

*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

Location



Conceptual Plan

TYPICAL UNITS:



4-STORY BUILDINGS



3-STORY BUILDINGS

APARTMENTS: (10) 3-STORY BUILDINGS

APARTMENTS: (2) 4-STORY BUILDINGS

APARTMENTS: TOTAL ALL BUILDINGS

GARAGES = 38

STORAGE UNITS = 94



Cox, Kliever &
Company, P.C.

ARCHITECTURE

SITE / GROUND FLOOR PLAN



1. EXISTING ZONING INFORMATION, PROPERTY, WETLANDS, EASEMENTS, SETBACK AND RIGHT-OF-WAY LINES SHOWN ON THESE PLANS WERE TAKEN FROM SITE INFORMATION PROVIDED BY THE DESIGNER (AND SURVEY AVAILABLE).
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Entrance View



Cox, Kliewer &
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ARCHITECTURE

East View



Cox, Klierer &
Company, P.C.

ARCHITECTURE



CLUBHOUSE: ELEVATION AT ENTRANCE

Clubhouse & Courtyard Detail



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Clubhouse Facilities



Pool Area



WL

Firepit



WL

State of the Art Fitness Center



Grilling Stations



WL

Four Story Building



Cox, Kliewer &
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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, Kliewer &
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Garage Facilities



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Maintenance Building



Cox, Kliewer &
Company, P.C.

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Car Care Center



W
L

Dog/Pet Park



WL

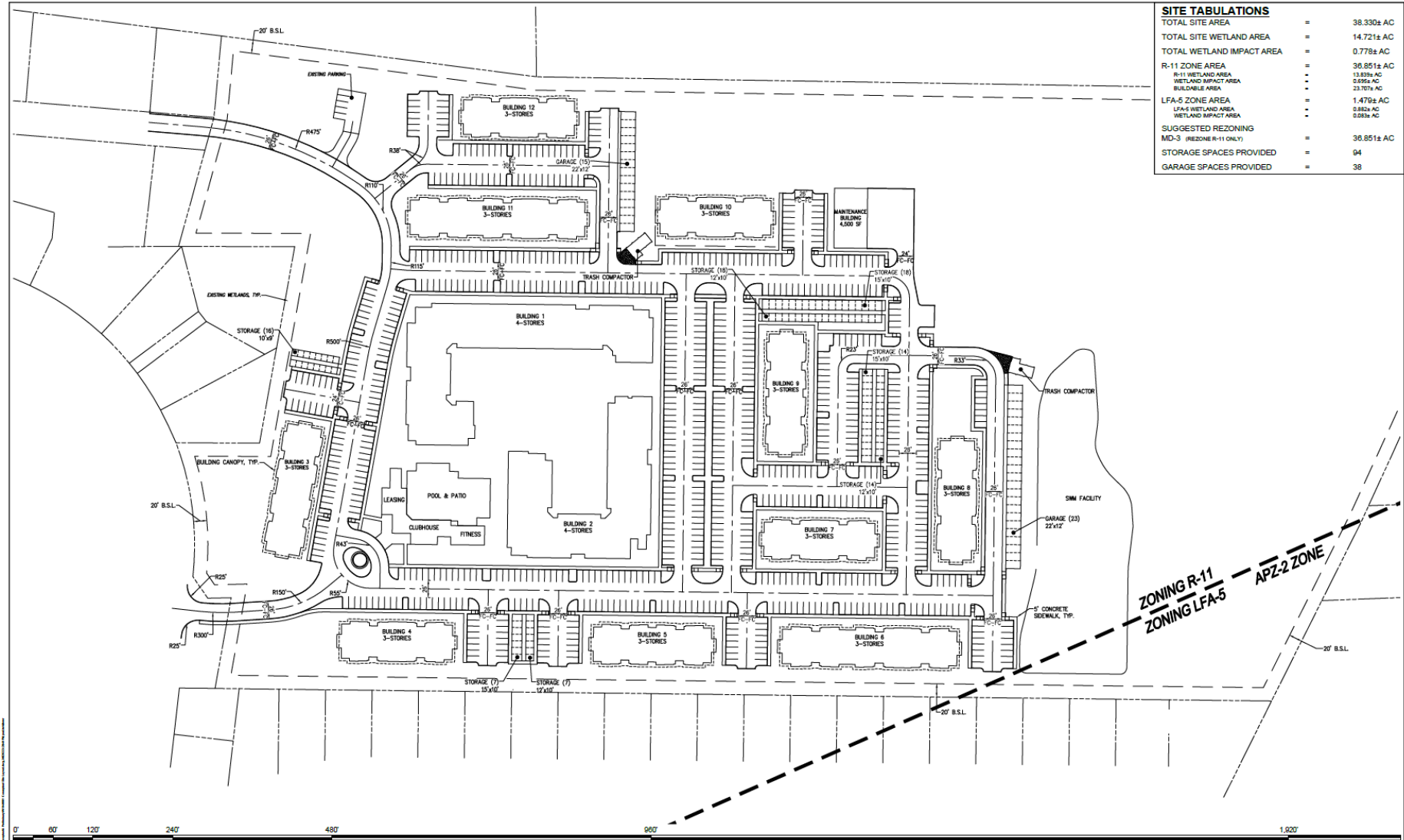


Car Charging Stations




W
L

Conceptual Plan - LFA-5 & APZ-2 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	=	0.895± AC
BUILDABLE AREA	=	23.707± AC
LFA-5 ZONE AREA	=	1.479± AC
LFA-5 WETLAND AREA	=	0.882± AC
WETLAND IMPACT AREA	=	0.853± AC
SUGGESTED REZONING		
MD-3 (REZONE R-11 ONLY)	=	36.851± 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.)


AES
 CONSULTING ENGINEERS
 Hampton Roads | Central Virginia | Middle Peninsula
4308 Old Towne Road, Suite 1
 Williamsburg, Virginia 23186
 Phone: (757) 255-0044
 Fax: (757) 255-0864
 www.aesinc.com

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*
- *\$55,000,000 Development*
- *Tax Revenue - \$682,000 every year*
- *11-12 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

- *1/3 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
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Luxury Apartments

Conceptual Plan

TYPICAL UNITS:



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3-STORY BUILDINGS

APARTMENTS: (10) 3-STORY BUILDINGS

APARTMENTS: (2) 4-STORY BUILDINGS

APARTMENTS: TOTAL ALL BUILDINGS

GARAGES = 38

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SITE / GROUND FLOOR PLAN



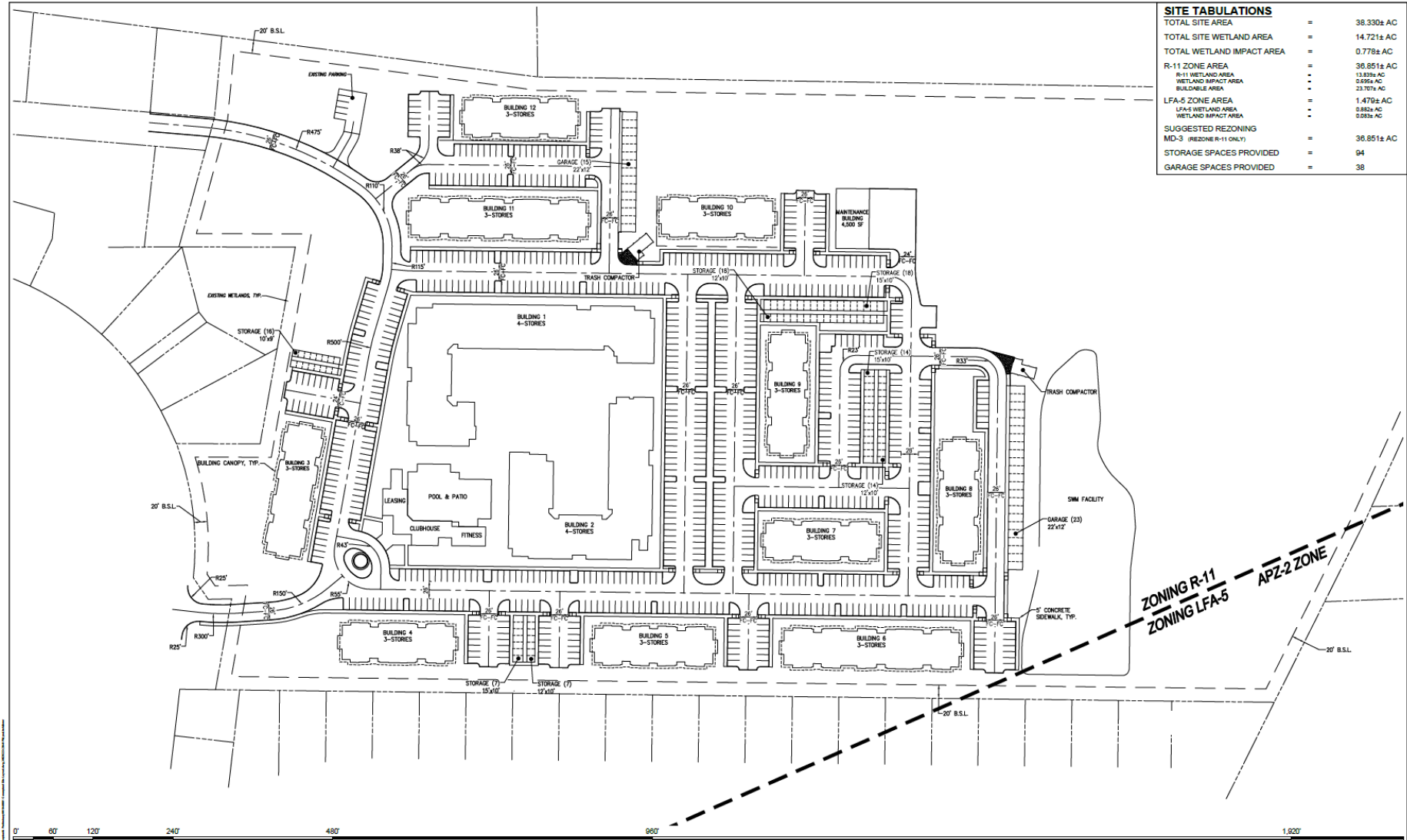
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ARCHITECTURE

Conceptual Plan - LFA-5 & APZ-2 Zones



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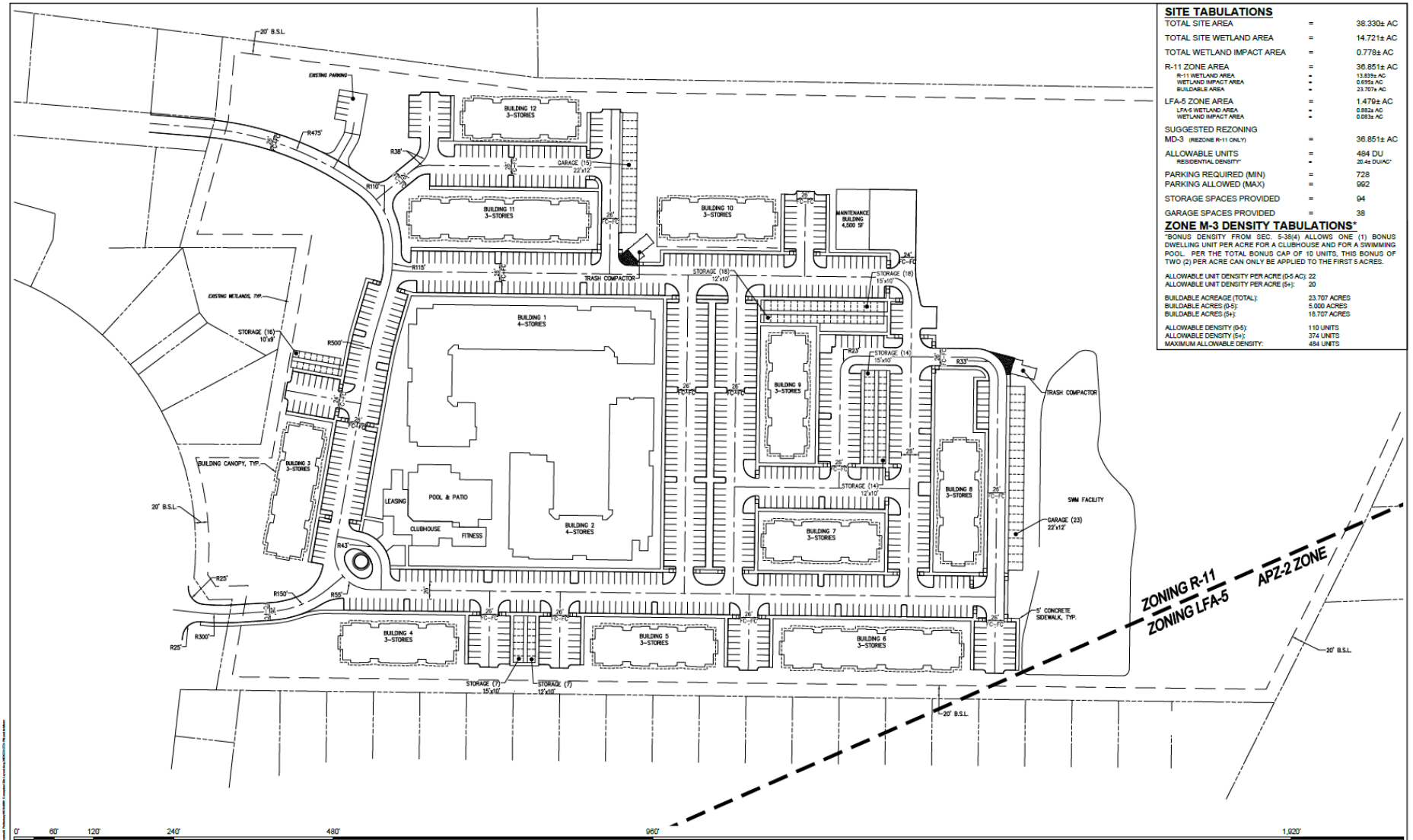
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Hampton Roads | Central Virginia | Middle Peninsula

Conceptual Plan



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WETLAND IMPACT AREA	= 0.894± AC
BUILDABLE AREA	= 23.707± 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)	= 23.707 ACRES
BUILDABLE ACREAGE (0-4)	= 5.000 ACRES
BUILDABLE ACREAGE (5+)	= 18.707 ACRES
ALLOWABLE DENSITY (0-4)	= 110 UNITS
ALLOWABLE DENSITY (5+)	= 374 UNITS
MAXIMUM ALLOWABLE DENSITY:	= 484 UNITS



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CONCEPTUAL SITE LAYOUT

WESTVIEW LANDING

CITY OF HAMPTON, VIRGINIA

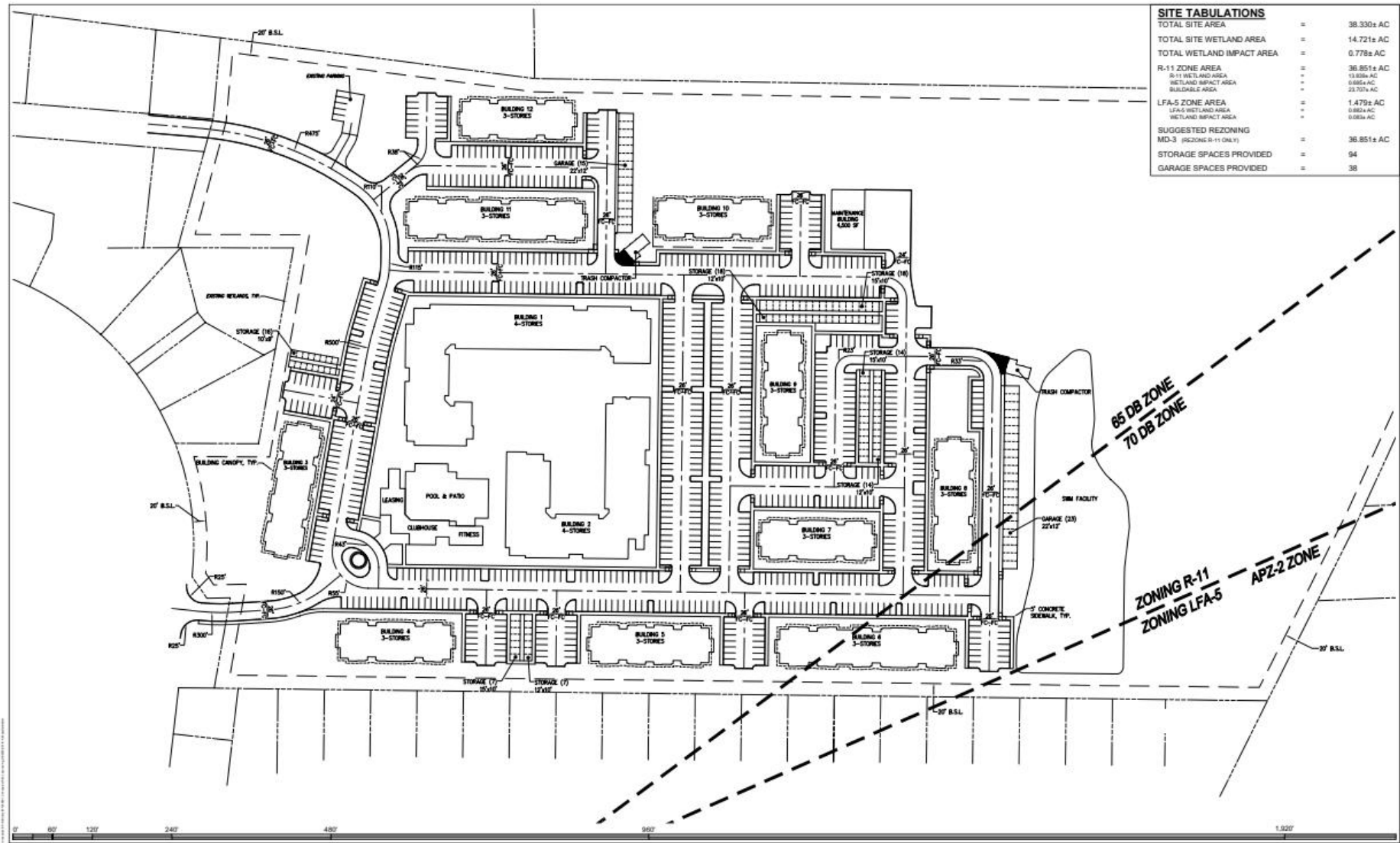
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Conceptual Plan - LFA-5, APZ-2 & dB Zones



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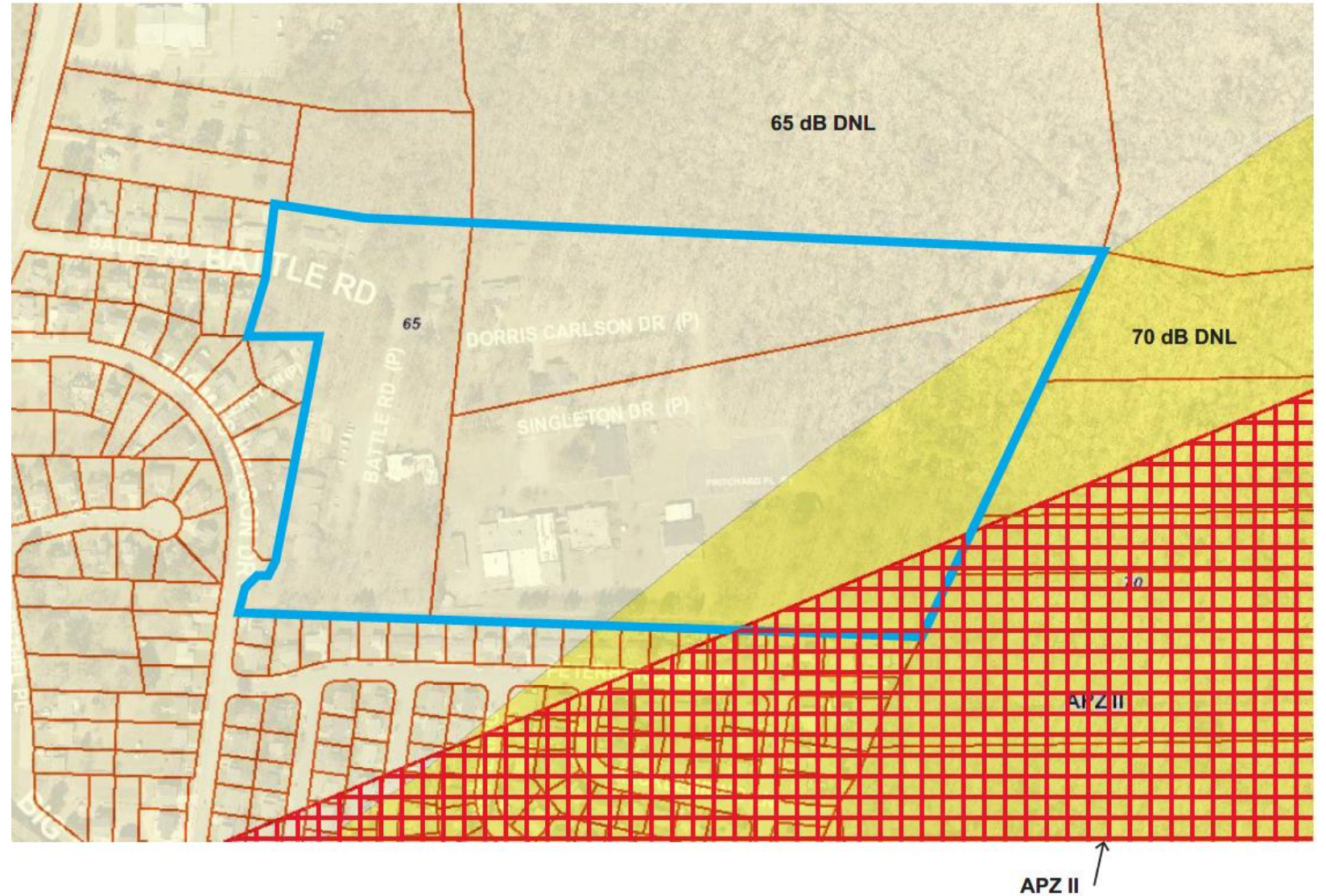
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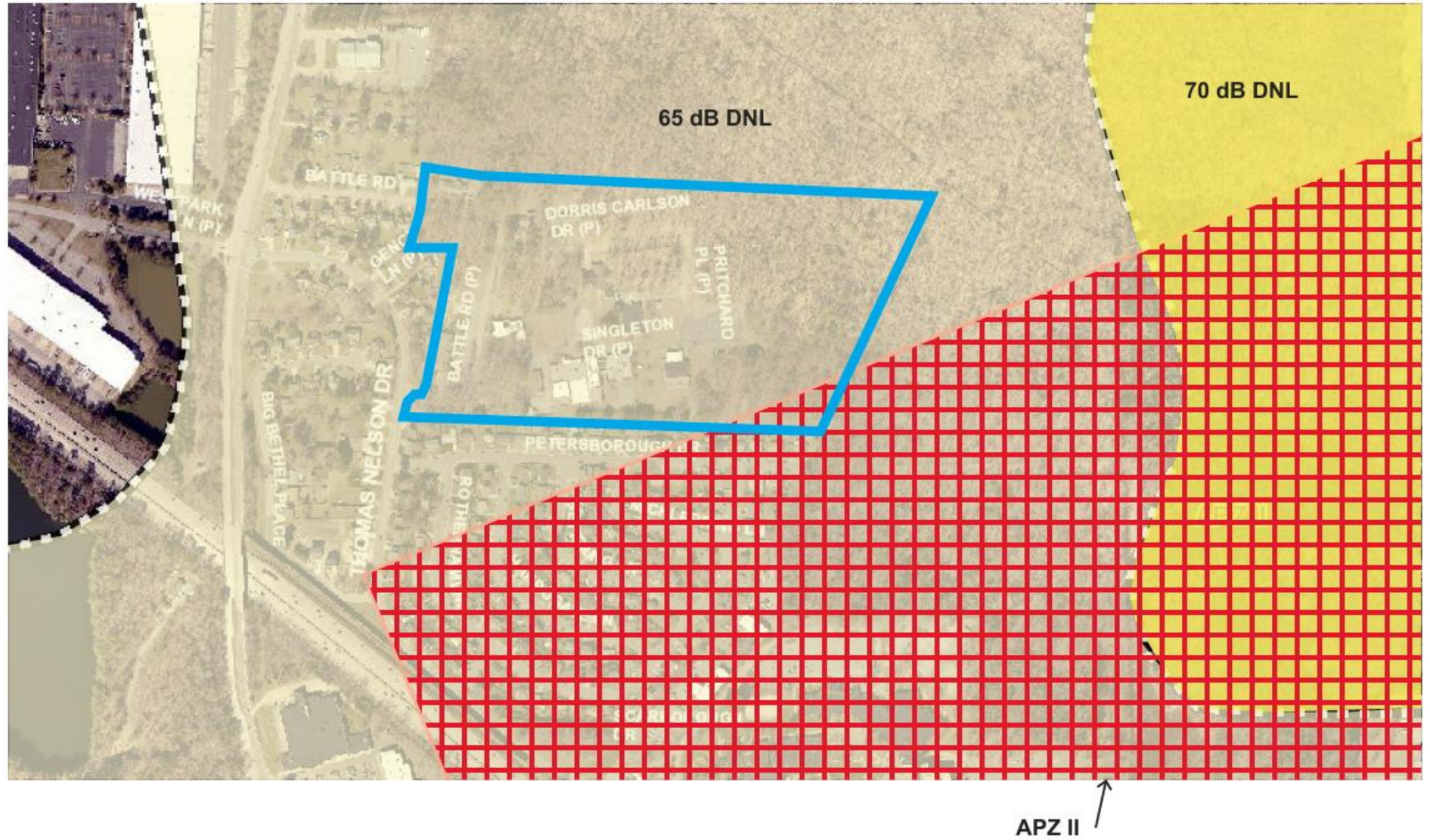
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Current AICUZ (65dB & 70dB) and APZ-2



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





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