

## **NARRATIVE STATEMENT**

### **Rezoning Application for Westview Landing, LLC**

Westview Landing, LLC, a Virginia limited liability company (“Westview”) is the developer of certain real property, owned by Sarah Bonwell Hudgins Foundation, Inc., a Virginia corporation (“SBH”), located on off of Thomas Nelson Drive in the City of Hampton, Virginia (the “Property”), more particularly described on the attached Exhibit A, all of which is currently zoned R-11, with the exception of a small triangle in the southeast corner which is zoned LFA-5.

The Property consists of approximately 38 acres, however, only the southwesterly portion of the Property will be developed because of wetlands located on other portions of the Property. Therefore, after mitigation of impacted areas, the buildable area for the development is approximately 23.7 acres. Westview seeks to rezone the Property to permit the development and construction of a full market rate residential apartment community together with parking, landscaping and other associated amenities and improvements.

The community will consist of 2 buildings of 2 stories each, 5 buildings of 3 stories each, and 2 buildings of 4 stories each. However, notwithstanding the foregoing, in no event shall the entire development contain more than the number of residential dwelling units permitted by the MD-3 Zoning District.

There will be 5 different types of 2 and 3 story buildings with 5 different residential unit types:

- One Bedroom Standard will have 775 square feet of living area with one bath.
- One Bedroom Large will have 850 square feet of living area with one bath.
- Two Bedroom Standard will have 1,100 square feet of living area with two baths.
- Two Bedroom Large will have 1,175 square feet of living area with two baths.
- Three Bedroom Unit will have 1,400 square feet of living area with two baths.

There will be 2 different 4 story buildings adjacent to the clubhouse, pool, fitness center and open courtyard, with 5 different residential unit types:

- Studio Unit will have 600 square feet of living area with one bath.
- One Bedroom Standard will have 700 square feet of living area with one bath.
- One Bedroom Large will have 775 square feet of living area with one bath.
- Two Bedroom Standard will have 1,100 square feet of living area with two baths.
- Two Bedroom Large will have 1,175 square feet of living area with two baths.

Each unit in each building type is designed with a balcony or adjacent outdoor patio space. Community amenities shall include, but will not be limited to, clubhouse, swimming pool, fitness center, grilling areas, car wash areas, electric vehicle charging stations, RV/ boat storage area, and dog/pet park. The development will have 623 parking spaces. In addition, there will be 21 enclosed garages, 42 storage spaces and 6 RV/Boat storage spaces.

All buildings shall be constructed in substantial conformance with the elevations entitled “New Residential Development Westview Landing Apartments”, dated November 5, 2021 (three-story buildings, four-story buildings and clubhouse), and dated December 6, 2021 (maintenance building, storage building and garage building), prepared by Cox, Kliever & Company, P.C., (the “Elevations”), copies of which are on file with the Community Development Department. The new two-story buildings will have the same elevations as the three-story buildings with the middle floor removed. The exteriors of all four (4) sides of the buildings will be constructed primarily of brick veneer with accents of fiber cement siding and prefabricated cellular PVC columns. Roofing will be architectural grade shingles. This high quality of exterior finish materials will retain their attractive appearance, minimize maintenance costs, and create a superior, energy efficient, weather tight envelope.

At current values, upon completion the development will have a fair market value of approximately \$45,000,000.00 resulting in real estate tax revenue to the City of approximately \$531,000.00 per year, plus associated personal property tax revenue. The development will employ 9 to 11 permanent employees; and during construction will employ numerous contractors and subcontractors.

Although a small area in the southeast corner of the property is located within Langley Flight Approach Zone-5 and APZ-2, no buildings will be within this area. Similarly, only the southeasterly portion of the property currently is affected by aircraft noise levels of 70 dB DNL (decibels of day-night average sound level); however, again no buildings will be within this area. Furthermore, as the noise level contours are proposed to be modified by the City, all of the property will be in the 65 dB DNL; and again, no buildings will be within this area. When constructed, the applicant will incorporate any required sound attenuation features and materials that meet or exceed the City's requirements as provide in Article III of Chapter 22 of the Code of the City of Hampton.

The proposed new development is consistent with the Hampton Community Plan, as amended (the "Plan"). The Plan recognizes that land is a limited resource in the City and that its efficient use must be promoted. The development is an example of redeveloping a parcel of land that has been underutilized for many years and its prior use is no longer viable.

The proposed development will provide high quality and high value apartment residences for our citizens at an appropriate location for the proposed density. The development adjoins Thomas Nelson Community College and will provide easy access for working individuals who are also pursuing education at the College. This location also provides easy access not only to Hampton and Interstate 64, but also Newport News and York County. The development is centrally located to several military bases, NASA Research Facility, Sentara Careplex, Newport News Shipbuilding, Hampton Coliseum, Coliseum Central Business District, and Peninsula Town Center. The development will provide a desirable housing community that will attract a wide range of people to work, live, immerse, and invest themselves in Hampton.

The Community Plan emphasizes the importance of Hampton neighborhoods offering a mixture of different housing types that are attractive to a cross-section of our citizens. This development provides a mixture of unit types in order to meet the needs of our diverse citizenry with differing economic means. At this time and for the foreseeable future, there are an increasing number of families who are unable to purchase homes, and for whom renting is a better and frequently their only option. The numerous amenities which will be available to the residents will encourage interaction by the residents and a feeling of being a part of a quality community.

The development is consistent with the following statements and polices from the Plan:

1. "The ongoing aging of the city's housing stock and the growing demands for alternative housing types will continue to be important trends influencing land use and community design policies."
2. LU-CD Policy 3: "Encourage and maintain a diverse mix of housing type and values."
3. LU-CD Policy 7: "Safeguard the integrity of existing residential neighborhoods." (this development will impact very few residences due to its location and access.)
4. LU-CD Policy 11: "Promote high quality design and site planning that is compatible with surrounding development."
5. LU-CD Policy 31: "Encourage a mix of land uses that is appropriate for each district. Promote the efficient use of land and high quality urban design."

6. Housing and Neighborhoods Objective: “Promote a diverse mix of housing values, types, and choices to meet the needs of different income groups, ages, and household types and sizes.”

7. HN Policy 4: “Support zoning requirements and other strategies that allow for increased housing mix and density in appropriate locations.”

The development also addresses and is consistent with the City’s resiliency goals in a number of ways:

- A. Unlike most of the City, the development’s location:
  - i. Is entirely outside of the 100 year floodplain,
  - ii. Is not located adjacent or near any waterway affected by sea level rise,
  - iii. Is rated Category 4 representing the least prone category for flooding, and
  - iv. Is on the extreme westerly edge of its watershed (the Southwest Branch of Back River).
- B. The location also provides quick and easy access to evacuation routes in the event of a major storm or flood event, as well as excellent access to emergency services since a fire station is immediately north of the property.
- C. Almost 40% of the site will be left in its natural, undisturbed state, and as a wetland will enhance water quality for the surrounding area.
- D. The storm water retention facility for the development will exceed what is required by the City; and if appropriate, a backflow preventer or other similar device will be installed on the outflow.
- E. Significant landscaping and tree canopy will be provided to reduce any heat island effect and improve air quality.
- F. The development will include:
  - i. Low maintenance materials on building exteriors,
  - ii. Electric car charging stations, and
  - iii. Bicycle racks.

## Exhibit A

### Legal Descriptions

#### PARCEL ONE: LRSN 5000041

All that certain tract, piece or parcel of land situate, lying and being on the City of Hampton, Virginia, containing 8.591 acres, more or less, and designated as Parcel "A" on a certain plat attached to deed dated August 15, 1959, from Edmund T. Seymore, et ux to Robert L. Freeman, et als, duly of record in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia, in Deed Book 285, Page 334, said plat being entitled "Plat Showing Property of E. T. Seymore Being Located on Big Bethel Road, Hampton, Virginia," dated August 19, 1959, and made by S. J. Glass & Associates, Engineers & Surveyors.

It Being the same property conveyed by deed dated June 9, 1967, from Robert L. Freeman and Dorothy C. Freeman, his wife, E. Fred Lowe, Jr. and Louise A. Lowe, his wife, C. Lear Ponton and Nora G. Ponton, his wife, and Pavilion Investment Co., a Virginia corporation, to Sarah Bonwell Hudgins Foundation, Inc., a Virginia corporation, recorded June 21, 1967 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia, in Deed Book 393, Page 744.

All that certain piece or parcel of land, lying and being in the City of Hampton, Virginia, and described as follows:

Beginning at a concrete monument located at the intersection of Thomas Nelson Drive and the 40' right-of-way to property of Sarah Bonwell Hudgins Foundation, Inc. Thence in an easterly 36.62' to a point. Thence S 10° 12'00" along a line a distance of 22.69'. Thence N 89° 27' 02" along a line a distance of 53.73'. Thence N 45° 26' 02" a distance of 29.66' to the point of beginning.

It being the same property conveyed by deed dated April 5, 1994 from Vivian Nadine Vest, widowed, to Sarah Bonwell Hudgins Foundation, Inc., recorded May 10, 1994 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia, in Deed Book 1106, Page 1864.

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, being a strip of land containing 0.63 acre, and more particularly described on that certain plat entitled, "Plat Showing Easement to be Granted by T. J. Dula to Peninsula Association for Retarded Children, Inc.", print of which is attached to the deed recorded in Deed Book 388, Page 134.

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, being a strip of land 20 feet in width, and more particularly described on that certain plat entitled, "Plat Showing Easement to be Granted by James S. D. Cumming to Peninsula Association for Retarded Children, Inc.", print of which is attached to the deed recorded in Deed Book 384, Page 342.

It Being the same property conveyed by deed dated May 1, 1967 from Peninsula Association For Retarded Children, Inc. to Sarah Bonwell Hudgins Foundation, Inc, recorded June 21, 1967 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia, in Deed Book 393, Page 742.

#### PARCEL TWO: LRSN 5000040

All that certain piece or parcel of land situate, lying and being in the City of Hampton, Virginia, containing 9.2206 acres, and shown on plat entitled "PLAT OF THE PROPERTY OF SARAH BONWELL HUDGINS FOUNDATION, INC. 9.2206ACRES, CITY OF HAMPTON, VIRGINIA", made by Pyle Engineering Company, dated July 27, 1967, which said plat is recorded as an attachment to deed recorded in Deed Book 396, Page 786.

It being the same property conveyed by deed dated August 3, 1967 from E. F. Hazelwood and Roberta B. Hazelwood, his wife, David G. Blaylock and Martha Lee Blaylock, his wife, and Robert C. Cutler and Allison Cutler, his wife, to Sarah Bonwell Hudgins Foundation, Inc., a Virginia corporation, recorded August 24, 1967 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia, in Deed Book 396, Page 786.

PARCEL THREE: LRSN 5000042

All that certain piece, parcel or tract of land situate, lying and being in the City of Hampton, Virginia, containing 19.61 acres, more or less, as shown on a certain plat entitled "Plat Showing Proposed Road & Portion of Property of Robert L. Freeman, et als, Being the Easterly Portion of Parcel "B", E. T. Seymore Property Located Near Big Bethel & Battle Roads, City of Hampton, Virginia," made by S. J. Glass & Associates, dated June 2, 1964, a print of which plat is recorded as an attachment to deed recorded in Deed Book 350, Page 554.

It being the same property conveyed by deed dated December 30, 1966 from The Peninsula Association of Retarded Children, Incorporated, a Virginia corporation, to Sarah Bonwell Hudgins Foundation, Inc., a Virginia corporation, recorded February 9, 1967 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia, in Deed Book 388, Page 511.

It also being the same property conveyed by deed dated June 26, 1964 from C. Lear Ponton and Nora C. Ponton, his wife, Robert L. Freeman and Dorothy C. Freeman, his wife, E. Fred Lowe, Jr. and Louise A. Lowe, his wife, and Pavilian Investment Co., a Virginia corporation, to Peninsula Association For Retarded Children, Inc., a Virginia corporation, recorded July 8, 1964 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia, in Deed Book 350, Page 554.

PARCEL FOUR: LRSN 5001596

All that certain lot, piece or parcel of land lying and being in the City of Hampton, Virginia, consisting of 0.4356 acres, and shown on the survey entitled, "PLAT SHOWING A PARCEL OF LAND CONTAINING 0.4356ACRES.", dated June 25, 1998, made by Johnson, Baird & Associates, Civil Engineering & Land Surveying, Hampton, Virginia, a copy of which is attached to deed recorded in Deed Book 1267, Page 2072.

It being the same property conveyed by deed dated December 7, 1998 from Vivian Nadine Vest, widow, to Sarah Bonwell Hudgins Foundation, Inc., a Virginia non-profit corporation, recorded December 11, 1998 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia, in Deed Book 1267, Page 2072.

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