



Applicant **Franklin Johnston Group Management & Development, LLC**

Agenda Item

Property Owner **School Board of the City of Virginia Beach**

**5**

Public Hearing **January 10, 2018**

City Council Election District **Kempsville**

**Request**

**Conditional Rezoning** (B-2 Community Business to Conditional A-24 Apartment)

**Staff Recommendation**

Approval

**Staff Planner**

Ashby Moss

**Location**

273 N. Witchduck Road

**GPIN**

1467758675

**Site Size**

10.69 acres

**AICUZ**

Less than 65 dB DNL

**Watershed**

Chesapeake Bay

**Existing Land Use and Zoning District**

Mostly vacant, partially used for overflow parking by adjacent businesses; formerly Virginia Beach Central Academy / B-2 Community Business

**Surrounding Land Uses and Zoning Districts**

**North**

Auto parts store & furniture store / B-2 Community Business

**South**

Renaissance Academy  
School / I-1 Light Industrial

**East**

Witchduck Road  
Commercial strip center / B-2 Community Business

**West**

Office complex / B-2 Community Business



## Background and Summary of Proposal

- The applicant proposes a 240-unit mixed-income apartment community comprised of one, two, and three-bedroom units on the 10.58 acre site (23 units per acre).
- The proffered site plan shows six detached apartment buildings, 478 surface parking spaces, a two-story clubhouse, swimming pool, dog park and tot lot, and three stormwater ponds designed to also provide an aesthetic outdoor amenity. A network of sidewalks connects the buildings to each other through the parking lots and to Witchduck Road.
- Vehicular access for residents and visitors is limited to one right-in/right-out access point on Witchduck Road. Interior gates restrict access beyond the front entrance and clubhouse area. An access for emergency vehicles only is provided from the neighboring Renaissance Academy.
- The proffered elevations depict contemporary style buildings with some design features, materials, and colors similar to the adjacent Renaissance Academy. The four-story buildings will be constructed of cement fiber board panels, brick veneer, and commercial grade vinyl siding. The buildings are divided into modules that project and recess to provide variation in the vertical and horizontal planes of the building.
- The applicant will apply for tax credits from the Virginia Housing and Development Authority (VHDA) for 80% of the units. This would cap household incomes for those units at 60% of area median income.
- The applicant may decide to pursue tax exempt bonds for financing through VHDA for the remaining 20% of units, which would cap household income for those units at 150% of area median income.
- The project is divided into two phases, with the last two buildings on the north side reserved for the second phase.

	<h3>Zoning History</h3> <table border="1"> <thead> <tr> <th>#</th> <th>Request</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>CUP (Line-of-site relay device) Approved 02/01/2000</td> </tr> <tr> <td>2</td> <td>CUP (Automobile Repair Garage) Approved 11/12/2013 STC (Portion of Jersey Avenue) Approved 06/23/2009 CUP (Automobile Sales and Service) Approved 12/02/2008 STC (Portion of Jersey Avenue) Approved 05/23/2006</td> </tr> <tr> <td>3</td> <td>CUP (Adult Day Care) Approved 09/10/2013</td> </tr> </tbody> </table>	#	Request	1	CUP (Line-of-site relay device) Approved 02/01/2000	2	CUP (Automobile Repair Garage) Approved 11/12/2013 STC (Portion of Jersey Avenue) Approved 06/23/2009 CUP (Automobile Sales and Service) Approved 12/02/2008 STC (Portion of Jersey Avenue) Approved 05/23/2006	3	CUP (Adult Day Care) Approved 09/10/2013
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<b>Application Types</b>									
CUP – Conditional Use Permit REZ – Rezoning CRZ – Conditional Rezoning	MOD – Modification of Conditions or Proffers NON – Nonconforming Use STC – Street Closure	FVR – Floodplain Variance ALT – Alternative Compliance SVR – Subdivision Variance							

## Evaluation and Recommendation

The subject property is one of a few of excess properties owned by the City of Virginia Beach Public Schools. With the help of the City's Economic Development Department, Schools initially marketed the property for commercial use consistent with its current B-2 zoning. However, due to limited street frontage and vehicular access, there was no commercial interest in developing this site. The applicant submitted an unsolicited offer to purchase the property for multi-family residential, contingent on obtaining zoning approval for that use.

Although apartment buildings were not originally included in the vision for the Western Campus District, the proposal is consistent with the broader vision for the Pembroke SGA as described in the Plan's six Development Principles. When the plan was adopted in 2009, the subject site was tagged for a new elementary or middle school since it had been the traditional practice of Schools to retain all of their property. However, with declining enrollment Citywide, Schools has deemed this as excess property to be sold and developed rather than continuing to sit vacant. Introducing new, medium to high density residential within this predominately commercial area forwards the Plan's principle of providing a compatible mix of residential and non-residential uses within reasonable walking distances of one another. The proposal also addresses a demonstrated need for high quality, mixed-income affordable housing.

The site is well-suited for multi-family residential, given appropriate buffers from the adjacent commercial properties lining Virginia Beach Boulevard. There are bus stops headed in both directions on Virginia Beach Boulevard within easy walking distance of the site. Once Witchduck Road Phase 2 is complete, residents will be able to enjoy the improved pedestrian infrastructure to access the expanding public transportation network.

Based on the considerations above, Staff recommends approval of the request subject to the proffers listed below.

## Proffers

The following are proffers submitted by the applicant as part of a Conditional Zoning Agreement (CZA). The applicant, consistent with Section 107(h) of the City Zoning Ordinance, has voluntarily submitted these proffers in an attempt to "offset identified problems to the extent that the proposed rezoning is acceptable," (§107(h)(1)). Should this application be approved, the proffers will be recorded at the Circuit Court and serve as conditions restricting the use of the property as proposed with this change of zoning.

### **Proffer 1:**

When developed, the Property shall be developed in substantial conformity with the conceptual site plan entitled "Renaissance Apartments", dated November 30, 2017, and prepared by Cox, Kleiwer & Company, P.C. (the "Concept Plan"), a copy of which has been exhibited to the Virginia Beach City Council and is on file with the Virginia Beach Department of Planning.

### **Proffer 2:**

The quality of architectural design and materials of the multifamily residential buildings constructed on the Property, when developed, shall be in substantial conformity with the exhibit prepared by Cox, Kleiwer & Company, P.C., entitled "Conceptual Elevations – Renaissance Apartments", and dated November 30, 2017 (the "Elevations"), a copy of which is on file with the Department of Planning and has been exhibit to the Virginia Beach City Council. Upgrades to the architectural design and materials of the multifamily residential buildings constructed on the Property shall be permitted subject to approval by the City Planning Director.

**Proffer 3:**

Landscaping installed on the Property, when developed, shall be in substantial conformity with that shown on the exhibit prepared by Siska Aurand Landscape Architects, Inc., entitled "Overall Site Sheet Index – Renaissance Apartments", and dated December 1, 2017 (the "Landscape Plan"), a copy of which is on file with the Department of Planning and has been exhibit to the Virginia Beach City Council. The exact species of the various types of landscaping may vary from the Landscape Plan depending upon the availability of landscape material at the time of installation.

**Proffer 4:**

The number of multifamily residential units located on the Property, when developed, shall not exceed a total of two-hundred forty (240).

**Proffer 5:**

Freestanding signage located on the Property shall be monument-style, no larger than eight feet (8') in height, and shall be constructed of materials compatible with those used for the buildings located on the Property.

**Proffer 6:**

Further conditions lawfully imposed by applicable development ordinances may be required by the Grantee during detailed site plan and/or subdivision review and administration of applicable City Codes by all cognizant City agencies and departments to meet all applicable City Code requirements.

**Staff comments:**

The proffers address site layout, architectural design and materials, landscape design, signage, and the maximum number of multi-family dwelling units in order to ensure the end product meets or exceeds the level of quality presented in this rezoning application.

*Further conditions may be required during the administration of applicable City Ordinances and Standards. Any site plan submitted with this application may require revision during detailed site plan review to meet all applicable City Codes and Standards. All applicable permits required by the City Code, including those administered by the Department of Planning / Development Services Center and Department of Planning / Permits and Inspections Division, and the issuance of a Certificate of Occupancy, are required before any uses allowed by this Use Permit are valid.*

*The applicant is encouraged to contact and work with the Crime Prevention Office within the Police Department for crime prevention techniques and Crime Prevention Through Environmental Design (CPTED) concepts and strategies as they pertain to this site.*

## Comprehensive Plan Recommendations

The Housing & Neighborhood section of the 2016 Comprehensive Plan frequently emphasizes the importance of a varied housing stock with "affordable housing alternatives for all people, including members of the vital services community, young professionals, the workforce, families, and senior citizens" (p. 2-63). According to the *2017 Virginia Beach Housing Needs Assessment, Market Analysis, and Re-investment Study*, the City's affordable housing stock is decreasing while our population of low income households is increasing (p. 3). The Study goes on to demonstrate how neglecting the problem will lead to further deterioration of our aging housing stock. Recognizing the challenges private developers face financing low-to-moderate-income multi-family rental housing, especially units priced for households with incomes between 30-80% of the area median income, the Study recommends the City offer a range of incentives to encourage private developers to fulfill this need (p.6).

The property is located within the Pembroke Strategic Growth Area (SGA), the master plan for which was adopted by City Council in 2009. The Plan identifies six Development Principles to guide future development throughout the Pembroke SGA (pp. 15-18):

1. Efficient use of land resources
2. Full use of urban services

3. Compatible mix of uses
4. Transportation opportunities
5. Detailed human-scale design
6. Environmental stewardship

More specifically, the site is located in the Pembroke SGA’s Western Campus District, envisioned to become a “mid to low-rise academic village and service district” consisting of a mix of commercial, office, residential, and educational facilities (pp. 35-36). Building heights should not exceed a range of 30 to 50 feet, and open space district-wide should equal at least 40% of the land area, three-quarters of which should be green (p. 58).

## Natural and Cultural Resources Impacts

There do not appear to be any significant cultural or natural resource impacts resulting from the proposed development.

## Traffic Impacts

### Master Transportation Plan (MTP) and Capital Improvement Program (CIP)

The MTP shows an ultimate eight-lane facility within a 155-foot right-of-way. Currently, this segment of roadway is functioning over capacity at Level of Service D.

N. Witchduck Road in the vicinity of this application is under construction and will be completed in early 2020 as a six-lane divided major urban arterial (CIP 2-025, Witchduck Road-Phase II). Enhanced streetscapes will include moving overhead utilities underground and constructing a 16-foot-wide sidewalk with brick paver accents, street trees, and street lights.

Access to the site will be limited to a right-in/ right-out only from Witchduck Rd.

The developer will need to coordinate with the contractor for the Witchduck Road capital project in order to install the required right turn lane, curb and gutter, and sidewalk at the correct alignment on Witchduck Rd.

Street Name	Present Volume	Present Capacity	Generated Traffic
N. Witchduck Road	47,814 ADT <sup>1</sup>	42,100 ADT <sup>1</sup> (LOS <sup>4</sup> “D”) 48,200 ADT <sup>1</sup> (LOS <sup>4</sup> “E”)	Existing Land Use <sup>2</sup> – 5,940 ADT Proposed Land Use <sup>3</sup> – 1,596 ADT
<sup>1</sup> Average Daily Trips	<sup>2</sup> as defined by 10.8 acres of B-2 zoning	<sup>3</sup> as defined by 240 multi-family dwellings	<sup>4</sup> LOS = Level of Service

## Public Utility Impacts

### Water

This site must connect to City water. There is an existing 16-inch City water main along North Witchduck Road.

### Sewer

This site must connect to City sanitary sewer. There is an existing eight-inch City sanitary sewer gravity main along North Witchduck Road.

Water and sanitary sewer service must be verified and improved if necessary so that the proposed development will have adequate water pressure, fire protection, and sanitary sewer service.

## School Impacts

School	Current Enrollment	Capacity	Generation <sup>1</sup>	Change <sup>2</sup>
Point O'View Elementary	702	707	24	24
Larkspur Middle	1,523	1,763	10	10
Kempsville High	1,632	1,969	11	11

<sup>1</sup> "Generation" represents the number of students that the development will add to the school.

<sup>2</sup> "Change" represents the difference between the number of potential or actual students generated under the existing zoning and the number generated under the proposed zoning. The number can be positive (additional students) or negative (fewer students).

# Proposed Site Layout



**DEVELOPMENT DATA**

SITE SIZE: 471,109 SF  
10.8 ACRES +/-  
22.247

UNITS/ACRE: 240

5 - 4 STORY BLDGS. 240 UNITS TOTAL  
1 - 2 STORY CLUBHOUSE 17,200 SF

TOTAL:

- 40 - 1 BR / 1 BATH UNITS 16.7%
- 144 - 2 BR / 2 BATH UNITS 60.2%
- 56 - 3 BR / 2 BATH UNITS 23.2%

DETAILED PARKING PROVIDED: 478  
DETAILED PARKING REQUIRED: 438

2 SPACES FOR FIRST 50: 100  
1.75 SPACES FOR 190: 333

GROSS SPACE - REGULAR: 144,623 SF  
GROSS SPACE - PROXY: 314

**PHASE ONE**

3-4 STORY BLDGS. 144 UNITS TOTAL  
1-2 STORY CLUBHOUSE

TOTAL:

- 24 - 1 BR / 1 BATH UNITS 16.7%
- 88 - 2 BR / 2 BATH UNITS 60.2%
- 32 - 3 BR / 2 BATH UNITS 23.2%

**PHASE TWO**

2-4 STORY BLDGS. 96 UNITS TOTAL

TOTAL:

- 16 - 1 BR / 1 BATH UNITS 16.7%
- 56 - 2 BR / 2 BATH UNITS 60.2%
- 24 - 3 BR / 2 BATH UNITS 23.2%

NOTE:  
LANDSCAPE PROPOSAL IS AN APPROXIMATE REPRESENTATION OF THE PROPOSED LANDSCAPE. THE ACTUAL LANDSCAPE WILL BE DETERMINED BY THE LANDSCAPE ARCHITECT AND WILL BE SHOWN IN THE PACKAGE OF DRAWINGS.

## RENAISSANCE APARTMENTS

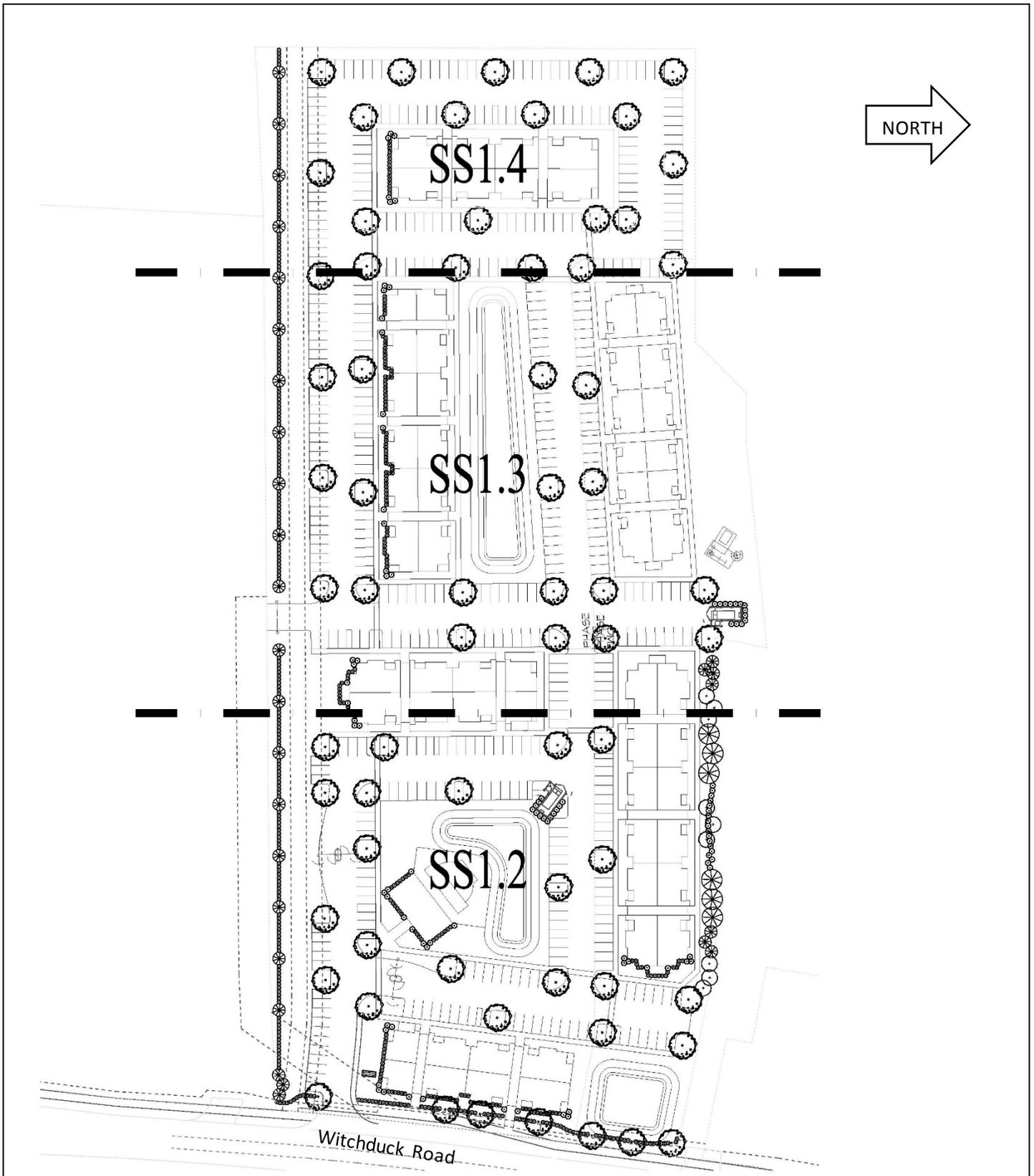
WITCHDUCK RD.  
VIRGINIA BEACH, VIRGINIA

NOVEMBER 30, 2017

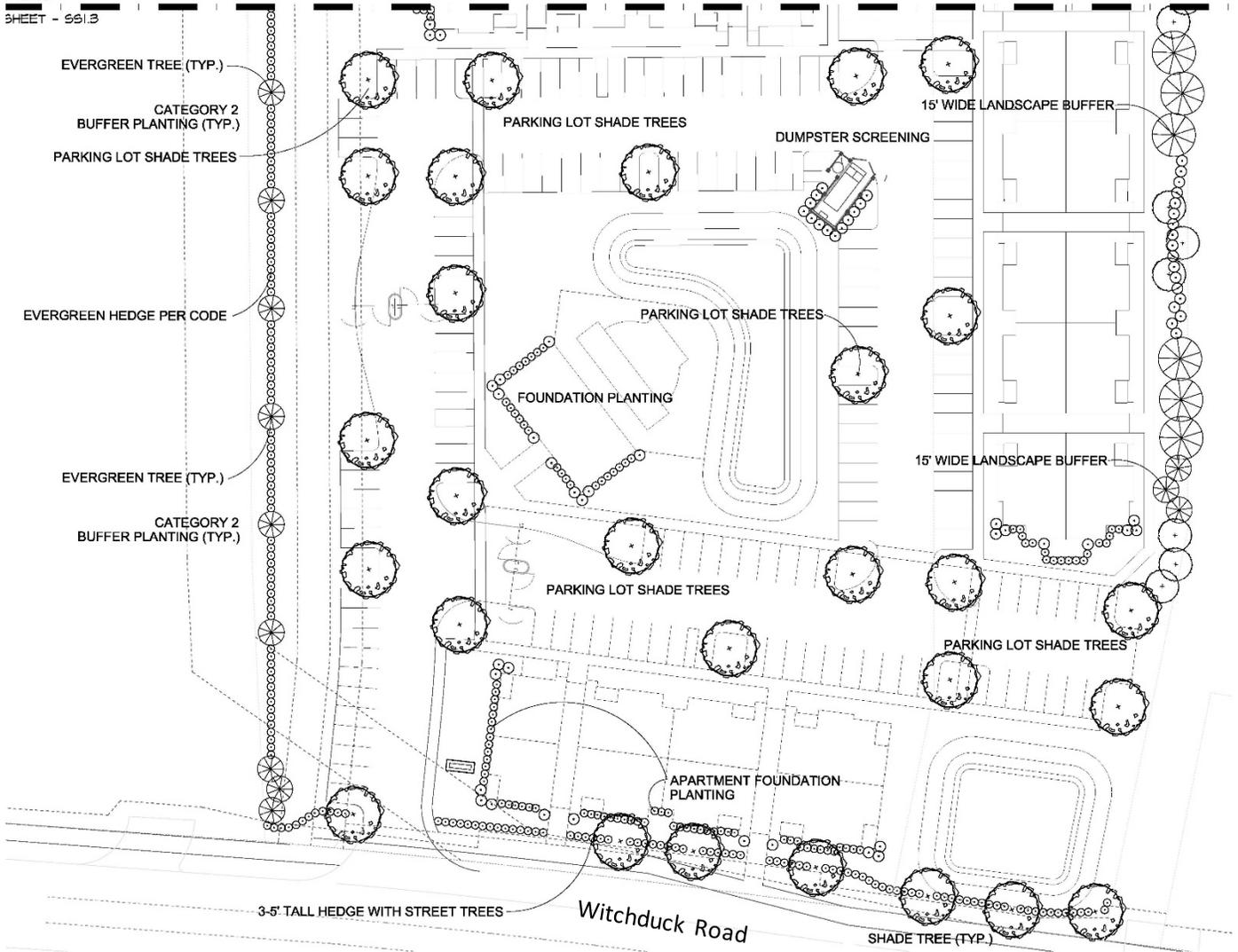


ASSOCIATED  
1984 **25 YEARS** 2009  
2001 FISCAL YEAR: 2009  
1000 N. 10TH ST. SUITE 1000  
NORFOLK, VA 23510  
www.coxkiewit.com

Proposed Landscape Plan

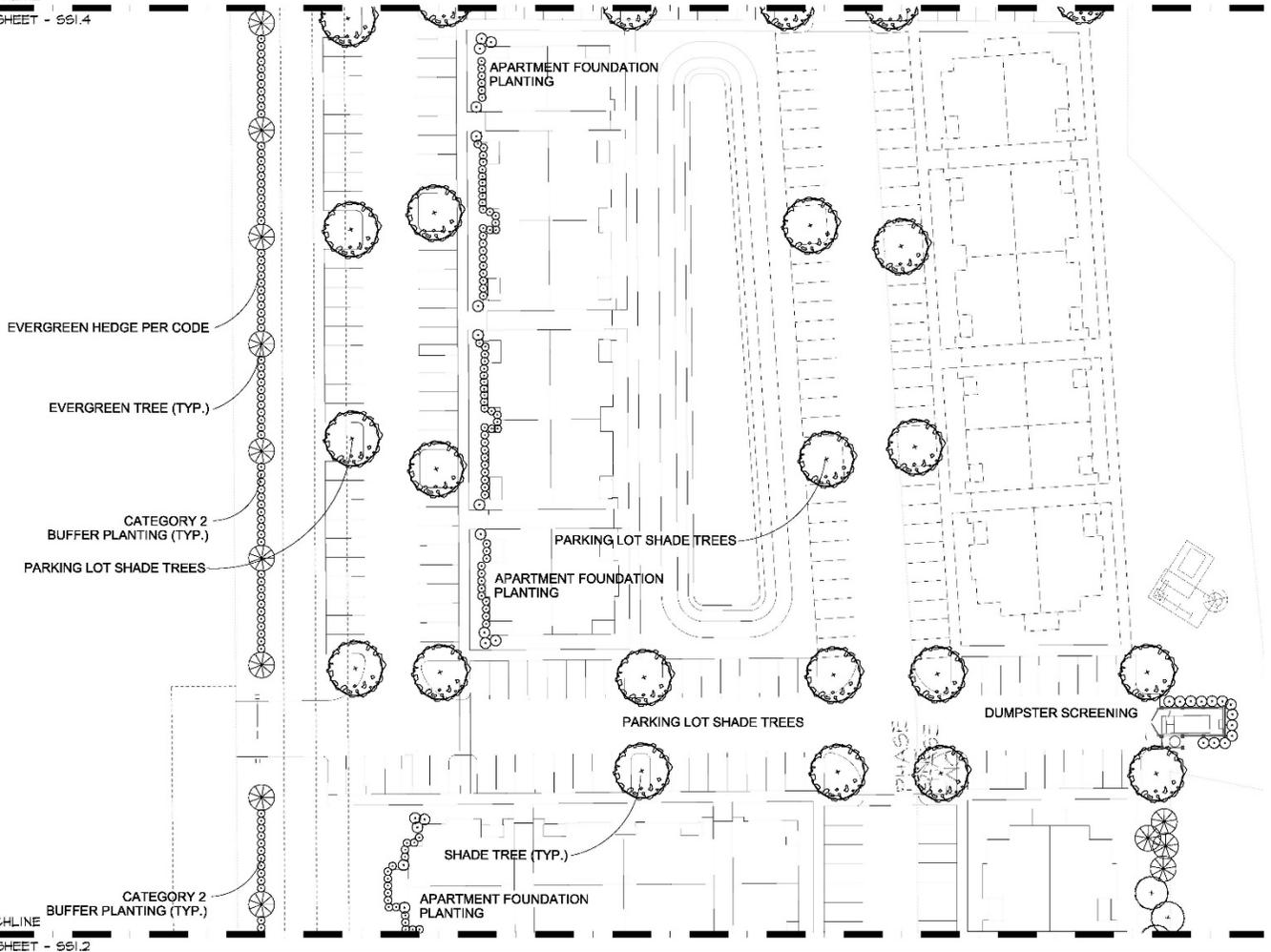


CHLINE  
SHEET - SS1.2



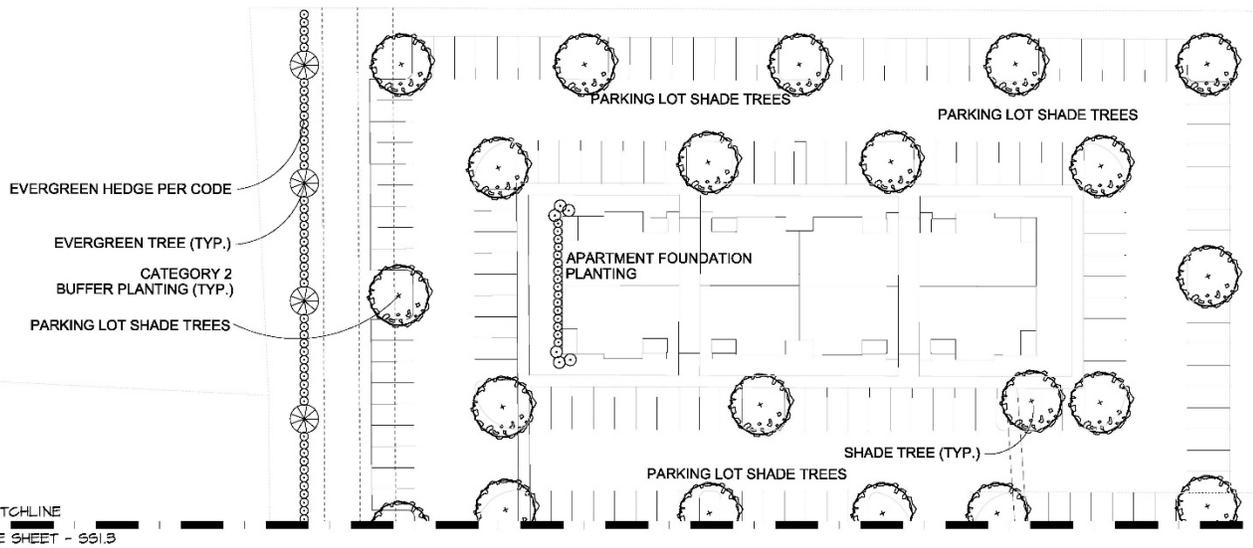
SS1.2

MATCHLINE  
SEE SHEET - SS1.4



MATCHLINE  
SEE SHEET - SS1.2

# SS1.3



SS1.4

# Proposed Building Elevations



BUILDING #1 ELEVATION FACING WITCHDUCK RD. (REAR SIMILAR)

FIBER CEMENT FLAT PANEL SIDING WITH F.C. BATTERS, TYP.

COMMERCIAL GRADE VINYL LAP SIDING, TYP.

BRICK VENEER W/ BRICK ROW, LOCK BANDING AND SOLDIER COURSES CAST STONE AT SILLS AND TERMINATIONS, TYP.

FIBER CEMENT FLAT PANEL SIDING WITH ALUMINUM FINISHES, TYP.



TYPICAL BUILDING END ELEVATION (@ 1 BR. UNIT)

FIBER CEMENT FLAT PANEL SIDING WITH F.C. BATTERS, TYP.

COMMERCIAL GRADE VINYL LAP SIDING, TYP.

BRICK VENEER W/ BRICK ROW, LOCK BANDING AND SOLDIER COURSES CAST STONE AT SILLS AND TERMINATIONS, TYP.



CLUBHOUSE ELEVATION

FIBER CEMENT FLAT PANEL SIDING WITH F.C. BATTERS, TYP.

COMMERCIAL GRADE VINYL LAP SIDING, TYP.

BRICK VENEER W/ BRICK ROW, LOCK BANDING AND SOLDIER COURSES CAST STONE AT SILLS AND TERMINATIONS, TYP.

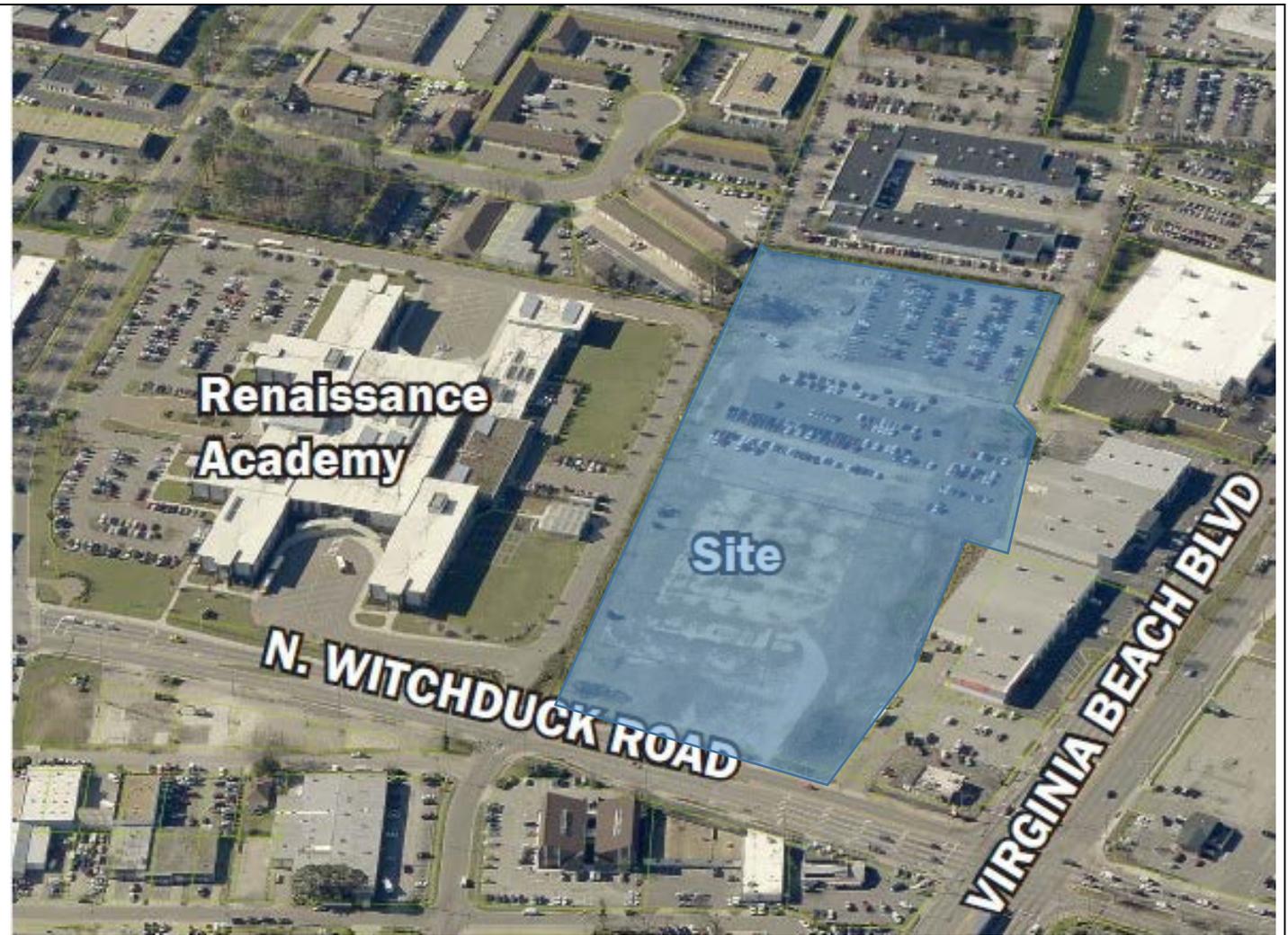


## Conceptual Elevations RENAISSANCE APARTMENTS

WITCHDUCK RD.  
VIRGINIA BEACH, VIRGINIA

NOVEMBER 30, 2017

Site Photos



View from Witchduck Road





- Check here if the **APPLICANT IS NOT** a corporation, partnership, firm, business, or other unincorporated organization.
- Check here if the **APPLICANT IS** a corporation, partnership, firm, business, or other unincorporated organization.

(A) List the Applicant's name: Please see attached.  
If an LLC, list all member's names:  
Please see attached.

If a CORPORATION, list the the names of all officers, directors, members, trustees, etc. below: *(Attach list if necessary)*

(B) List the businesses that have a parent-subsiary <sup>1</sup> or affiliated business entity <sup>2</sup> relationship with the Applicant: *(Attach list if necessary)*  
Please see attached.

See next page for information pertaining to footnotes <sup>1</sup> and <sup>2</sup>

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## SECTION 2 / PROPERTY OWNER DISCLOSURE

*Complete Section 2 only if property owner is different from Applicant.*

- Check here if the **PROPERTY OWNER IS NOT** a corporation, partnership, firm, business, or other unincorporated organization.
- Check here if the **PROPERTY OWNER IS** a corporation, partnership, firm, business, or other unincorporated organization, **AND THEN**, complete the following.

(A) List the Property Owner's name: School Board of the City of Virginia Beach  
If an LLC, list the member's names: N/A

If a Corporation, list the names of all officers, directors, members, trustees, etc. below: *(Attach list if necessary)*

N/A

(B) List the businesses that have a parent-subsiary<sup>1</sup> or affiliated business entity<sup>2</sup> relationship with the Property Owner: *(Attach list if necessary)*

N/A

<sup>1</sup> "Parent-subsiary relationship" means "a relationship that exists when one corporation directly or indirectly owns shares possessing more than 50 percent of the voting power of another corporation." See State and Local Government Conflict of Interests Act, Va. Code § 2.2-3101.

<sup>2</sup> "Affiliated business entity relationship" means "a relationship, other than parent-subsiary relationship, that exists when (i) one business entity has a controlling ownership interest in the other business entity, (ii) a controlling owner in one entity is also a controlling owner in the other entity, or (iii) there is shared management or control between the business entities. Factors that should be considered in determining the existence of an affiliated business entity relationship include that the same person or substantially the same person own or manage the two entities; there are common or commingled funds or assets; the business entities share the use of the same offices or employees or otherwise share activities, resources or personnel on a regular basis; or there is otherwise a close working relationship between the entities." See State and Local Government Conflict of Interests Act, Va. Code § 2.2-3101.

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### SECTION 3. SERVICES DISCLOSURE

Are any of the following services being provided in connection with the subject of the application or any business operating or to be operated on the Property. If the answer to any item is YES, please identify the firm or individual providing the service: IF THE OWNER AND APPLICANT ARE DIFFERENT, EACH MUST COMPLETE THE SECTION SEPARATELY



## APPLICANT

YES	NO	SERVICE	PROVIDER (use additional sheets if needed)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Accounting and/or preparer of your tax return	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Architect / Landscape Architect / Land Planner	Cox, Kliever & Company, P.C.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Contract Purchaser (if other than the Applicant) - identify purchaser and purchaser's service providers	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Any other pending or proposed purchaser of the subject property (identify purchaser(s) and purchaser's service providers)	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Construction Contractors	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Engineers / Surveyors/ Agents	Hassell & Folkes, P.C.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Financing (include current mortgage holders and lenders selected or being considered to provide financing for acquisition or construction of the property)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Legal Services	Troutman Sanders LLP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Real Estate Brokers / Agents/Realtors for current and anticipated future sales of the subject property	Thalhimer

### SECTION 4. KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

YES	NO	Does an official or employee of the City of Virginia Beach have an interest in the subject land or any proposed development contingent on the subject public action?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

If yes, what is the name of the official or employee and what is the nature of the interest?

Bob Thornton/Planning Commissioner is the Applicant's Real Estate Broker

**CERTIFICATION:**

I certify that all of the information contained in this Disclosure Statement Form is complete, true, and accurate.

I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein two weeks prior to the Planning Commission, Council, VBDA meeting, or meeting of any public body or committee in connection with this Application.

	Franklin Johnston Group Management & Development, LLC, Inc.	
PROPERTY OWNER'S SIGNATURE Applicant's	PRINT NAME Thomas M. Johnston Manager	DATE 10/30/17



**OWNER**

YES	NO	SERVICE	PROVIDER (use additional sheets if needed)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Accounting and/or preparer of your tax return	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Architect / Landscape Architect / Land Planner	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Contract Purchaser (if other than the Applicant) - identify purchaser and purchaser's service providers	
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	Legal Services	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Real Estate Brokers / Agents/Realtors for current and anticipated future sales of the subject property	

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YES	NO	Does an official or employee of the City of Virginia Beach have an interest in the subject land or any proposed development contingent on the subject public action?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	

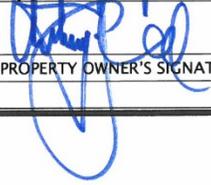
If yes, what is the name of the official or employee and what is the nature of the interest?

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	ANTHONY L. ARNOLD, PE	11.30.17
PROPERTY OWNER'S SIGNATURE	PRINT NAME	DATE

**Conditional Re-Zoning Application of Franklin Johnston Group Management & Development, LLC**

**Applicant Disclosures**

(A) List the Applicant's name followed by the names of all officers, directors, members, trustees, partners, etc., below:

1. Applicant's Name: Franklin Johnston Group Management & Development, LLC
2. Managers of Franklin Johnston Group Management & Development, LLC:
  - a. Wendell C. Franklin
  - b. W. Taylor Franklin
  - c. Thomas M. Johnston
3. Members of Franklin Johnston Group Management & Development, LLC:
  - a. Beach One, LLC
  - b. Stephen W. Cooper
  - c. M. David Jester
  - d. Johnston Family Group, LLC
  - e. Cherie James
  - f. Chris McKee

(B) List the businesses that have a parent-subsiary or affiliated business entity relationship with the Applicant:

- a. F & J Developers, LLC
- b. Shorehaven Developers, LLC
- c. Pickett Farms Developers, LLC
- d. GreenPlain Properties, LLC
- e. Aquia Apts., LLC
- f. Aquia GP, LLC
- g. Aquia Developers, LLC
- h. Kellingwood Apartments, LLC
- i. Franklin Johnston Associates, LLC
- j. Southern Pine One, LLC
- k. Quill Developers, LLC
- l. South Riding Apts LP
- m. South Riding GP, LLC
- n. Arbor Lakes LP
- o. Arbor Lakes GP, LLC
- p. Belleharbour Apts. LP
- q. BelleHarbour GP, LLC
- r. Fountain Park Apts LP

- s. Fountain Park GP, LLC
- t. Summerland Heights III LP
- u. Summerland Heights III GP, LLC
- v. South Riding II LP
- w. South Riding II GP, LLC
- x. SLN 5100 LP
- y. SLN 5100 GP, LLC/Heritage Forrest II GP, LLC
- z. I Square Apartments LP
- aa. I Square Apts., LP
- bb. Edward Street LLC
- cc. Twin Branch LP
- dd. Twin Branch GP, LLC
- ee. Dunlop Farms LLC
- ff. Belleville Seniors Apts LP
- gg. Belleville Seniors GP, LLC
- hh. Pickett Farms Apts LP
- ii. Pickett Farms GP, LLC/Quill GP, LLC
- jj. River House Apts LLC
- kk. River House Apts., LLC
- ll. Sea Pines LP
- mm. Sea Pines GP, LLC
- nn. Shorehaven Apts LP
- oo. Shorehaven GP, LLC
- pp. Somerset Apts LP
- qq. Somerset GP, LLC
- rr. Heritage Hampton LP
- ss. Chippenham Apts LP
- tt. Chippenham GP, LLC
- uu. Southwind Apts LP
- vv. Southwind GP, LLC
- ww. Spring Water, LLC
- xx. Summerland Heights LP
- yy. Summerland Heights GP, LLC
- zz. Tanglewood Lake Apts LLC
- aaa. Whispering Oaks Apts LP
- bbb. Whispering Oaks GP, LLC
- ccc. Woodberry Forest Apts LLC
- ddd. Price Pond, LLC
- eee. TFJG Price Street Apts. I, LP
- fff. TFJG Price Street GP I, LLC