

# THE ARBORS AT PEMBROKE

## Rezoning of 1963 West Pembroke Avenue

City of Hampton City Council Meeting  
August 11, 2021

**KAUFMAN & CANOLES**  
attorneys at law

MARLYN DEVELOPMENT CORPORATION



[kaufCAN.com](http://kaufCAN.com)

# Project Team

- Marlyn Development Corporation – Project Developer
- Hampton Bay Associates, LLC – Owner
- AES Consulting Engineers – Engineering
- Cox, Klierer & Company, P.C. – Architect
- Kaufman & Canoles, P.C. – Legal

# Marlyn Development Corp.

- Hampton Roads based company founded in 1983
- Employee Owned Company
- Specializes in developing independent living senior apartment communities
- Continue to own their projects as long term investments
- The Company has significant investment in the City of Hampton

# The Woodlands at Phoebus

Modeled on The Woodlands project in Phoebus



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ARCHITECTURE

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# The Woodlands at Phoebus



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# The Woodlands at Phoebus



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# Project Location



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# Proposed Project

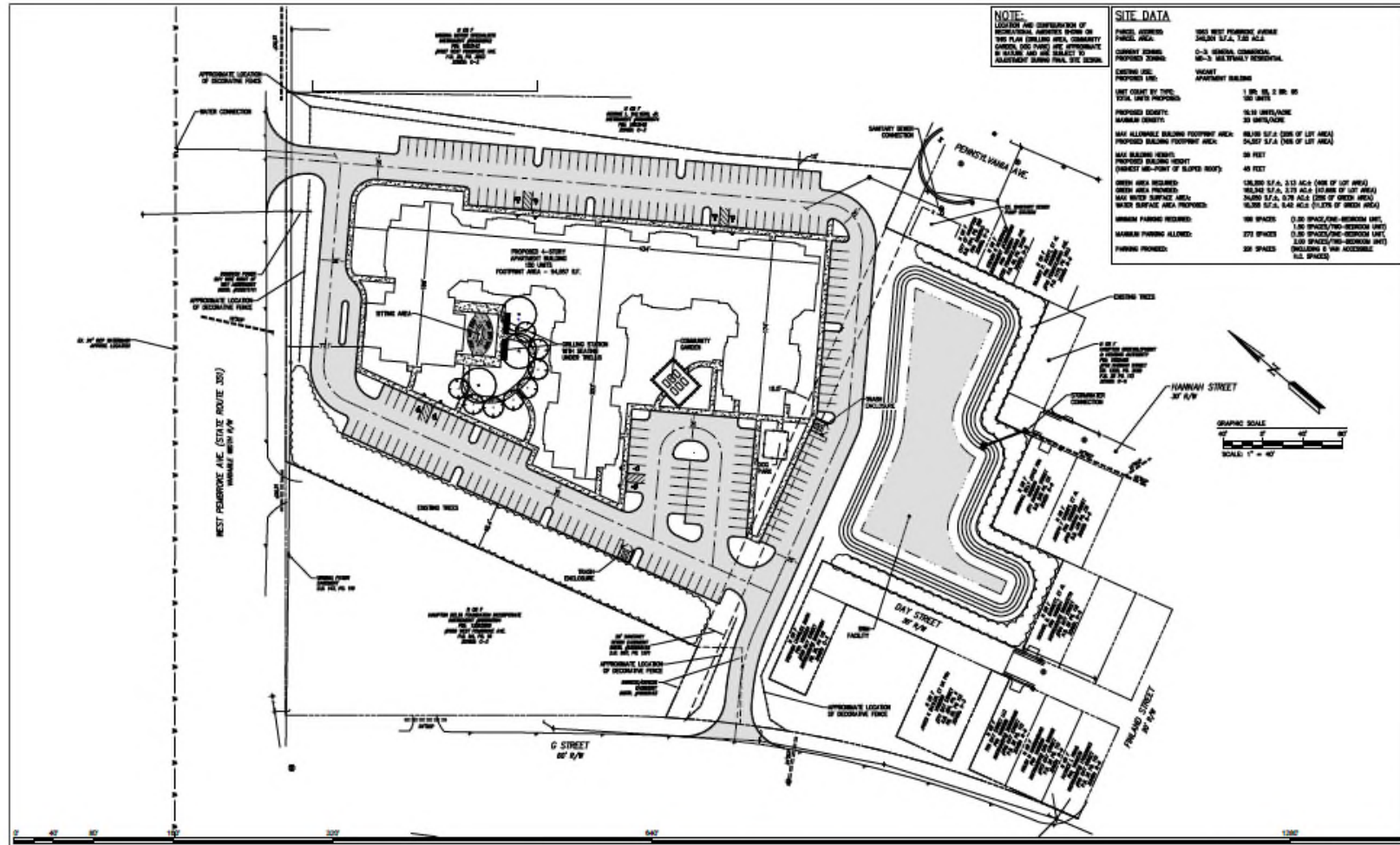
- 150 unit independent living senior apartment community
- 7.82 +/- acre site
- Mix of 1 and 2 bedroom units
- High quality aesthetic in both architectural design and landscaping

# Project Features

- Dog Park
- Community Garden Plots
- Hair Salon
- Outdoor Grilling Station
- Community Activities Room
- Fitness Center
- Media Room
- Multi-Purpose Room



# Proffered Conceptual Site Plan



**CONCEPTUAL LAYOUT**  
**THE ARBORS AT WEST PEMBROKE**  
 CITY OF HAMPTON, VIRGINIA  
(A99 PROJECT # W1806-00 - A99 PROJECT CONTACT: RYAN STEPHENSON, P.E.)

DATE: JUNE 4, 2011  
 SCALE: 1"=40'  
 SHEET 1 of 1



# Proffered Elevations



Front Concept Elevation



Rear Concept Elevation

RENDERED CONCEPT ELEVATION

Cox, Kiewit & Company, P.C.

1500 WEST PEMBROKE AVENUE  
HAMPTON, VA 23060  
TEL: 757-235-1100  
WWW.COXKIEWIT.COM

MAY 18, 2021

NEW AGE-RESTRICTED MULTI-FAMILY DEVELOPMENT

THE ARBORS AT PEMBROKE

MARLYN DEVELOPMENT CORPORATION

1500 WEST PEMBROKE AVENUE  
HAMPTON, VA

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# Proffered Elevations



Partial Right Concept Elevation



Partial Right Concept Elevation



RENDERED CONCEPT ELEVATION

Cox, Kiewit &  
Company, P.C.

DATE: 05/18/2021  
PROJECT: THE ARBORS AT PEMBROKE  
1000 WEST PEMBROKE AVENUE  
PAMPUN, VA  
www.coxkiewit.com

MAY 18, 2021

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# Proffered Elevations



Partial Left Concept Elevation



Partial Left Concept Elevation



RENDERED CONCEPT ELEVATION

Cox, Klierer &  
Company, P.C.

1000 EAST BROADWAY  
SUITE 2000  
DENVER, CO 80202  
TEL: 303.733.1100  
WWW.COXKLIERER.COM

MAY 18, 2021

NEW AGE-RESTRICTED MULTI-FAMILY DEVELOPMENT

THE ARBORS AT PEMBROKE

MARLYN DEVELOPMENT CORPORATION  
1903 WEST PEMBROKE AVENUE  
HAMPTON, VA

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# Example Common Area Amenities





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# Project Benefits

- Important investment in the corridor that will be a catalyst for further investment and revitalization
- More complimentary to and less impact on adjacent neighborhoods than current by-right uses
- Will enhance the aesthetics of the corridor
- Addresses an important housing need within the community