

BRAYS FORK

RENTAL

ESSEX POINT



AT

Mount Clement

ESSEX COUNTY, VIRGINIA

PROJECT



ESSEX POINT

AT *Mt Clement*



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

1

Job Creation

Directly create 379 jobs and 200 indirect and induced jobs.

2

Revenue Streams for County

Estimate \$1.56 million of tax revenue (direct, indirect, and induced)

Business Opportunities

Attract new businesses

3

Subcontractor Opportunities for existing local companies during the construction period

Provide new state of the art space for entrepreneurs and businesses of all sizes

Community Spaces

Provide indoor and outdoor flexible and adaptable space

4

Provide open gathering and recreational spaces

Bringing fitness/wellness space (i.e. Expression of Interest YMCA)

Wrap-around Services for Education

5

By bringing child development center (i.e YMCA Expression of Interest), learning center (i.e Sylvan) and other tutoring programs that will assist in improving student achievement by transforming how students learn and inspire students succeed.

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“

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.

Community

- Indoor and Outdoor Space
- Public Plaza and Gathering Spaces
- Walking/Bicycle Trails
- Amphitheater
- Emergency Services Office



Commercial

- Wellness Businesses
- Community-Centric Businesses
- Small Businesses
- Regional and National Businesses



Housing

- 55+ Active Independent Living
- Workforce Housing





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RICHMOND HIGHWAY - 360

MT CLEMENT RD

conceptual rendering

- A2 BUILDING**
- 01 Workforce Housing - 18units
 - 02 Proposed YMCA Fitness Center - 11,400 gsf
Proposed fitness center including group exercise, wellness center, fitness area (basketball/ pickleball), rehad space, and child watch
 - 03 Ground Floor Commercial Space - 706 gsf
- B2 BUILDING**
- 04 Workforce Housing - 30 units
 - 05 Proposed Learning Facility - 6,261 gsf
YMCA Childcare Development Center w/Before and After School Program, Indoor/ Outdoor Playground area, and Sylvan Learning Center
 - 06 Emergency services office - 311 gsf
 - 07 Ground Floor Commercial Space - 1,483 gsf

- C BUILDING**
- 08 Retirement Community - 85 units
5 story multifamily building with amenities including convenience store, bike storage, pet spa, telehealth area, library, great room, club room, terrace, game/activity, outdoor seating, terrace, putting green, etc.
- D BUILDING**
- 09 Retirement Community - 6 units
One level duplex units
- B1 BUILDING**
- 10 Community Center (Indoor/ Outdoor Space) - 14,307 gsf
Envisioned for meetings, seminars, trainings, children's activities, events, graduations, concerts, weddings, seasonal festivals, pop-up shops, retreats etc. can be held. Capacity - 400 people (indoor)

- AMPHITHEATER**
- 11 Community Center (Indoor/ Outdoor Space)
Envisioned for activities, festivals, concerts, outdoor movie nights, etc. can be held. Capacity - 125 people
- A4 BUILDING**
- 12 Ground floor commercial space - 540 gsf
- A1 BUILDING**
- 13 Ground floor commercial space - 14,390 gsf
 - 14 Commercial - 29,518 gsf

- PUBLIC PLAZA**
- 15 Community Center (Indoor/ Outdoor Space)
Envisioned for meeting areas, seasonal markets, pop-up shops, etc. can be held.
- A3 BUILDING**
- 16 Retail drive-thru- 1,194 gsf
 - 17 Walking/ Bicycle Trail
 - 18 Planting garden

ILLUSTRATIVE SITE PLAN

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.

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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 (15) Two Bedrooms

85 UNITS

D BUILDING

Residential Duplexes

One (1) Floors of Residential

Six (6) Two Bedrooms

6 UNITS

Workforce Housing



conceptual rendering

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

B2 BUILDING

Mixed Use Building

1 Floor of Commercial

3 Floors of Residential

8,055 GSF

A3 BUILDING

Retail

1 Floor of Commercial

1,194 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

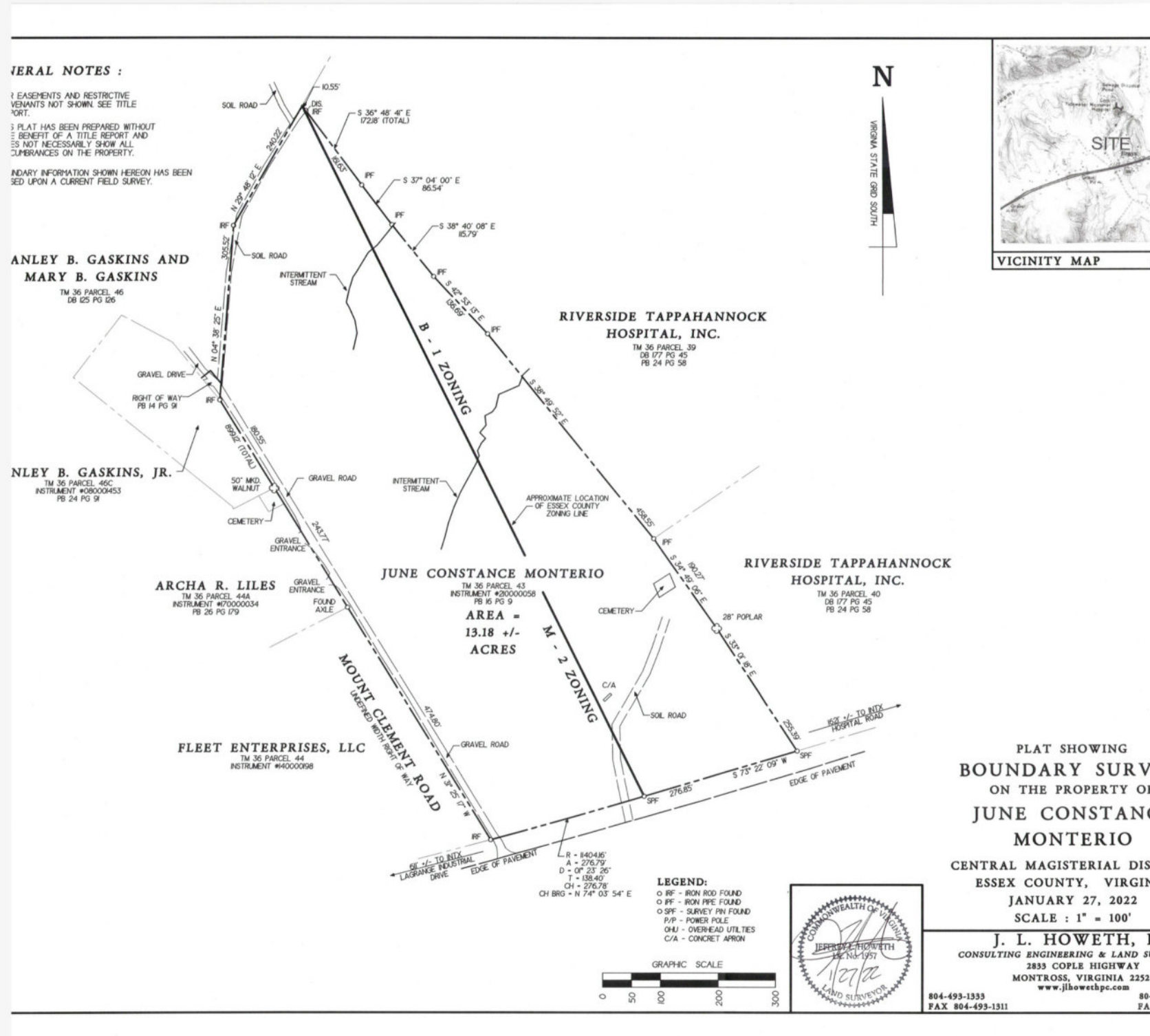
Walking/Bicycle Trails

Terrace

Public Plaza

conceptual rendering

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Application REQUESTS



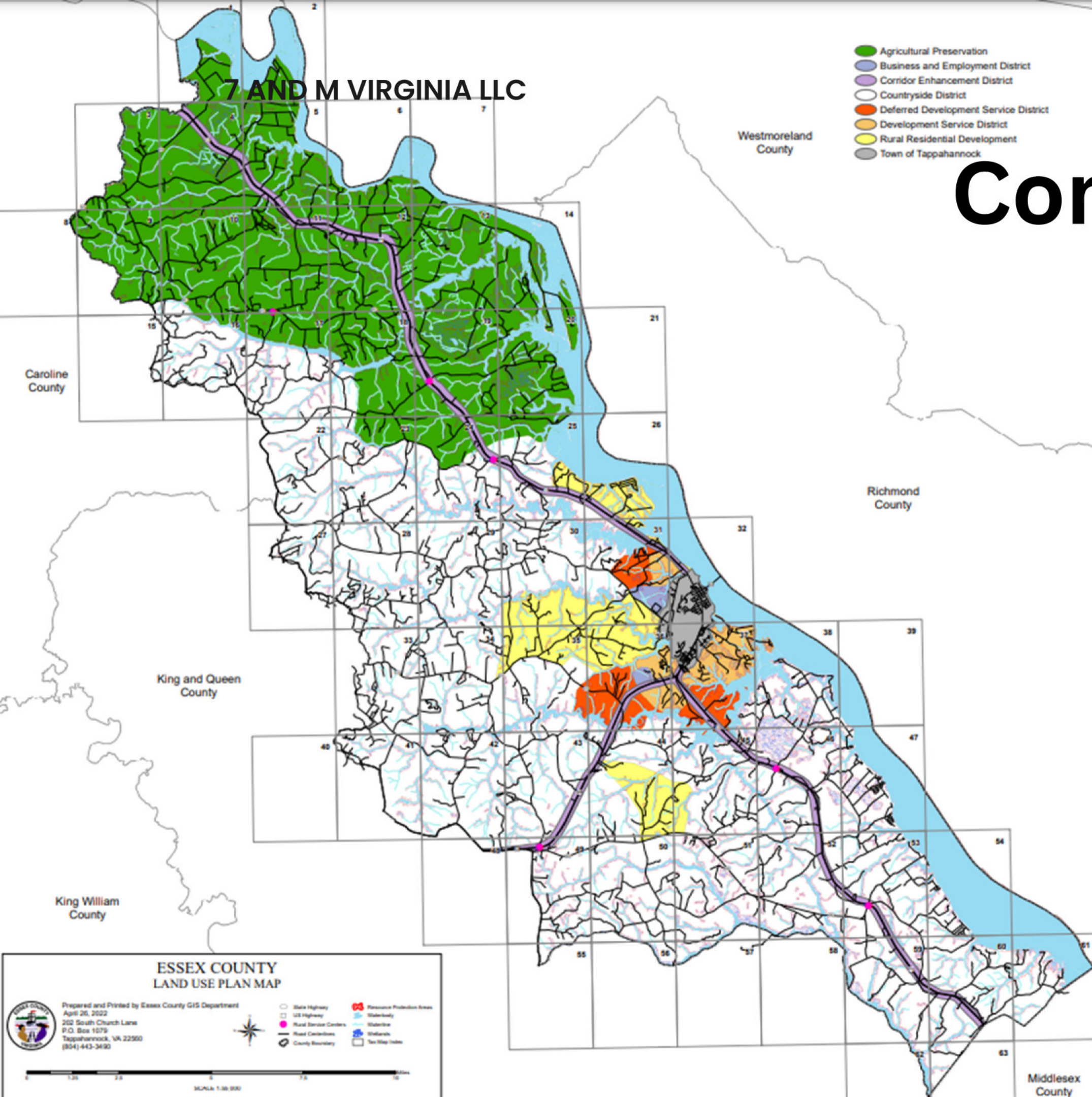
REZONING

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

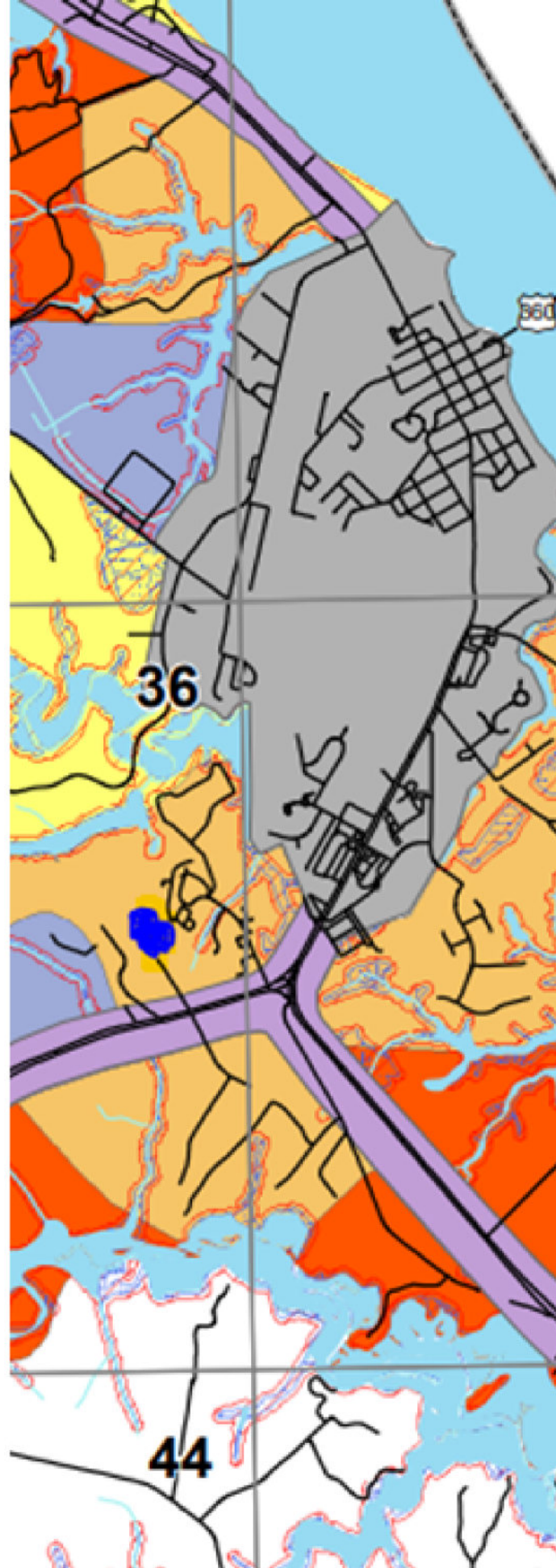
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Comprehensive Plan -
Development Service
District
Recommendations

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**

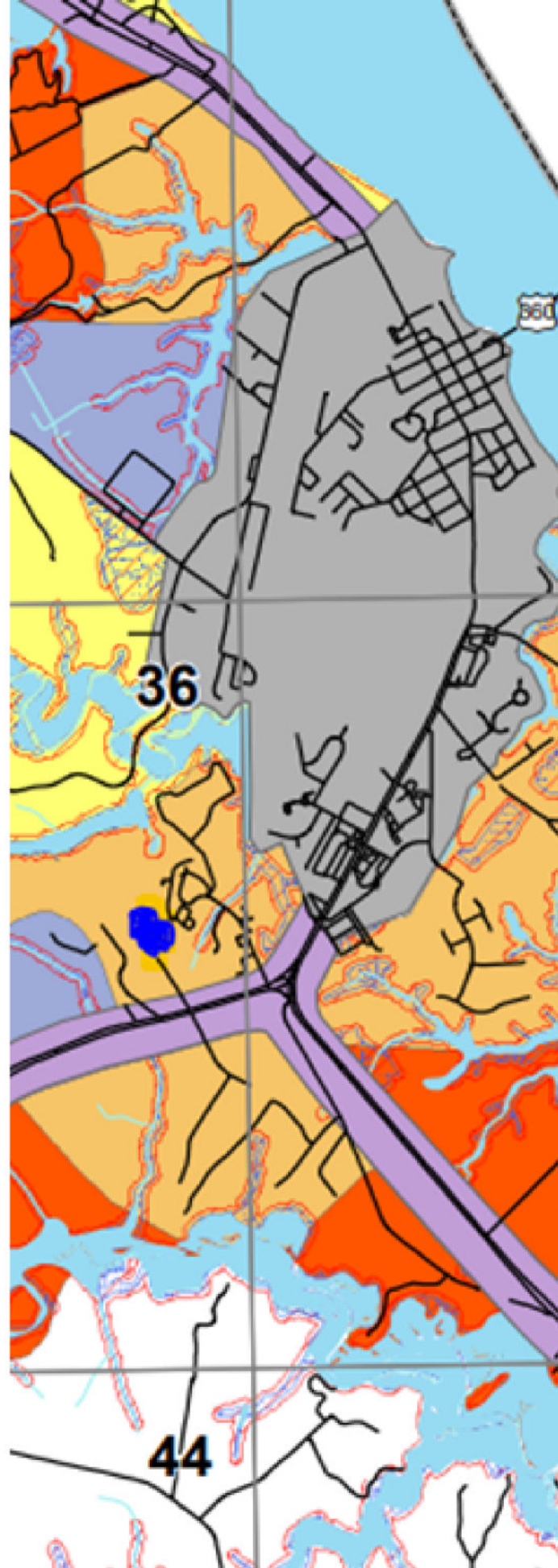
•“[B]asically intended to facilitate future development beyond a 10 year time horizon” – p. 59

7 AND M VIRGINIA LLC
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



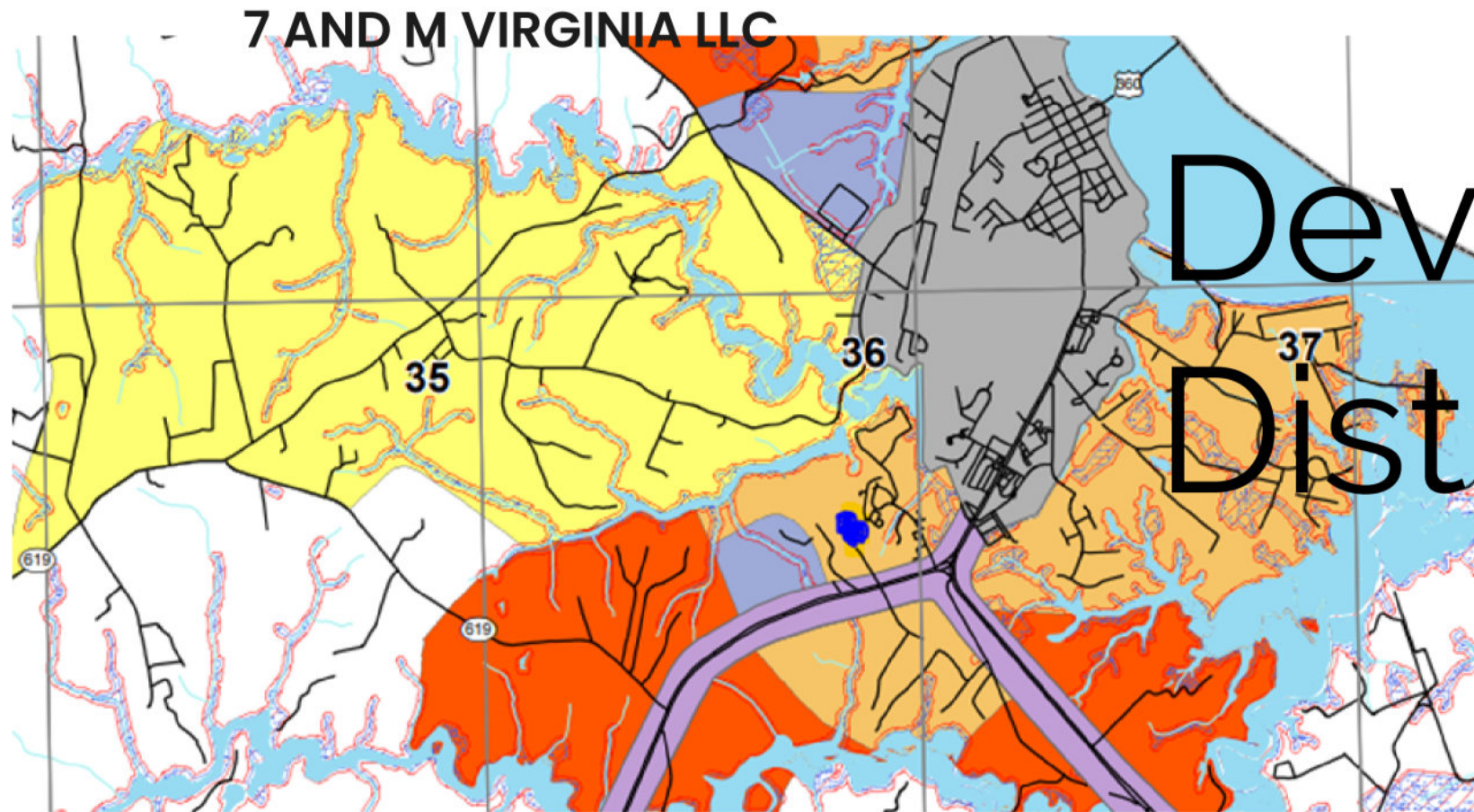
The growth called for in the DSD is to be supported by extensions of services

• “[K]eep 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

NUMBER OF UNITS

Low Income Units	5
Moderate Income Units	52
Middle Income Units	15
Unrestricted/Upper Income Units	19

Workforce Housing

NUMBER OF UNITS

Low Income Units	0
Moderate Income Units	34
Middle Income Units	4
Unrestricted/Upper Income Units	10

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 benefitting 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.

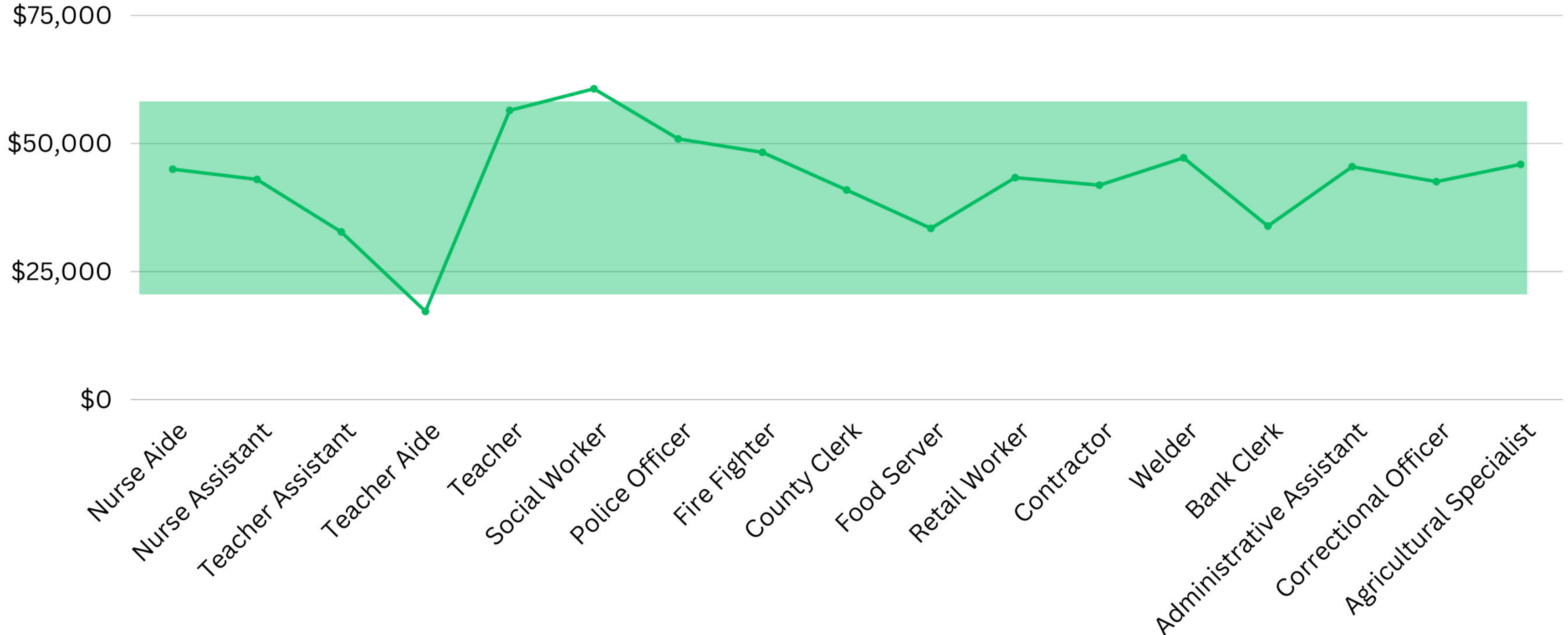
Diversity OF HOUSING OPTIONS

CREATING STRONGER COMMUNITIES

CURRENT ESSEX COUNTY SALARIES

Source: Indeed.com

■ Average



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

*not adjusted for family size or AMI Level



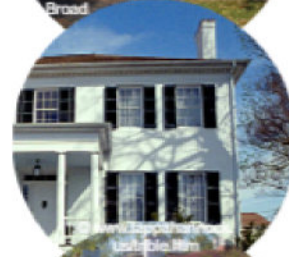
conceptual rendering

ARCHITECTURAL HISTORY & CHARACTER IN TAPPAHANNOCK

Brockenbrough House: **Hipped roofs** and **bilaterally symmetrical bays** to each side of the entrance portico



Tribble Roane Wright House: Elegant simplicity clad in a customary **white & black** color scheme



St. Margaret's Hall: Simple repetition over bold white clapboard contributes to **institutional dignity**.



Beale Memorial Baptist Church: Brick tower and stick belfry is a distinctive and instructive **landmark**.



Latane-Customs House: Brick & gable with black standing seam; addresses sharp slopes with an **elegant two-story porch**.



Essex Zoning Ordinance / PUD District requirements:

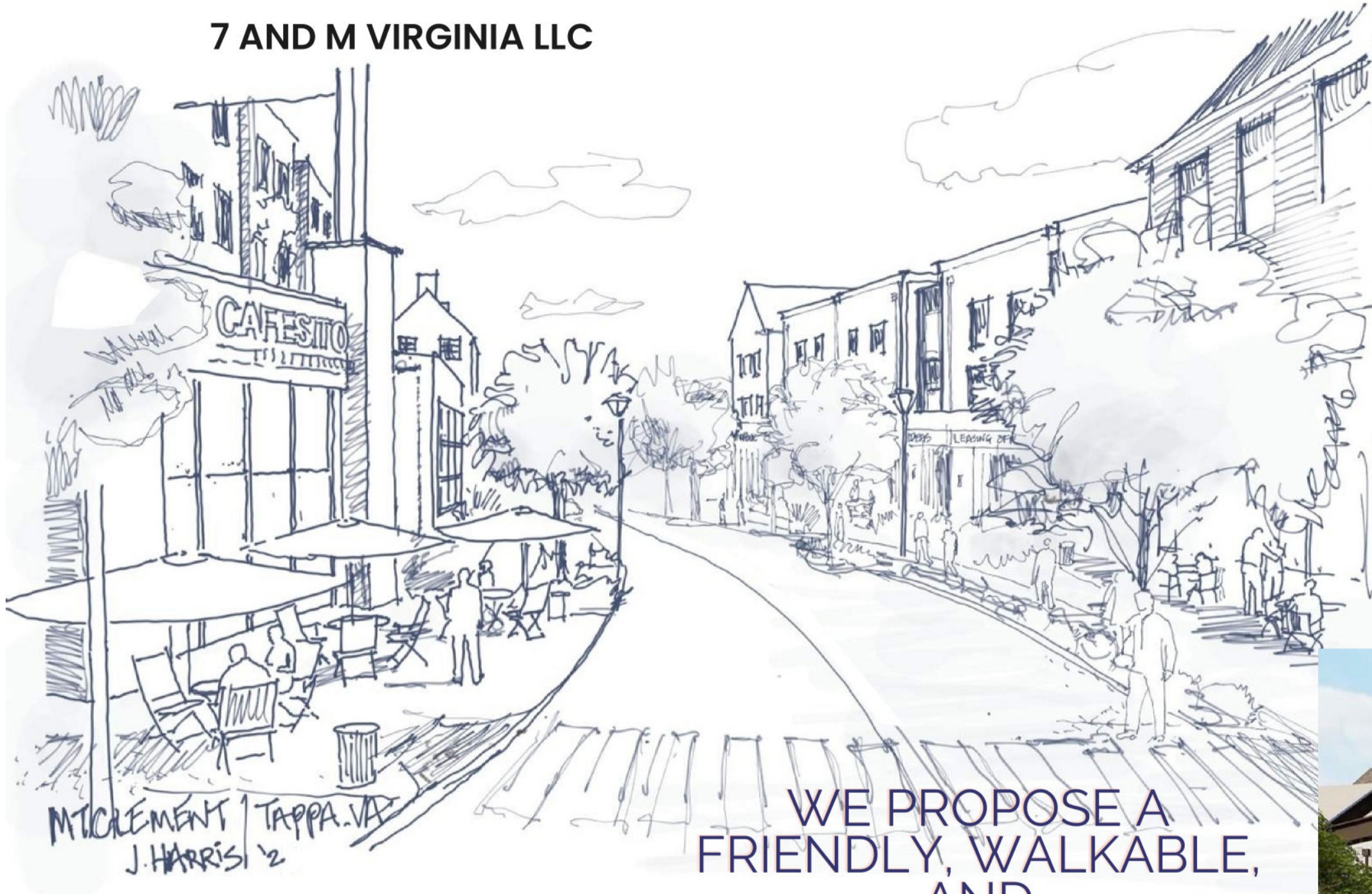
..."The design should... **enhance the surrounding area, preserve scenic assets and natural features** and be designed with the influence of the **historic and architectural character** of the community."...

"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.



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WE PROPOSE A
FRIENDLY, WALKABLE,
AND
INTERCONNECTED
COMMUNITY
OF
LIVABLE RESIDENTIAL
AND SMALL SCALE
WELLNESS- ORIENTED
COMMERCIAL USES.

"...A VILLAGE- LIKE SETTING"

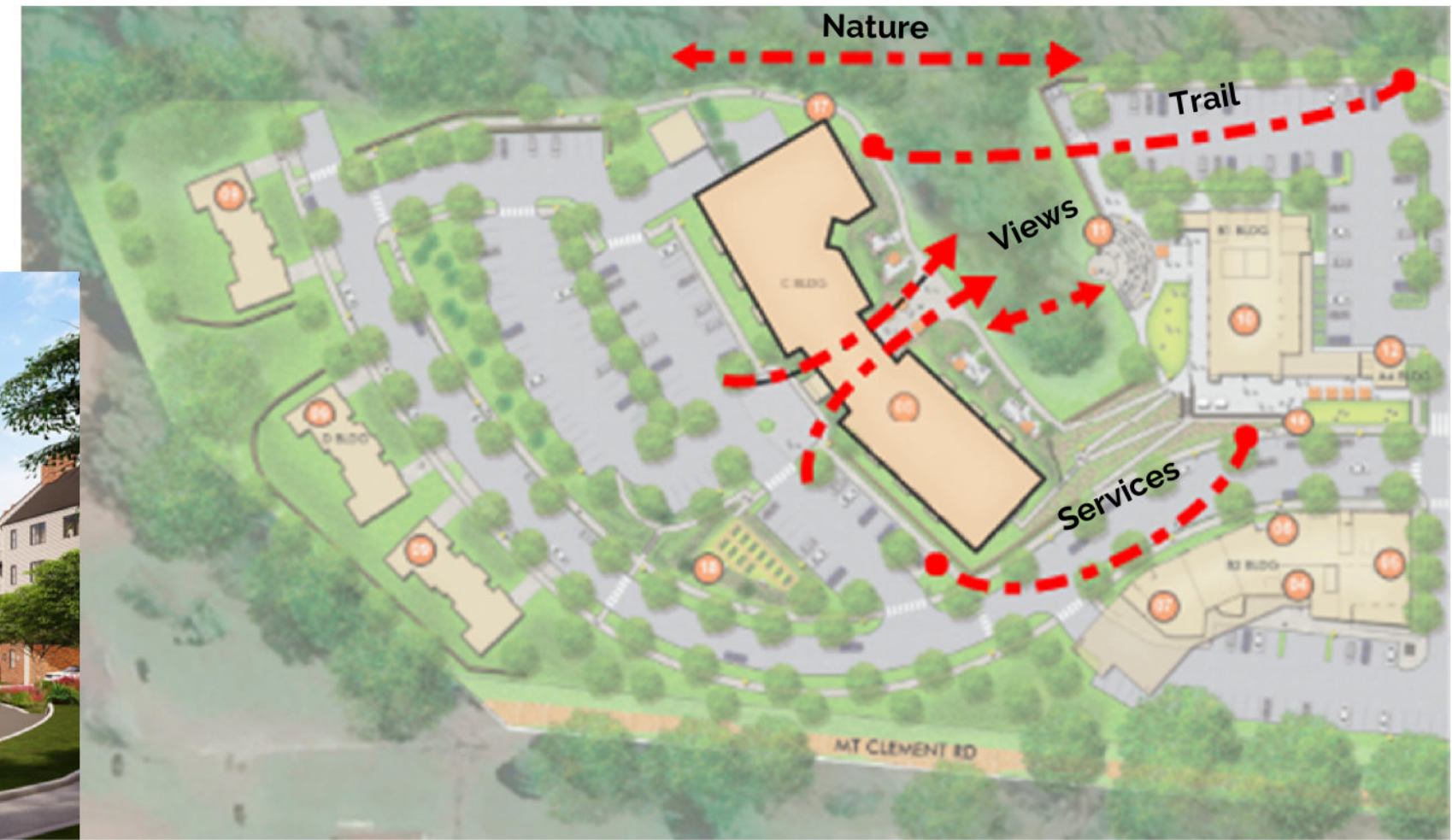
Essex Zoning Ordinance / PUD District requirements:

"...
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."

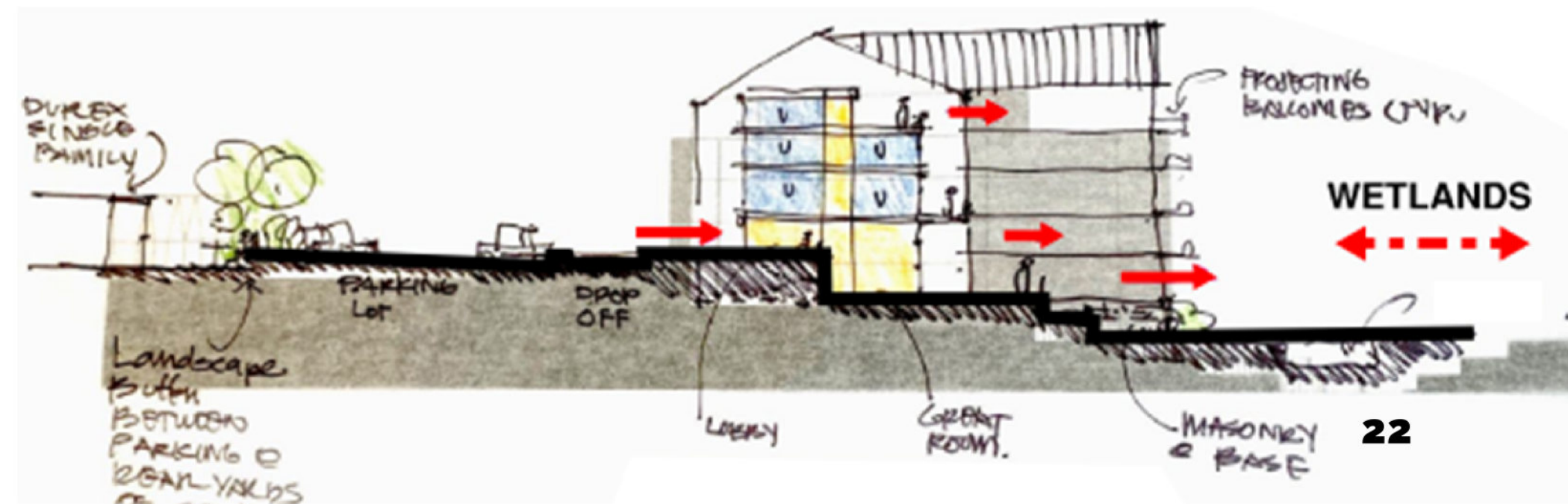


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**55+ ACTIVE ADULT
 COMMUNITY**



- 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

ADDRESS

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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.