

The Vision

Vint Hill has a legislative and internally adopted mandate to redevelop the former Vint Hill Farms Army Station in a manner which generates taxes and jobs for the economic, social and cultural betterment of the County and Commonwealth. All decisions are viewed through this prism.

In 2000, Vint Hill was rezoned to PCID, a zoning unique to Vint Hill, which allows for a broad range of commercial uses, 300 residential units (now fully built and occupied) and permits the development 3.1M square feet of commercial space. This zoning added substantial value to Vint Hill. Along with the rezoning application, the EDA submitted a general concept plan generally showing the uses and street alignments. The rezoning and general plans were approved (the "Approvals").

In 2006, following an enormous investment of time and thought by a substantial number of participants, including planners, engineers, developers, politicians and potential users and others with diverse areas of expertise, a new conceptual plan emerged and was adopted by the Vint Hill EDA Board of Commissioners (the "Concept Plan"). Since the time of its adoption, the Concept Plan has been our roadmap for planning, engineering, infrastructure investment, marketing, sales, and investment of political capital. The Concept Plan is attached to this document as Exhibit 1.

The Concept Plan calls for the development of the remaining land into a mix of uses including office, retail, residential and other related uses, uses which are selected and internally integrated in a manner which will add value to the overall redevelopment, reduce the need for residents and businesses to use their automobiles outside of Vint Hill for basic goods and services, promote walkability, create cohesive and planned public realms including parks, open space, attractive roads, streetscapes and trails, and reflect environmental sensitivity.

The Concept Plan required this level of effort and thought, as it took into account our legislative mandate, the cultural and physical landscape of the County, the regional transportation situation, the existing infrastructure and future requirements, market realities, strategic business considerations and a host of other variables and constraints. The Plan needed to be and is, flexible enough to meet the needs and demands of specific users in a competitive market while specific enough to insure that the redevelopment occurs in accordance with certain adopted fundamental decisions and principles.

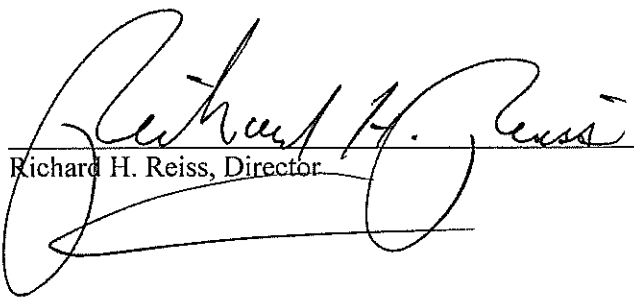
This Plan will provide tremendous benefits to the County. While the current allowed density (.25 FAR) is very modest by most development standards, it still represents a relatively dense node of commercial development for Fauquier County. It is a sensible place to develop, because it was already fully developed once before, and thus hardly represents virgin land. Further, since it is located in the northeast part of Fauquier County, directly adjacent to the heavily developed Prince William County, the impact to the County overall is mitigated. Further, to the extent it can represent a tax revenue profit center, those taxes can be used to maintain and preserve the rural integrity of the County.

There is a radical element or essence to the plan. We are fully cognizant of and have worked hard to avoid the uncreative and homogeneous way much of suburban America has developed. This development to large extent can be described as reactive and hodgepodge resulting in a "suburban" lifestyle where jobs and homes and shopping and leisure activities are wholly segregated. That simple principle of separation requires people to drive anywhere and everywhere, and further, creates a sense of disconnectedness and malaise. Unfathomable transportation problems have resulted, and a heavier reliance on oil based fuels and a host of other economic difficulties have arisen. The quality of people's lives has been adversely affected. At Vint Hill we are building a community, akin to a small town, on alternative principles of live/work and connectedness, which are actually older, more tried and true, and yet completely at odds with the wholesale modern suburban development of the

United States in recent decades.

Development is location driven. *Vint Hill, in a broad sense, is strategically positioned to become a major, high end employment center. As the "tsunami of growth" heads our way, and the transportation woes heading to our east in the morning increase, we are in an ideal position to absorb this growth. The decision to locate at Vint Hill is and will continue to be based on quality of life. It is vital that we remain committed to providing that quality of life.*

At this point, in word and action, we have committed ourselves to quality development and excellence. Quality and excellence are strategic choices, and are not obvious or required for Vint Hill. In fact, the path of least resistance and expediency would take us to a different outcome entirely. Clearly, development takes all forms. We have imposed fairly rigorous expectations and standards on our most recent developers, and hopefully have learned from the instance where we did not. In turn, we are (as we should be), expected by businesses already vested here to reciprocate. While there may be no enforceable contract to that effect, we are ethically committed and invested, on many levels, to ensuring excellence and providing the high quality of life, as promised.


Richard H. Reiss, Director

12/05/07
Date