MT. CLEMENT ROAD
HEALTH & HOUSING DEVELOPMENT
TAPPAHANNOCK, VA

MASTER PLAN DESIGN GUIDELINES

7 AND M DEVELOPMENT LLC
PLACEMAKING GOALS

- Sidewalk & Picket Fences
- Fast Growing Trees for Privacy Beside Multifamily Parking Lot
- Private Backyard W/ Patios
- Front Porches = Friendly Facades and Social Wellness

CHARACTER

- Provide sidewalks to encourage community, wellness, and to define the front yard
- Private Backyard W/ Patios
- Double Height Interiors with Clerestory Windows or Skylights
- Surfside Farmhouse by Interior Style HMB
PLACEMAKING GOALS

- Single loading zone for both buildings
- Covered walkway
- Covered drop off
- Common areas with porches around the green
- Common green / patio
- At-grade mobility all around

CHARACTER

- Multi-story porches break up scale and provide a strong rhythm as a backdrop to the site design

Gabled and hipped roofs with dormers, bays, and chimneys will relate the design to traditional regional forms and evoke a sense of "home".
INDEPENDENT SENIOR LIVING

VILLAGE GREEN

PLACEMAKING GOALS

COMMON AREAS W/ WRAP AROUND PORCHES ENCIRCLING THE GREEN

COMMON GREEN / PATIO

KEEPS IN MIND LOCAL REGIONAL PRECEDENTS

St. Margaret’s School, Tappahannock

CHARACTER

ENLIVEN THE VILLAGE GREEN W/ EVENTS/SEASONAL PROGRAMMING

BALCONIES LOOK DOWN TO COMMON SPACES

MERRILL GARDENS AT RANCHO MISSION VIEJO

7 AND M DEVELOPMENT LLC

MASTER PLAN DESIGN GUIDELINES

14 SEPT 2022
PLACEMAKING GOALS

Utilize the local barn form to enclose a large open events space, with views of the pond and surrounding plaza.

CHARACTER

The events barn should open up under large porches and overhangs to activate shared outdoor spaces.

Large cupolas, window walls and sliding barn doors will bring generous natural light to the interior space and texturize the large facades.
PLACEMAKING GOALS

- Integrate passive outdoor recreational spaces such as amphitheaters and bridges to encourage informal community and spontaneous activity.
- Connect each of the outdoor spaces to broad vistas of the pond and water feature. This will encourage familiarity and community.

CHARACTER

- Mix of modern materials woven with elements of traditional regional expression such as gabled rooflines and board and batten siding.
- Wellness building with inspiring views of nature, such as McLeod-Tyler Wellness Center, William & Mary University, Williamsburg VA.

Wellness building with inspiring views of nature, such as McLeod-Tyler Wellness Center, William & Mary University, Williamsburg VA.

Image credit: W&M University
**MIXED-USE RETAIL & LEARNING CAMPUS WORKFORCE HOUSING ABOVE**

**PLACEMAKING GOALS**

- Large sidewalk for pedestrian safety and activity
- Feature tower element at the main corner
- Drive thru
- Loading
- Lobby
- Classrooms

**CHARACTER**

- Campus design expression and outdoor space
- Residential scale and character above ground floor retail
- Window shopping, walkability
- Classroom/office building may convert to multi-residential

**NORTH MARKET in Montvale, New Jersey**

**7 AND M DEVELOPMENT LLC**

**MASTER PLAN DESIGN GUIDELINES**

14 Sept 2022
CHARACTER OF OPEN SPACES

SIDEWALKS & PORCHES

SENIOR VILLAGE

AMPHITHEATER / WATER FEATURE

"MAIN STREET"

BIKE TRAILS & WALKING PATHS

Rockwood Sr. Living - Spokane WA

Celebration, FL