

FORT MONROE LAND USE PLAN

Community Plan Amendment (CPA) 16-00001

City of Hampton
Community Development Department



Background on Fort Monroe

Progress Since the 2005 BRAC Decision

Summary of the Fort Monroe Land Use Plan
(CPA 16-0001)

Public Process & Recommendation

Outline



York County

N. A. S. A.

Langley Air Force Base

64

Hampton Roads Center

Coliseum Central

Farmington

Power Plant

Downtown Hampton

Phoebus

Fort Monroe

664

64

Chesapeake Bay

City of Newport News

Hampton Roads

400 Year History of Fortification

“Fort Monroe” for about 200 Years

Declared a National Historic Landmark in 1960

- 189 Contributing Historic Elements

Fort Monroe

Abundant Natural Resources

Abundant Recreational Resources

Economic Impact of a Major Defense Installation

Located in Hampton but Physically Separate

Fort Monroe

**CITY OF
HAMPTON**



COMMUNITY

**NATIONAL
PARK SERVICE**



COMMUNITY

**FORT MONROE
AUTHORITY**



COMMUNITY

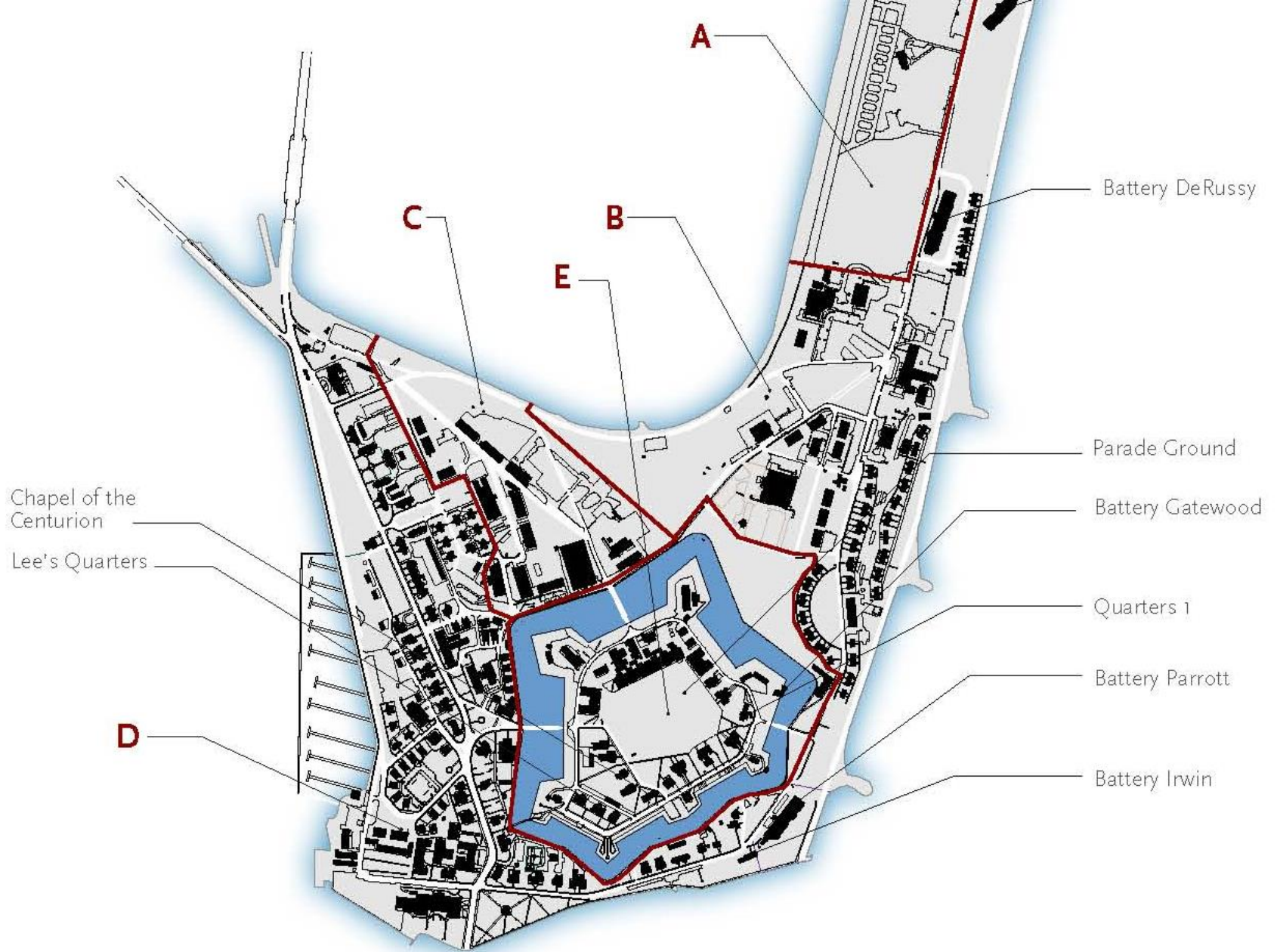
Creation of the Fort Monroe Authority (FMA)

Approval of a Programmatic Agreement (PA)

- Protection for the Historic Resources

Establishment of the Fort Monroe National Monument

Progress on BRAC



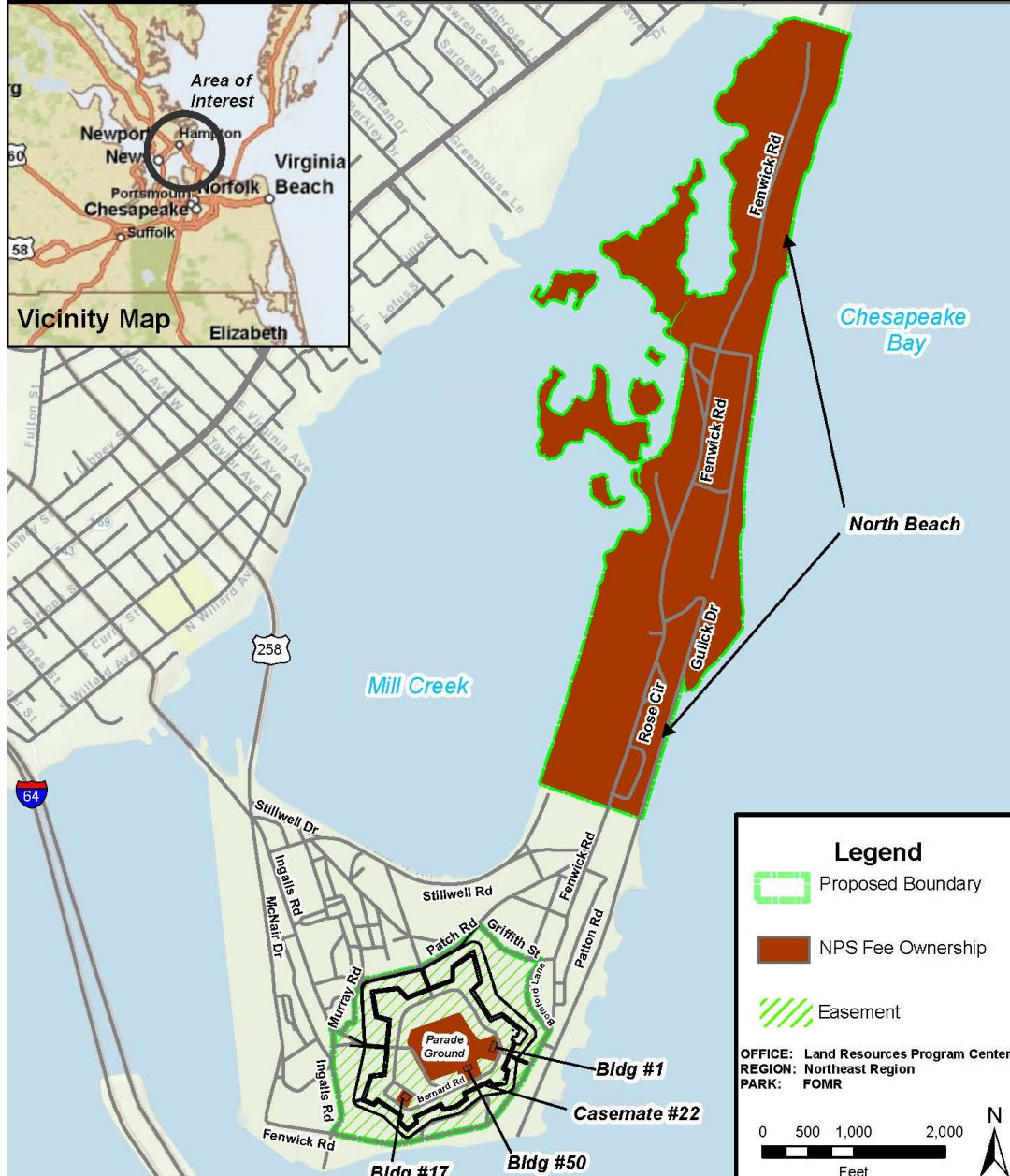
PROGRAMMATIC AGREEMENT – MANAGEMENT ZONES

Fort Monroe Ownership

National Park Service
U.S. Department of the Interior



Hampton, Virginia



Fort Monroe Ownership - Detail

National Park Service
U.S. Department of the Interior



Hampton, Virginia



Property Transfers to State (FMA) and NPS

FMA Land Use Plan and Capital Improvement Plan

Resolution of Planning and Zoning Authority

Progress on BRAC

2013 LAND USE MASTER PLAN

Mill Creek

ZONE D
{ Historic Village }

ZONE C
{ North Gate }

ZONE B
{ Wherry Quarter }

Chesapeake Bay

ZONE E
{ Inner Fort }

LEGEND

- MIXED USE - RESIDENTIAL FOCUS
- MIXED USE - EMPLOYMENT FOCUS
- MIXED USE - RETAIL/DINING FOCUS
- MIXED USE - INSTITUTIONAL FOCUS
- MIXED USE - HOSPITALITY FOCUS
- COMMUNITY FACILITIES
- INFRASTRUCTURE BLDGS
- NPS BLDGs
- NPS LAND
- ACTIVE OPEN SPACE
- PUBLIC BEACH
- ACTIVE OPEN SPACE - WHERRY RESERVE
- NOT IN LONG TERM PLAN



Public Input & Planning Studies (Market, Traffic, etc.):

- Programmatic Agreement (2009)
- Environmental Impact Statement (2010)
- Phoebus Master Plan Update (2013)
- FMA's Land Use Master Plan (2013)
- NPS Foundation Document (2015)

Progress on BRAC

Planning Essentials/Goals for Fort Monroe:

- Protect the history, keep it vital, tell the stories.
- Open up the property to the public.
- Establish a large-scale open space park.
- Seek economic sustainability.
- Allow new development within strict limits.

Progress on BRAC



Hampton Community Plan (2006)

FMA Master Plan & the Programmatic Agreement

Fort Monroe National Monument

Sale of State-Owned Property for Private Use

Preservation of Historic and Natural Features

Fort Monroe Land Use Plan

- Governance and Regulatory Structure
- Historical and Cultural Significance
- Recreational Resources
- Environmental Resources
- National Monument Gateway
- Employment Opportunities
- Housing Opportunities

Goals and Policy Topics for FM

Encourage a compatible mix of uses for Fort Monroe within an overall “live, work, play” environment.

Promote land uses on Fort Monroe that support the preservation and enjoyment of the historical, recreational, cultural and educational resources of the Fort Monroe National Monument.

Policies in the FM Land Use Plan

Promote the City's higher value housing goals and policies for a regional fair share distribution of housing values.

Promote the City's economic development goals to increase high wage jobs in target industries.

Ensure the administration and enforcement of historic preservation and environmental protection requirements.

Policies in the FM Land Use Plan

Historic Village: Mixed Use – Residential Focus

Inner Fort: Mixed Use – Park Support

North Gate: Mixed Use – Employment Focus

Wherry Quarter: Mixed Use – Hospitality Focus

Public Open Space

Fort Monroe Land Use Plan

Fort Monroe Land Use Plan

3/1/2016



- Historic Village:
Mixed Use - Residential Focus
- Inner Fort:
Mixed Use - Park Support
- North Gate:
Mixed Use - Employment Focus
- Wherry Quarter:
Mixed Use - Hospitality Focus
- Public Open Space
- Supporting uses
regulated by use permit

Inner Fort and Public Open Space
boundaries revised February 2016

Regulation of supporting uses in
Wherry Quarter revised March 2016

Fort Monroe Land Use Plan

Lower Fort

Draft 3/1/16



- Historic Village:
Mixed Use - Residential Focus
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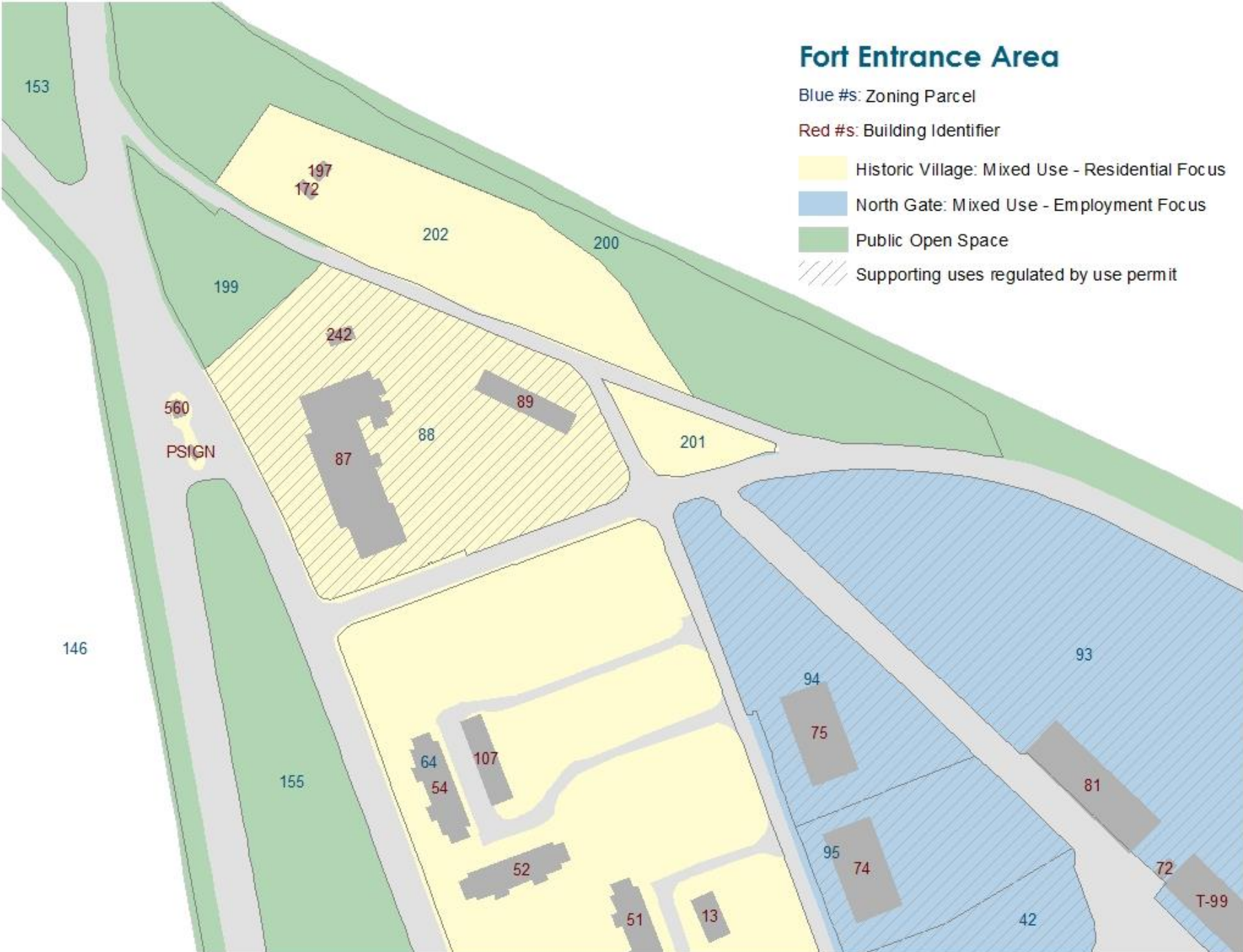
Regulation of supporting uses in
Wherry Quarter revised March 2016

Fort Entrance Area

Blue #: Zoning Parcel

Red #: Building Identifier

- Historic Village: Mixed Use - Residential Focus
- North Gate: Mixed Use - Employment Focus
- Public Open Space
- Supporting uses regulated by use permit



Ingalls Road Area



Blue #s: Zoning Parcel

Red #s: Building Identifier

Inner Fort: Mixed Use - Park Support

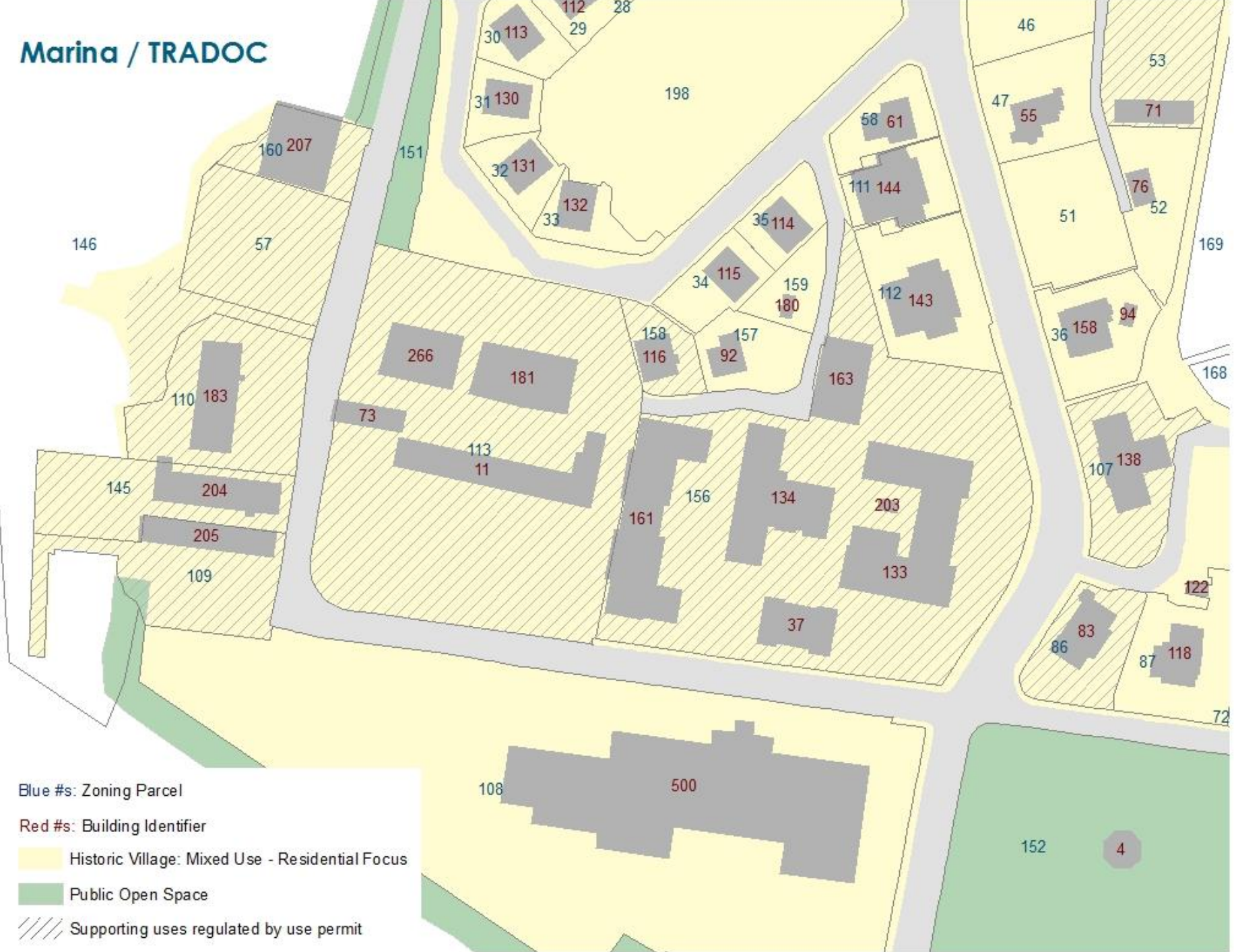
Historic Village: Mixed Use - Residential Focus

North Gate: Mixed Use - Employment Focus

Public Open Space

Supporting uses regulated by use permit

Marina / TRADOC



FMA Board Update: December 18th

Steering Committee Update: January 28th

Planning Commission Update: February 4th

Planning Commission Public Hearing: March 3rd

City Council Public Hearing: April 13th

Next Steps

Planning Commission and Staff
recommend approval of
the Fort Monroe Land Use Plan
CPA No. 16-00001

City of Hampton
Community Development Department



FORT MONROE ZONING AMENDMENTS

ZOAs: 182-2016 to 187-2016

RZs: 16-00002 to 16-00006

City of Hampton
Community Development Department



Approve Zoning Ordinance Amendments to create four new mixed-use districts for Fort Monroe and an Amendment to the existing PO-1 (Parks and Open Space General) District

Approve the Rezoning of Fort Monroe from R-13 to the new Fort Monroe mixed-use districts and the Amended PO-1 (Parks and Open Space) District

Staff Recommendations

Current Zoning on Fort Monroe

The Fort Monroe Land Use Plan (CPA 16-0001)

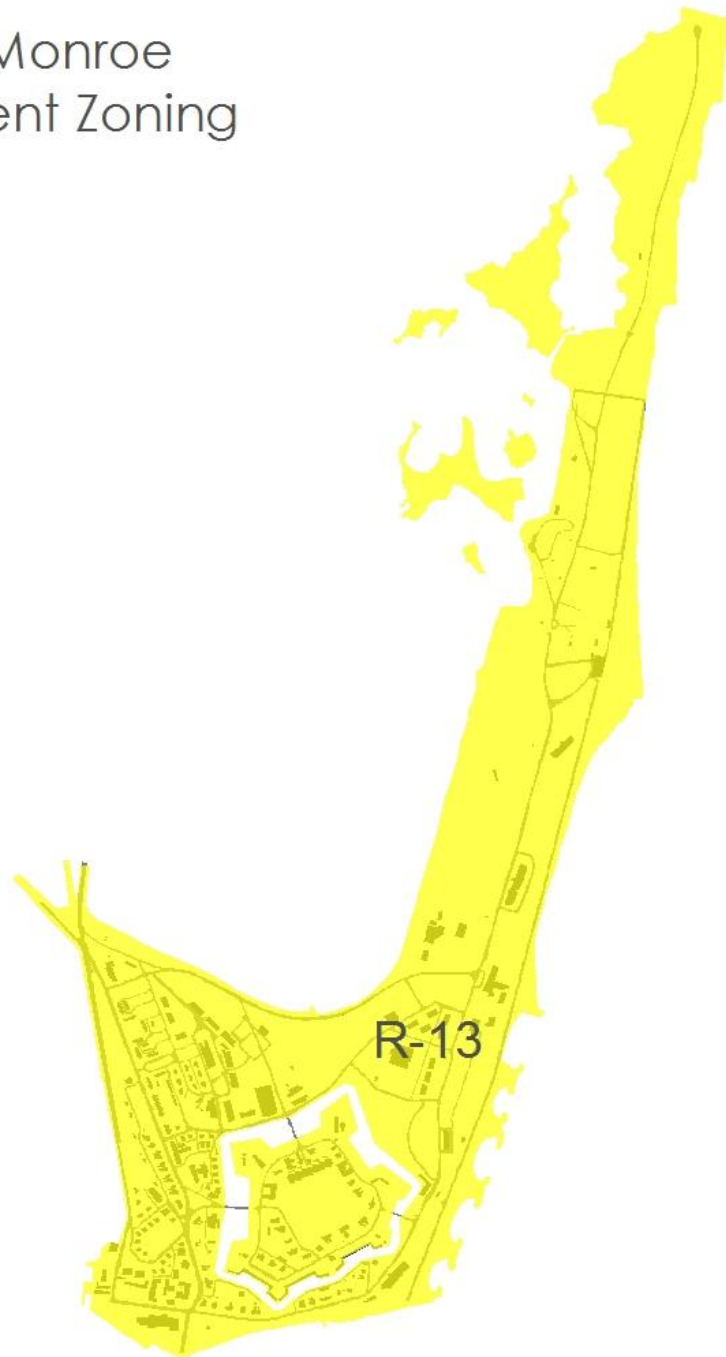
Summary of Zoning Amendments

Planning Commission and Staff Recommendation

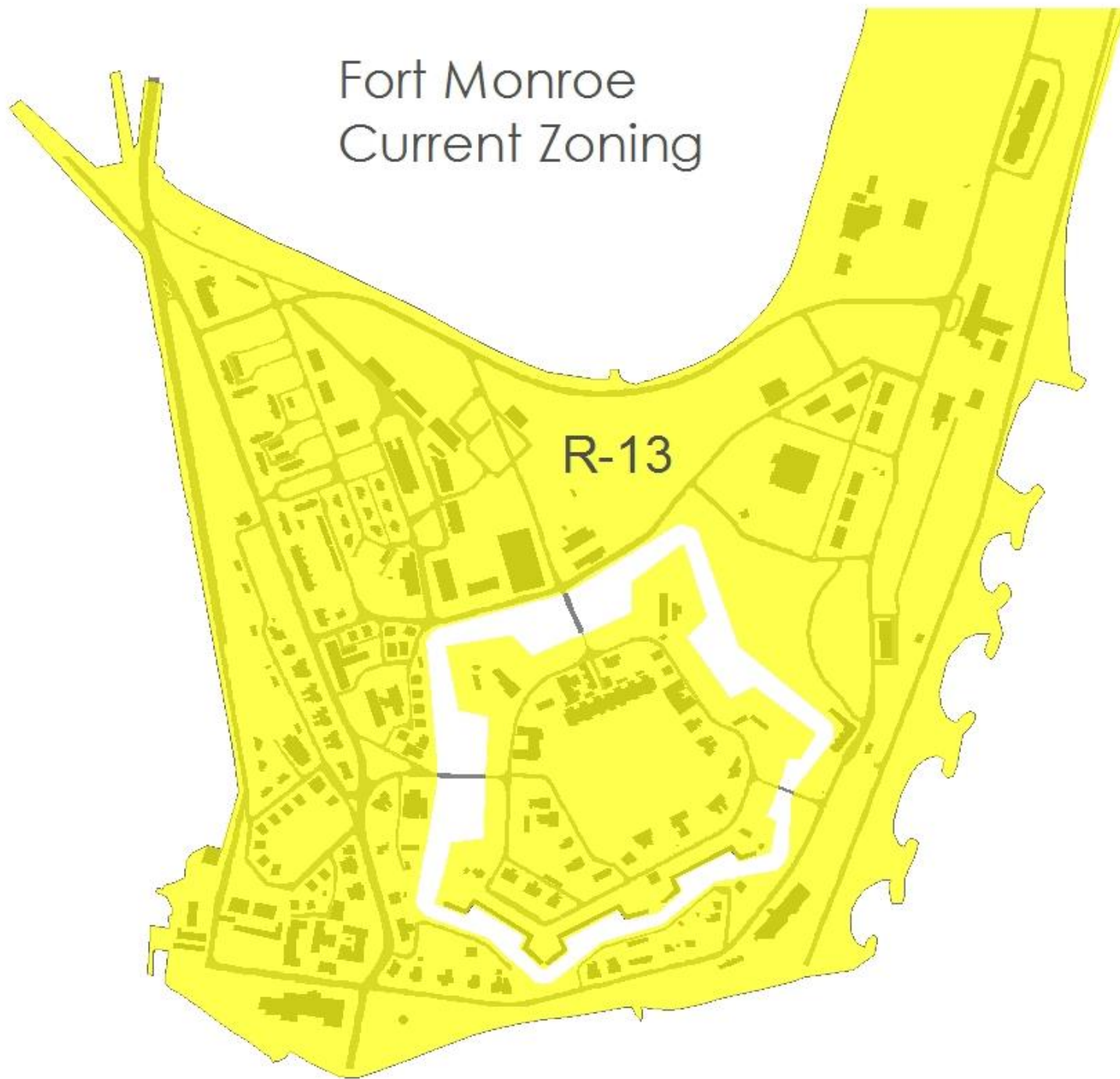
Outline



Fort Monroe
Current Zoning



Fort Monroe Current Zoning



FMA Master Plan & the Programmatic Agreement

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Fort Monroe Land Use Plan

Fort Monroe Land Use Plan

Lower Fort

Draft 3/1/16



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Inner Fort and Public Open Space
boundaries revised February 2016

Regulation of supporting uses in
Wherry Quarter revised March 2016

ZOA 182 - Chapter 1: Green Area Requirements

ZOA 183 - Chapter 2: Definitions

ZOA 184 - Chapter 3: Uses Permitted/Use Table

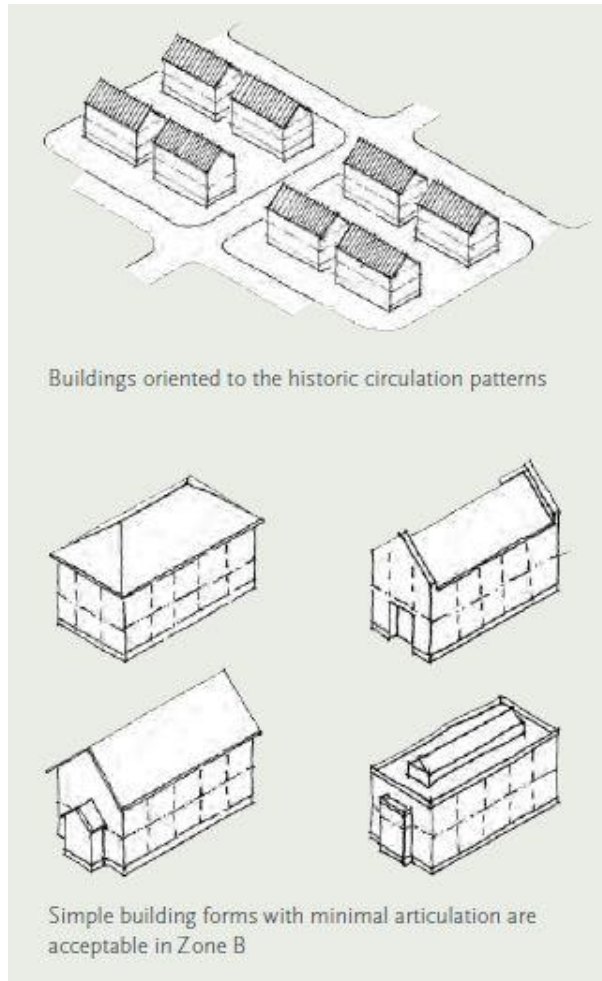
ZOA 185 - Chapter 8: Parks & Open Spaces

ZOA 186 - Chapter 8: Fort Monroe Districts

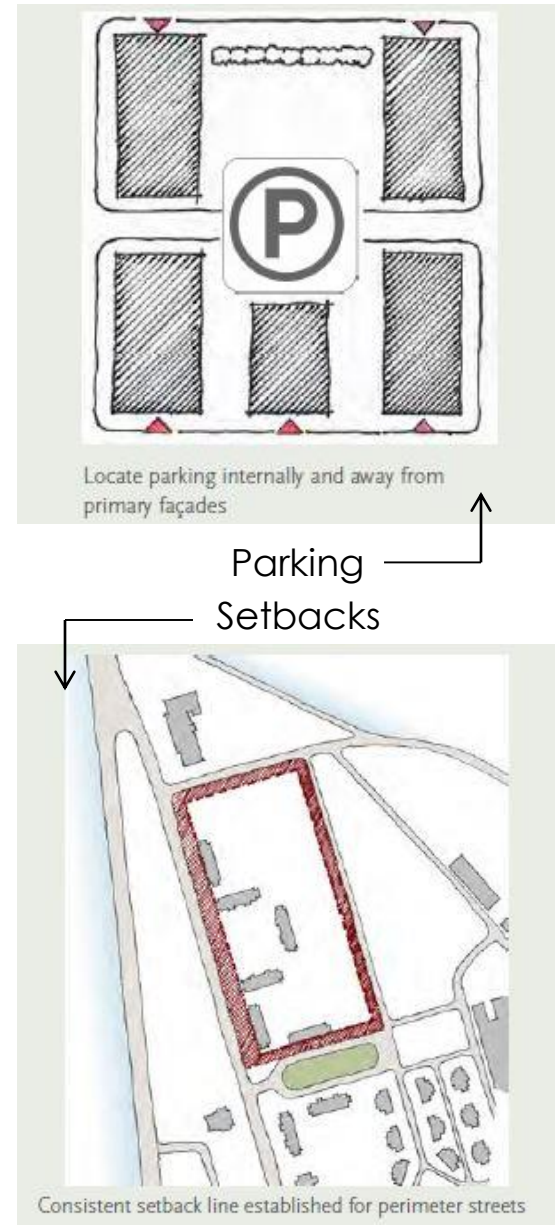
ZOA 187 - Chapter 10: Signs

Zoning Ordinance Amendments

SITE DESIGN	
BUILDING ORIENTATION	
SETBACKS	
LANDSCAPE	
STREETS SIDEWALKS	
PARKING	
BUILDING DESIGN	
BUILDING FORM	
BUILDING SCALE	
BUILDING MASS	
SOLID/VOID RELATION	
BUILDING ELEMENTS	
PORCHES	
WINDOWS	
ROOFS	
ENTRY	



Building Orientation & Form



Create Four New Mixed-Use Districts

Amend Existing PO-1 (Parks and Open Space General) District

Apply Zoning Overlays: O-CBP Chesapeake Bay Preservation District and O-FZ (Flood Zone) District

Fort Monroe Zoning Districts

PO-1 Parks and Open Space General (RZ 16-00006)

FM-1 Inner Fort (RZ 16-00002)

FM-2 Historic Village (RZ 16-00003)

FM-3 North Gate (RZ 16-00004)

FM-4 Wherry Quarter (RZ 16-00005)

Fort Monroe Zoning Districts

Proposed Fort Monroe Zoning Districts

Draft 2/16/16

Fort Monroe Zoning Districts

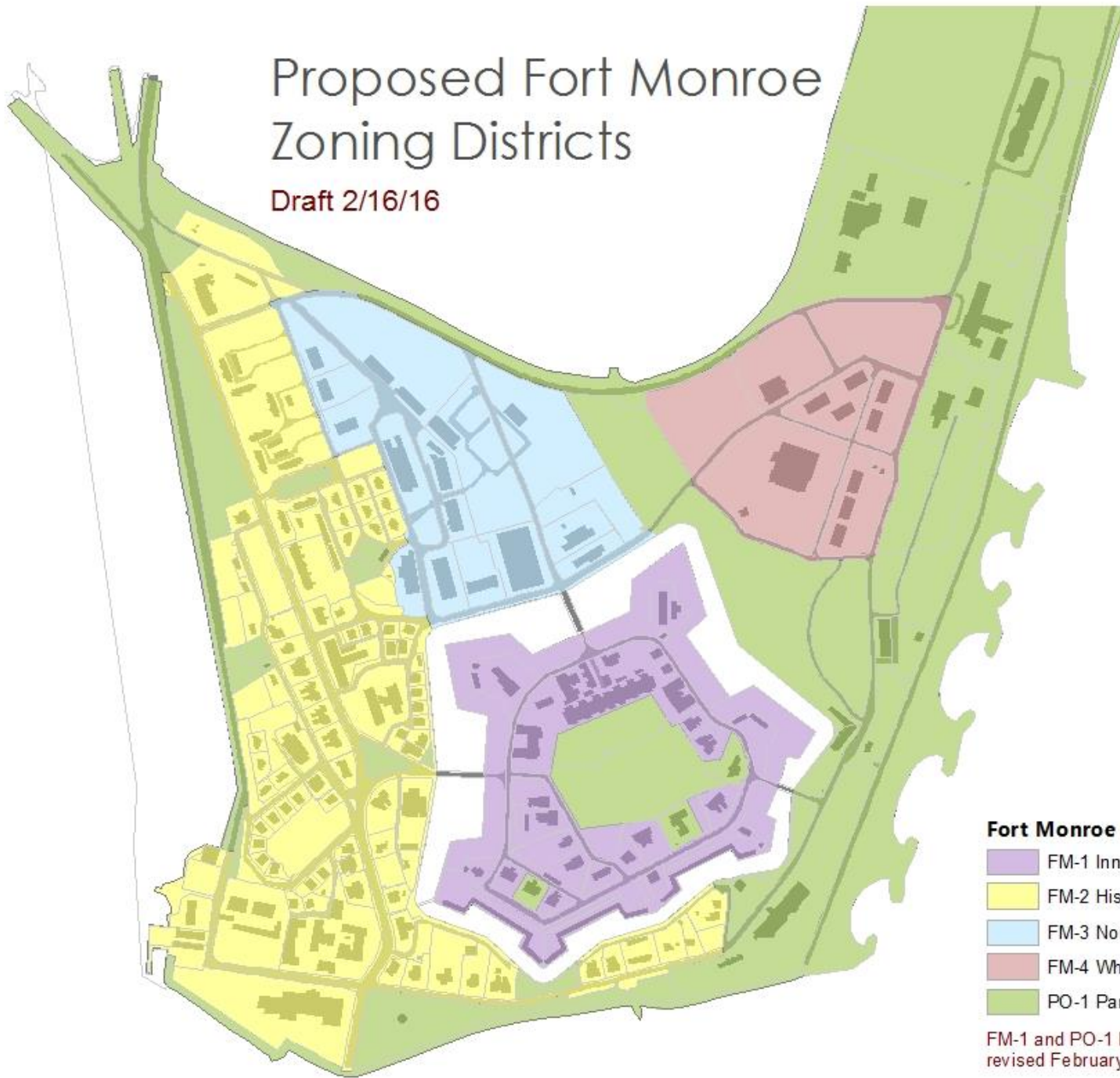
- FM-1 Inner Fort
- FM-2 Historic Village
- FM-3 North Gate
- FM-4 Wherry Quarter
- PO-1 Parks and Open Space General

FM-1 and PO-1 boundaries
revised February 2016



Proposed Fort Monroe Zoning Districts

Draft 2/16/16



Fort Monroe Zoning Districts

- FM-1 Inner Fort
- FM-2 Historic Village
- FM-3 North Gate
- FM-4 Wherry Quarter
- PO-1 Parks and Open Space General

FM-1 and PO-1 boundaries revised February 2016

FMA Board Update: December 18th

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Schedule for Adoption

Planning Commission and Staff
recommend approval of
the Fort Monroe Land Use Plan
CPA No. 16-00001

City of Hampton
Community Development Department



Planning Commission and Staff recommend approval of Zoning Ordinance Amendments

182-2016, 183-2016, 184,2016
185-2016, 186-2016, and 187-2016

City of Hampton
Community Development Department



Planning Commission and Staff recommend approval of Rezoning

16-00002, 16-00003, 16-00004
16-00005 and 16-00006

City of Hampton
Community Development Department

