

Armory Project



City Council

September 14, 2016

HAMPTON VA

Background Information

- Developer will create a craft brewery, brewpub, and live entertainment venue (\$2.3 million capital investment).
- Being considered for the Virginia Landmarks Register and the National Register of Historic Places.
- Preservation and reuse is a priority in the Downtown Hampton Master Plan.

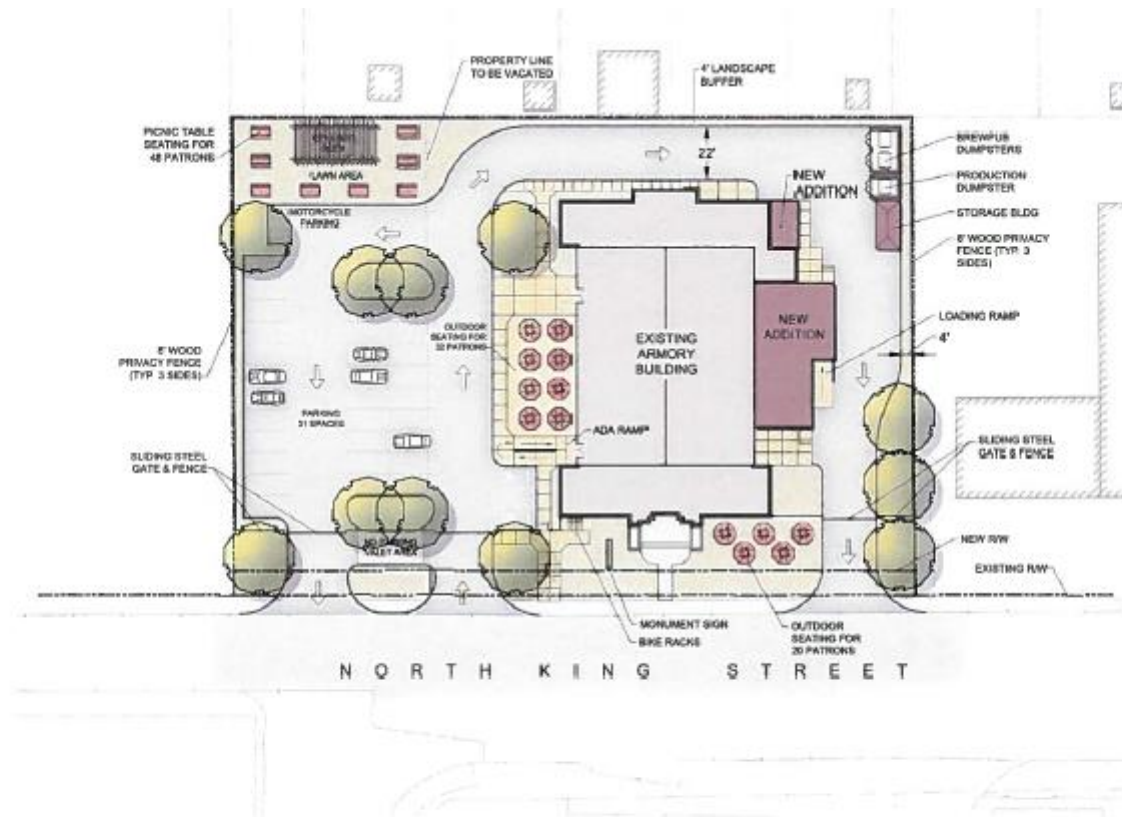
Public Funding

- \$2 – Purchase price for developer (assessed value is \$610,498)
- \$619,000 – Maximum funding to the developer for the project
 - \$495,000 – Cost of removing hazardous materials and developing onsite infrastructure
 - \$125,000 – Downtown Hampton & Phoebus Retail Incentive Program Grant from the EDA to offset costs
- \$132,000 – Cost to move overhead utility lines underground

National Guard Armory



The Vanguard



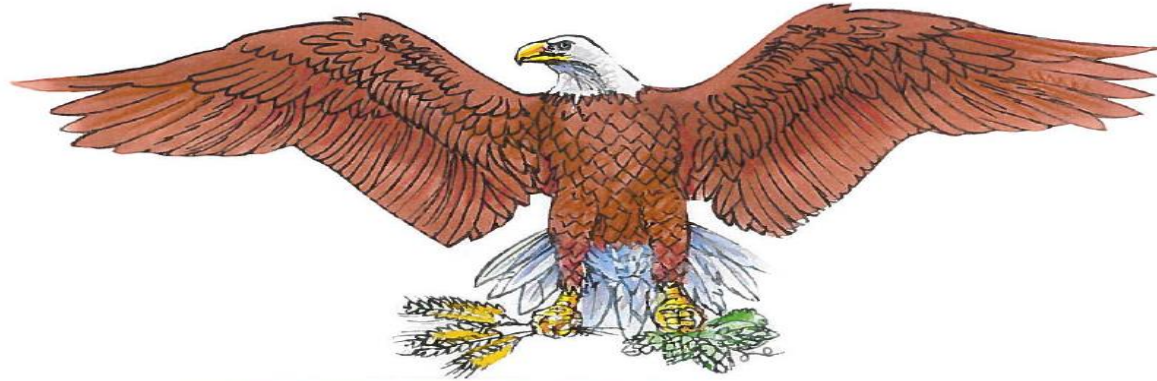
ARMORY, THE VANGUARD - Hampton, VA
CONCEPTUAL SITE PLAN - August 02, 2016



The Vanguard



The Vanguard



THE VANGUARD
757th ARTISANAL VENUE

**FEATURING:
CRAFT BEER
DISTILLED SPIRITS
FINE FOOD
&
LIVE ENTERTAINMENT**



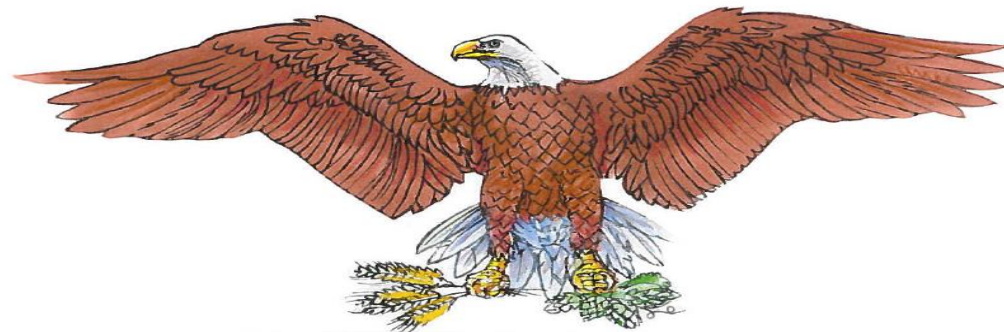
The Vanguard

- Growth in the number of craft breweries in Hampton...growth from 1 to 5 over the next 18 months.
- The Vanguard is a one of a kind destination venue in all of Hampton Roads for local citizens and visitors alike.
- Developer experienced in craft brewery buildouts and historic building preservation.

Requested City Council Action

- Historic building is a strategic priority and focal point in the Downtown Hampton Master Plan.
- Improvement and reuse of the building as a revenue-generating destination is not likely to happen without public support.
- This project will help to revitalize this area of Downtown Hampton.
- The City will recover funding in less than four years.

Thank You



THE VANGUARD

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