Minutes**

Members Present:

Frank Belton*  Jerry Olson
Gary Bodie  Charles Randolph
Kevin Davis  Charmaine Vassar-Bell
Danny Forehand  Molly Ward
Katherine Kearney*  Wilson Ziegenbein

*Ms. Kearney was not present during roll call, but arrived at 6:05pm. Mr. Belton was not present during roll call, but arrived at 6:10pm.

Members Absent:

Cheryl Marek  Jason Samuels

Staff Support:

Terry O’Neill, Community Development Director (*facilitator*)
Jonathan McBride, Housing & Neighborhood Services Division Manager (*facilitator*)
Bonnie Brown, Deputy City Attorney
Mike Hayes, Planning & Zoning Division Manager
Anna Hammond, Neighborhood Development Associate (*facilitator*)
Brian Marchese, Outreach & Creative Coordinator
Jenn Green, Assistant to the City Manager

Opening

Mr. Jerry Olson made a motion to approve the minutes from the March 2, 2021 and March 23, 2021 meetings; the motion was seconded by Mr. Charles Randolph.

**These were not formally adopted by the Task Force due to the end of their official meetings.**
Vice Mayor Jimmy Gray opened the meeting by thanking the Task Force for participating in the process, as this would be the final meeting before their report to City Council. He noted that Council needed input from citizens familiar with the water and boating in Hampton, and reviewed the task that had been set forth by Council. He reminded the Task Force that it will ultimately be the Council’s decision to accept or deny Bluewater Yacht’s unsolicited proposal, and that the report should be focused on the task they were given.

Councilwoman Eleanor Weston Brown thanked the Task Force for the work that has taken a lot of their time, and noted that this work will help inform future decisions. She shared that she and Vice Mayor Gray have been working on an initiative to enhance and activate the waterfront for some time, and that the work would not end here.

**Finalization of the Alternative Site List**

Mr. Terry O’Neill, Community Development Director, noted that at the last meeting, the desire to discuss adding 35 E. Sunset Road back to the top list had been broached. Since no business could be transacted, staff had indicated that discussion would take place during this meeting. Mr. Mike Hayes, Planning & Zoning Division Manager, reviewed the sites chosen for the final recommendation list, as well as 35 E. Sunset Road (attachment 1).

One Task Force member suggested that it might be possible to provide additional options should none of the locations on the recommended list work after further study, to include adding a smaller ramp on two locations, instead of a larger ramp on one location; adding a new ramp and improving the Fort Monroe ramp; or, putting a hoist in at the Shields location. They noted that a combination of sites might be better than one “perfect” site. Mr. O’Neill indicated that this could be added to the summary of the Task Force’s conclusions, if there was agreement from the body.

Several Task Force members supported adding 35 E. Sunset Road to the final list of recommendations. The reasoning included the following:

- Access from the main road is easier.
- Improved parking could be achieved.
- Getting boats into and out of the site would be easier.
- A separate kayak launch could be added at the side of the location, making a safer launch for small vessels.
- The ramp could be angled in a way to not hinder traffic in the middle of Sunset Creek, and to prevent drag from the creek making launches challenging.

Concerns from other Task Force members included the following:
- Turning radius on the site could be an issue.
- Dredging for appropriate water depth would be an additional maintenance burden.
- The site might be too small for a significant improvement to parking, to include trailers.
- Barge traffic could be impeded depending on ramp location.

Task Force members expressed frustration that they could not determine what would and would not fit on a site based on pictures. There was also a frustration that the committee did not visit the sites together, as that could have been beneficial to the discussion. Mr. O’Neill noted that staff would have to engage with experts to determine what could and could not work on any of these sites.

After additional discussion, Mr. Jonathan McBride, Housing & Neighborhood Services Division Manager, noted that sites will not necessarily be “eliminated” from consideration, and that the Task Force shouldn’t feel like they are losing a site. Mr. Hayes stated that they should think of it as three tiers, the top tier (final recommended list), the 2nd tier (sites that may come up short), and the 3rd tier (not able to meet current needs).

The consensus was to keep the final list as it had been initially determined.

**Finalization of the Executive Summary**

Mr. O’Neill reminded the Task Force that any changes made to the Executive Summary needed to be within the framework of the charge they were given, and supported by the minutes of their meetings (attachment 2).

Task Force members requested staff post the three charges they were given, so they could make sure they were focusing on those while reviewing potential changes to the Executive Summary (attachment 3).

There was discussion and ultimately agreement to add clarifying language on the various tools Council can utilize to ensure protections to the property that are legally enforceable. It was emphasized that zoning changes remain with the land, and even if Bluewater Yacht adheres to the reduced plan they have recently proposed, which allays some of the concerns the neighborhood expressed, a future owner may not. It was also agreed upon to add a comment referencing those tools as mitigation strategies to ensure minimized impact to the neighborhood now and in the future in the conclusions.

Other items requested for inclusion in the conclusions (attachment 4):
- Language indicating that the final list of sites was not ranked;
- Language briefly identifying the various concerns with each site on the final list;
- Language indicating a combination of sites could be an acceptable replacement; and,
- Acknowledgment that this is a difficult task with limited information.
**Next Steps & Closing Remarks**

Mr. O’Neill asked the Task Force to select two members to present the report to Council, expected to occur at the May 26, 2021 Council meeting. He stated that staff will work with those selected to prepare the presentation, and the Task Force will be asked to view a dry run to ensure that the presentation accurately represents the work of the group.

Ms. Katherine Kearney and Mr. Gary Bodie were nominated and accepted the responsibility.

City Manager Mary Bunting thanked everyone for their participation and dedication to this charge, noting that it was clear they all cared about the City and boating opportunities for citizens. She noted that the work did not end here, either for the boat ramp or general waterfront enhancements, and assured the group that staff will continue to engage with them. There was a request from the Task Force to be kept abreast of this process as it moves forward, which the City Manager assured them would occur.
Attachment 1: Alternative Site Presentation and Discussion
Alternative New Sunset Creek Boat Ramp List Finalization

April 27, 2021
Recommended Alternative Site List

- 803 Newcomb Avenue
- 4 & 14 Ivy Home Road
- 614 Shields Street
Revisit 35 E. Sunset Road
35 E. Sunset Road
1.46 acres

Meets Criteria
• Could possibly construct kayak launch on the smaller creek/East side
• Easy access at end of E. Sunset Road

Potential Issues
• Only room for single ramp
• Tight site; opportunity for expansion or multiple benefits unlikely
• Used by HRBT construction contractor
• Potential conflict with barge traffic
Recommended Alternative Site List

- 803 Newcomb Avenue
- 4 & 14 Ivy Home Road
- 614 Shields Street
- 35 E. Sunset Road
Recommended Alternative Site List

• 803 Newcomb Avenue
• 4 & 14 Ivy Home Road
• 614 Shields Street
624 Shields Street
6.5 acres

Meets Criteria
• Ample room for expanded ramp and amenities
• Potential for additional use
• Potential access off of Kecoughtan Road (avoids residential streets) or Shields Street

Potential Issues
• Negatively impacting another boating facility and revenue generator is undesirable
• Shields Street access requires further investigation
29 & 31 E. Sunset Road
1.06 acres

Issues
• Site size and shape does not accommodate new ramp, turn around & parking
• Recently purchased by an HRBT construction contractor
• Potential mixed-use development of this property in the future
803 Newcomb Ave
3.6 acres
Meets Criteria
• Room for expanded ramp
• Ample room for turning, parking, and amenities
• Potential to be combined with adjacent property for even greater amenities
• Easy access off of Newcomb Ave
• Limited neighborhood impact

Potential Issues
• Clean up in the water
• Impact on existing business could move it out of Hampton
14 Fleetwood Avenue
1.34 acres

Meets Criteria
• Could fit a single ramp
• Ample room for parking & other amenities

Potential Issues
• Access road is undersized
• Need additional land at entrance
• Access to the channel is potentially squeezed
• Clean up in the water
4 & 14 Ivy Home Road
2.12 acres

Meets Criteria
- Enough room for expanded ramp facilities
- Potential for ramp to face north or west

Potential Issues
- The cove is a privately owned property
- Northern access potentially requires reconfiguring Bluewater pier
- Property may be too valuable as another use to utilize for public access
- Environmental concerns given past use
245 William Harvey Way
0.37 acres

Issues

• Too small
• Traffic at Settlers Landing Road & Tyler Street
Final Site Considerations

- Could TF recommend 2 smaller sites on Sunset Creek?
- Consideration of 35 E. Sunset?
  - Access to Keoughlan
  - May provide improve amenities over limited ramp space
  - Potential for Creek launch
  - Water depth of Side Creek?
  - Barge traffic impact
  - Can it be engineered to meet criteria (parking/turn/boat size)?
  - Could work w/additional acqu.
  - Covered in 2nd tier of sites

- Add language of 2nd tier as option for solution
Attachment 2:
Executive Summary
Finalization Guidance
1. Within the framework of the CC Charge

2. Supported by your previous work-approved minutes
Attachment 3:
Task Force Charge
Committee Charge

☐ I.D. CRITERIA FOR ALTERNATIVE SITES

☐ REVIEW POTENTIAL LOCATIONS BASED ON CRITERIA

☐ CONDITIONS TO MITIGATE CONFLICTS BETWEEN RAMP USERS, BUSINESSES, & HOUSING
Attachment 4: Requested Changes to Executive Summary
**Report Comments**

- Add language
  - Tools to enforce development limits
    - Deed restrictions
  - Short & long term

- Several BW proposal concerns related to previous proposals
  - Some appear to have been addressed
  - No new proposal reviewed
  - Recommendations/Issues should address possibilities
CONCLUSION COMMENTS

- "OF THE SITES LISTED, NO PARTICULAR ORDER"
- INCLUDE MITIGATING CONSIDERATIONS (BUS IMPACT ... COVE ACQ ...) STATEMENTS
- "SOME COMBO. OF OTHER SITES OR SOLUTIONS"
- "TOUGH TASK WITH LIMITED DATA BUT PROVIDED BEST THINK ON KNOWN STRENGTHS & CONSTRAINTS"
- "MITIGATION EFFORTS SHOULD OCCUR TO ADDRESS NEIGHBORHOOD CONCERNS" (SEE ENFORCEMENT TOOLS IN REPORT)