

*Westview
Landing*

Luxury Apartments

Development Team

Owner, Developer & Operator: Robert Mallory

Architect: Grey Mason - Cox, Kliewer & Company

Engineers: Paul Tschiderer & Arch Marston - AES

Market Analysis: Olin Wilson, Wilson Consulting



Wilson Consulting

Conceptual Plan

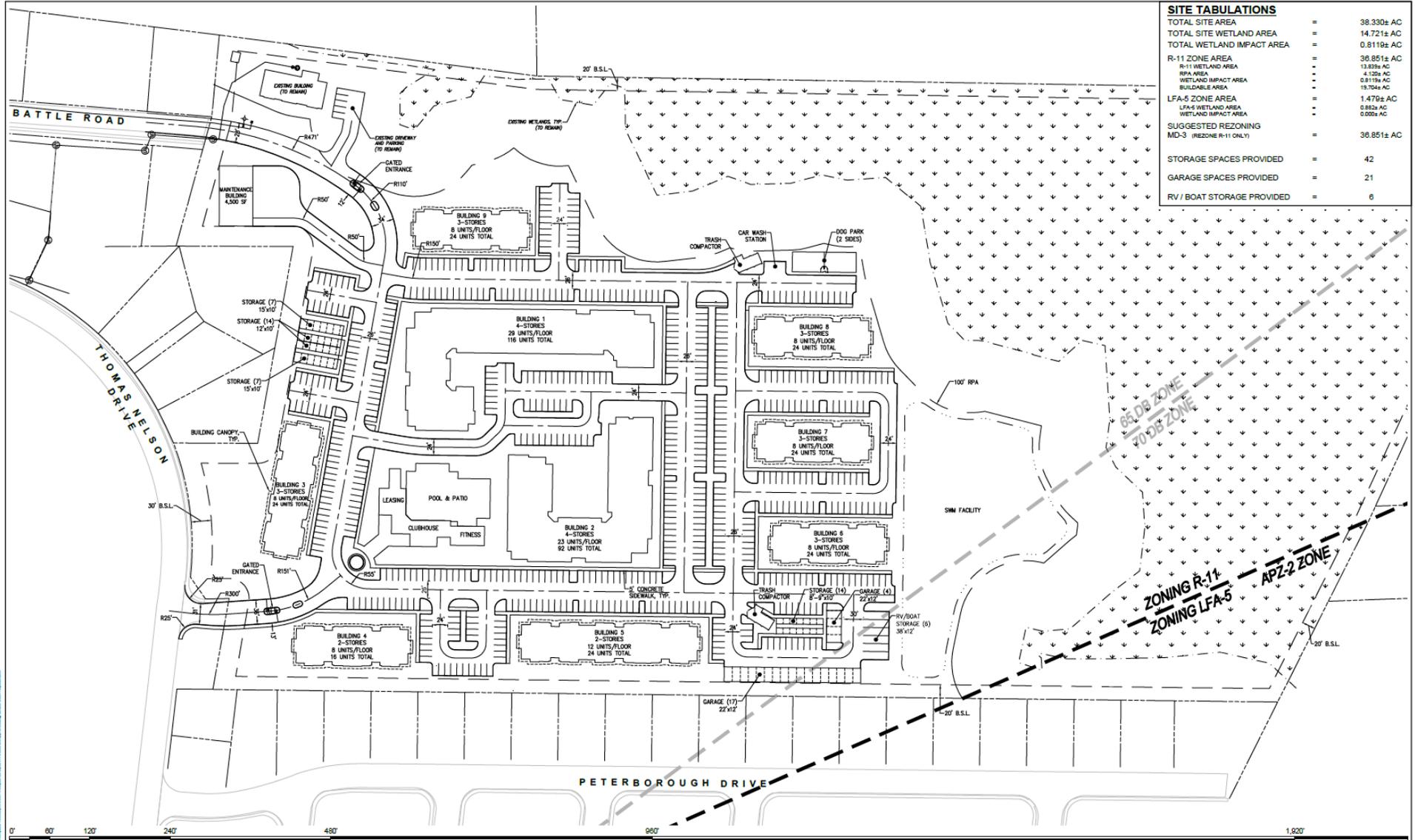
TYPICAL UNITS:



- APARTMENTS: (2) 2-STORY BUILDINGS
- APARTMENTS: (5) 3-STORY BUILDINGS
- APARTMENTS: (2) 4-STORY BUILDINGS
- GARAGES = 21
- STORAGE UNITS = 42



Conceptual Plan - LFA-5, APZ-2 & dB Zones



SITE TABULATIONS	
TOTAL SITE AREA	= 38.330± AC
TOTAL SITE WETLAND AREA	= 14.721± AC
TOTAL WETLAND IMPACT AREA	= 0.8118± AC
R-11 ZONE AREA	= 36.851± AC
R-11 WETLAND AREA	= 13.639± AC
RPA AREA	= 4.528± AC
WETLAND IMPACT AREA	= 0.8119± AC
BUILDABLE AREA	= 19.704± AC
LFA-5 ZONE AREA	= 1.476± AC
LFA-5 WETLAND AREA	= 0.832± AC
WETLAND IMPACT AREA	= 0.000± AC
SUGGESTED REZONING	
MD-3 (REZONE R-11 ONLY)	= 36.851± AC
STORAGE SPACES PROVIDED	= 42
GARAGE SPACES PROVIDED	= 21
RV / BOAT STORAGE PROVIDED	= 6

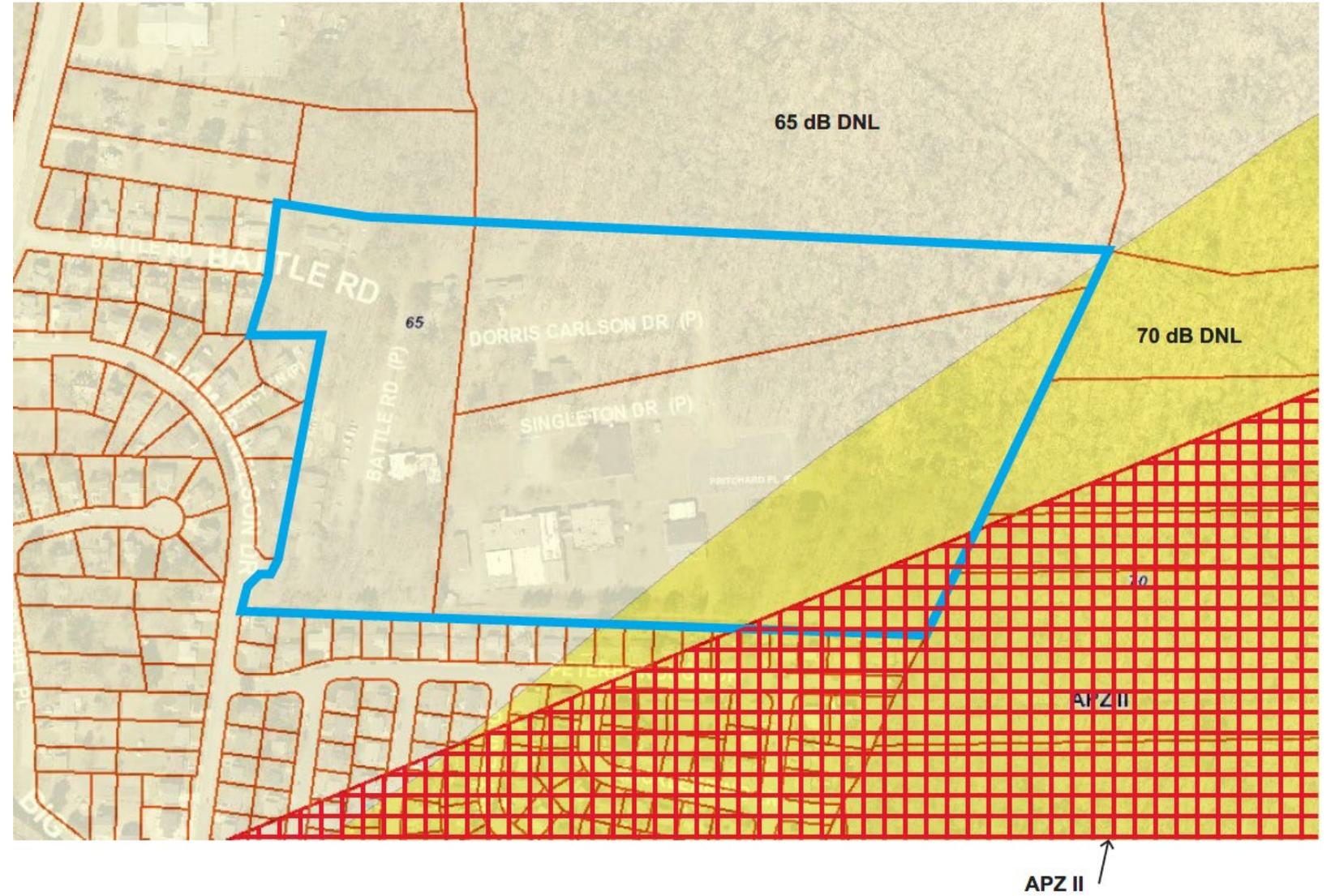


DATE: OCTOBER 22, 2021 REVISED: AUGUST 26, 2022
 SCALE: 1"=60'
 SHEET 1 of 1

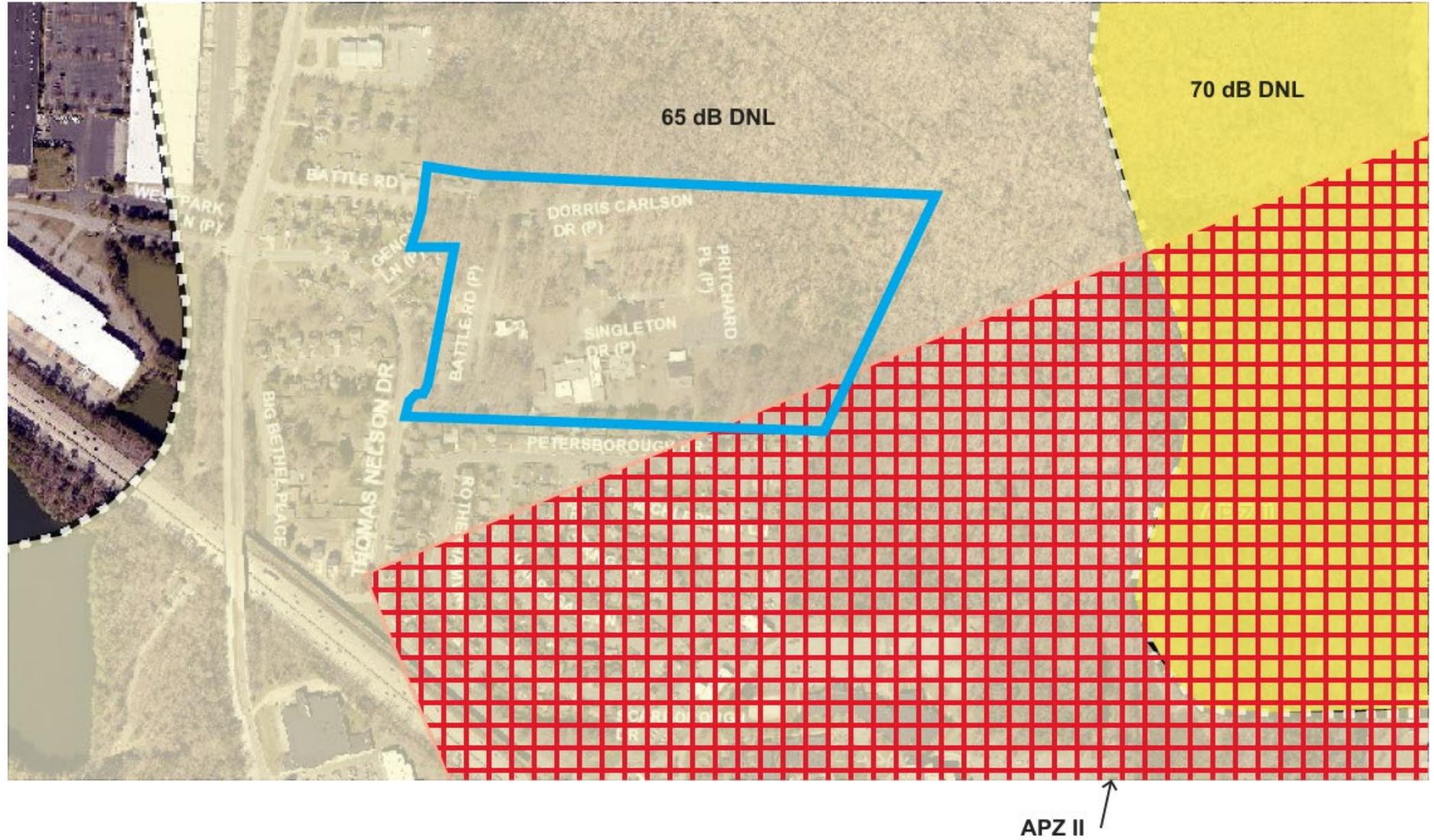
CONCEPTUAL SITE LAYOUT
WESTVIEW LANDING
 CITY OF HAMPTON, VIRGINIA
 (AES PROJECT #: W10466-01 - AES PROJECT CONTACT: PAUL TSCHIDERER, P.E.)

AES
 CONSULTING ENGINEERS
 6248 Old Town Road, Suite 1
 Williamsburg, Virginia 23180
 Phone: (757) 255-0400
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 Hampton Roads | Central Virginia | Middle Peninsula

Current AICUZ (65dB & 70dB) and APZ-2



Future AICUZ (65dB & 70dB) and APZ-2



Entrance View



Cox, Kliewer &
Company, P.C.

ARCHITECTURE

East View



Cox, Kliewer &
Company, P.C.

ARCHITECTURE



CLUBHOUSE: ELEVATION AT ENTRANCE

Cox, Kliewer &
Company, P.C.

ARCHITECTURE

Clubhouse Facilities



Pool Area



WL

Firepit



W
L

State of the Art Fitness Center



Grilling Stations



454

W
L

Building Location Detail



Four Story Building



Cox, Klier &
Company, P.C.

ARCHITECTURE



FOUR-STORY BUILDINGS: ELEVATION AT ENTRANCE



FOUR-STORY BUILDINGS: TYPICAL SIDE ELEVATION



Cox, Kliewer &
Company, P.C.

ARCHITECTURE



THREE-STORY BUILDINGS: ELEVATION AT ENTRANCE



THREE-STORY BUILDINGS: ELEVATION AT END



Cox, Kliewer &
Company, P.C.

ARCHITECTURE

Storage Units



Cox, Klierer &
Company, P.C.

ARCHITECTURE

Garage Facilities



Cox, Kliewer &
Company, P.C.

ARCHITECTURE

Maintenance Building



Cox, Kliewer &
Company, P.C.

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Car Care Center



W
L

Dog/Pet Park



WL



Car Charging Stations



W
L

Merits of the Development

- *Luxury Market Rate Apartment Homes*
- *10 Different Unit Designs All With Balcony or Patio*
- *Renting from \$1,350 to \$2,150 per month*
- *\$45,000,000 Development*
- *Tax Revenue - \$531,000 every year*
- *9-11 Permanent Employees*



Merits of the Development

- *No Conflict With Langley Air Force Base*
- *Entirely Outside Of Langley Flight Approach Zones*
- *Entirely Outside Of Langley Accident Potential Zones*
- *Any Noise Abatement - Per Hampton City Code*
- *Again - No Conflict With Langley Air Force Base*



Merits of the Development

- *20' Landscaped Buffer Adjacent To Residences*
- *All Exterior Lighting, Both Site And Building*
 - *Will Have Full Cut-off Fixtures &*
 - *Will Be Directed Inward And Downward Into The Site.*



Merits of the Development

- *Centrally Located On The Peninsula*
- *Easy Access To:*
 - *Military Bases*
 - *NASA Research Facility*
 - *Thomas Nelson Community College*
 - *Sentara Careplex*
 - *Newport News Shipbuilding*
 - *Coliseum Central Business District*
 - *Peninsula Town Center*



Merits of the Development

Addresses City's Resiliency Goals

- Entirely Outside 100 Year Floodplain*
- Not Adjacent Or Near Any Waterway*
- Not Affected By Sea Level Rise*
- Category 4 - Least Prone To Flooding Category*



Merits of the Development

Addresses City's Resiliency Goals

- *Easy Access To Evacuation Routes*
- *Easy Access To Emergency Facilities*
- *Low Maintenance Building Materials*
- *Electric Car Charging Stations*
- *Bicycle Racks*



Merits of the Development

- *Almost 40% of Development Left Natural & Undisturbed*
- *Preserved Wetlands Will Enhance Water Quality*
- *Water Retention Will Exceed City Requirements*
- *Significant Landscaping And Tree Canopy*
 - *Will Reduce Heat Island Effect*
 - *Will Improve Air Quality*

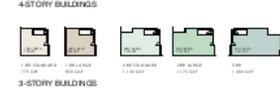


*Westview
Landing*

Luxury Apartments

Original Conceptual Plan

TYPICAL UNITS:



APARTMENTS: (10) 3-STORY BUILDINGS

APARTMENTS: (2) 4-STORY BUILDINGS

APARTMENTS: TOTAL ALL BUILDINGS

GARAGES = 38

STORAGE UNITS = 94



SITE / GROUND FLOOR PLAN



SCALE: 1" = 40'-0"



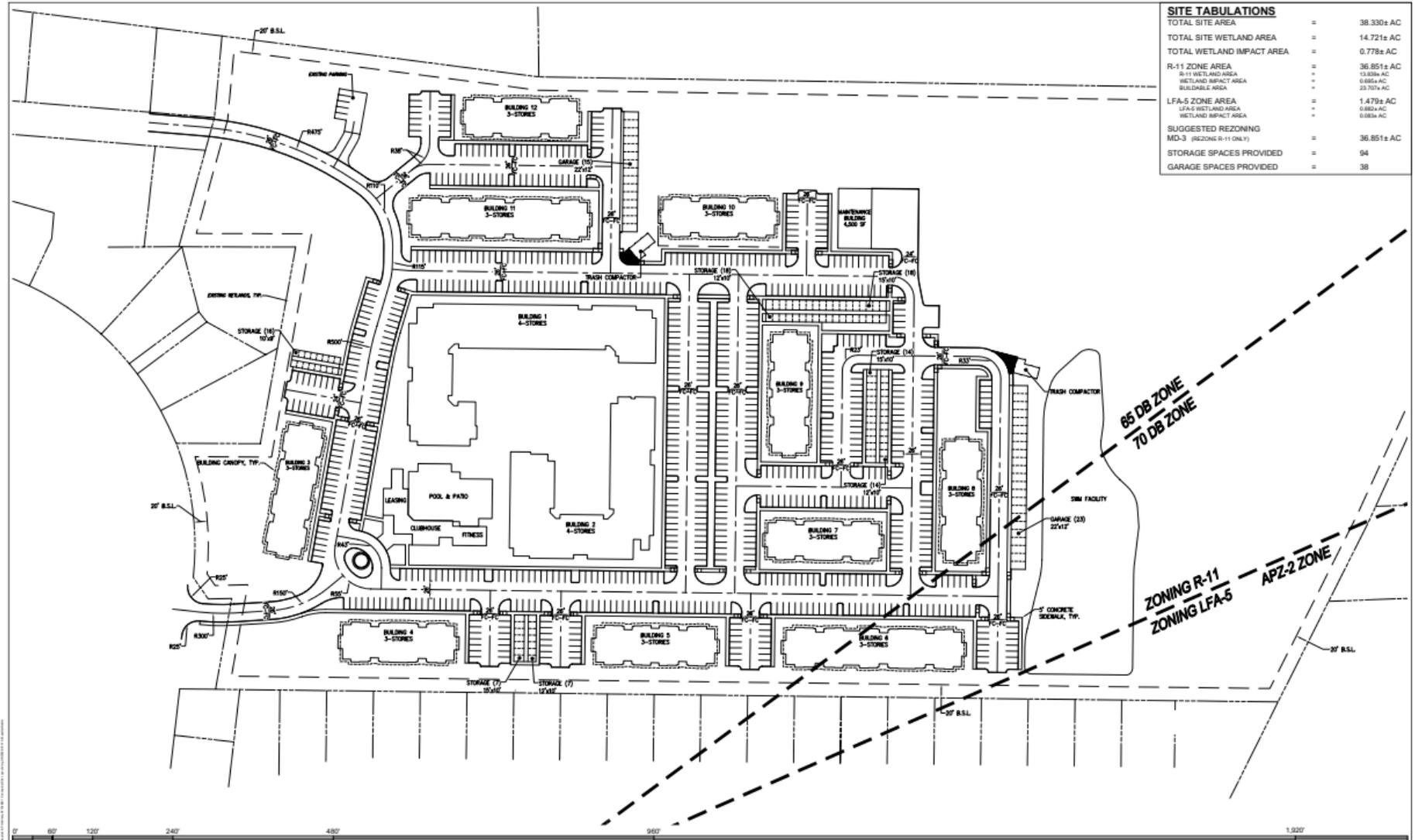
1. EXISTING ZONING INFORMATION, PROPERTY, WETLANDS, EASEMENT, SETBACK AND RIGHT-OF-WAY LINES SHOWN ON THESE PLANS WERE TAKEN FROM SITE INFORMATION PROVIDED BY THE DESIGNER (AND SURVEY AVAILABLE).
 2. THIS PLAN IS CONCEPTUAL IN NATURE. THE CONFIGURATIONS AND YIELD ARE APPROXIMATE AND MAY BE SUBJECT TO CHANGE.
 3. THIS DRAWING IS FOR THE SOLE USE OF OUR CLIENT IN THE INTERNAL EVALUATION OF THE VIABILITY OF THE PROPERTY FOR THE PROPOSED USE. IT SHALL NOT BE USED, COPIED, OR TRANSFERRED ELECTRONICALLY TO ANY THIRD PARTY WITHOUT THE PRIOR WRITTEN PERMISSION OF THE DESIGNER.



Cox, Klierer &
Company, P.C.

ARCHITECTURE

Original Conceptual Plan - LFA-5, APZ-2 & dB Zones



SITE TABULATIONS	
TOTAL SITE AREA	= 38.330± AC
TOTAL SITE WETLAND AREA	= 14.721± AC
TOTAL WETLAND IMPACT AREA	= 0.778± AC
R-11 ZONE AREA	= 36.851± AC
R-11 WETLAND AREA	= 13.839± AC
WETLAND IMPACT AREA	= 0.684± AC
BUILDABLE AREA	= 23.707± AC
LFA-5 ZONE AREA	= 1.479± AC
LFA-5 WETLAND AREA	= 0.882± AC
WETLAND IMPACT AREA	= 0.684± AC
SUGGESTED REZONING	= 36.851± AC
MD-3 (REZONE R-11 ONLY)	= 36.851± AC
STORAGE SPACES PROVIDED	= 94
GARAGE SPACES PROVIDED	= 38

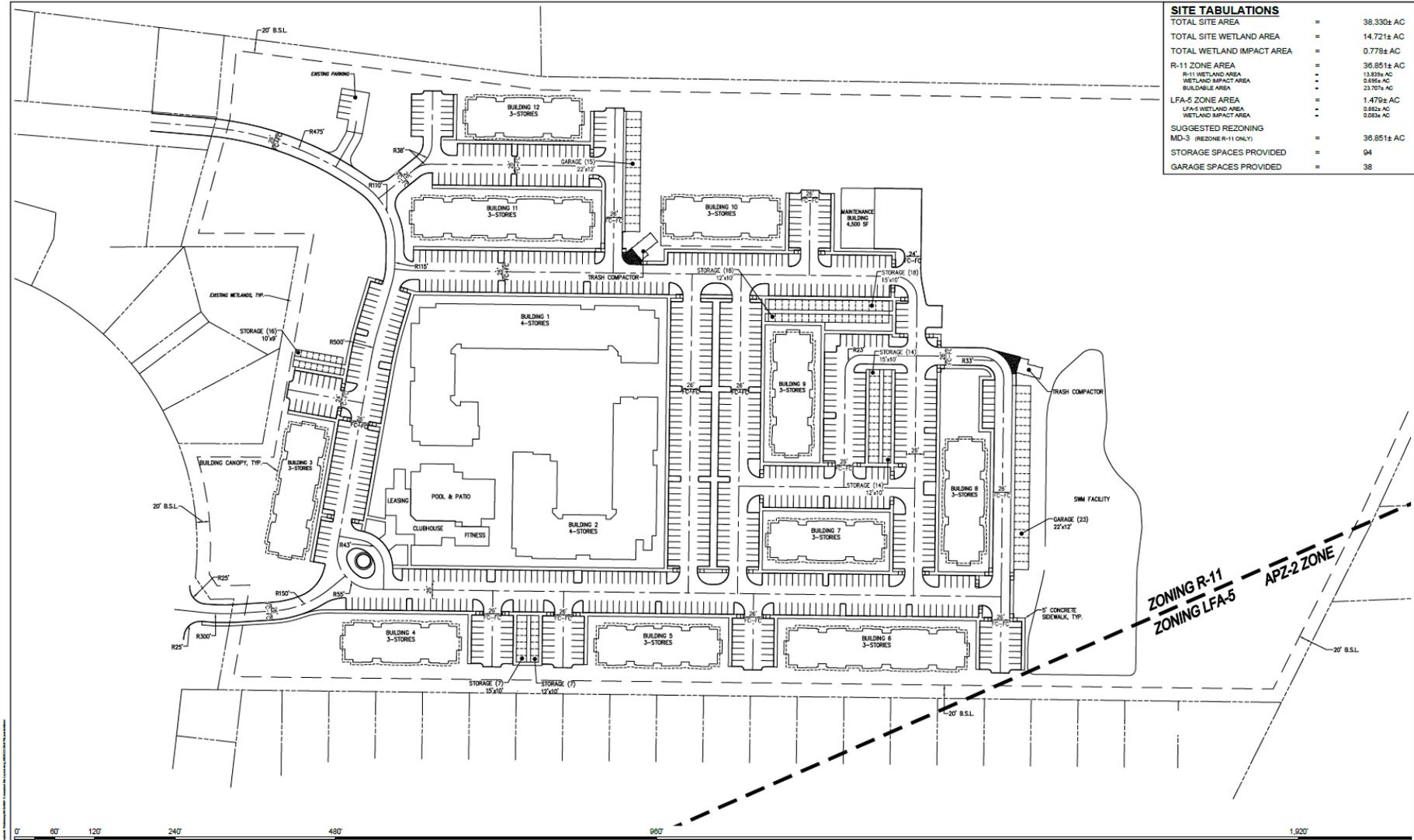



 DATE: OCTOBER 22, 2021 REVISED: FEBRUARY 9, 2022
 SCALE: 1"=60' REVISED: FEBRUARY 27, 2022
 REVISED: MARCH 8, 2022
 SHEET 1 of 1

CONCEPTUAL SITE LAYOUT
WESTVIEW LANDING
 CITY OF HAMPTON, VIRGINIA
 (AES PROJECT #: W1046-01 - AES PROJECT CONTACT: PAUL TSCHIDREK, P.E.)


 AES
 CONSULTING ENGINEERS
Hampton Roads | Central Virginia | Middle Peninsula

Original Conceptual Plan - LFA-5 & APZ-2 Zones



SITE TABULATIONS	
TOTAL SITE AREA	= 38.330± AC
TOTAL SITE WETLAND AREA	= 14.72± AC
TOTAL WETLAND IMPACT AREA	= 0.778± AC
R-11 ZONE AREA	= 36.85± AC
R-11 WETLAND AREA	= 13.839± AC
WETLAND IMPACT AREA	= 0.895± AC
BUILDABLE AREA	= 23.707± AC
LFA-5 ZONE AREA	= 1.479± AC
LFA-5 WETLAND AREA	= 0.882± AC
WETLAND IMPACT AREA	= 0.852± AC
SUGGESTED REZONING	
MD-3 (REZONE R-11 ONLY)	= 36.85± AC
STORAGE SPACES PROVIDED	= 94
GARAGE SPACES PROVIDED	= 38



DATE: OCTOBER 22, 2021
 SCALE: 1"=50'
 SHEET 1 of 1

REVISED: FEBRUARY 9, 2022
 REVISED: FEBRUARY 27, 2022
 REVISED: MARCH 6, 2022

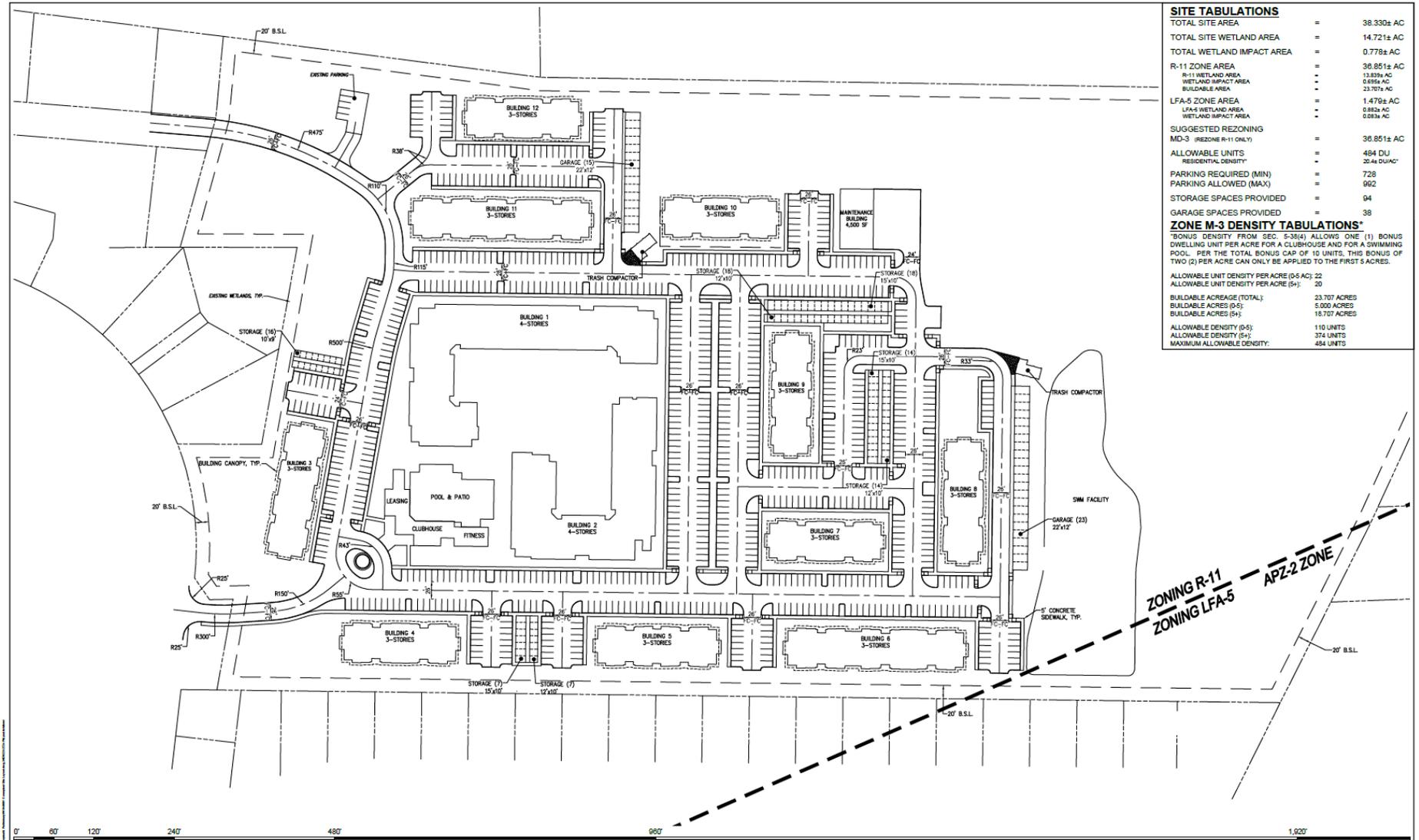
CONCEPTUAL SITE LAYOUT
WESTVIEW LANDING
 CITY OF HAMPTON, VIRGINIA
 (AES PROJECT #: W10469-01 - AES PROJECT CONTACT: PAUL TSCHIEDERER, P.E.)

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Original Conceptual Plan

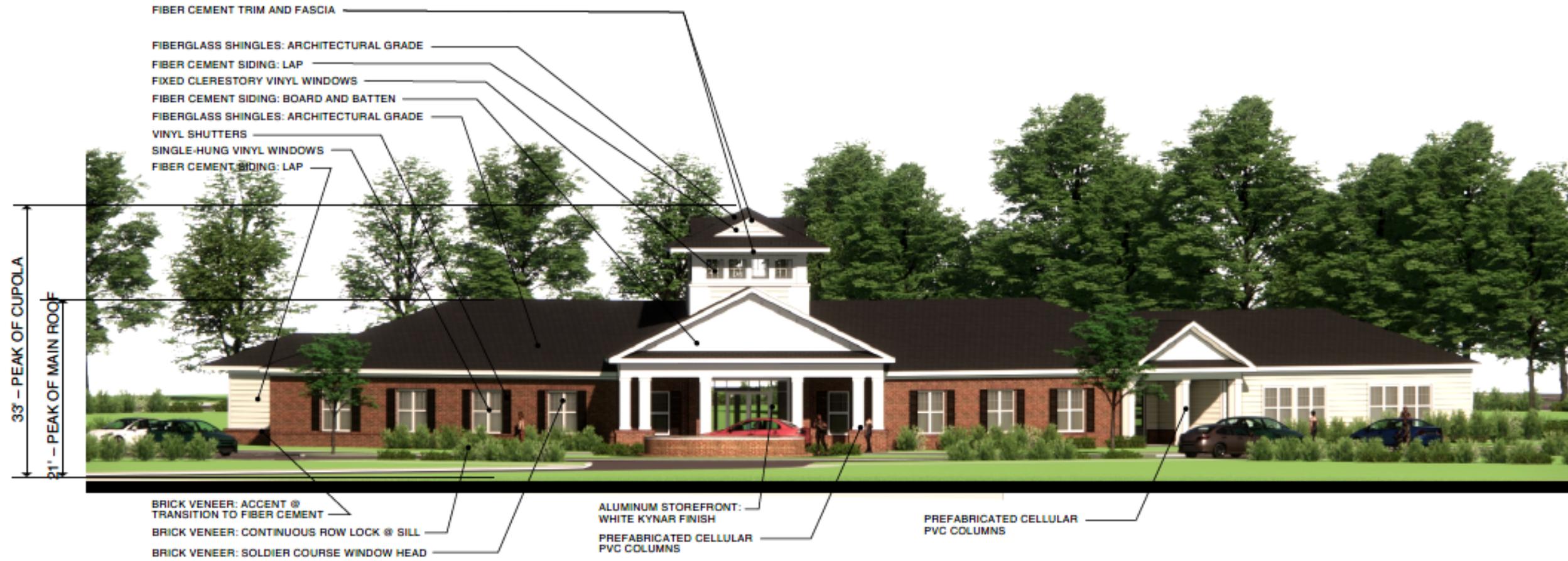


SITE TABULATIONS	
TOTAL SITE AREA	= 38.330± AC
TOTAL SITE WETLAND AREA	= 14.721± AC
TOTAL WETLAND IMPACT AREA	= 0.778± AC
R-11 ZONE AREA	= 36.851± AC
R-11 WETLAND AREA	= 13.839± AC
WETLAND IMPACT AREA	= 0.894± AC
BUILDABLE AREA	= 23.107± AC
LFA-5 ZONE AREA	= 1.476± AC
LFA-5 WETLAND AREA	= 0.882± AC
WETLAND IMPACT AREA	= 0.883± AC
SUGGESTED REZONING	
MD-3 (REZONE R-11 ONLY)	= 36.851± AC
ALLOWABLE UNITS	= 484 DU
RESIDENTIAL DENSITY	= 26.41 DU/AC*
PARKING REQUIRED (MIN)	= 728
PARKING ALLOWED (MAX)	= 962
STORAGE SPACES PROVIDED	= 94
GARAGE SPACES PROVIDED	= 38
ZONE M-3 DENSITY TABULATIONS*	
*BONUS DENSITY FROM SEC. 5-38(4) ALLOWS ONE (1) BONUS DWELLING UNIT PER ACRE FOR A CLUBHOUSE AND FOR A SWIMMING POOL. PER THE TOTAL BONUS CAP OF 10 UNITS, THIS BONUS OF TWO (2) PER ACRE CAN ONLY BE APPLIED TO THE FIRST 5 ACRES.	
ALLOWABLE UNIT DENSITY PER ACRE (0-4 AC)	= 22
ALLOWABLE UNIT DENSITY PER ACRE (5+)	= 20
BUILDABLE ACREAGE (TOTAL)	= 23.107 ACRES
BUILDABLE ACREAGE (0-4)	= 5.000 ACRES
BUILDABLE ACREAGE (5+)	= 18.107 ACRES
ALLOWABLE DENSITY (0-4)	= 110 UNITS
ALLOWABLE DENSITY (5+)	= 374 UNITS
MAXIMUM ALLOWABLE DENSITY	= 484 UNITS



Location

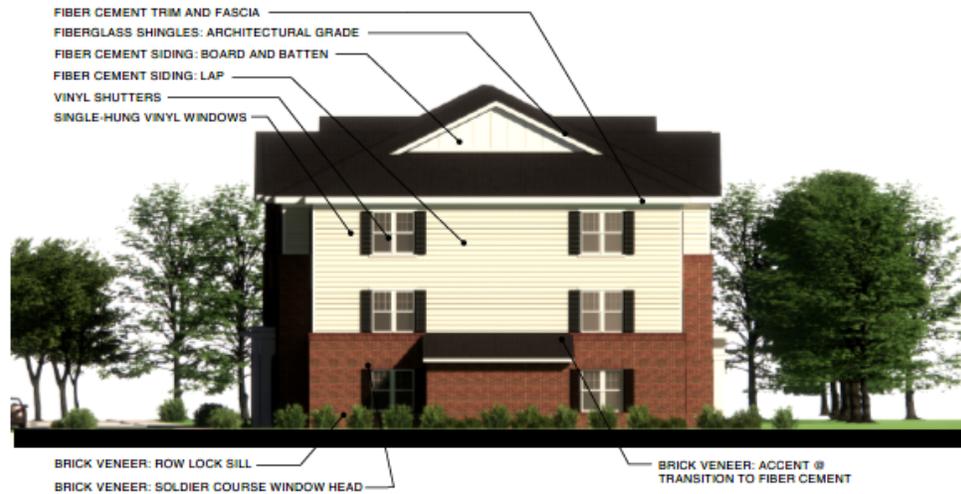




CLUBHOUSE: ELEVATION AT ENTRANCE
MATERIAL KEY



THREE-STORY BUILDINGS: ELEVATION AT ENTRANCE
MATERIAL KEY



THREE-STORY BUILDINGS: ELEVATION AT END
MATERIAL KEY



FOUR-STORY BUILDINGS: ELEVATION AT ENTRANCE
MATERIAL KEY



FOUR-STORY BUILDINGS: TYPICAL SIDE ELEVATION
MATERIAL KEY