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

FRANKLIN GROUP

TIMMONS GROUP

Cox, Kliewer & Company, P.C.

kaufCAN.com

Project Team

- Sinclair Family – Property Owner
- Franklin Group – Project Developer & Builder
- Timmons Group– Engineers
- Cox, Kliewer & 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

Project Vicinity

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

TYPICAL FRONT ELEVATION (NORTHEAST)

TYPICAL REAR ELEVATION (SOUTHWEST)

TYPICAL SIDE ELEVATION

BUILDING 1 & 2 ELEVATIONS

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

Cox, Kliewer & Company, P.C.

NEW MULTIFAMILY DEVELOPMENT

ARMISTEAD AVENUE APARTMENTS

THE FRANKLIN JOHNSTON GROUP

1612-1616 NORTH ARMISTEAD AVE.
HAMPTON, VIRGINIA 10.09.2024

Conceptual Rendering

Conceptual Rendering

Conceptual Rendering

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