



WC

Winterfield Crossing

LIVE. WORK. ENTERTAIN.

A Charming, Mixed-use Development
in Midlothian, Virginia



Blackwood Development Company
Developer



AES Consulting Engineers
Land Planner/Civil Engineer



Perretz & Young
Project Architect



Timmons Kelley Architects
Design Architect



Timmons Group
Civil Engineer



Higgins & Gersteinmaier
Signage Planner



Project	3
Site	7
Architecture	14
Signage	21

An aerial architectural rendering of a large-scale development project. The scene shows a mix of multi-story brick commercial buildings with flat roofs and several large, multi-unit residential structures with dark roofs and dormer windows. The development is integrated with green spaces, including lawns, trees, and landscaped medians. A network of roads with traffic lights and cars is visible, suggesting a well-planned urban environment. The entire image is overlaid with a semi-transparent blue filter.

Project



Winterfield Crossing is a proposed new, mixed-use development in one of Chesterfield County's most exciting locations. At Winterfield Crossing, you will discover popular restaurants, professional offices, specialty retail shops and centrally-located apartments, set along our charming pedestrian-friendly streets. It brings together the best in retail, commercial and entertainment services.

The character of the Winterfield Crossing will be shaped in the site planning, architecture, building materials, landscaping, signage and pedestrian- and bike-friendly features. Whether you wish to live, shop or play, Winterfield Crossing is a picturesque community designed with you in mind.



Virginia Historical Markers in Midlothian



Located along Midlothian Turnpike

Located on the north side of Midlothian Turnpike, just west of Winterfield Road, this mixed-use project is conveniently located and will serve as a place for people of all ages looking to shop, work, dine and relax.

Located in an area of the county that is a destination for commerce, Winterfield Crossing will draw upon the history of Midlothian, as well as the vision for its future. The “village-like” feel is achieved with neighborhood-scale development, quality finishes and its unique ability to connect all aspects of the project, while mirroring a design style similar to the Midlothian Village.



Winterfield Crossing draws on the history and architecture of the area.



Amphitheater at Mid-Lothian Mines Park



Virginia Historical Markers in Midlothian

Midlothian is rich with history. Its roots in the mining industry are well-known and the Mid-Lothian Mines Park brings that history into the present. With the park's ties to Tredegar Iron Works in Richmond, it was only fitting that we used some of the architecture and building materials of Tredegar as inspiration for some of the buildings at Winterfield Crossing.



Coal mining headstock at Mid-Lothian Mines Park

An aerial architectural rendering of a proposed development. The scene shows a mix of commercial buildings, including a large red-roofed structure and several smaller storefronts, interspersed with parking lots. Residential buildings, likely townhomes or small apartments, are clustered in the upper portion of the image. A central circular feature, possibly a fountain or landscaped plaza, acts as a focal point. To the right, a large body of water, likely a lake or reservoir, borders the development. A multi-lane road with several cars is visible in the lower-left foreground. The entire image is overlaid with a semi-transparent blue filter.

Site



Detailed architecture makes large buildings appear smaller in scale.



Small shops and sitting areas give Winterfield Crossing a quaint Main Street feel.



"Pocket Parks" provide an area to relax.



Awnings and porticoes give buildings a sense of intimacy.



Parallel parking, wide sidewalks and detailed architecture are just some of the features that give Winterfield Crossing a village-like feel.

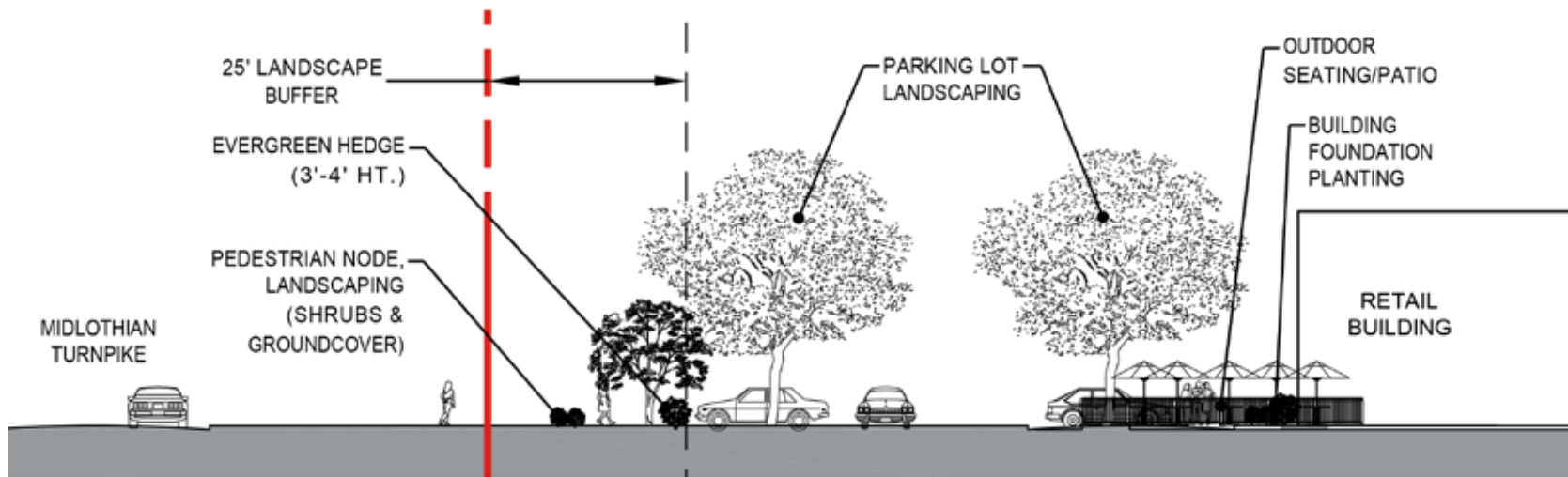
Tucked in along the north side of Midlothian Turnpike, Winterfield Crossing is an example of responsible development that allows the County to manage growth in the area. Our project will help increase the tax base of the county, while placing no additional burden on our schools. The proposed project reduces the size and scale of what is currently permitted on the site and places a priority on walkability and its village feel.

Built next to scenic ponds, Winterfield Crossing offers pedestrian paths and public spaces for the whole family. These areas are designed to include features to give it a quaint feel, such as high-end lighting, benches, lush plantings, water features, bike racks and gathering areas for friends.

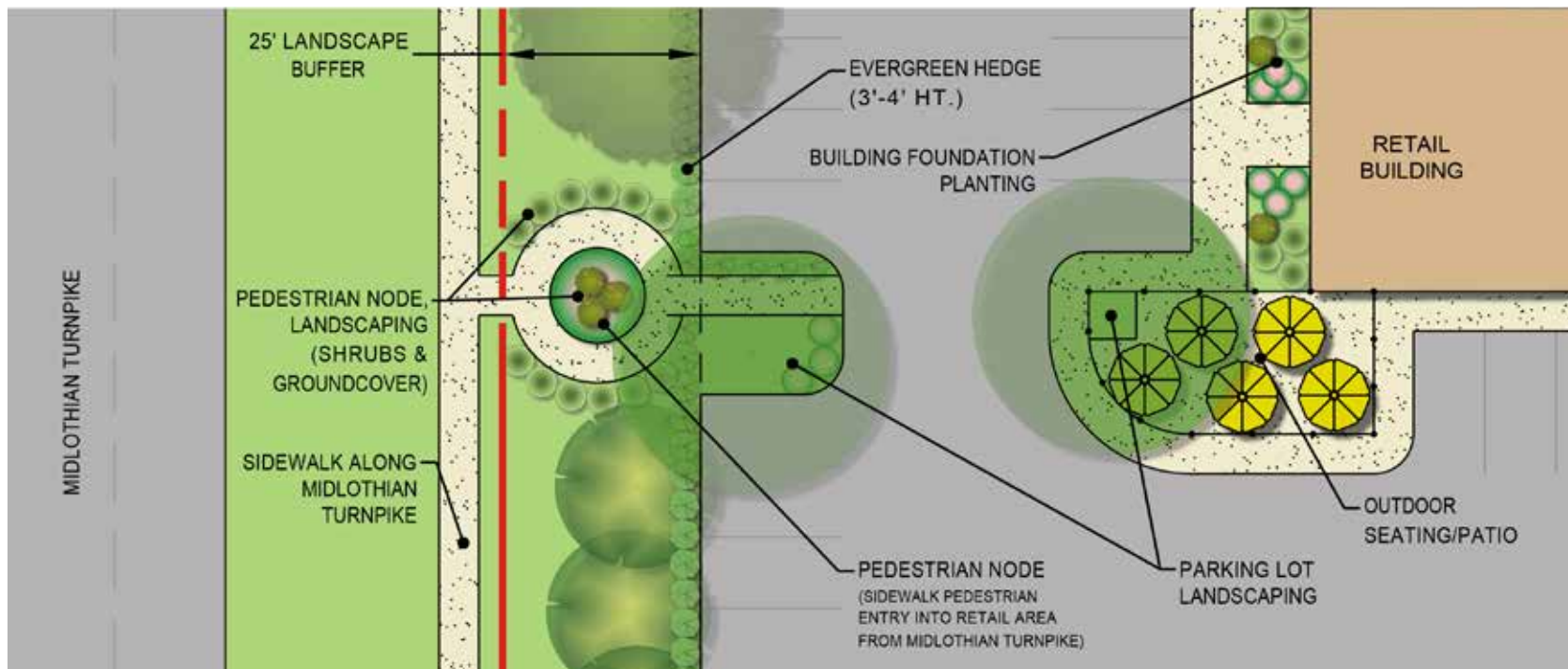


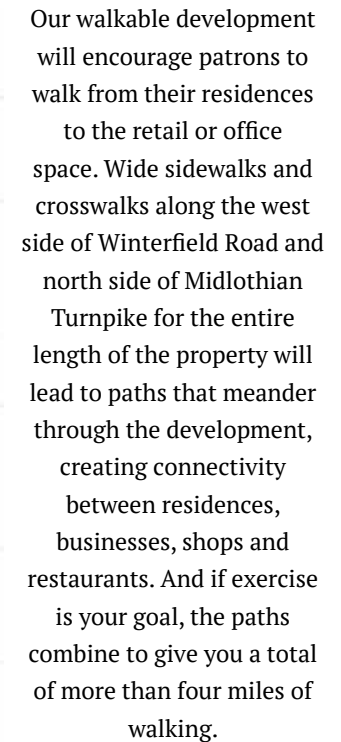
With this development some long-awaited improvements will be completed along Midlothian Turnpike. We have already begun work with the Transportation Department to expand and ease future traffic along Midlothian Turnpike. Entrances to Winterfield Crossing will have necessary left and/or right turn lanes for each access. We are building a median to preclude exiting vehicles from traveling east on Midlothian Turnpike. As part of the project, the developer is picking up the full cost of traffic signalization, as determined by the Transportation Department.

Once inside Winterfield Crossing, our East/West Main Street will be the focal point of the project.



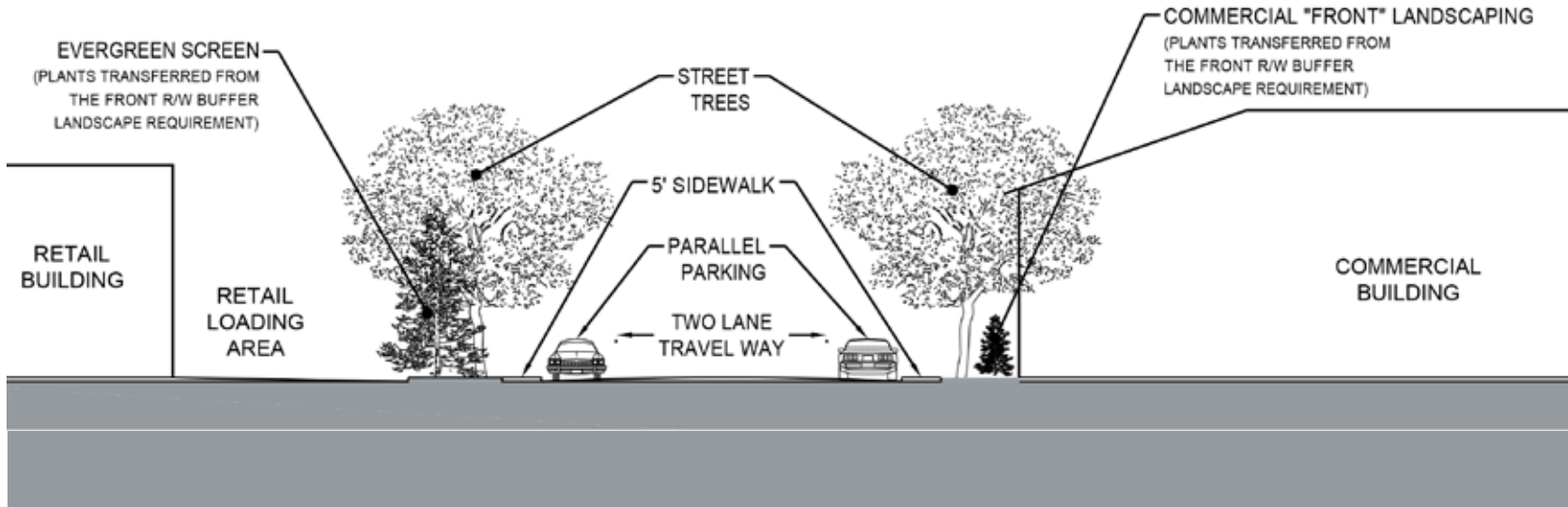
In an effort to achieve a walkable-scale development, we are installing parallel parking spaces where possible. Unlike other developments, we are avoiding building large-scale parking decks, because we want our residents and visitors to appreciate the intimate feel of this exciting new village community. Parallel parking along the streets minimize the need for large-scale parking lots.





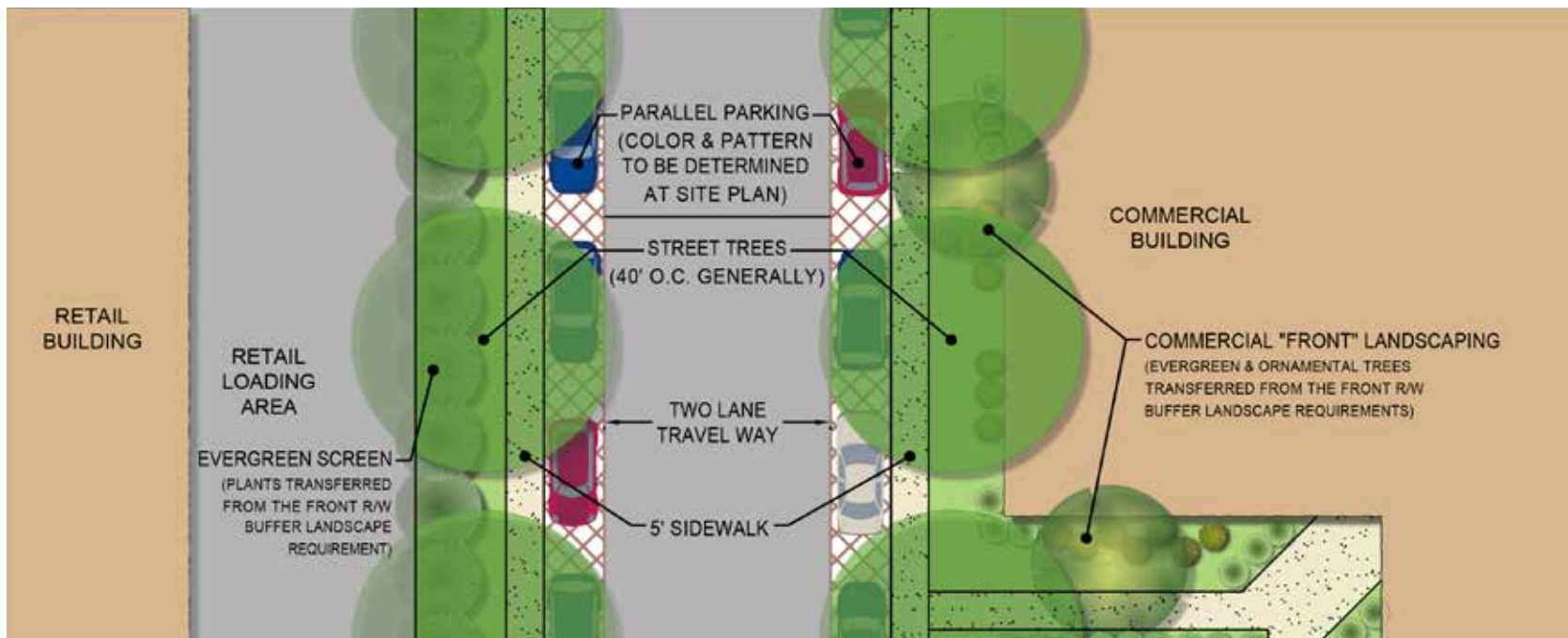
A photograph of a park area. In the foreground, there is a paved path that curves to the right. To the left of the path is a grassy area with a large, leafy tree and a smaller, bare tree. In the background, a white gazebo with a dark roof is visible. A black lamppost stands near the path. The sky is blue with some clouds.

11



Using a variety of plantings, including a continuous hedgerow of varying widths along Midlothian Turnpike, will add visual appeal to the project. The development will have landscaping and ornamental features installed across the entire property, and will be meticulously maintained.

A combination of evergreens and deciduous trees will be used to provide color, shade, visual screening and some foliage all year round. Used in conjunction with sidewalks and walking paths, the landscape also plays a leading role in creating pedestrian nodes – or “pocket parks” – for relaxing on a bench or strolling while enjoying an ice cream cone.





Gooseneck lights along Midlothian Turnpike



Gooseneck lights in front of the historic Winfree Memorial Baptist Church



Lighting serves a functional purpose as well as an aesthetic purpose that adds to the character of Winterfield Crossing. Lights will be used to illuminate walking paths, parking areas, and pocket parks and can be used to accent architectural features on buildings and within the landscape. In keeping with the style of Midlothian Village, decorative goose neck street lights will be installed throughout the development and in particular along Midlothian Turnpike.



Architecture



Tredegear Iron Works in Downtown Richmond



American Family Fitness in Midlothian



Fulton Gas Works in Richmond



The MillWorks at the Green



Tredegear Iron Works



Waterwheel at Tredegear

Winterfield Crossing is a mixed-use project whose design and architecture are inspired by historic buildings in the Richmond area. Located in close proximity to the Midlothian Mines Park, the area has ties to Tredegear Iron Works in Downtown Richmond. Winterfield Crossing draws on this connection and incorporates aspects of the architecture of Tredegear Iron Works. For example, we incorporate a blend of hip and gable roofs with a combination of brick and stone for building materials to give the entire project a post-industrial style, while incorporating the 21st Century amenities that millennials, young families and empty-nesters all demand.



With an eye toward detail, we are investing in high-quality materials and architectural designs, high-end lighting and beautiful landscaping to create a community you want to come back to again and again. The new development will exceed County development standards.



Significantly smaller than most grocery stores and utilizing one of Aldi's newest, most sophisticated store designs, the small grocery store will look more like a neighborhood market. Its multi-shades of brick, corrugated metal wall panels and synthetic stucco materials combine to make it blend in with the overall community feel of Winterfield Crossing. At just under 20,000 square feet, it is significantly less than the size of structures that are currently approved for the site.



Varied architecture give shops their own look and create a small-scale feel.



Various roof styles

Variety in rooflines and building architecture add depth and character to a project. Winterfield Crossing will utilize several types of roof styles and a variety of building designs to add interest and lessen the scale of the structures. Gable and hip roofs, common in classic Virginian architecture, will be prominently used throughout the development. Varying slopes will match the proportions of the buildings and will incorporate several roofing materials.



Gable and hip rooflines



Different rooflines and the use of cupolas and round gable vents add architectural detail.



Metal roofs and dormers add interest and aesthetic variety.



Larger structures can be made to look small with different facades.



Area shops provide design inspiration for Winterfield Crossing.



Winterfield Crossing designs mirror architecture and features of other successful responsible development in the area.



Proposed offices and small shops

Winterfield Crossing brings together retail, commercial and entertainment services in a village-like environment. Its architecture and style is similar to Midlothian Village and other high-end developments in Midlothian.



Stone, brick, glass and metal combine to give this building in The MillWorks at the Green an historic look.



Combining new and old at Tredegar Iron Works



Architectural detail at CVS in Richmond



Several building materials at The MillWorks at the Green

Other buildings in the area, most of which are in Midlothian, have served as inspiration for the design and materials to be used in Winterfield Crossing. Complementing other developments in the area is a key part of creating a broader community connection and enhancing the quality of life in the area. Much like the Tredegar Iron Works building in downtown Richmond, Winterfield Crossing will blend elements of new and old to create a seamless community that will stand the test of time. Using brick, stone, glass and high-end materials, Winterfield Crossing will have a classic feel with modern touches and ensure that there is connectivity with the surrounding community.

Signage





Entrance sign made with stone and wood, accented with lush plantings



Entrance sign with decorative landscaping

Signage does more than just announce the name of a development; it welcomes residents home and invites the community to visit the shops, businesses and restaurants. Entrance signs at Winterfield Crossing set the tone for the entire development. Incorporating brick and natural stone, the signs will foreshadow the style and feel of the buildings beyond the entrances. Main entrance and secondary entrance signs will be similar in style but may vary in size and prominence.



Entrance sign at the historic Mid-Lothian Mines Park



Sign incorporating natural stone and metal cupola



Tiered landscaping with stone



Sign utilizing stone and wood

These entrance signs are examples that utilize designs and materials similar to those that could be used in Winterfield Crossing.

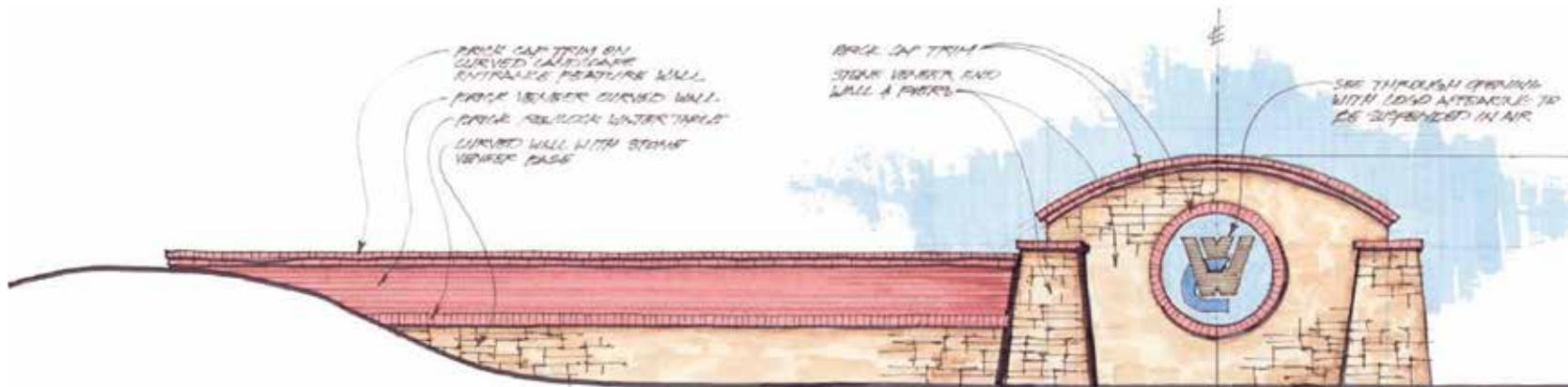
WC
Winterfield Crossing

[illegible][illegible]

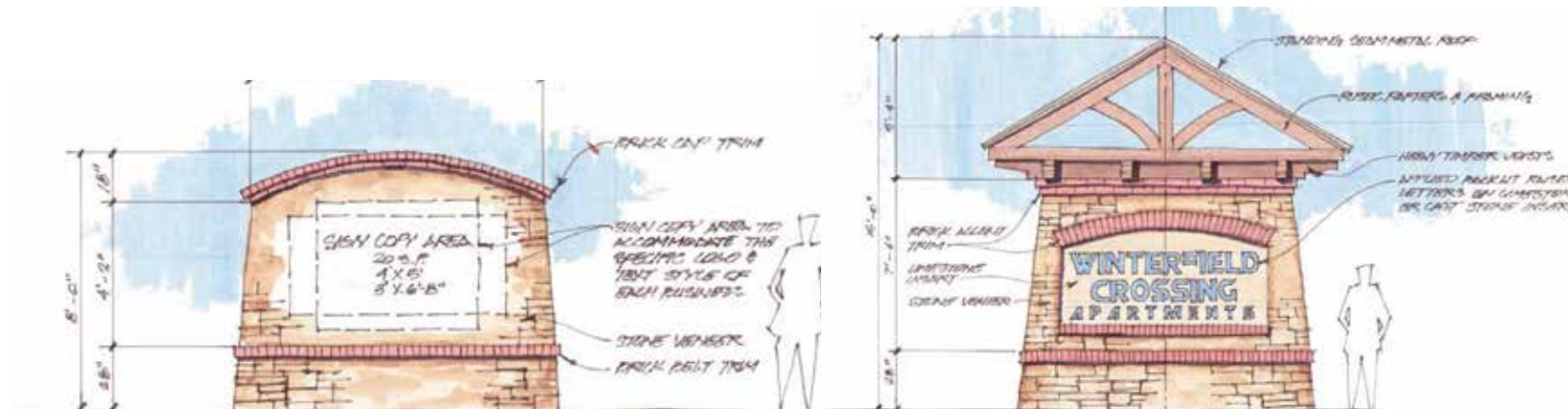
23

Welcoming Signage (Areas 3 & 4)

These signs are shown as a representation of the character only. The actual design and materials to be used will be consistent with the character and style of the project.



Curved wall with secondary signage



Complementary signs along Midlothian Turnpike will welcome visitors to the residential community and indicate location of shops.

An aerial rendering of a proposed development, likely a mix of residential and commercial buildings, with a large blue overlay on the right side. The rendering shows a road intersection, parking lots, and green spaces. The blue overlay contains the text 'LIVE. WORK. ENTERTAIN.' and the 'BDC' logo.

WC

Winterfield Crossing

**LIVE.
WORK.
ENTERTAIN.**

BDC
BLACKWOOD
DEVELOPMENT COMPANY, INC.