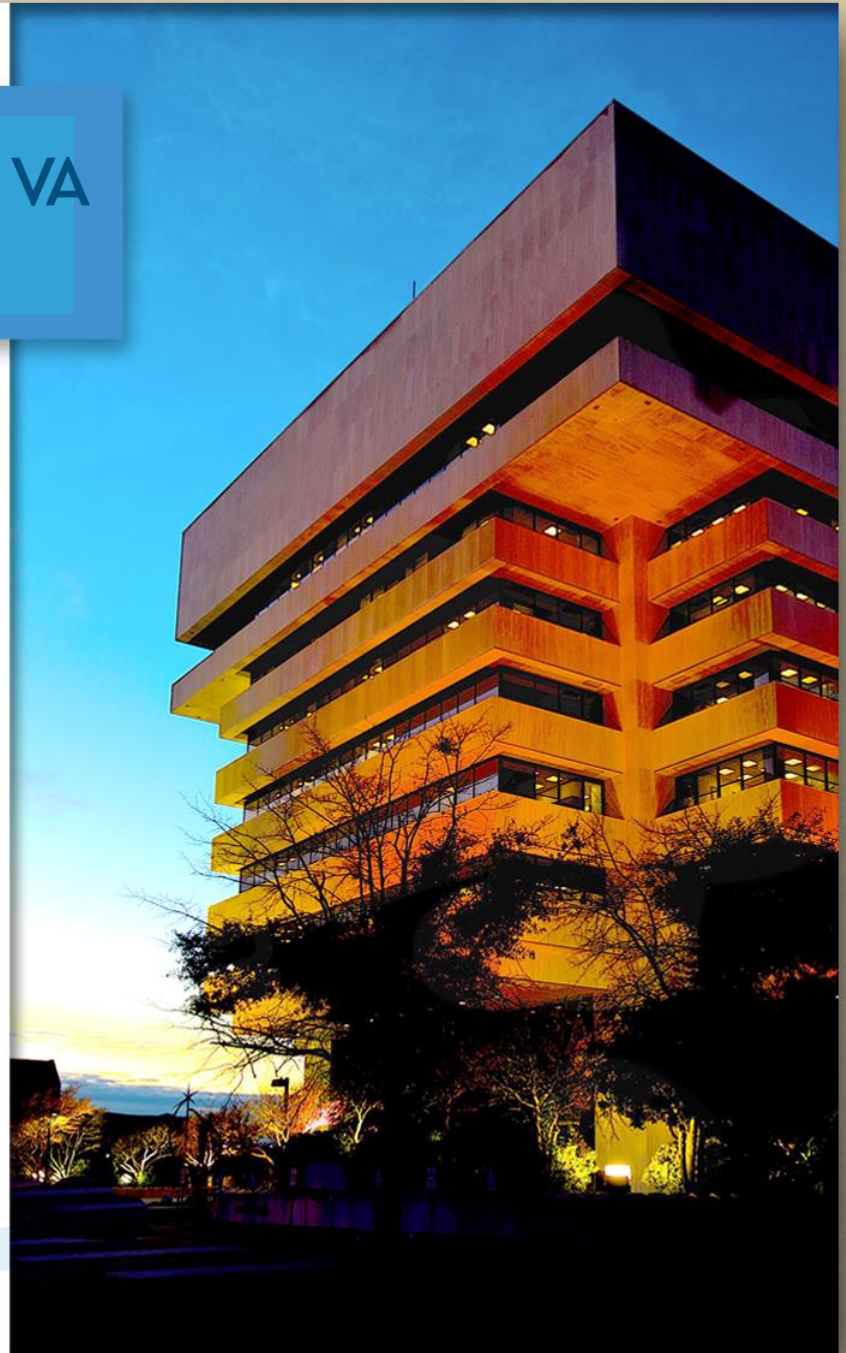




**Use Permit Application
No. 23-0350**

**2 Eaton St
*Hampton University***

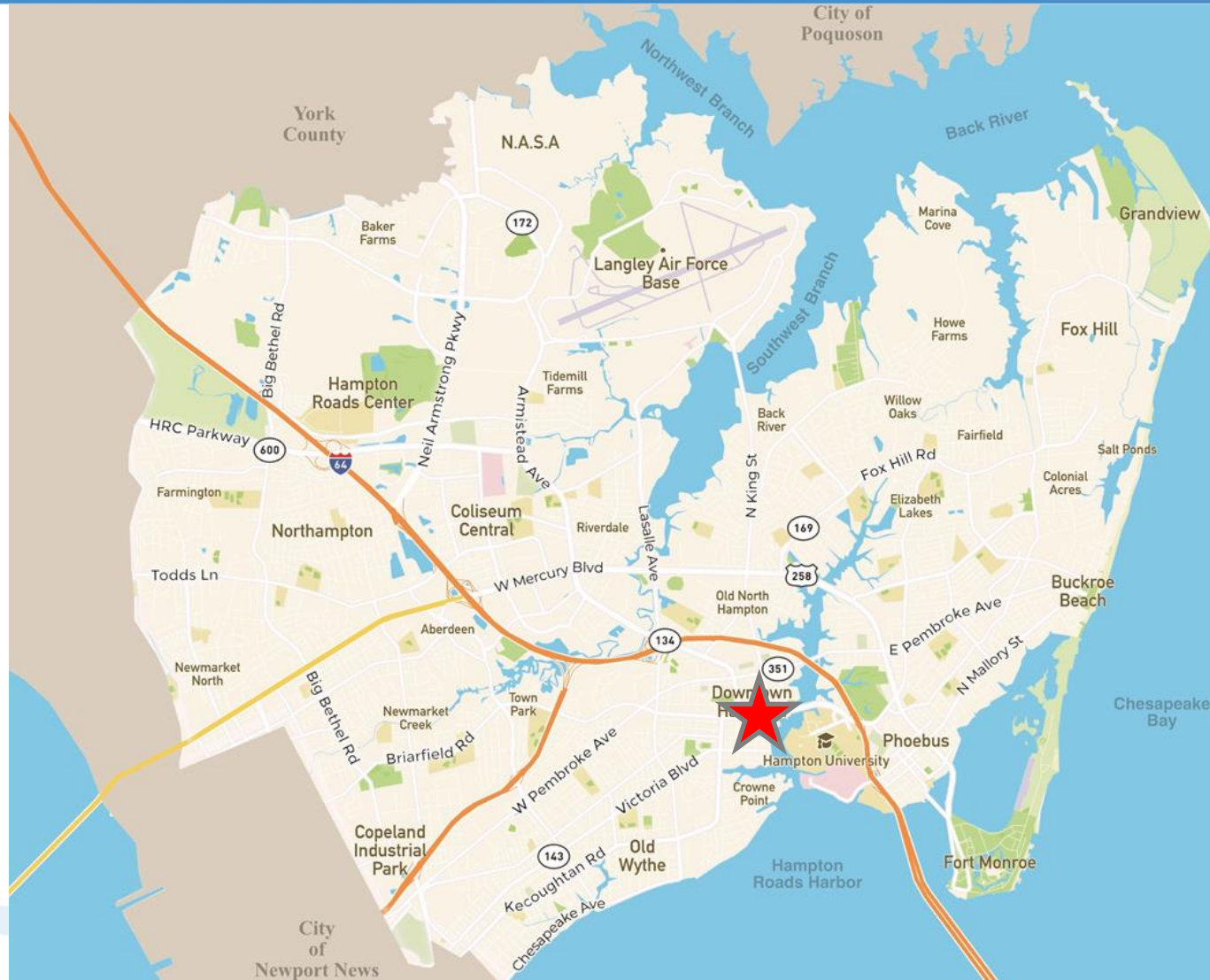
**City Council
February 14, 2024**



Application

Use permit to allow for a *private university* in the Downtown Waterfront (DT-2) district

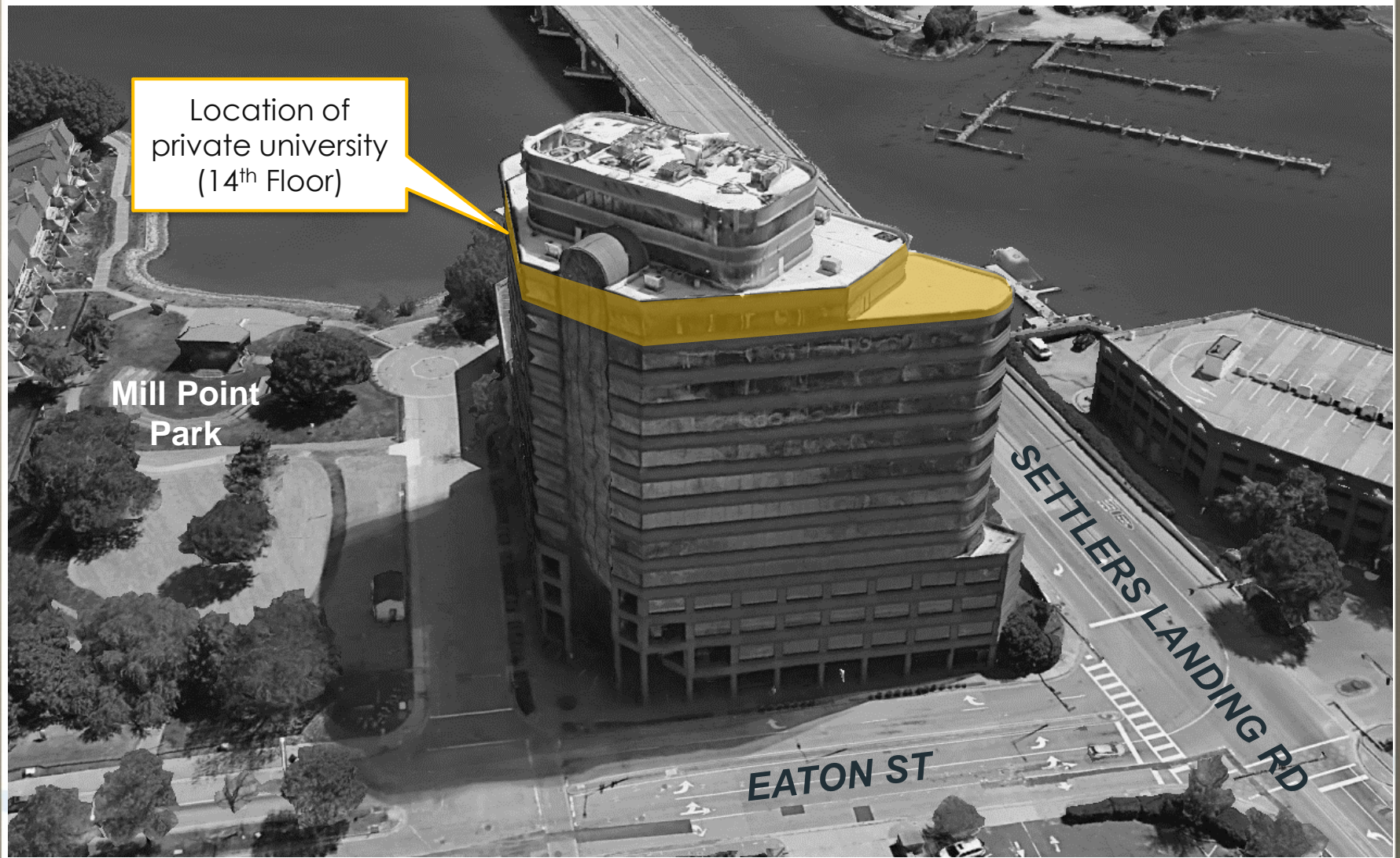
Location



Location



Street View



Proposal

Front of the Building

PRESIDENT DARRELL K. WILLIAMS

HARBOUR CENTRE
FOURTEENTH FLOOR
2 EATON STREET
HAMPTON, VA 23669

SEPTEMBER 6TH, 2023



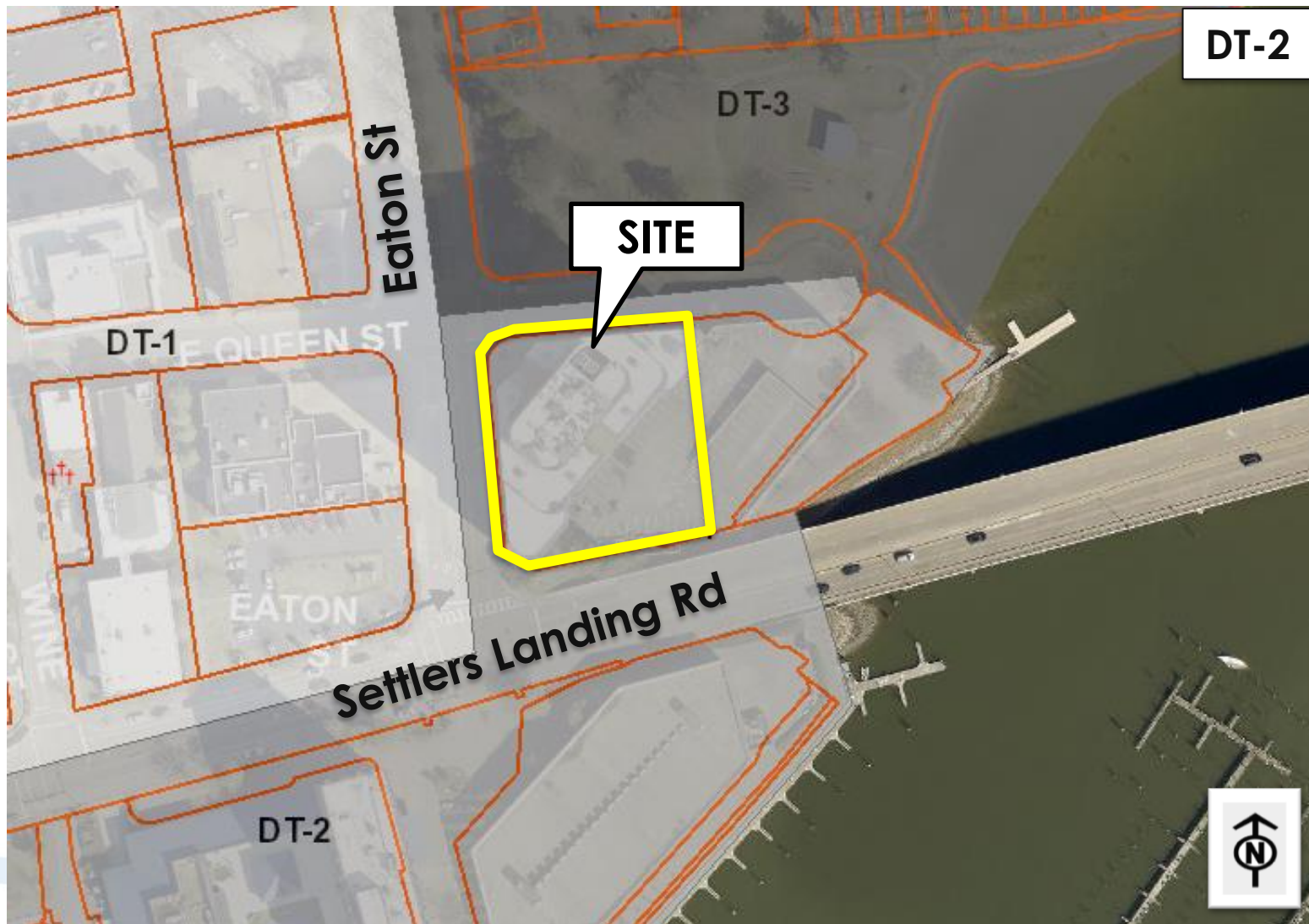
Parking Garage Side

FOURTEENTH FLOOR PLAN

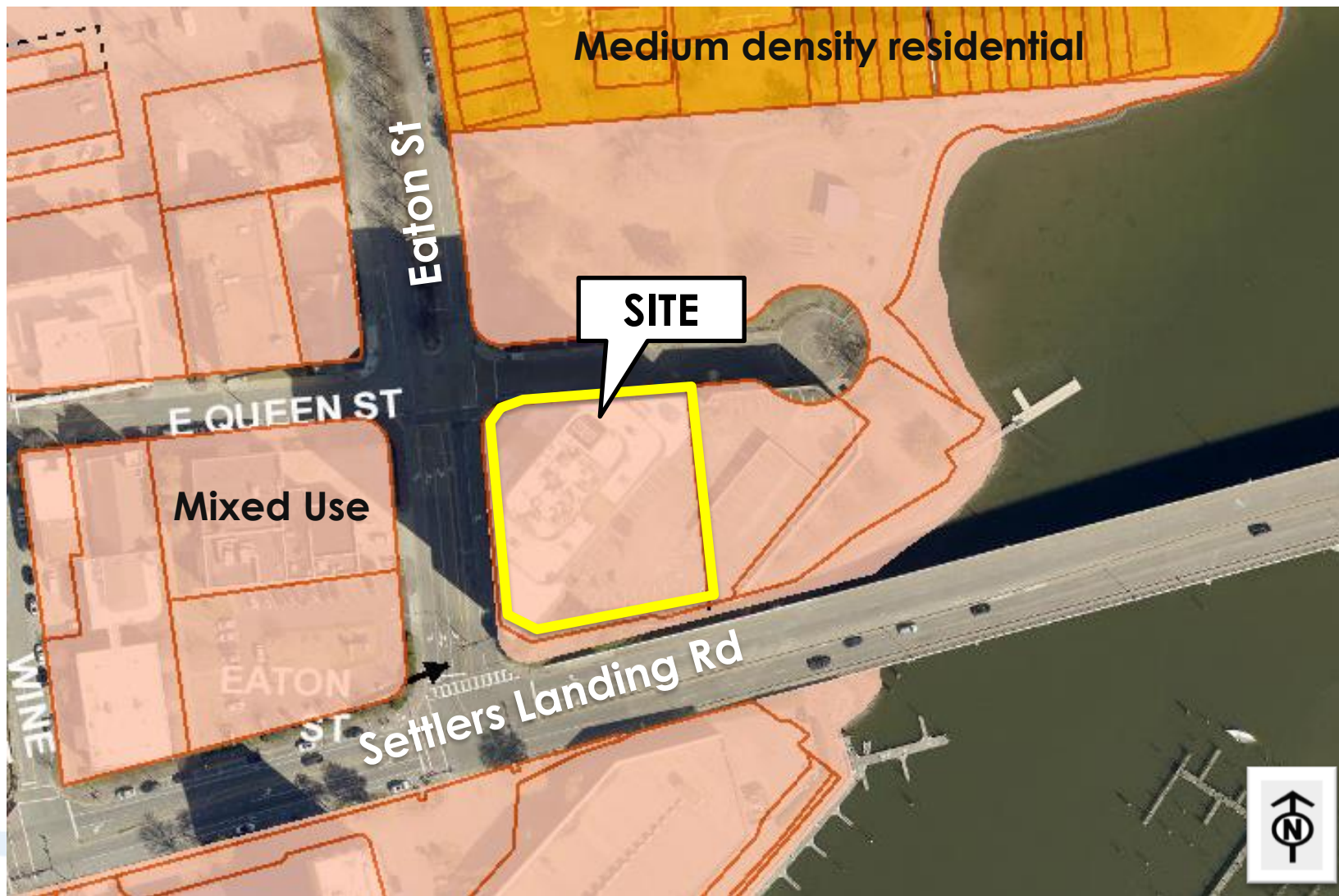
Proposal

- ~14,500 sq. ft. event space on the 14th floor of Harbour Centre
 - Hours of operation: 8:00 AM – 2:00 AM
 - HU events + available for rent for public events
 - Proposed improvements: restrooms, prep kitchen, dressing rooms, dining/assembly area
- 

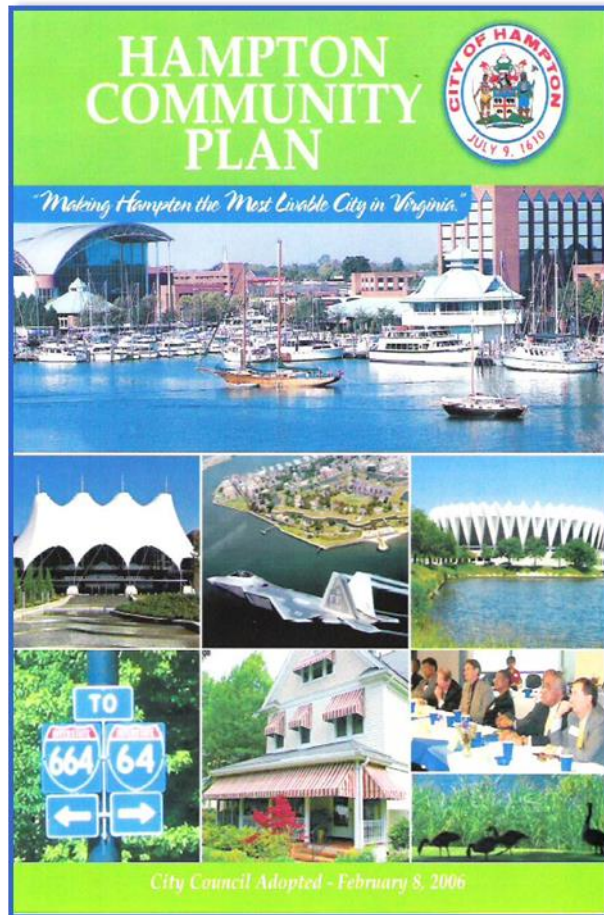
Zoning



Land Use



Public Policy



Hampton Community Plan (2006, as amended)

- **LU-CD Policy 4:** Evaluate land use proposals from a regional, city-wide, and neighborhood perspective.
- **LU-CD Policy 9:** Promote the appropriate use and reuse of waterfront land.
- **LU-CD Policy 31:** Encourage a mix of land uses that is appropriate for each district. Promote the efficient use of land and high quality urban design.
- **ED Policy 10:** Foster the successful redevelopment of well-situated vacant and underutilized commercial and industrial properties within the city.


Public Policy



The subject property falls within the area governed by the Downtown Hampton Master Plan (2004, as amended). The Master Plan calls for:

- Creating as many physical and psychological connections as possible between the Downtown Core and the Waterfront
- Leveraging both public and private investments
- Pursuing options for additional development atop and around Waterfront parking garages

Analysis

- Proposal utilizes otherwise underutilized real estate on the Downtown Waterfront
 - Adds a unique venue to Downtown
 - Proposal is consistent with City policies
 - Proposed use is compatible with surrounding land uses
- 

Recommended Conditions

- Issuance of permit
- No third party promoters
- Live entertainment & amplified sound
- Security
- Certificate of Occupancy
- Revocation
- Nullification

*All recommended conditions can be found within the package

Conclusion

- Applicant opportunity to present
- Public hearing
- Action
 - Staff and Planning Commission recommend **APPROVAL** of UP23-0350 with fourteen (14) conditions