

PROJECT NARRATIVE

Riverbend Landing

May 1, 2025

The subject property located in the City of Hampton known as 1612 and 1616 N. Armistead Avenue, Hampton, LRSN: 7000335, 7000336, and 7000337 and comprises approximately 16.9 acres consisting of approximately 6.7 acres of wetlands, approximately 2.3 acres of RPA buffer, and a net developable area of approximately 7.9 acres. The property is zoned PO-1 DISTRICT – PARKS AND OPEN SPACE GENERAL and R-11 DISTRICT—ONE FAMILY RESIDENTIAL and the applicant proposes to rezone the property to MD-4 DISTRICT— MULTIFAMILY RESIDENTIAL with proffers.

The project is proposed to consist of 215 apartment units in a mix of building configurations containing 1, 2, and 3 bedroom units. The community is anticipated to contain the following mix of unit types, sizes, and rental rates:

<u>Unit Type</u>	<u># of Units</u>	<u>Square Feet</u>	<u>Projected Rents</u>
1 BR	69	715 SF	\$1,600 - \$1,750
2 BR	115	1,050 SF	\$1,850 - \$2,000
3 BR	32	1,245 SF	\$2,300 - \$2,450

Exterior building materials are intended to consist of fiber cement flat panel siding, fiber cement vertical siding and brick masonry veneer. The windows and doors are intended to be operable.

The following community amenities/recreation facilities are proposed:

- Community Bike racks
- Indoor Bike Storage
- Community Sidewalks
- Pool
- Clubhouse
- Fitness Center
- Outdoor Grilling Area
- Fire Pits
- Attractive Entrance Features
- Pedestrian Trail
- All buildings will be designed and constructed to meet the EnergyStar Multifamily New Construction requirements (a copy of which has been provided to Staff)
- Five (5) level 2 electric vehicle charging stations, each in a location convenient to one of the buildings, with 2 hookups per station
- Rear parking area will include pervious pavement or asphalt in the area of the parking stalls as shown on the conceptual site plan

Each building will have 3 outdoor bike racks, with each rack supporting 6 bikes. Additionally, the clubhouse will contain an indoor bike storage room for at least 15 bikes.

The conceptual site plan reflects a 20-foot landscape buffer along the northwestern property line adjoining the rear of the properties along Westminster Drive. Along the front of the property (i.e., along Armistead Avenue), there will be a 4-foot black aluminum picket fence. Along the western side of the property, there will be a 6 to 8-foot privacy fence, which will be landscaped on both sides. Along the eastern side of the property, there will be a 6-foot opaque fence, which will be landscaped on both sides. Abutting the rear of the site, the plan is to install landscaping that integrates with the wetland area and install fencing only if necessary to control access and dependent upon site grading.

The entire site (parking lot and sidewalks) will be illuminated to at least 1 footcandle, and the lighting fixtures used will be energy efficient. The buildings will receive lighting externally via wall packs. All exterior lighting, site and building lighting, will be full cutoff lights which are “dark sky” compliant in order to avoid glare and prevent impacts to neighboring properties.

Each four-story apartment building is intended to be served by an elevator. The remaining apartment buildings are not intended to contain elevators and are intended to be “walk-up” and contain internal, open-air breezeways that are designed and constructed to allow ample air flow and natural light, while also including daytime and nighttime lighting as well. The windows and doors in the stairwells are intended to be operable, and the entrances to the breezeways will have doors that are access controlled for our residents. The walls of these corridors will be of similar quality materials to the exterior of the building, while the floors will be wooden decking, treated and maintained to ensure no staining occurs. Mailboxes will be located centrally within each building.

The required number of parking spaces for the project is 346 spaces, which is the exact number of spaces shown on the conceptual site plan.

It is the Applicant’s intent to use a pervious surface on the parking areas nearest the wetlands. These surfaces (and the underlying systems) provide additional stormwater quality treatment to protect this sensitive area. The intent is that the surface be comprised of pervious asphalt in the parking stalls of the area.

Stormwater within the site will most likely consist of an underground facility, however additional measures may be employed. The final design solution will be fully developed at the site plan review stage and will comply with City and State regulations. The discharge point at the existing storm network will be analyzed for adequacy and the stormwater infrastructure shall be designed to meet the standards set with 9VAC25-870-66.

The community is intended to provide an exceptional quality of life for our residents with high quality design and construction in close proximity to large employment centers with convenient access to goods, services, and the interstate.

SITE DATA

Total Area = approximately 16.9 acres
Wetland = approximately 6.7 acres
100 ft RPA Buffer = approximately 2.3 acres
Net Area = approximately 7.9 acres
Proposed Zoning = MD-4 with Proffers
Total Multi-Family Units = 215

Parking Required = 346 spaces

Parking Provided = 346 Spaces (121 standard, 110 compact, 18 accessible, 92 permeable paver, and 5 electric vehicle charging stations)

Green Area Data

Parking - any parking area of 30 or more spaces, 7% of the interior parking area shall be green area:

104,345 SF Park Area (including drive aisles)

$104,345 \text{ SF} \times 7\% = 7,304 \text{ SF}$

Parking Green Area Required = 7,304 SF

Parking Green Area Proposed = 10,700 SF

Land Area – minimum of 10% of the land area shall be designated as green area:

Net Area = 7.9 AC

$7.9 \text{ AC} \times 10\% = 0.79 \text{ AC or } 32,412 \text{ SF}$

Green Area Required = 34,412 SF

Green Area Proposed = 90,273 SF

Front Yard – development sites of 2 or more acres with 1 public street frontage shall have 50% of the green area within the front yard:

$34,412 \text{ SF} \times 50\% = 17,206 \text{ SF}$

Front Yard Green Area Required = 17,206 SF

Front Yard Green Area Proposed = 18,202 SF