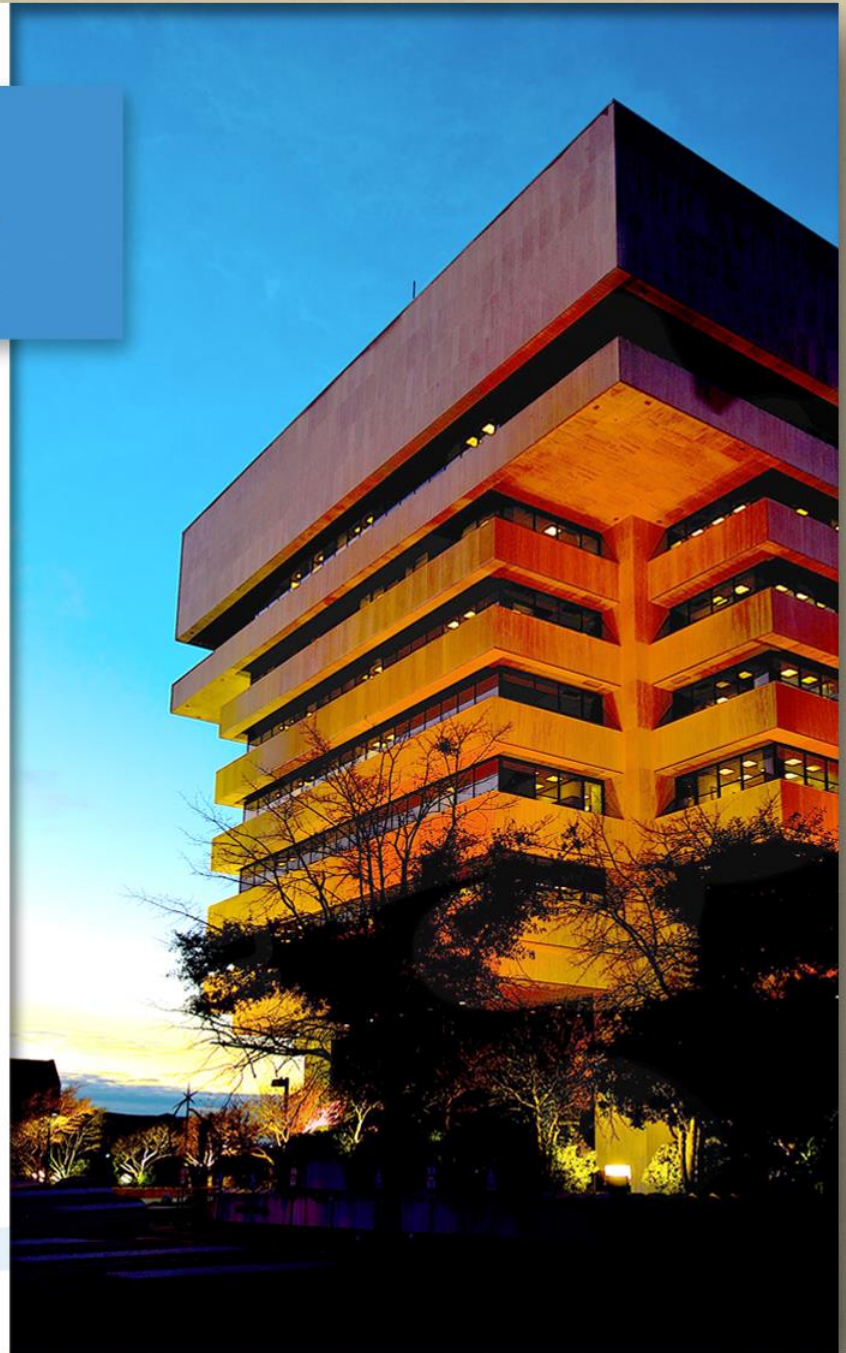


# HAMPTON VA

## Downtown Hampton Implementation Plan

### Carousel Options Evaluation

Bluebird Gap Farm  
April 26, 2023



# OPTION 5A & 5B: BLUEBIRD GAP FARM





ELEV =  
8'-9'

ELEV =  
12'-13'

PINE CHAPEL RD

INTERSTATE ROUTE 64



AE08

AE09

Estuar

E I-64 20'

Freshwater Pond

Freshwater Forested Shrub Wetland

Estuarine and Ma

Estuarine and Marine Deepwater

Freshwater Forested Shrub Wetland

Estuarine and Marine Wetland

Estuarine and Marine Wetland

Estuarine and Marine Wetland

AE and FLOODWAY

Refer to Profile  
for BFE Calcs

Estuarine and Marine Wetland

Freshwater Forested Shrub Wetland

Estuarine and Marine Wetland

ST

POWER PLANT

(p)

nd

# OPTION 5A: FARM ENTRANCE



# OPTION 5A: FARM ENTRY DRIVE



CAROUSEL

EVENT PAVILION

TICKETING & RESTROOM BUILDING

# OPTION 5A: FARM ENTRY DRIVE INITIAL PHASE



# OPTION 5A: FARM ENTRY DRIVE

## STRENGTHS

- Within Coliseum Central area with other tourist attractions (Coliseum, Convention Center, Aquaplex, Power Plant, etc.)
- Visibility from Pine Chapel Road & Power Plant Parkway
- Opportunity to introduce special event space without disrupting Farm operations
- Could be iconic identity for Farm entrance
- Can operate later in the evening – outside of Farm hours
- Located in Flood Zone X (minimal flood hazard); elevation = 12' to 13'

## WEAKNESSES

- Need to add site infrastructure (parking, utilities, restrooms, etc.) at additional cost
- May be CBPA protected areas that affect design/capacity of parking lot

# OPTION 5B: INSIDE THE FARM





# OPTION 5B: INSIDE THE FARM



# OPTION 5B: INSIDE THE FARM

## STRENGTHS

- Within Coliseum Central area with other tourist attractions (Coliseum, Convention Center, Aquaplex, Power Plant, etc.)
- Proximity and accessibility to Farm visitors (40,000 Jan thru mid-April 2023)
- Compatible recreational use with farm, playground
- Potential to share staff with Farm operations
- Infrastructure (parking, utilities, restrooms) in place – but need to look at capacity in future

## WEAKNESSES

- Need to operate within Farm hours (9 to 6 during DST months)
- Concern about potential mismatch of character/theming between Farm and Carousel
- Need to relocate windmill
- Located in Flood Zone X-500 (500-year flood plain); ground elevation = 8' to 9'; building to be built at 1.5' above ground elevation

# BUDGET ESTIMATES FOR OPTIONS 5A & 5B

## **OPTION 5A (Farm Entry Drive)**

- Includes access drive, utilities, site construction
- Budget Cost: \$2,848,000
  - Parking (20-30 spaces): \$225,000
  - Restroom: \$250,000

## **OPTION 5B (Inside the Farm)**

- Includes fill to raise site elevation
- Minimal site utilities & support
- Budget Cost: \$2,562,000

# SUMMARY OF OPTIONS

## **OPTION 1: EXISTING BUILDING**

- Negative impact on future Riverfront Park development
- Potential exposure to future flooding
- Budget Cost: \$316,800

## **OPTION 2: NEW FLOOD RESISTANT BUILDING AT EXISTING LOCATION**

- Improved flood protection
- Negative impact on future Riverfront Park development
- Budget Cost: \$2,500,212
  - Restrooms: \$250,000

## **OPTION 3: MILL POINT PARK**

- Visual draw for Queen Street corridor
- Budget Cost: \$2,513,412
  - Restrooms: \$250,000

## **OPTION 4: BUCKROE BEACH**

- Complimentary to beach activities
- Budget Cost: \$2,824,404