADRAX 1" BIKE RACK (OR APPROVED EQUAL), SEE DETAIL. BIKE RACK SHALL BE POWDER COATED BLACK AND MOUNTED IN CONCRETE SIDEWALK, SEE ARCH. PLANS FOR EXACT LOCATION. PROVIDE 3 BIKE RACKS FOR THE APARTMENTS AND 2 BIKE RACKS FOR THE HOTEL. SEE SHEET C003A
- 11 PROPOSED STOP SIGN
- 12 PROPOSED LIGHT POLE, SEE ILLUMINATION PLAN
- 13 PROPOSED VDOT STANDARD DROPPY INLET, SEE SHEET C-300 AND DETAILS
- 14 PROPOSED CROSS WALK STRIPING
- 15 PROPOSED STOP BAR STRIPING
- 16 PROPOSED CENTER SKIP STRIPING
- 17 PROPOSED SOLID DOUBLE YELLOW STRIPING
- 18 STANDARD PARKING STRIPING, SEE DETAIL
- 19 PROPOSED LANDING, STAIRS AND RAMP. SEE ARCHITECTURAL PLANS
- 20 WHEEL STOP, SEE DETAIL
- 21 TRANSITION PAVEMENT TO MATCH THE TOP OF CURB ELEVATION OVER 10'
- 22 PAVEMENT TO MATCH TOP OF CURB ELEVATION
- 23 LIGHTED BOLLARD, SEE LANDSCAPE PLAN
- 24 "FUTURE" ACCESSIBLE PARKING SPACE, SEE DETAIL

SITE PLAN LEGEND:

- HEAVY DUTY ASPHALT PAVEMENT, SEE DETAIL
- EXISTING CONCRETE SIDEWALK RESTORATION, SEE DETAIL
- PROPOSED CONCRETE SIDEWALK, SEE DETAIL
- EXISTING PAVEMENT & SITE RESTORATION, SEE CITY OF HAMPTON STANDARD DETAIL
- ACCESSIBLE PATH OF TRAVEL

SITE PLAN NOTES:

SEE SHEET C-001 FOR GENERAL NOTES AND SYMBOLOLOGY LEGEND

ALL DIMENSIONS & RADII ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

COORDINATE PROPOSED SITE WORK LAYOUT WITH EXISTING BUILDING COLUMN LOCATIONS. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY EXISTING BUILDING COLUMN LINES OR OTHER EXISTING FEATURES CONFLICT WITH THE INTENT OF THE PROPOSED ROADWAY OR SIDEWALK LAYOUT

SEE ARCHITECTURAL PLANS FOR ALL BUILDING, RAMP AND STAIR CONSTRUCTION. MAINTAIN MINIMUM 4' D.A. ACCESSIBLE PATH CLEAR WIDTHS AND MANUEVERING AREAS

REPLACEMENT OF CURB, GUTTER AND SIDEWALK IN THE RIGHT-OF-WAY SHALL BE FROM JOINT TO JOINT.

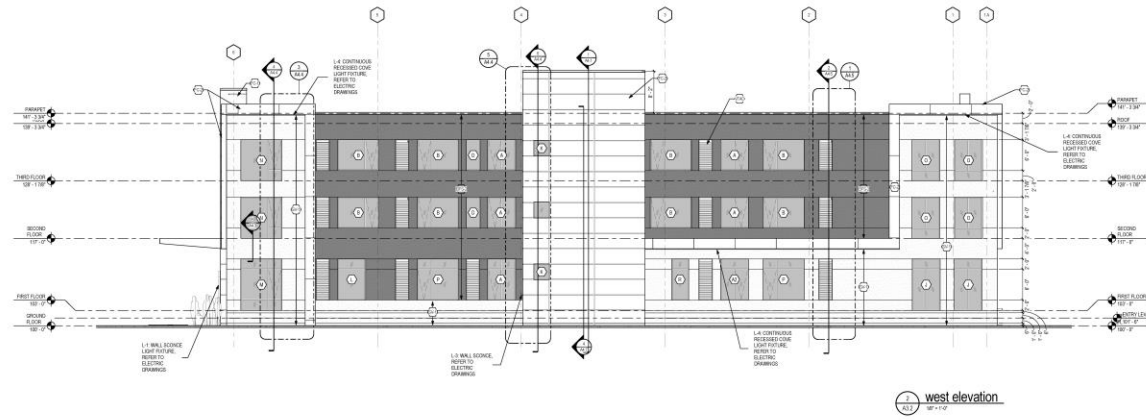
EXISTING SIDEWALK DAMAGED OR DEMOLISHED DUE TO BUILDING CONSTRUCTION ACTIVITIES SHALL BE REPLACED TO MATCH EXISTING AND MEET A.D.A. REQUIREMENTS

MID-BLOCK CROSS WALK SHOWN WITH STRIPING FOR ILLUSTRATIVE PURPOSES ONLY. COORDINATE WITH LANDSCAPE AND ARCHITECTURAL PLANS FOR CROSS WALK PATTERN.

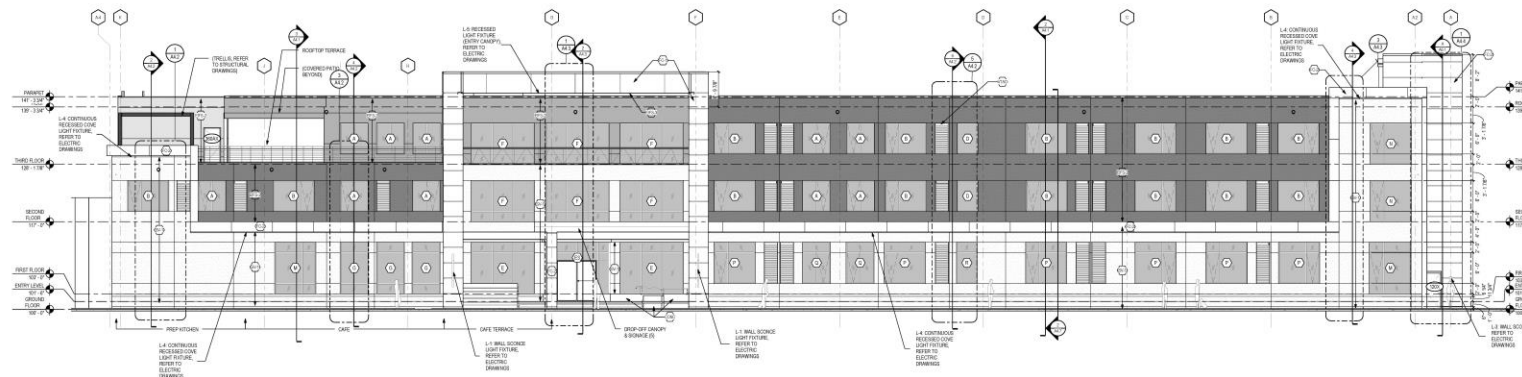


REVISION No. DATE 1 01/10/2017 REVISION TO ADDRESS CITY COMMENTS 2 03/02/2017 WATER AND FIRE PROTECTION REVISED 3 03/02/2017 REVISED TO ADDRESS CITY COMMENTS	
PROJECT No. 74943 DATE NOV 2016 DES. JCH DR. JCH CHK. JCH	678 Independence Parkway Suite 100 Chesapeake, Virginia 23330 WOOLPERT 757.545.3549 FAX: 757.549.3540
Peninsula Town Center MACY'S REDEVELOPMENT 4410 E. CLABORNE SQ. HAMPTON, VIRGINIA 23666 Hampton, Virginia	
SITE PLAN	
SHEET NO.	
C200-A	

Exhibit A: Elevations



west elevation



north elevation

EXISTING FINISH SYSTEM	
FIN	FINISH DESCRIPTION
FIN1	FINISHING GRADE - SMOOTH AESTHETIC
FIN2	LIGHT COLORED GIPS
FIN3	DARK COLORED GIPS
FIN4	EPS - GREEN
FIN5	FIBER GLASS MAT PANEL - LIGHT COLORED
FIN6	FIBER GLASS PANEL - MIDDLE COLOR
FIN7	ALUM. ACOR - ALUMINUM COMPOSITE METAL PANEL
FIN8	ALUMINUM CLASH - REFER TO MECHANICAL DRAWINGS
FIN9	CONCRETE - REFER TO STRUCTURAL DRAWINGS

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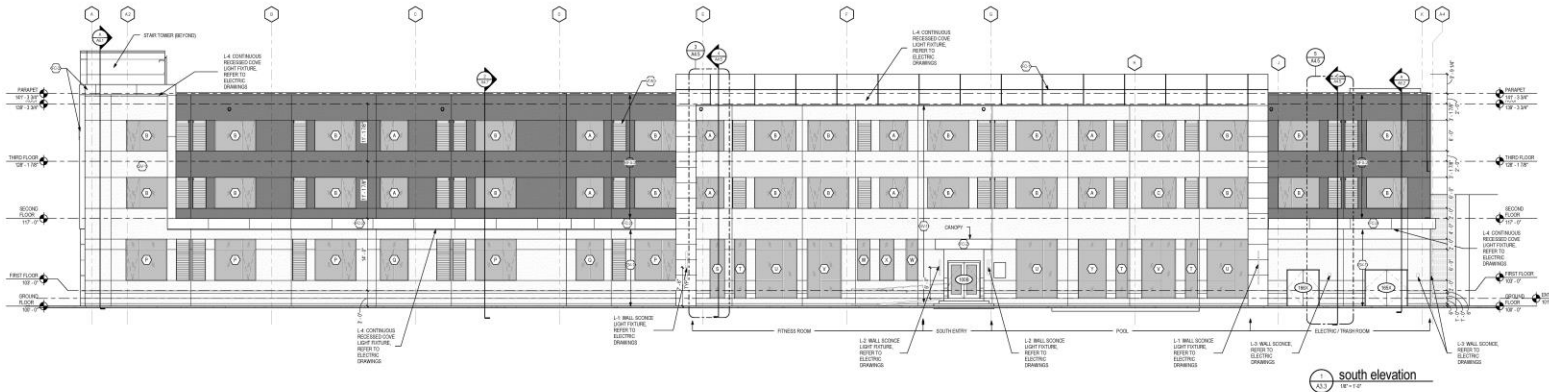
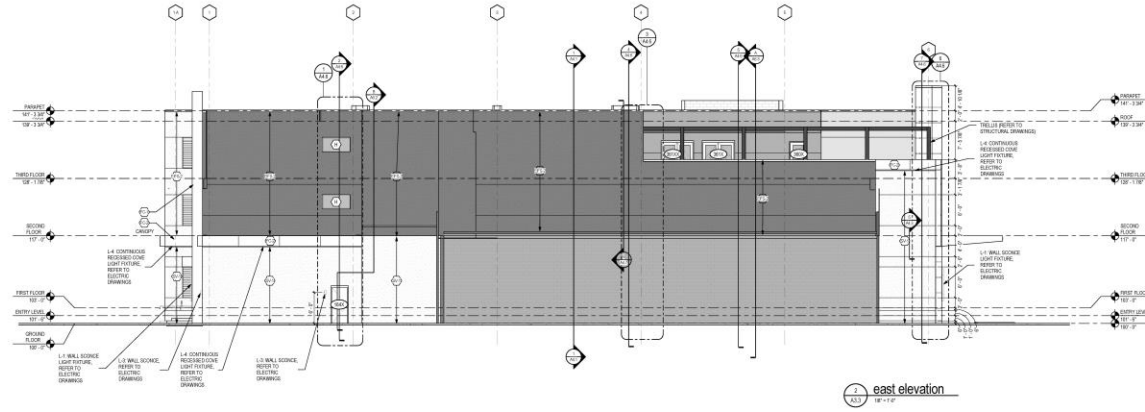
3000 ALLIANCE WAY | HAMPTON, VIRGINIA 23666
 Extended Stay Hotel at Peninsula Town Center
 SITE OF EXISTING MACYS

PRELIMINARY
 NOT FOR CONSTRUCTION

PROJECT NUMBER: 2016.008
 DRAWING: 22-1.1
 DATE: 18 MARCH 2017
 EXTERIOR ELEVATIONS
 WEST ELEVATION
A3.2

ma architects

Exhibit B: Elevations



EXTERIOR FINISH LEGEND	
EPS1	SMOOTH
EPS2	TEXTURED FINISH - SMOOTH LAMINATE
EPS3	LIGHT COLORED EPS
EPS4	DARK COLORED EPS
EPS5	LIGHT COLORED EPS
EPS6	EPS - BRICK
EPS7	FINISH COLORED PANEL - LIGHT COLORED
EPS8	FINISH COLORED PANEL - METALLIC ALUM. ALUMINUM COATED METAL PANEL
EPS9	ALUMINUM CLADDING REFER TO MECHANICAL DRAWINGS
EPS10	CONCRETE REFER TO STRUCTURAL DRAWINGS

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Extended Stay Hotel at Peninsula Town Center

3000 ALLIANCE WAY | HAMPTON, VIRGINIA 23666
 SITE OF EXISTING MACYS

PRELIMINARY
 NOT FOR CONSTRUCTION

PROJECT NUMBER: 2016.008
 DATE: 22.2.16
 DATE: 18 MARCH 2017
 EXTERIOR ELEVATIONS
 WEST ELEVATION
A3.3

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