



## PROPERTY FOR SALE SITE:

- 1418 Ballentine Boulevard
- 3101 E Princess Anne Road
- 3115 E Princess Anne Road

OWNERSHIP OF PROPERTY:  
**CITY OF NORFOLK**

**PARCEL ACREAGE**  
**2.2794**

**ASSESSMENT/APPRAISALS:**  
• City Assessment: \$612,300

## COMP PLAN: INSTITUTIONAL

- Plans/Pattern Books: Broad Creek Refresh Plan
  - Opportunity Site 5: East Princess Anne Road/Ballentine Boulevard
    - Develop mixed-use building(s)
      - Apartments above commercial
      - Target office uses, to establish a connection with a potential manufacturing and innovation district along Ballentine Boulevard
      - Consider the following, additional land uses:
        - Small cinema/movie theater
        - Family arcade
        - Bowling alley
  - Create and install gateway treatments to identify Broad Creek (sign, banners, public art, etc.)

Building Mass  
and Landscaping

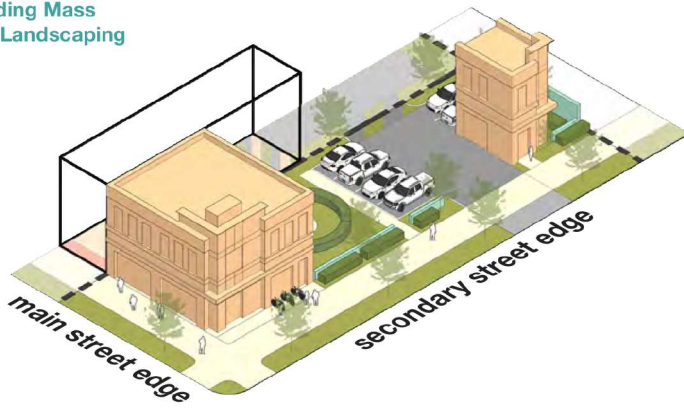


Figure 37: Example of Mixed Use Development

## ZONING:

- C-C: Community Commercial (3101 E Princess Anne Road, 3115 E Princess Anne Road);
- I-L: Industrial Light (1418 Ballentine Boulevard);
- BCRO: Broad Creek Refresh Overlay.

## UTILITY AVAILABILITY:

- Water lines on E Princess Anne and Ballentine
  - Sewer lines on E Princess Anne and Ballentine
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- Contact Information:
    - Economic Development, [Development@norfolk.gov](mailto:Development@norfolk.gov)
    - Department of Housing & Community Development, [NorfolkDHCD@norfolk.gov](mailto:NorfolkDHCD@norfolk.gov)