

MT. CLEMENT ROAD
HEALTH & HOUSING DEVELOPMENT
TAPPAHANNOCK, VA

MASTER PLAN DESIGN GUIDELINES



**7 AND M
DEVELOPMENT LLC**

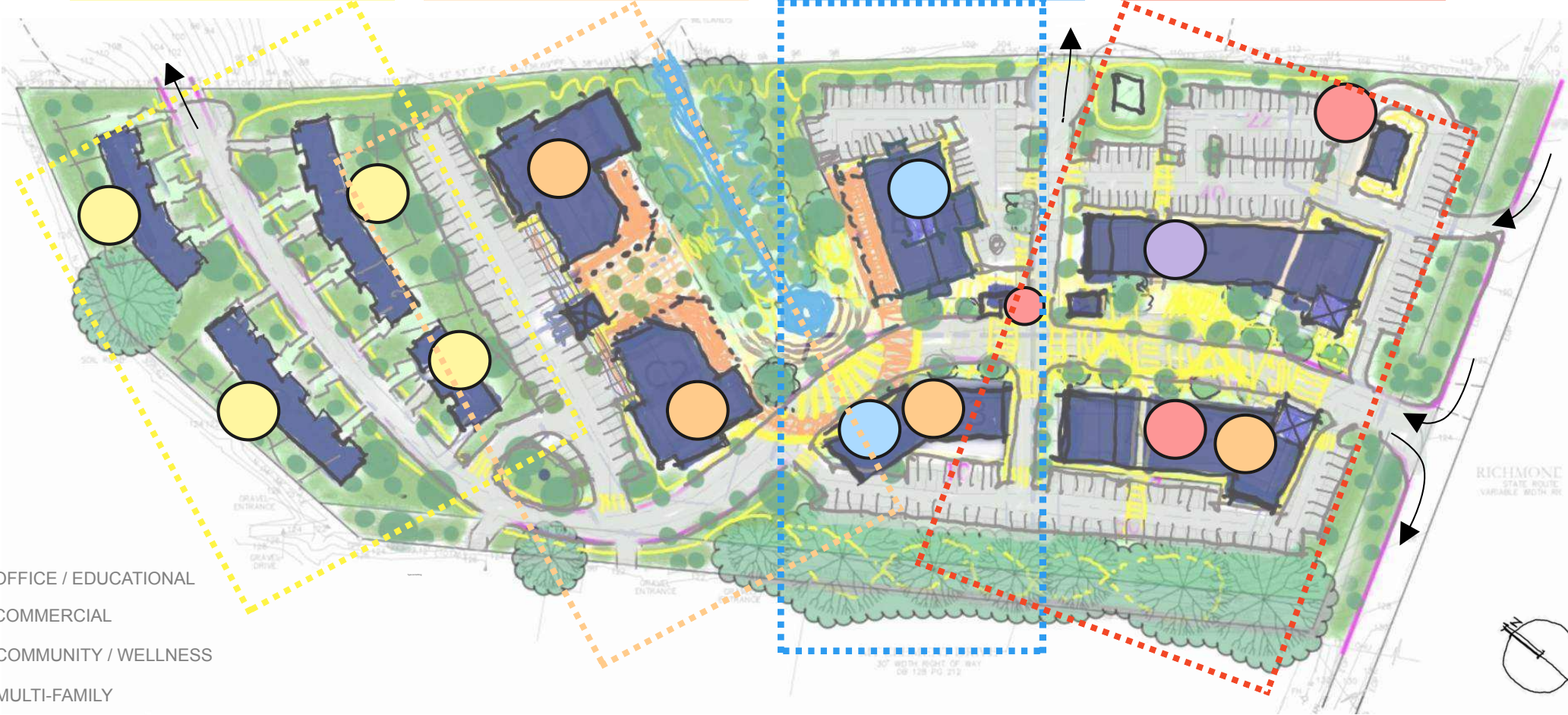
NEIGHBORHOODS MAP

INDEPENDENT LIVING

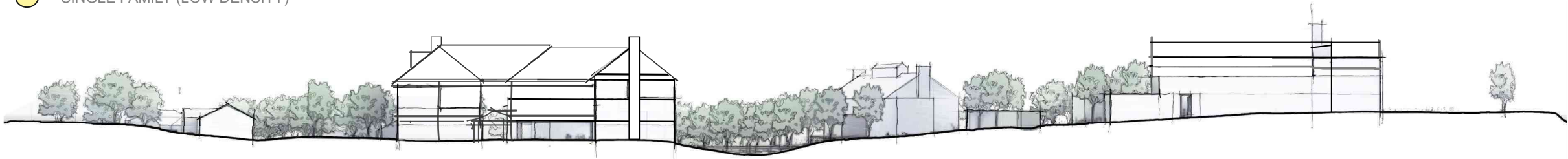
SENIOR VILLAGE

COMMUNITY / WELLNESS

BUSINESS DISTRICT



- OFFICE / EDUCATIONAL
- COMMERCIAL
- COMMUNITY / WELLNESS
- MULTI-FAMILY
- SINGLE FAMILY (LOW DENSITY)



D INDEPENDENT SENIOR LIVING DUPLIX

PLACEMAKING GOALS



CHARACTER



PRIVATE BACKYARD W/ PATIOS



PROVIDE SIDEWALKS TO ENCOURAGE COMMUNITY, WELLNESS, AND TO DEFINE THE FRONT YARD



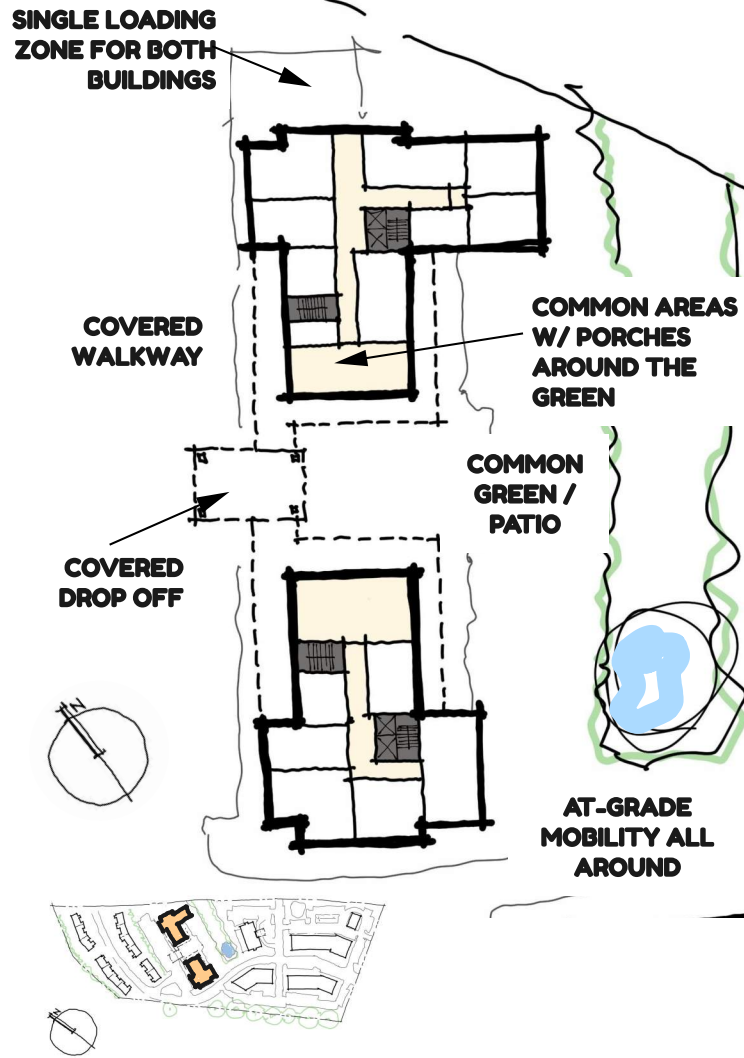
DOUBLE HEIGHT INTERIORS WITH CLERESTORY WINDOWS OR SKYLIGHTS



SURFSIDE FARMHOUSE BY INTERIOR STYLE HMB

C INDEPENDENT SENIOR LIVING MULTI-RESIDENTIAL

PLACEMAKING GOALS



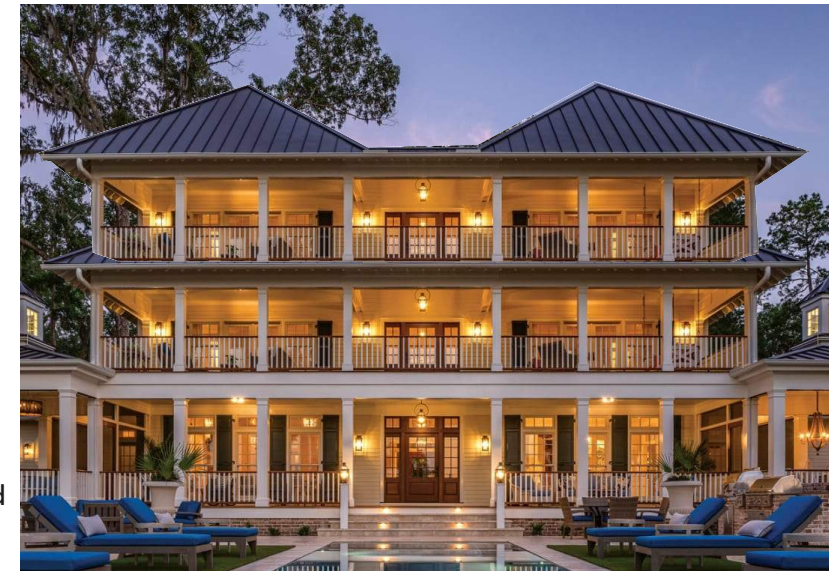
CHARACTER



MULTI-STORY PORCHES BREAK UP SCALE AND PROVIDE A STRONG RHYTHM AS A BACKDROP TO THE SITE DESIGN

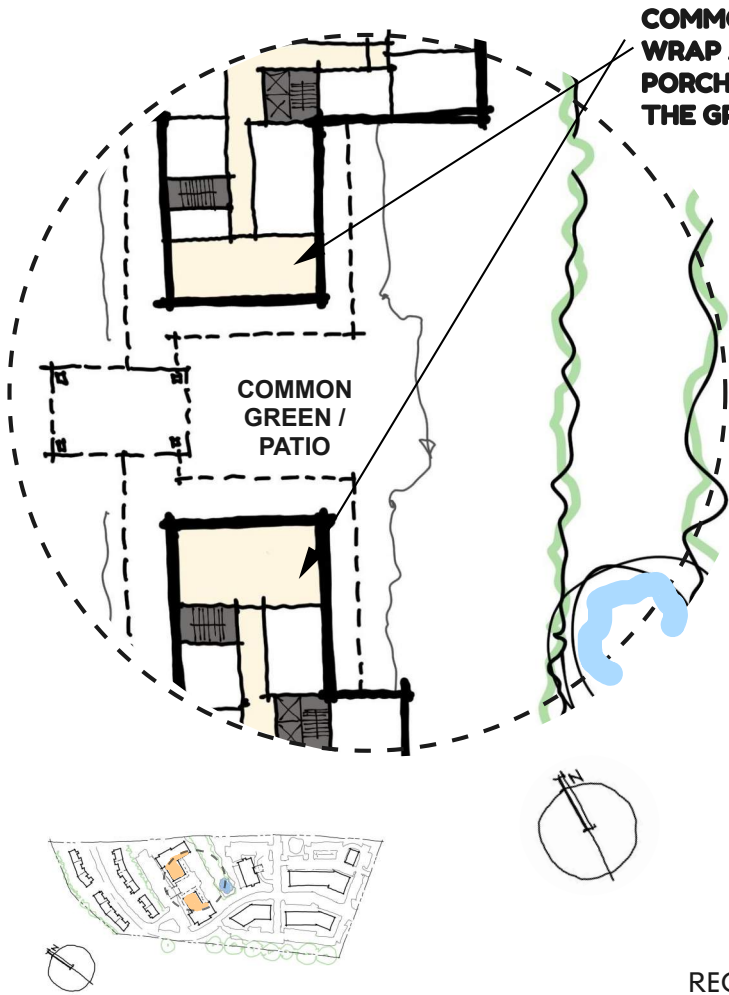


Gabled and hipped roofs with dormers, bays, and chimneys will relate the design to traditional regional forms and evoke a sense of "home".



LOW-COUNTRY HOUSE BY SUSAN ROCHELLE, AIA

PLACEMAKING GOALS



CHARACTER



ENLIVEN THE VILLAGE GREEN W/
EVENTS/SEASONAL PROGRAMMING



BALCONIES LOOK DOWN
TO COMMON SPACES



KEEP IN MIND LOCAL
REGIONAL PRECEDENTS

St. Margaret's School,
Tappahannock

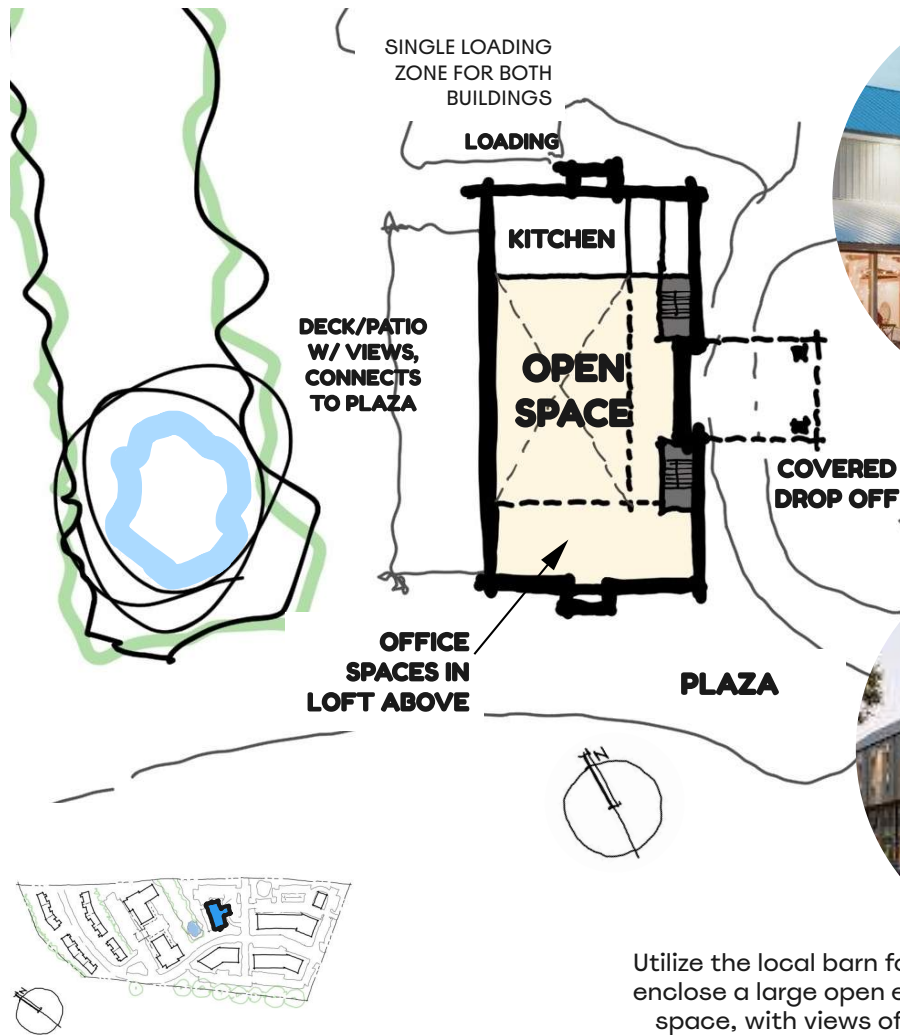


COMMON GREEN / PATIO

MERRILL GARDENS AT RANCHO MISSION VIEJO

B COMMUNITY & EVENTS BUILDING

PLACEMAKING GOALS



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.



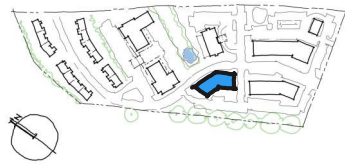
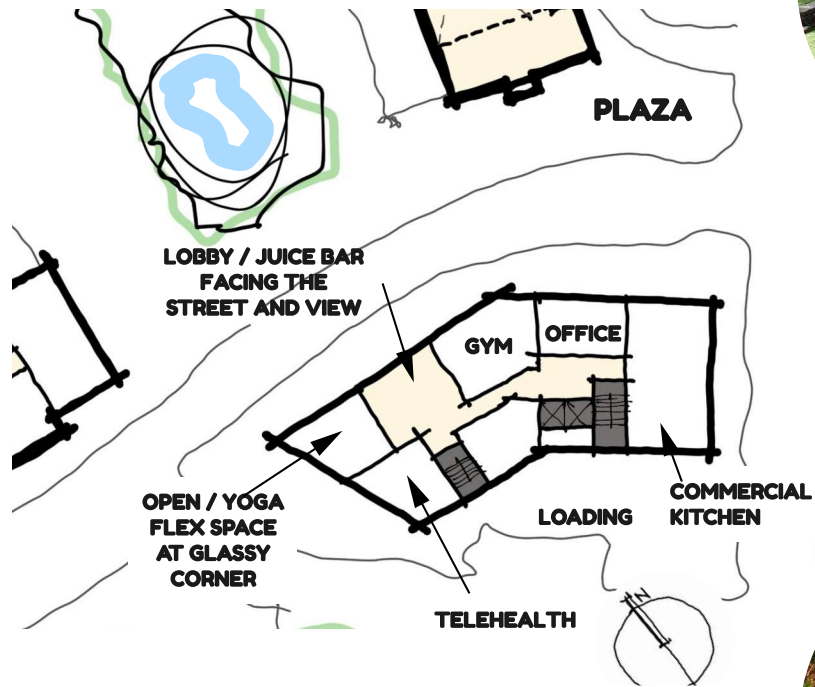
Utilize the local barn form to enclose a large open events space, with views of the pond and surrounding plaza.



THE BARN OF CHAPEL HILL AT WILD FLORA FARM

B WELLNESS & MIXED USE MULTI-RESIDENTIAL ABOVE

PLACEMAKING GOALS



Connect each of the outdoor spaces to broad vistas of the pond and water feature. This will encourage familiarity and community.



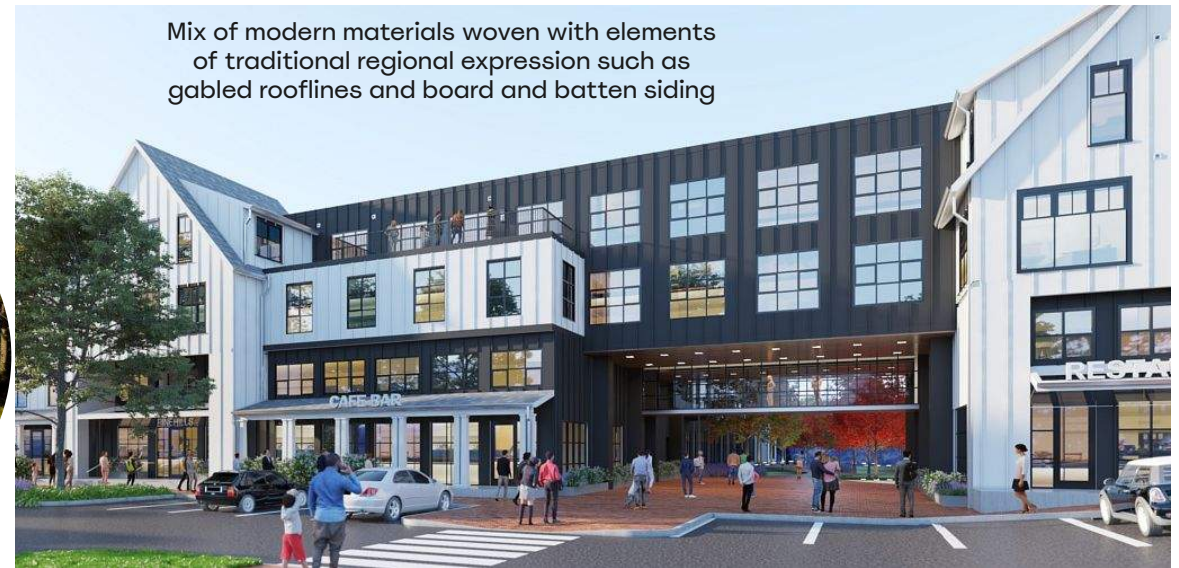
Integrate passive outdoor recreational spaces such as amphitheaters and bridges to encourage informal community and spontaneous activity.



CHARACTER



Mix of modern materials woven with elements of traditional regional expression such as gabled rooflines and board and batten siding



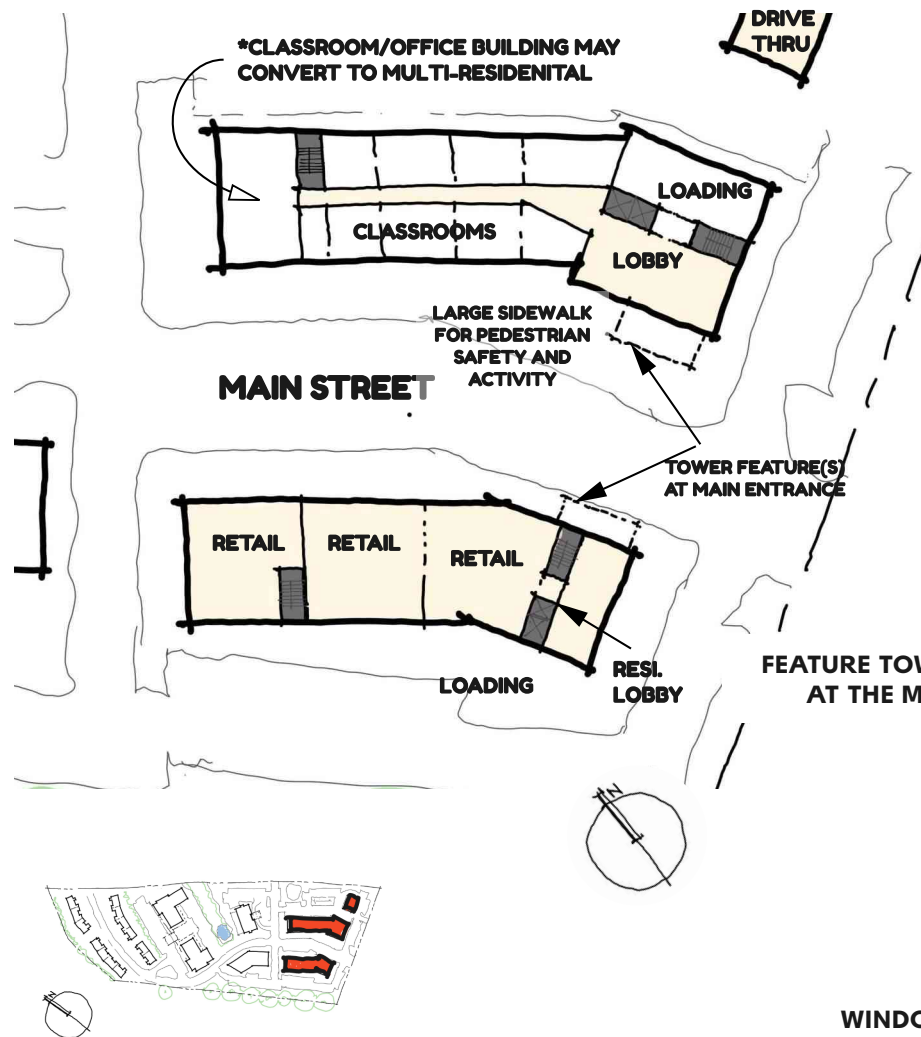
ROWEN AT THE PINEHILLS, PLYMOUTH MA

Wellness building with inspiring views of nature, such as McLeod-Tyler Wellness Center, William & Mary University, Williamsburg VA.
image credit: W&M Univ eypae.com



A MIXED-USE RETAIL & LEARNING CAMPUS WORKFORCE HOUSING ABOVE

PLACEMAKING GOALS



CHARACTER



CAMPUS DESIGN EXPRESSION AND OUTDOOR SPACE



RESIDENTIAL SCALE AND CHARACTER ABOVE GROUND FLOOR RETAIL

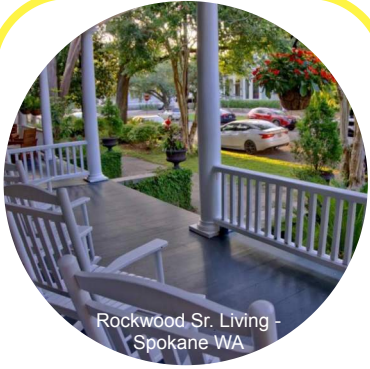
NORTH MARKET in Montvale, New Jersey

FEATURE TOWER ELEMENT AT THE MAIN CORNER

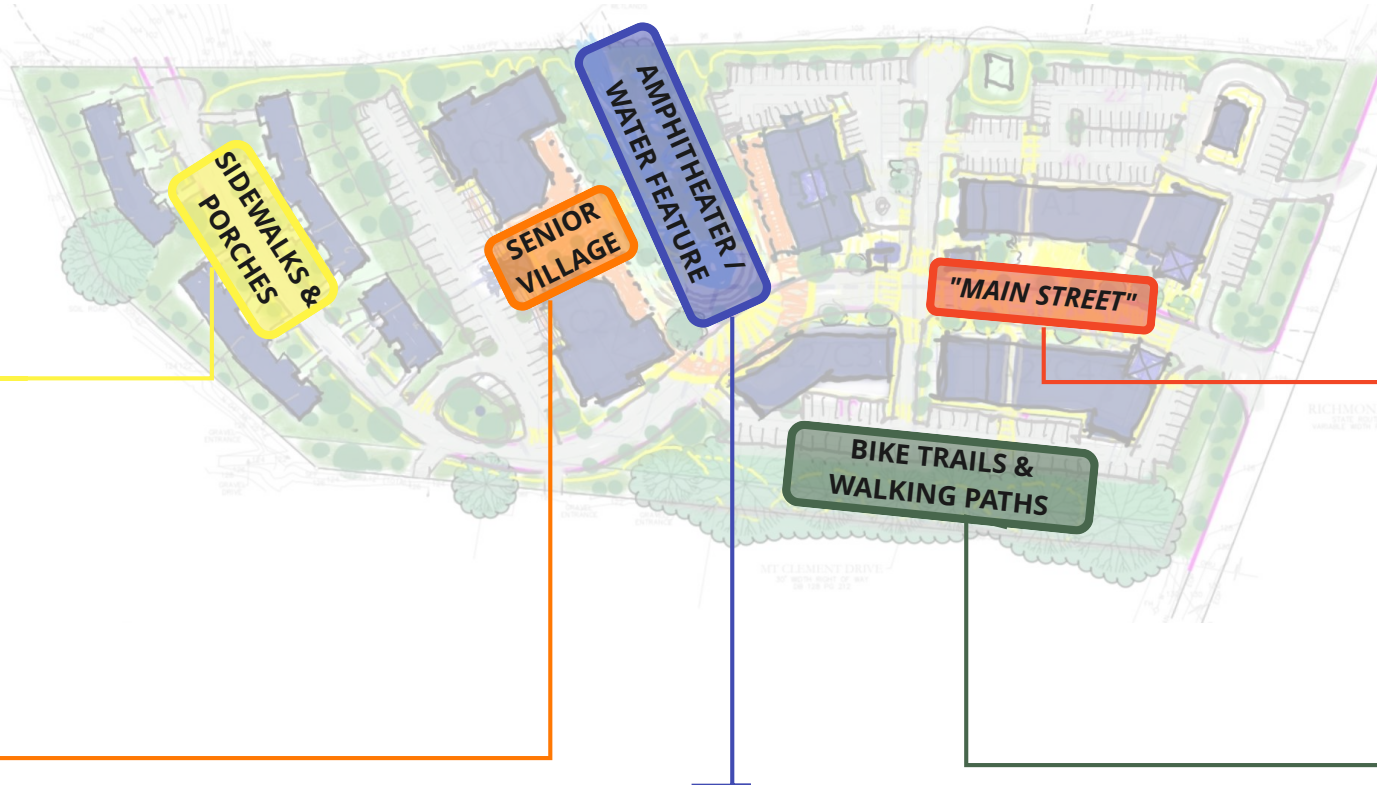
WINDOW SHOPPING, WALKABILITY



CHARACTER OF OPEN SPACES



Rockwood Sr. Living -
Spokane WA



Celebration, FL

