

Resolution Setting Forth the Policy of the Economic Development Authority of the City of Hampton, Virginia Pertaining to Future Development in Hampton Roads Center North Campus

WHEREAS, the Economic Development Authority of the City of Hampton, Virginia (the "EDA") is the owner of several large parcels of real property in the area known as Hampton Roads Center North Campus in the City of Hampton, Virginia, which is the location of a 470-acre business park in close proximity to NASA and Langley Air Force Base;

WHEREAS, in 2005, the EDA and the Hampton City Council adopted a master plan for Hampton Roads Center North Campus with the goal of creating a science-based business park to capitalize on the economic development opportunities possible when aerospace, medical, automotive, and other similar research and development activities locate in the same general area;

WHEREAS, neither the 2005 Master Plan nor the zoning district governing the Hampton Roads Center North Campus (HRC-2) explicitly contemplated residential development in the area;

WHEREAS, after careful study of current economic and real estate markets by members of the EDA, consultants, and City of Hampton staff, the EDA has determined that incidental residential uses are a critical supportive component to the success of business parks, where today's employees expect a live-work-play environment;

WHEREAS, the EDA has further determined that, in order to attract businesses to Hampton Roads Center North Campus, permitting incidental residential uses and other amenities as appropriate to support the core mission of the science-based business park is necessary, and that the 2005 Master Plan and accompanying zoning regulations therefore do not explicitly align with the EDA's current vision and goals for the area; and

WHEREAS, accordingly, the EDA desires to set forth its policy position for future development in Hampton Roads Center North Campus in order to aid the EDA and the Hampton City Council in decision-making regarding development proposals in the area until such time as the 2005 Master Plan and zoning ordinance can be updated to reflect present-day conditions.

NOW, THEREFORE, BE IT RESOLVED, by the Economic Development Authority of the City of Hampton, Virginia, as follows:

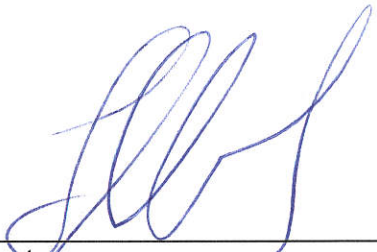
1. That it is the policy of the EDA to support high-quality incidental residential development and other park amenities, such as retail and personal service establishments, in Hampton Roads Center North Campus to the extent that they are necessary to support the core mission of developing a science-based business park emphasizing aerospace, medical, automotive, and other similar research and development activities;

2. That said high-quality incidental residential development and other park amenities are most appropriate in the general vicinity of the intersection of Commander Shepard Boulevard and North Campus Parkway;

3. That, notwithstanding the foregoing, it is in the EDA's discretion to apply this general policy on a case-by-case basis and to determine whether any future development opportunity in Hampton Roads Center North Campus is the most appropriate use of land in the park; and

4. That the EDA authorizes and directs the Chair of the EDA to cooperate with the City of Hampton to update the Hampton Roads Center North Campus Master Plan and accompanying zoning district regulations to reflect current market conditions and to encourage and permit residential development and other business park amenities where appropriate.

Adopted at the regular meeting of the Economic Development Authority of the City of Hampton, Virginia held on December 15, 2015.


Secretary
Chair