Development Plan

The development is a planned community with housing, commercial and community space that will be impactful and transformative to the County. The project is a new mixed-use development that focuses on making social impact with a focus on healthcare, wellness, education, and housing. The proposed uses include a 55+ retirement community, centralized wellness/community services hub, workforce housing, commercial spaces and retail spaces.
IMPACTS

I believe that you have laid out the first steps in a plan to accomplish your goal of bringing “commerce, culture, community, and affordability” to this area.

Thomas M. Blackwell
7 AND M VIRGINIA LLC

“”
This project will address an existing need for reasonably priced housing for prospective school division employees.
“”
Dr. Harry Thomas, Essex County School Superintendent

“”
We believe that this development project will greatly benefit the residents of Essex County by addressing the critical need for workforce housing and inviting further economic investment to the community.
“”
Virginia Housing Alliance

“”
I hope that the County will see the same potential as we do with Essex Point.
“”
Virginia Housing

“”
... I hope you will consider approving this project. Our little county needs a “shot in the arm” and this may be just what we need.
“”
Lucie McCarthy
USES

Committed to use long-term heritage to have a positive impactful and transformative effect.
HOUSING
Provide 176,556 gsf of residential use providing a variety of housing across the site for individuals of all income spectrums.

91
55+ Active Adult Units

48
Workforce Units

Different EXPERIENCES
Making a Strong Impact

COMMERCIAL
Provide 64,737 gsf of commercial/wellness/retail uses to serve the community as well as the broader county and region.

COMMUNITY
Provide 14,307 gsf of community space to serve the community as well as the broader county and region.
7 AND M VIRGINIA LLC

HOUSING

55+ Active Adult Housing

A2 BUILDING
Mixed Use Building
One (1) Floor of Commercial
Three (3) Floors of Residential
Four (4) One Bedroom
Fourteen (14) Two Bedrooms
18 UNITS

B2 BUILDING
Mixed Use Building
One (1) Floor of Commercial
Three (3) Floors of Residential
Twenty-Four (24) One Bedroom
Six (6) Two Bedrooms
30 UNITS

C BUILDING
Residential Building
Five (5) Floors of Commercial
Ten (10) Studio
Sixty (60) One Bedroom
Twenty-One (21) Two Bedrooms
85 UNITS

D BUILDING
Residential Duplexes
One (1) Floors of Residential
Six (6) Two Bedrooms
6 UNITS

Workforce Housing
COMMERCIAL SPACES

A1 BUILDING
Commercial Building
3 Floors of Commercial
43,368 GSF

A2 BUILDING
Mixed Use Building
1 Floor of Commercial
3 Floors of Residential
12,729 GSF

A3 BUILDING
Retail
1 Floor of Commercial
1,194 GSF

B2 BUILDING
Mixed Use Building
1 Floor of Commercial
3 Floors of Residential
8,055 GSF

A4 BUILDING
Retail
1 Floor of Commercial
540 GSF
COMMUNITY SPACES

B1 BUILDING
Commercial Building
3 Floors of Commercial
14,307 GSF

OUTDOOR SPACES
Amphitheater
Walking/Bicycle Trails
Terrace
Public Plaza
Application REQUESTS

REZONING
Rezone to B-1 Business to PUD Planned Unit Development District

PRELIMINARY SITE PLAN
Preliminary Site Plan with all waiver and standard exceptions.
Comprehensive Plan - Land Use Map

- Development Service District

- The basic intent of the conceptual land use plan and map is that the County channel most of its population into and around the areas delineated as a development services district surrounding the Town of Tappahannock while development in other areas of the County be limited to a greater extent in order to minimize the impact of service delivery cost to remote areas. – p. 51
Comprehensive Plan - Development Service District Recommendations

Close to Town

• All portions of the Development Service District (DSD) are immediately adjacent to Tappahannock’s corporate limits.

Appropriate for Growth

• “The Development Service District comprises the most suitable areas for new population growth.” – p. 58

• “Growth in these areas will prevent the outward sprawl of residential development into rural County areas.” – p. 58

Growth in the DSD Preserves Rural Areas and Open Spaces

• “The Development Service District comprises the most suitable areas for new population growth. Growth in these areas will prevent the outward sprawl of residential development into rural County areas.” – p. 58

• “Clustering of residential development should be encouraged within the development district to maintain open space.” – p. 58

Near term development, in contrast with Deferred Development Service District

• “Basically intended to facilitate future development beyond a 10 year time horizon” – p. 59
Comprehensive Plan - Development Service District Recommendations

• Similarly, extensions of services are called for in areas planned for growth
  • “These services may be extended into the county to accommodate residential subdivisions in close proximity to the Town of Tappahannock” – p. 84
  • “Include plans for expansion of facilities and infrastructure into the county...Coordinate efforts with the Town of Tappahannock to meet the Sewer and Water facility development and improvement needs of the Town and surrounding County areas” – p. 89

The growth called for in the DSD is to be supported by extensions of services
  • “Keep the new population close to the existing centers where residents can be economically provided with utilities, services, and employment” – p. 58
  • “These services include an existing or planned transportation system that can accommodate the movement of people and goods and sewer and water facilities that can service development at greater residential densities or can service industrial and commercial uses” – p. 58

Affordable housing and Community facilities are called for in the DSD
  • “These developments will be limited to locations within the Development Service District where public benefits, in the form of highway improvements, provision of affordable housing, provision of parks, provision for sites appropriate for construction of needed community facilities, are provided as part of the development approval process in exchange for higher densities.” – p. 57
Development Service District - Zoning

The PUD District is appropriate for use in the Development Service District

• "The PUD district will generally be located in the Rural Residential and Development Service Districts as shown on the Essex County Comprehensive Plan" – p.

The mixed-use development called for within the DUD cannot be achieved in other zones.

• "Business" Zones (B-1 & B-2) – No residential uses are permitted within these zones

• "Residential" Zones (R-1, R-2, R-3, & R-4) – No commercial uses are permitted within these zones (exception of Day Care and Nursing Home in some circumstances)

Accordingly, the only zoning designation that can achieve the goals of the Comprehensive Plan and Development Service District is the PUD Zone
## Mixed Income

### 55+ Active Adult Housing

<table>
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<th>Number of Units</th>
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<tbody>
<tr>
<td>Low Income Units</td>
<td>5</td>
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<tr>
<td>Moderate Income Units</td>
<td>52</td>
</tr>
<tr>
<td>Middle Income Units</td>
<td>15</td>
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<tr>
<td>Unrestricted/Upper Income Units</td>
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### Workforce Housing

<table>
<thead>
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<th>Number of Units</th>
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<tbody>
<tr>
<td>Low Income Units</td>
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<tr>
<td>Moderate Income Units</td>
<td>34</td>
</tr>
<tr>
<td>Middle Income Units</td>
<td>4</td>
</tr>
<tr>
<td>Unrestricted/Upper Income Units</td>
<td>10</td>
</tr>
</tbody>
</table>

Defined Terms:

1. Income Mix Agreement shall mean that declaration of covenants agreement that details the specific number of units at each income level that is consistent with the state or Federal program and is approved by the County Attorney and benefiting the County or its designee and recorded in the land records in the Clerk’s Office of the Circuit Court of Essex County, Virginia.

2. Low Income Units shall mean those rental units restricted to tenants with incomes up to forty (40%) percent of Area Median Income.

3. Moderate Income Units shall mean those rental units restricted to tenants with incomes above forty (40%) percent of Area Median Income and below sixty (60%) of Area Median Income.

4. Middle Income Units shall mean those rental units restricted to tenants with incomes above sixty (60%) percent of Area Median Income, but no more than eighty (80%) percent of Area Median Income.

5. Upper Income Units shall mean those rental units without income restriction and intended to be market rate units.
CURRENT ESSEX COUNTY SALARIES

Source: Indeed.com

Essex County, Virginia Area Median Income - $65,000

*not adjusted for family size or AMI Level
Essex Zoning Ordinance / PUD District requirements:

"...The design should... enhance the surrounding area, preserve scenic assets and natural features and be designed with the influence of the historic and architectural character of the community."

"A consistent architectural treatment shall be developed ...to be designed to the human scale with neighborhood connectivity.

We propose a mix of modern materials woven with traditional local elements such as gables, porches, brick, stone, white clapboard, and board & batten.
WE PROPOSE A FRIENDLY, WALKABLE, AND INTERCONNECTED COMMUNITY OF LIVABLE RESIDENTIAL AND SMALL SCALE WELLNESS-ORIENTED COMMERCIAL USES.

"...A VILLAGE-LIKE SETTING"

Essex Zoning Ordinance / PUD District requirements:

... an integrated mix of higher-density residential development with some smaller scale neighborhood-serving commercial uses is permitted in a village-like setting...

...with a mix of housing types, commercial uses and open space and recreational areas that are all interconnected with access that facilitates walking, cycling, transit and driving."
7 AND M VIRGINIA LLC
55+ ACTIVE ADULT COMMUNITY

- Promote physical, social and environmental **wellness**.
- Provide access to walking trails.
- **Preserve views** through the building to existing natural wetlands.
- Use existing grades to create enhanced connection to nature.
- Create connection to diverse **community services**, i.e. healthcare, entertainment.
- Provide a **variety of amenity spaces**.

Goal: Enrich lives of the residents and provide connection to the local community.
Thank You
FOR YOUR TIME.

LOOKING FORWARD PARTNERING TO BRING THIS COMMUNITY TO ESSEX COUNTY

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TAPPAHANNOCK, VA 22560

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A Small, Women-owned, and Minority-owned Business (SWaM) and Micro Business in Virginia.