



WESTPORT COMMONS

Ward's Corner Task Force
November 13, 2014

Westport Commons



UNDERSTANDING THE SITE AND THE SURROUNDING NEIGHBORHOOD



SITE CONTEXT

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WHO WE ARE: COLLINS ENTERPRISES, LLC

- Third-generation private real estate company
- Thoughtful redevelopers of multi-family and commercial office buildings
- Work in strategic locations such as urban water-fronts and re-emerging downtowns
- 60 years of combined staff experience
- Integrity, strategic thinking, and consensus building at the core of our business
- History of successful, high-end multifamily housing developments in Norfolk

NORFOLK PROJECTS:

- 388 Boush Street
- The Heritage at Freemason Harbour
- Pier Pointe at Freemason Harbour
- Riverpark at Freemason Harbour
- The Landings at Bolling Square
- Westport Commons

HISTORY IN NORFOLK

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MEETING CITY OF NORFOLK GOALS:

Conforming to plaNorfolk 2030

- Expanded community involvement and engagement in the planning process
- Sensitivity to environmental challenges such as flooding
- Protect and enhance the environment through sustainable strategies
- Contribute to a more bikeable/walkable neighborhood
- Create a safe neighborhood
- Unique identity and design
- Provide a variety of well-maintained housing options
- Provide recreational opportunities that lead to a fun and healthy lifestyle for a diverse population



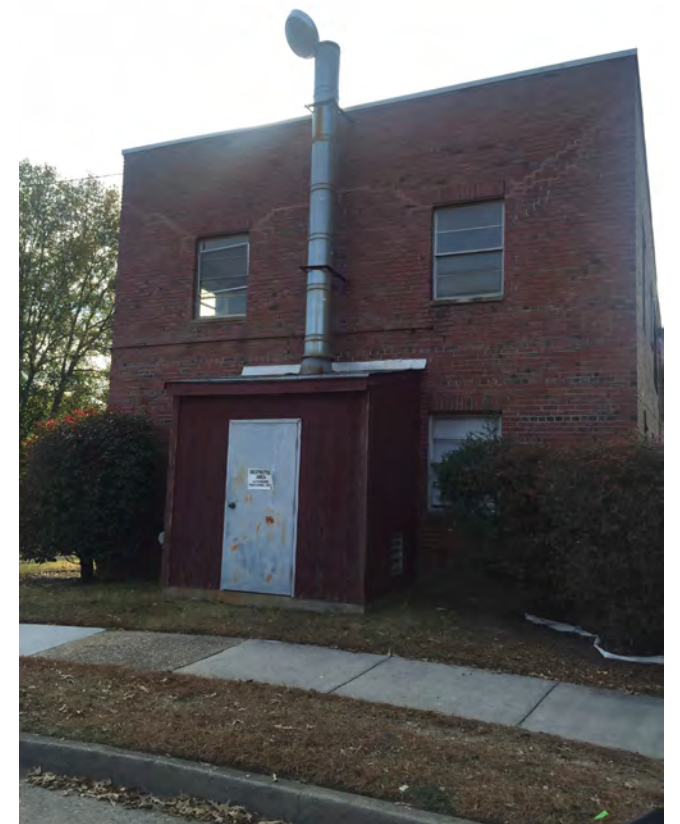
CURRENT SITE

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RIVERSIDE TERRACE:

- Built in 1948
- 243 Navy housing apartments
- Past useful building life-span



EXISTING BUILDINGS

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HISTORY

2008 Watermark approved for **385** residential multifamily dwellings

2009 12 unit condominium building constructed: **Westport Commons Phase I**

2014 **Phase I** site plan approved for **180** multifamily residential dwellings
Westport Commons **Phase II** proposed with **68 townhomes + 70 condominiums** - Planned Development text amendment & site plan submitted for review

***Two-thirds of the development will be Owned properties ***





WESTPORT COMMONS PHASE I -
12 CONDOMINIUM UNITS

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PROJECT MATRIX		
	PROVIDED UNDER 2008 APPROVED PLAN	2014 PLAN
DWELLING UNITS		
Total Dwelling Units	385	318
Apartments	180 Approved for Construction	180
Townhouses	0	68
Condominiums	12 Constructed	70 [12 Constructed]
Remaining Dwelling Units	193	
PARKING	1.66/Dwelling Unit	1.66/Dwelling Unit
Surface		96
Garage		128
Total		224
OPEN SPACE		
Percentage	25% of 12.5 acres	25% (or greater) of 12.5 acres
BUILDING HEIGHT		
Apartments	55 feet max building height within 40 feet of Newport Ave.; 79 feet for all other structures	47'-0" / 4 stories
Townhouses		25'-2" / 3 stories
Condominiums		43'-8" / 4 stories
SETBACKS		
Townhouses	10 feet on all sides and rear yards	45 feet from Newport Ave; 10 feet for all other structures
Condominiums		
LANDSCAPE		
Townhouses	4 feet wide landscape buffer 8' max high along perimeter of site	Upgraded landscaping package above minimum requirements
Condominiums		
SELLING PRICE		
Townhouses	None	\$300,000+
Condominiums		\$250,000+
AMENITIES		
Clubhouse / Fitness	None	Yes
Pool		Yes
Pier		Yes
Activity lawn		Yes



SITE CONTEXT PRECEDENT
FROM SURROUNDING
NEIGHBORHOODS

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70 Stacked Flat Units

68 Townhouse Units

(38 @ 16' and 30 @ 20')

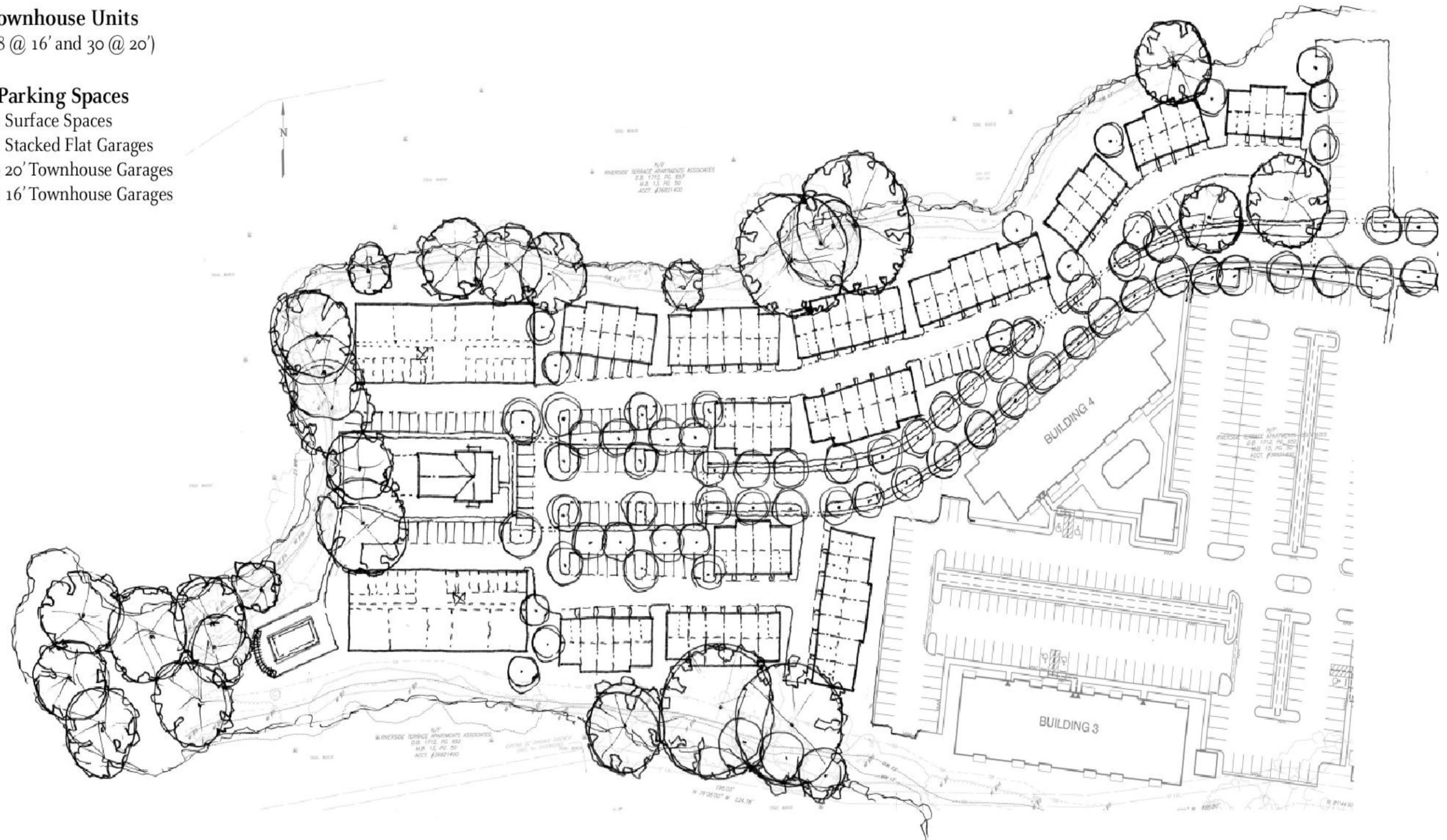
222 Parking Spaces

96 Surface Spaces

28 Stacked Flat Garages

60 20' Townhouse Garages

38 16' Townhouse Garages



SITE PLAN

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SITE PLAN

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FIRST PHASE OF DEVELOPMENT:

- 12 town homes (3 groups of buildings)
- Clubhouse (fitness center, meeting rooms, catering kitchen, game room)
- Outdoor swimming pool
- Pier with canoe/kayak dock and rack
- Outdoor kitchen/grilling area/bar/fire-pit overlooking river
- Extensive green space and landscaping; preservation of key existing trees with large canopy
- Total demolition of all existing structures within 6-7 months of approval due to financing now available
- Existing separate (Warren St.) entrance to be retained & enhanced onto Newport Ave.
- New lights, signage, planting
- Traffic-calming measures (bump-outs at curb)



VIEW OF APARTMENTS &
ENTRANCE TO TOWN HOMES

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PHASE 1: 12 TOWN HOUSES

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CLUBHOUSE

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AMENITIES: CLUBHOUSE, POOL,
PIER

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ELEVATION TYPES
4 UNIT TOWNHOUSES

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ELEVATION TYPES
5 & 6 UNIT TOWNHOUSES

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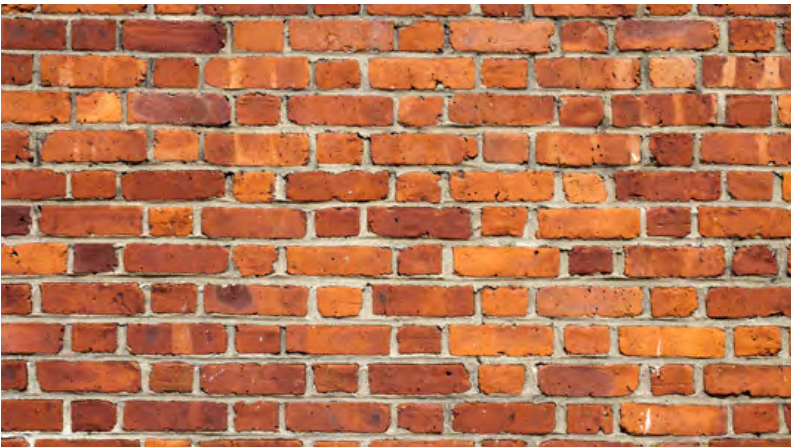


ELEVATION TYPES
7 UNIT TOWNHOUSES

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EXTERIOR FINISH MATERIALS:



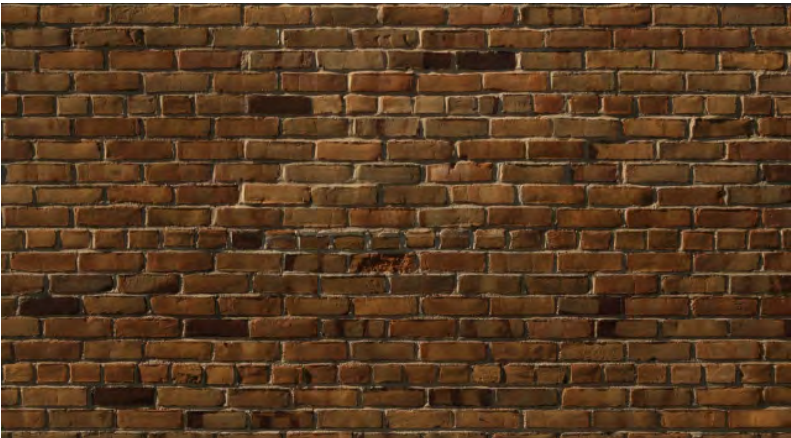
red brick



hardi-plank siding & azek trim



native landscaping / sustainable strategies



brown brick



hardi-shingle & azek trim



golden/light brick



concrete pavers





PERSPECTIVE
SITE PLANS

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