

Riverbend Landing

Use Permit Application No. 25-0011

1612-1616 N. Armistead Avenue

City of Hampton Planning Commission Meeting
February 20, 2025

KAUFMAN & CANOLES
attorneys at law



Cox, Klier &
Company, P.C.

kaufCAN.com

Project Team

- Sinclair Family – Property Owner
- Franklin Group – Project Developer & Builder
- Timmons Group– Engineers
- Cox, Klierer & Company, P.C. – Architect
- Kaufman & Canoles, P.C. – Legal

About Franklin Group

- Multi-generational family business based in Hampton Roads
- Own and manage their properties (long-term investors)
- Extensive experience
 - Own and/or manage 253 apartment communities (approx. 36,913 apartments)
 - 10 states and the District of Columbia
 - Over 1,000 team members

Project Vicinity



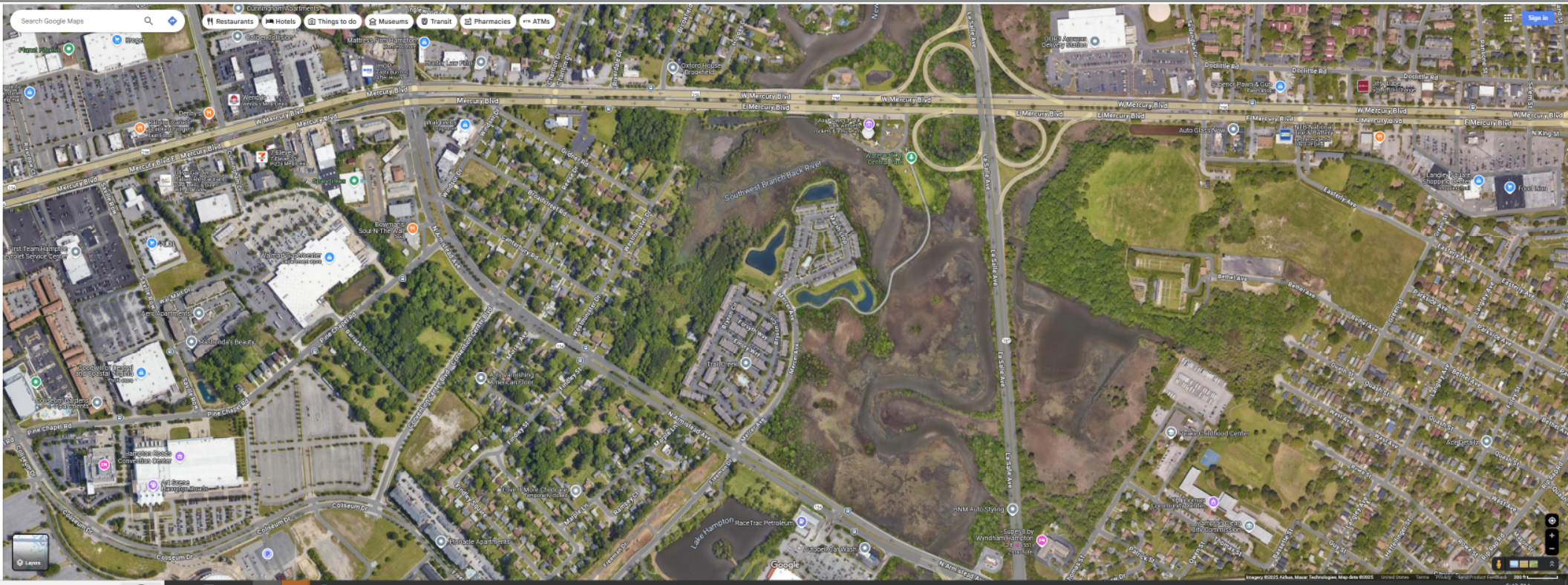
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Project Vicinity



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Project Description

- High quality apartment community containing a mix of building configurations containing 1, 2, and 3 bedroom units
- Attractive entrance features and landscaping along Armistead Avenue
- Pool, clubhouse, fitness center, outdoor grilling area, fire pits, and bike racks along with indoor bike storage
- Walking Trail
- Energy Star appliances
- Electric vehicle charging stations

Conceptual Plan



Conceptual Rendering



Conceptual Rendering



BUILDING 1 & 2 ELEVATIONS

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

Cox, Kiewit &
Company, P.C.

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NEW MULTIFAMILY DEVELOPMENT

ARMISTEAD AVENUE APARTMENTS

THE FRANKLIN JOHNSTON GROUP

1407 14th NORTH AVENUE
HAMPTON, VIRGINIA 23060
10.02.2024

Conceptual Rendering



BUILDING 3 ELEVATIONS
SCALE: 3/32" = 1' - 0"

Cox, Klierer &
Company, P.C.

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NEW MULTIFAMILY DEVELOPMENT
ARMISTEAD AVENUE APARTMENTS
THE FRANKLIN JOHNSTON GROUP

1613 1616 NORTH ARMISTEAD AVE.
HARRISON, VIRGINIA 22059

Conceptual Rendering



Conceptual Rendering



BUILDING 5 ELEVATIONS
SCALE: 3/32" = 1' - 0"

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NEW MULTIFAMILY DEVELOPMENT

ARMISTEAD AVENUE APARTMENTS

THE FRANKLIN JOHNSTON GROUP

1413 1/2 HANCOCK ARMISTEAD AVE.
HARRISON, VIRGINIA 22061

Project Benefits

- Consistent with the City's Comprehensive Plan and vision for the area
- Provides high quality housing in close proximity to on of the City's primary retail and employment centers
- Local developer with a long-term interest in the property and the community in which it is located