



Legislation Text

File #: 17-0187, **Version:** 1

Comprehensive Plan Amendment No. 17-00001: Adoption of the *Downtown Hampton Master Plan* update by reference into the Hampton Community Plan (2006, as amended).

Background Statement:

Virginia localities are mandated by state law to create comprehensive plans within their communities. Comprehensive plans typically have a twenty plus year time frame for the implementation of recommendations in the plan and are general in nature. Master plans differ from comprehensive plans in that they have a shorter time horizon for implementation, typically five to ten years, provide more specific recommendations that lead to actionable project such as residential and commercial development, and can act as a tool to spur economic reinvestment.

The *Downtown Hampton Master Plan* was originally adopted in 2004. Due to a changing economic environment, demographics, and market changes that could not have been anticipated in 2004 - such as the acquisition and demolition of Harbor Square - the City of Hampton and Urban Design Associates have worked with stakeholders, including the Downtown Hampton Development Partnership, Hampton First, faith-based institutions, downtown neighborhoods, and individual stakeholders, to update the plan.

The *Downtown Hampton Master Plan* update is a targeted update to the original plan. This update reflects the changing conditions in the downtown since adoption of the original plan, while retaining many relevant recommendations. Geographically, this plan is bound by I-64 to the north, Victoria Boulevard to the south, the Hampton River to the east, and Back River Road to the west.

Bright's Creek, Harbor Square, and the Downtown waterfront receive the focus in the master plan update. These areas represent an expansion of the core of downtown, as well as a reinvestment in the historic waterfront. The plan was developed utilizing updated market studies and community input. Overall, the proposed amendments reflect refinements that better meet the new market conditions and provide greater detail for development and redevelopment opportunities.

Recommendations:

Staff Recommendation:

Staff recommends approval of CPA 17-00001.

Planning Commission Recommendation:

Planning Commission recommends approval of CPA 17-00001.