

Riverbend Landing

Use Permit Application No. 25-0011

1612-1616 N. Armistead Avenue

City of Hampton Planning Commission Meeting
February 20, 2025

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



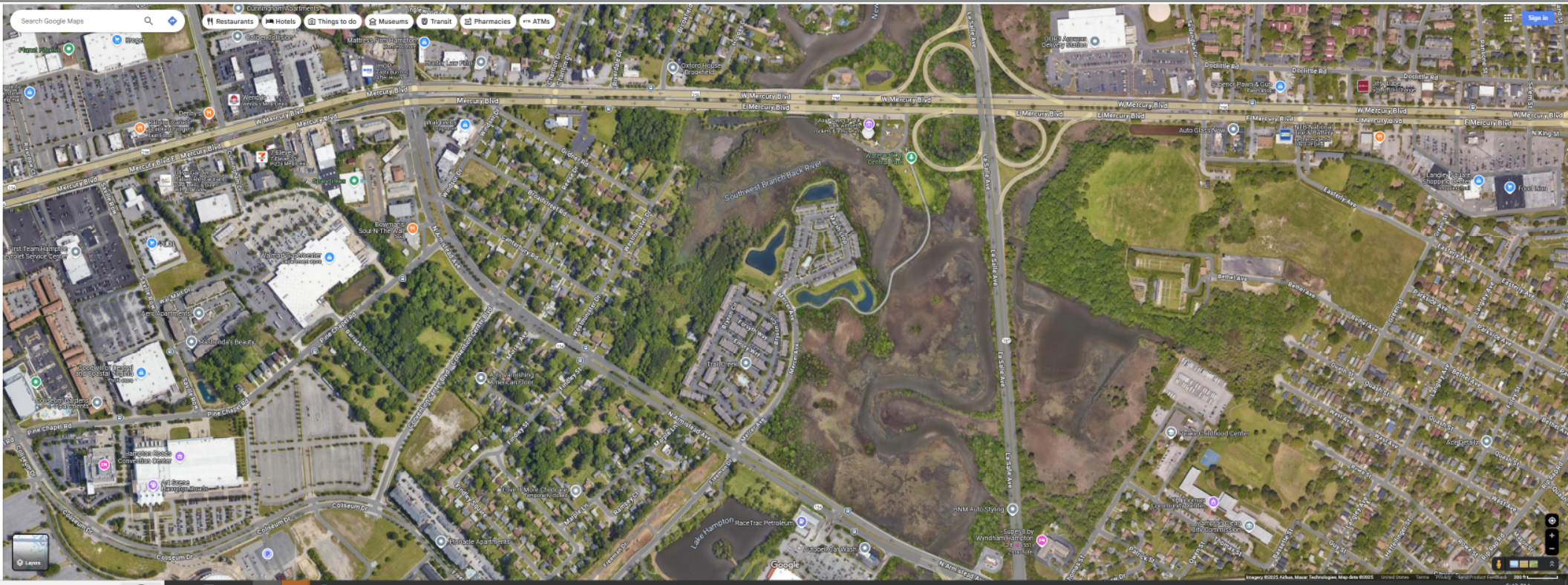
KAUFMAN & CANOLES
attorneys at law



Cox, Klierer &
Company, P.C.

kaufCAN.com

Project Vicinity



KAUFMAN & CANOLES
attorneys at law



Cox, Klierer &
Company, P.C.

kaufCAN.com

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



Conceptual Rendering



BUILDING 1 & 2 ELEVATIONS

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

Cox, Kiewit &
Company, P.C.

1000 PAVAN ROAD, SUITE 100
FARMERSVILLE, VIRGINIA 22434
TEL: 540-881-1111 FAX: 540-881-1112
WWW.COXKIEWIT.COM

NEW MULTIFAMILY DEVELOPMENT

ARMISTEAD AVENUE APARTMENTS

THE FRANKLIN JOHNSTON GROUP

1407 14th NORTH ARMISTEAD AVE
HAMPTON, VIRGINIA 23064
10.02.2024

Conceptual Rendering



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

Cox, Klierer &
Company, P.C.

2221 FREDERICK BLVD., SUITE 200
FALLS CHURCH, VA 22044
703.441.4444 • FAX 703.441.4444
www.coxklierer.com • c.klierer@coxklierer.com

NEW MULTIFAMILY DEVELOPMENT

ARMISTEAD AVENUE APARTMENTS

THE FRANKLIN JOHNSTON GROUP

1613 1616 NORTH ARMISTEAD AVE.
HARRISON, VIRGINIA 22059

[illegible]

NEW MULTIFAMILY DEVELOPMENT
ARMISTEAD AVENUE APARTMENTS
THE FRANKLIN JOHNSTON GROUP

1612 1616 NORTH ARMISTEAD AVE.
HAMPTON VIRGINIA 10 09 2024

kaufCAN.com

Conceptual Rendering



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

Cox, Klierer & Company, P.C.
1300 FRANKLIN BLVD., SUITE 1000
FALLS CHURCH, VA 22044
703.441.1000 • FAX 703.441.1001
www.coxklierer.com

NEW MULTIFAMILY DEVELOPMENT
ARMISTEAD AVENUE APARTMENTS
THE FRANKLIN JOHNSTON GROUP
1413 1/2 HANCOCK ARMISTEAD AVE.
HARRISON, VIRGINIA 22059

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