Applicant **27 ½ Street Garage, LLC**
Property Owner **27th Street Hotel Associates, LLC**
Public Hearing **September 12, 2018**
City Council Election District **Beach**

Agenda Item

D2

Request
Alternative Compliance (Section 5.3.2 of the Oceanfront Resort District Form-Based Code)

Staff Recommendation
Approval

Staff Planner
Kristine Gay

Location
2613 Atlantic Avenue

GPIN
24281017260000

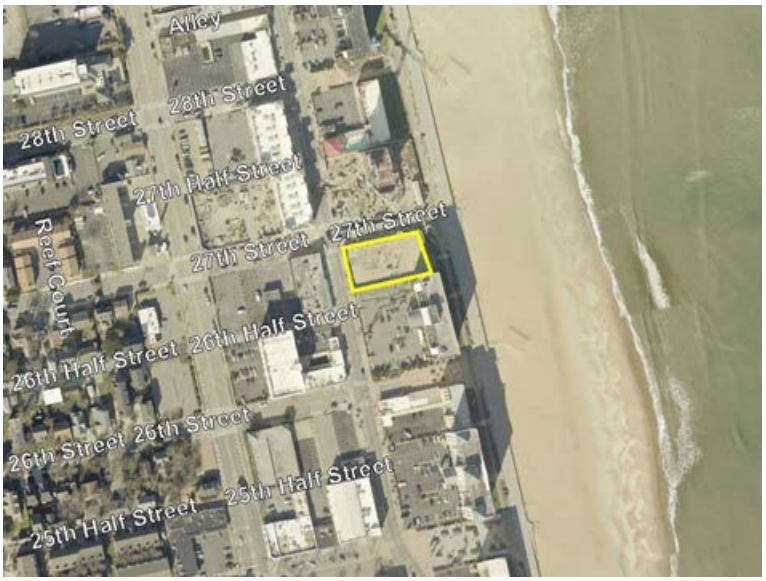
Lot Size
17,975 SF

AICUZ
70-75 dB DNL

Watershed
Atlantic Ocean

Existing Land Use and Zoning District
Temporary Surface Parking for Hyatt House

Surrounding Land Uses and Zoning Districts
North
27th Street Connector Park and Hotel / OR Oceanfront Resort
South
Hotel / OR Oceanfront Resort
East
Beach / OR Oceanfront Resort
West
Commercial / OR Oceanfront Resort



Background of Proposal

- This application was originally recommended by Staff for approval at the July, 2018 Planning Commission hearing. At that time, Commissioners expressed general support for the application but voted to defer the item to give the applicant time to address concerns regarding:
    1. Building design;
    2. Using the 27th Street right-of-way for vehicular access to the building;
    3. The logistics of loading/unloading and moving residents in/out; and
    4. The management of the off-site parking.

- The applicant has worked with Staff to respond to each of these concerns:
    1. The applicant has submitted architectural elevations and renderings that meet the Oceanfront Resort District Design Guidelines by providing human scale, appropriate building proportions, and balanced façade articulation.

    2. Public Works Traffic Engineering worked with the applicant to review alternate vehicular access options for the site, mainly, accessing the site from Atlantic Avenue to reserve 27th Street entirely for bicyclists and pedestrians. Ultimately, Traffic Engineering maintained their original determination that the proposed single point of vehicular access from 27th Street is the safest design for vehicular access.

       As shown on the 27th Street Conceptual Exhibit, vehicles will enter the apartment porte-cochere from 27th Street. The drive aisle widths and turning radii have been reviewed by Traffic Engineering to be reduced as much as possible to better equalize the prioritization of bicyclists & pedestrians with vehicles. Mountable & non-mountable curbs as well as flush concrete banding are strategically used and light poles and planters are strategically placed to maintain emergency vehicle access to the boardwalk and provide for the easier flow of beach goers on foot and bike. All ADA criteria will be met or exceeded, at site plan review.

    3. Resort Management and Traffic Engineering confirmed that the applicant is permitted to use the loading zone that is located in the south-bound trolley lane on the west side of Atlantic Avenue. Loading is permitted between 6:00 a.m. and 1:00 p.m. Materials may be walked across Atlantic Avenue with a dolly. A vehicular curb cut will not be permitted in front of the proposed overhead door on Atlantic Avenue.

    4. The DSC-approved building elevations for the by-right off-site parking structure have been submitted for reference. A location exhibit also shows the proximity of the off-site parking to the apartments. The applicant will use internal wayfinding signage to identify which floors/spaces are reserved for apartment tenants only, and which floors/spaces are open for hotel guests to use. The spaces reserved for the apartment units will not be used by hotel guests or other customers of the parking garage.

Summary of Proposal

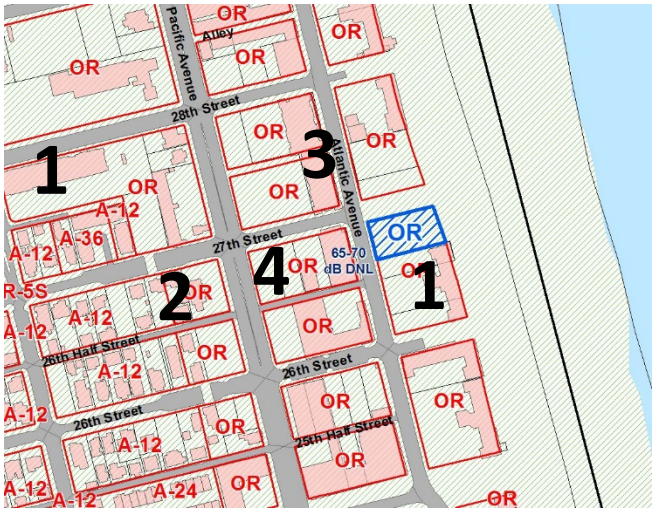
- As prescribed by Section 5.3.2 of the Oceanfront Resort District Form-Based Code, east of Atlantic Avenue, the number of permitted multi-family units is limited to a maximum of 15% of the total number of hotel units provided within any project. The applicant is requesting a Special Exception for Alternative Compliance to develop the site with a ratio of 100% multi-family units and zero hotel units.

- The applicant has submitted a land use study which shows that by-right a maximum of 305 hotel units or a maximum combination of 265 hotel rooms and 40 multi-family dwelling units could be built on the subject property. Instead, the applicant is proposing to develop 234 multi-family units with no associated hotel units.

- In July of 2015, a site plan was approved by the Development Services Center for a Mixed-Use Building Type with 174 hotel rooms and ground floor commercial space. As part of this plan approval, the required parking was to be provided at the northeast corner of 27th Street and Pacific Avenue in a parking structure also to be constructed by the applicant.

- This proposal will meet the Mixed-Use Building Type criteria, which requires non-residential uses to be located within the ground floor of the building. The land use study submitted by the applicant shows a restaurant facing the boardwalk and retail facing Atlantic Avenue.

- The proposal will meet the minimum parking requirements of the Form-Based Code. No less than 1.30 parking spaces per unit will be provided in a parking structure to be developed at 2701 Pacific Avenue.



Zoning History

#	Request
1	**CUP** Approved 03/09/1994 1 year commercial parking lots
2	**NON** Denied 02/14/2006
3	**STC** Approved 12/08/2009
4	**AC** Approved 01/08/2014

Application Types		
CUP – Conditional Use Permit	MOD – Modification of Conditions or Proffers	FVR – Floodplain Variance
REZ – Rezoning	NON – Nonconforming Use	ALT – Alternative Compliance
CRZ – Conditional Rezoning	STC – Street Closure	SVR – Subdivision Variance

Evaluation and Recommendation

Staff finds that the proposal sufficiently meets the applicable review standards and recommends approval following the conditions recommended below.

Section 7.3.3 of the FBC provides the Review Standards for Alternative Compliance applications, noting that the City Council "shall consider the extent to which the proposed development, taken as a whole" satisfies the standards. Each of those standards is listed below in bold, with a staff comment pertaining to the degree to which the applicant's proposal meets each.

Promotes modes of transportation other than the automobile, including walking and transit.
To support biking and walking, as conditioned, the applicant will provide 30 covered bicycle parking spaces, direct pedestrian access to the proposed building from the sidewalk, and construct a fully improved Connector Park on 27th Street which will provide pedestrian connectivity to the boardwalk that is no less than 20-feet in width.

Creates a built environment that is in scale with pedestrian-oriented activities and provides visual interest and orientation for pedestrians.
Street-facing units, that are not typically included in hotels on Atlantic Avenue, will result in greater articulation of each individual floor by including more balconies, windows, or Juliette balconies. The building will be required to meet all applicable criteria of the Oceanfront Resort District Form-Based Code, which identify a minimum percentage of transparency (windows) on each street facing façade, individual floor heights, overall building height, setbacks, outdoor amenity space, landscaping, and requirements for direct street-facing pedestrian entrances. As conditioned, the building will also adhere to applicable Oceanfront Resort District Design Guidelines, which further address building mass, human scale, articulation, quality hand-scaled materials, and pedestrian orientation.

Contributes to a mix of uses in the area that are compatible with each other and work together to create a memorable and successful place.
Multi-family units are more likely to be occupied year-round, as compared to lodging units, which are primarily occupied between the months of May through September. Currently, Atlantic Avenue struggles to keep businesses open during the "off-season" due to the drop in the number of hotel guests. This proposed injection of multi-family units will increase the number of residents that are present during the off-season. An increase in residential units to the east of Pacific Avenue will support the ability of businesses to stay open year-round, and will also generate demand for more diverse commercial, service, and office land uses. This diversification of land uses will contribute to a more memorable and successful experience for both tourists and residents of Virginia Beach.

Is consistent with the intent of the regulations applicable to the street frontage in which it is located.
The site is located on a Shopping Street Frontage Type. This street frontage is intended for the most walkable places in the Resort Area, with a focus on pedestrian movement and activity. Shopping Frontages typically include mixed-use buildings with active uses on the ground floor and office, residential, or hotel uses in the upper stories. The proposed 234 multi-family units will be contained within a "Mixed-Use Building Type" with commercial use(s) on the ground floor. This is consistent with the intent of the Shopping Street Frontage Type.

Is physically and functionally integrated with the built environment in which it is located.
As shown in the submitted land use studies, the proposed 234 multi-family units are capable of being constructed within the by-right building envelope prescribed by the Form-Based Code. The resulting building will be consistent in height and mass with other permitted development on the east side of Atlantic. Structured parking will be provided one block to the west, and a porte-cochere for limited temporary parking for residents being picked-up or dropped-off will be provided within the first floor of the building and accessed by the Connector Park of 27th Street. Full Connector Park improvements for pedestrians, bicyclists, vehicles, and emergency response will be provided. To limit congestion on Atlantic Avenue, Staff has included a condition regarding minimum clear height and other accommodations for moving vehicles.

Advances the goals and objectives of the parking strategy for the District.
No alternative is being requested for the prescribed parking requirements. The applicant will adhere to the minimum parking requirement of 1.30 parking spaces per multi-family unit, as prescribed by the Form-Based Code. Data provided by Public Works Traffic Engineering Staff further shows that multi-family units will generate less traffic than hotel units, resulting in a more comfortable environment for pedestrians and bicyclists.

The City Council shall also consider the potential impacts of the proposed deviation on surrounding properties and the extent to which any adverse impacts from such deviation can be mitigated.
The proposal presents an opportunity to increase activity on Atlantic Avenue in the off-season by providing year-round multi-family units.

Recommended Conditions

1. This Special Exception for Alternative Compliance to Section 5.3.2 of the Oceanfront Form-Based Code allows the subject site to be developed with a Mixed-Use Building Type which may contain up to 234 multi-family dwelling units.

2. Unless otherwise specified below, when the site is developed with multi-family dwelling units following the provisions of this Special Exception for Alternative Compliance, the improvements shall substantially conform to the submitted site exhibit titled, "Site Plan Design Concept," as provided by Armada Hoffler, and as dated August 2, 2018. This shall include the improvements shown in the rights-of-way of 27th Street and Atlantic Avenue. Said drawing is on file in the Department of Planning and Community Development.

3. Unless otherwise specified below, when the site is developed with multi-family dwelling units following the provisions of this Special Exception for Alternative Compliance, the improvements shall substantially conform to the submitted undated architectural exhibits titled, "27th Street Apartments." Said drawings are on file in the Department of Planning and Community Development.

   To further specify, the building shall:
   - As conceptually shown, exceed all minimum transparency criteria of the Form-Based Code;
   - Include a minimum of one primary pedestrian entrance on Atlantic Avenue as well as on 27th Street;
   - As conceptually shown, include reveals, grooves, trim, sills, or other hand-scaled façade elements on each floor associated with the "base" of the proposed building, as defined by the Oceanfront Resort District Design Guidelines;
   - As conceptually shown, include the aforementioned hand-scaled façade elements on every other floor associated with the "body" of the proposed building, and a distinct design for the "cap" of the building, as defined by the Oceanfront Resort District Design Guidelines;
   - Meet all clearance criteria and Design Guidelines relating to any proposed right-of-way encroachments; and
   - Unless otherwise required by the Virginia Uniform Statewide Building Code, any mechanical equipment, to include but not limited to HVAC systems, transformers, or equipment associated with wireless communications, shall be screened from being visible from the public right-of-way as well as surrounding private properties and the airspace above.

4. As part of their review, Staff may seek input from the Planning Design Review Committee (PDRC) of the Resort Advisory Commission (RAC) for any revisions to the conditioned exhibits that are proposed through DSC site plan review, to ensure the substantial conformance to the submitted exhibits and compliance with the Oceanfront Resort District Design Guidelines. This condition shall not be construed to require the approval of PDRC to move forward with site plan or building plans review.

5. Approval of this Alternative Compliance shall not serve as an approval of the conceptually shown Open Air Café located to the east of the site in the greenbelt, encroaching door swings, the southern vehicular curb cut on Atlantic Avenue, or any other type of conceptually shown right-of-way encroachment that does not align with the Oceanfront Resort District Design Guidelines. The Open Air Café shall still be required to follow all review policies established by the Resort Management Office and is subject to City Council approval of a franchise agreement.

6. As required by the City of Virginia Beach Site Plan Ordinance and Zoning Ordinance, prior to receiving a Certificate of Occupancy, the subject proposal shall adhere to all applicable parking requirements of the

Oceanfront Resort District Form-Based Code. Additionally, no less than 30 covered bicycle spaces shall be provided.

7. To ensure the vehicular use of the connector park follows all associated City Code requirements, no fewer than two employees of the development shall be present to provide valet and traffic management services for customers of the proposed ground floor commercial uses as well as residents of the proposed apartments. At a minimum, said service shall be provided for the hours of operation of the proposed ground story commercial uses. Unless otherwise permitted by Traffic Engineering and appropriate street signage is installed, no vehicles shall be parked within the right-of-way of 27th Street.

8. Any loading or unloading associated with the proposed development shall follow all established City codes, policies, and procedures.

Further conditions may be required during the administration of applicable City Ordinances and Standards. Any site plan submitted with this application may require revision during detailed site plan review to meet all applicable City Codes and Standards. All applicable permits required by the City Code, including those administered by the Department of Planning / Development Services Center and Department of Planning / Permits and Inspections Division, and the issuance of a Certificate of Occupancy, are required before any uses allowed by this Use Permit are valid.

The applicant is encouraged to contact and work with the Crime Prevention Office within the Police Department for crime prevention techniques and Crime Prevention Through Environmental Design (CPTED) concepts and strategies as they pertain to this site.

Comprehensive Plan Recommendations

The Resort Area Strategic Action Plan (RASAP) is the comprehensive long range guiding document for planning and development in the Oceanfront Resort District. The RASAP recommends creating great districts with distinctive identities, improving transit and pedestrian connections between destinations, creating a transition from the resort to the neighborhoods, and continuing to focus on achieving a year-round resort. The RASAP specifically recommends to "grow residential" as one of nine Development Strategies.

Natural and Cultural Resources Impacts

The site is located within the Atlantic Ocean watershed. The previously approved site plan shows that stormwater requirements are able to be met.

Following by-right criteria of the Oceanfront Resort District Form-Based Code, the applicant's land use study shows that up to 40 multi-family units could be achieved on the site. This number of units would generate approximately 4 students as compared to 23 students generated by 234 multi-family units. This difference of 19 additional students is important to note, however, Virginia Beach Public Schools has reported that the increase is not an issue of concern.

Traffic Impacts

Street Name	Present Volume	Present Capacity	Generated Traffic
Atlantic Avenue	8,705 ADT[1] (Summer, weekday 2017)	6,200 ADT – Level of Service "C" 9,900 ADT – Level of Service "D" 11,100 ADT – Level of Service "E"	By-Right Land Use [2] 2,254 Weekend ADT By-Right Land Use [3] 137 Weekday ADT 223 Weekend ADT Proposed Land Use [4] 805 ADT
[1] Average Daily Trips	[2] 265 Hotel Units	[3] 40 mid-rise residential units with 1st floor commercial	[4] 234 multi-family high rise residential units with 1st floor retail

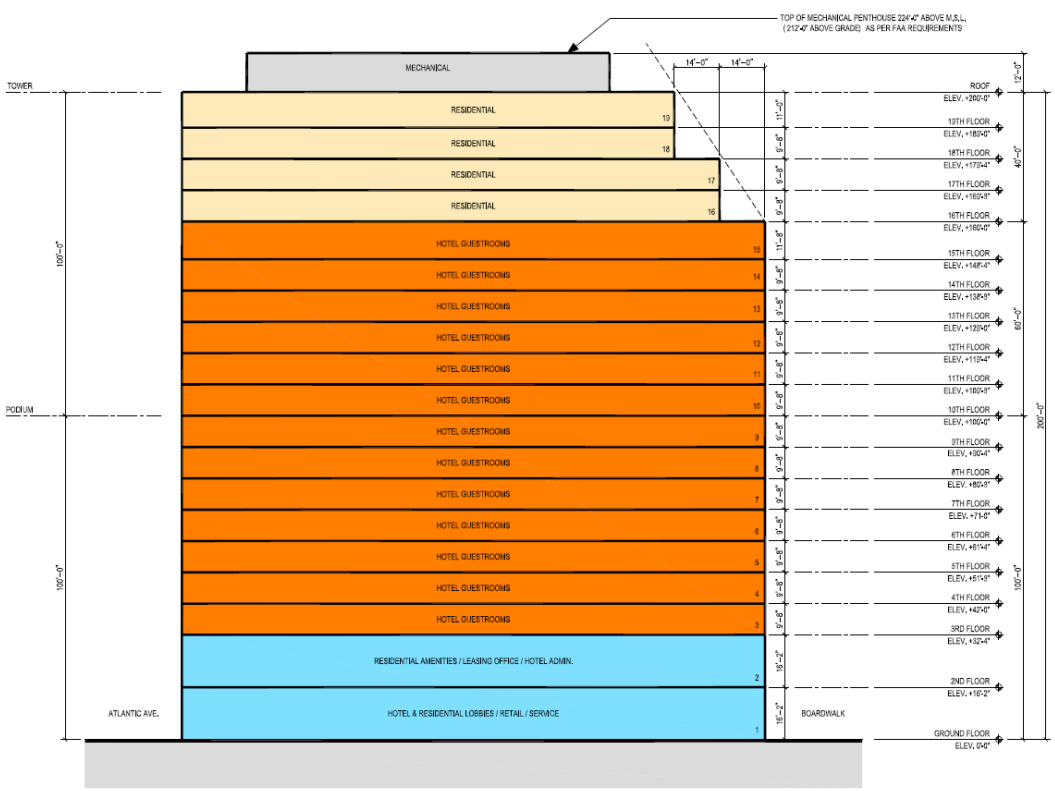
Public Utility Impacts

Water

City water service has been addressed through the DSC approved site plan from July of 2015.

Sewer

City sewer service has been addressed through the DSC approved site plan from July of 2015.



As of Right Zoning Requirements

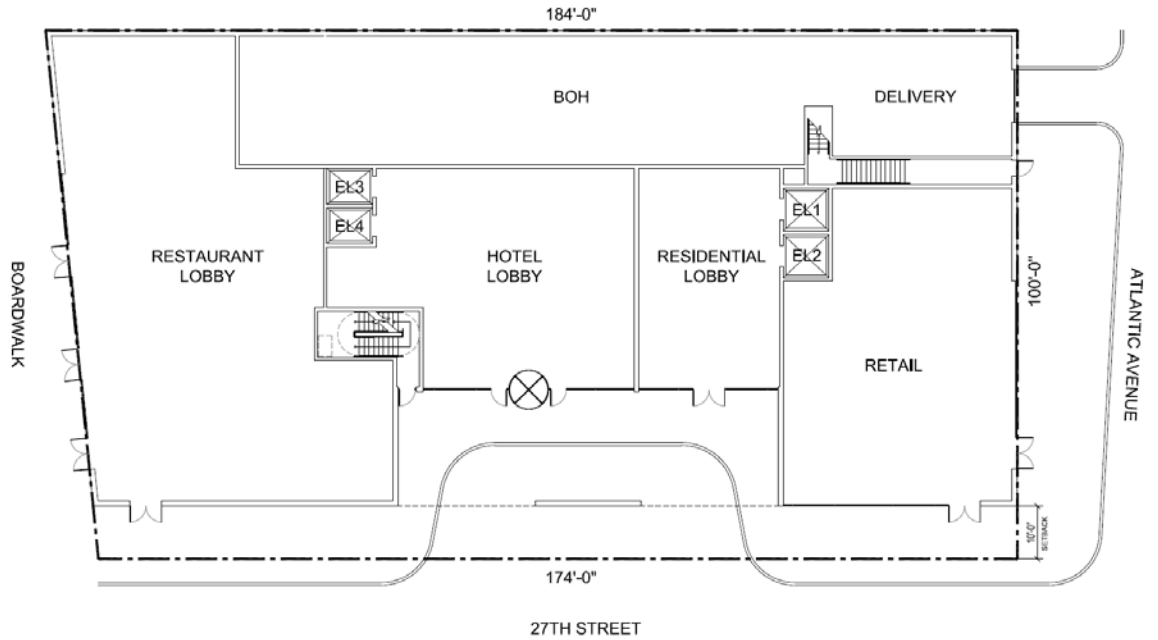
27th Street Set Back:	10'-0"
Max Podium Height	100'-0"
Max Building Height	200'-0"
Tower footprint above 100'	15,000 SF
Width of tower along bdwk	80% of lot width (80')
Building setback on Bdwalk	1:1.5' above 160'
Max Total Units:	305 Hotel units or 265 hotel units plus 40 residential units (15% of total hotel units) as per 2017 FBC

Area / Unit Analysis

Floor	Hotel/Retail area	Hotel Keys	Residential Area	Residential Keys	Total Area
1.	9,250		1,000		10,250
2.	5,000		11,000		16,000
3	16,000	21			16,000
4.	16,000	21			16,000
5.	16,000	21			16,000
6.	16,000	21			16,000
7.	16,000	21			16,000
8.	16,000	20			16,000
9.	16,000	20			16,000
10.	15,000	20			15,000
11.	15,000	20			15,000
12.	15,000	20			15,000
13.	15,000	20			15,000
14.	15,000	20			15,000
15.	15,000	20			15,000
16.			13,200	10	13,200
17.			13,200	10	13,200
18.			12,000	10	12,000
19.			12,000	10	12,000
TOTAL	216,250 GSF	265 keys	62,400 GSF	40 units	278,650 GSF

BHC ARCHITECTS

UNIT COUNT AND AREA CALCULATIONS
27TH STREET DEVELOPMENT, VIRGINIA BEACH
2018.04.20



GROUND FLOOR
27TH STREET DEVELOPMENT, VIRGINIA BEACH
2018.06.07

SCALE - 1/16" = 1'-0"
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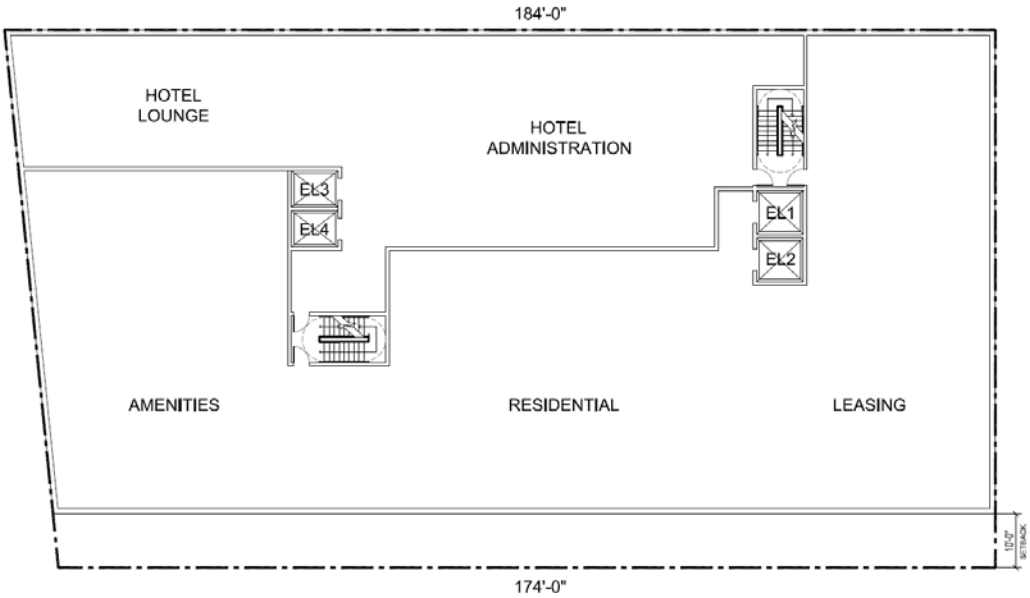

SECOND FLOOR
27TH STREET DEVELOPMENT, VIRGINIA BEACH
2018.06.07

SCALE - 1/16" = 1'-0"
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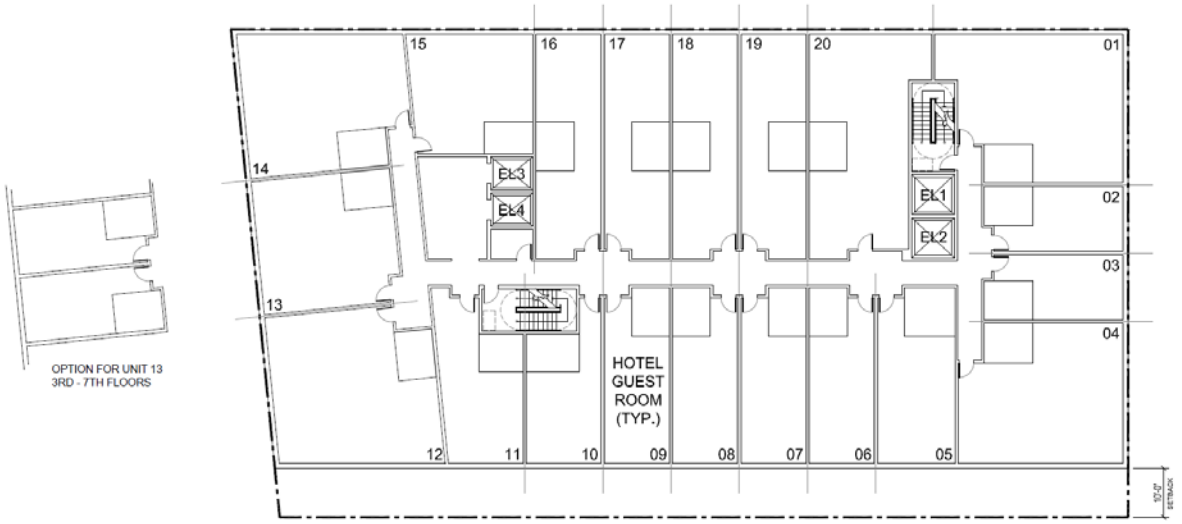
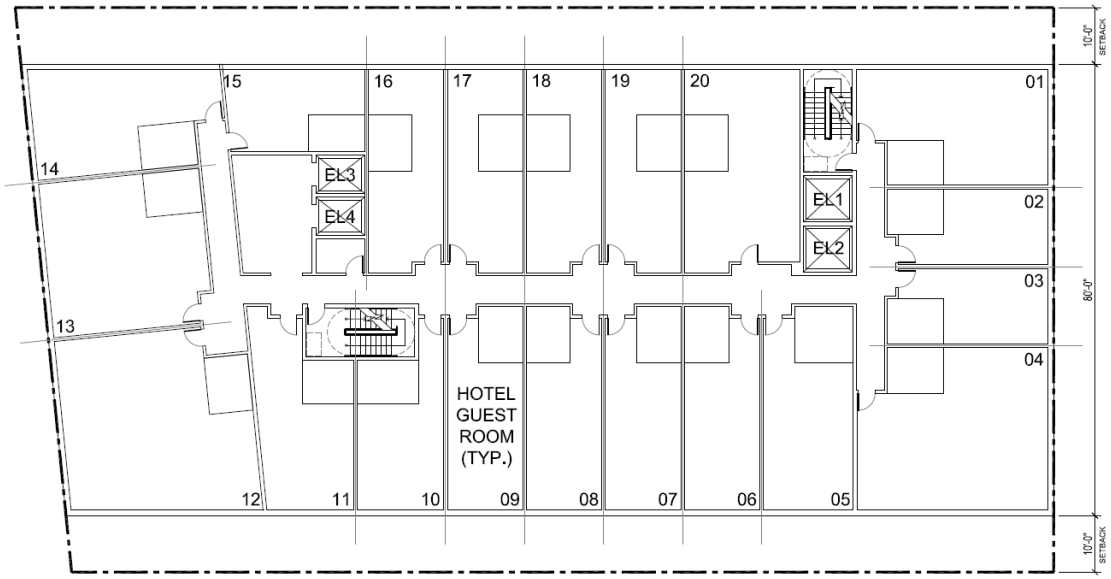


BHC ARCHITECTS

3RD - 9TH FLOORS - HOTEL GUESTROOMS

27TH STREET DEVELOPMENT, VIRGINIA BEACH
2018.06.07

SCALE - 1/16" = 1'-0"
00 16 32 64



10TH - 15TH FLOORS - HOTEL APARTMENTS

27TH STREET DEVELOPMENT, VIRGINIA BEACH
2018.06.07

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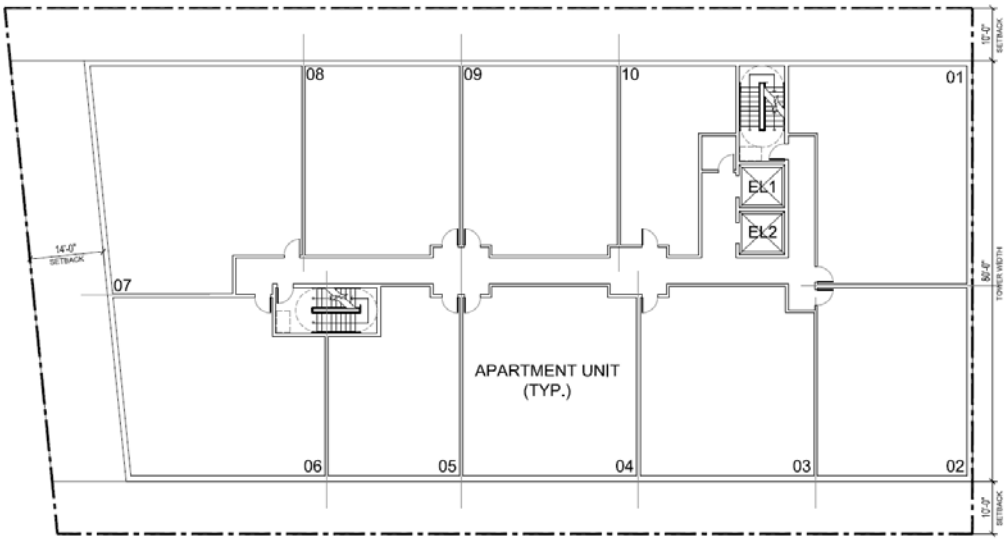

16TH & 17TH FLOORS - RESIDENTIAL APARTMENTS
27TH STREET DEVELOPMENT, VIRGINIA BEACH
2018.06.07

SCALE - 1/16" = 1'-0"
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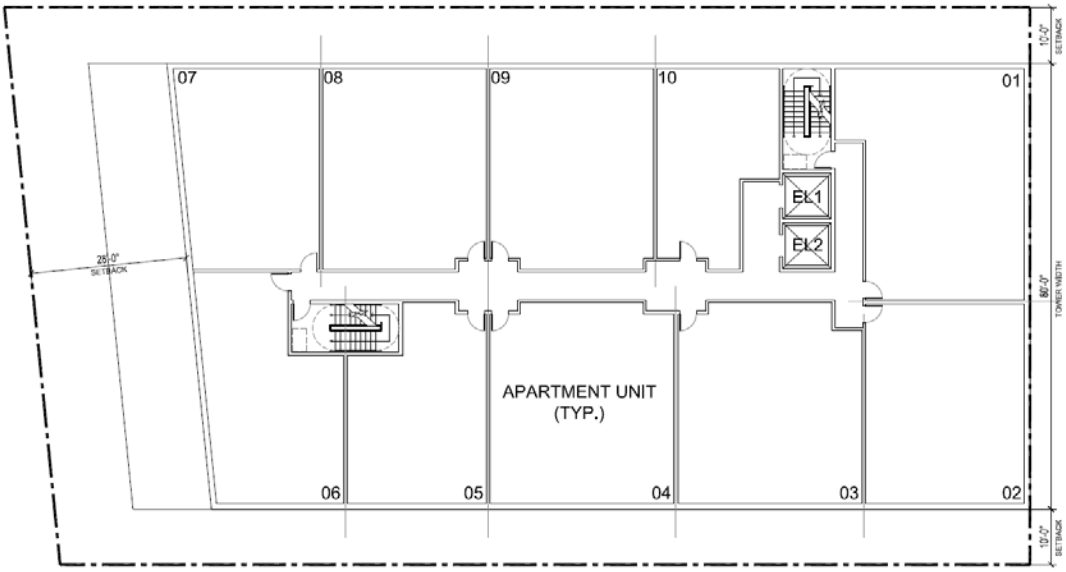
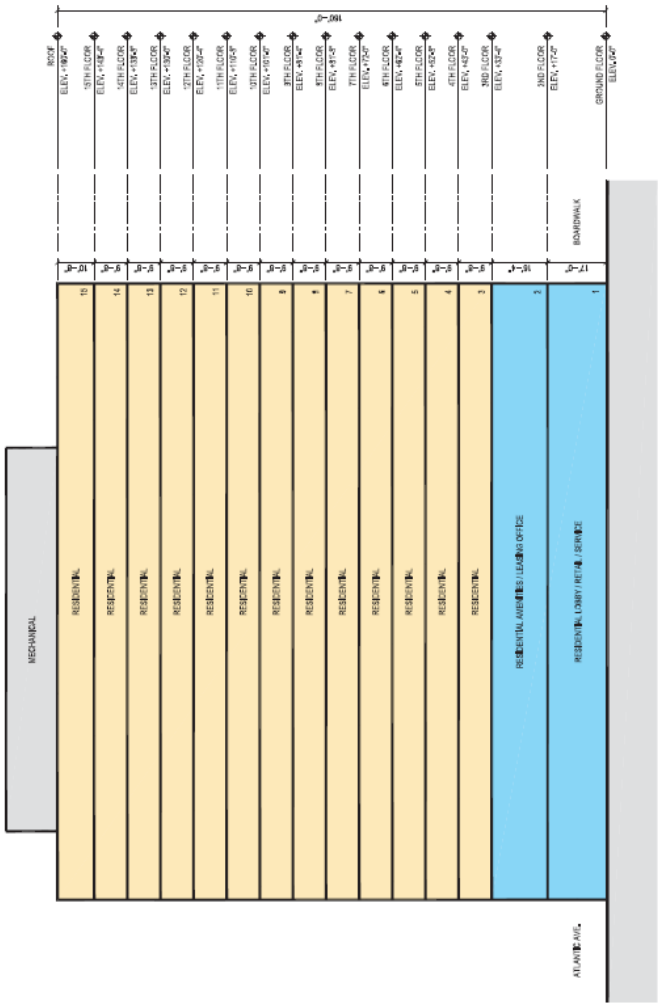


18TH & 19TH FLOORS - RESIDENTIAL APARTMENTS
27TH STREET DEVELOPMENT, VIRGINIA BEACH
2018.06.07

SCALE - 1/16" = 1'-0"
00 16 32 64

Proposed Land Use Concept Exhibits



SCALE - 1/32" = 1'-0"

00 32 64 128

SECTION

27TH STREET DEVELOPMENT, VIRGINIA BEACH

2018.04.20

As of Right Zoning Requirements

27th Street Set BacK:	10'-0" / 5' as per site plan approved under 2012 FBC
Max Podium Height	100'-0"
Max Building Height	200'-0" / 160' proposed
Max Total Units:	305 hotel units or 265 hotel units & 40 apartment units as per submitted density study / 234 apartments proposed
Tower footprint above 100'	15,000 SF / 14,500 SF proposed
Width of tower along bdwk	80% of lot width (80') / 89' as per site plan approved under 2012 FBC
Building setback on Bdwalk	1:1.5' above 160' / NA
Outdoor Amenity Space:	Min of 15% of lot area / 31% proposed.

Area / Unit Analysis

Floor	Retail area	Residential Area	Residential Units	Total Area
1.	12,600	1,000		13,600
2.		11,060		11,060
3		13,655	18	13,655
4.		13,655	18	13,655
5.		13,655	18	13,655
6.		13,655	18	13,655
7.		13,655	18	13,655
8.		13,655	18	13,655
9.		13,655	18	13,655
10.		13,655	18	13,655
11.		13,655	18	13,655
12.		13,655	18	13,655
13.		13,655	18	13,655
14.		13,655	18	13,655
15.		13,655	18	13,655
TOTAL	12,600GSF	189,575 GSF	234 units	202,175 GSF

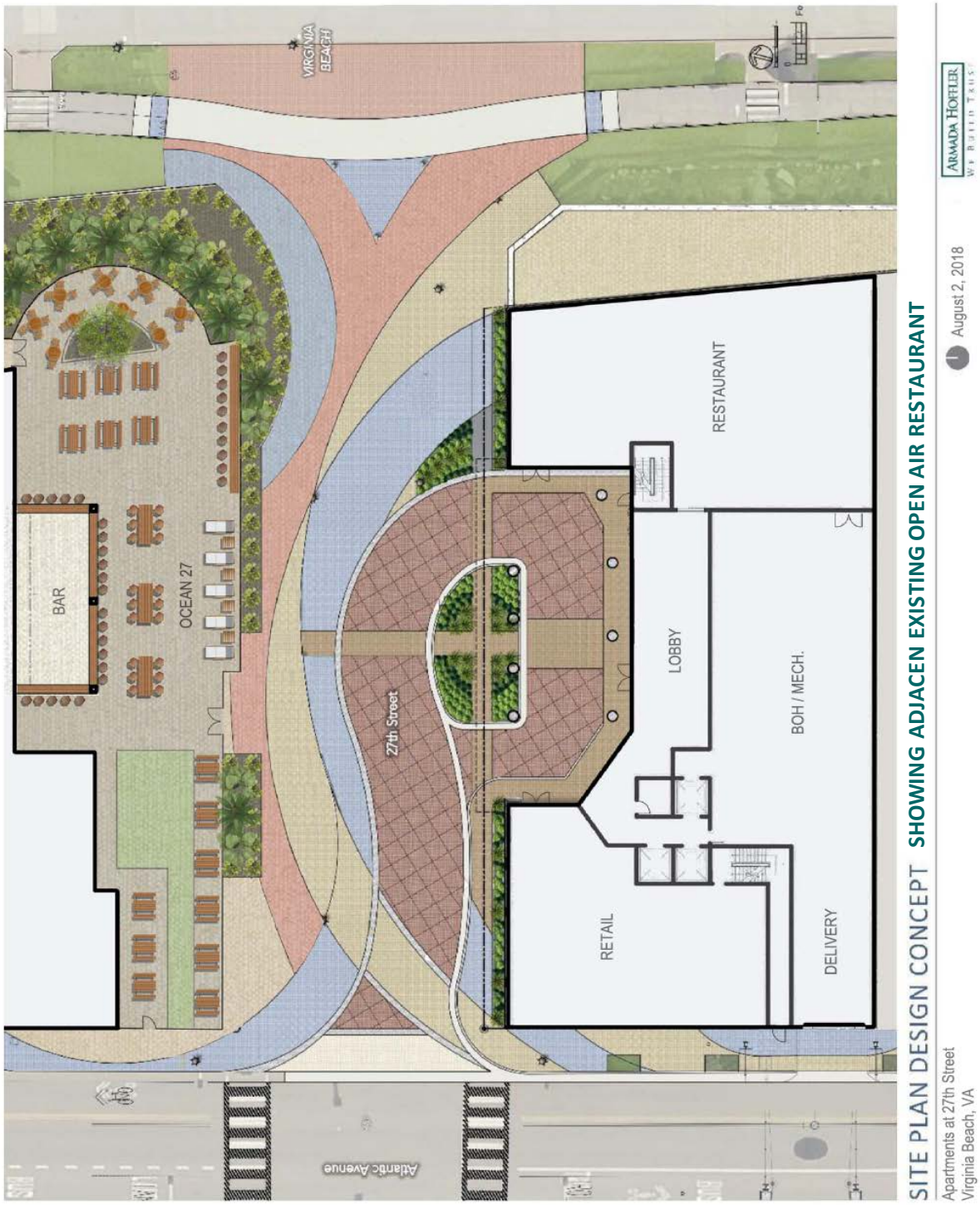
BHC ARCHITECTS

UNIT COUNT AND AREA CALCULATIONS

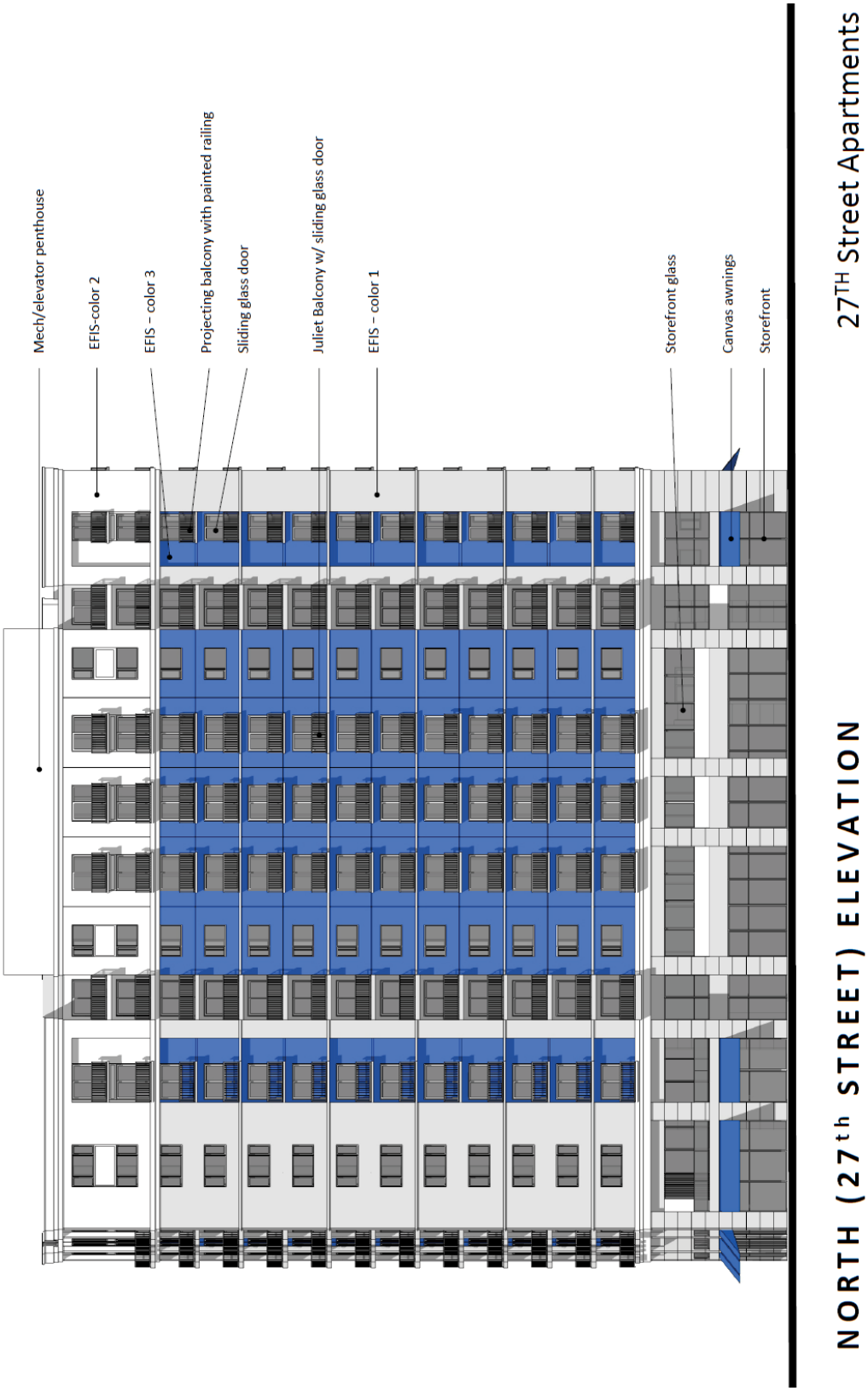
27TH STREET DEVELOPMENT, VIRGINIA BEACH
2018.04.20

Proposed Site Concept Exhibit

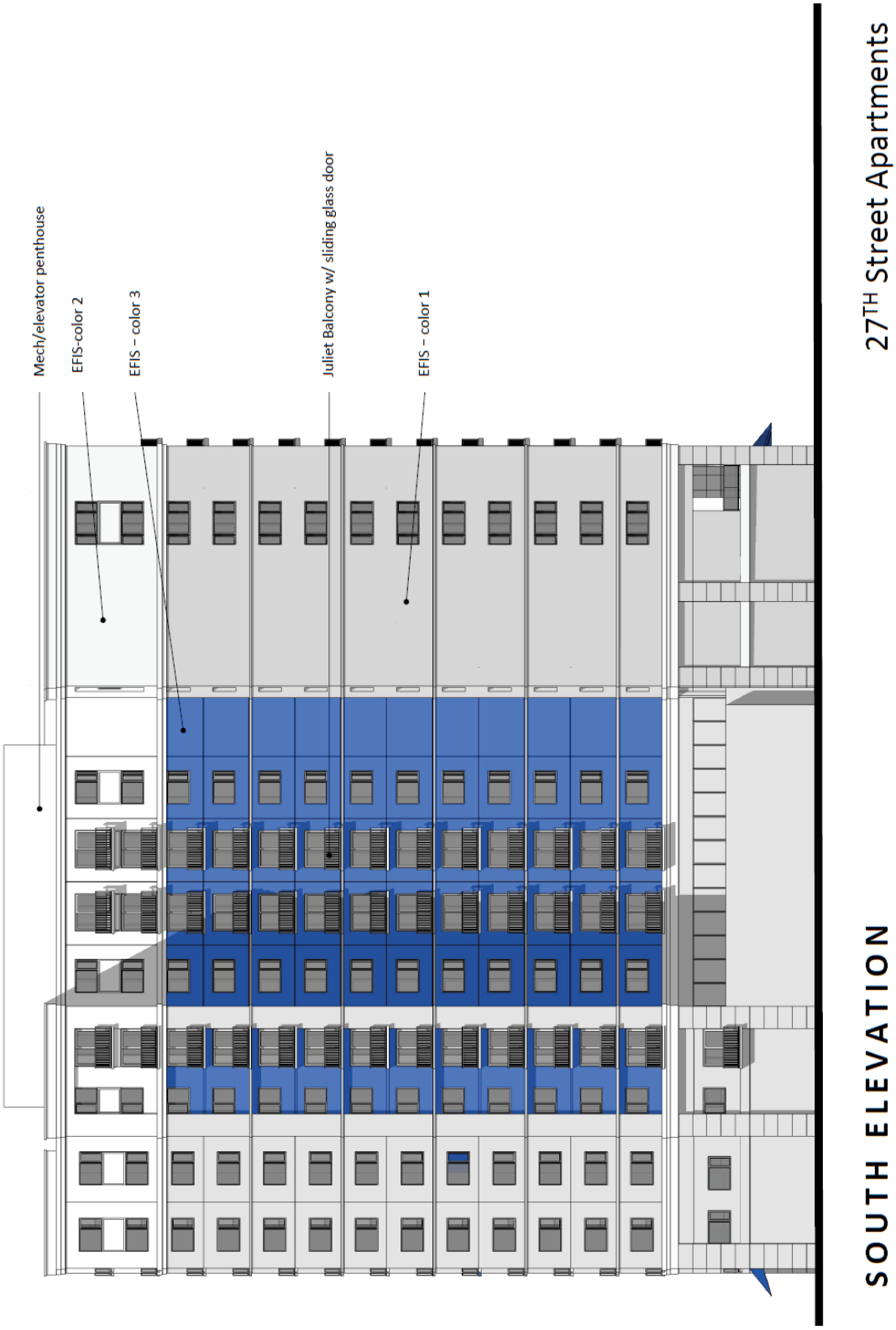
Proposed Site Concept Exhibit



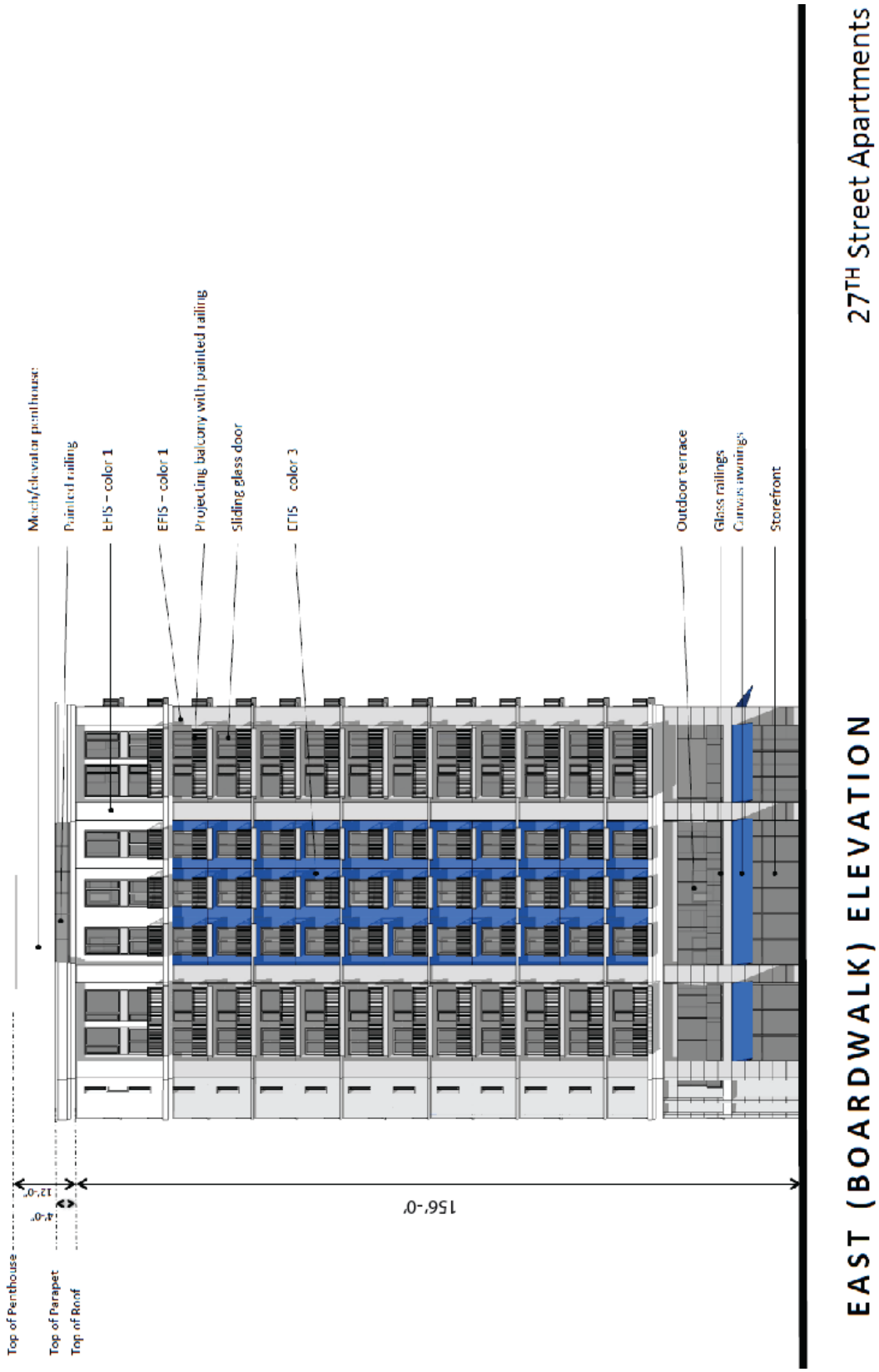
Proposed Conceptual Elevations



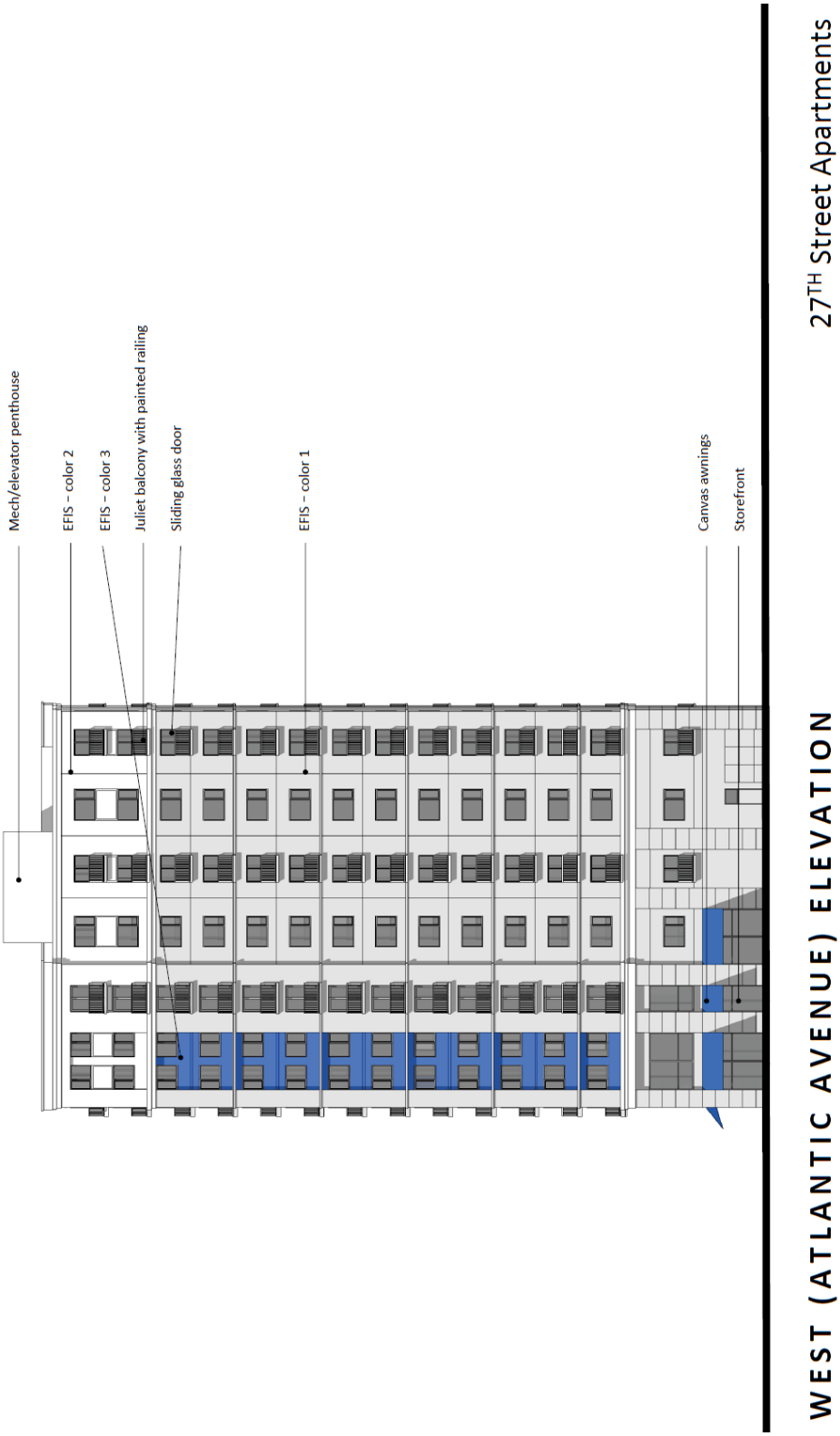
Proposed Conceptual Elevations



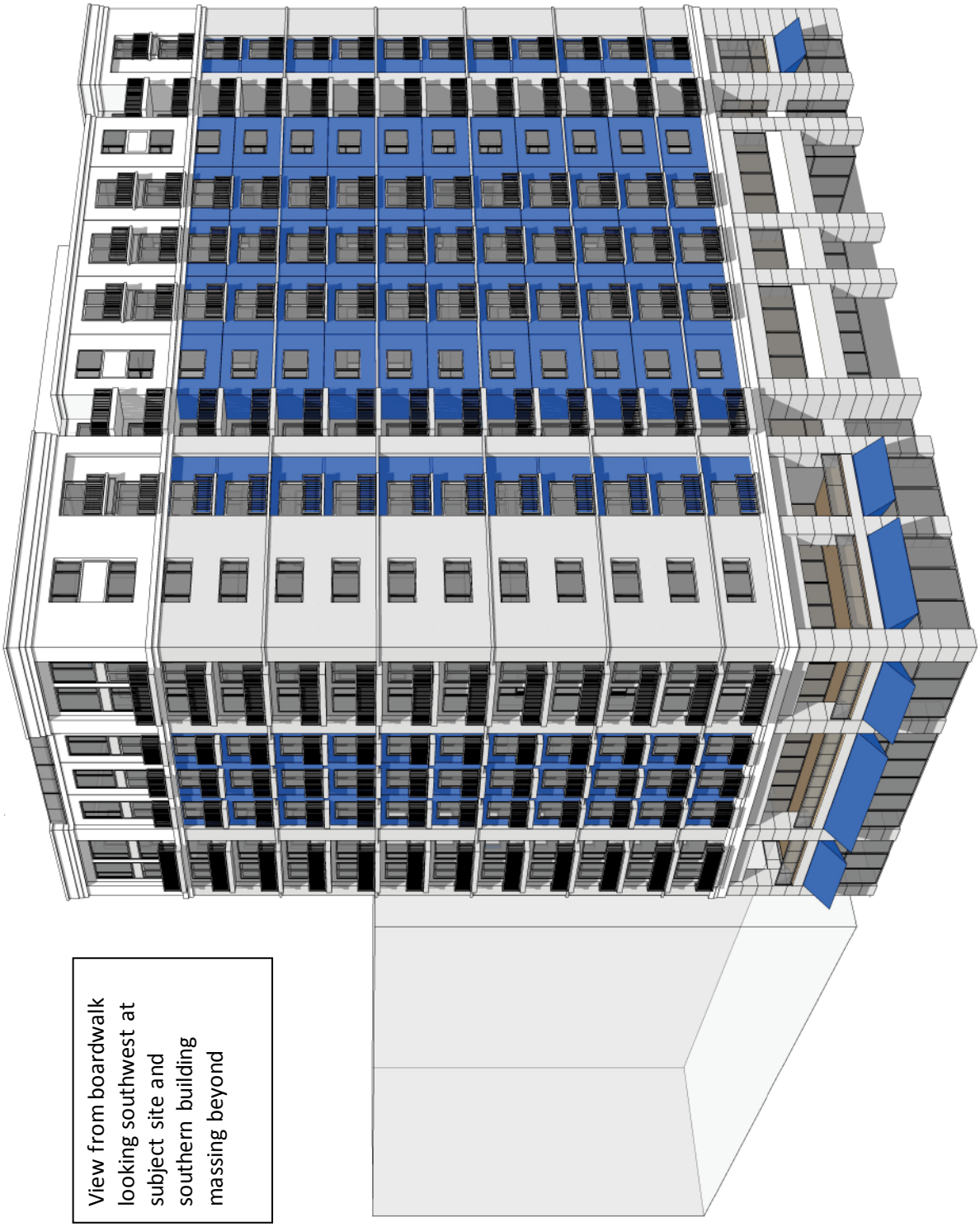
Proposed Conceptual Elevations



Proposed Conceptual Elevations

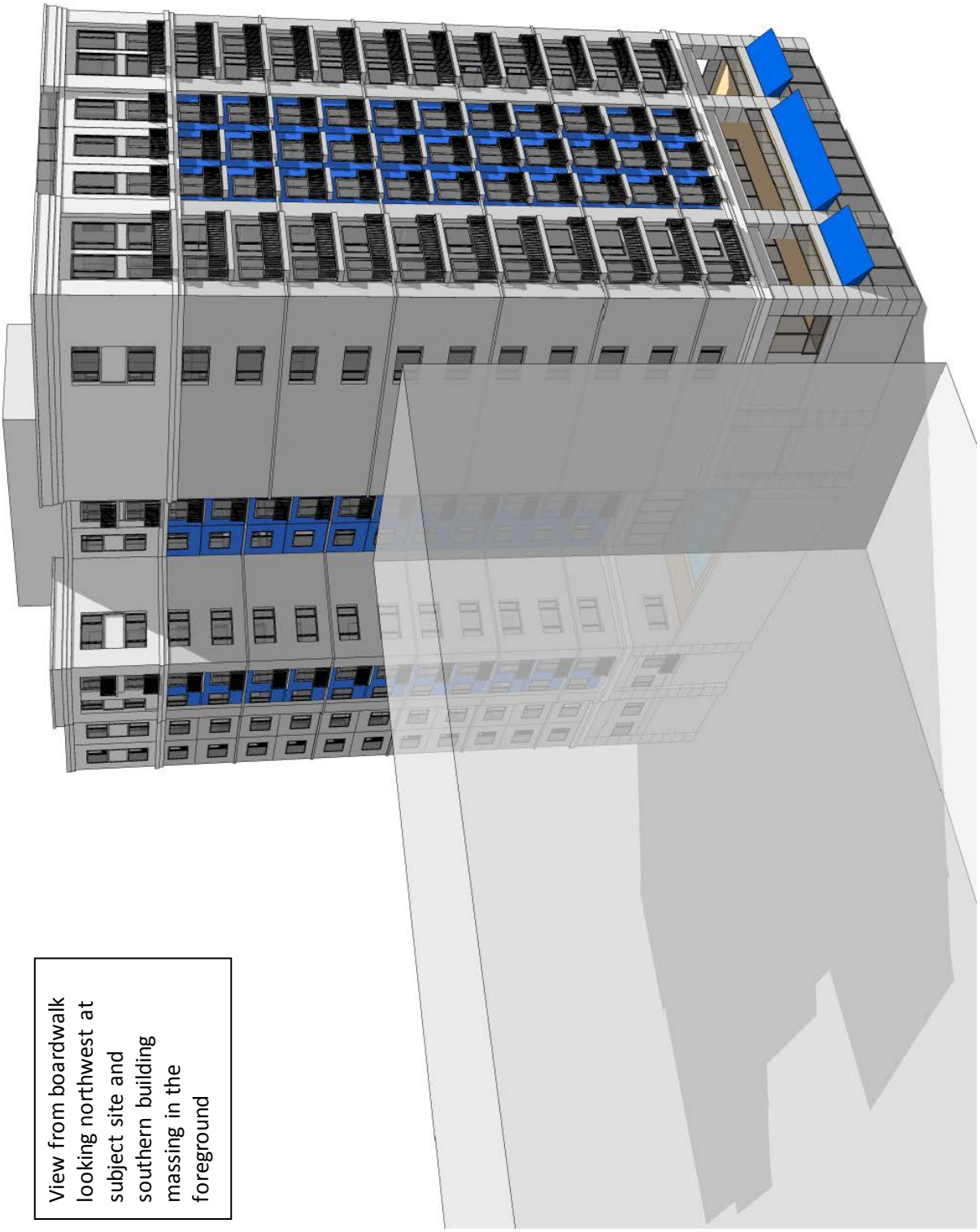


Proposed Conceptual Renderings



View from boardwalk looking southwest at subject site and southern building massing beyond

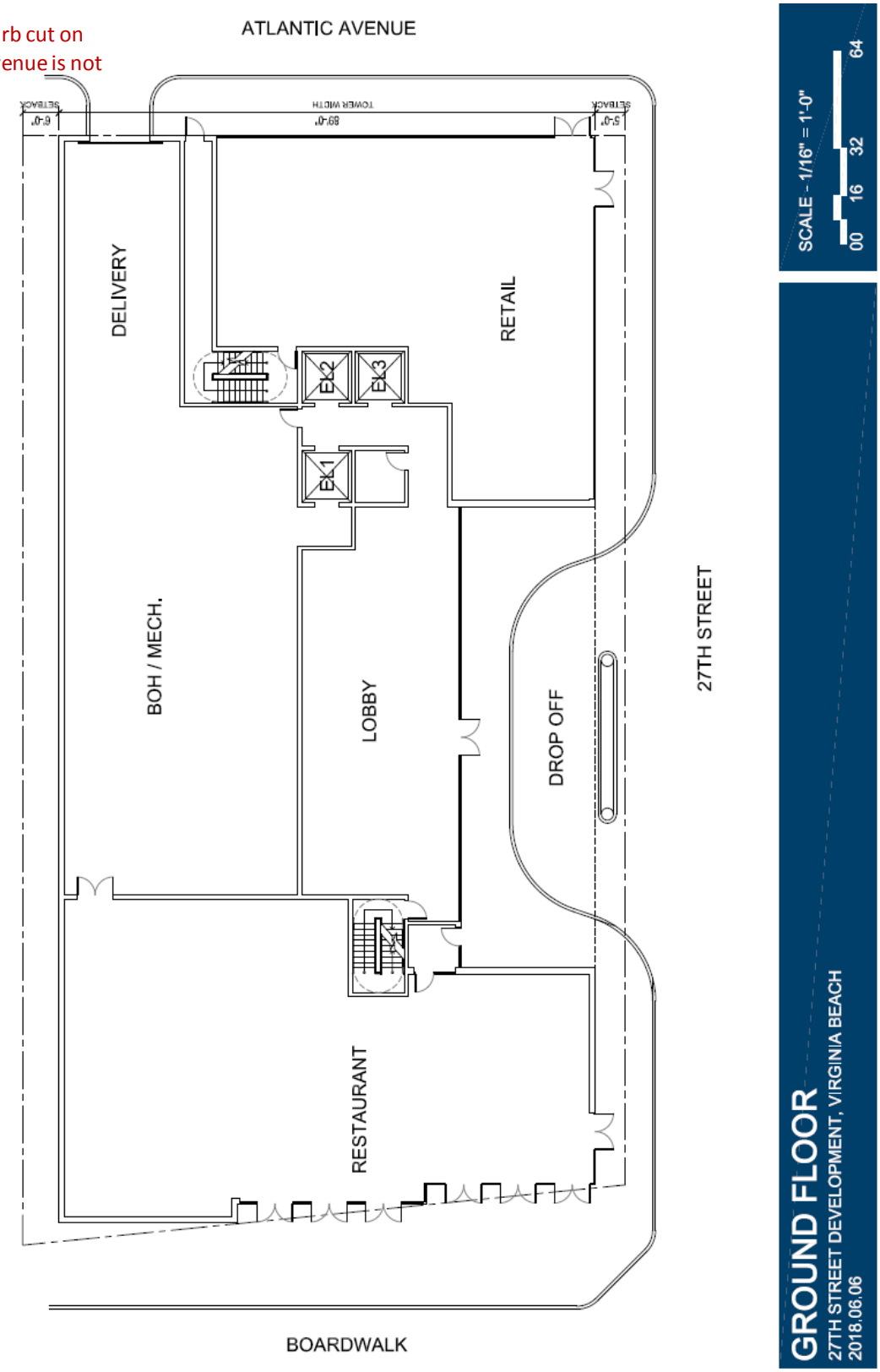
Proposed Conceptual Renderings



View from boardwalk looking northwest at subject site and southern building massing in the foreground

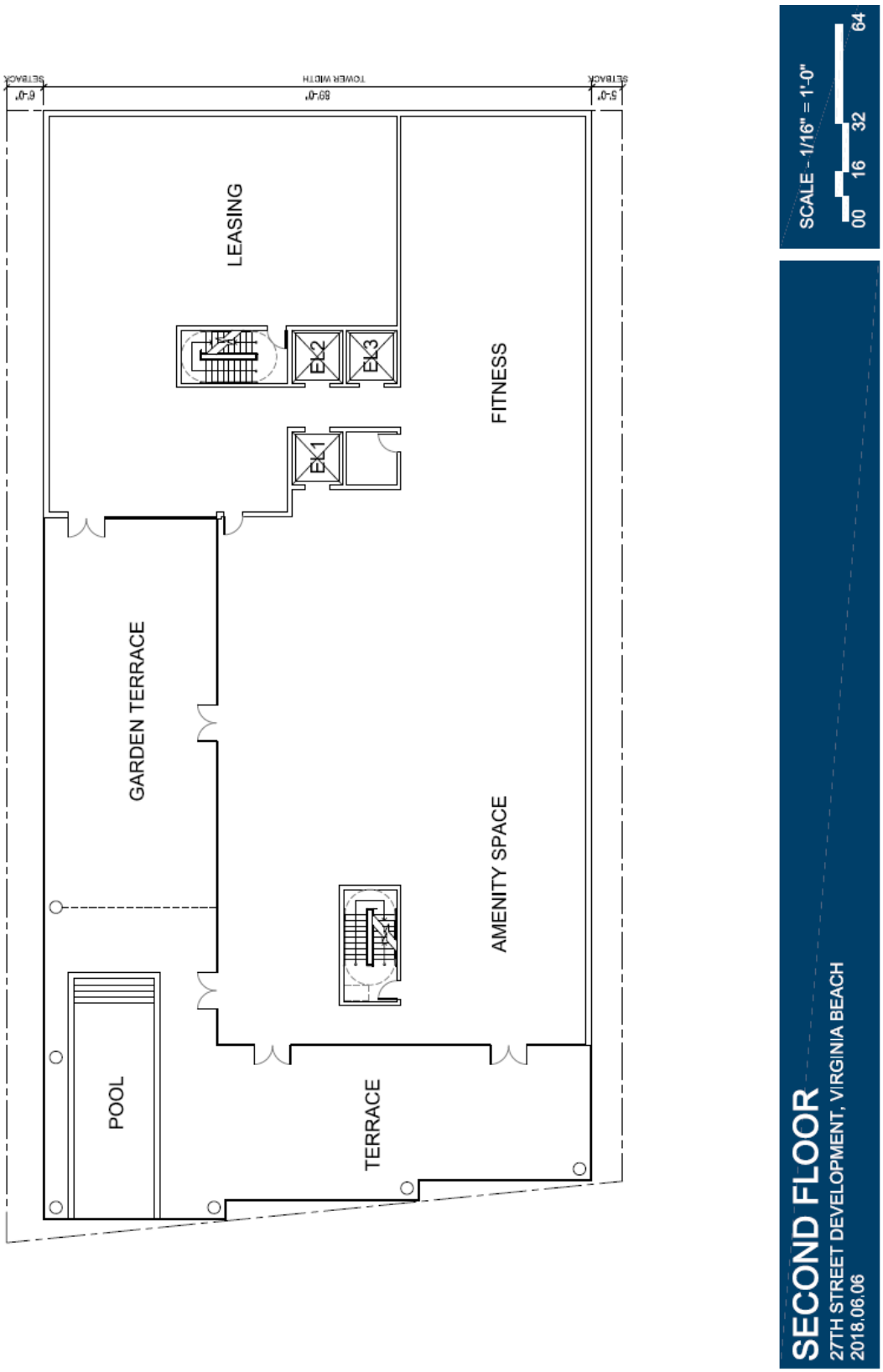
Proposed Conceptual Floor Layouts

Delivery curb cut on Atlantic Avenue is not approved

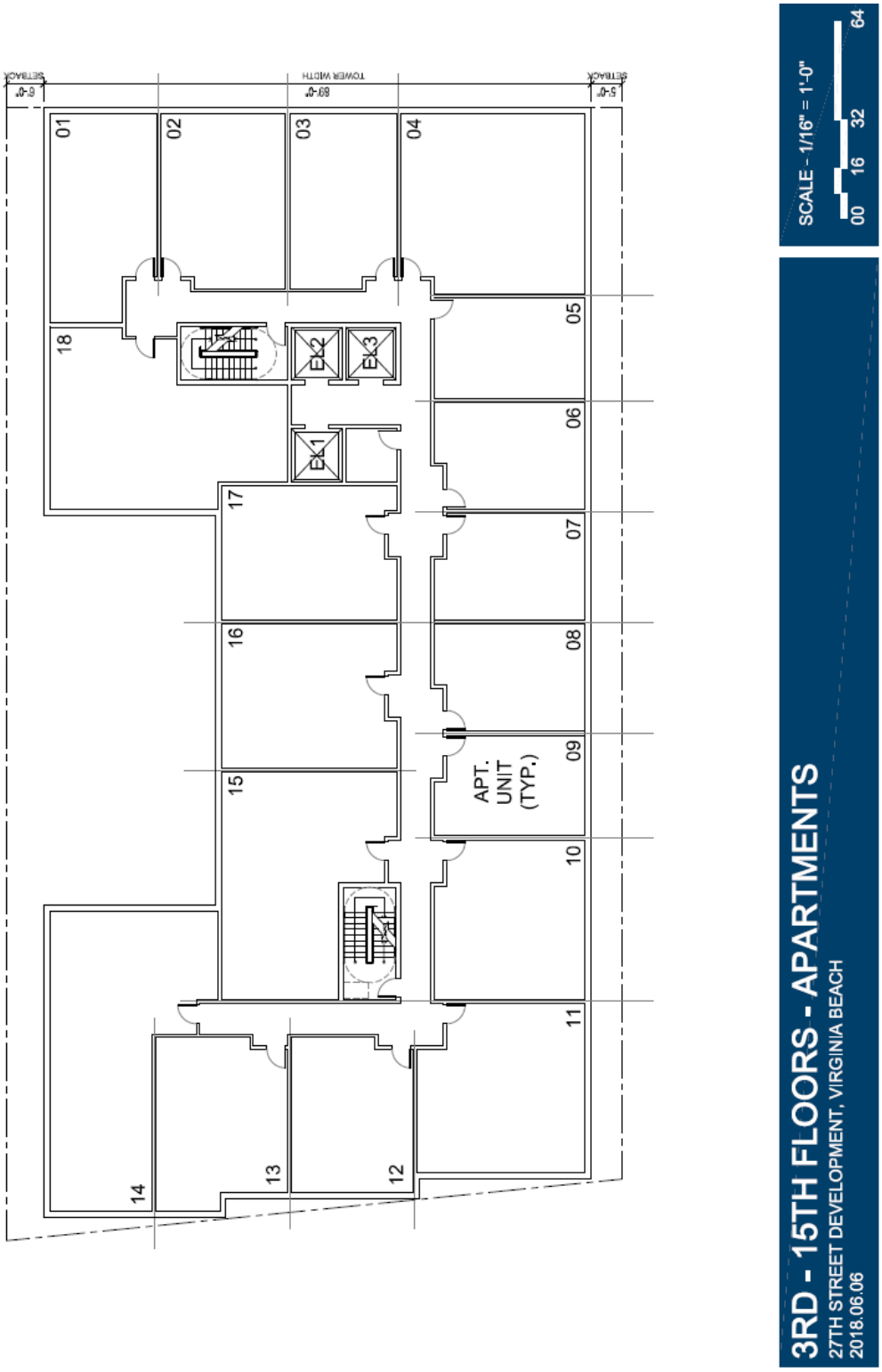


Door swings and other encroachments into right-of-way are not approved.

Proposed Conceptual Floor Layouts



Proposed Conceptual Floor Layouts



Virginia Beach

APPLICANT'S NAME

DISCLOSURE STATEMENT FORM

The completion and submission of this form is required for all applications that pertain to City real estate matters or to the development and/or use of property in the City of Virginia Beach requiring action by the City Council or a board, commission, or other body appointed by the City Council. Such applications and matters include, but are not limited to, the following:

Acquisition of Property by City	Disposition of City Property	Modification of Conditions or Proffers
Alternative Compliance, Special Exception for	Economic Development Investment Program (EDIP)	Nonconforming Use Changes
Board of Zoning Appeals	Encroachment Request	Rezoning
Certificate of Appropriateness (Historic Review Board)	Floodplain Variance	Street Closure
	Franchise Agreement	
Chesapeake Bay Preservation Area Board	Lease of City Property	Subdivision Variance
Conditional Use Permit	License Agreement	Wetlands Board

The disclosures contained in this form are necessary to inform public officials who may vote on the application as to whether they have a conflict of interest under Virginia law.

SECTION 1 / APPLICANT DISCLOSURE

FOR CITY USE ONLY / All disclosures must be updated two (2) weeks prior to any Planning Commission and City Council meeting that pertains to the application(s).

☐	APPLICANT NOTIFIED OF HEARING	DATE:	
☐	NO CHANGES AS OF	DATE:	
☐	REVISIONS SUBMITTED	DATE:	

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Disclosure Statement

Virginia Beach

☐ Check here if the **APPLICANT *IS NOT*** a corporation, partnership, firm, business, or other unincorporated organization.

☒ Check here if the **APPLICANT *IS*** a corporation, partnership, firm, business, or other unincorporated organization.

(A) List the Applicant's name: 27 1/2th Street Garage, LLC
If an LLC, list all member's names:
27th Street Holding, LLC - See attached

If a CORPORATION, list the the names of all officers, directors, members, trustees, etc. below: *(Attach list if necessary)*

(B) List the businesses that have a parent-subsidiary [1] or affiliated business entity [2] relationship with the Applicant: *(Attach list if necessary)*

See next page for information pertaining to footnotes [1] and [2]

SECTION 2 / PROPERTY OWNER DISCLOSURE

Complete Section 2 only if property owner is different from Applicant.

☐ Check here if the **PROPERTY OWNER *IS NOT*** a corporation, partnership, firm, business, or other unincorporated organization.

☒ Check here if the **PROPERTY OWNER *IS*** a corporation, partnership, firm, business, or other unincorporated organization, ***AND THEN,*** complete the following.

(A) List the Property Owner's name: 27th Street Hotel Associates,LLC
If an LLC, list the member's names:

Virginia Beach

If a Corporation, list the names ofall officers, directors, members, trustees, etc. below: *(Attach list if necessary)*

(B) List the businesses that have a parent-subsidiary [1] or affiliated business entity [2] relationship with the Property Owner: *(Attach list if necessary)*

[1] "Parent-subsidiary relationship" means "a relationship that exists when one corporation directly or indirectly owns shares possessing more than 50 percent of the voting power of another corporation." *See* State and Local Government Conflict of Interests Act, Va. Code § 2.2-3101.

[2] "Affiliated business entity relationship" means "a relationship, other than parent-subsidiary relationship, that exists when (i) one business entity has a controlling ownership interest in the other business entity, (ii) a controlling owner in one entity is also a controlling owner in the other entity, or (iii) there is shared management or control between the business entities. Factors that should be considered in determining the existence of an affiliated business entity relationship include that the same person or substantially the same person own or manage the two entities; there are common or commingled funds or assets; the business entities share the use of the same offices or employees or otherwise share activities, resources or personnel on a regular basis; or there is otherwise a close working relationship between the entities." *See* State and Local Government Conflict of Interests Act, Va. Code § 2.2-3101.

SECTION 3. SERVICES DISCLOSURE

Are any of the following services being provided in connection with the subject of the application or any business operating or to be operated on the Property. If the answer to any item is YES, please identify the firm or individual providing the service: IF THE OWNER AND APPLICANT ARE DIFFERENT, EACH MUST COMPLETE THE SECTION SEPERATELY

APPLICANT

YES	NO	SERVICE	PROVIDER (use additional sheets if needed)
☐	☒	Accounting and/or preparer of your tax return	
☒	☐	Architect / Landscape Architect / Land Planner	Beatty Harvey Coco, PLC Kimley Horn Architecture
☐	☒	Contract Purchaser (if other than the Applicant) – identify purchaser and purchaser's service providers	
☐	☒	Any other pending or proposed purchaser of the subject property (identify purchaser(s) and purchaser's service providers)	
☒	☐	Construction Contractors	Armada Hoffler Construction Company
☒	☐	Engineers / Surveyors/ Agents	VHB
☒	☐	Financing (include current mortgage holders and lenders selected or being considered to provide financing for acquisition or construction of the property)	Towne Bank
☒	☐	Legal Services	Faggert and Frieden
☐	☒	Real Estate Brokers / Agents/Realtors for current and anticipated future sales of the subject property	

SECTION 4. KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

YES	NO	
☐	☒	Does an official or employee of the City of Virginia Beach have an interest in the subject land or any proposed development contingent on the subject public action?

If yes, what is the name of the official or employee and what is the nature of the interest?

Virginia Beach

CERTIFICATION:

I certify that all of the information contained in this Disclosure Statement Form is complete, true, and accurate.

I understand that, upon receipt of notification that the application has been scheduled for public hearing, **I am responsible for updating the information provided herein two weeks prior to the Planning Commission, Council, VBDA meeting, or meeting of any public body or committee in connection with this Application.**

	Chris Harvey	5/23/18
APPLICANT'S SIGNATURE	PRINT NAME	DATE

OWNER

YES	NO	SERVICE	PROVIDER (use additional sheets if needed)
☐	☒	Accounting and/or preparer of your tax return	
☒	☐	Architect / Landscape Architect / Land Planner	Kimley Horn Architects
☐	☒	Contract Purchaser (if other than the Applicant) – identify purchaser and purchaser's service providers	
☐	☒	Any other pending or proposed purchaser of the subject property (identify purchaser(s) and purchaser's service providers)	
☐	☒	Construction Contractors	
☐	☒	Engineers / Surveyors/ Agents	
☒	☐	Financing (include current mortgage holders and lenders selected or being considered to provide financing for acquisition or construction of the property)	Towne Bank
☒	☐	Legal Services	Faggert & Frienden
☐	☒	Real Estate Brokers / Agents/Realtors for current and anticipated future sales of the subject property	

SECTION 4. KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

YES	NO	
☐	☒	**Does an official or employee of the City of Virginia Beach have an interest in the subject land or any proposed development contingent on the subject public action?**

If yes, what is the name of the official or employee and what is the nature of the interest?

Disclosure Statement

Virginia Beach

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	A. Russell Kirk	5/23/18
PROPERTY OWNER'S SIGNATURE	PRINT NAME	DATE

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Disclosure Statement

27 ½ Street, LLC Members

Daniel Hoffler
Daniel Hoffler 27th Street Hotel Family Trust
A Russell Kirk
A Russell Kirk 27th Street Hotel Family Trust
Mike Standing
John Davis
Eric Apperson
W. Christopher Harvey
William R Harvey
Nero Family RE, LLC
Bruce Smith
Divaris 27th Street Associates, LLC
Hampton University