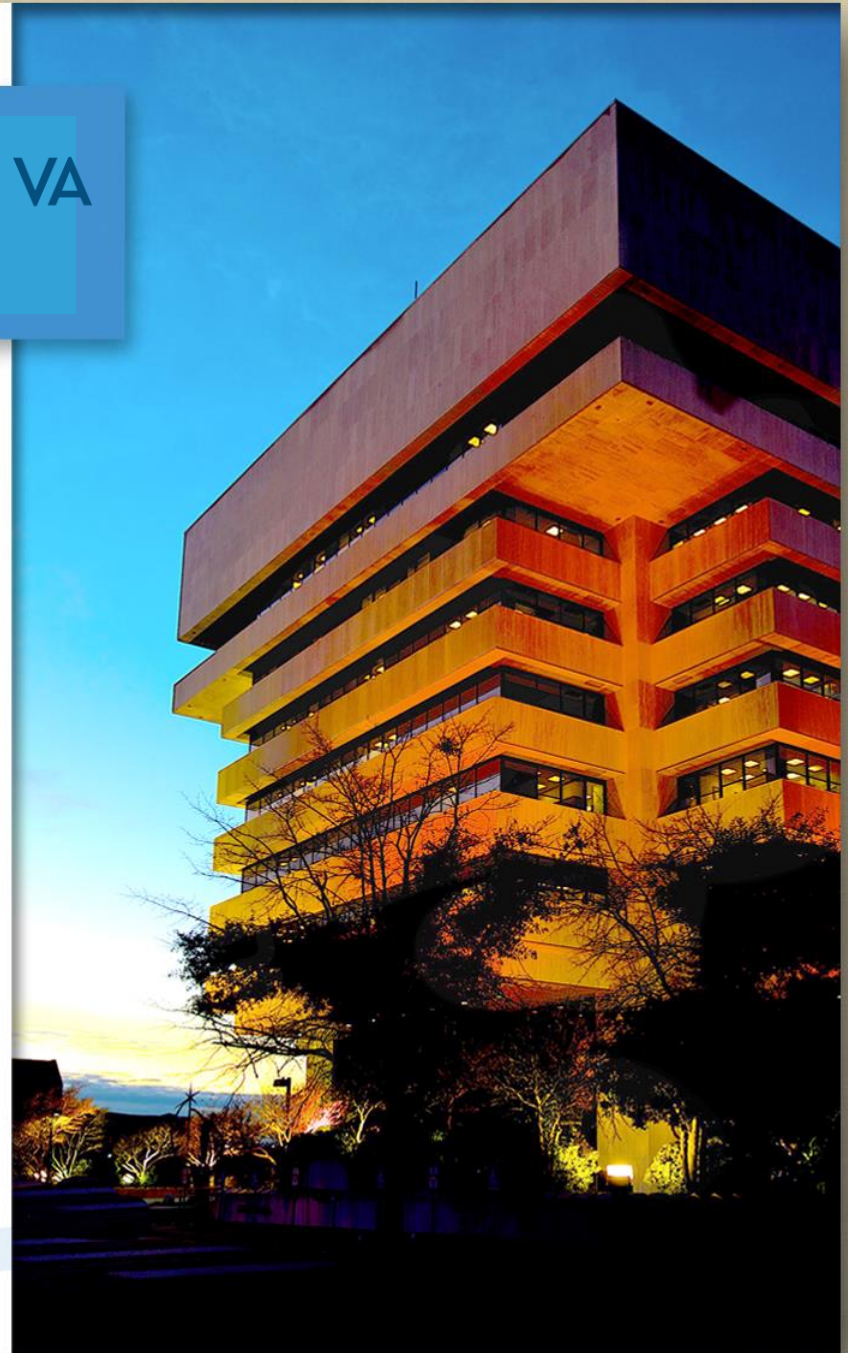




**Use Permit Application
No. 24-0437**

**2 Eaton St
*Hampton University***

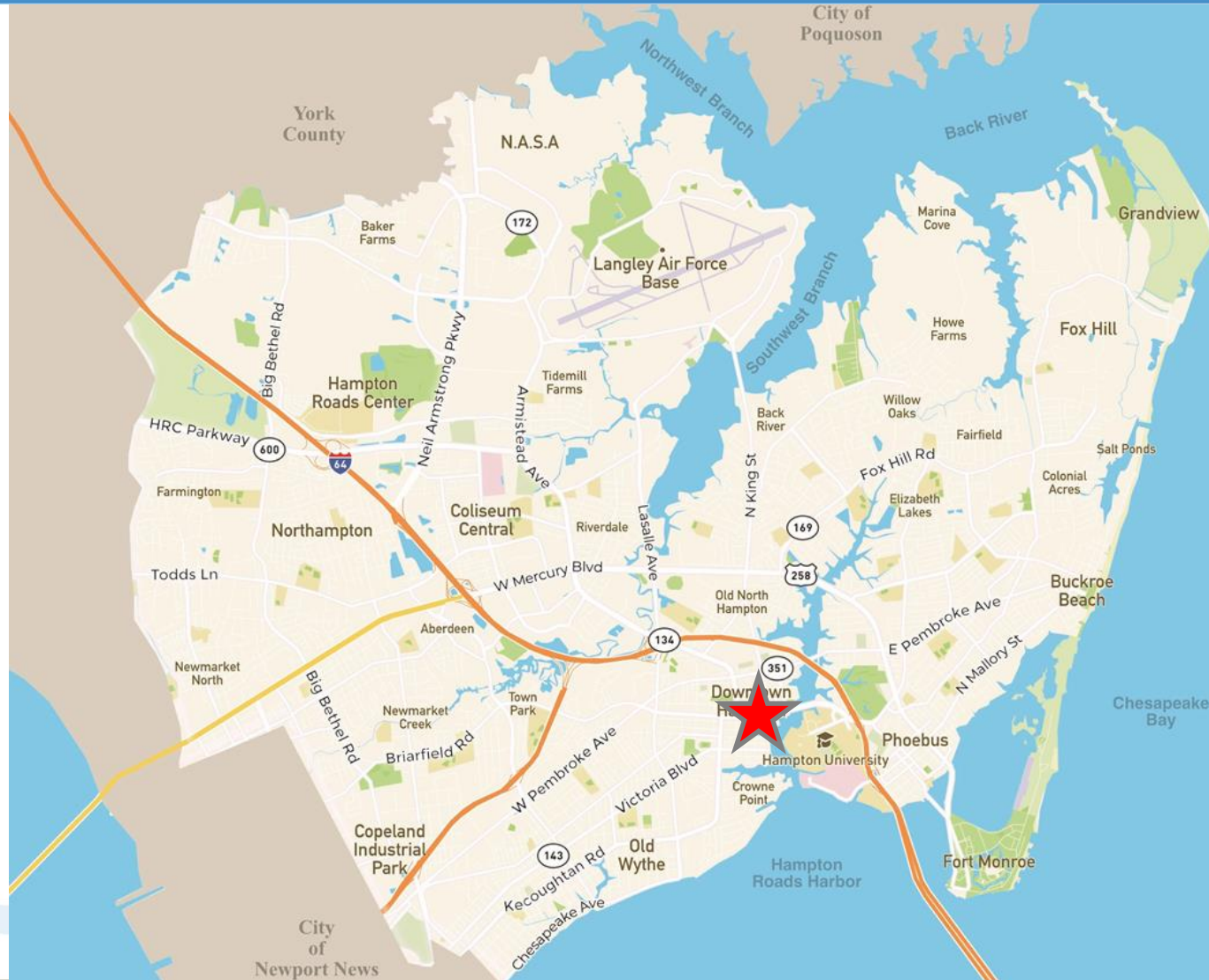
**City Council
November 13, 2024**



Application

Amend conditions to Use Permit No. 23-0350 to allow for greater flexibility with interior improvements and layout

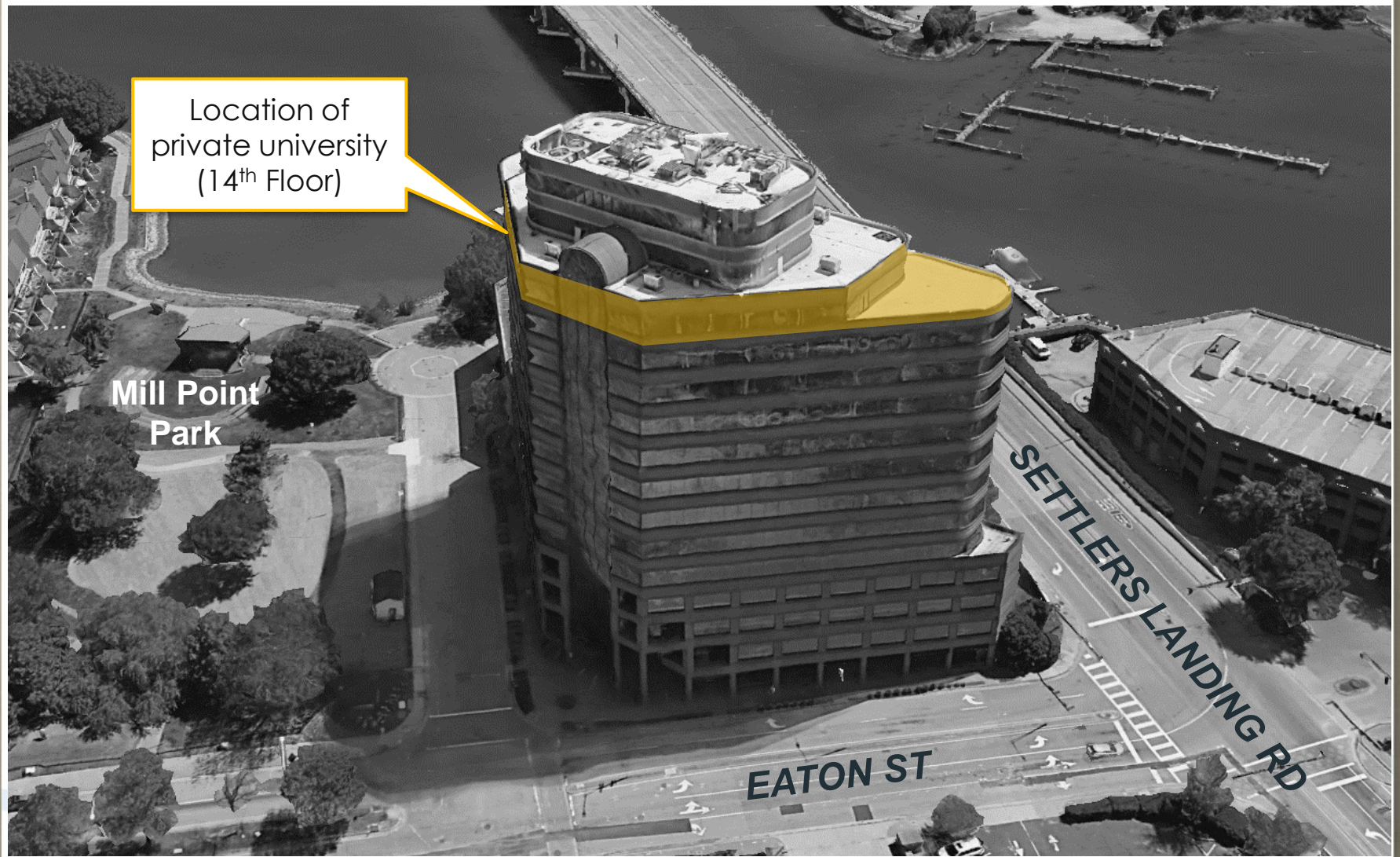
Location



Location



Street View



Location of
private university
(14th Floor)

Mill Point
Park

EATON ST

SETTLERS LANDING RD

Existing Conditions

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

*Full wording of conditions can be found within the package

Existing Floor Plan

Eaton Street Side

PRESIDENT DARRELL K. WILLIAMS

HARBOUR CENTRE
FOURTEENTH FLOOR
2 EATON STREET
HAMPTON, VA 23669

SEPTEMBER 6TH, 2023



Parking Garage Side

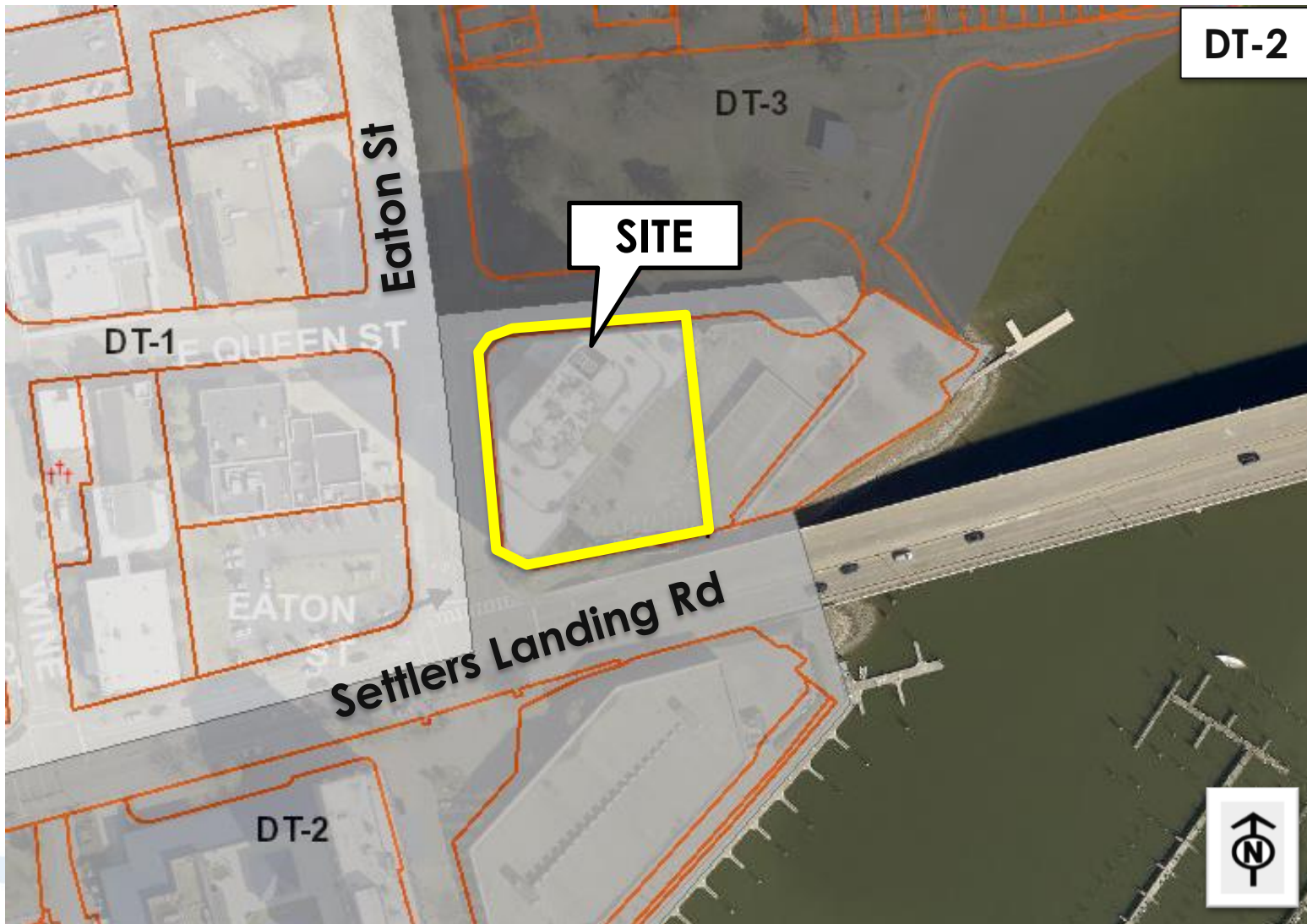
FOURTEENTH FLOOR PLAN



Proposal

- Relocate, upgrade, and enlarge kitchen
 - Commercial kitchen
 - Greater teaching opportunities for culinary program
 - Preserve views
 - Better connect outdoor patio to interior space
- Relocate kitchen to preserve best views
- Flexibility with other amenities

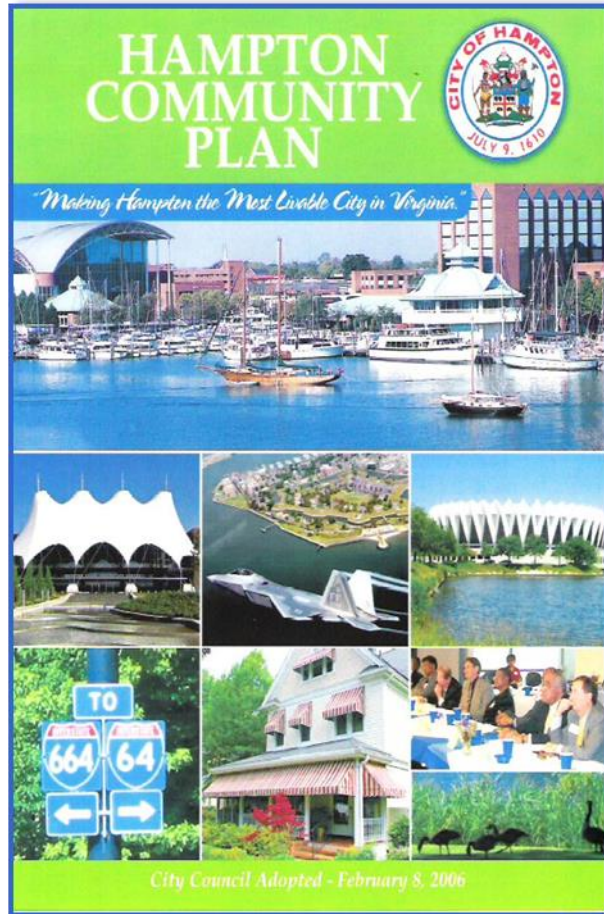
Zoning



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

- Unique use providing both an educational opportunity and meeting and social space common for a university
- Unique location
- Proposal is consistent with City policies
- Noise and security conditions address potential operational impacts

Staff Recommendation

- Amend conditions No.1 and 4
 - References the floor plan exhibit
- Strike current condition No.6
 - Requires substantial conformance with floor plan

Conclusion

- Applicant opportunity to present
- Public hearing
- Action
 - Staff and Planning Commission recommend **APPROVAL** of UP24-0437 with thirteen (13) conditions