

*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*



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# *East View*



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CLUBHOUSE: ELEVATION AT ENTRANCE

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# *Clubhouse & Courtyard Detail*



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# *Clubhouse Facilities*



# *Pool Area*



WL

# *Firepit*



W  
L

# *State of the Art Fitness Center*



# *Grilling Stations*



W  
L

# *Four Story Building*



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FOUR-STORY BUILDINGS: ELEVATION AT ENTRANCE



FOUR-STORY BUILDINGS: TYPICAL SIDE ELEVATION



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ARCHITECTURE



THREE-STORY BUILDINGS: ELEVATION AT ENTRANCE



THREE-STORY BUILDINGS: ELEVATION AT END



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Company, P.C.

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# *Storage Units*



Cox, Kliever &  
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ARCHITECTURE

# *Garage Facilities*



Cox, Kliewer &  
Company, P.C.

ARCHITECTURE

# *Maintenance Building*



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ARCHITECTURE

# *Car Care Center*



W  
L

# *Dog/Pet Park*



WL

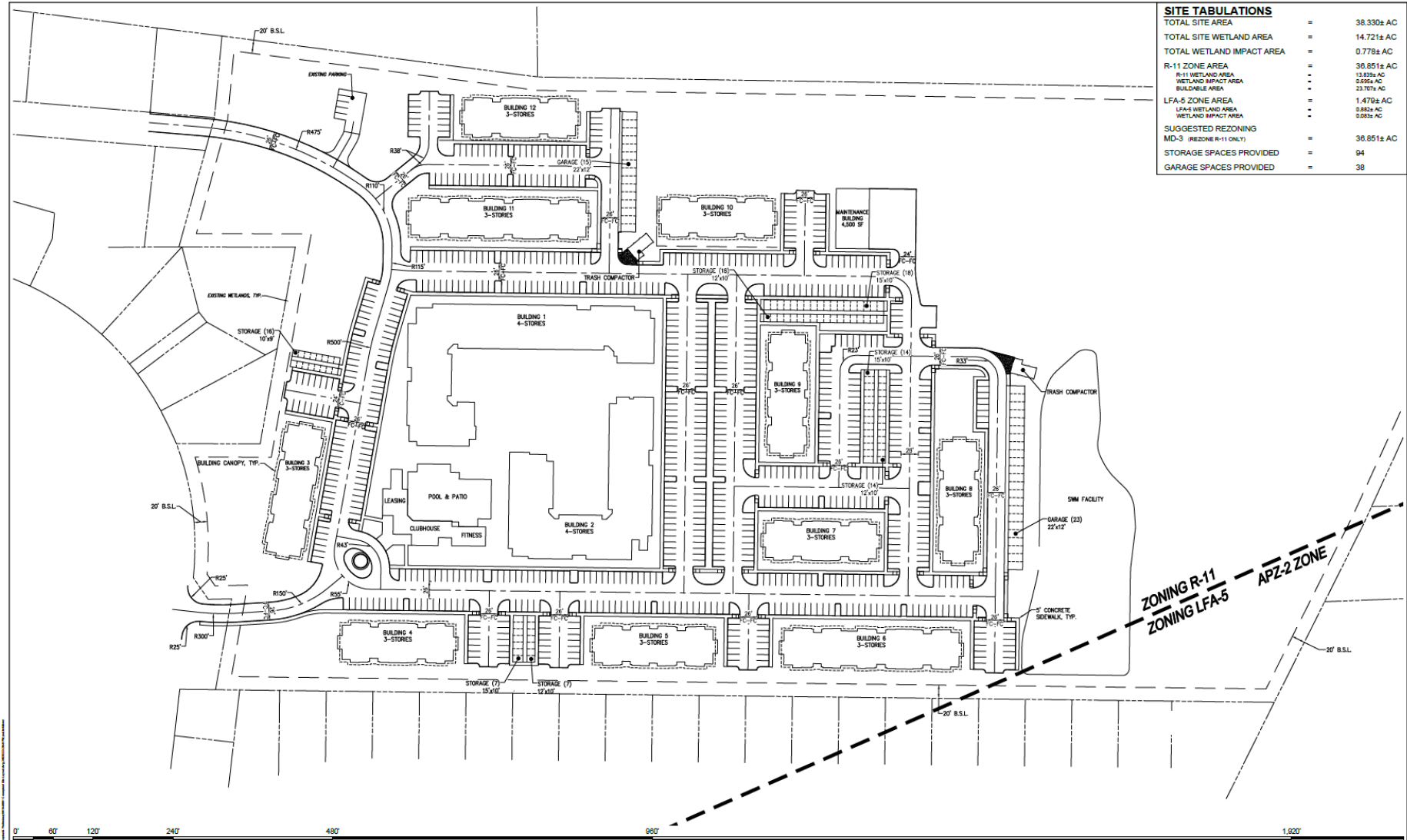


# *Car Charging Stations*



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

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 Williamsburg, Virginia 23186  
 Phone: (757) 255-0044  
 Fax: (757) 255-0864  
 www.aesinc.com

Hampton Roads | Central Virginia | Middle Peninsula

# *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

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APARTMENTS: (2) 4-STORY BUILDINGS

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SITE / GROUND FLOOR PLAN



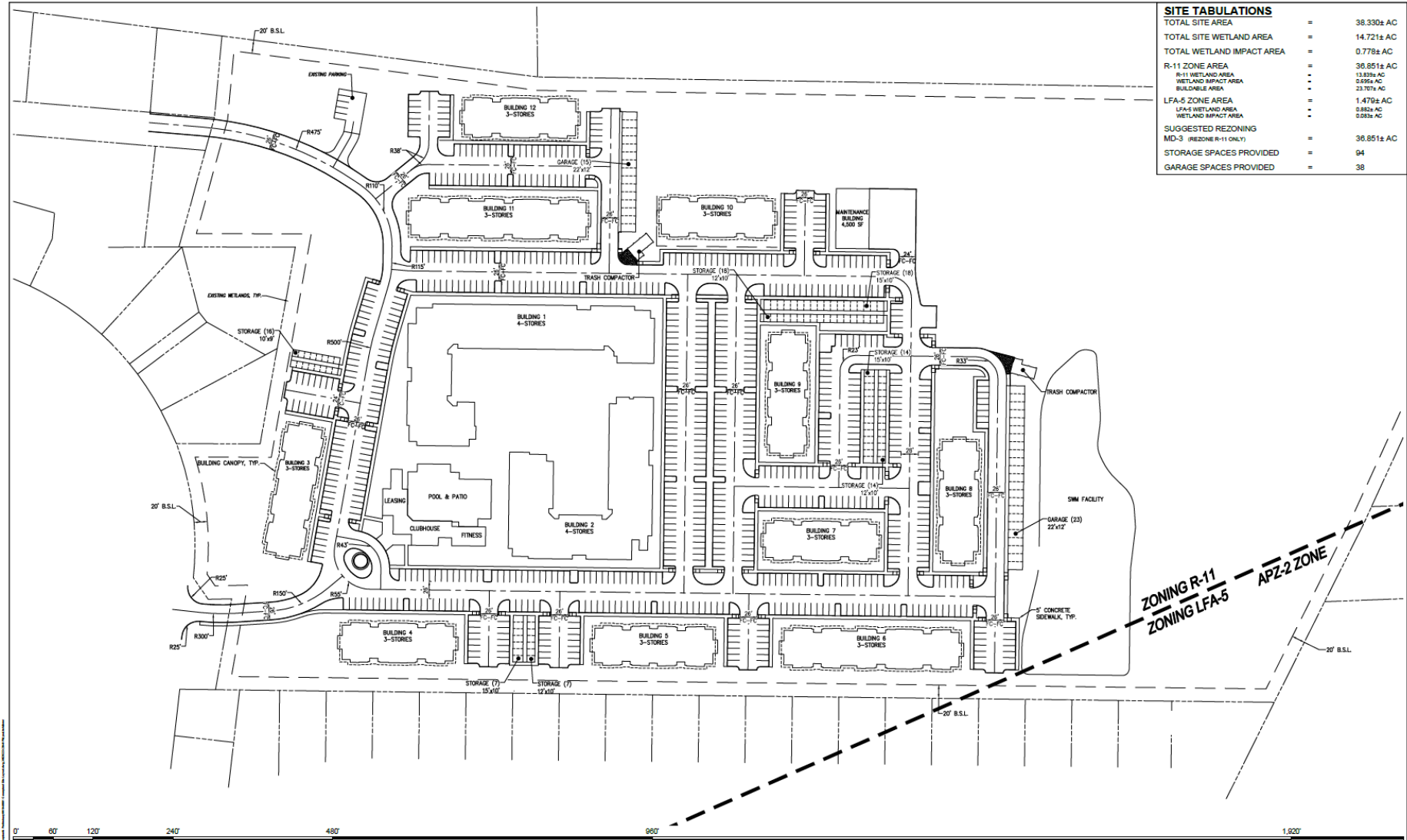
Cox, Kliever &  
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ARCHITECTURE



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



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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	=	0.882± 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"=60'  
 SHEET 1 of 1

REVISED: FEBRUARY 9, 2022  
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## CONCEPTUAL SITE LAYOUT

### WESTVIEW LANDING

CITY OF HAMPTON, VIRGINIA

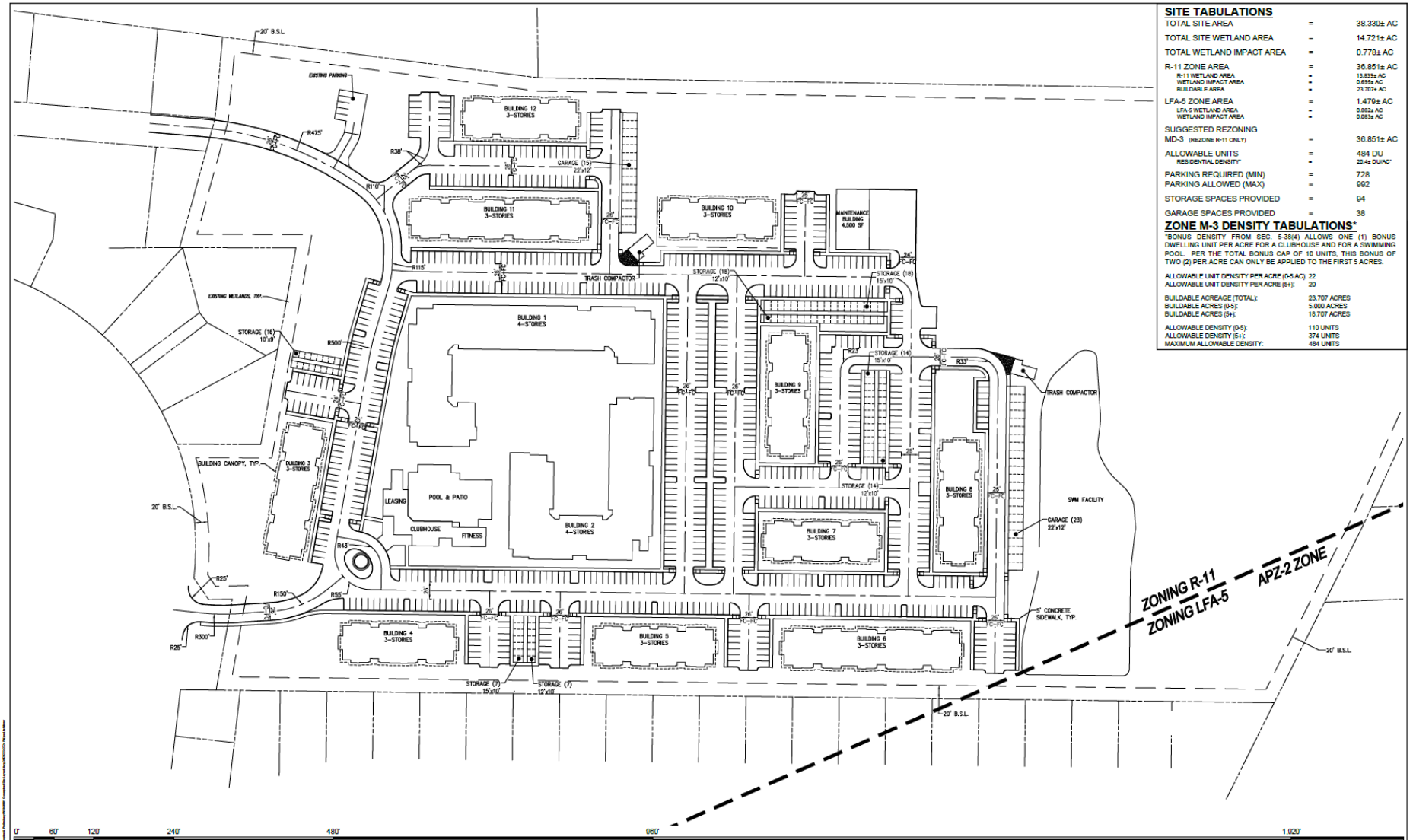
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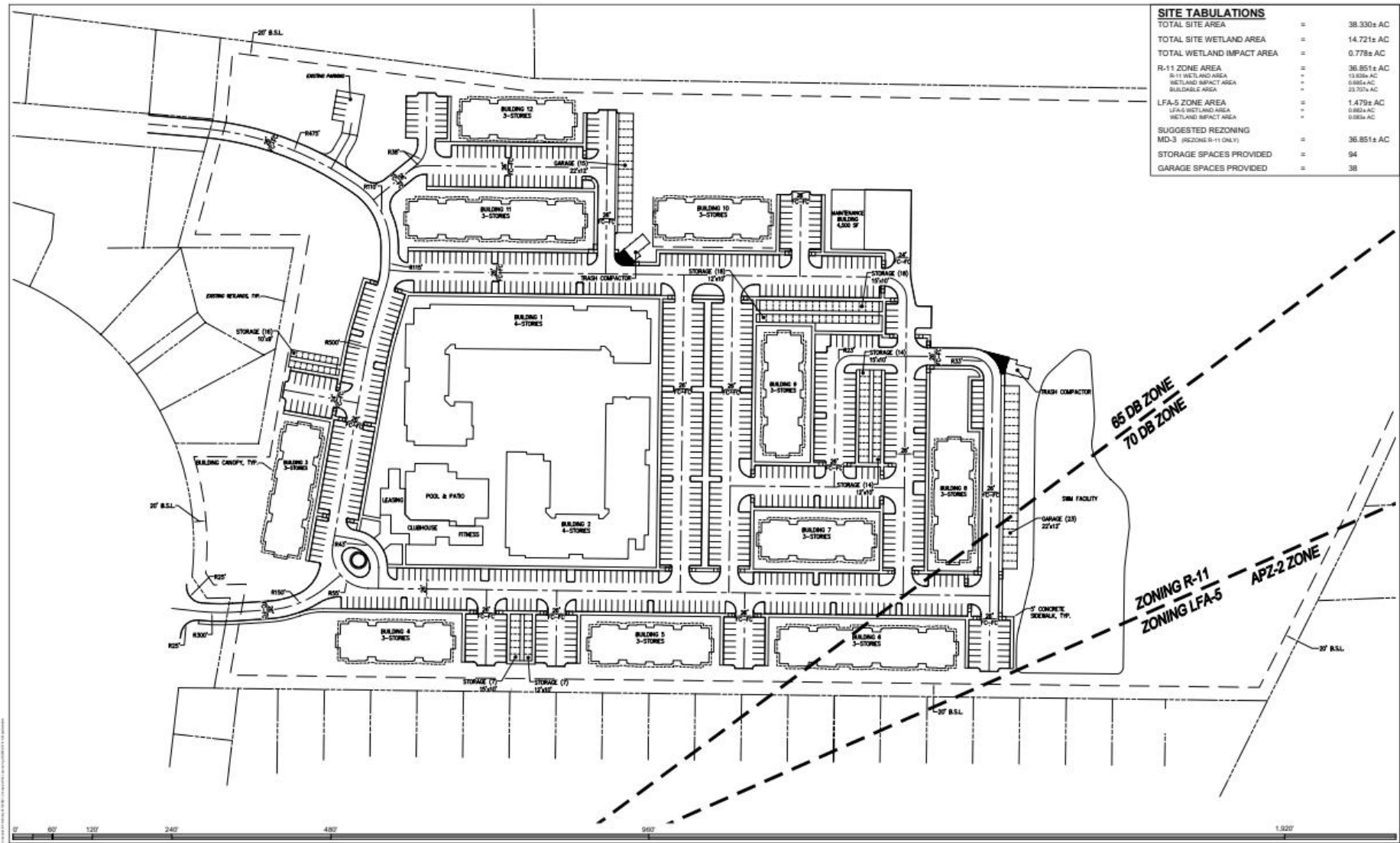
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# Conceptual Plan



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TOTAL SITE WETLAND AREA	= 14.721± AC
TOTAL WETLAND IMPACT AREA	= 0.778± AC
R-11 ZONE AREA	
R-11 WETLAND AREA	= 36.851± AC
WETLAND IMPACT AREA	= 13.839± AC
BUILDABLE AREA	= 0.894± AC
23.707± AC	
LFA-5 ZONE AREA	
LFA-5 WETLAND AREA	= 1.476± AC
WETLAND IMPACT AREA	= 0.882± AC
0.882± AC	
SUGGESTED REZONING	
MD-3 (REZONE R-11 ONLY)	= 36.851± AC
ALLOWABLE UNITS	
RESIDENTIAL DENSITY	= 484 DU
26.4± 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

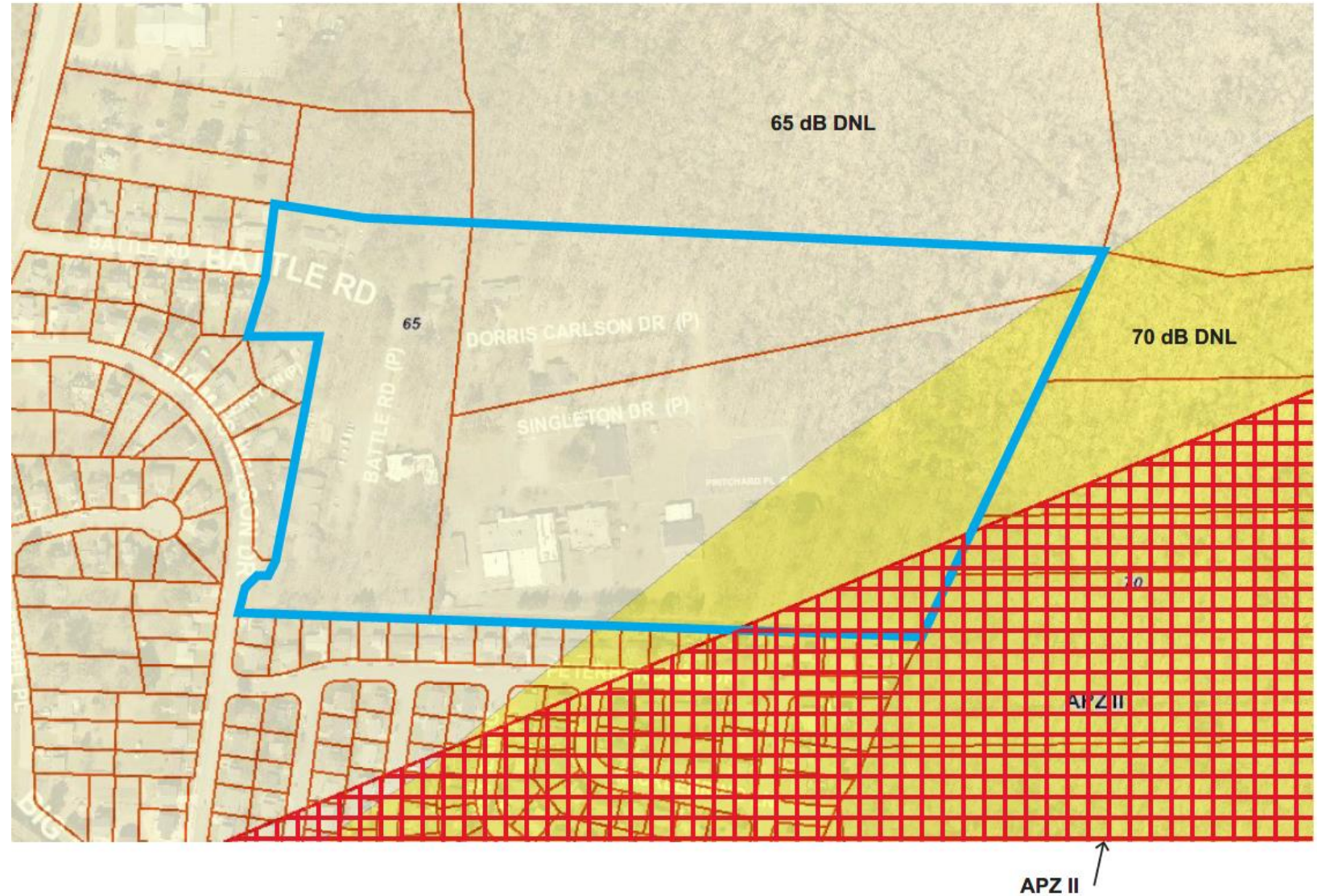
# Conceptual Plan - LFA-5, APZ-2 & dB Zones



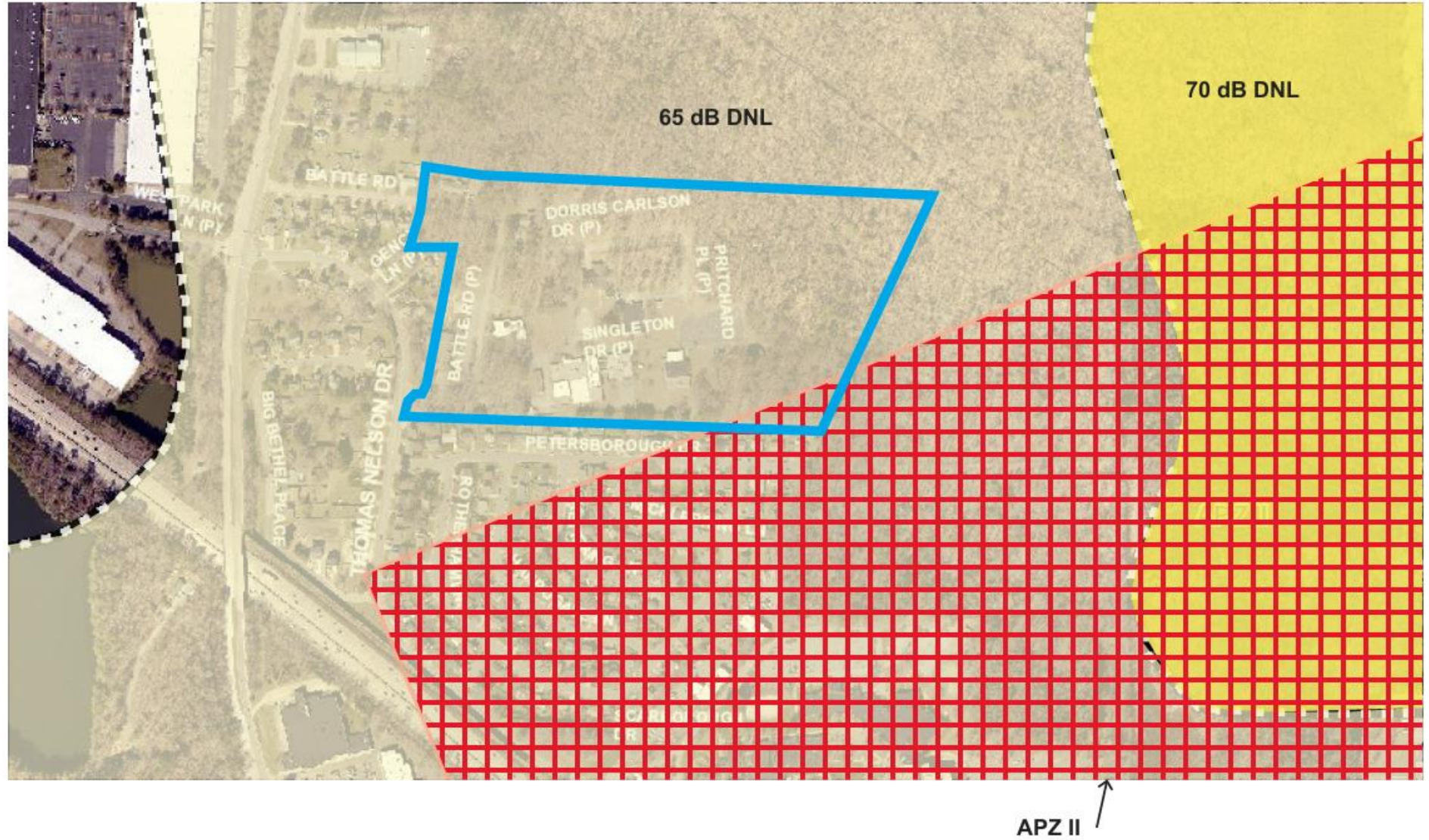
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WETLAND IMPACT AREA	= 0.884± AC
BUILDABLE AREA	= 23,707± AC
LFA-5 ZONE AREA	= 1,479± AC
LFA-5 WETLAND AREA	= 0.884± AC
WETLAND IMPACT AREA	= 0.884± AC
SUGGESTED REZONING	= 36,851± AC
MD-3 (REGIONS R-11 ONLY)	= 36,851± AC
STORAGE SPACES PROVIDED	= 94
GARAGE SPACES PROVIDED	= 38



# 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