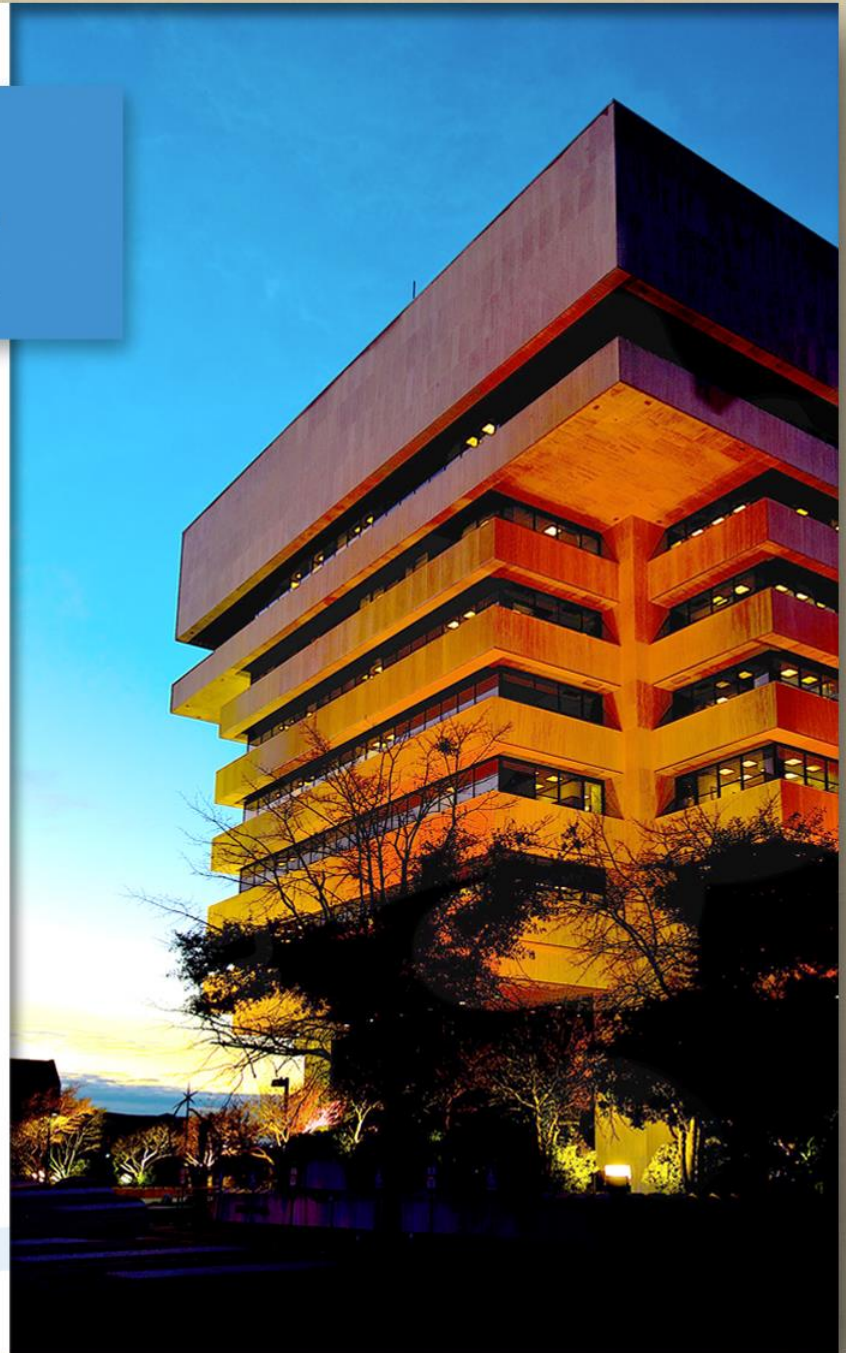


HAMPTON VA

Former Wythe Elementary School Building and Park

1. Rezoning #18-00004
2. Rezoning #18-00007
3. Development Agreement
4. Hampton Drive Vacation
5. Alley Vacation

City Council
November 14, 2018







Kecoughtan Road

Fire Station

Teeball

Pool

School

Ballfields

CLIFTON ST

KENT ST

MAY ST

CLAREMONT AVE

HOLLYWOOD AVE

Kecoughtan Road

CLIFTON ST

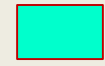
KENT ST

CLAREMONT AVE

LYWOOD AVE



City



Fire Station



HRHA

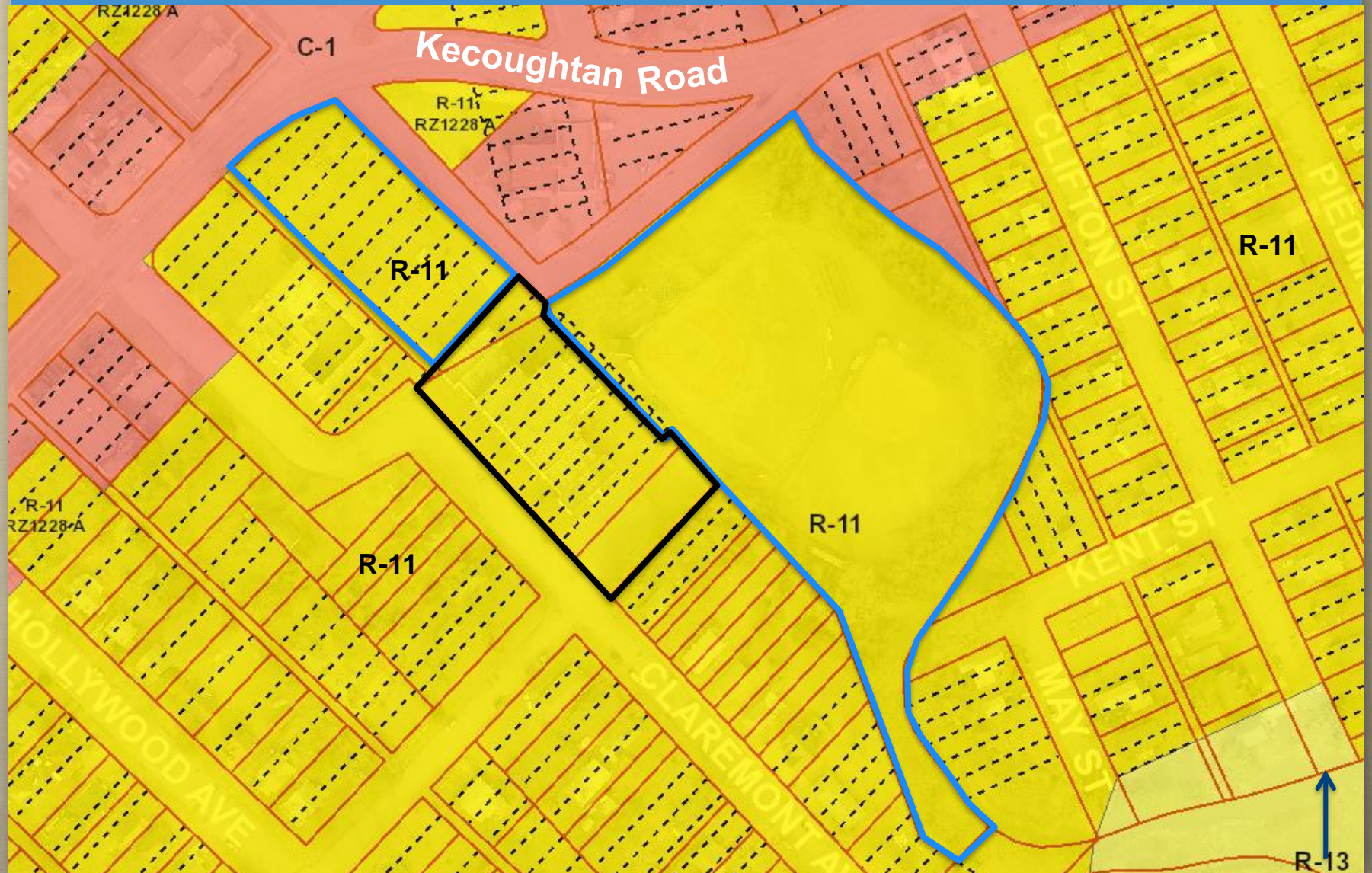
Background

- Wythe Elementary School closed in 2010
 - City took ownership in 2016
- Community engagement process for Wythe Elementary School reuse
 - Neighborhood cohesion and fit
 - Maintaining ballfields
 - Parking concerns

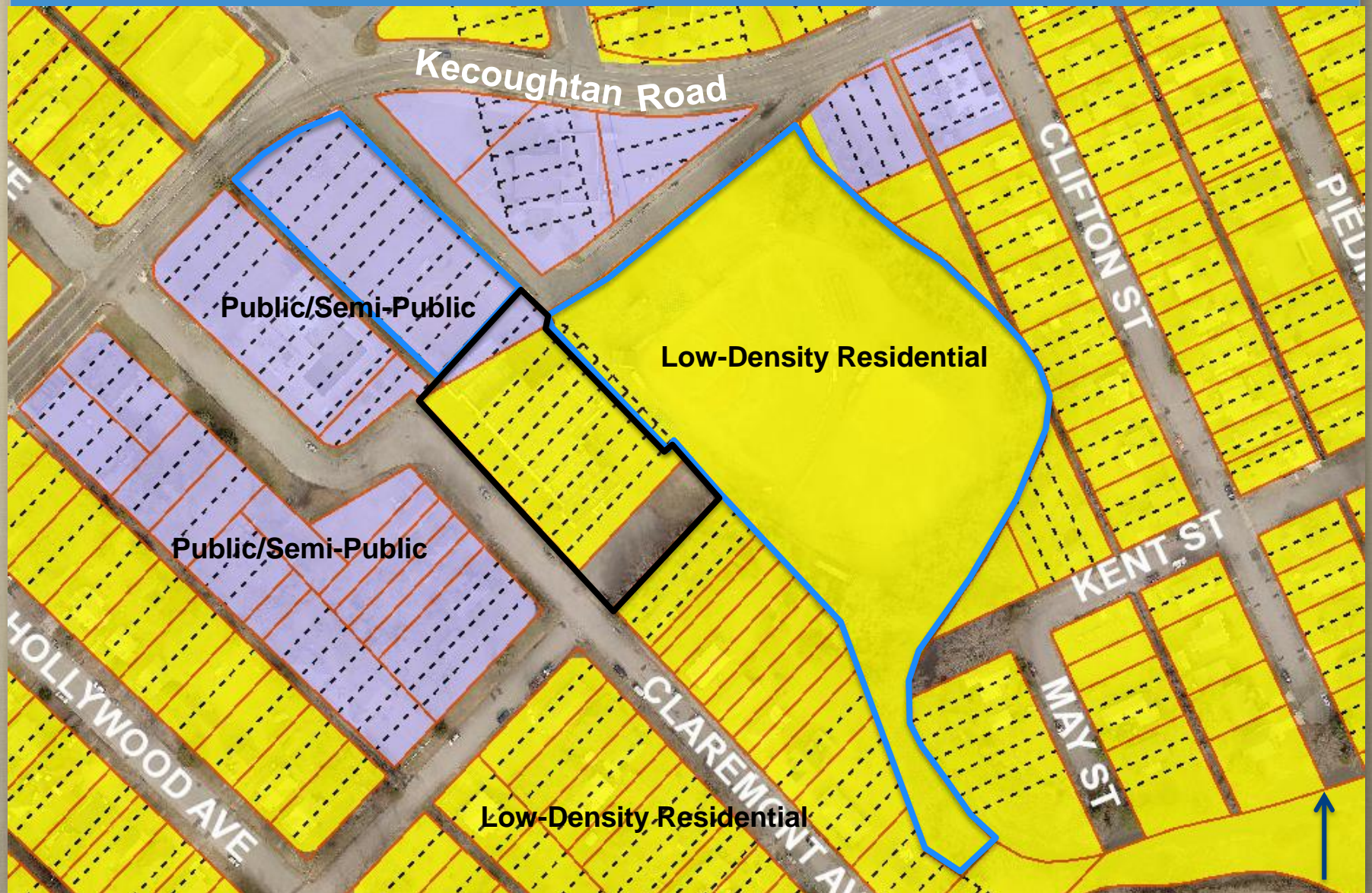
Background



Zoning



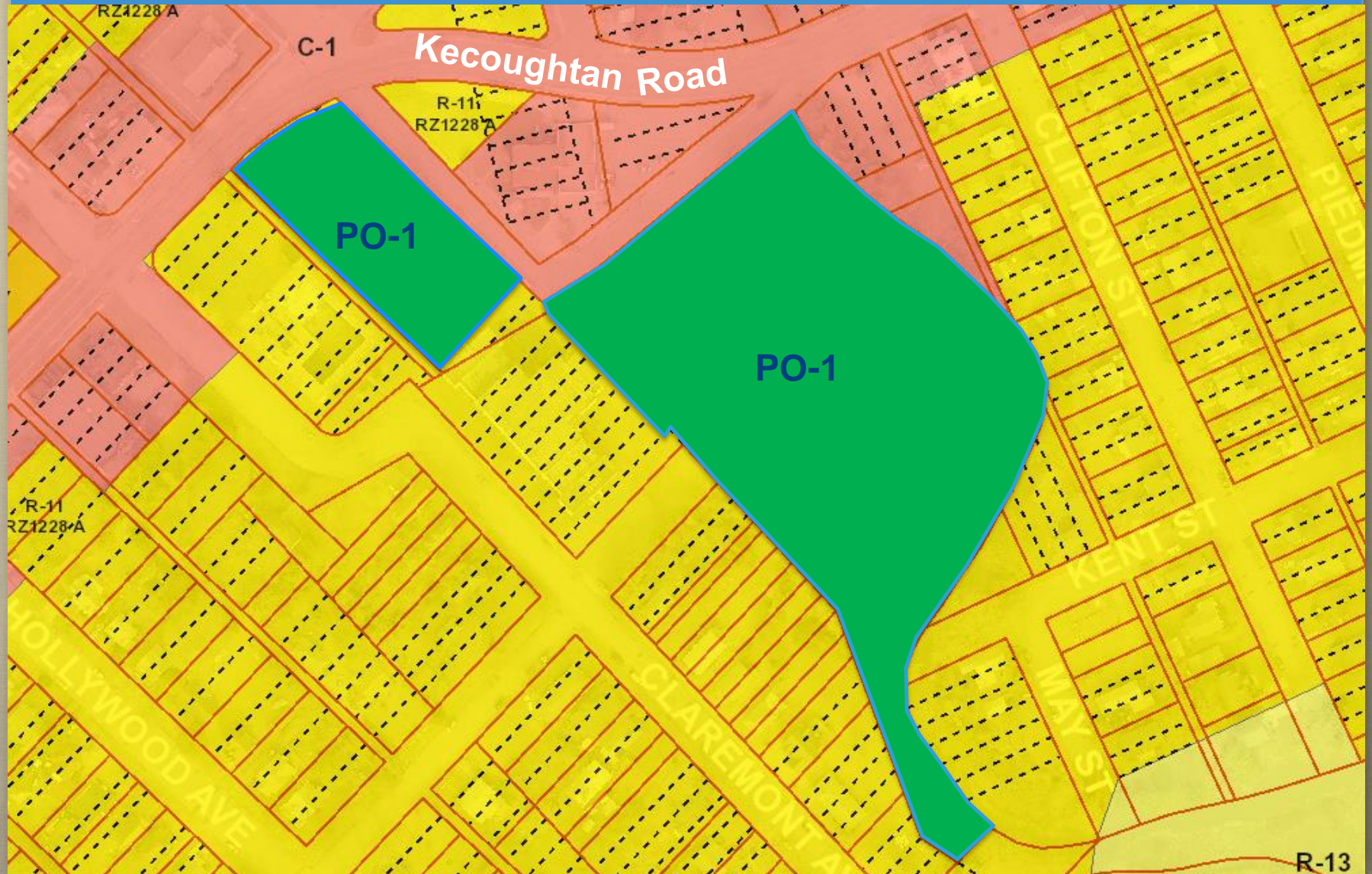
Future Land Use Plan



Application RZ 18-00007

Rezone approximately 5.66± acres
from R-11 to PO-1

Proposal



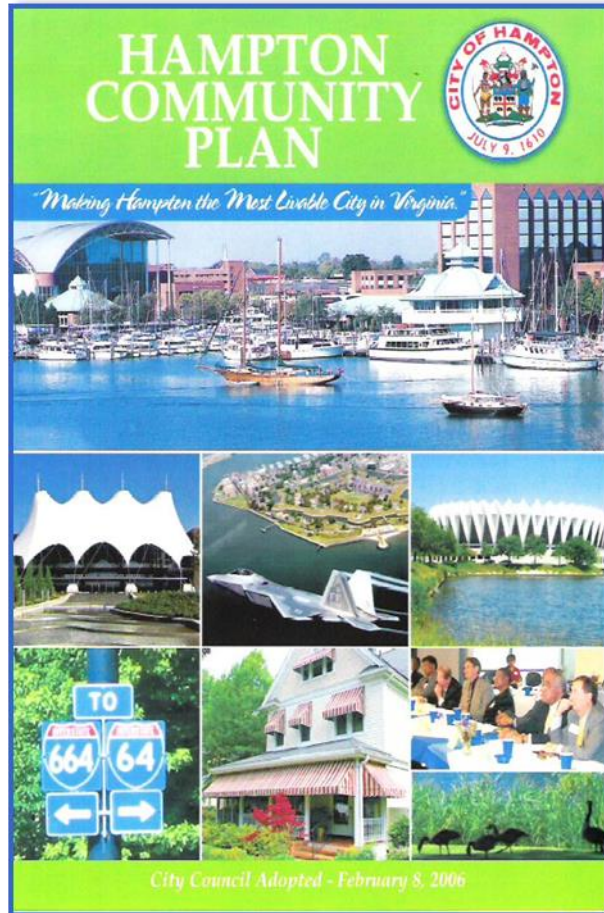
Kecoughtan Corridor Master Plan

- Relocated fire station
- Additional park area



ILLUSTRATIVE MASTER PLAN Wythe School is improved with additional open space (outlined in red) and improved circulation.

Public Policy: Hampton Community Plan



- Ensure community input in the decision making process of upgrading, replacing, or building community facilities and infrastructure
- Continue to provide parks and recreational facilities that promote passive and active recreational, educational, and cultural opportunities for all residents and visitors.

RZ 18-00007

Questions?

Application RZ 18-00004

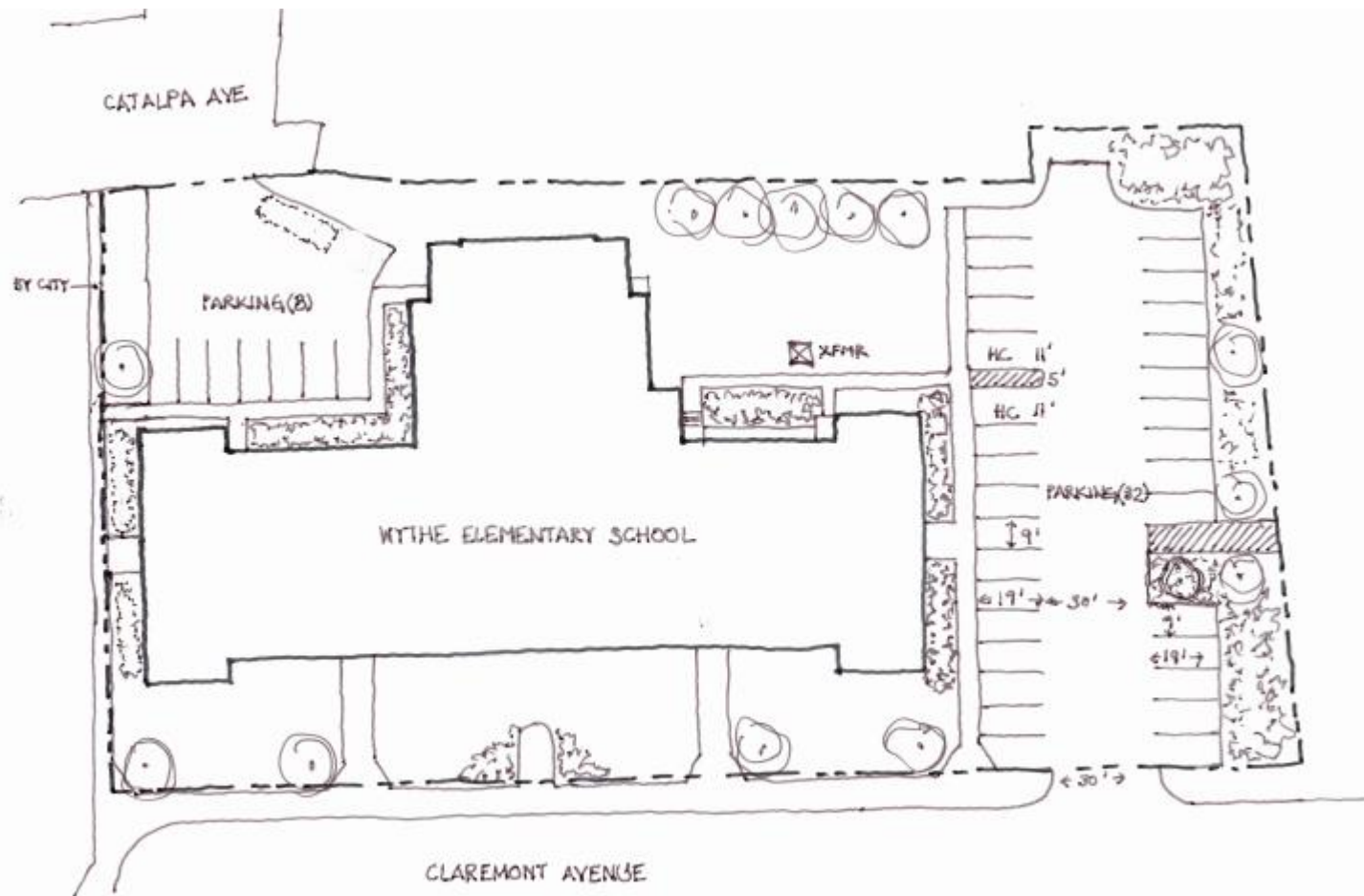
Rezone approximately 1.3 \pm acres
from R-11 to MD-4

Proposal

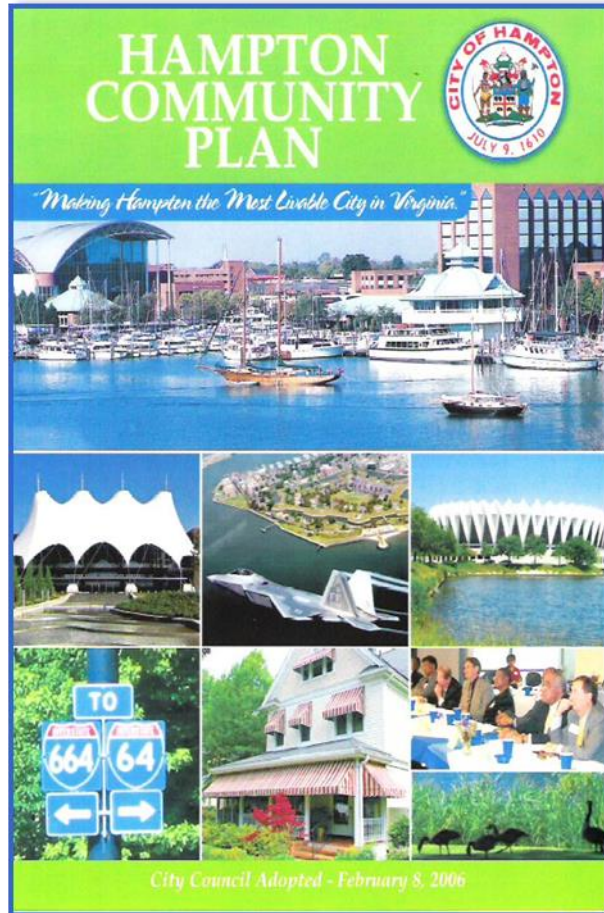


- Re-use Wythe Elementary School building for apartments

Conceptual Site Plan



Public Policy: Hampton Community Plan



- Encourage public and private upkeep, preservation, and adaptive reuse of buildings and other resources that have been determined to have historic value to the community.
- Encourage and maintain a diverse mix of housing types and values.

Proffered Conditions

- Approximately 40 units
- Conceptual site plan
- Renovations will meet Standards for Rehabilitation
- Preserve glazed owls, “Enter to Learn, Leave to Serve” signage, glazed tile entries



RZ 18-00004

Questions?

Development Agreement

Transfer of Wythe School Property to Wythe Elementary School, LLC for Redevelopment

Development Agreement

- **Feb. 2017 – Unsolicited Proposal received from Developer John Garland**
 - Purchase of former George Wythe Elementary School Site in Old Wythe for rehabilitation into multi-family apartments
- **Wythe School Site Building is Historic**
 - Listed on National Register of Historic Places
 - Developer's proposal includes rehabilitation consistent with Standards for Rehabilitation published by the U.S. Department of the Interior

Development Agreement

- \$5M+ capital investment by Developer
 - 40+/- apartment units
 - New parking and green areas
- \$10.00 in proceeds from sale
 - Purchase Price \$349,800 (assessed value) offset by property conditions credit of \$349,790 due to significant deterioration of the building
- \$1.1M in reimbursements for expenses
 - Abatement of hazardous materials
 - Repairs and renovations

Development Agreement

- Developer has:
 - 30 days from Closing to submit building plans (site plan approval will occur before Closing)
 - 24 months from Closing to obtain a final certificate of occupancy
- Other important terms:
 - Deed Restrictions
 - Right to repurchase property if Developer fails to comply with construction schedule (released at building permit issuance)
 - Financing Contingency
- Approved by HRHA on 9/24/18

Development Agreement

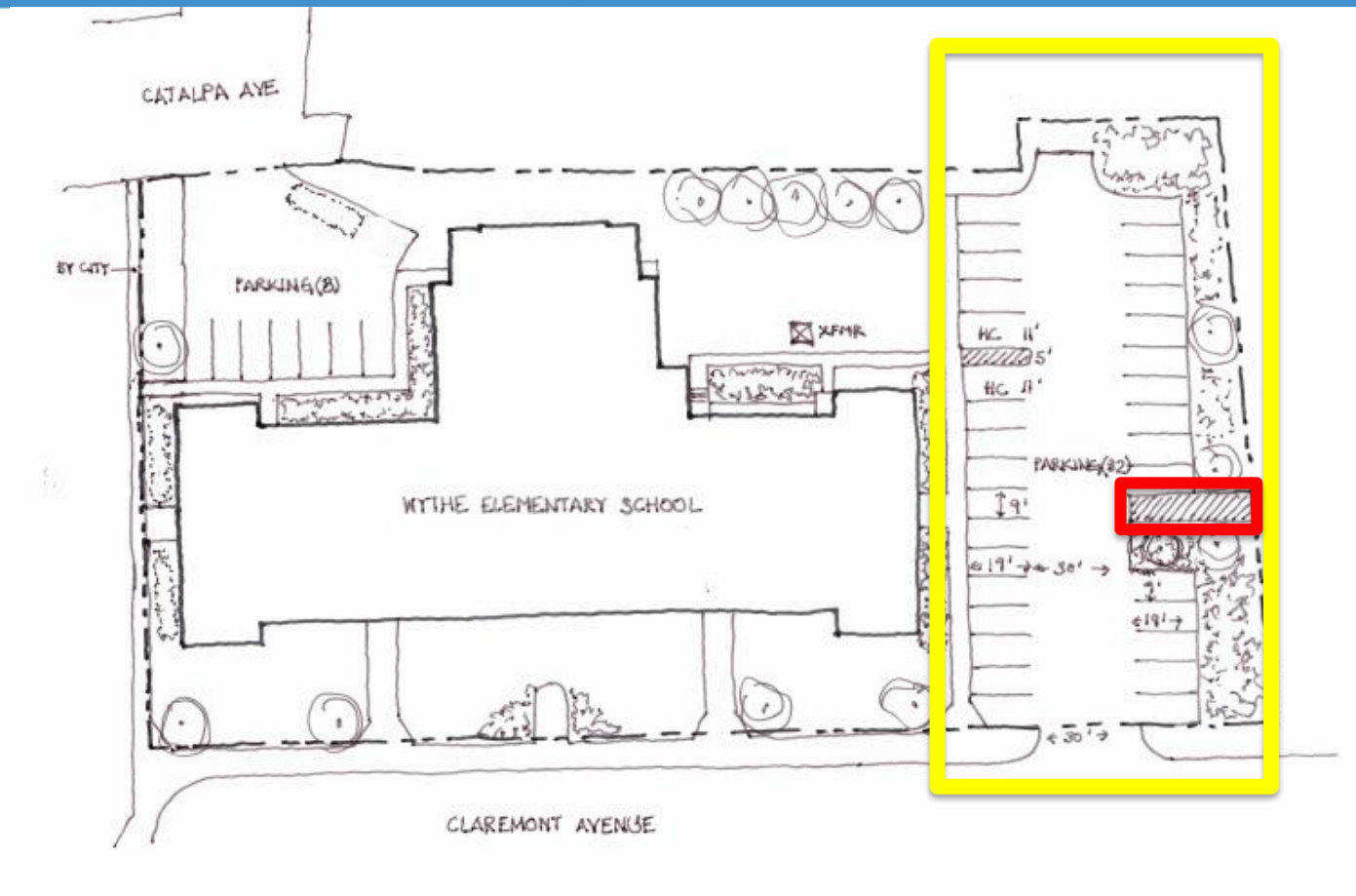
Questions?

Vacation of Portion of Hampton Drive

Vacate a 11,144 SF Portion of Hampton Drive



Vacation of Portion of Hampton Drive

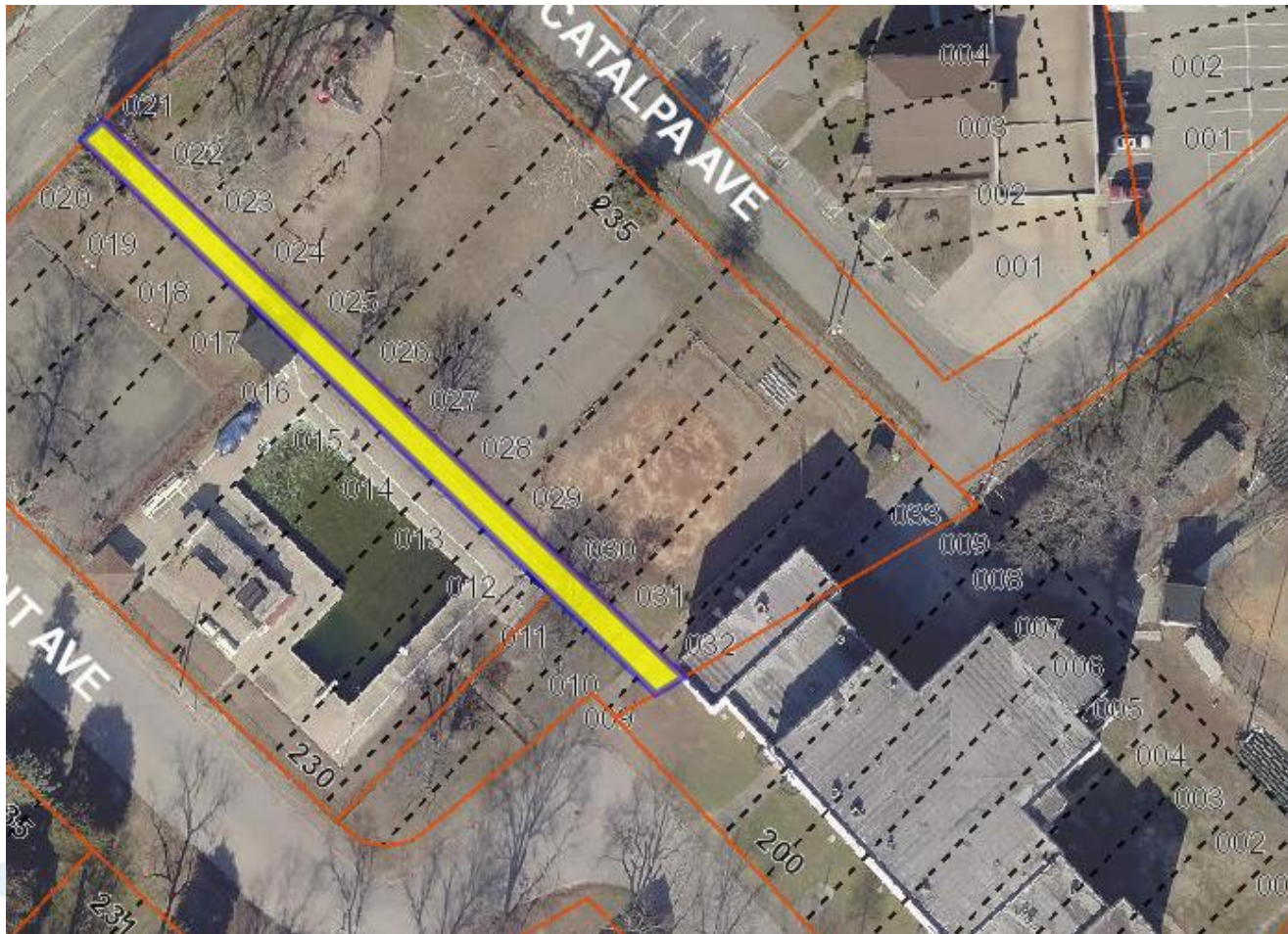


Yellow: Approximate road vacation area

Red: Approximate easement to be granted to neighboring property

Vacation of Unused Alley

Vacate a 5,545 SF Alley



Vacation of Portion of Hampton Drive

- Purpose: Clarify and confirm land records as to the alley to facilitate clean transfer to developer
 - Alleyway is not improved
 - Approximately ½ of the alleyway was previously conveyed to the George Wythe Recreation Association. This action will not impact their property.

Vacations of Public Rights of Way

Questions?

Staff Recommendations

1. Approve Hampton Drive Vacation (Item # 18-0364)
2. Approve Alley Vacation (Item # 18-0363)
3. Approve Rezoning # 18-00004 with 6 proffered conditions (Item # 18-0352)
 - Planning Commission recommends approval
4. Approve Rezoning #18-00007 (Item # 18-0353)
 - Planning Commission recommends approval
5. Approve Development Agreement (Item # 18-0362)