

VINT HILL VILLAGE



FAUQUIER COUNTY, VIRGINIA
June 13, 2011

 VINT HILL ECONOMIC DEVELOPMENT AUTHORITY
TORTI GALLAS AND PARTNERS



CARSON, ASHLEY & ASSOCIATES, LLC

OVERVIEW

Vint Hill Village



Vint Hill Village

In 1999, the Board of Supervisors approved the 695 acre tract known as “Vint Hill” for a mix of commercial, industrial and residential development. The principal elements of this approval were approximately 3.1 Million Square Feet of Industrial/Employment uses, 250 Continuing Care Units (125 AL units and 125 IL units) and 300 single family detached units.

In 2007, the County recognized the need for additional mix of uses at Vint Hill and revised the Comprehensive Plan to designate a Village Center within Vint Hill. This designation envisioned that the “Village” would be a compact development with a mix of residential, office, retail, civic and related complementary uses. Such uses would be designed as a neo-traditional community with strong pedestrian connections and open space elements between these diverse uses and activities.

With respect to economic benefits, it is recognized that a traditional village generates multiple tax revenue opportunities for a local community. Accordingly, the blending and mixing of the Village uses with the larger employment areas in Vint Hill will provide faster and stronger tax revenue for the County. Such renewed economic growth and energy will make Vint Hill a unique and vibrant community for residents, employers and Fauquier County.

ILLUSTRATIVE PLAN

Vint Hill Village

Commercial & Mixed Use Area

Aiken Drive shall serve as the Village Main Street. The intersection of Aiken Drive and Finch Road will create a prominent single focal point for the Village. Here, shops, restaurants, studios, boutiques and professional offices will provide supply a vast array of services and employment opportunities for residents and visitors. Live-work and multi-family units will be located over some of the first floor commercial spaces. Public, civic and institutional uses, along with carefully designed open spaces will help create a true mixture of compatible and complementary uses.



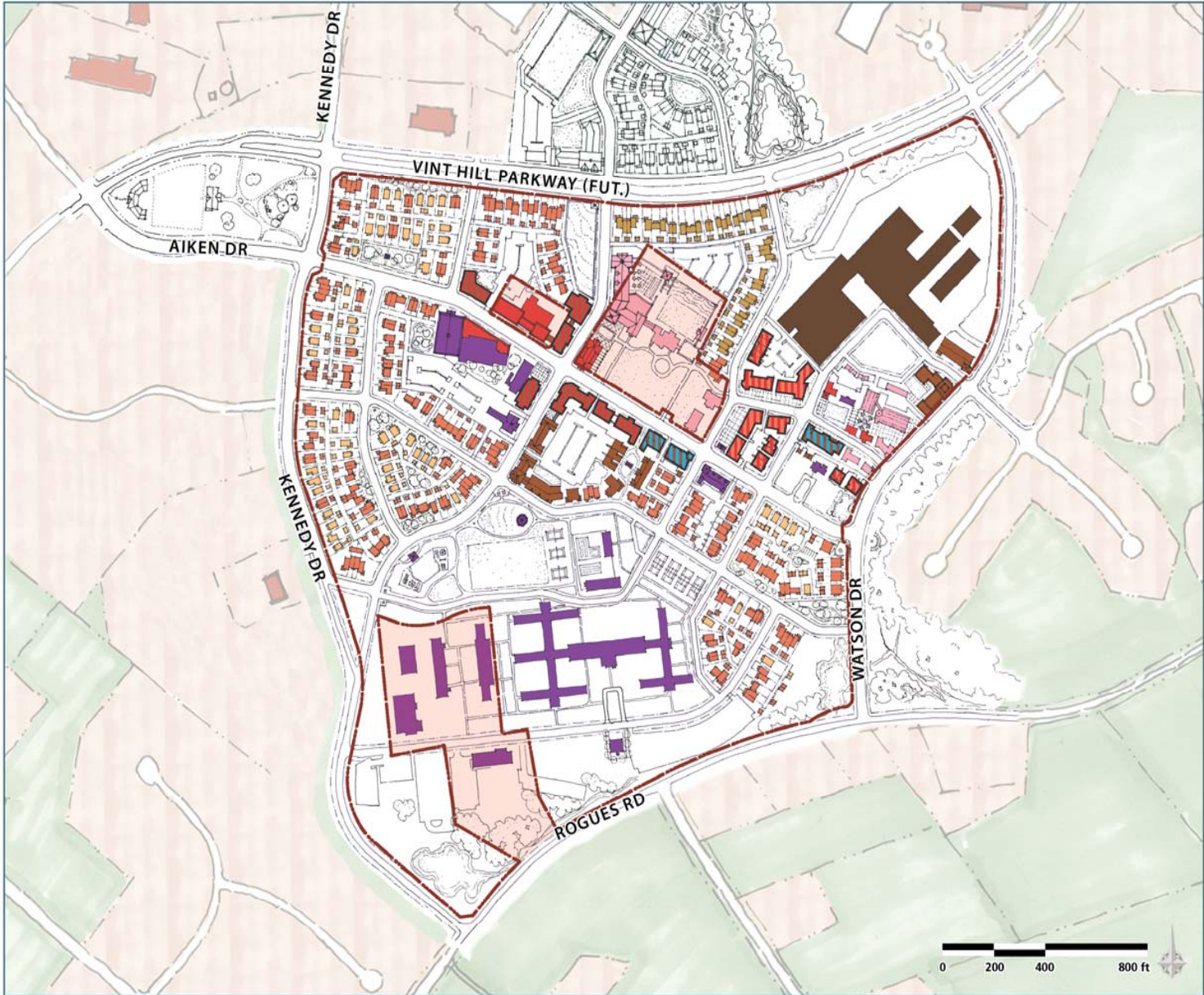
Residential

The Village will also include up to 500 residential units. These units are comprised of 50 single-family detached houses, 200 multi-family attached units, 125 multi-family apartment units, 44 apartments over retail, 31 apartments over flex space and 40 independent living units.

Residential neighborhoods within the Village will comprise a mixture of single-family detached as well as small and large multi-family apartment buildings including duplex, triplex and quadriplex units ensuring diversity throughout the Village. Various architectural styles are also provided creating a sense of place within the residential neighborhoods of the Village. Residential lot sizes will vary in size accommodating a variety of unit types and architectural designs. Parks are provided throughout the neighborhoods at key locations defining individual blocks and nodes, producing additional pedestrian-oriented amenities for the Village's residents.

LAND USE PLAN

Vint Hill Village



Single Family Detached	50 Units
Multi Family Attached	200 Units
Independent Living	40 Units
Multi Family Apartments	125 Units
Apartments Over Retail	44 Units
Apartments Over Flex	31 Units
Live/Work	50 Units
Retail	75,000 SF
Flex Space	12,000 SF
Hospitality	45,000 SF
Civic	436,609 SF
Office/R&D/ Industrial	105,957 SF

Total Proposed Non-Residential SF = 674,260 SF
 Total Existing Non-Residential SF = 173,710 SF
 Total Village Non-Residential SF = 847,970 SF

Hospitality Uses = Hotel/Conference Center/Inn/
 Barns
 Civic Uses = Library/Pool/Gym/Theatre/Parks/
 Academic Campus

Single Family Detached Lots 4,000-6,000 SF
 Multi Family Attached Lots 2,000-4,000 SF
 Independent Living 1,000 SF/home

KEY SITES

Vint Hill Village



1. The Village Square is a small hardscape plaza that is the heart of the Village.
2. Recreational Park (the Park) is a large open space that is the lung of the Village.
3. Tennis Courts are situated at the east end of the Park east of the pool.
4. Playground /Tot lot is situated at the west end of the Park on Finch.
5. Gymnasium expansion
6. Residential Square
7. Residential Paseo provides a pedestrian connection between the Inn and the Park.
8. South Gateway Park located at the intersection of Kennedy and Finch.
9. North Gateway Park will be characterized as a visual entry feature.
10. Farmers Market is a hardscape square with a small permanent pavilion that can be utilized on market day.
11. Market Street is a retail street that connects the Farmers Market Winery Park.
12. Winery Park links the market Square and the Craft Winery. It is a setting for the Museum, and the other existing buildings near the winery.
13. Winery Square is a small hardscape plaza that serves as a forecourt to the Craft Winery.
14. The Library will provide a node of activity between the retail crossroads at the Village Square and the activities of Winery Square.

WINERY SQUARE



Vint Hill Village

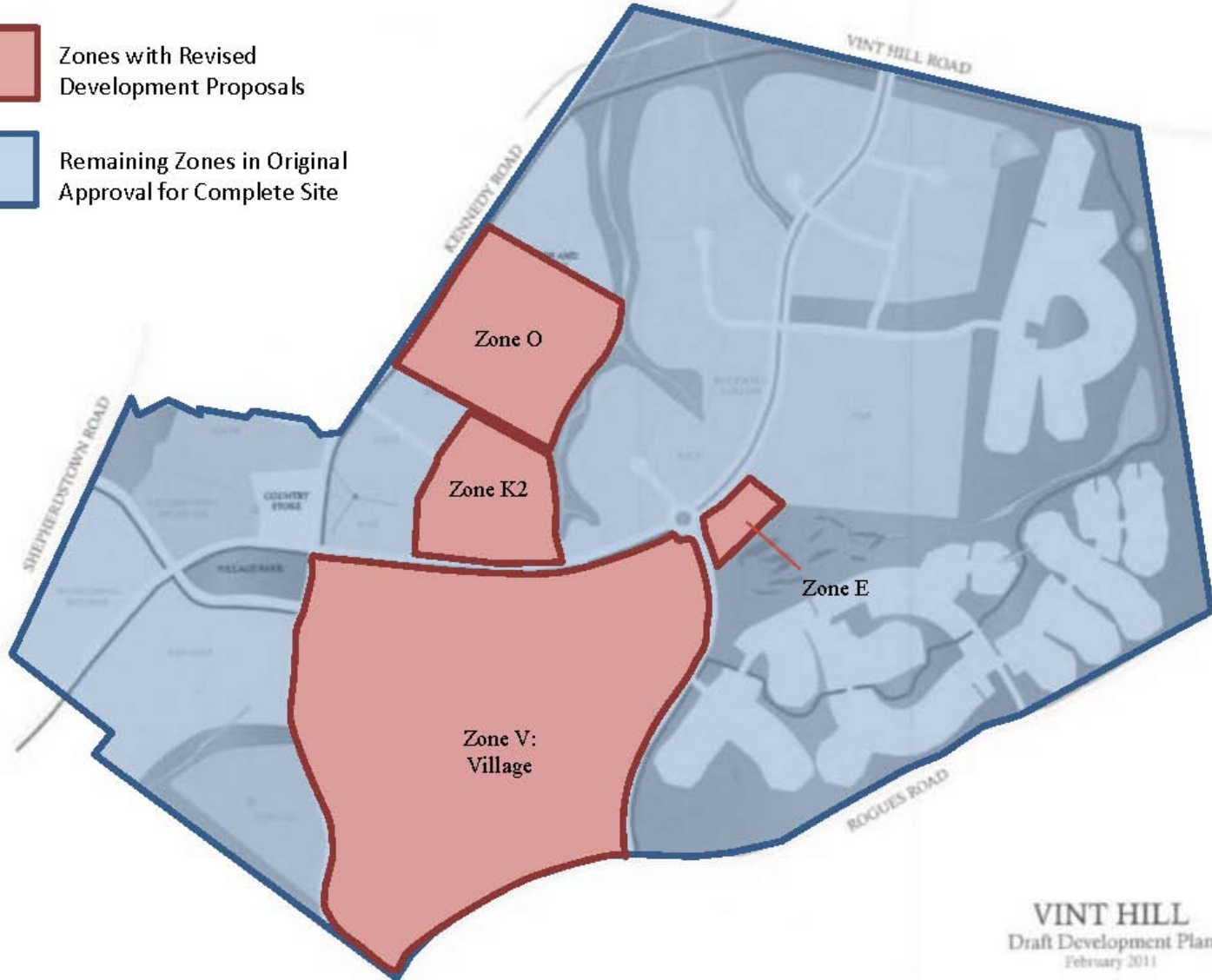


A plaza for residents and visitors to gather and enjoy a mix of retail and civic opportunities.

TRANSPORTATION

Vint Hill Village

-  Zones with Revised Development Proposals
-  Remaining Zones in Original Approval for Complete Site



TRANSPORTATION

Vint Hill Village

Comparison of Trip Generation for Proposed Development

Land Use	1999		2011				Change in Trip Generation	
	Total Approved Development		Previously Approved Areas ¹		Proposed Rezone Areas ²			Total Proposed Development
	Units	Daily Trips	Units	Daily Trips	Units	Daily Trips		Daily Trips
Single-Family Detached Housing	300	2,871	300	2,860	50	550	3,410	539
Apartments					250	1,640	1,640	1,640
Condo/Townhouse					200	1,180	1,180	1,180
Senior Adult Housing - Attached	125	338			125	440	440	102
Congregate Care	125	269			125	250	250	(19)
Community Center					21,609	490	490	490
Bed & Breakfast/Inn					6	40	40	40
Shopping Center	200,000	10,645					0	(10,645)
Pass-By (40%)							0	0
High-Turnover Sit Down Restaurant(s)	5,000	652			10,000	1,270	1,270	618
Pass-By (40%)						510	510	510
Supermarket					20,000	2,040	2,040	2,040
Pass-By (40%)						820	820	820
Drive-In Bank					5,000	740	740	740
Pass-By (40%)						300	300	300
Specialty Retail					39,597	1,750	1,750	1,750
Golf Course	18	643					0	(643)
Hotel / Conference Center					100	520	520	520
University					500	1,190	1,190	1,190
Library					15,000	1,010	1,010	1,010
General Office	956,426	10,588	517,989	4,730	146,842	1,790	6,520	(4,068)
R&D Center	1,629,466	13,216	814,228	6,600	212,767	1,730	8,330	(4,886)
Light Industrial			390,190	2,810	135,620	910	3,720	3,720
Fire & Rescue		20		--				(20)
Total Trips		39,242		17,000		17,540	34,540	(4,702)
Less Internal Trips		(1,724)		(430)		(610)	(1,040)	684
Less Pass-By Trips		(1,695)		0		(1,630)	(1,630)	65
Net New Trips		35,823		16,570		15,300	31,870	(3,953)

1 – Includes Existing and Approved Development

2 – Includes Existing and Proposed Development