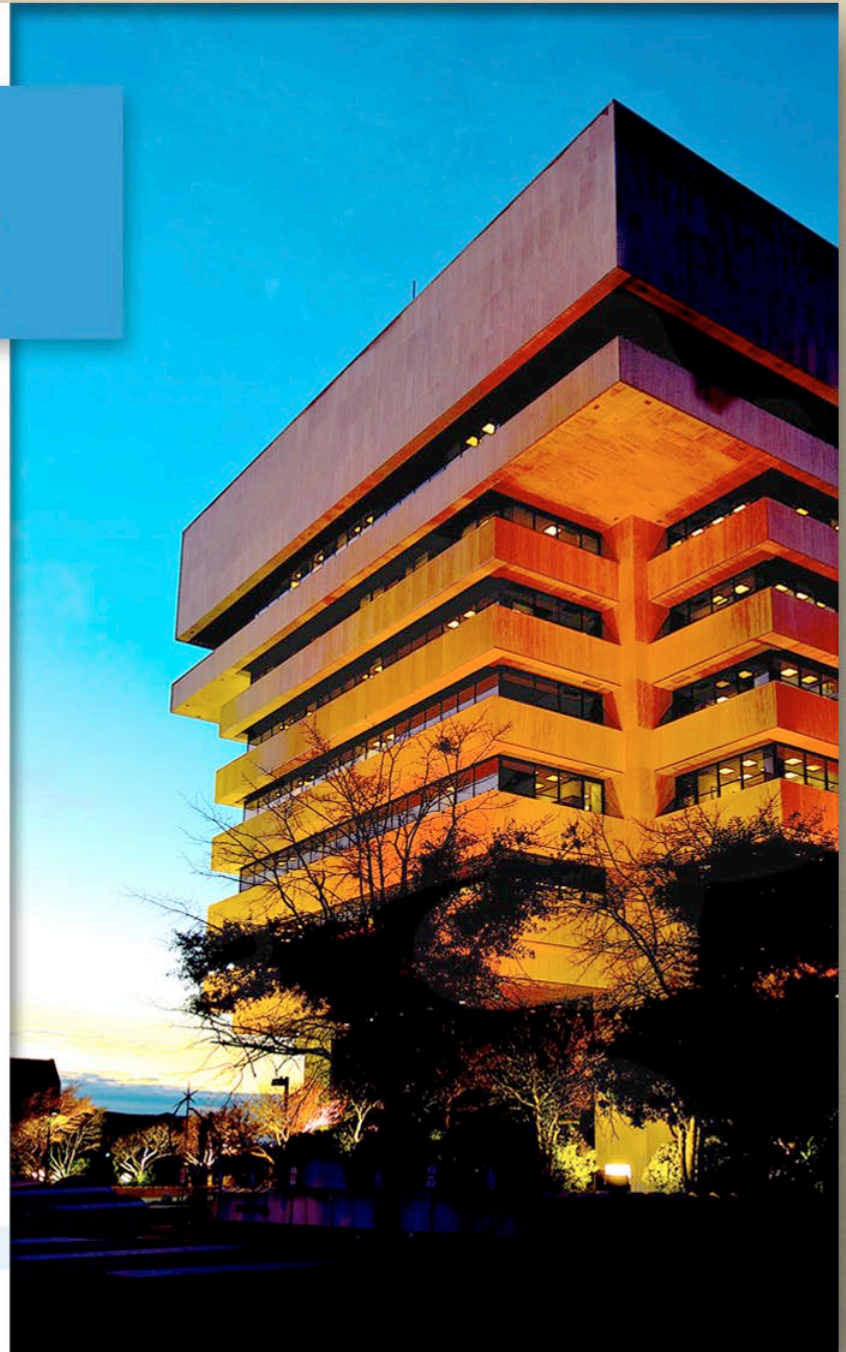


HAMPTON VA

**Items No.
RZ 22-00008 &
UP 22-00011**

***Lincoln Park Redevelopment
Olde Hampton Village, LLC***

**City Council
February 8, 2023**



Application

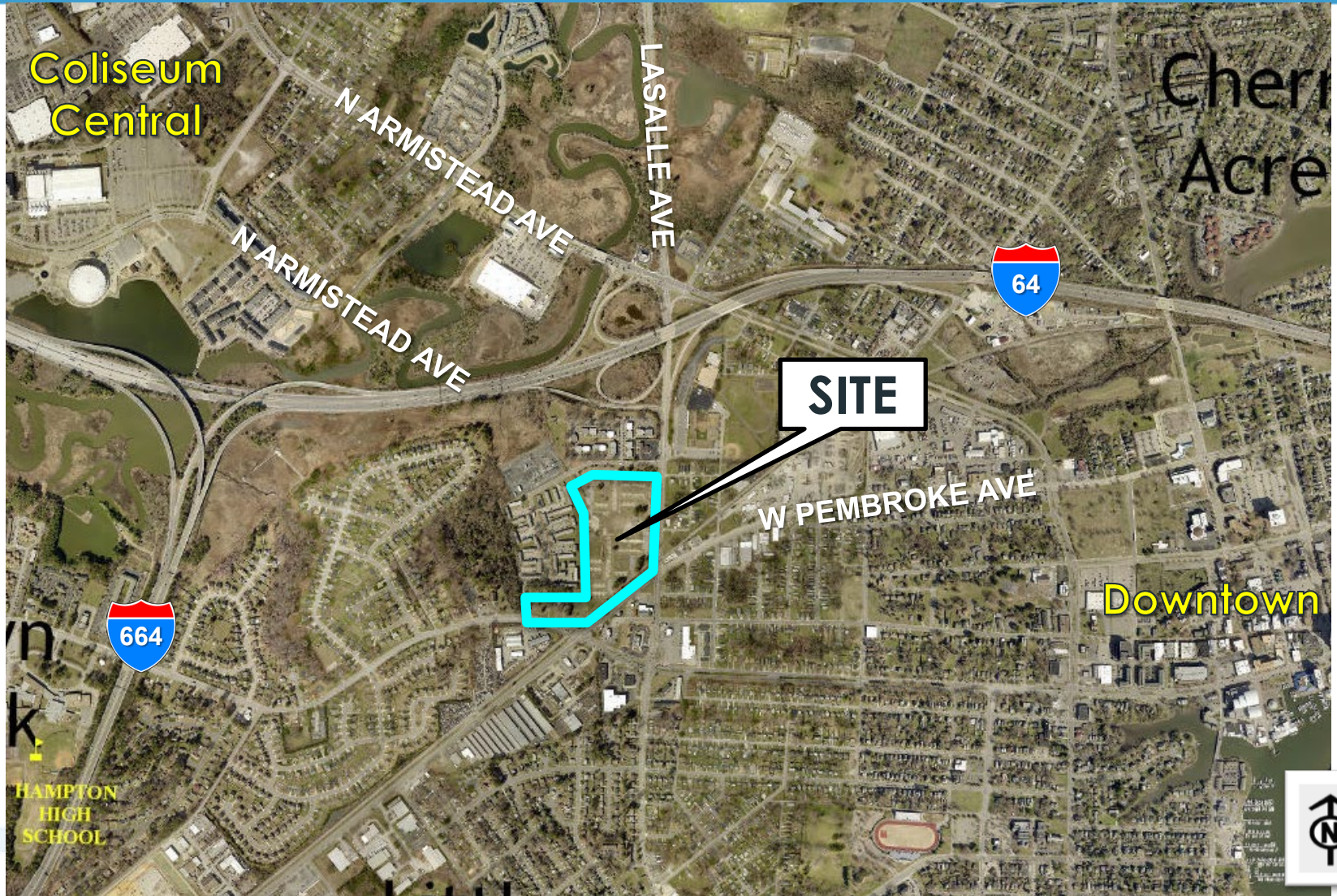
Rezone 16 parcels, totaling \pm 22.78 acres, from Multiple Residential (R-M) District to Downtown Business (DT-1) District with proffered conditions

Use permit to allow multifamily dwellings that do not meet the by-right optional incentive standards

Location Map



Location Map



Location Map



Site History

- Former site of Lincoln Park Housing Development
- Contained 275 units
- Lack of tree canopy



Application History

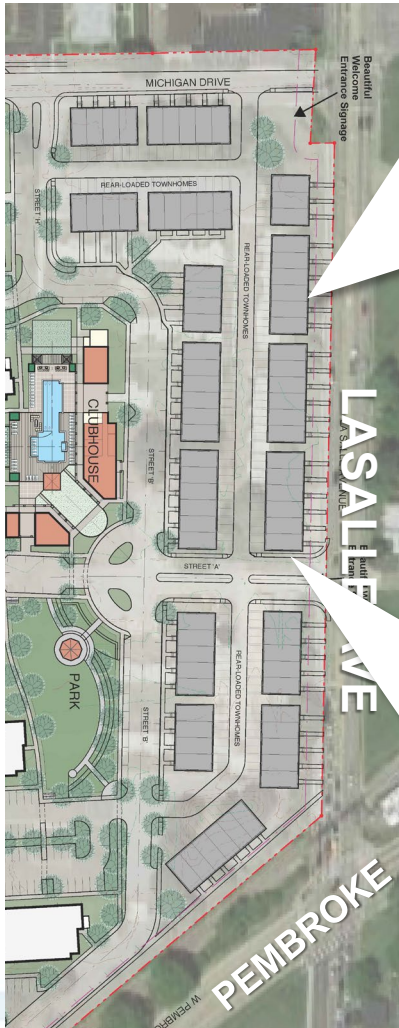
- Unsolicited proposal for former Lincoln Park development
- Development Agreement with HRHA
- Staff (HRHA, CDD, EconDev) worked with applicant to come to a mutually supported application

Proposal

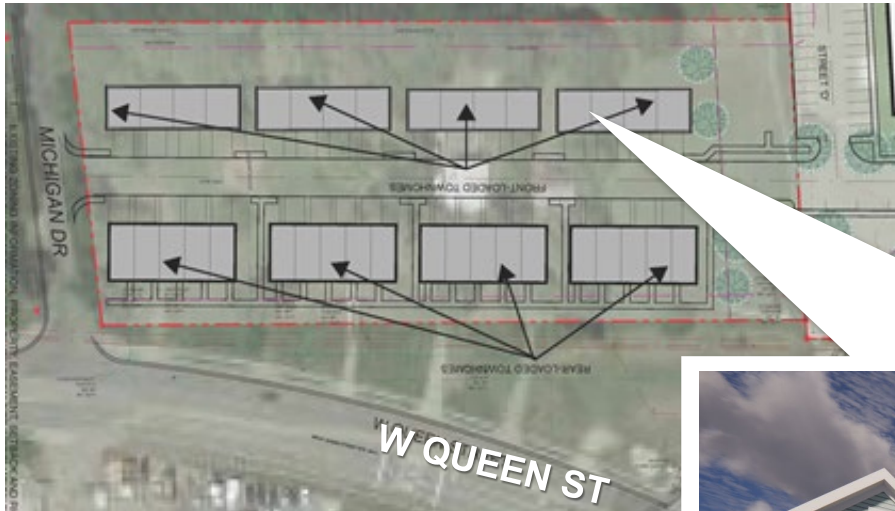
- 118 Townhomes (front & rear loaded)
- 380 Multifamily units
 - 284 general
 - 96 Age Restricted
- 6,000 SF limited commercial uses
- Amenities



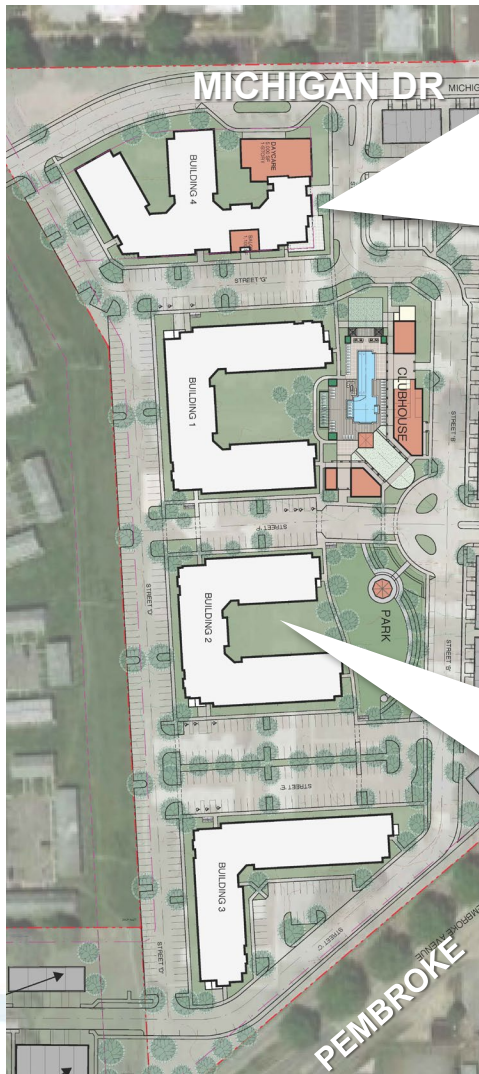
Proposal



Proposal



Proposal



Proffered Conditions

- Land Use:
 - Residential: Multifamily, Townhomes
 - Commercial: Limited DT-1 uses
- Unit count:
 - 380-350 Multifamily
 - 118-110 Townhomes

Proffered Conditions

- Substantial Conformance with Conceptual Plan
 - Min. 6,000 SF of commercial
 - Inclusion of community amenities
 - Min. 50 bicycle parking spaces
 - Restrictions on fencing type and location
 - Location of mechanical equipment
 - Construction of sidewalks

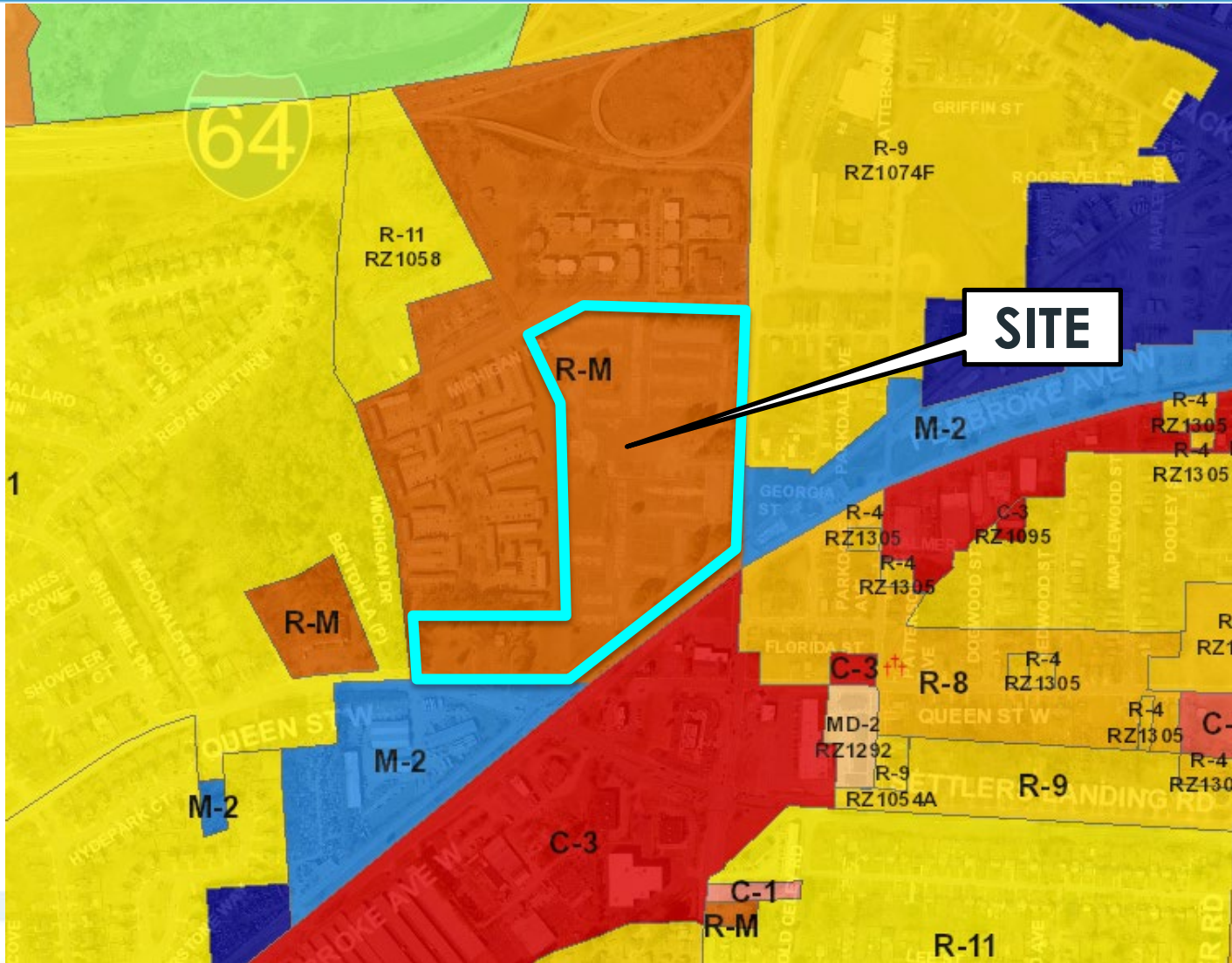
Proffered Conditions

- Submittal of Landscape Plan
 - Native species & supplemental plantings
 - Street trees along Michigan Dr, LaSalle Ave & internal streets
 - Entryway landscaping design
 - At entryway along LaSalle & Michigan
 - Mixture of plant material
 - Max. 5' monument sign, consistent w/ building materials

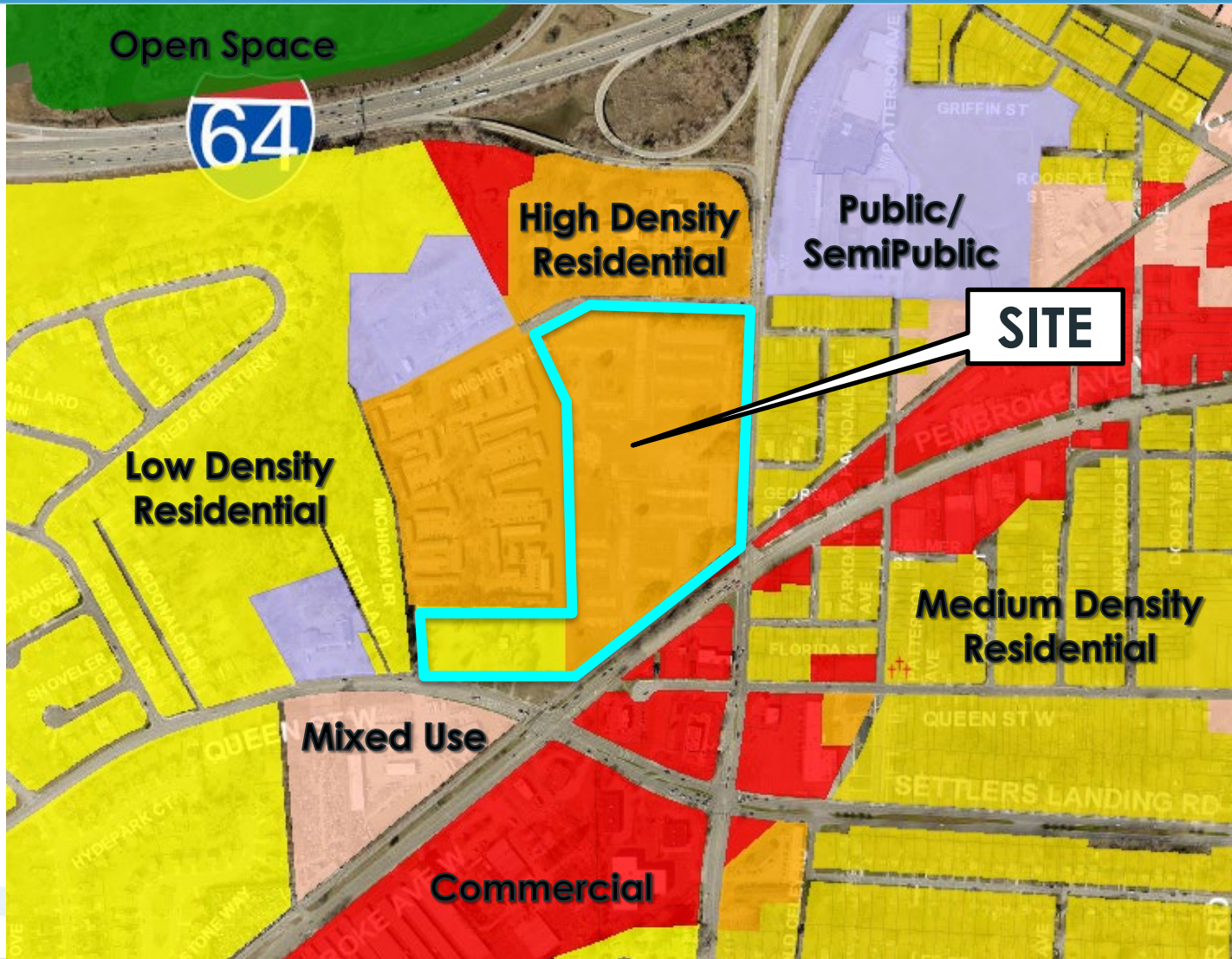
Proffered Conditions

- Substantial Conformance with Elevations
 - .046” min. thickness vinyl siding, 30-year shingles
 - Townhomes:
 - 18” raised slab foundation/crawl space
 - 2’ alternating depth of front façade
 - Architectural articulation of street facing side façade
 - Varied unit color

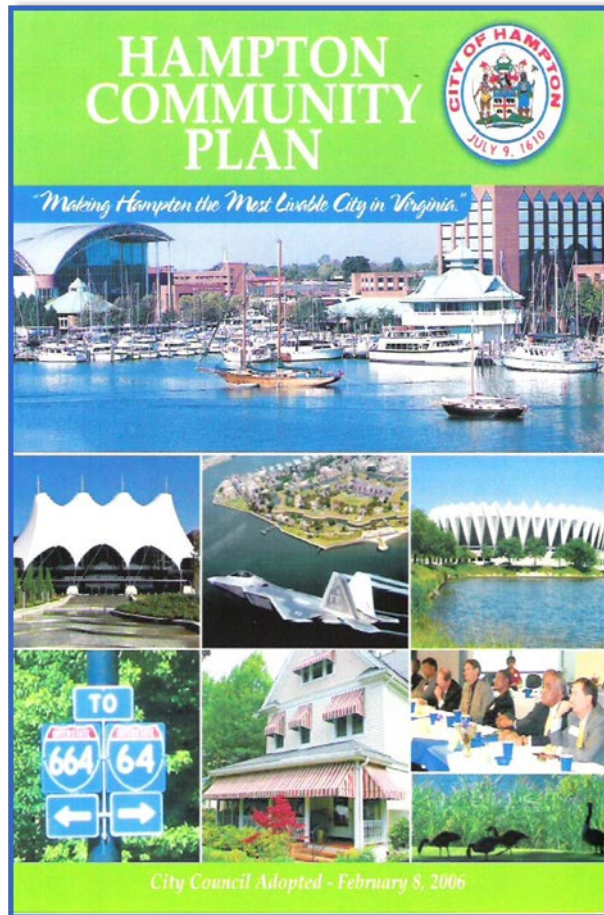
Zoning Map



Land Use Map



Public Policy

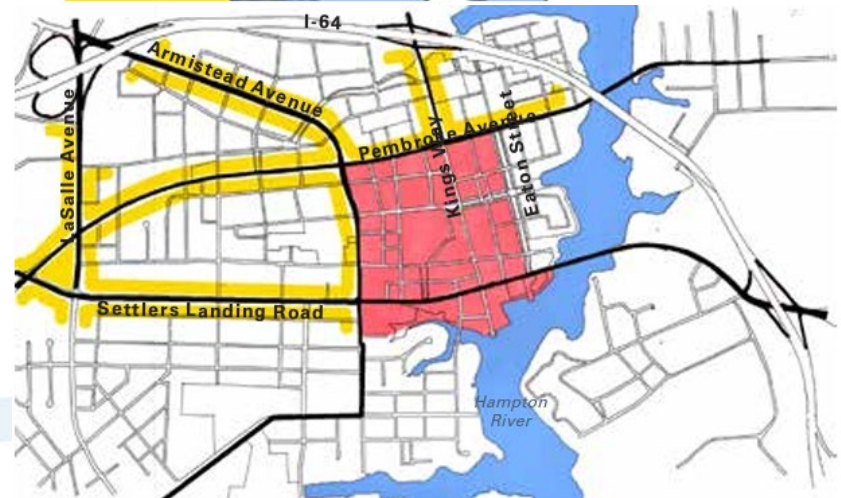
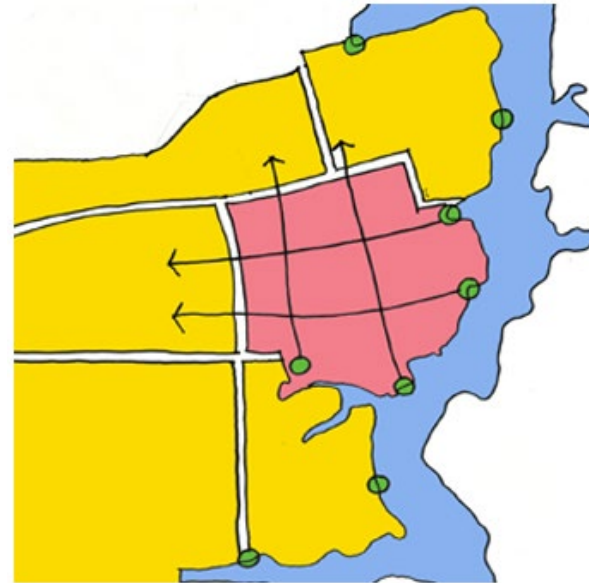


Hampton Community Plan (2006, as amended)

- **LU-CD Policy 3:** Encourage and maintain a diverse mix of housing types and values.
- **LU-CD Policy 29:** Encourage high quality new developments that are compatible with surrounding neighborhoods.
- **LU-CD Policy 36:** Protect adjacent neighborhoods and promote compatible land uses within the city's residential corridors... Potentially compatible uses include high density residential...

Downtown Master Plan

- **Support in-town neighborhoods:** Symbiotic relationship between health of Downtown and surrounding neighborhoods
- **Improve portals and approaches to Downtown:** Coordinated streetscaping and high-quality development



Downtown Corridors



Use Permit Request

- Use permit to deviate from the additional standards for multifamily dwellings in DT-1 District (Sec. 3-3(42)(b))
 - (iv) Off-street parking in the front yard
 - (vi) 20% fenestration on first floor street-adjacent building facades
 - (ix) Min. 10' first floor ceiling height
 - (x) FFE of 36"

Use Permit Request

BY-RIGHT	REQUESTED DEVIATION
FFE of 36"	18" raised slab (THs) 10' FFE (MF)
Off-street parking restricted in front yard	Parking in front yard of age restricted apartments
20% fenestration on first floor street-adjacent building facades	15%
Min. 10' first floor ceiling height	9'

Recommended Conditions

- Compliance with proffered conditions
- UP process for conversion of commercial to multifamily

*Additional Recommended Conditions found in PC Package

Analysis

- High density residential use (22 DUA) is generally supported by Community Plan
- Quasi-urban site layout
 - Buildings frame the public realm
 - Enhanced entryway into Downtown
- “Trade-off” between by-right multifamily optional incentive development standards and UP

Recommendation

Staff recommends **APPROVAL** of
RZ 22-00008 with 12 proffered
conditions

Staff recommends **APPROVAL** of
UP 22-00011 with 6 conditions