

Riverbend Landing

Use Permit Application No. 25-0011

1612-1616 N. Armistead Avenue

City of Hampton Planning Commission Meeting
February 20, 2025

KAUFMAN & CANOLES
attorneys at law



Cox, Klierer &
Company, P.C.

kaufCAN.com

Project Team

- Sinclair Family – Property Owner
- Franklin Group – Project Developer & Builder
- Timmons Group– Engineers
- Cox, Klierer & Company, P.C. – Architect
- Kaufman & Canoles, P.C. – Legal

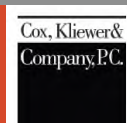
About Franklin Group

- Multi-generational family business based in Hampton Roads
- Own and manage their properties (long-term investors)
- Extensive experience
 - Own and/or manage 253 apartment communities (approx. 36,913 apartments)
 - 10 states and the District of Columbia
 - Over 1,000 team members

Project Vicinity



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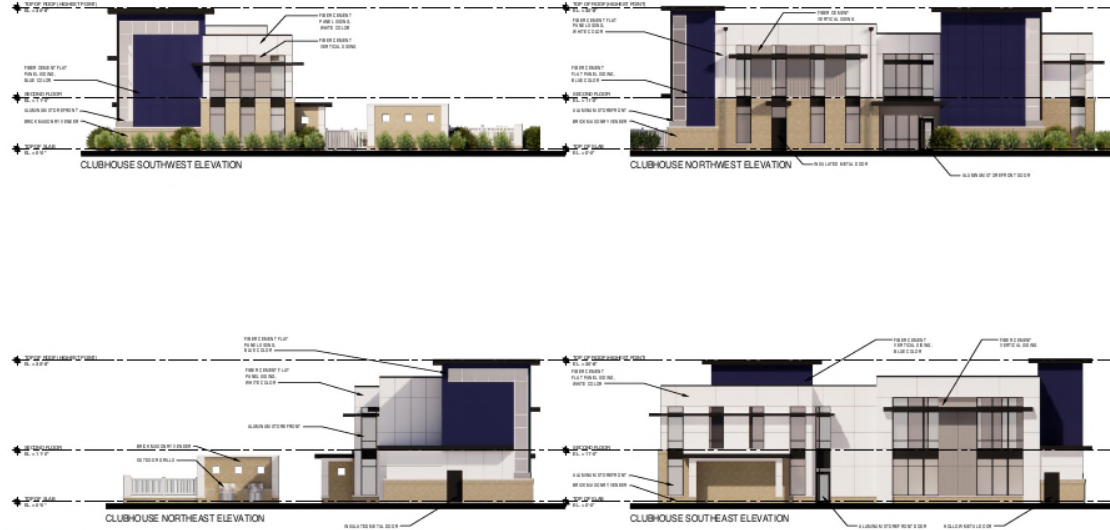
Project Description

- High quality apartment community containing a mix of building configurations containing 1, 2, and 3 bedroom units
- Attractive entrance features and landscaping along Armistead Avenue
- Pool, clubhouse, fitness center, outdoor grilling area, fire pits, and bike racks along with indoor bike storage
- Walking Trail
- Energy Star appliances
- Electric vehicle charging stations

Conceptual Plan



Conceptual Rendering



CLUBHOUSE ELEVATIONS
SCALE: 1/8" = 1' - 0"

Cox, Kiewit &
Company, P.C.

NEW MULTIFAMILY DEVELOPMENT
ARMISTEAD AVENUE APARTMENTS
 THE FRANKLIN JOHNSTON GROUP
 1420 CLASSE NORTH ARMISTEAD AVE
 HAMPTON, VIRGINIA 23061

Conceptual Rendering



TYPICAL FRONT ELEVATION (NORTHEAST)



TYPICAL REAR ELEVATION (SOUTHWEST)



TYPICAL SIDE ELEVATION

BUILDING 1 & 2 ELEVATIONS

SCALE: 1/8" = 1' - 0"

Cox, Kiewit & Company, P.C.

ARCHITECT
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NEW MULTIFAMILY DEVELOPMENT

ARMISTEAD AVENUE APARTMENTS

THE FRANKLIN JOHNSTON GROUP

14201 ASH NORTH ARMISTEAD AVE
HAMPTON, VIRGINIA 23060

Conceptual Rendering



Conceptual Rendering



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Conceptual Rendering



BUILDING 5 ELEVATIONS
SCALE: 3/32" = 1' - 0"

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NEW MULTIFAMILY DEVELOPMENT
ARMISTEAD AVENUE APARTMENTS
 THE FRANKLIN JOHNSTON GROUP
 1415 1/2 HANCOCK ARMISTEAD AVE.
 HAMPTON, VIRGINIA 23064

Project Benefits

- Consistent with the City's Comprehensive Plan and vision for the area
- Provides high quality housing in close proximity to on of the City's primary retail and employment centers
- Local developer with a long-term interest in the property and the community in which it is located