

Narrative – required for all rezonings, conditional use, variances, special exceptions and appeals. The narrative shall describe the need and/or reasons for the application and how the request is consistent with the goals and objectives of the comprehensive plan.

ZO Update 11/10/2022: https://www.essex-virginia.org/sites/default/files/fileattachments/planning_amp_zoning/page/2306/z.s.ordinance.adopted.10.11.22.pdf

ESSEX POINT AT MT. CLEMENT - RE-ZONING AND PRELIMINARY SITE PLAN NARRATIVE

This firm represents 7 and M Virginia LLC (the “Applicant”), the holder of development rights for Parcel 36-43 in Essex County (the “County”) located on the north side of Richmond Hwy. at its intersection with Mt. Clement Road (the “Subject Property”). Please accept the following Narrative to support the submitted site plan, rezoning, special exception, and all related applications and waivers to allow the redevelopment of Richmond Hwy. Rt. 360, Parcel 36-43. The proposed development is a mixed-use neighborhood, with multifamily and two-family dwellings and a commercial component featuring commercial, community, and retail uses.

This development will fulfill several critical needs for the County, and the region as a whole. These include the provision of senior housing, workforce housing, and the potential for community-serving uses such as the YMCA. Beyond meeting these community needs, the project will have a direct positive economic impact on the County. Approval of this request will represent a significant step forward in meeting the existing and future needs of County residents.

This Narrative is submitted in conjunction with a revised Preliminary Site Plan prepared by Timmons Group, dated February 24th, 2023 (the “PSP”) and associated supporting materials.

The contents of this Narrative describe the need and/or reasons for the application and how the request is consistent with the goals and objectives of the comprehensive plan. This Narrative has been updated in response to the comments received from staff dated January 10th, 2023.

I. APPROVAL REQUESTS

The Applicant is requesting the following approvals related to the submitted site plan, rezoning, special exception, and all applications and waivers to allow the redevelopment of Richmond Hwy, Rte 360, Parcel 36-43:

1. Rezoning from B-1 District to Planned Unit Development (PUD) District
2. Approval of Preliminary Site Plan
3. Approval of Waiver/Special Exception Requests
4. Access to Public Water/Sewer
5. Acceptance of Private Roads
6. Adoption of the proposed resolution for the Housing Revitalization Designation Area

II. LAND USE AND COMPREHENSIVE PLAN ANALYSIS

By way of background, the subject property is zoned to the B-1 (Limited Business District) Zoning District, as identified among the County's zoning map. According to the assessment records, the Subject Property includes a total of approximately 574,382 square feet (approximately 13.186 acres). The Subject Property is currently vacant and consists of a wooded area. As part of this application, the Applicant proposes to rezone the Subject Property from the B-1 District to the Planned Unit Development (PUD) District to permit the development of a vibrant mixed-use aging-in-place planned community that connects healthcare and housing. These uses will activate the Subject Property and contribute to the vibrancy of the County as a whole. As discussed in more detail below, the proposal is consistent with the vision for Planned Unit Developments as set forth in the County's Comprehensive Plan. This development will serve as an important catalyst for further redevelopment in the County.

The goal of the Comprehensive Plan is to "maintain and enhance the quality and character of the County by promoting the efficient use of the County's land and natural resources in order to effectively meet the social and economic needs of present and future residents providing for a more balanced and sustainable community." The development plan for this active community aligns with and will support the county and its officials to meet each goal and implement their vision.

III. PUD DISTRICT

Section 36.211 of the Zoning Ordinance focuses on the purpose and intent of the zoning districts. Per this section, the PUD District is intended to permit development in accordance with a master plan of cluster type communities. Generally, an integrated mix of higher-density residential development with some smaller scale neighborhood-serving commercial uses is permitted in a village-like setting. This proposal features a cluster type community, consisting of commercial and high-density residential uses, including independent affordable senior housing across all income levels, centralized wellness/community services hub, workforce housing, retail, and commercial. The housing component will be affordable across all income spectrums including targeting those making up to 50%, 60%, and 80% of Area Median Income (AMI). The site development program on the PSP depicts approximately 176,556 gross square feet of residential uses; 64,737 gross square feet of commercial/retail uses; 14,307 gross square feet of community center uses; and 1,194 retail drive-thru.

a. RESIDENTIAL USES

The 176,556 gross square feet of residential uses comprises 139 units across the site. These units are proposed and designed to serve two important categories of residents: public servants and seniors. This proposed housing will serve not only to provide much needed housing within the reach of working-class families, it will also help grow the County's employment base by providing opportunities for its teachers, firefighters, and other public servants to live in the communities in which they serve. Further, this proposed residential housing will help to remedy the lack of affordable housing as noted in the Comprehensive Plan and will provide aging residents an opportunity to age in place and continue to contribute to the community. This much needed

housing helps the County meet its strategic priorities of having retirement communities as well as housing that will encourage individuals/families to live, work, and grow in the County.

Table 1: Bedroom Mix by Unit Count

	Studio	One-Bedroom	Two-Bedroom	TOTAL
North Side	10	60	21	91
South Side	0	28	20	48
TOTAL	10	88	41	139
PERCENTAGE	7.2%	63.3%	29.5%	100%

i. SENIOR VILLAGE

As the population of the County ages, housing that accommodates the specific and unique needs of seniors will be a priority. Out of the 139 units proposed in this development, 91 units are proposed to be age-restricted senior housing. There are 10 studio apartments, 60 one-bedroom apartments, and 21 two-bedroom apartments. These units will be income restricted at up to 50%, 60%, and 80% AMI. The plan is targeting 52.7% of units to be at 50% AMI, 30.8% of units to be at 60% AMI and 16.5% of units to be at 80% AMI. This is proposed and will not be committed to nor finalized until finance closing. The final financing structure and lender approval will determine the final use restriction for the number of units per AMI. The table below outlines the currently targeted income and rent levels.

The development will commit to an age-restricted project with 100% of the approximately 91 units in the Phase 1 project restricted to senior households. Our plans are for 100% of the tenants to be at least age 55 or older; however, that specific restriction is subject to compliance with all applicable federal, state, and local fair housing and civil rights laws and requirements and the requirements of any public source of financing or governmental agency with regulatory oversight of the project, which will include any future financing. Specific funding programs may require distinct age thresholds and occupancy planning.

Table 2: Unit Count by Building

	Building C	Building D1	Building D2	Building D3	TOTAL
Number of Units	85	2	2	2	91

Table 3: Unit Mix for Senior Village

	Studio	One-Bedroom	Two-Bedroom	TOTAL
Number of Units	10	60	21	91
PERCENTAGE	11%	66%	23%	100%

Table 4: Proposed Rent Restrictions by Bedroom Size for Senior Village

	Studio	One Bedroom	Two Bedroom	TOTAL	PERCENTAGE
Up to 50%	2	36	10	48	52.7%
Up to 60%	8	14	6	28	30.8%

Up to 80%	0	10	5	15	16.5%
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Table 5: LIHTC Income Levels by Occupancy

Number of Occupants*	50%	60%	80%
1	\$ 23,700	\$ 28,440	\$ 37,920
2	\$ 27,050	\$ 32,460	\$ 43,280
3	\$ 30,450	\$ 36,450	\$ 48,720
4	\$ 33,800	\$ 40,560	\$ 54,080

**Occupancy Standard for a studio is 1 person; one-bedroom is 1.5 persons; and two-bedroom is 3 persons.*

The rent for each unit will be based on the use restriction. For example, if the maximum rent under the use restriction for unit 1A is \$ 761 and utility allowance is \$65, then the rent paid by the tenant is \$ 696. The rent is not subsidized nor is the tenant portion based on the tenant income. The Low-Income Housing Tax Credit program allows for tenants to pay rent at an affordable rate.

Table 6: Rent Amounts by Bedroom Type and Rent Restriction (including utilities)

AMI	Studio	One Bedroom	Two Bedroom
50%	\$ 592	\$ 634	\$ 761
60%	\$ 711	\$ 761	\$ 913
80%	\$ 948	\$ 1,015	\$ 1,218

ii. WORKFORCE HOUSING

The remaining 48 units will be workforce housing. The units will not be restricted to the population, however, we will be targeting the population through preferences. The target population for these units are essential workers and seniors. Essential Workers are defined as teachers, healthcare, law enforcement, municipal and county employees, and other human-service employees. In accordance with Fair Housing laws, the applicant’s targeting efforts will be through marketing efforts.

Like the senior housing, the phase of the community will contain affordable housing restricted at up to 50%-, 60%- and 80%-income restricted units. This is proposed and will not be committed to nor finalized until finance closing. The final financing structure and lender approval will determine the final use restriction for the number of units per AMI. The table below outlines the currently targeted income and rent levels. In addition to affordable housing, our workforce housing is planned to be mixed-income and mixed-use. 20.8% of the units will be market rate housing.

Table 7: Unit Count by Building

	Building A2	Building B2	TOTAL
Number of Units	18	30	48

Table 8: Bedroom Mix for Workforce Housing

	One-Bedroom	Two-Bedroom	TOTAL
Number of Units	28	20	48
PERCENTAGE	58%	42%	100%

Table 9: Proposed Rent Restrictions by Bedroom Size for Workforce Housing

	One Bedroom	Two Bedroom	TOTAL	PERCENTAGE
Up to 50%	9	7	16	33.3%
Up to 60%	11	7	18	37.5%
Up to 80%	1	3	4	8.3%
Market	7	3	10	20.8%

Table 10: LIHTC Income Levels by Occupancy

Number of Occupants	50%	60%	80%	Market
1	\$ 23,700	\$ 28,440	\$ 37,920	N/A
2	\$ 27,050	\$ 32,460	\$ 43,280	N/A
3	\$ 30,450	\$ 36,450	\$ 48,720	N/A
4	\$ 33,800	\$ 40,560	\$ 54,080	N/A

**Occupancy Standard for a studio is 1 person; one-bedroom is 1.5 persons; and two-bedroom is 3 persons.*

The rent for the unit will be based on the use restriction. For example, if the maximum rent under the use restriction for unit 1A is \$ 761 and utility allowance is \$65, then the rent paid by the tenant is \$ 696. The rent is not subsidized nor is the tenant portion based on the tenant income. The Low-Income Housing Tax Credit program allows for tenants to pay rent at an affordable rate.

Table 11: Rent Amounts by Bedroom Type and Rent Restriction (including utilities)

AMI	One Bedroom	Two Bedroom
50%	\$ 634	\$ 761
60%	\$ 761	\$ 913
80%	\$ 1,015	\$ 1,218
Market	\$ 1,150	\$ 1,350

Additionally, Section 36.211 further states that within PUD communities, the location of all improvements should be controlled in such a manner as to permit a variety of housing accommodations in an orderly relationship to one another, with the greatest amount of open area and the least disturbance to natural features. Adjacent properties must also be protected from adverse effects. Therefore, the proposal includes open spaces and plazas in such an orderly way that a discernable center of green space is created, while a mix of housing types are strategically placed throughout the site. Given the office and retail market uncertainty, flexibility of non-residential uses is desired on the Subject Property, to allow for all legal, non-residential uses in accordance with Section 36.311. Since a PUD may include light commercial facilities to the extent necessary to serve the needs of the PUD, a mix of retail is proposed to serve the proposed PUD.

Moreover, Section 36.241 discusses permitted uses within the PUD zoning district, which include residential, non-residential, and mixed use. Per this section, an integrated mix of higher density residential development with smaller scale neighborhood-serving commercial uses is desired. The majority of the development should be residential units of varying types, which this proposal contains. The proposed mix of multifamily housing will also include single family two-family duplex units. This will add a diversity of residential scale to the project. Additionally, some of the buildings have ground-floor retail or commercial space with multifamily units above, offering a true mixed-use experience. This vertical integration aligns with Section 36.241.1, which calls for residential uses on the upper floor(s) of a building and non-residential uses on the ground floor.

The Applicant is proposing a higher density for the multifamily residential component. Section 36.242 discusses density and minimum development standards. Per Section 36.242, residential uses in PUD, development should comply with the standards for permitted uses in the R-3 (Higher Density Residential) Zoning District and Use and Development Standards. Table 36.6. R-3 District Requirements shows the density requirement for multifamily is 10 dwelling units per acre or 10 dwelling units per floor. Per Section 36.242.5, which lists the Standards Exceptions to the density and development standards, an applicant may request to develop portions of the development at higher densities than stated for that particular use or may request flexibility in Ordinance standards to accommodate the planned design and to encourage innovative and creative design and high-quality development. The Applicant is requesting a higher density to accommodate the planned design and provide the much-needed housing types discussed above. This request is explained in more detail in the Waivers and Exceptions document submitted with this application.

b. NON-RESIDENTIAL USES

For non-residential uses, development should comply with the standards for permitted uses in the B-1 (Business Limited) Zoning District and Use and Development Standards sections. Therefore, permitted non-residential uses should primarily be smaller-scale and serve a neighborhood wide trade area as permitted in the Business Limited (B-1) District. Since this proposal is a rezoning from B-1 to PUD, the non-residential uses are planned to be smaller-scale and reflect the minimum mixed-use land area distribution requirements. The applicant has demonstrated in the below table what proposed uses will or will not be considered for the non-residential uses in accordance with Section 36.311 – Table 36.12.

Table 12: Proposed Non-residential uses.

Proposed Use/Change	PUD, Planned Unit Development	B-1, Local Business	Use Performance Standard Reference	Potential Use
Public/Civic/Recreation				
Assembly, place of worship	C	C		NO
Cultural Facility	C	B		NO
Educational facility, college/university	C	C		NO
Education facility, primary/secondary	C	C		NO

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ORIGINAL SUBMISSION 12/30/22 REVISED 3/1/2023

Emergency management services facility	C	B		YES
Public Park and recreation area	B	B	Section 36.347	NO
Public Use	C	B		YES
Recreational facility, private	B			NO
Religious Assembly	C	B		NO
Utility service, major	C	C		NO
Utility service, minor	B	B		NO
Commercial				
Automobile sale, rental/leasing		B	Section 36.361	NO
Business or trade school	B			YES
Business support service	B	B		YES
Car Wash		C	Section 36.362	NO
Catering facility		B		YES
Commercial indoor entertainment	B	C		YES
Commercial indoor recreation/amusement	B	C		YES
Commercial outdoor recreation/amusement	C	-		YES
Consumer repair service	B	B	Section 36.364	NO
Day care center	C	B		YES
Farmer's market	B	B		YES
Farm supply and service establishment		C		NO
Financial institution	B	B		YES
Funeral home		B		NO
Garden Center		B		NO
Gasoline station	C	B	Section 36.367	NO
Hospital		C		NO
Hotel		B		NO
Micro-brewery	B	B		NO
Micro-distillery	B	B		NO
Mini-warehouse		C		NO
Nursing home		C		NO
Office, general	B	B		YES
Office, medical/clinic	B	B		YES
Outdoor sales, seasonal	B	B	Section 36.369	YES
Personal Improvement Service	B	B		YES
Personal services	B	B		YES
Recreational vehicle storage, commercial		C		NO
Restaurant, drive-in	B	B	Section 36.370	YES
Restaurant, general	B	B		YES
Restaurant, mobile	B	B	Section 36.371	YES
Store, general	B	B		YES
Store, neighborhood convenience	B	B	Section 36.373	YES
Store, specialty	B	B		YES

Store, specialty food	B	B		YES
Studio, fine arts	B	B		NO
Veterinary hospital/clinic	B	B	Section 36.375	NO
Miscellaneous				
Marina				NO
Parking lot, commercial	B		Section 36.401	YES
Pier, commercial		B		NO
Pier, private	B			NO
Small cell facility	B	B		NO
Solar energy, large-scale	C			NO
Solar energy, Power Purchase Agreement (PPA)	C			NO
Solar energy, small-scale	B	B	Section 36.405	YES
Accessory				
Accessory building or structure	B	B	Section 36.415	YES
Accessory dwelling unit	B		Section 36.416	NO
Bed and breakfast		C	Section 36.417	NO
Family health care structure, temporary	B		Section 36.418	NO
Family home day care (1-4 individuals)	B			NO
Short-term rental	B		Section 36.422	NO
Temporary construction trailers and buildings		B	Section 36.423	YES

The November 2022 update to the ZO, Section 36.241 on permitted uses, requires non-residential uses to be developed in conjunction with the development’s residential uses such that:

- i. **MINIMUM OF 30 % OF THE TOTAL LAND AREA OF THE PUD MUST INCLUDE NON-RESIDENTIAL USES** *(Overall not less than 20% commercial uses and not less than 10% public/recreational and open space uses)*

A minimum of 30% of the proposal will consist of non-residential uses, which will be clustered to the south along Richmond Highway. A goal of the comprehensive plan is to revitalize “the natural regional center because of its strategic location and the junction of Route 17 and 360”; the non-residential uses clustered to the south along Richmond Highway will provide activity and housing to this important core area of the County. The proposal aims to keep commercial uses in the south and residential to the north, adjacent with neighboring uses. As a new site adjacent to established neighborhoods, the proposal will buffer the edges to minimize impact to established neighborhoods, as recommended by the Comprehensive Plan. This approach acknowledges existing development patterns and recognizes historic development conditions, which is consistent with the goals and objectives of the Comprehensive Plan.

Table 13: Land Area Uses

	Senior Village	MUMI	Community Center/Commercial	TOTAL
Number of Acres	6.23	2.62	4.33	13.18

PERCENTAGE	47%	20%	33%	100%
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ii. MAXIMUM OF 50% OF THE TOTAL RESIDENTIAL USES FOR THE PROJECT ARE PERMITTED TO RECEIVE CERTIFICATES OF OCCUPANCY UNTIL SUCH TIME AS CONSTRUCTION IS COMPLETE ON 40% OF THE NON-RESIDENTIAL USES FOR THE PROJECT.

The proposed construction schedule follows ZO Section 36.241 (3). This final phasing will be determined based on county approvals and financing.

The Comprehensive Plan states that although not shown on the Land Use Concept Plan Map, PUDs are established to provide areas within the Development Service District where higher density or more intense development can be accommodated. The Subject Property is in the Development Service District, which further aligns this rezoning with Comprehensive Plan recommendations. Due to the Subject Property’s location in the Development Service District, infrastructure in the form of sewer, water and transportation systems would not be adversely impacted. Detailed information on utilities is provided below.

Based on the above, the proposed development will not only meet the standards and requirements of the PUD District, it will fulfill the goals for revitalization and redevelopment in the County that the PUD District was designed to meet.

iii. COMMERCIAL TENANT - EXPRESSION OF INTEREST

Enclosed is a letter of support and expression of interest from the YMCA of the Virginia Peninsulas (YMCA). We are extremely excited to present this with our submission. They are looking forward to us receiving the approvals we are seeking, so that we can continue the due diligence to receive a letter of commitment. As an anchor tenant, the YMCA will bring numerous benefits to not only the project as a strong tenant but also to the County as a whole. The discussions to date have been to bring an “Express” YMCA and Child Development Center with Before and After School programming.

IV. ARCHITECTURAL FEATURES

The development plan seeks to develop a beautiful, walkable, and affordable wellness-oriented mixed-use community. "Place-making" is a primary design goal. Independent senior living and workforce housing will be built within walking distance to Tappahannock’s regional hospital. Community and commercial resources will support residents and neighbors to participate in a wide variety of activities onsite.

For guidance, our architects turned to the carefully crafted language of the Essex County Zoning Ordinance, in particular the wording of the Planned Unit Development (PUD) district requirements. The planning objectives of the district are clear. Among these, to create:

- "a **unified livable community**... (with) 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**.

"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**."...
- "...**buffer the edges** to minimize impact to established neighborhoods."
- "...to be designed to the **human scale** with **neighborhood connectivity**."
- "A **consistent architectural treatment** shall be developed for the project to ensure quality design and architecture are provided throughout...including materials, color and style..."

In response to Section 36.242.7(b)3.viii of the PUD District standards, a critical part of the architects' pre-design process was to create Master Plan Design Guidelines (document dated 14 Sept 2022 / attached). The goal of this effort was to create a living document that would inform the schematic design efforts of the ownership, design team, other stakeholders, and the public; consolidate an understanding of the broad goals for the project; and to give life to a comprehensive design vision for the property.

It was a continuation of their study of the program and site plan. To frame their full understanding of the local market and targeted end users, the architects researched and documented local and regional building traditions, as well as similar programs for mixed-use, multi-modal, housing-based designs, particularly around senior and work-force housing.

These early design efforts included exploring the local architectural inventory and tapping into their own familiarity with historic architecture and planning techniques of the Tidewater region. They studied many of the most characteristic historic buildings in Tappahannock, such as:

- Historic Latane-Customs House, which addresses sharp slopes with an elegant two-story porch.
- The Tribble Roane Wright House, clad in a customary white and black color scheme.
- The low eave and simplicity of the historic Debtors' Prison can be considered almost modern.
- The tower and belfry element of the Beale Memorial Baptist Church (historic county courthouse) is a distinctive and instructive landmark.
- Brockenbrough House at St. Margaret's School is characterized by distinctive bilateral bays to each side of the entrance porch. Anderton-Coleman House is similarly bilaterally symmetrical, as is one of the most beautiful structures: St. Margaret's Hall.

- Scots Arm Tavern perches its white clapboard walls on top of brick piers.
- Brick is also prominent on the historic Richie House.

The best of historic Tappahannock’s material inventory includes brick and stone, white and off-white clapboard siding and matching white trim. Brick is mostly limited to chimneys and lower levels and water tables, though exceptions are made at towers and public buildings. Chimneys and dormers are prominent architectural features. Roofing is primarily shingles and standing seam metal. A mix of large and small windows is common. Minor scale features include picket fences, bracketed awnings, painted wood railings, and widow's walks.

From this inventory, the architects arrived at a delicate compromise between historical motifs and modern expression, as discussed below. While the designs have naturally evolved from the guiding document and all the historical research, the connection to the original goals remains clear and direct.

a. ARCHITECTURAL STRATEGY

We have selected building materials to elaborate on the region’s wonderful local history. We propose a mix of modern materials woven with many elements of traditional regional expression including gabled rooflines, clapboard, and board-and-batten siding. Gabled and hipped roofs with bays and chimneys will relate the design to familiar forms and evoke a sense of "home". Inset bays with balconies and railings will break up the building scale into smaller pieces and provide a strong rhythm as a backdrop to the site design.

b. GENERAL ARCHITECTURAL MATERIAL PALETTE

- Brick masonry will “ground” the bases of our larger buildings (warm/buff and dark gray, exact colors TBD).
- At the upper walls we propose horizontal fiber cement clapboard (white) and vertical fiber cement board-and-batten (black or gray), and some panel cladding (black).
- Eaves and ceilings at inset balconies, porches, and canopies will have a wood-like finish.
- Roofing will be primarily black asphalt, with some standing seam metal on lower slope features.
- Window frames will be black, fencing will be wood or wood-like (stained or painted), and railings will be black and light gray.
- Columns will be painted white, gray or black or stained wood-like colors. Column Bases and chimneys will be masonry or stucco. Chimneys are proposed as regional-character and site-wayfinding design elements, which may be constructed with brick or possibly stucco for cost savings reasons. Chimneys are important to help create village-like texture and human scale.

- Fascias, rakes, and gutters will be white or black.
- HVAC units will be concealed on rooftops.

c. BUILDING-BY-BUILDING DESCRIPTIONS

i. COMMERCIAL BUILDING “A1”:

This building will be 3 stories and height of 45’-0”. The ground floor, 2nd floor, and 3rd floor will house commercial uses. Primary building materials include brick, white fiber cement clapboard, and black and gray fiber cement board-and-batten and panelized siding.



Figure 1: A1: Slender “tower” structure along Richmond Highway, with gabled modules to break down the mass.

ii. MIXED-USE BUILDING “A2”:

Directly opposite this, building “A2” creates a strong landmark statement with a steel gateway structure, building off traditional belfry and widow’s walks. Like “A1”, this feature provides critical visibility along Richmond Highway. The commercial components in both buildings will promote shopping and walkability. The larger commercial spaces may include any number of users such as a wellness or fitness operator, café, or juice bar, or even a corner store or a local spin on the neighborhood bodega. The ground floor will house commercial uses and a residential lobby. Three stories of residential is built above the commercial spaces. The building is four stories and has a height of 60’-0”. There will be 4 one-bedroom units, 4 two-bedroom units, and 10 two-bedroom units in a stacked two-story unit (townhouse style). Primary building materials include brick, white fiber cement clapboard, and black and gray fiber cement board-and-batten and panelized siding.

Table 14: Average SF per Dwelling Unit

	One Bedroom	Two Bedroom	TOTAL
Number of Units	4	14	18
Average Unit Size	654 sf	1,249 sf	25,978



Figure 2: A2: Landmark “gateway” feature at left, w/ rhythmic spacing of townhouses above ground floor commercial.

iii. RETAIL DRIVE-THROUGH BUILDING “A3”:

We are including a pad site at the southeast quadrant along the highway. This will be an important anchor to the retail strategy and overall success of the project. Though it is a different product, the one-story stand-alone drive-through building will be given an architectural treatment consistent with the rest of the village.

iv. COMMERCIAL ACCESSORY BUILDING “A4”:

The sidewalk will be deliberately large for pedestrian safety and outdoor activity. The sidewalk extensions make room for a bus stop and an accessory building (“A4”). The accessory building will be used for any number of pop-up retailers such as a local small business incubator, seasonal use such as ice cream in the summer, or perhaps a farmer’s market or farm-to-table eating. Primary building materials are wood columns and white fiber cement clapboard. The height of the building will be 21’-0”.



Figure 3: Building A3 Commercial Accessory Building

v. COMMUNITY BUILDING “B1”:

The most important public building on the site is “B1”. We informally describe it as the “Poplar Spring Community Center”, a reference to the farm which once stood here, as well as to the spring and existing grove of poplar trees downhill of the B1 structure. Our design goal is to utilize the regionally characteristic barn form to enclose a large open events space, with views of the landscape, amphitheater, and surrounding plaza. The events barn will open under large porches and overhangs to activate shared outdoor spaces. Large window walls and sliding barn doors will bring generous natural light to the interior space and texturize the large facades. A clock tower element houses the elevator and stair core and is an important structure for overall site wayfinding. Designed as an ornamental tower, it is subject to the Height modification exception at Section 36.290. The building will be two stories over a below-ground walk-out basement. The height of the building will be 40’-0”. The main floor will have events and ancillary spaces such as restrooms and catering kitchen, while the upper floor is designed as a loft containing shared office space for public usage. The basement includes storage, loading, and support spaces for the amphitheater and landscape amenities. Primary building materials include white fiber cement board-and-batten, gray or wood-like finishes for shutters and columns, and roofing of black asphalt shingles and standing seam metal.



Figure 4: B1: Community Building is designed in the regional barn style (drop off, bus stop, and accessory building at right). The downhill side porch relates to a similar strategy at the historic Latane-Customs House.



Figure 5: Clock Tower feature on Building B1.

vi. MIXED-USE BUILDING “B2”:

This building will be similar to the A2 structure in use. The ground floor will house commercial uses and a residential lobby. Wellness activity hubs might include child development center with outdoor recreational space, learning center or arts & crafts such as pottery classes or wood shop, music studio, hair and/or nail salon, a dog wash, and/or a small library space. Three-stories of residential is built above the commercial spaces. There will be 6 two-bedroom units and 24 one-bedroom units. The building height is 60’-0”.

Table 15: Average SF per Dwelling Unit

	One Bedroom	Two Bedroom	TOTAL
Number of Units	24	6	30
Average Unit Size	985 sf	1,201 sf	41,250 gsf

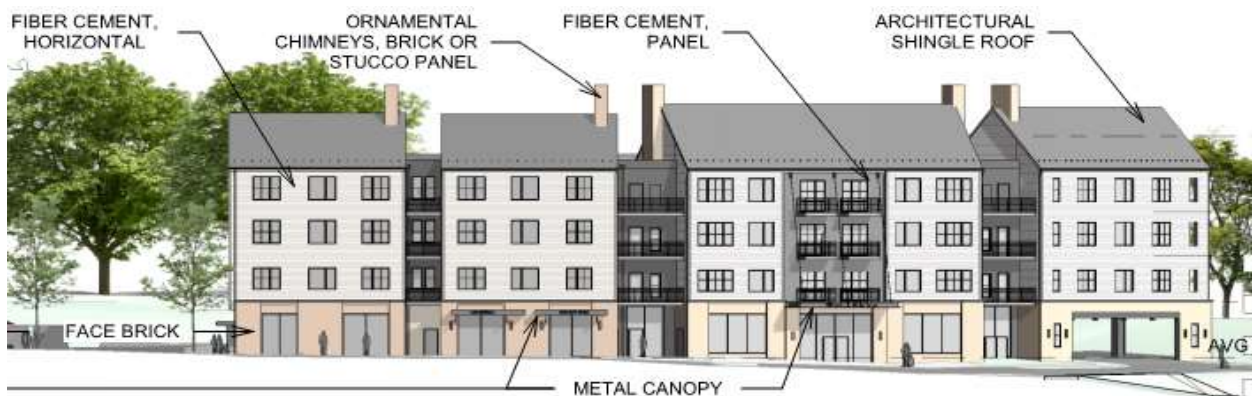


Figure 6: B2: Bi-lateral symmetry facing the large landscape feature with gabled set-pieces w/, chimneys & balconies. This façade strategy loosely relates to the Brockenbrough House at St. Margaret’s School.

vii. MULTI-FAMILY INDEPENDENT LIVING BUILDING “C”:

This building will sit prominently on the northern edge of the central landscaped area, flanked by buildings “B1” and “B2” which collectively serve to visually define this dynamic open space within the site. The building will be four stories over a below-ground walk-out basement. The height of the building will be 58’-4”. The building program includes 85 units with several interior and exterior amenity spaces for building residents.

Table 16: Average SF per Dwelling Unit

	Studio	One Bedroom	Two Bedroom	TOTAL
Number of Units	10	60	15	85
Average Unit Size	568 sf	797 sf	1,253 sf	99,470 gsf

The overall massing has been designed to read as two independent structures connected by a transparent “link”. The traditional architectural form of the hip roof with gable dormers has been paired with a modern palette of fiber cement and glass. Creating a juxtaposition of old and new. Taking advantage of the natural topography of the site the main building entry connects to a two-story great room which opens onto a partial covered terrace area at the lower level of the building. Exterior materials include brick and fiber cement. Projecting balconies with metal railing are strategically located at building corners, with additional private terrace spaces located at grade level units.



Figure 7: Building C Multifamily

viii. TWO-FAMILY DUPLEX INDEPENDENT LIVING (D):

These duplexed single level units with a height of 14’-0” will include two bedrooms, two bathrooms, an open plan kitchen/living area with adjacent dining room space. Each unit will include full-size washers and dryers, exterior private outdoor space, and a 1 car garage with adjacent paved driveway. Exterior materials include board and batten fiber cement siding, black framed windows, and a mix of roofing materials to include, standing seam metal and architectural shingles. The average size dwelling unit is 1,643 square feet.

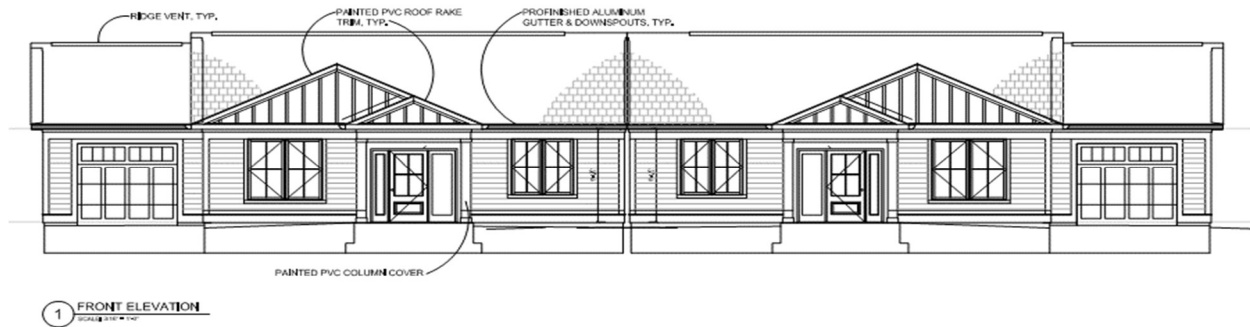


Figure 8: Building D Two-family Duplex

d. EXTERIOR SIGNAGE

We are proposing three major site signs. A monument sign at the main entrance of 6' total height (3'H x 28.3'W), monument sign at the community center of 5' total height (2'-6''H x 6'W) and a monument sign at Building C of 12' total height (2'-4'' x 6'-9''). Additional minor signs will be located on the various parcels for purposes of wayfinding, etc. per Table 36.14.

V. WAIVERS AND EXCEPTIONS

In accordance with Section 36.177, regarding waivers of requirements, the Applicant is requesting waivers and standards exceptions to support this application. Per this Section, any requirement of this Division may be waived by the administrator where the waiver is not averse to the purpose of this Division, and the applicant establishes that in this specific case an undue hardship would result from a strict enforcement of this Division. In addition to the waivers and exceptions below, the Applicant seeks approval of any other waivers from section of the Zoning Ordinance or other applicable statutes or policy in order to achieve the proposed development. The following waivers and exceptions are requested:

- Waiver of Requirements:
 - Private Roads (ZO ref. Section 36.242.3: *Streets, alleys, and pedestrian circulation*)
- Standards Exceptions:
 - Density (ZO ref. Section 36.242.5: *Standards Exceptions*)
 - Height (ZO ref: Section 36.225: *R-3 Medium Density Residential District Requirements*)
 - Height (ZO ref: Section 36.255: *B-1 Local Business and B-2 General Business Requirements*)
 - Project Size (ZO ref: Section 35.225: *Project Size*)

- Parking (ZO ref. Section 36.460: *Design Standards for Off-Street Parking*)
- Loading (ZO ref. Section 36.465: *Off Street Loading Requirements*) Exterior Signage (ZO ref. Section 36.441: *District Sign Standards*)
- Landscape (ZO ref. Section 36.490.d.3: *Parking Lot Landscaping*)

The aforementioned waivers and exceptions are explained in more detail in the Waivers and Exceptions document submitted with this application.

VI. OPEN SPACE AND RECREATIONAL AREAS

The overall strategy of the Subject Property is to work with the existing topography, providing a more natural feel to both open spaces and recreational areas. As required by Section 36.241.3, the proposal will include a minimum of 10% public/recreational and 30% open space set aside for the common use of all the residents. While grading and clearing of the site will be necessary, there are several areas that are strategically being preserved, as well as an overall grading strategy being such to conform as much as possible to the slopes of the existing grade. The proposal will preserve natural features such as existing mature trees, and the existing cemetery will also remain undisturbed. Existing trees and vegetation are being preserved adjacent to the existing businesses on the opposite side of Mt Clement Road. This plan proposes required buffer planting along proposed parking lots. Additional planting is proposed along the LOD to filter views of the development and buildings where existing vegetation is not present. Landscape buffers as required by adjacent zoning uses will supplement this plant-material creating a planting scheme with more depth and texture. This is consistent with the Comprehensive Plan's goal to create the least disturbance to natural and other existing features.

Further, open spaces are specifically being targeted around the existing stream/wetland area that meanders through the Subject Property, including the west end of the Subject Property where some specific trees have been targeted to be preserved. The preservation of these trees will allow for a mature buffer between the neighboring industrial property, as recommended in the Comprehensive Plan. These two natural areas will be protected with minimal land disturbance, allowing for the preservation of existing vegetation. Additional open spaces will be situated around the property lines, including some targeting trees for preservation along the north end of the site.

Publicly accessible recreational areas, a minimum of 10% of the site area, will be located throughout the site, with features such as seating areas, an amphitheater, community gardens, public plaza, and a community center plaza, knitted together with sidewalks and walking trails that meander through the site. Our goal is to integrate passive outdoor recreational spaces to encourage informal community and spontaneous social activity. We seek to connect each of the outdoor spaces to broad vistas of the natural landscape. The buildings at the heart of the site will radiate around this scenic feature, helping to orient visitors and promote walkability. We provide sidewalks to encourage community, wellness, and to help define clear front yards of the lower density housing. The proposed paths might connect to a future network of wellness walks off-site.

Our “Main Street” and “Village Green” outdoor spaces may be programmed with seasonal events such as farmer’s markets, holiday fairs, and the like. The Plaza at Building A1 will include special paving, a focal feature, and an inscribed map providing interest to this mixed-use space. From this plaza along Main Street, a pedestrian opening in the “A1” building will allow ease of movement from the parking area to the east. There is a historic family cemetery on site, visible from this pass-through. The cemetery will be encircled with an elaborate fence to encourage curiosity about the site’s history, while also protecting the sanctity of the interred.

The hardscape plaza at the southwest “B1” barn façade is an important community intersection and gathering point. It will be well-lit due to its deliberate solar orientation. The edges of the site will be buffered from surrounding users with a mix of old growth tree canopy as well as new plantings. Loading zones have been consolidated to minimize traffic and aesthetic issues. Screening of service areas proposed with service rooms in the building or enclosed/ fenced service yards. Bio-retention ponds for storm water management will be integrated as beautiful features in the overall landscape design.

The open space is concentrated areas for resident and commercial users. This includes plaza and loggia facing the internal main street; plaza, intimate town green and amphitheater at the community center; rear terrace at the multifamily building opening to a wooded open space; hillside garden walk between the community center and the MF buildings leading down to the amphitheater; garden between the MF and duplexes; Walking circuits through-out the community. All of the open space will be owned and maintained by the management company for the retail and/ or the multifamily management company.

Outdoor lighting for the major open spaces will be through the use of private outdoor pole lighting for streets, parking and pedestrian areas. The site lighting will be dark sky compliant fixtures to minimize light pollution, light trespass, sky glow, and glare. Other lighting in the form of building mounted lights, wall lights, bollards and decorative flood lights will be used to illuminate building entrances, pathways and site features including walls, trees and focal elements.

VII. STORMWATER

The existing site drains features two main drainage areas, where there are draws within the site. One of those draws appears to be a stream and as such, has been protected and preserved throughout the planning stages of development.

Stormwater quantity will be addressed through either a detention pond or multiple underground detention systems. These options will be further determined with future phases of the project where the site is studied and best understood with regards to grading and the site outfalls. Stormwater will be in conformance with state requirements, meeting those requirements for both the one- and ten-year storm events.

Stormwater quality controls will be integrated into the overall site. The strategy will include multiple BMPs, such as rain gardens, water quality swales, and/or manufactured filtration systems. Final decisions on location and specificity of water quality treatment enhancements to the Subject

Property will be determined along with overall layout and final grading, but in all cases will be in conformance with the state and local requirements.

VIII. PUBLIC FACILITIES, ROADWAY IMPROVEMENTS, AND PUBLIC UTILITY REQUIREMENTS

The overall site will conform to the requirements of local administrators of utilities, roads, and any other requirements. Utilities will be coordinated with the Town of Tappahannock as it relates to both water and sewer. Road improvements, including proposed intersection tie in points, will be coordinated with VDOT, and consider all local and state requirements.

Wet and dry utilities are available at the proposed intersection with Richmond Highway. All utilities will generally enter the site at the main entrance road intersection, with a main utility corridor running along the road.

The water main will have a main trunk line run down the entrance road, with several spurs servicing other buildings, along with looping to provide more consistent service and better fire coverage. The site will require a sewer pump station, as portions of the site are lower than the connection point in Richmond Highway. Most of the site will flow via gravity to the pump station, where a force main will then connect to the existing sewer in Richmond Highway.

Currently, the development plan will require approximately 51,000 GPD from both water and sewer services based on the BOCA National Plumbing Code standards. Further refinement of total demand will be understood during site planning stages with multiple meters being required. The water will be tapped into along Richmond Highway, while sewer will also connect back into a manhole in the road. The project is proposing a pump station to convey sewage. All water and sanitary lines and structures would be conveyed over to the Town of Tappahannock's (the "Town") municipal system.

The applicant is requesting access to water/sewer based on our understanding that the county has earmarked the capacity for the expansion of the Lorange Industrial Park. The development falls within the Development Service District of the Comprehensive Plan. This district is described as "the most suitable areas for new population growth" within the County, noting its ability to preserve the rural nature of the County with a focused area for development. Moreover, the Comprehensive Plan also states that growth and development in these areas "can be economically provided with utilities, services, and employment." The Comprehensive Plan further notes that services within this District are aimed to be serviced by "sewer and water facilities that can service development at greater residential densities or can service industrial or commercial uses."

This development will have no adverse effect on the Town or County public utility system either currently or in the long-term. In addition, the project will not limit capacity for the Lorange Industrial Park project or any other future development.

Furthermore, the rezoning of this parcel will further enhance the needs of the County in accordance with the stated goals of Planned Unit Developments, as it will provide affordable housing, dedicated green space, as well as community-based facilities focused on health and wellness.

Providing access to water/sewer will allow much needed resources such as the YMCA and other commercial/retail providers to come to the county.

Dry utilities, including power and phone/CATV, will be pulled from the south side of Richmond Highway. Similar to the waterline, a consolidated dry utility conduit system will run down the main entrance road with services running off to each building. Natural gas is not available and cannot be extended to the proposed main entrance road. Propane gas should be considered as an alternative. From a roadway perspective, all proposed roads are considered private, however they will be intersecting with Richmond Highway (Route 360), which is operated and maintained by VDOT. All roads will be constructed to the standard required for public roads in Essex County. At the time of development, access management considerations, including turn lanes, will be evaluated and if warranted incorporated into the overall site plan requirements. The plan will also provide for potential future road connections to/from adjoining properties.

IX. OFF-SITE IMPROVEMENTS

The proposed development plan does not require any off-site improvements as defined in ZO Section 36-179 (28). The development plan can utilize all existing roads, sewer, and drainage facilities as constructed. The County will not need to make any improvements to its infrastructure to support this development. There will be no adverse effect on the Town or County public utility system either currently or in the long-term as supported by the Utility Analysis. The existing system has adequate capacity for the planned development as well as future development (i.e. Industrial Park and other developments).

There are minimal off-property improvements to connect the development infrastructure to the adjacent public infrastructure such as water service, sanitary services and turn lane/entrances. We will need to implement a right turn lane at both entrances on Richmond Highway and will need to tie-in to the existing water and sewer connection along Richmond Highways as reflected in our PSP.

All the off-property improvements are part of the initial site work to be completed prior to the building construction as demonstrated on the proposed schedule attached. The off-site improvements are estimated to cost around \$373,750.

X. PARKING AND OFF-STREET LOADING

The development plan proposes to provide a minimum of 395 on-street and off-street surface parking spaces for residential and non-residential uses. The Applicant is requesting a reduction of parking to the standard ZO. This is explained in more detail in the Waivers and Exceptions document submitted with this application.

In addition to the parking spaces above, the development proposes the required off-street loading spaces. The Applicant is requesting a waiver in the number and dimensions to the standard ZO. This is explained in more detail in the Waivers and Exceptions document submitted with this application.

XI. IMPACTS

The Applicant has reviewed potential impacts on Essex County public services. The ultimate approval and development of this application will result in a net positive to Essex County.

a. SCHOOL SYSTEM IMPACT

The proposed development plan will have a minimal impact on school capacity but have a positive impact on the overall school system, teachers, employees, and students. The declining school population and difficulty in recruiting quality candidates to serve the schools will be alleviated by the development in the following ways:

- The proposed income limits for affordable housing units are within the salary bands for the County teachers. Will assist the County in recruiting and/or retaining highly qualified teachers and employees to work in the school system and live in the County. The majority of the existing school employees and/or teachers do not live within the County today. Direct support of the School System strategic goal to recruit and need for certified teachers.
- In addition to teachers, the prices of these units will be within reach of other important public servants; police officers, nurses, social workers, and other county employees. There is no workforce housing within 30 miles of Essex County. Our plan will bring high quality housing to Essex County that is within the financial reach of these critical employees, allowing these families to locate in the County and enhance the population of the school system.
- In addition to allowing opportunities for new children to enter the school system, the proposed development will support both existing and new families in the County. The wrap around services that the Applicant and landowner is committed to provide will encourage not only the residents to enroll their kids in Essex County schools but provide other county residents the parental support needed for the students such as proposed before and after school program, learning and tutoring center. Applicant is committed to partnering with the school system to pursue programs and/or tenants that will enhance student achievement and help counter the decline and trajectory of students that are having trouble with performance and comprehension.
- Increased tax revenue will positively support the Essex County Public School system budget.

We anticipate the direct number of students as a result to be minimal due to 70.5% of the housing units are studio and one-bedroom units for the overall site. The standard occupancy for a studio is one person and one-bedroom is 1.5 persons. And the majority of these are senior housing. We anticipate that the senior housing will produce no students and the workforce units will generate a limited number of students. Even the limited number of students will have a positive impact for the reasons demonstrated above.

As shown throughout the application, it is the intent of the Applicant that this new development be integrated into the community. This can range from potential locations for educational or vocational training, to new senior residents acting as a source of volunteering and support for school-aged children.

b. DEPARTMENT OF SOCIAL SERVICES IMPACT

The proposed development plan will have a minimal impact on the Department of Social Services (DSS) from a resource and staff standpoint but a positive impact on supporting the mission and bringing complementary services that will support their day-to-day work. The applicant and landowner met with the Director of DSS and mutually agreed on the minimal impact based on the program income’s levels for both programs overlap on a small number of the total units. Below comparison of the LIHTC income limits versus DSS income limits per number of occupants.

Table 17: LIHTC Income Limits versus DSS Income Limits

Number of Occupants	LIHTC Income Limits			DSS Income Limits	
	50% AMI	60% AMI	80% AMI	NonBBCE Gross (130%)	NonBBCE Net (100%)
1	\$ 23,700	\$ 28,440	\$ 37,920	\$ 17,676	\$ 13,596
2	\$ 27,050	\$ 32,460	\$ 43,280	\$ 23,808	\$ 18,312
3	\$ 30,450	\$ 36,450	\$ 48,720	\$ 29,940	\$ 23,040
4	\$ 33,800	\$ 40,560	\$ 54,080	\$ 36,084	\$ 27,756

Another agreed upon outcome of the meeting with DSS was that the proposed project will have an extremely positive impact on the County based on the services and resources that can be brought to the County. This project will not only integrate resident services by bringing programming and activities to the residents that live in the community but also provide commercial space whether temporary or permanent. Service providers will be able to lease meeting rooms in the proposed community center or they can lease space in the proposed commercial facilities.

c. ENVIRONMENT/GROUND-WATER SUPPLY IMPACT

The project will control stormwater runoff, not only from the site itself, but also from the west side that comes from adjacent properties. Stormwater will be controlled and routed through detention systems, as well as treated in different formats ahead of being discharged back into the downstream waterways. Treatment facilities may include bioretention, rain gardens, infiltration methods, or cartridge treatment facilities, all of which will improve the runoff that is experienced downstream, enhancing the ecological value.

The site features wetlands and streams. Portions of the development will require impacts to these areas, which will be coordinated with DEQ and COE during the Final Site Plan, however the goal is to ensure that these existing features are also incorporated into the overall planning, integrating that natural habitat into the project. This integration will help to ensure there are opportunities to return stormwater back to the ground, while also protecting the habitat, while developing something that the community can be proud of and partake in.

Applicant encloses Phase 1 Environmental Site Assessment and there is no evidence of environmental impacts associated with the site.

d. REFUSE SYSTEM IMPACT

As part of the duties of the Property Management company, we will contract a commercial waste management company to collect and dispose of trash and recycling services. Our plans reflect dumpster systems near the commercial, retail, and community buildings. The multifamily and mixed-use buildings will have designated trash rooms inside the building near the loading areas. The contracted company will pick up the trash from the loading area. The single-family duplexes will be set up for curb-side pickup by the contracted company.

e. COMMUNITY SERVICE IMPACT

As demonstrated by the development plan and throughout this document, there are numerous community benefits provided to the County that will have a significant positive impact on the community, contributing to residential and commercial revitalization. The site will create numerous much-needed public community facilities and open spaces that can be utilized by the community-as-a-whole. These spaces will attract service providers and community/social service organizations to bring resources, services, and activities to the residents of the County.

Some examples of these resources that will be created by the development to meet the needs of the County:

- **Fitness and Wellness** – YMCA expression of interest will bring a fitness center with both wellness and recreational services for adults and children. This will include a fitness center that is affordable to all households. Further, the project’s overall development program includes pedestrian pathways to promote healthy lifestyle.
- **Education Support** – Partnership with YMCA will bring Child Development Center, Before and After School program, and a tutoring program that will assist in improving student achievement.
- **Community Center** – Provide flexible and adaptable space for the county, residents, service providers, organizations, and any others to utilize service the citizens and staff.
- **Public Space** – Provide open gathering and recreational spaces both indoor and outdoor for citizens to gather. Open space that can be utilized for farmer’s market, festivals, and promote local businesses.
- **Social Services** – Attract service providers to utilize or lease space to provide expansive services and activities to the citizens of the County.
- **Local Artist** – Applicant has a proposed focal point in front of Building A1 and has potential wall area on the amphitheater side of Building B1 that could be considered for potential local artist competition in the future. Placement and design will be determined prior to final site plan submission.

f. ECONOMIC IMPACT

The project will have a positive economic impact on the County through increased employment opportunities and various tax revenues (i.e income, business, sales, property) during the construction and operation phases. The applicant has enclosed both Economic Impact Study and Property Tax Projection. The project will not only have a direct, positive monetary impact on the County budget from tax revenue and fees but will also foster positive long-term impact in the economic well-being of the County through increased employment opportunities, increased individual population and business growth, and increased spending within the County.

The goal of the Comprehensive Plan is to "create a balanced sustainable community through moderate economic growth within the County's existing growth management plan". The development will create an economic eco-system through the diversity of housing and commercial uses. The variety of housing across all income levels will encourage existing and new residents to live, work and play within Essex County. In addition, it will allow the county, public school system, and existing and new businesses to attract and retain a stronger workforce.

A main outcome of community development is that development begets development. This site will help attract future development and attract industries to the County.

XII. REVITALIZATION AREA LEGISLATION

The Commonwealth of Virginia provides additional funding for certain areas that are designated as Revitalization Areas, pursuant to Section 36-55.30:2 of the Code of Virginia. Accordingly, the Applicant requests that the Board of Supervisors adopt the proposed resolution for Revitalization Area along with the other approvals related to this development. Low-Income Housing Tax Credits are a critical source of project funding, and the process is highly competitive, with points awarded by Virginia Housing Development Authority (Virginia Housing) to projects that meet specific criteria. A project is eligible for an additional 15 points if the site is designated as a Revitalization Area. If the subject property is designated by the Board of Supervisors as a "Revitalization Area", the designation will be used solely for the purpose of receiving additional points for the tax credit application and for specific financing tools available to Virginia Housing and Virginia Department of Housing Community Development (DHCD) for the project.

While this designation is in support of State applications and funding, this project is a catalyst for not only the County but the Town to create new life and vitality through increase access to employment, living wage jobs, healthcare, supportive services, community amenities, transportation, quality, and affordable housing stock. Specifically, this project will revitalize the community in the following ways:

- Provide much needed affordable housing.
- Attract skilled workers and retirees by having affordable housing options across the income spectrums.

- Building eco-system through creation of jobs (temporary and permanent) and tax revenue to the County.
- Extend expansion of the County to the Rte. 17 and Highway 360 corridor.
- Create a prosperous community to retire, live, work, and do business in Essex County.
- Promote individuals to work and live within the county and long-term residency.
- Attract commercial, retail, and service providers that will focus on the well-being of the current and future county residents.
- Attract new businesses and industries (industrial, commercial, or other economic development) to support the economic well-being and growth of Essex County.
- Provide recreational and gathering spaces within the County by bringing in wellness businesses, pedestrian and bicycle pathways, public transportation, and open spaces.

The designation will in no manner affect any areas in County that have, or in the future may be, determined by the Board to be Revitalization Areas or Revitalization Districts pursuant to Board of Supervisors actions on the County Comprehensive Plan that are separate and distinct from those set forth in the Revitalization Statute.

The adoption of this resolution will help support this development and the County as a whole by providing more tax credit opportunities to support development in the area.

XIII. Timing Considerations

The Applicant intends to apply for funds under the Virginia Housing and other affordable housing opportunities. The deadlines for applications for Virginia Housing funding are in early 2023, and as a result the Applicant requests hearings by the Planning Commission as soon as possible. The applicant has been in close communication with Virginia Housing, and they are looking forward to receiving our application for funding. Applicant intends to submit shortly after receiving rezoning and preliminary site plan approval. Based on our numerous conversations with Virginia Housing, they are very supportive and enthusiastic about the project and bringing much needed affordable housing to fruition in Essex County. While Virginia Housing will be the primary financier for the project, we will be pursuing other federal/state/regional funding resources in the future for this mixed-use development which addresses many needs of Essex County. Financing structures are iterative in nature and we look forward to continued dialogue with the County and Board of Supervisors as this evolves.

The Applicant anticipates submitting final site by Summer of 2023 and to begin construction for the initial phase of the project by second quarter of 2024; within the timeline in accordance with Section 36.184. Construction schedule for the entire site anticipates a three-to-four-year period depending on the phasing and securing financing. The proposed schedule is to complete the entire site by the end of year 2027. Building sequence will be determined based on county approvals, finance structure, and closing. The goal is to construct as much simultaneously as possible.

Applicant wishes to do site work and infrastructure for the entire site and then build structures in a phased manner. The development plan includes the following construction phasing approach: 1) site clearing; 2) site and infrastructure; 3) off-site improvements; 4) multifamily senior housing (building C); 5) duplex senior housing (building D1-D3); 6) mixed-use workforce/commercial building (building B2 and A2); 7) commercial/retail buildings (building A1 and A3); and 8) community center (building B1 and A4).

I. Enclosed Documents to the Narrative

The below list of documents is provided to support the Preliminary Site Plan (PSP) and Rezoning Amendment request and demonstrate compliance with ZO Section 36.179.

- a. Land Development & Application Form
- b. Revised Waivers and Special Exception
- c. YMCA Letter of Support and Expression of Interest
- d. Revised PSP Set
- e. Revised Water and Sewer Analysis
- f. Revised Parking Analysis Memo
- g. Off-Street Loading Analysis Memo
- h. TIA Support Memo
- i. Traffic Impact Analysis Study
- j. Street Design and Maintenance Analysis
- k. Architectural Guidelines
- l. Architectural Plan Set – North Side
- m. Architectural Plan Set – South Side
- n. Landscape Architecture Plan Set
- o. Phase 1 Environmental Report
- p. Economic Impact Study
- q. Property Tax Projection
- r. Proposed Language for Housing Revitalization Legislation
- s. Proposed Construction Schedule

We appreciate your attention to this application, and please do not hesitate to contact us with any questions.