



Application for  
**Use Permit**

OFFICE USE ONLY  
Date Received:

**JUNE 6, 2025**

Complete this application in its entirety and submit pages 4 and 5 along with the required materials (including any required supplements) as listed on page 2 to the address below:

City of Hampton  
Community Development Department, Planning Division  
22 Lincoln Street, 5th Floor  
Hampton, Virginia 23669

Case Number: UP **25 - 00011**

**1. PROPERTY INFORMATION**

Address or Location LASALLE AVE Hampton, VA 23669  
LRSN 2000401 Zoning District DT-1  
Current Land Use Multifamily, Townhouses, Light Commercial  
Proposed Land Use Multifamily, Townhouses, Light Commercial  
The proposed use will be in: ☐ an existing building ☐ a new addition ☒ a new building

**2. PROPERTY OWNER INFORMATION (an individual or a legal entity may be listed as owner)**

Owner's Name Hampton Redevelopment and Housing Authority (HRHA)  
Address 1 S Armistead Avenue City Hampton State VA Zip 23669  
Phone 7577271111 Email amaat@hamptonrha.com

**3. APPLICANT INFORMATION (if different from owner)**

Applicant's Name Trilogy Developers, LLC formerly Olde Hampton Village Developers, LLC  
Address 1439 N. Great Neck Road City Virginia Beach State VA Zip 23454  
Phone 7578574777 Email rvierra@vierragroupinc.com

**4. APPLICANT AGENT INFORMATION (if different from applicant)**

Agent's Name Ross Vierra  
Address 1439 N. Great Neck Rd City VA Beach State VA Zip 23454  
Phone 7578574777 Email rvierra@vierragroupinc.com

## 5. CERTIFICATION FOR LEGAL ENTITY PROPERTY OWNERS

Complete this section only if the property owner is **not** an individual but rather a legal entity such as a corporation, trust, LLC, partnership, diocese, etc. as specified in Step 2 above.

"I hereby submit that I am legally authorized to execute this application on behalf of the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), title(s), signature(s), and date(s) of authorized representative(s) of the legal entity (attach additional page if necessary):

Name of Legal Entity Hampton Redevelopment and Housing Authority

Signed by:

Name (printed) Aaru Maat, Its (title) Executive Director

Signature  Date 6/13/2025

Name (printed) \_\_\_\_\_, Its (title) \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Name (printed) \_\_\_\_\_, Its (title) \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

## 6. CERTIFICATION FOR INDIVIDUAL PROPERTY OWNERS

Complete this section only if the property owner is an individual or individuals.

"I hereby submit that I am the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), signature(s), and date(s) of owner(s) (attach additional page if necessary):

Name (printed) \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Name (printed) \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

### OFFICE USE ONLY

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Application Form | <input type="checkbox"/> Narrative Statement | <input type="checkbox"/> Supplemental Form (if required)    |
| <input type="checkbox"/> Application Fee  | <input type="checkbox"/> Survey Plat         | <input type="checkbox"/> Additional materials (if required) |

## **Narrative**

### **Use Permit Narrative:**

Our company is submitting this use permit for our Master Site plan which will positively redevelop and create a transformative new gateway community near old Hampton at the vacant site of the former Lincoln Park Housing Area and several adjacent surrounding properties identified in the master plan. The following parcels identified are being purchased through a purchase and development agreement with HRHA by our company, Trilogy Developers, LLC.

The former Lincoln Park site has been vacant for over a decade and underserving city which greatly in need of quality housing and commercial space to serve the community. Our team at Trilogy Developers, LLC; formerly known as Olde Hampton Village Developers; working together with HRHA and the City of Hampton, over the past several years to bring this vibrant and transformational mixed-use community development to life in this wonderful area of Hampton.

The subject property is currently an unaddressed property [LRSN 2000401], the former Lincoln Park site and formerly made up of the following properties: 1226 W Queen Street, 1224 W Queen Street, 1222 W Queen Street, 1220 W Queen Street, 1218 W Queen Street, 2216 W Queen Street. Since the rezoning has been approved, the property lines have been vacated into one (1) consolidated property [LRSN 2000401]. Our team started with using the concepts in the UDA Master Plan dated 8 February 2013 and have planned a wonderful revitalize plan of these properties to enhance the surrounding community creating a new vibrant neighborhood community village feel for new residences to live, work, play and embrace the history of the area.

This development will be an investment of approximately \$100 million dollars in design, development, construction, operations, and management to bring Trilogy at Olde Hampton to life. It will have a massive economic development impact generating tens of millions of dollars in new tax revenue over the lifetime of the property which today generates zero tax revenue to the city. It will provide over 498 new quality housing options, including for sale townhomes, apartment living, and senior housing complete with a large central park and resort style amenities. There is a need for quality childcare and part of our development will include the opportunity for around 6,000sf of leasable space that may include uses like a first-class childcare center and a day spa/salon style space to serve the community. We truly believe that the master plan for Trilogy at Olde Hampton will serve to enhance the community and provide a community for a lifetime!

### **Proposed use of the site:**

The proposed use of the site which is zoned DT-1 is a mixed-use development with fee simple for sale townhomes, multifamily apartments, senior living apartments, resort style amenities, a vibrant and

walkable central park, and light commercial uses to include a childcare center, hair salon, and potential coffee shop, as a few of the anticipated uses.

#### **Description of any new structures to be constructed**

Our proposal is to create a revitalized mixed-use gateway development called “Trilogy at Olde Hampton formerly called Olde Hampton Village”. This mixed-use development will be comprised of 118 three- and two-story for sale townhomes, 3 buildings that will have 284-unit multifamily apartment complex, and 1 building for 96 Senior Housing multifamily living units with an attached 6,000 sf of light retail which will include a proposed childcare center and salon. These structures will be designed and constructed with a coastal architectural feel and color palette reflected in the renderings below. The proposed multifamily apartment units are the subject of the submitted use permit application.

#### **Anticipated impact to adjacent properties**

This development will have a positive impact to the whole city not just the adjacent parcels. It will create new tax revenues and improve the community aesthetics, provide needed quality housing, additional open green space and will improve property values of adjacent properties in the community.

#### **Anticipated impact to city services**

The property has previously had a high-density living environment and this new redevelopment will have a limited increase in city services from that prior use. The townhomes will be served by public trash services and the whole community will have public utilities that are already running to the site.



## Development Renderings (Master Site Plan)



## 286 Unit Apartment Buildings



### **Age-Restricted Apartment Building**



### **Clubhouse and Pool**







**Rear Load Harbor Model View (Street A & H facing Units)**





**Rear Load Harbor Model View (Typical – Not facing street A or H)**







### Front Load Compass Model Townhome Design



### Townhome Model 2 Design Style

The Harbor Model will be units that are rear loading two car garage and driveways for ample parking spaces for homeowners and guest. The units facing roads A and H will have side entrance to garage. In the Front Load model (compass) the 2-car garage will be in the front of unit. The townhomes will be 18" above grade per the proffers.

**Gourmet kitchens with a center island create a wonderful area for entertaining and family dining experience.**



**Spacious living area with wonderful natural light and fireplace features available.**



**Beautiful open Bedrooms with spacious layouts.**

### **Need for Use Permit**

Per Section 3-3(42)(b) of the City of Hampton Zoning Ordinance, the following additional standards for multifamily dwellings in the DT-1 Zoning District could not be met; thus, the need for a Use Permit:

1. 42 (b)(iv) –off-street parking prohibited in the front yard. Apartments will mostly consist of internal streets except for the Senior Apartments and Retail on Michigan Drive which we request the waiver of restrictions of parking in the front of the building. This is to support the retail space and short-term parking for the senior apartments. This requirement should not apply to the remainder of the development.
2. 42(b)(vi) - reduce the ground floor units' glass from 20% TO 15%. While this requirement only effects the units on LaSalle and Michigan Avenue, we request it be reduced due to the residential nature of the design.
3. 42(b)(ix) - reduce the ground floor ceiling height from 10' to 9'. This reduction by 1 foot is to promote energy efficiency and for product availability as the standard stud length and additional materials supports the 9' ceiling heights for the townhomes and apartments on the ground floor. 4
4. 42 (b)(x) - first finished floor minimum 36" above grade for the Apartments and Clubhouse Related Buildings and all townhome units: The senior building being age restricted and the childcare building needs to be on grade to support the residences and to ensure ADA requirements and prevent any deterrent to ingress and egress. This will include the 286-unit apartment building and clubhouse elements. We would be able to agree with 18" above grade as stated in the proffers for the townhomes.