

*Westview  
Landing*

*Luxury Apartments*

# *Development Team*

*Owner, Developer & Operator: Robert Mallory*

*Architect: Grey Mason - Cox, Kliewer & Company*

*Engineers: Paul Tschiderer & Arch Marston - AES*

*Market Analysis: Olin Wilson, Wilson Consulting*



**Wilson Consulting**

# Conceptual Plan

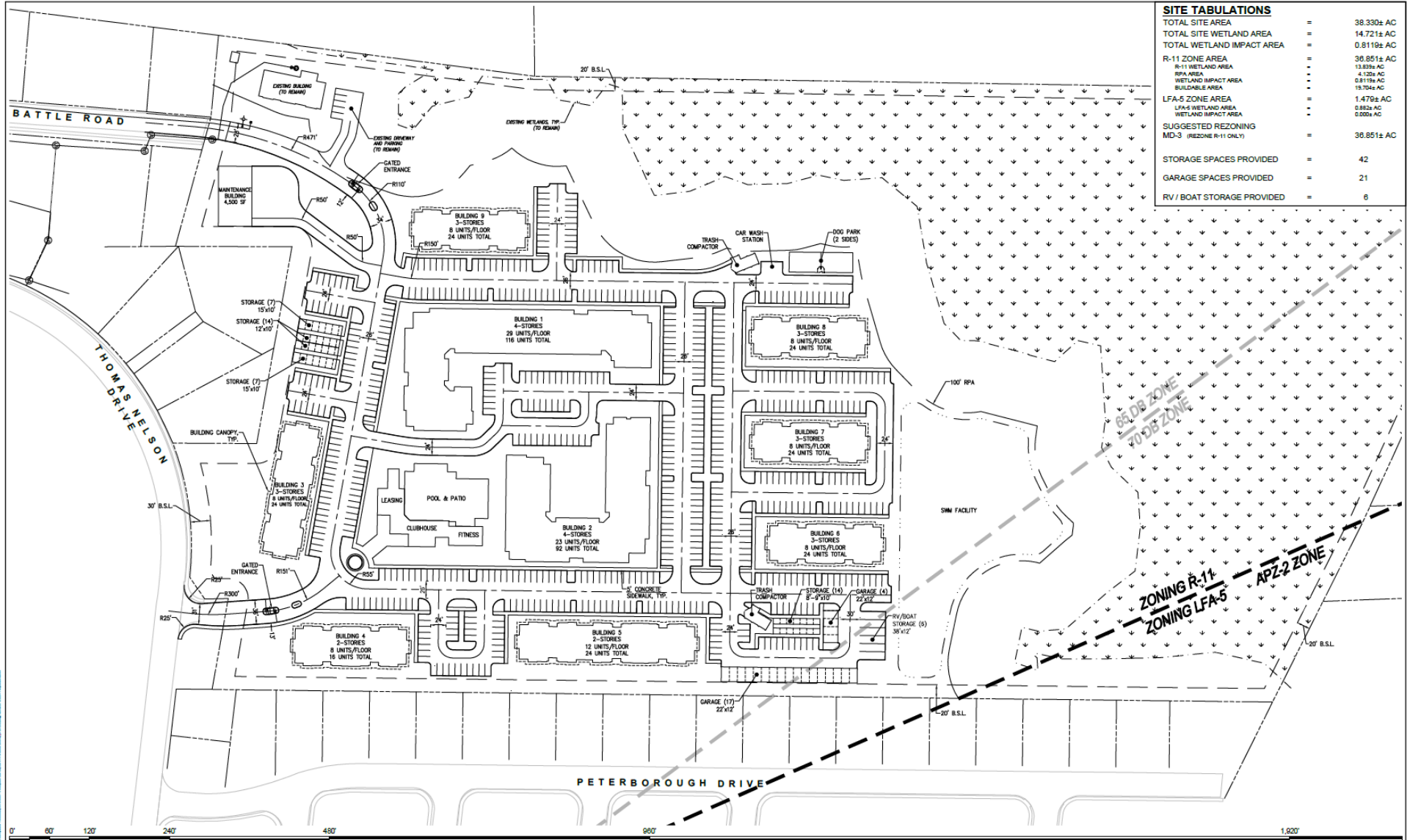
## TYPICAL UNITS:



- APARTMENTS: (2) 2-STORY BUILDINGS
- APARTMENTS: (5) 3-STORY BUILDINGS
- APARTMENTS: (2) 4-STORY BUILDINGS
- GARAGES = 21
- STORAGE UNITS = 42



# Conceptual Plan - LFA-5, APZ-2 & dB Zones



SITE TABULATIONS	
TOTAL SITE AREA	= 38.330± AC
TOTAL SITE WETLAND AREA	= 14.721± AC
TOTAL WETLAND IMPACT AREA	= 0.8118± AC
R-11 ZONE AREA	= 36.851± AC
R-11 WETLAND AREA	= 13.639± AC
RPA AREA	= 4.528± AC
WETLAND IMPACT AREA	= 0.8118± AC
BUILDABLE AREA	= 19.704± AC
LFA-5 ZONE AREA	= 1.476± AC
LFA-5 WETLAND AREA	= 0.832± AC
WETLAND IMPACT AREA	= 0.000± AC
SUGGESTED REZONING	
MD-3 (REZONE R-11 ONLY)	= 36.851± AC
STORAGE SPACES PROVIDED	= 42
GARAGE SPACES PROVIDED	= 21
RV / BOAT STORAGE PROVIDED	= 6

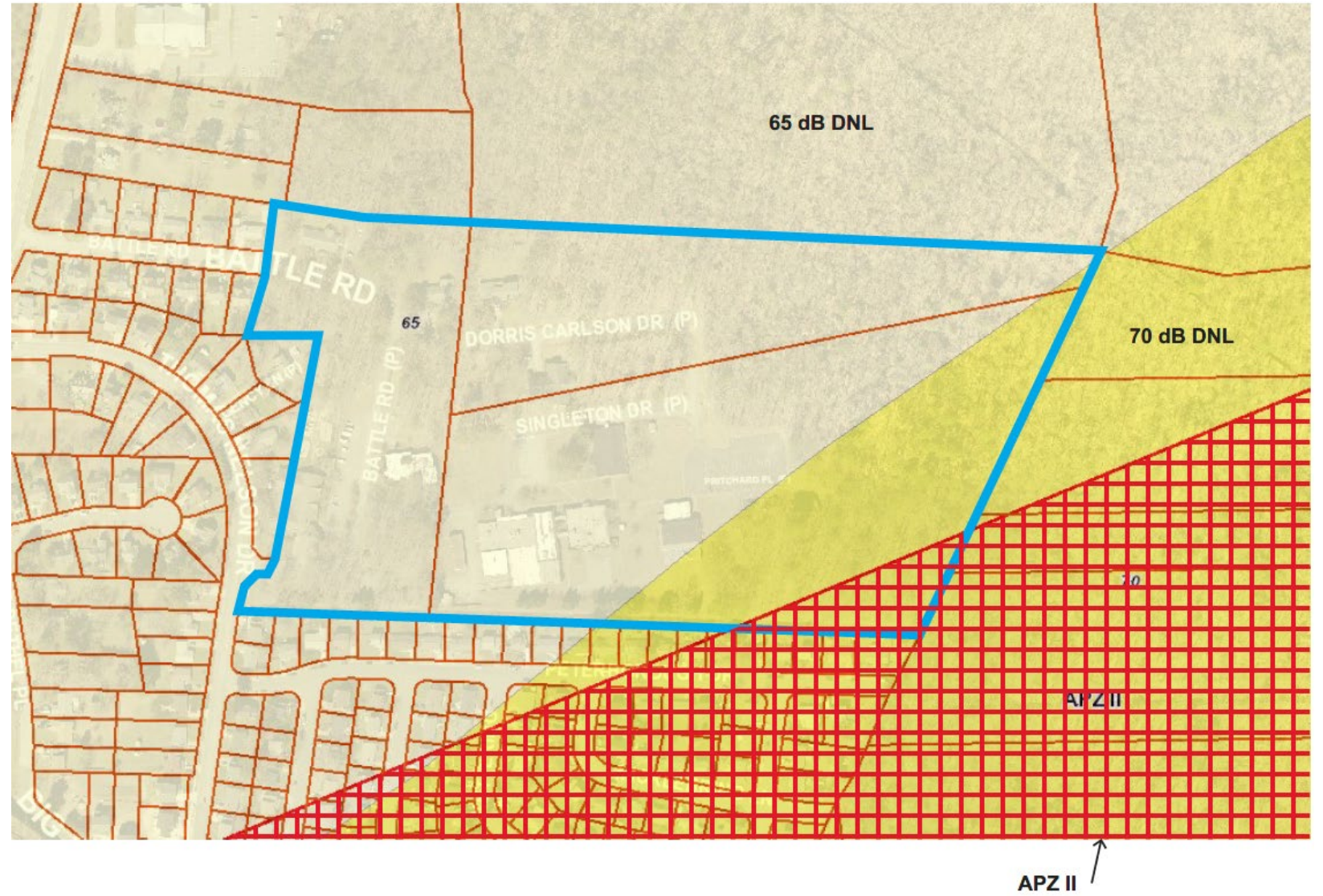


DATE: OCTOBER 22, 2021    REVISED: AUGUST 26, 2022  
 SCALE: 1"=60'  
 SHEET 1 of 1

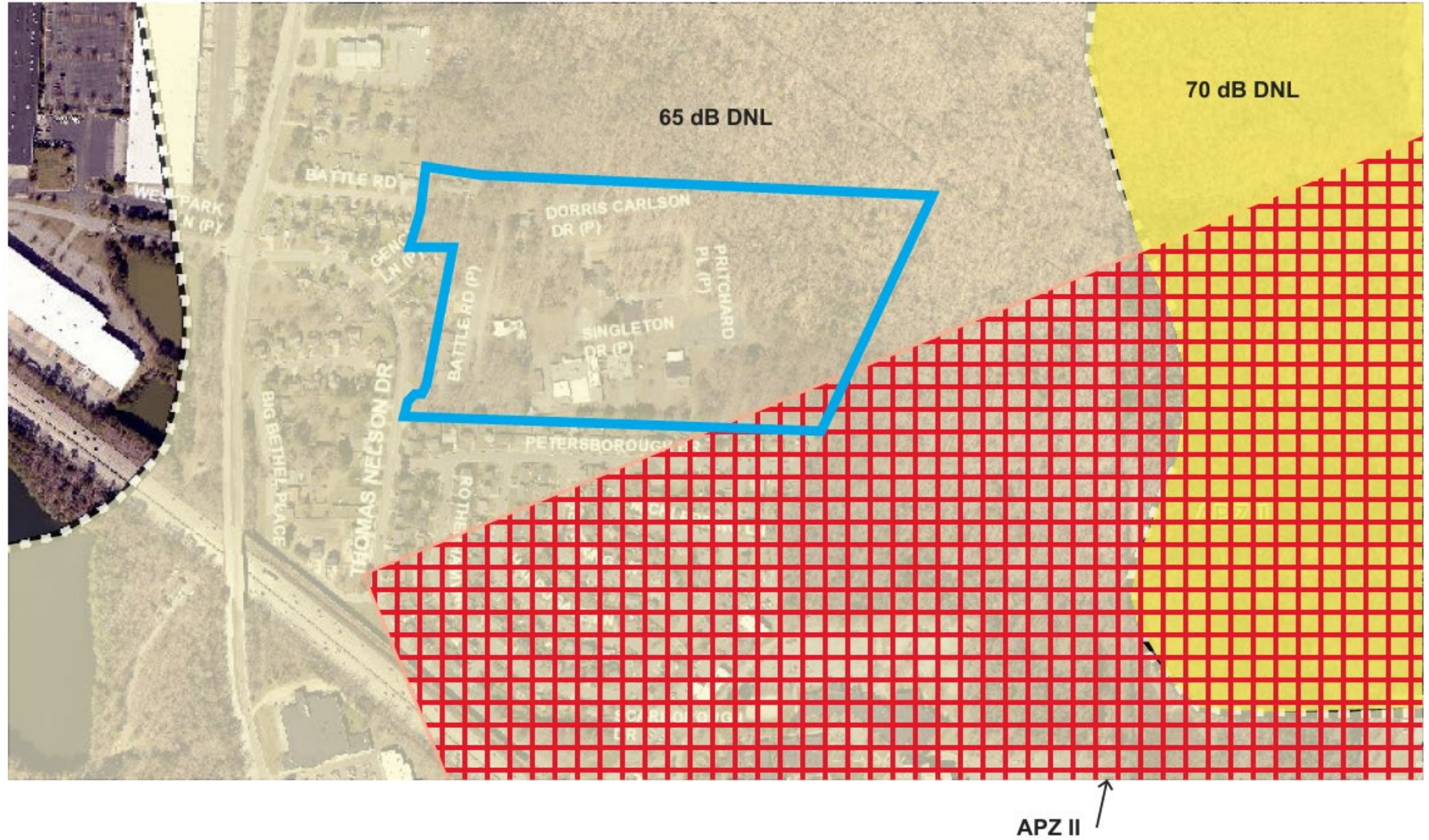
CONCEPTUAL SITE LAYOUT  
**WESTVIEW LANDING**  
 CITY OF HAMPTON, VIRGINIA  
 (AES PROJECT #: W10466-01 - AES PROJECT CONTACT: PAUL TSCHIDERER, P.E.)

**AES**  
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 Williamsburg, Virginia 23180  
 Phone: (757) 255-0400  
 Fax: (757) 255-0944  
 www.aesinc.com  
 Hampton Roads | Central Virginia | Middle Peninsula

# Current AICUZ (65dB & 70dB) and APZ-2



Future AICUZ (65dB & 70dB) and APZ-2



# *Entrance View*



Cox, Kliewer &  
Company, P.C.

ARCHITECTURE

# *East View*



Cox, Kliewer &  
Company, P.C.

ARCHITECTURE





CLUBHOUSE: ELEVATION AT ENTRANCE

Cox, Kliewer &  
Company, P.C.

ARCHITECTURE

# *Clubhouse Facilities*



# *Pool Area*



WL

# *Firepit*



W  
L

# *State of the Art Fitness Center*



# *Grilling Stations*



W  
L

# Building Location Detail



# *Four Story Building*



Cox, Kliewer &  
Company, P.C.

ARCHITECTURE





FOUR-STORY BUILDINGS: ELEVATION AT ENTRANCE



FOUR-STORY BUILDINGS: TYPICAL SIDE ELEVATION



Cox, Kliewer &  
Company, P.C.

ARCHITECTURE



THREE-STORY BUILDINGS: ELEVATION AT ENTRANCE



THREE-STORY BUILDINGS: ELEVATION AT END



Cox, Kliewer &  
Company, P.C.

ARCHITECTURE

# *Storage Units*



Cox, Klierer &  
Company, P.C.

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# *Garage Facilities*



Cox, Kliewer &  
Company, P.C.

ARCHITECTURE

# *Maintenance Building*



Cox, Kliewer &  
Company, P.C.

ARCHITECTURE

# *Car Care Center*



W  
L

# *Dog/Pet Park*



WL



# *Car Charging Stations*



W  
L



# *Merits of the Development*

- *Luxury Market Rate Apartment Homes*
- *10 Different Unit Designs All With Balcony or Patio*
- *Renting from \$1,350 to \$2,150 per month*
- *\$45,000,000 Development*
- *Tax Revenue - \$531,000 every year*
- *9-11 Permanent Employees*



# *Merits of the Development*

- No Conflict With Langley Air Force Base*
- Entirely Outside Of Langley Flight Approach Zones*
- Entirely Outside Of Langley Accident Potential Zones*
- Any Noise Abatement - Per Hampton City Code*
- Again - No Conflict With Langley Air Force Base*



# *Merits of the Development*

- *20' Landscaped Buffer Adjacent To Residences*
- *All Exterior Lighting, Both Site And Building*
  - *Will Have Full Cut-off Fixtures &*
  - *Will Be Directed Inward And Downward Into The Site.*



# *Merits of the Development*

- *Centrally Located On The Peninsula*
- *Easy Access To:*
  - *Military Bases*
  - *NASA Research Facility*
  - *Thomas Nelson Community College*
  - *Sentara Careplex*
  - *Newport News Shipbuilding*
  - *Coliseum Central Business District*
  - *Peninsula Town Center*



# *Merits of the Development*

## *Addresses City's Resiliency Goals*

- Entirely Outside 100 Year Floodplain*
- Not Adjacent Or Near Any Waterway*
- Not Affected By Sea Level Rise*
- Category 4 - Least Prone To Flooding Category*



# *Merits of the Development*

## *Addresses City's Resiliency Goals*

- *Easy Access To Evacuation Routes*
- *Easy Access To Emergency Facilities*
- *Low Maintenance Building Materials*
- *Electric Car Charging Stations*
- *Bicycle Racks*



# *Merits of the Development*

- *Almost 40% of Development Left Natural & Undisturbed*
- *Preserved Wetlands Will Enhance Water Quality*
- *Water Retention Will Exceed City Requirements*
- *Significant Landscaping And Tree Canopy*
  - *Will Reduce Heat Island Effect*
  - *Will Improve Air Quality*



*Westview  
Landing*

*Luxury Apartments*





# Original Conceptual Plan

## TYPICAL UNITS:



APARTMENTS: (10) 3-STORY BUILDINGS

APARTMENTS: (2) 4-STORY BUILDINGS

APARTMENTS: TOTAL ALL BUILDINGS

GARAGES = 38

STORAGE UNITS = 94



SITE / GROUND FLOOR PLAN



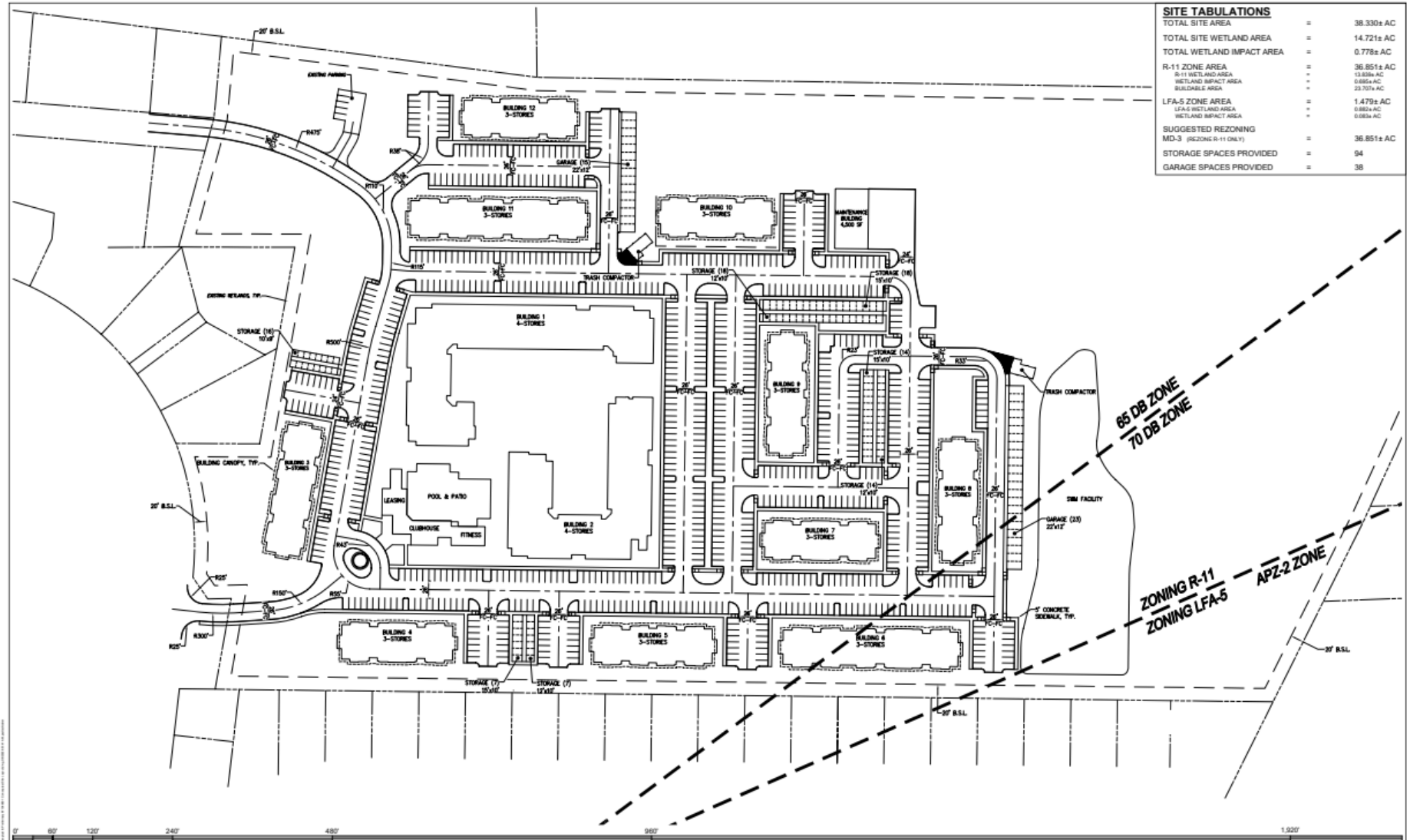
1. EXISTING ZONING INFORMATION, PROPERTY, WETLANDS, EASEMENT, SETBACK AND RIGHT-OF-WAY LINES SHOWN ON THESE PLANS WERE TAKEN FROM SITE INFORMATION PROVIDED BY THE DESIGNER (AND SURVEY AVAILABLE).  
 2. THIS PLAN IS CONCEPTUAL IN NATURE. THE CONFIGURATIONS AND YIELD ARE APPROXIMATE AND MAY BE SUBJECT TO CHANGE.  
 3. THIS DRAWING IS FOR THE SOLE USE OF OUR CLIENT IN THE INTERNAL EVALUATION OF THE VIABILITY OF THE PROPERTY FOR THE PROPOSED USE. IT SHALL NOT BE USED, COPIED, OR TRANSFERRED ELECTRONICALLY TO ANY THIRD PARTY WITHOUT THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT.



Cox, Kliewer &  
Company, P.C.

ARCHITECTURE

# Original Conceptual Plan - LFA-5, APZ-2 & dB Zones



SITE TABULATIONS	
TOTAL SITE AREA	= 38.330± AC
TOTAL SITE WETLAND AREA	= 14.721± AC
TOTAL WETLAND IMPACT AREA	= 0.778± AC
R-11 ZONE AREA	= 36.851± AC
R-11 WETLAND AREA	= 13.839± AC
WETLAND IMPACT AREA	= 0.684± AC
BUILDABLE AREA	= 23.707± AC
LFA-5 ZONE AREA	= 1.479± AC
LFA-5 WETLAND AREA	= 0.882± AC
WETLAND IMPACT AREA	= 0.684± AC
SUGGESTED REZONING	= 36.851± AC
MD-3 (REZONE R-11 ONLY)	= 36.851± AC
STORAGE SPACES PROVIDED	= 94
GARAGE SPACES PROVIDED	= 38



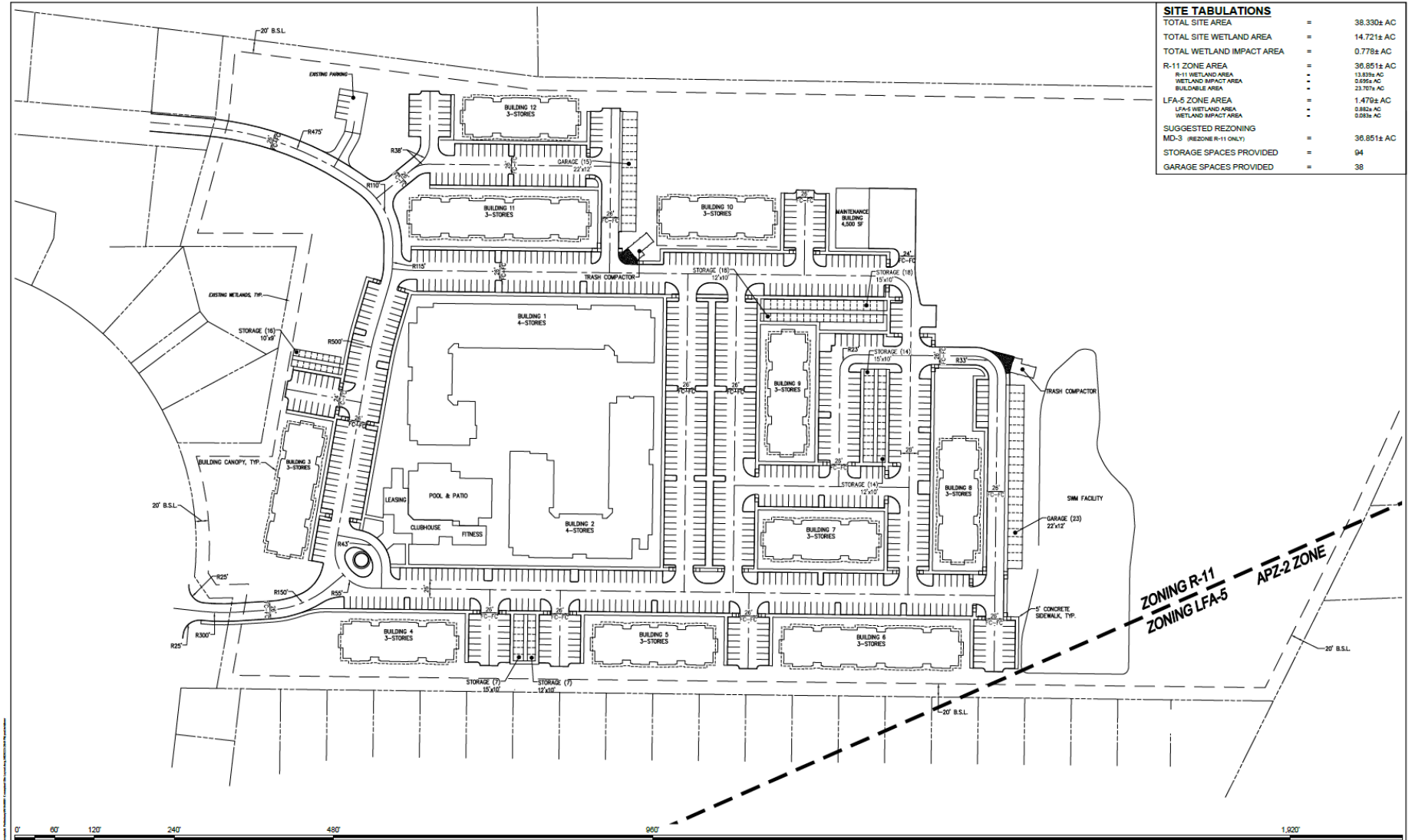
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 SCALE: 1"=60'  
 SHEET 1 of 1

REVISED: FEBRUARY 9, 2022  
 REVISED: FEBRUARY 27, 2022  
 REVISED: MARCH 6, 2022

CONCEPTUAL SITE LAYOUT  
**WESTVIEW LANDING**  
 CITY OF HAMPTON, VIRGINIA  
 (AES PROJECT #: W1046-01 - AES PROJECT CONTACT: PAUL TSCHIDREER, P.E.)



# Original Conceptual Plan - LFA-5 & APZ-2 Zones



SITE TABULATIONS	
TOTAL SITE AREA	= 38.330± AC
TOTAL SITE WETLAND AREA	= 14.72± AC
TOTAL WETLAND IMPACT AREA	= 0.778± AC
R-11 ZONE AREA	= 36.85± AC
R-11 WETLAND AREA	= 13.839± AC
WETLAND IMPACT AREA	= 0.895± AC
BUILDABLE AREA	= 23.707± AC
LFA-5 ZONE AREA	= 1.479± AC
LFA-5 WETLAND AREA	= 0.882± AC
WETLAND IMPACT AREA	= 0.852± AC
SUGGESTED REZONING	
MD-3 (REZONE R-11 ONLY)	= 36.85± AC
STORAGE SPACES PROVIDED	= 94
GARAGE SPACES PROVIDED	= 38



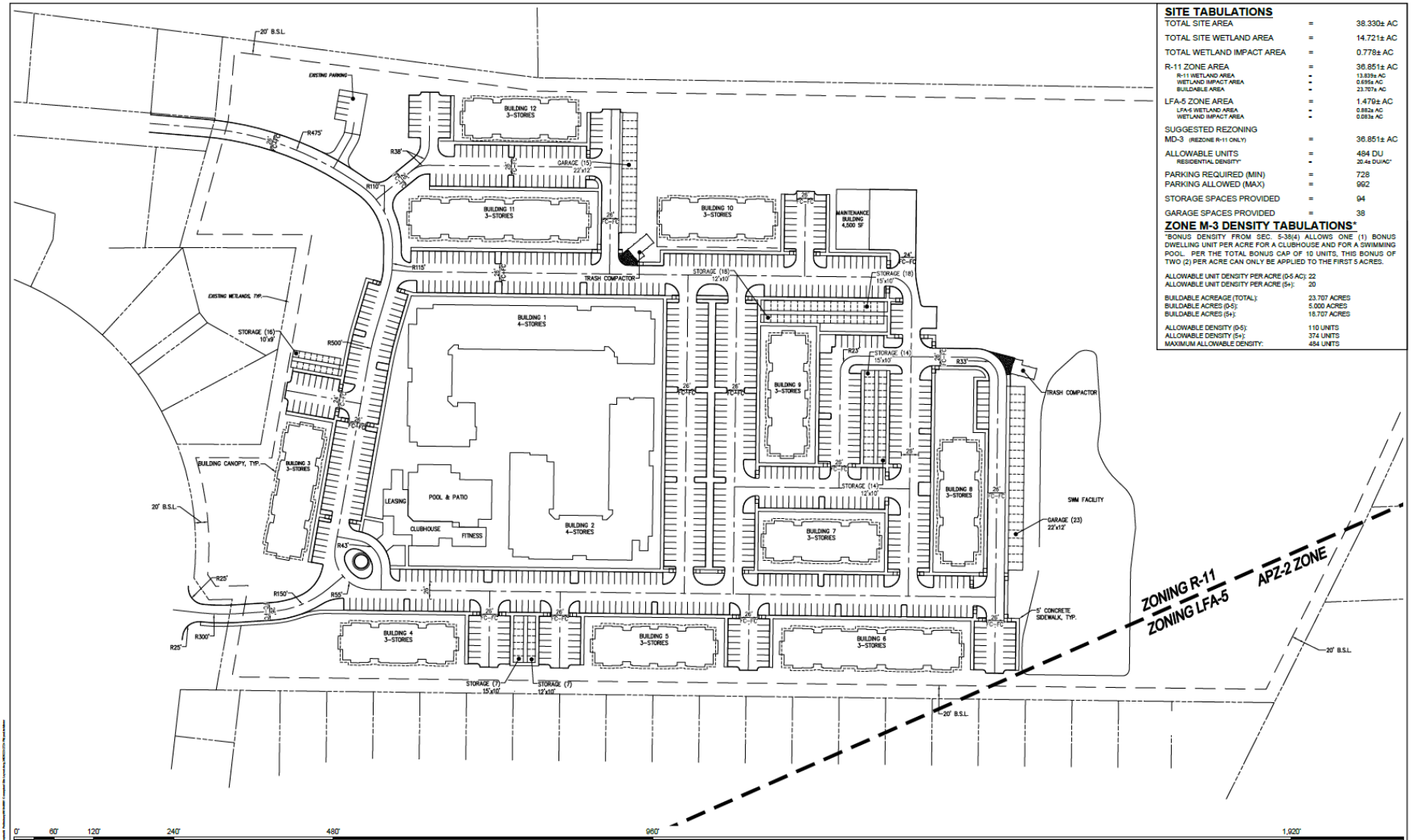
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REVISED: FEBRUARY 9, 2022  
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CONCEPTUAL SITE LAYOUT  
**WESTVIEW LANDING**  
 CITY OF HAMPTON, VIRGINIA  
 (AES PROJECT #: W10469-01 - AES PROJECT CONTACT: PAUL TSCHIEDERER, P.E.)



# Original Conceptual Plan

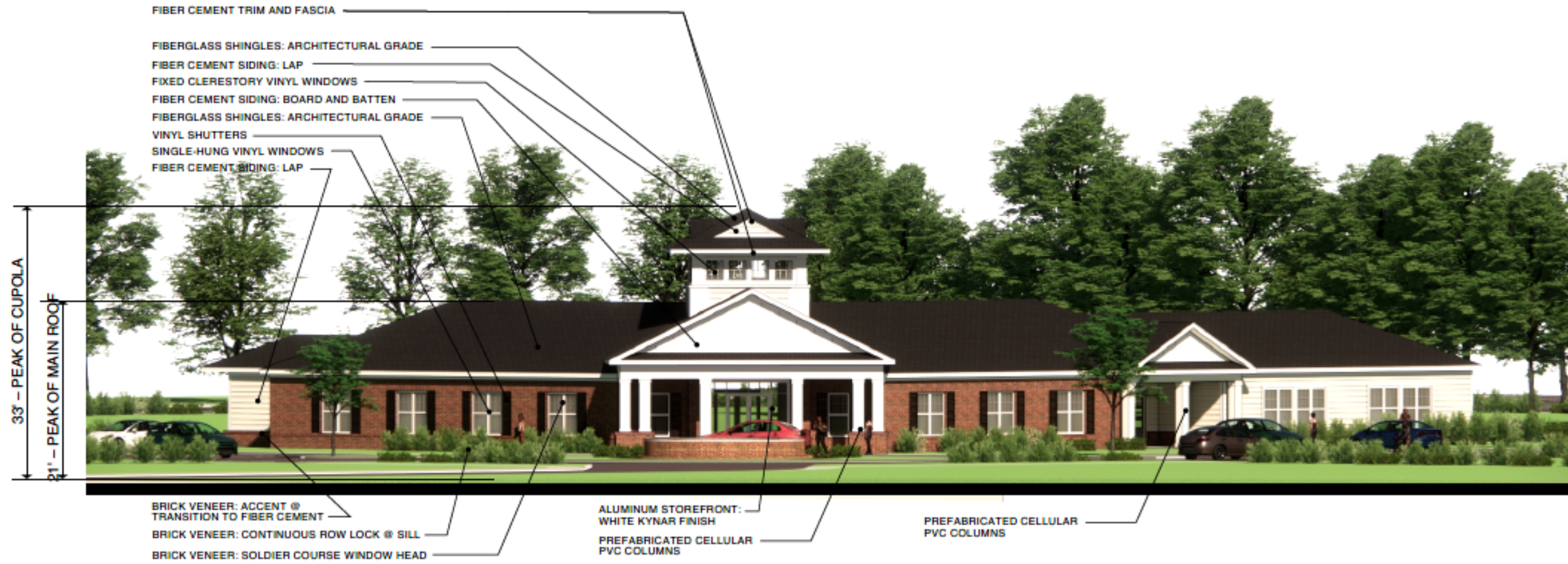


SITE TABULATIONS	
TOTAL SITE AREA	= 38.330± AC
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TOTAL WETLAND IMPACT AREA	= 0.778± AC
R-11 ZONE AREA	= 36.851± AC
R-11 WETLAND AREA	= 13.839± AC
WETLAND IMPACT AREA	= 0.894± AC
BUILDABLE AREA	= 23.707± AC
LFA-5 ZONE AREA	= 1.476± AC
LFA-5 WETLAND AREA	= 0.882± AC
WETLAND IMPACT AREA	= 0.883± AC
SUGGESTED REZONING	
MD-3 (REZONE R-11 ONLY)	= 36.851± AC
ALLOWABLE UNITS	= 484 DU
RESIDENTIAL DENSITY	= 26.41 DU/AC
PARKING REQUIRED (MIN)	= 728
PARKING ALLOWED (MAX)	= 962
STORAGE SPACES PROVIDED	= 94
GARAGE SPACES PROVIDED	= 38
ZONE M-3 DENSITY TABULATIONS*	
*BONUS DENSITY FROM SEC. 5-38(4) ALLOWS ONE (1) BONUS DWELLING UNIT PER ACRE FOR A CLUBHOUSE AND FOR A SWIMMING POOL. PER THE TOTAL BONUS CAP OF 10 UNITS, THIS BONUS OF TWO (2) PER ACRE CAN ONLY BE APPLIED TO THE FIRST 5 ACRES.	
ALLOWABLE UNIT DENSITY PER ACRE (0-5 AC)	= 22
ALLOWABLE UNIT DENSITY PER ACRE (5+)	= 20
BUILDABLE ACREAGE (TOTAL)	= 23.707 ACRES
BUILDABLE ACREAGE (0-5)	= 5.000 ACRES
BUILDABLE ACREAGE (5+)	= 18.707 ACRES
ALLOWABLE DENSITY (0-5)	= 110 UNITS
ALLOWABLE DENSITY (5+)	= 374 UNITS
MAXIMUM ALLOWABLE DENSITY:	= 484 UNITS



# Location

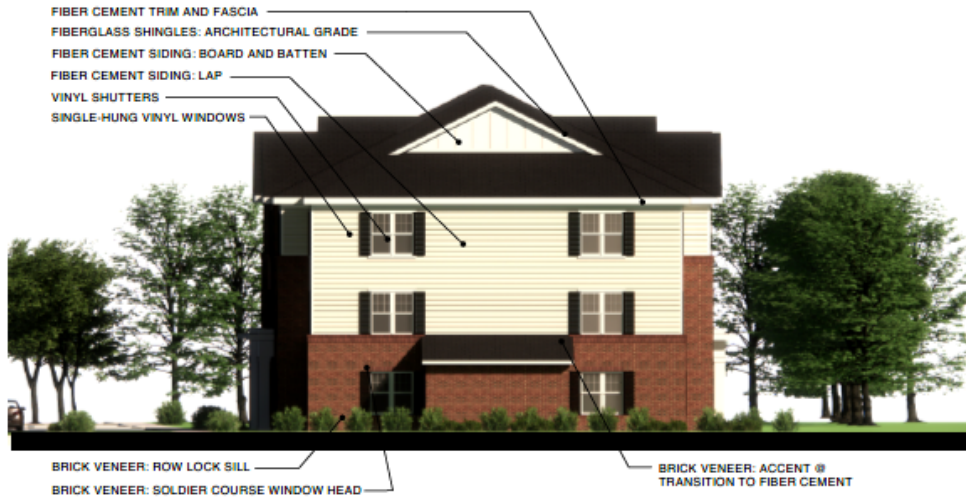




**CLUBHOUSE: ELEVATION AT ENTRANCE**  
**MATERIAL KEY**

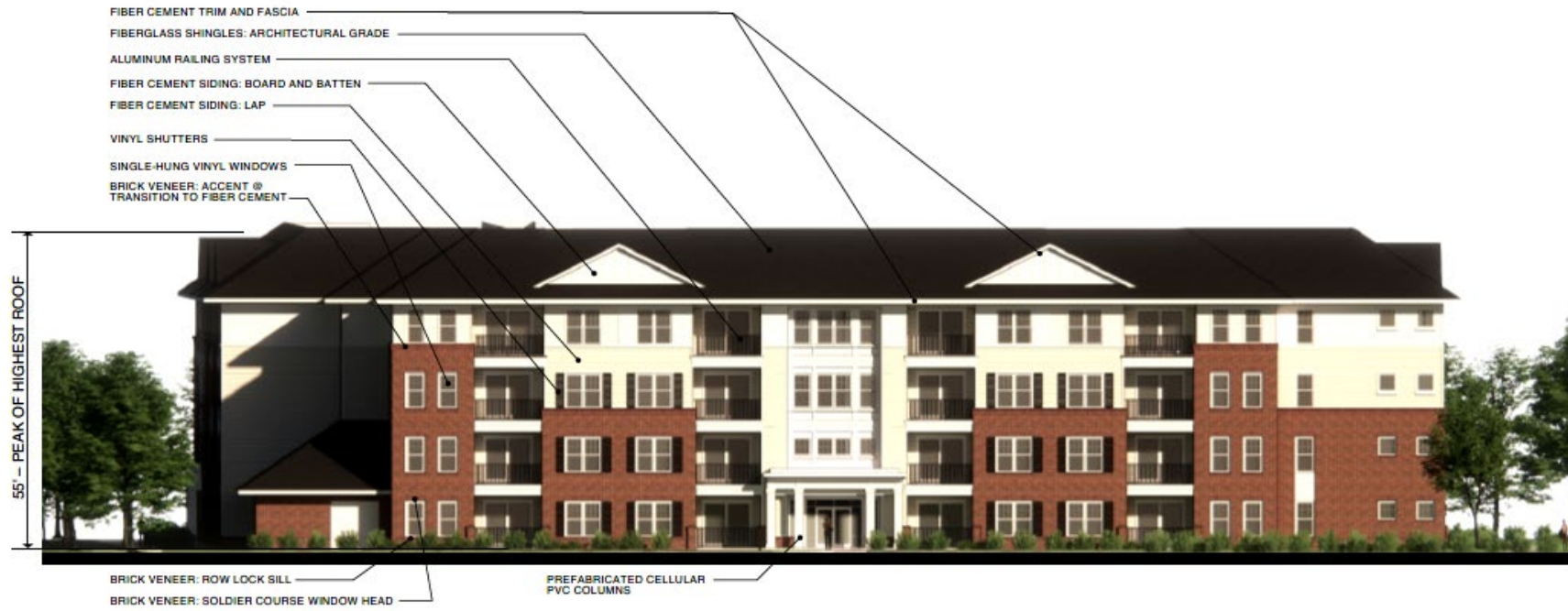


**THREE-STORY BUILDINGS: ELEVATION AT ENTRANCE**  
**MATERIAL KEY**



**THREE-STORY BUILDINGS: ELEVATION AT END**  
**MATERIAL KEY**





**FOUR-STORY BUILDINGS: ELEVATION AT ENTRANCE**  
MATERIAL KEY



**FOUR-STORY BUILDINGS: TYPICAL SIDE ELEVATION**  
MATERIAL KEY