



Application for
Use Permit

OFFICE USE ONLY
Date Received:

APRIL 23, 2025

Case Number: UP **25 - 0149**

Complete this application in its entirety and submit pages 4 and 5 along with the required materials (including any required supplements) as listed on page 2 to the address below:

City of Hampton
Community Development Department, Planning Division
22 Lincoln Street, 5th Floor
Hampton, Virginia 23669

1. PROPERTY INFORMATION

Address or Location 183 & 183-A East Mercury Blvd., 261 and 265 Woodland Road
LRSN 12003432, 12003435, 12003433, 12003434 Zoning District Current C-3/R-11 / Proposed MD-4
Current Land Use Agriculture and Residential
Proposed Land Use Multi-Family
The proposed use will be in: ☐ an existing building ☐ a new addition ☒ a new building

2. PROPERTY OWNER INFORMATION (an individual or a legal entity may be listed as owner)

Owner's Name BWDS LLC Gerald Clarington
183 & 183-A East Mercury Blvd., 265 Woodland Road
261 and Woodland Road
Address _____ City Hampton State VA Zip 23669
Phone _____ Email _____

3. APPLICANT INFORMATION (if different from owner)

Applicant's Name Orchard Oaks LLC
Address 2 Eaton Street - Suite 901 City Hampton State VA Zip 23669
Phone 757 967 9500 Email braab@thewhitmoreco.com

4. APPLICANT AGENT INFORMATION (if different from applicant)

Agent's Name Brennan Raab
Address 2 Eaton Street - Suite 901 City Hampton State VA Zip 23669
Phone 757 967 9500 Email braab@thewhitmoreco.com

5. CERTIFICATION FOR LEGAL ENTITY PROPERTY OWNERS

Complete this section only if the property owner is **not** an individual but rather a legal entity such as a corporation, trust, LLC, partnership, diocese, etc. as specified in Step 2 above.

"I hereby submit that I am legally authorized to execute this application on behalf of the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), title(s), signature(s), and date(s) of authorized representative(s) of the legal entity (attach additional page if necessary):

Name of Legal Entity BWDS, LLC

Signed by:

Name (printed) STEVEN L WOOD, Its (title) MEMBER

Signature [Signature] Date 4/16/2025

Name (printed) _____, Its (title) _____

Signature _____ Date _____

Name (printed) _____, Its (title) _____

Signature _____ Date _____

6. CERTIFICATION FOR INDIVIDUAL PROPERTY OWNERS

Complete this section only if the property owner is an individual or individuals.

"I hereby submit that I am the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), signature(s), and date(s) of owner(s) (attach additional page if necessary):

Name (printed) Gerald Clarington

Signature [Signature] Date 4-17-2025

Name (printed) _____

Signature _____ Date _____

OFFICE USE ONLY

☐ Application Form

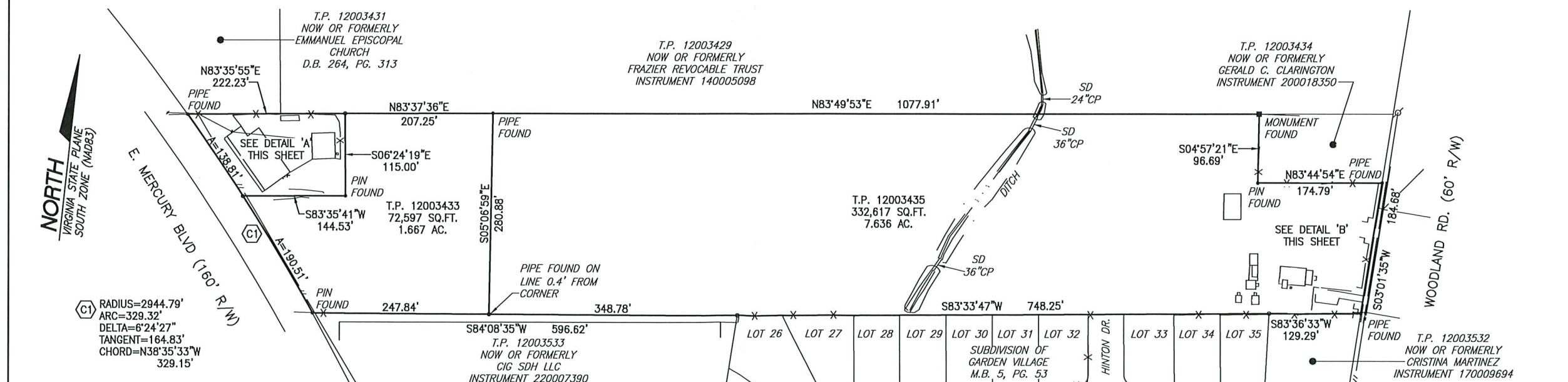
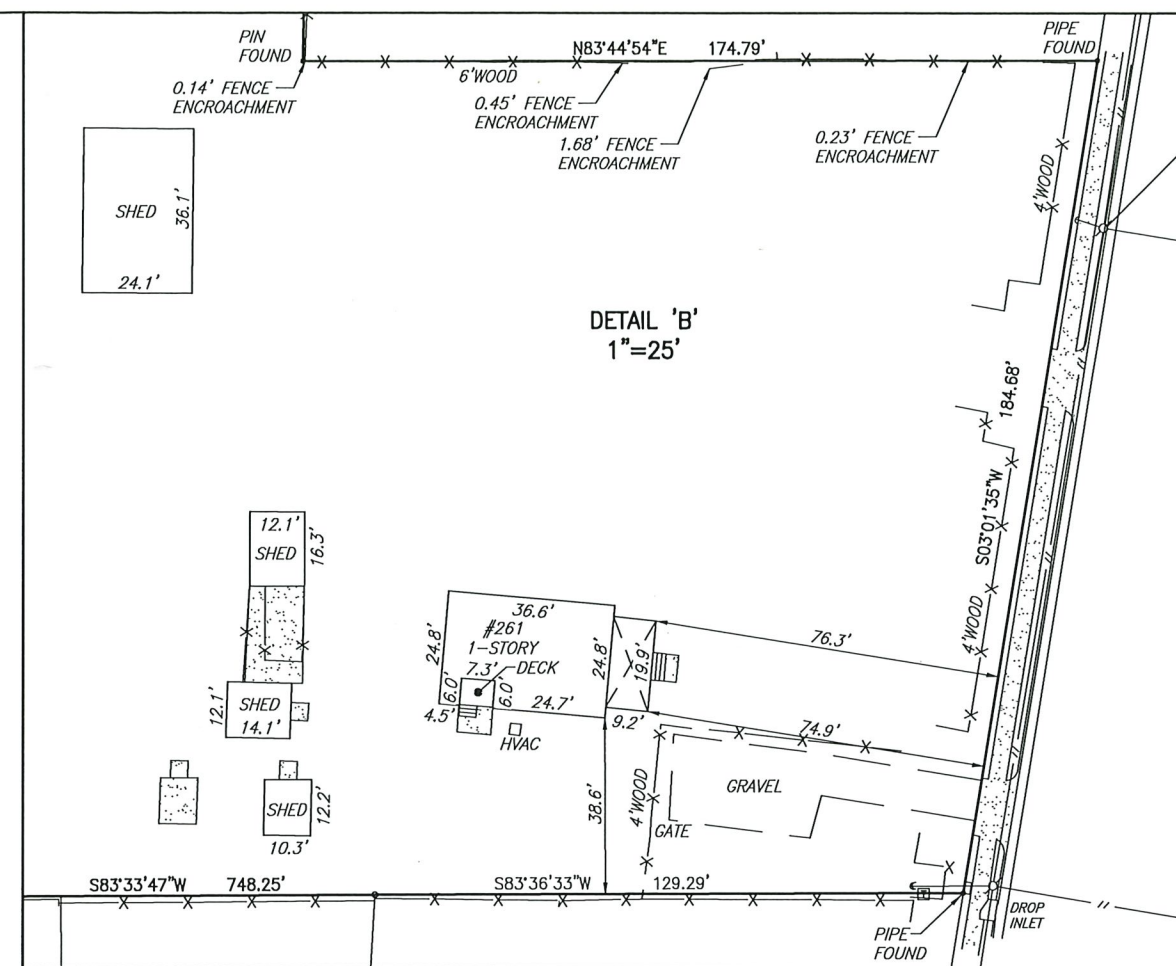
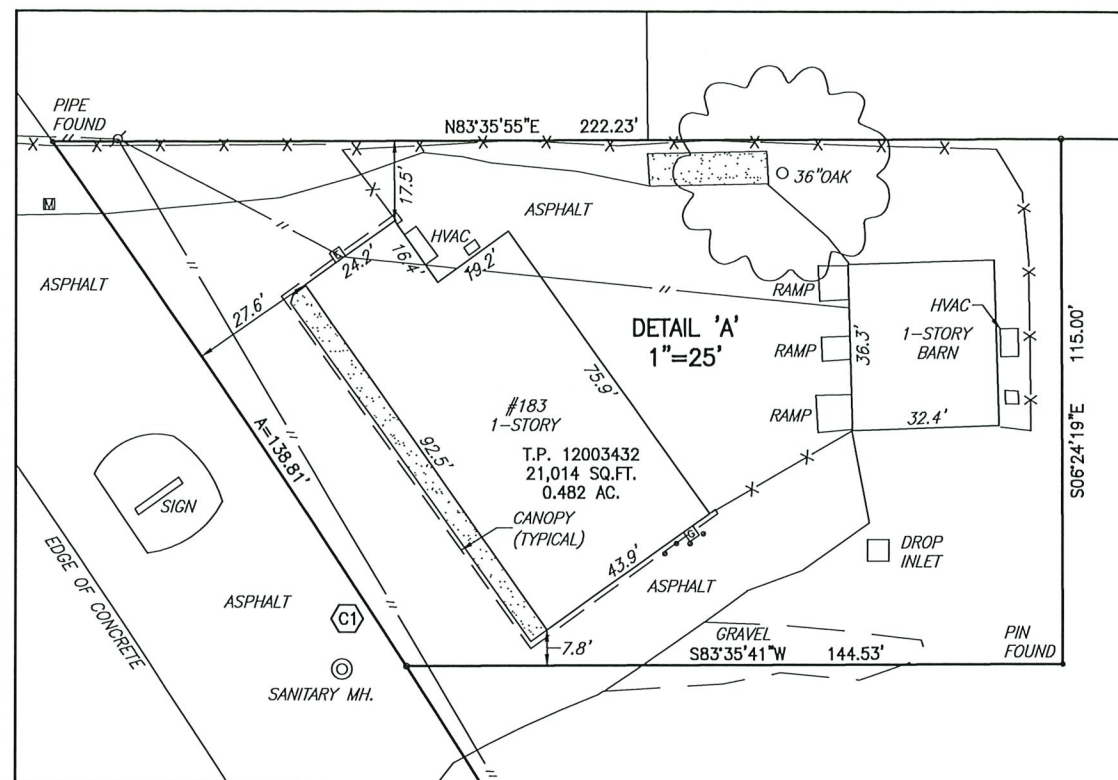
☐ Narrative Statement

☐ Proffer Statement

☐ Application Fee

☐ Survey Plat

☐ Additional materials (if required)



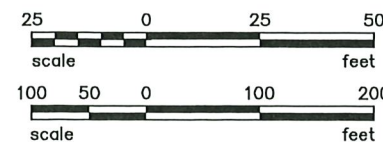
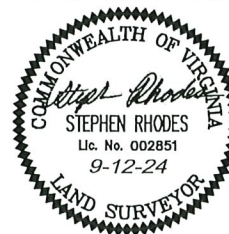
SURVEY NOTES:

1. THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY NOT REFLECT ALL MATTERS AFFECTING TITLE.

2. THE PROPERTY SHOWN HEREON IS LOCATED INSIDE ZONE "X" AND "AE" (BFE-7.0') AS SHOWN ON THE NFIP MAP FOR THE CITY OF HAMPTON, VIRGINIA (BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY).
MAP NUMBER: 5155270019H
EFFECTIVE DATE: MAY 16, 2016

THIS IS TO CERTIFY THAT ON SEPTEMBER 11, 2024, I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THE TITLE LINES AND THE WALLS OF THE BUILDINGS ARE AS SHOWN ON THIS PLAT. THE BUILDINGS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OR OTHER BUILDINGS EXCEPT AS SHOWN.

- T TELEPHONE PEDESTAL
 O (SCO) SANITARY CLEAN OUT
 E ELECTRIC METER/BOX
 G GAS METER
 • PIN FOUND
 ■ MONUMENT FOUND
 SD STORM DRAIN
 CP CONCRETE PIPE



PHYSICAL SURVEY OF
261 WOODLAND ROAD (T.P. 12003435)
AND
183 E. MERCURY BOULEVARD
(T.P. 12003432 & 12003433)
HAMPTON, VIRGINIA



Hoggard-Eure Associates, P.C.
ENGINEERS-SURVEYORS-PLANNERS
901 PortCentre Parkway, Suite 5
Portsmouth, Virginia 23704 757-484-9670

DRAWN BY:	SPR
COMP. BY:	SPR
CHECKED BY:	JSF
SCALE:	1"=100'
DATE:	9-12-24

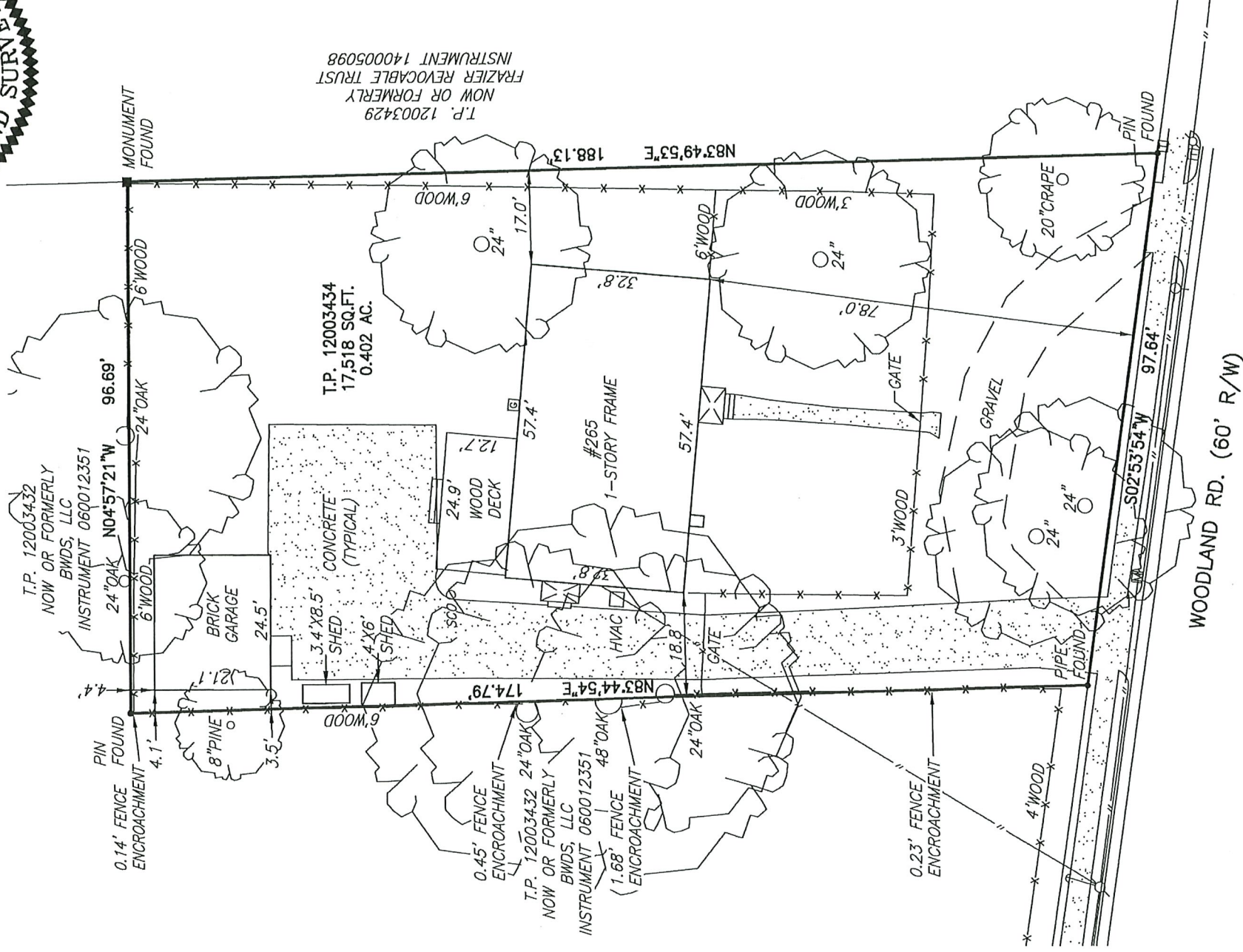
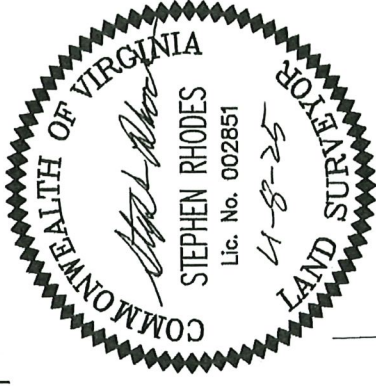
REV.:
SHEET NO.
1 OF 1

THIS IS TO CERTIFY THAT ON APRIL 4, 2025, I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THE TITLE LINES AND THE WALLS OF THE BUILDINGS ARE AS SHOWN ON THIS PLAT. THE BUILDINGS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OR OTHER BUILDINGS EXCEPT AS SHOWN.

- ☐ TELEPHONE PEDESTAL
- (SCO) SANITARY CLEAN OUT
- ⌵ POWER POLE
- ⊞ GAS METER
- ⊞ WATER METER
- ⊞ FIRE HYDRANT

NORTH

VIRGINIA STATE PLANE
SOUTH ZONE (NAD83)



SURVEY NOTES:
1. THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF

PHYSICAL SURVEY OF

Use Permit - Orchard Oaks Apartments

**183 E. Mercury Blvd., 183 E. Mercury Blvd. A, 261 Woodland Rd., and 265 Woodland Rd.,
Hampton, VA 23669**

LRSN 12003432, 12003433, 12003435 & 12003434

Rev. 5/16/25

Narrative Statement

The proposed transformation of the former Woods Produce and Farm into a luxury apartment community respects the former use of the site. From the modern farmhouse styling of architecture to the revitalization of the old Woods Orchard barn located under the majestic oaks along Woodland Rd, the property will be transformed into a new use that supports the need for housing in the Hampton area.

Spread throughout four apartment buildings, a maximum of 316 apartments will provide one and two-bedroom residential apartment units typically leased to both young adults and older “empty nesters” at market-rate rents. The projected rent range is \$1,590 to \$2,190 per month which is based upon current rents that we are achieving in the City of Hampton market. Unit sizes will range from approximately 600 square feet for a studio unit to 1,200 square feet for a two-bedroom unit. The total estimated gross SF of all four buildings, garages, and clubhouses will be approximately 300,000 square feet. All buildings will be elevator accessible to ensure equitable access to the units through interior hallways. The residents will park within the center of the property where the 423 parking spaces are located, while the buildings will shield the automobiles from view from the street.

The leasing office will be open Monday through Friday from 8:30 AM to 5:00 PM, and occasionally on Saturdays from 9:00 AM to 1:00 PM, and will be managed by an onsite manager and two leasing staff members. In addition, we will have three maintenance personnel to provide repair, maintenance, and upkeep for the property.

An amenity clubhouse building will be located in the center of the property, incorporating a leasing office, clubrooms, business center/conference room, billiards and game rooms, and a large fitness center. Exterior amenities will include a resort-style pool, exterior grilling and dining areas, firepits, and lawn areas for relaxing. The stormwater retention pond will become a focal point of the property, as you will be able to walk the perimeter walking trail on the heavily landscaped property.

Architecturally, the modern farmhouse style shall honor the history of Woods Orchard, incorporating a combination of board and batten siding with shiplap siding over the top of the stone water table veneer at the base of the buildings. Large dark color trim windows, along with compliments of standing seam metal and slate architectural shingle roofs. Approximately 75% of the units will have either porches or balconies to not only break up the verticality of the three- and four-story buildings but to provide animation that comes with residents enjoying the outside patio space. The ground floor porches will create a connection at the street level. In addition, detached

garage buildings will be located along the landscape buffer of the southern property line to provide additional screening of the parking lot and covered parking for the residents.

The units will feature stainless steel appliances, granite or quartz countertops, luxury vinyl plank flooring, 10' ceilings on the first floor, and 9' ceilings on the upper floors. All windows shall be double-pane glass. The roofs will be sloped with all air conditioner units hidden within a roof well or recessed within the building façade behind louvered vents. Shared walls between units will be double-stud walls, insulated for sound.

It is our intent to take the existing Woods Orchard Barn and revitalize it as an outdoor amenity for the residents with fire pits and outdoor seating, creating a place to gather and socialize under the large oaks along Woodland Road. Many of the large oak trees along Woodland Road will remain, and the grounds around them will be improved as they have become a staple of the neighborhood.

Vehicular circulation would enter from either Mercury Blvd. or the Woodland Road entrances. The Mercury Blvd. entrance will incorporate deceleration and turn lanes as per the recommendation of the traffic engineer. These entrances would be electronically gated, with the entrance at Mercury Blvd. left in the open position during business hours for future residents or package delivery. By incorporating controlled access to the site and a serpentine road, cut-through traffic will be eliminated. A traffic study is being conducted in strict coordination with the city to ensure that any improvements, such as turning lanes on each of these roads, will be added to accommodate the traffic. Apartments create 1/5 of the amount of traffic versus commercial use, which is the present site zoning.

The project will be owned by multiple investors under an LLC, many of whom are local investors in other projects such as Monroe Gates in Phoebus, Manor on the Green in Williamsburg, and Citizen Apartments in Newport News. The Whitmore Management Company, with its main office in downtown Hampton, will manage the property's day-to-day operations.

Anticipated Impact on City Services

The impact to the city services will be very minimal. While it is the intent to create much-needed quality housing, this will unlikely bring child-age families to the community who will utilize the local schools as the units are all one- and two-bedroom apartment units. Typically, families look for three-bedroom apartments, which we will not have.

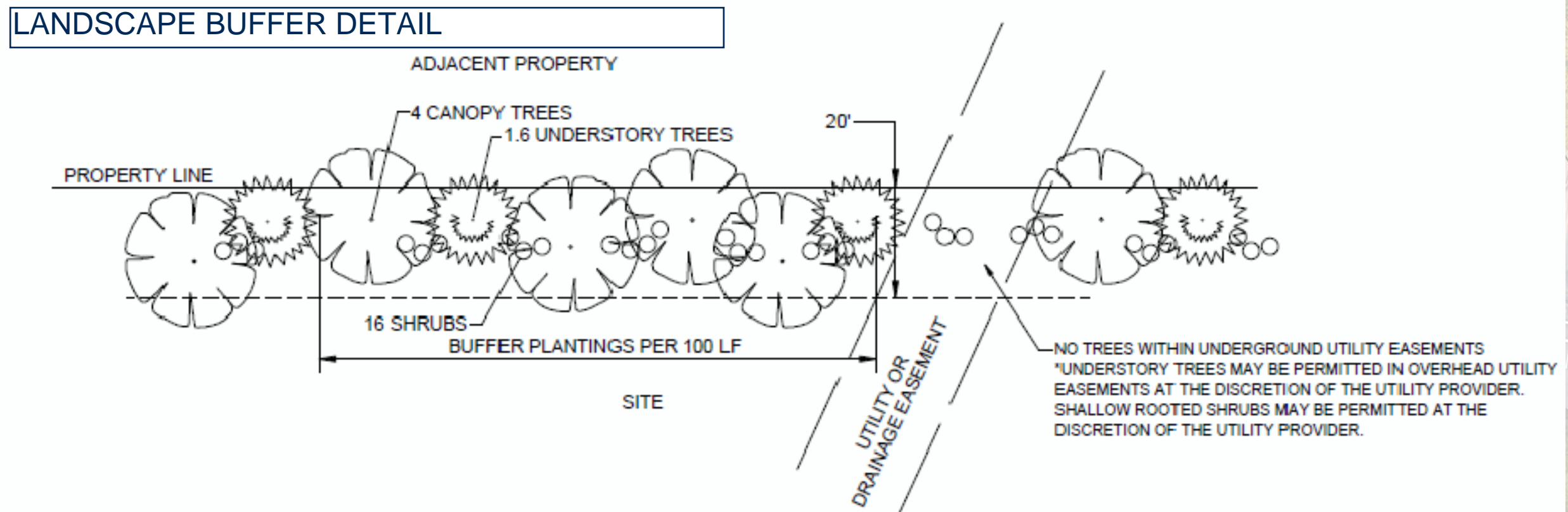
The existing city water provided through Newport News Waterworks (NNWW) will be able to support the new apartment community. The water service, following the requirements and recommendations of Newport News Water Works, will be run from the water main on Woodland to the water main on Mercury through the center of the site. This will provide additional redundancy of the water service in the neighborhood, connecting the present parallel water mains on the main streets and providing more flow for fire hydrants in the neighborhood. It has been confirmed with NNWW that we have plenty of pressure from both Mercury Blvd. and Woodland Road.

With regards to the sanitary sewer, an onsite sewer lift/pump station will be installed near the center of the site. Sewer water will be collected at this point, and a force main line will run north along Woodland Road, where it will be connected to the existing HRSD force main line located at Andrews Blvd.

Trash collection will be handled by a private company through the use of multiple screened dumpsters located onsite. Trash pickup occurs mid-day so as to not disturb the community or neighbors.

As it relates to life safety, all buildings will be fully sprinkled with individual fire alarm systems, all per NFPA 13R. FDCs will be located outside of the collapse zones, additional hydrants will be located onsite, Knoxboxes at the front entries, and smoke detectors connected to the HVAC units for shutdown of mechanical systems in the event of a fire.

With regards to security, the property will be fully fenced and gated as a deterrent, along with both interior and exterior security cameras. All buildings will have electronically controlled access with interior hallways accessing the apartment units. The parking areas and the perimeter of the buildings are well-lit with LED downward-directed lighting within the footcandle requirements of the city.



CANOE BROOK DEVELOPMENT



THE WHITMORE COMPANY, LLC
Commercial Real Estate Services, Development and Investments

Orchard Oaks on the Boulevard

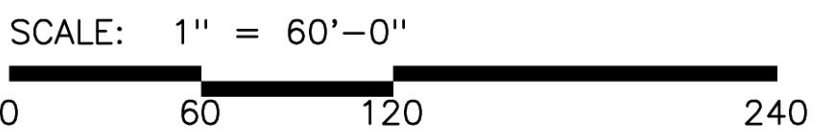
Architectural Site Plan

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A201

Hampton, VA
June 4, 2025



HOGGARD-EURE
ASSOCIATES, P.C.
Engineers • Surveyors • Planners

DBA
ARCHITECTS



CANOE BROOK
DEVELOPMENT



THE WHITMORE COMPANY, LLC

Commercial Real Estate Services, Development and Investments

Orchard Oaks on the Boulevard

Perspective Rendering

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Hampton, VA
February 24, 2025

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Hampton, VA
February 24, 2025

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February 24, 2025

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BUILDING 1 - WEST ELEVATION
scale: 1"=20'



BUILDING 1 - NORTH ELEVATION
scale: 1"=20'

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Orchard Oaks on the Boulevard

Building Elevations

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SCALE: 1" = 10'-0"



A415

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May 14, 2025

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44'-0"

33'-0"

22'-0"

11'-0"

BUILDING 1 - EAST ELEVATION
scale: 1"=20'



44'-0"

33'-0"

22'-0"

11'-0"

BUILDING 1 - SOUTH ELEVATION
scale: 1"=20'

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SCALE: 1" = 10'-0"

A416

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BUILDING 2 - NORTH ELEVATION
scale: 1"=20'



BUILDING 2 - EAST ELEVATION
scale: 1"=20'

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SCALE: 1" = 10'-0"

0 10 20 40

A426

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BUILDING 2 - SOUTH ELEVATION
scale: 1"=20'



BUILDING 2 - WEST ELEVATION
scale: 1"=20'

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

A425

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BUILDING 3 - SOUTH ELEVATION
scale: 1"=20'



BUILDING 3 - WEST ELEVATION
scale: 1"=20'

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

A435

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May 14, 2025

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BUILDING 3 - NORTH ELEVATION
scale: 1"=20'



BUILDING 3 - EAST ELEVATION
scale: 1"=20'

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

A436

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BUILDING 4 - WEST ELEVATION
scale: 1"=20'



BUILDING 4 - SOUTH ELEVATION
scale: 1"=20'

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SCALE: 1" = 10'-0"

A445

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May 14, 2025

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33'-0"

22'-0"

11'-0"

BUILDING 4 - EAST ELEVATION
scale: 1"=20'



33'-0"

22'-0"

11'-0"

BUILDING 4 - NORTH ELEVATION
scale: 1"=20'

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SCALE: 1" = 10'-0"



A446

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May 14, 2025

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LEASING / FITNESS - SOUTH ELEVATION
scale: 1/16"=1'-0"



LEASING / FITNESS - EAST ELEVATION
scale: 1/16"=1'-0"



LEASING / FITNESS - NORTH ELEVATION
scale: 1/16"=1'-0"



LEASING / FITNESS - WEST ELEVATION
scale: 1/16"=1'-0"

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

0 8 16 32

A815

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May 14, 2025

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HISTORIC BARN - SOUTH ELEVATION
scale: 3/32"=1'-0"



HISTORIC BARN - WEST ELEVATION
scale: 3/32"=1'-0"



HISTORIC BARN - NORTH ELEVATION
scale: 3/32"=1'-0"



HISTORIC BARN - EAST ELEVATION
scale: 3/32"=1'-0"

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SCALE: 3/16" = 1'-0"
0 8 16 32

A825

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May 14, 2025

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