



# THE WHITMORE COMPANY

Presentation of Proposed Zoning Change  
of

the Woods Orchard Site

183 E. Mercury Blvd., Hampton, VA

**2 Eaton Street, Suite 901**

**Hampton, VA**

# ***Past Whitmore Company Urban Infill Projects***

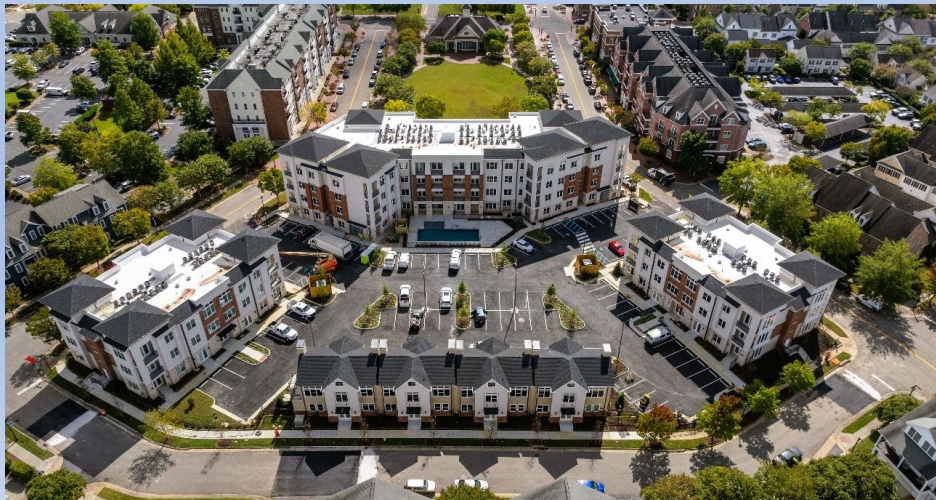


**The Quarters at Park View  
Portsmouth, Virginia  
140 Units**

**201 Twenty-One  
Norfolk, Virginia  
225 Units and 15,600 SF Retail Space**



**Manor on the Green  
Williamsburg, Virginia  
106 Units**





# Monroe Gates Apartments

## Hampton, Virginia

162 Units







Newport News  
Shipbuilding

James River

Hampton Roads  
Academy

City of Newport News

INTERSTATE  
64

to Richmond

Langley Air  
Force Base

Peninsula  
Town Center

Coliseum Central

Hampton History  
Museum

City of Hampton

INTERSTATE  
64

to Norfolk

Hampton River

Mercury Blvd.

Woodlands  
Golf Club

ORCHARD OAKS  
Apartments Site

Woodland Road



a Beach

Chesapeake Bay

Beach

Norfolk

Phoebus

Naval Station  
Norfolk

James River

Fort Monroe  
Nat'l Monument



Department of  
Veterans Affairs  
& VA Hospital

Monroe Gates  
Apartments



Hampton  
University



Woodland Road

ORCHARD OAKS  
Apartments Site

Mercury Blvd.



**Orchard Oaks Apartments  
Hampton, Virginia  
Approximately 300 Units**





# Current Zoning





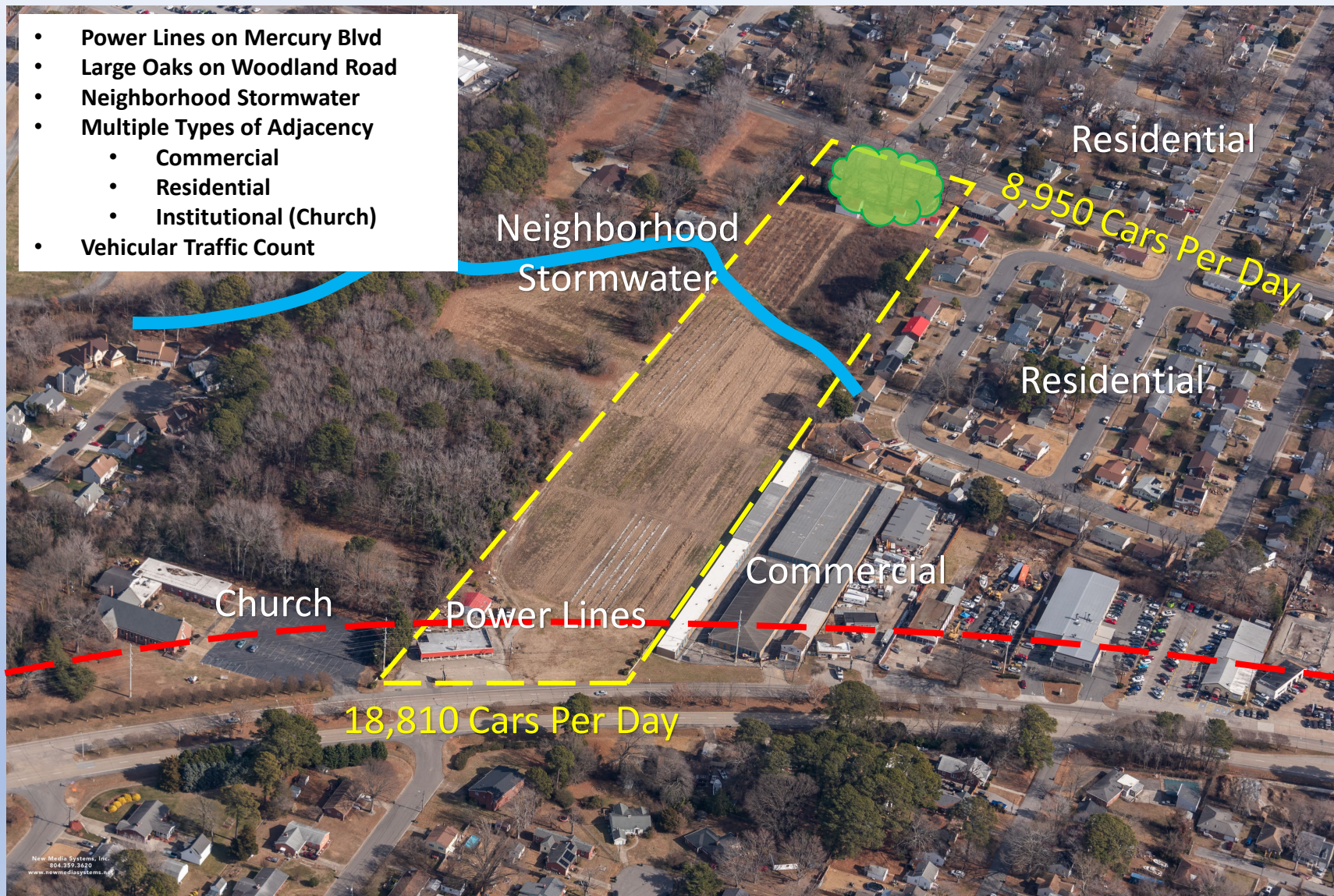
# Proposed Zoning





# Site Challenges & Issues

- Power Lines on Mercury Blvd
- Large Oaks on Woodland Road
- Neighborhood Stormwater
- Multiple Types of Adjacency
  - Commercial
  - Residential
  - Institutional (Church)
- Vehicular Traffic Count





# Site Plan

# Site Plan

**Site Plan**

**LANDSCAPE BUFFER DETAIL**

ADJACENT PROPERTY

PROPERTY LINE

4 CANOPY TREES

1.6 UNDERSTORY TREES

20'

16 SHRUBS

BUFFER PLANTINGS PER 100 LF

SITE

UTILITY OR DRAINAGE EASEMENT

NO TREES WITHIN UNDERGROUND UTILITY EASEMENTS

UNDERSTORY TREES MAY BE PERMITTED IN OVERHEAD UTILITY EASEMENTS AT THE DISCRETION OF THE UTILITY PROVIDER.

SHALLOW ROOTED SHRUBS MAY BE PERMITTED AT THE DISCRETION OF THE UTILITY PROVIDER.

T.P. 12003431  
NOW OR FORMERLY  
EMMANUEL EPISCOPAL  
CHURCH  
D.B. 264, PG. 313  
R-11 (CHURCH)

DUMPSTER

PROVISION FOR EV CHARGING

20' SETBACK

BICYCLE PARKING

RESORT STYLE POOL

BICYCLE PARKING

20' SETBACK

LANDSCAPE BUFFER (See Detail)

WALKING TRAIL AROUND BMP

DUMPSTER

20' SETBACK

BICYCLE PARKING

EXISTING TREES TO REMAIN

10' SETBACK

WOODLAND RD. (60' R/W)

R-9 (R01 SINGLE FAMILY)

T.P. 12003429  
NOW OR FORMERLY  
FRAZIER REVOCABLE TRUST  
INSTRUMENT 140005093  
R-11 (R01 SINGLE FAMILY)

T.P. 12003434  
NOW OR FORMERLY  
GERALD B. STON  
INSTRUMENT 200018350

28,000 S.F. BMP

1 39u 4st

2 100u 4st

3 100u 4st

4 77u 3st

E. MERCURY BLVD (160' R/W)

(R01 SINGLE FAMILY)

50' DOMINION POWER SETBACK

EXISTING PROPERTY LINES TO BE VACATED

BICYCLE PARKING

DETACHED GARAGES

10' SETBACK

BICYCLE PARKING

CLUB W/ LEASING FITNESS

PROVISION FOR EV CHARGING

DETACHED GARAGES

20' SETBACK

LIFT STATION

PROVISION FOR EV CHARGING

LANDSCAPE BUFFER (See Detail)

DOG PARK

RELOCATED EXISTING BARN

EXISTING PROPERTY LINES TO BE VACATED

DUMPSTER

MAINTENANCE

T.P. 12003535  
NOW OR FORMERLY  
CIG SDU LLC  
INSTRUMENT C-3 (C01 MIN)

LOT 26

LOT 27

LOT 28

LOT 29

LOT 30

LOT 31

LOT 32

LOT 33

LOT 34

LOT 35

SUBDIVISION OF GARDEN VILLAGE

11

53

WILSON DA

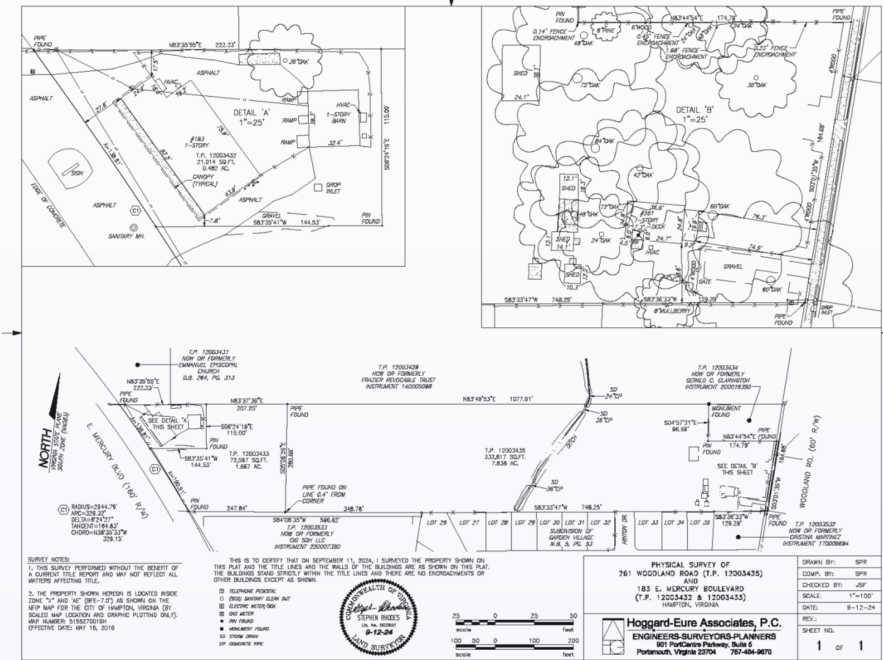
Storage Depot

Orchard Oaks Apartments

Hampton, Virginia



# Large Oak Trees on Woodland Road



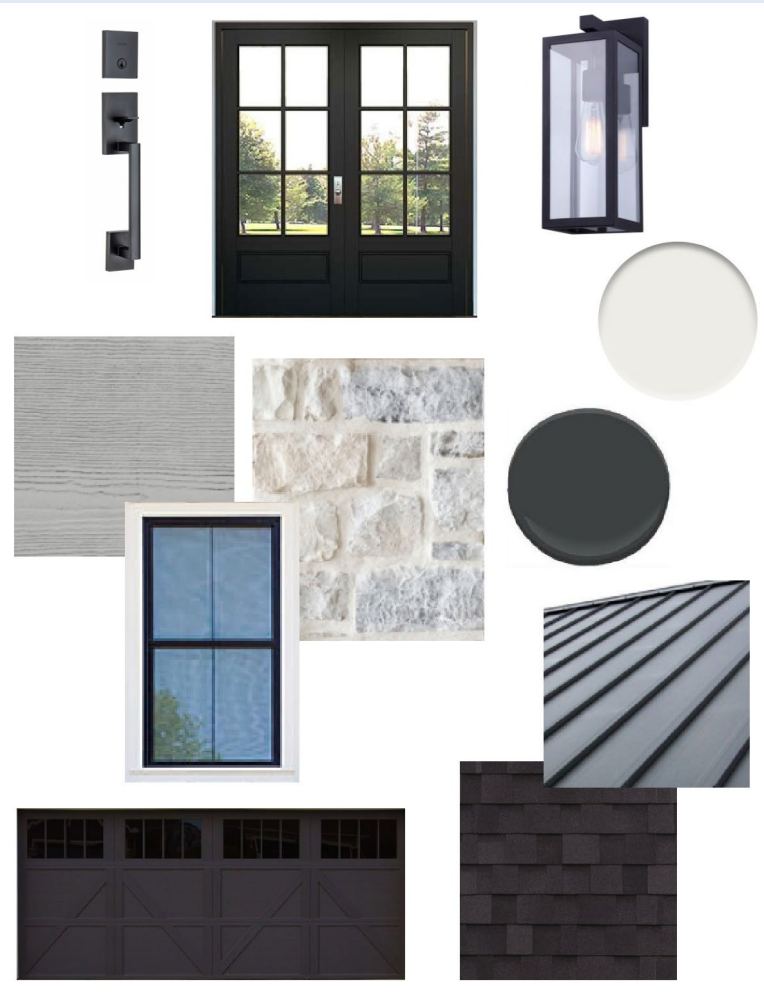


# The “Peach House” Barn





# Modern Farmhouse Architecture: Examples





# Architectural Renderings



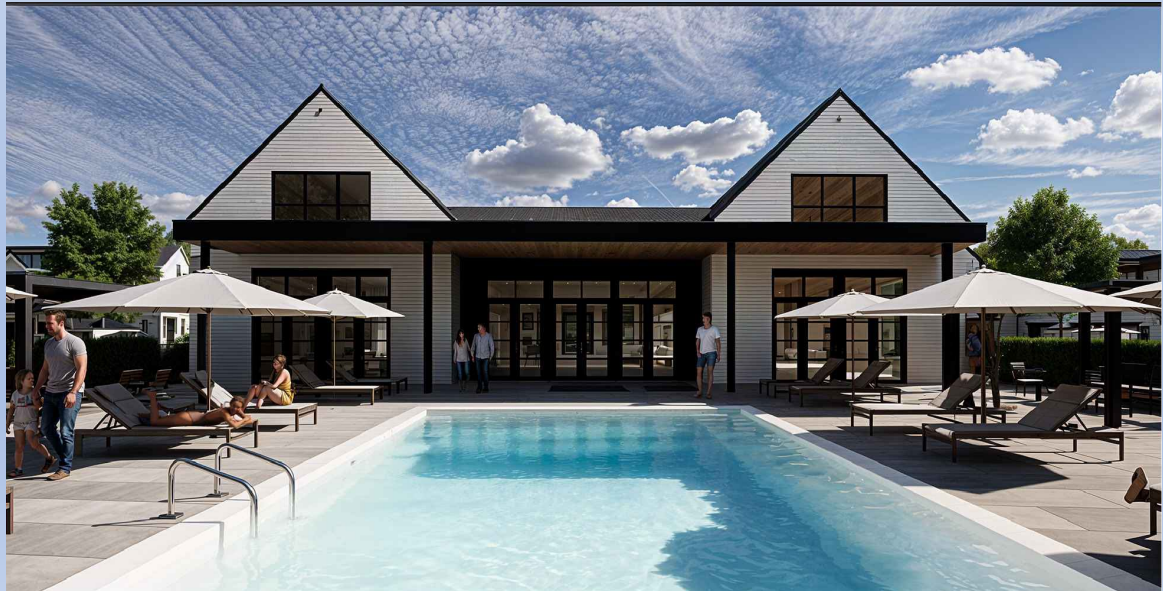
**4-Story Apartment Building with  
Modern Farmhouse Architectural Styling**





## **Leasing Office and Clubhouse**

- **Fitness Center**
- **Indoor Golf Simulator**
- **Club Room**
- **Game & Billiard Room**
- **Resort-Style Pool**
- **Outdoor Living Spaces**
- **Grills and Firepits**





### Apartment Units:

- One and Two Bedroom Units
- 80/20 Split
- Unit Sizes: 604 SF to 1,114 SF
- Rent Range: \$1,590 to \$2,150/Month

### Interior Finishes:

- Granite Countertops with Tile Backsplashes
- Stainless Steel Kitchen Appliances
- Wood Plank Vinyl Floors
- Soaker Tubs
- Walk-in Closets
- Valet Trash
- Stack Washer and Dryers







### **Apartment Buildings:**

- **Electronic Controlled Access**
- **Security Cameras (Interior and Exterior)**
- **Elevator Served Buildings**
- **Wide Interior Hallways**
- **Interior Mailboxes and Package Rooms**

### **Restored Community Barn With:**

- **Outdoor Bar**
- **Grills & Fire Pits**
- **Raised Planting Beds for Community Garden**





# Architectural Elevations



BUILDING 1 - WEST ELEVATION



BUILDING 1 - NORTH ELEVATION

**CANOE BROOK**  
DEVELOPMENT



THE WHITMORE COMPANY, LLC

Commercial Real Estate Services, Development and Investments

*Orchard Oaks on the Boulevard*

**Building Elevations**

©2025 by DBA Architects. All depictions herein are the sole property of DBA architects and cannot be reproduced in any form without written consent.

SCALE: 1" = 10'-0"

**A415**

Hampton, VA  
February 24, 2025

**DBA**  
ARCHITECTS





BUILDING 2 - SOUTH ELEVATION



BUILDING 2 - WEST ELEVATION

**CANOE BROOK**  
DEVELOPMENT



THE WHITMORE COMPANY, LLC

Commercial Real Estate Services, Development and Investments

*Orchard Oaks on the Boulevard*  
**Building Elevations**

©2025 by DBA Architects. All depictions herein are the sole property of DBA architects and cannot be reproduced in any form without written consent.

SCALE: 1" = 10'-0"  
0 10 20 40

**A425**

Hampton, VA  
February 24, 2025

**DBA**  
ARCHITECTS





HISTORIC BARN - SOUTH ELEVATION



HISTORIC BARN - WEST ELEVATION



HISTORIC BARN - NORTH ELEVATION



HISTORIC BARN - EAST ELEVATION

**CANOE BROOK**  
DEVELOPMENT



THE WHITMORE COMPANY, LLC

Commercial Real Estate Services, Development and Investments

## *Orchard Oaks on the Boulevard*

### **Building Elevations**

©2025 by DBA Architects. All depictions herein are the sole property of DBA architects and cannot be reproduced in any form without written consent.

SCALE: 3/16" = 1'-0"

**A825**

Hampton, VA  
February 24, 2025

**DBA**  
ARCHITECTS





LEASING / FITNESS - SOUTH ELEVATION



LEASING / FITNESS - EAST ELEVATION



LEASING / FITNESS - NORTH ELEVATION



LEASING / FITNESS - WEST ELEVATION

**CANOE BROOK**  
DEVELOPMENT



THE WHITMORE COMPANY, LLC

Commercial Real Estate Services, Development and Investments

*Orchard Oaks on the Boulevard*

**Building Elevations**

©2025 by DBA Architects. All depictions herein are the sole property of DBA architects and cannot be reproduced in any form without written consent.

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

**A815**

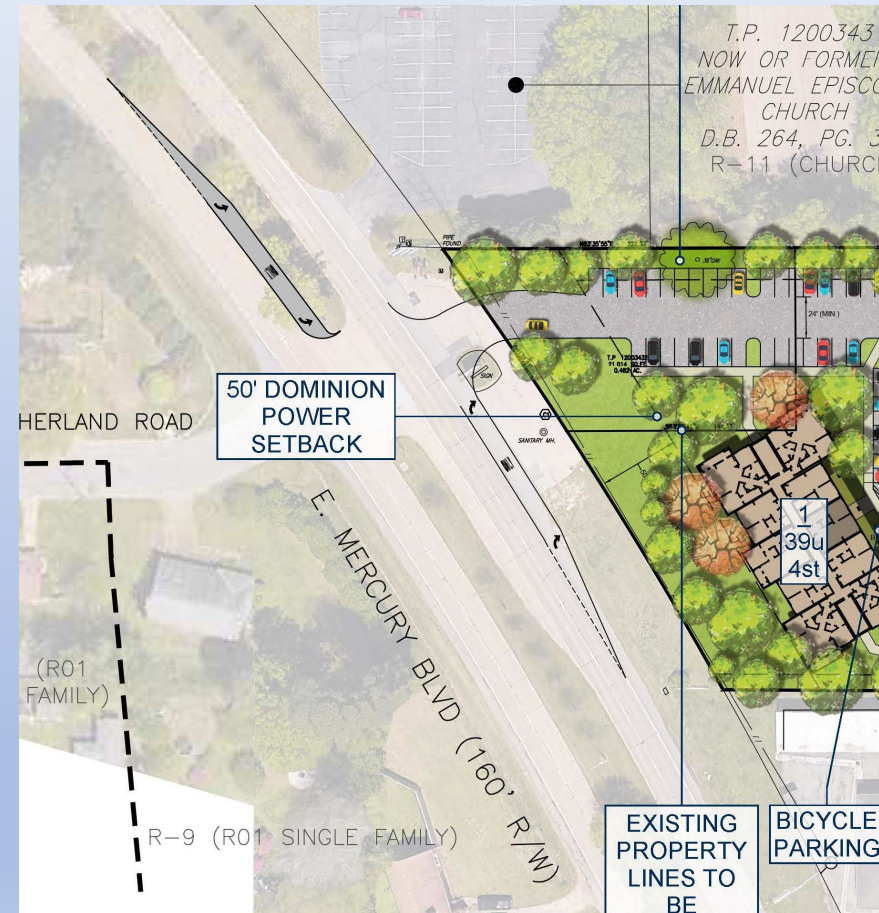
Hampton, VA  
February 24, 2025

**DBA**  
ARCHITECTS



# Summary of Traffic Impact Analysis

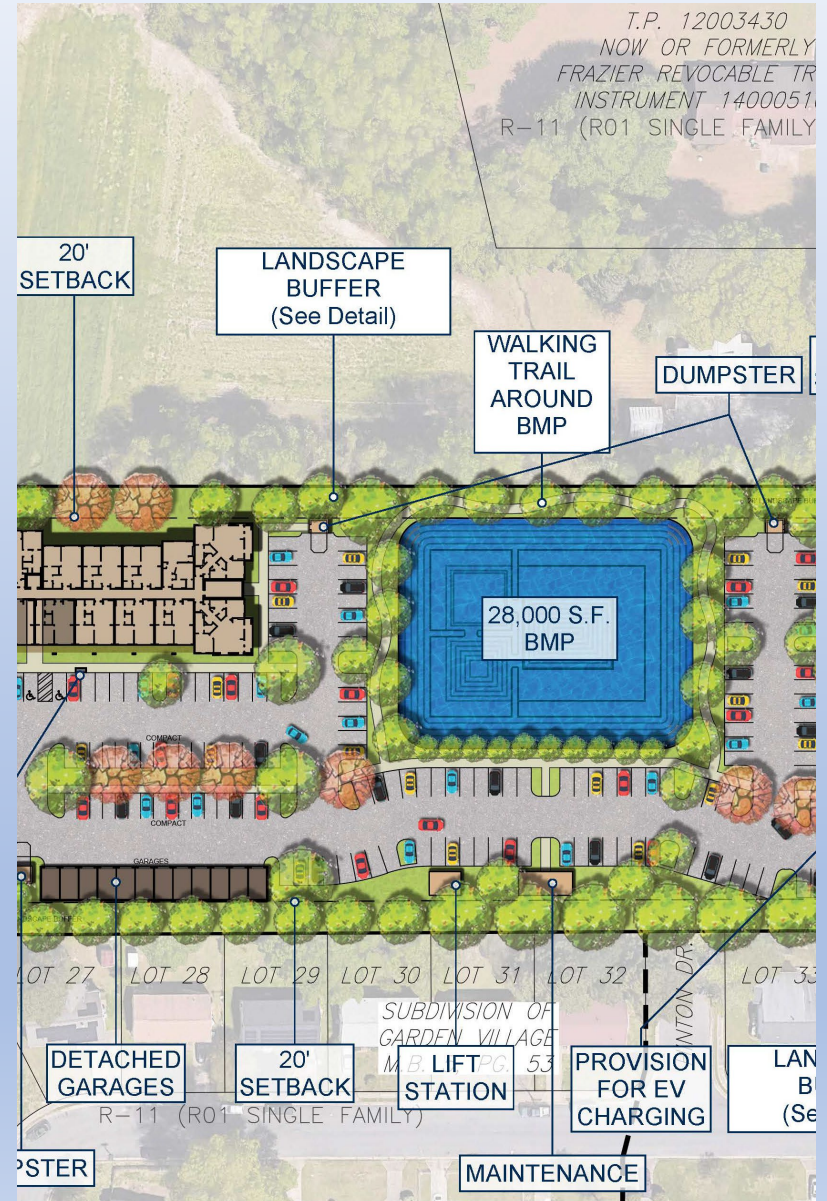
- As multifamily, a reduction of 186 vehicles per day compared to remaining as Commercial Zoned Use.
- A 125-foot turn lane is needed at the median of the Mercury Blvd southbound entrance. A northbound turn lane is not necessary but will be provided.
- “Orchard Oaks can be developed with little to no impact on existing intersections.”





# Stormwater Management

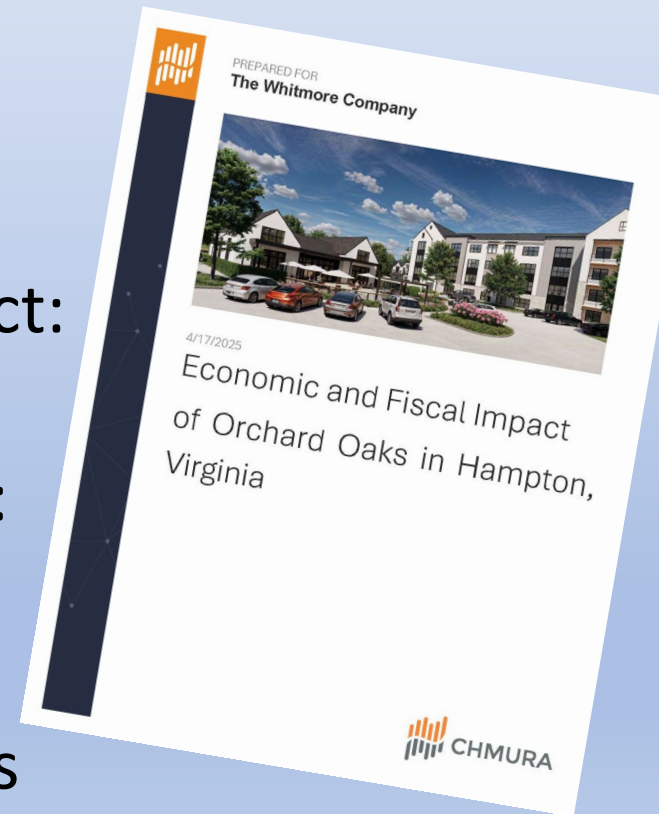
- Presently:
  - 30" stormwater pipe comes from the neighborhood to the south and runs in an open ditch to the north.
  - Farm field runoff goes directly into the ditch that goes into Hampton Creek.
- Future Improvement:
  - Existing stormwater pipe will run underground to opposite side of the property with no restrictions.
  - All onsite stormwater will be collected, processed, and retained in onsite BMP for controlled release.





# Economic Impact of Orchard Oaks

- City Sales Tax Revenue:  
\$74,284/Annually
- Real Estate Tax Revenue:  
\$875,272/Annually
- Personal Property Tax Revenue:  
\$116,247/Annually
- Apartment Operations Economic Impact:  
\$9.1 Million
- Household Spending Economic Impact:  
\$8.7 Million
- Combined \$17.8 Million Economic Impact between Apartment Operations and Increased Household Spending.





## *Project Summary*

- 316 One and Two Bedroom Market Rate Apartments
  - Rent Range: \$1,590 to \$2,150/Month
- Typical Tenant
  - Young Professional/Military
  - Older Adult (Empty Nester that is Downsizing)
- Reports Compiled To Date
  - Survey of Property
  - Phase I and Phase 2 Environmental Studies
  - Wetland Studies
  - Geotechnical Soil Borings for Water Table and Structural Strength
  - Economic and Market Study
  - Civil Engineering Preliminary Design
  - BMP and Stormwater Analysis
  - Numerous Architectural Site Plans and Layouts
  - Architectural Study – Renderings and Elevations