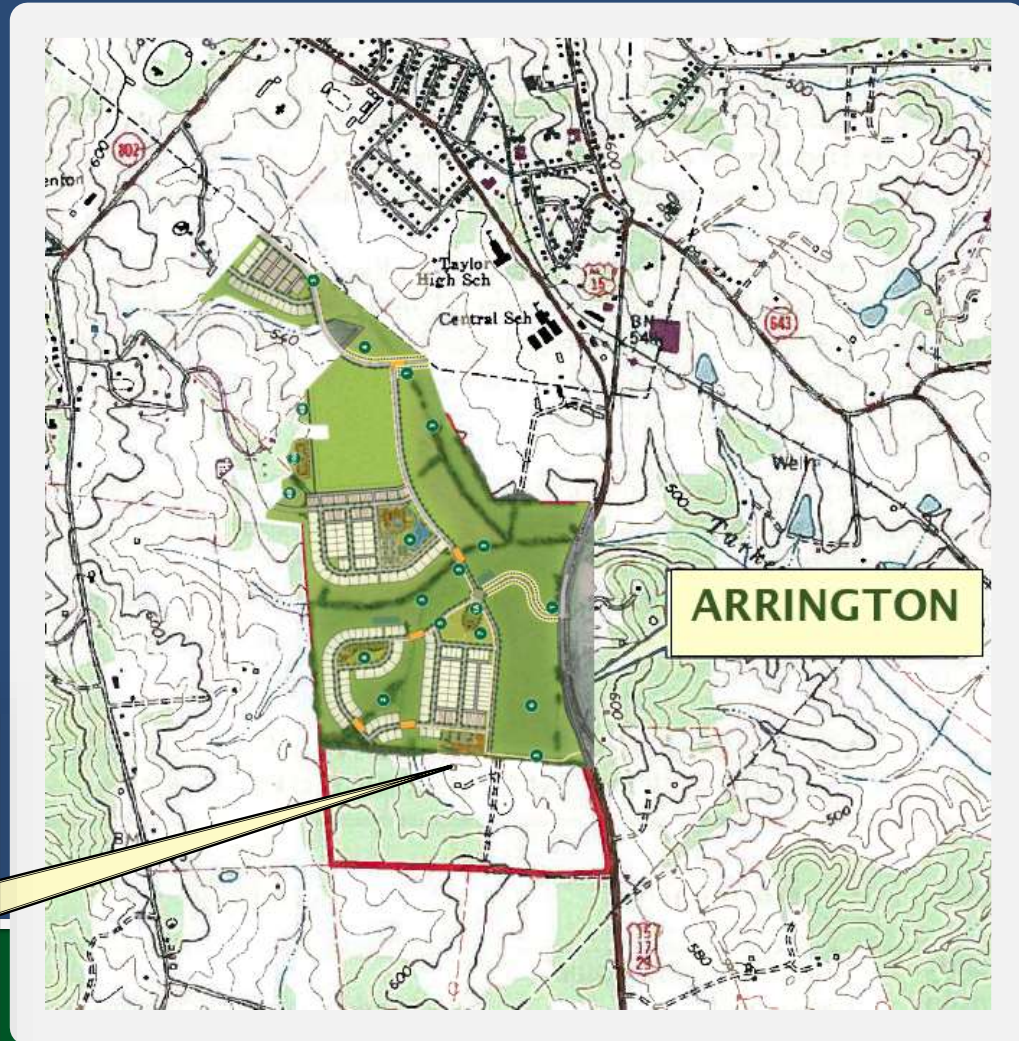


ARRINGTON

Community Plan



Leeton Forest log house w/two-story additions
(ca. 1830 log portion, ca. 1870 & 1920
two-story additions)

Community Planning Principles

- Be Respective of Prior Approvals (e.g., No Street Connections Southward to Lover's Lane nor Westward to Leeton Court)
- Meet Current County and Town Comprehensive Plan Objectives
- Propose Housing Typologies that Fill Current Town/County Demographic Voids
- Address Changes in Regulatory Requirements, Standards, and Specifications over Past 10 Years
- Provide A Sustainable and Age-Friendly Community Plan

Consistency with Current Guidance Documents

- Previous 2015 Rezoning Approval – CDP, COD, Proffers
- Warrenton Service District Plan within the Fauquier County Comprehensive Plan
- Plan 2040 – Town of Warrenton Comprehensive Plan
- County Zoning Ordinance – PRD District
- Town and County Subdivision Design Requirements
- VDOT Design Standards (James Madison Highway Entrance)
- Town of Warrenton – Water and Sewer System Capacity Evaluation Update
- Town and VDH Water & Sewer Standards

Warrenton Service District Plan

Fauquier County Comprehensive Plan

February 10, 2022 Updated Plan Keynotes:

- Opportunity for the Town and County to **“define an urban/county boundary, to complement and improve the available commercial and public services, parks, neighborhood street and pathway linkages and to preserve a historic pedestrian scale”** (page 10)
- Greenway-Gateway Development pattern – **“clustering of residential uses”** and **“protect and maintain open space elements key to entry points into the County seat of Warrenton”**
- Proposed development “should be set back from Shirley Avenue to **preserve the farm fields that slope away from Shirley Avenue.”**

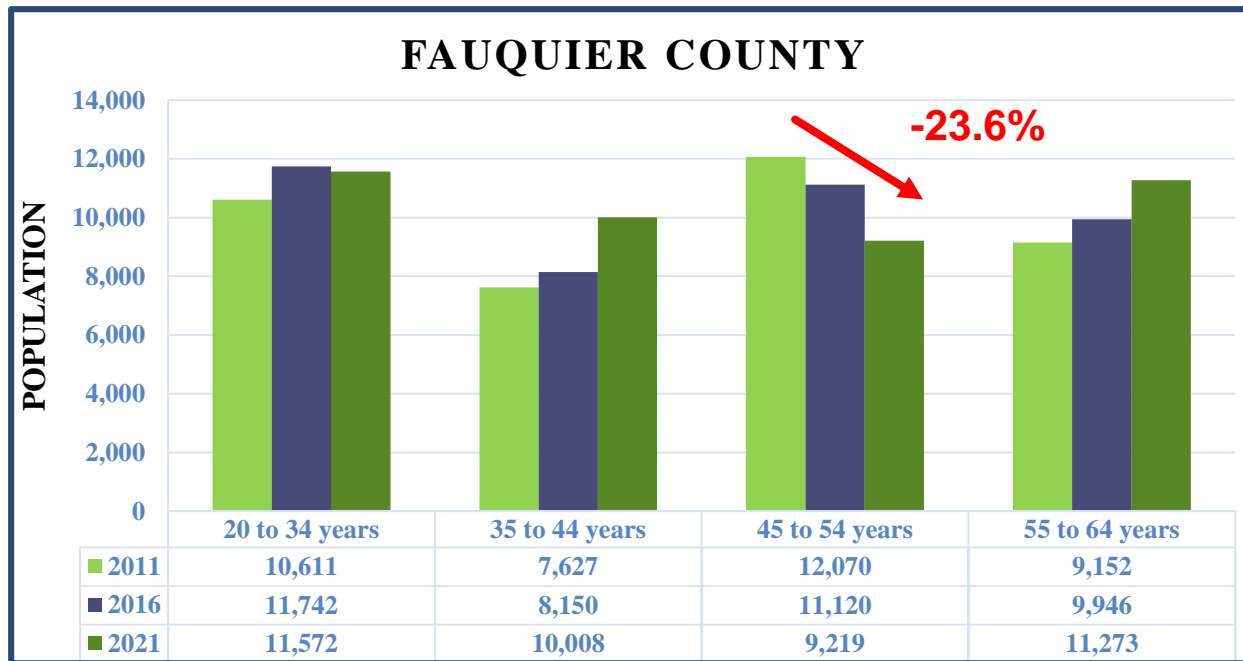
Plan 2040 – Town of Warrenton Comprehensive Plan

Guidance Language:

- Identified need for housing types which **“cater to the needs of a diverse community”**
- **Need varying house typologies – SFD, TH, Cottages**
- **Shortage of Workforce Housing**
- **Integrated bicycle and pedestrian network**
- **Create a regional strategy for addressing sewer and water needs**

Meet Current Demographic Needs

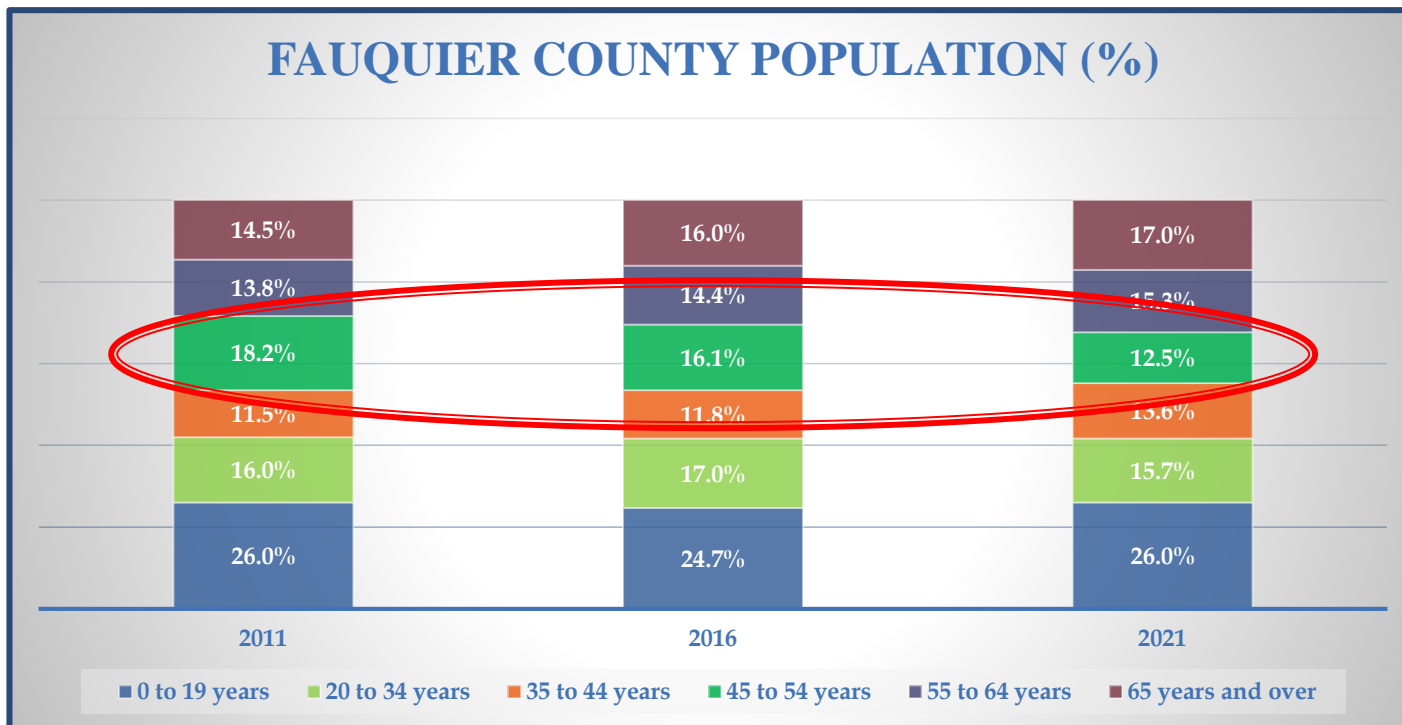
- 2011 to 2021 Demographic Data (US Census Bureau):
- 11.3% Population Growth (66,320 to 73,815 = 7,495 increase)
 - Population Growth in all Sectors EXCEPT 45-54 Age Group (23.6% Decline)



Meet Current Demographic Needs

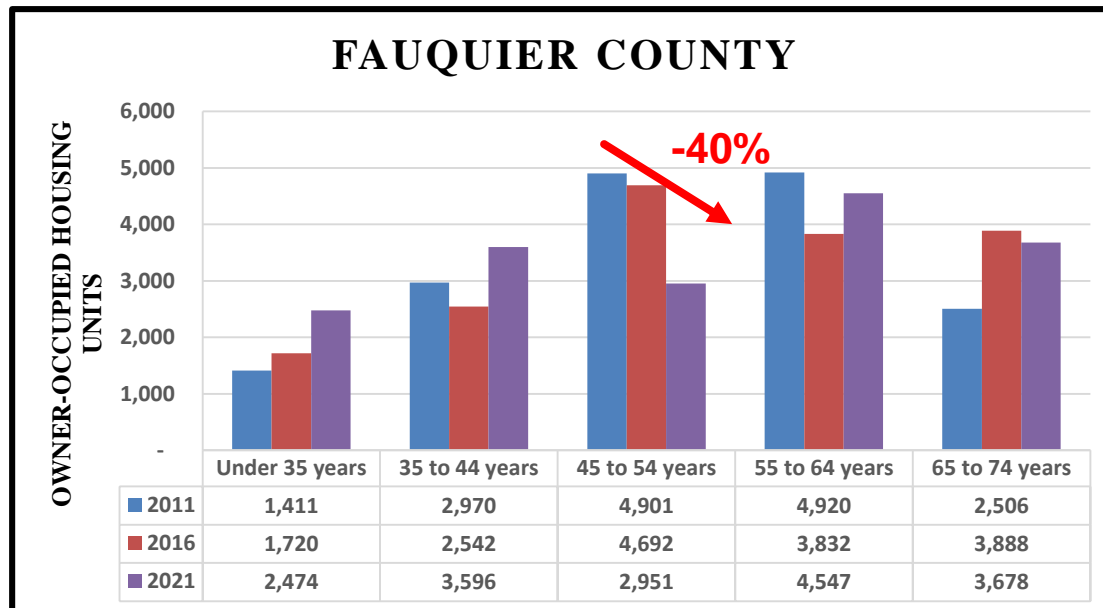
2011 to 2021 Demographic Data (US Census Bureau)

- Age 45-54 Proportion of Total Population Declining
- 18.2% in 2011 – 12.5% in 2021



Meet Current Demographic Needs

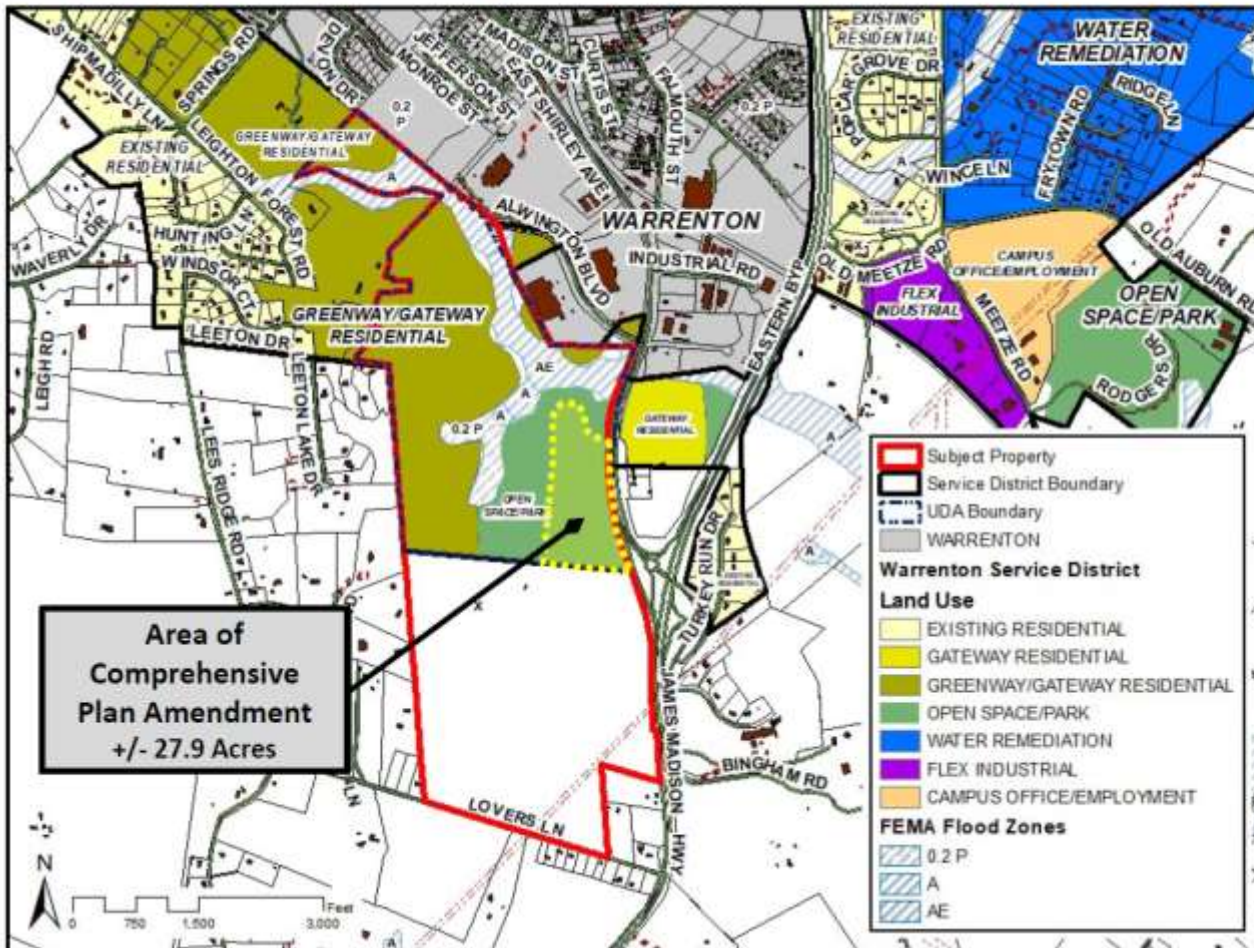
- 2011 to 2021 Demographic Data (US Census Bureau):
- Number of Housing Units Increased 6.3% (18,565 to 19,748)
 - Population Growth of 11.3% vs Housing Growth of 6.3% (7,495 New Residents vs 1,183 New Homes – 7:1 Ratio)
 - 40% Decline Owner-Occupied Homes by 45-54 Age Group



2022 Comprehensive Plan Amendment

Arrington

2022 COMPREHENSIVE PLAN AMENDMENT



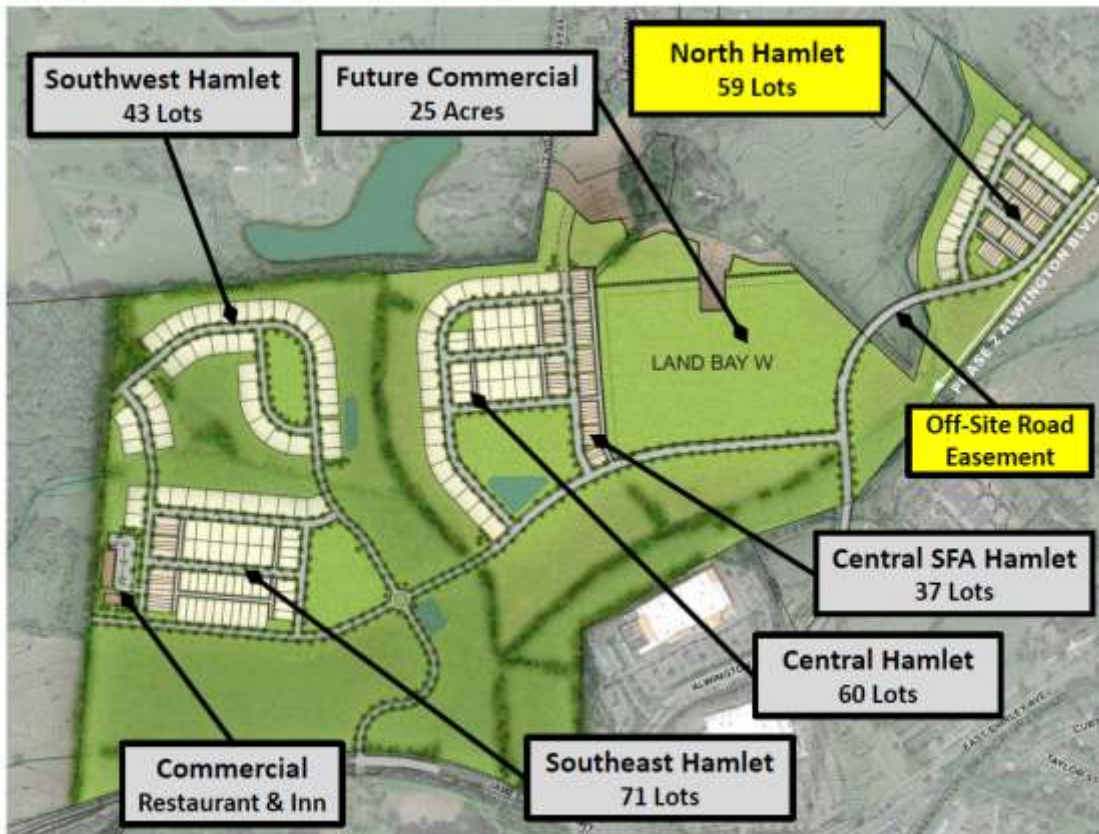
2022 Comprehensive Plan Amendment:

- Added 27.87 ac to the Warrenton Service District & Designated it as Open Space/Park
- Needed to Accommodate Larger Area for Wastewater Treatment Dispersal Areas – Average Daily Flows vs. Peak Flows
- FEMA Floodplain Expanded into Current Dispersal Area
- Restored 2015 Service District Boundary
- Extended the UDA

2023 Approved Rezoning Plan

ALTERNATIVE B SCENARIO

Arrington

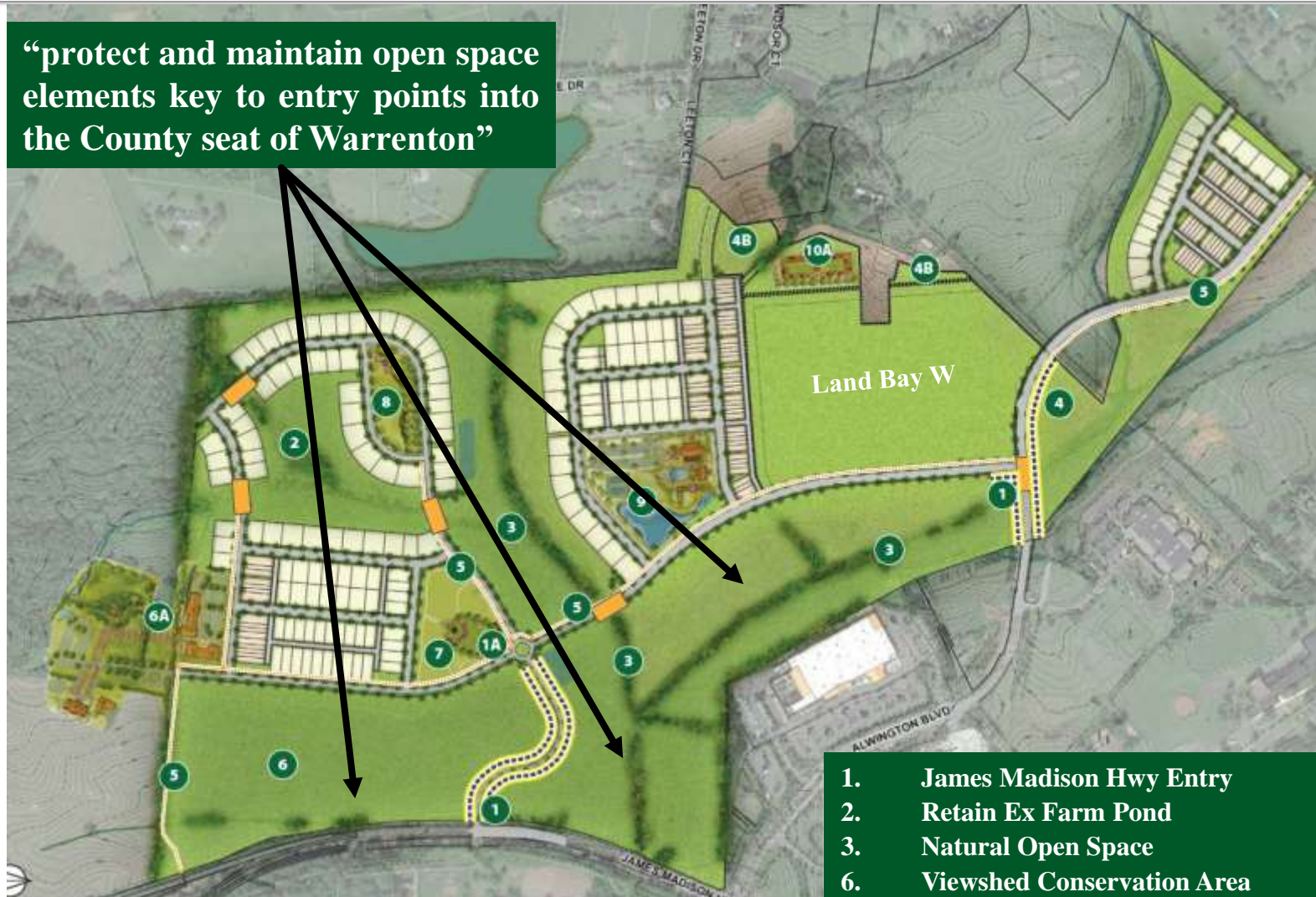


Alternative B Scenario:

- Incorporated into Town of Warrenton
- Public Water & Sewer
- Off-Site Road Easement Acquired
- 270 du (1.61 du/ac)
 - 254 Market Rate Units (94%)
 - 16 Affordable Units (6%)
- Front/Side Loaded: 127 Units Max (47%)
 - Estate A: 18 (6.7%)
 - Estate B: 23 (8.5%)
 - Neighborhood A: 46 (17.0%)
 - Neighborhood B: 40 (14.8%)
- Rear Loaded: 143 Units Min (53%)
 - Village A: 17 (6.3%)
 - Village B: 17 (6.3%)
 - Townhouse: 93 (34.4%)
 - Townhouse Affordable: 16 (5.9%)
- Restaurant (8,000 sf) & Inn (15 rooms)
- Unplanned Future Commercial: 25 ac
- Open Space: 108.88 ac (52%)

Community Planning Principles Implementation

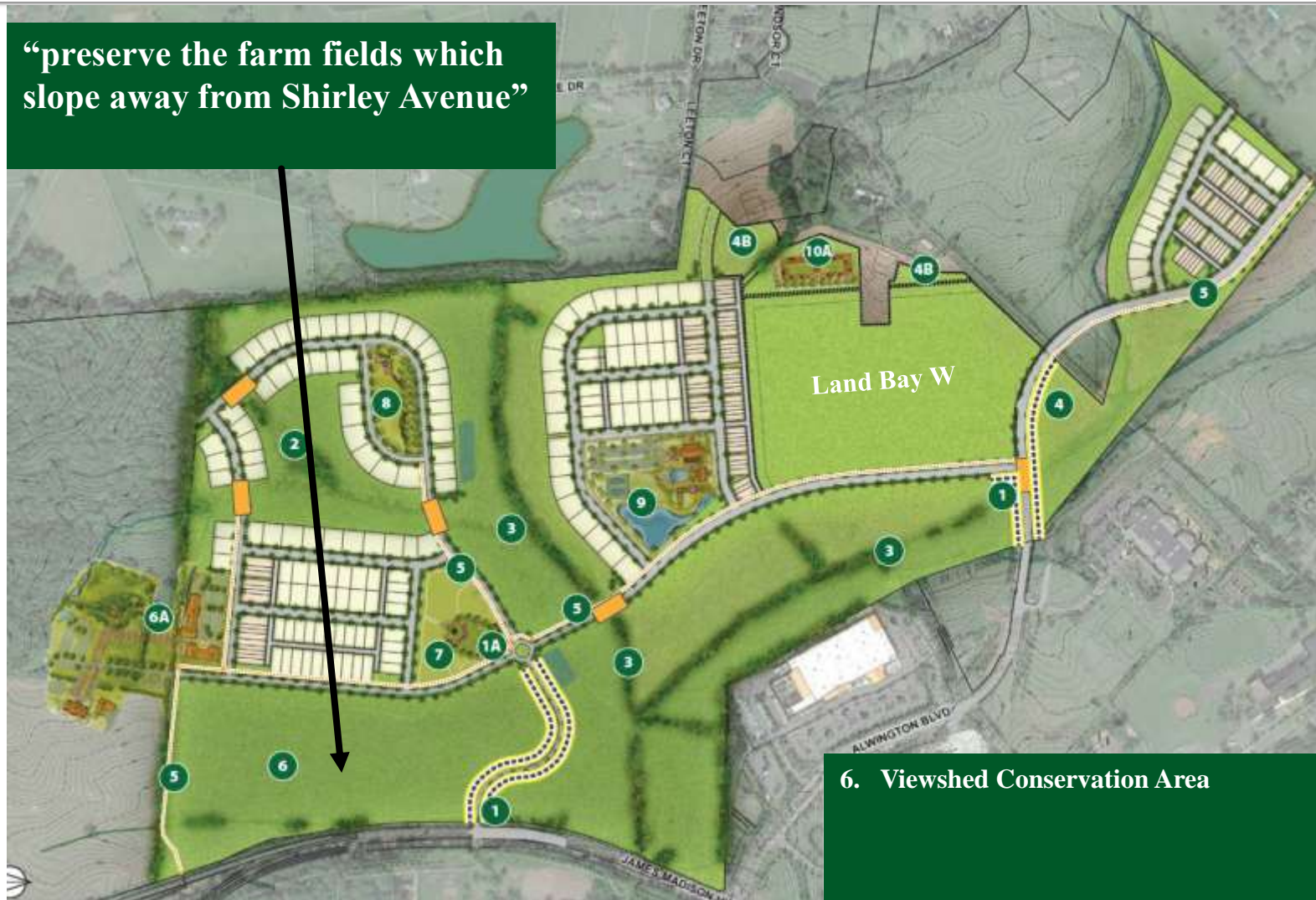
“protect and maintain open space elements key to entry points into the County seat of Warrenton”



1. James Madison Hwy Entry
2. Retain Ex Farm Pond
3. Natural Open Space
6. Viewshed Conservation Area

Community Planning Principles Implementation

“preserve the farm fields which slope away from Shirley Avenue”



6. Viewshed Conservation Area

Community Planning Principles Implementation

“clustering of residential uses” & proposed development “should be set back from Shirley Avenue”



- 7. Southeast Hamlet
- 8. Southwest Hamlet
- 9. Central Hamlet and Community Green

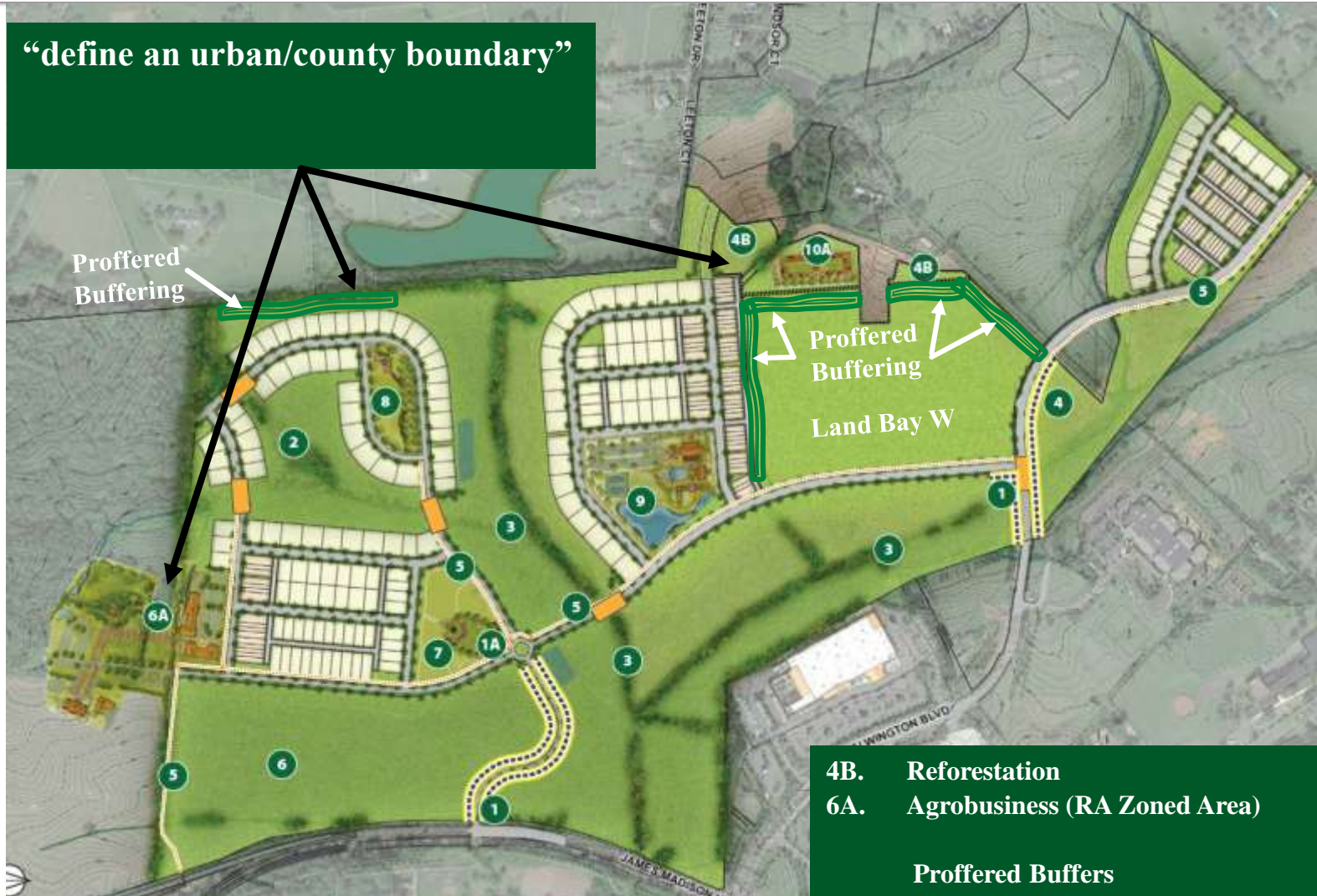
Community Planning Principles Implementation

Integrated bicycle & pedestrian network to provide “pathway linkages and to preserve a historic pedestrian scale”



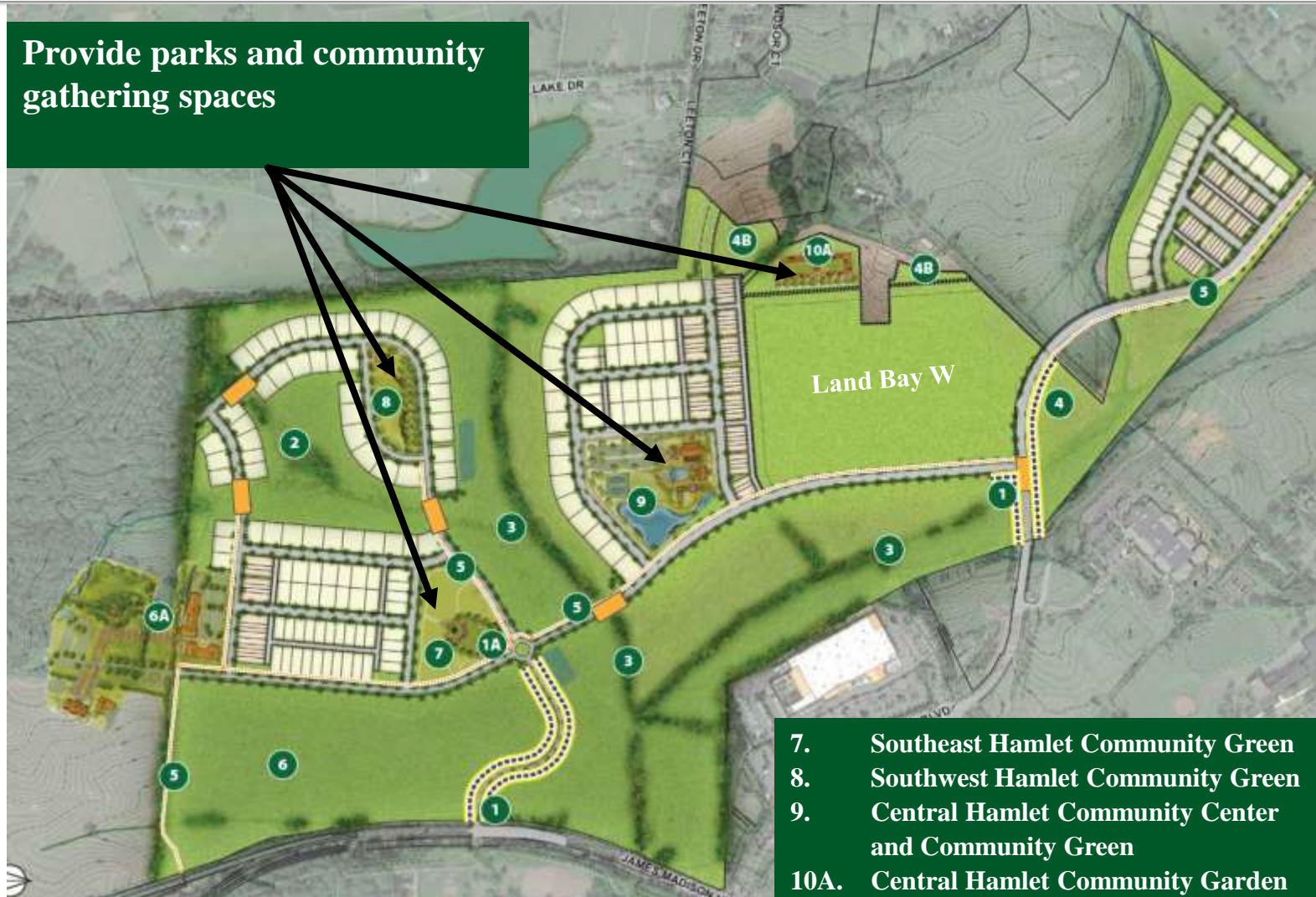
5. Neighborhood Pedestrian Linkages

Community Planning Principles Implementation



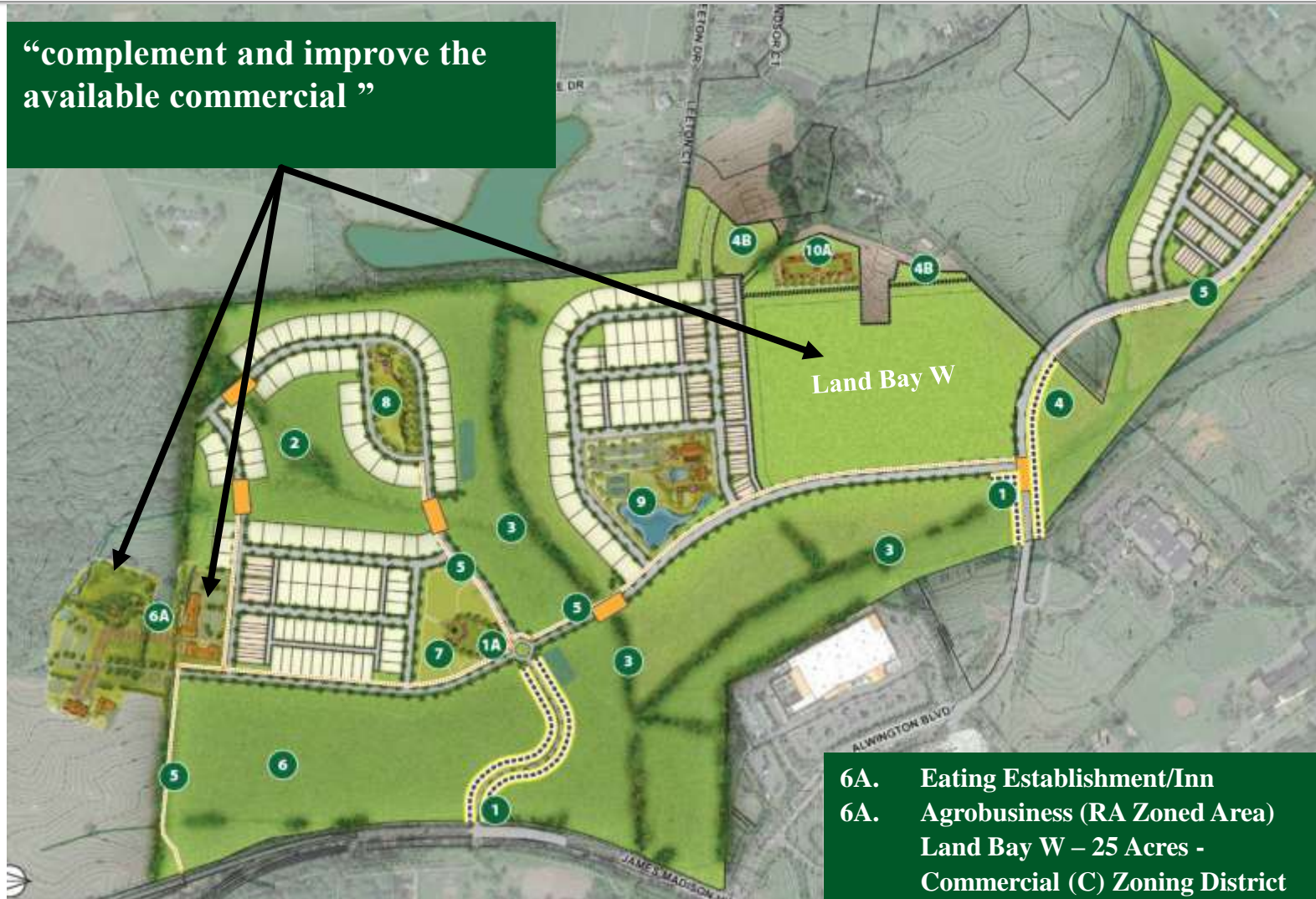
Community Planning Principles Implementation

Provide parks and community gathering spaces



Community Planning Principles Implementation

“complement and improve the available commercial”



Community Planning Principles Implementation

Create a regional strategy for addressing sewer and water needs
– Construct Relocated Taylor Run Sewer Pump Station & Water System Redundancy



Community Planning Principles Implementation

Identified need for housing types which “cater to the needs of a diverse community” including workforce housing and age-in-place floor plans.



161 Single Family Detached
 (25% with First Floor
 Bedroom and Bathroom)
91 Townhomes
16 Affordable Housing Units

LOT REGULATING PLAN (ALTERNATIVE B)

LOT WIDTHS

RESIDENTIAL LOTS CATEGORY	TYPE	INTERIOR/ CORNER/ END	LOT WIDTH	
			MIN (Ft)	MAX (Ft)
VILLAGE	A	INTERIOR	44	48
		CORNER	59	63
	B	INTERIOR	49	53
		CORNER	64	68
NEIGHBORHOOD	A	INTERIOR	62	66
		CORNER	77	81
	B	INTERIOR	74	78
		CORNER	89	93
ESTATE	A	INTERIOR	89	93
		CORNER	104	108
	B	INTERIOR	97	101
		CORNER	112	116
TOWNHOUSE		INTERIOR	19.5	20.5
		CORNER - PUB. STREET	35	40
		END - PVT. ALLEY/OS	29.5	30.5
TOWNHOUSE - AFFORDABLE	*	INTERIOR	19.5	20.5
		CORNER - PUB. STREET	35	40
		END - OPEN SPACE	29.5	30.5

Sustainable and Age-Friendly Community Design

- Green Building Practices
- Universal Design
- Clubhouse/Pool
- Multi-Purpose Courts
- Trails

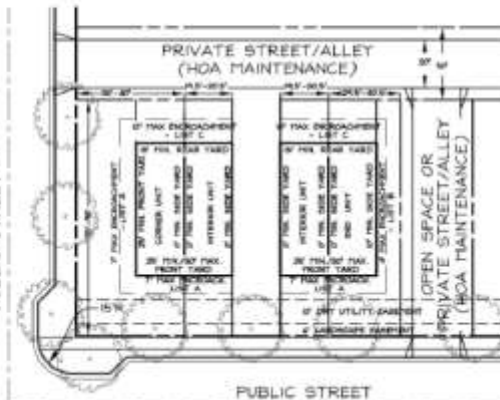
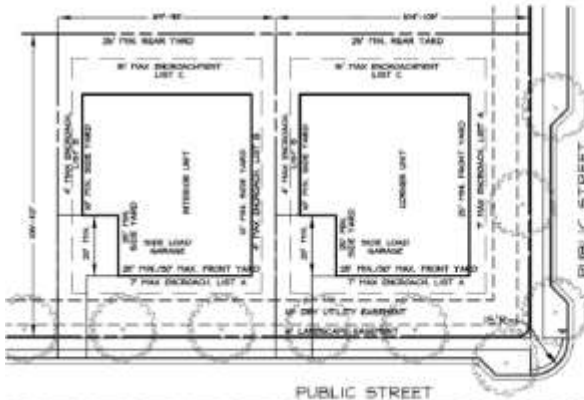
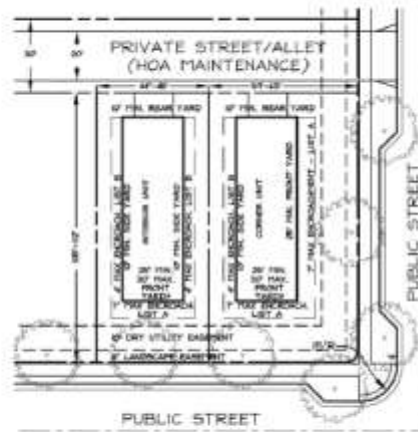
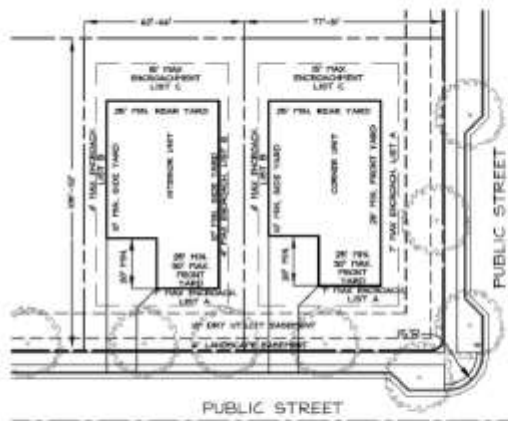


Community Planning Principles Implementation

Code of Development regulated Neo-traditional Design Lot Standards

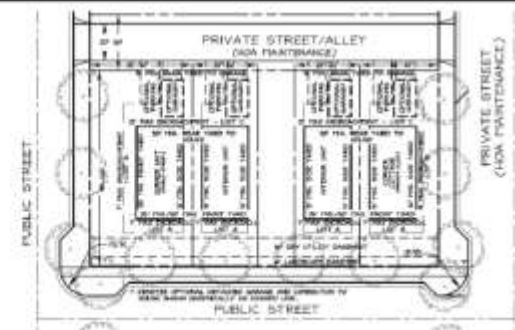
SETBACKS & GARAGES

Arrington



Development Summary:

- Setbacks
 - Front: 25' min; 30' max
 - Side: 10' min; 15' max
 - Cottage, Village & Neighborhood Lots: 5' Min; 10' max
 - Townhouse & Estate Lots: 10' Min; No Max
 - Rear (Front/Side Loaded Lot): 25' min
 - Rear (Rear Loaded Lot): 5' - 30' min
- Garages
 - Front Load: 20' min from Front (Closest Projection) of House
 - Side Load: Can be even w/Front (Closest Projection) of House

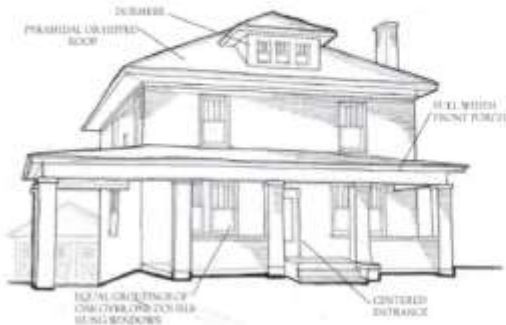
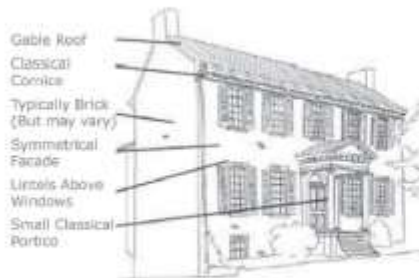


Community Planning Principles Implementation

Code of Development regulated Neo-traditional Design Architecture

ARCHITECTURAL VARIETY

Arrington

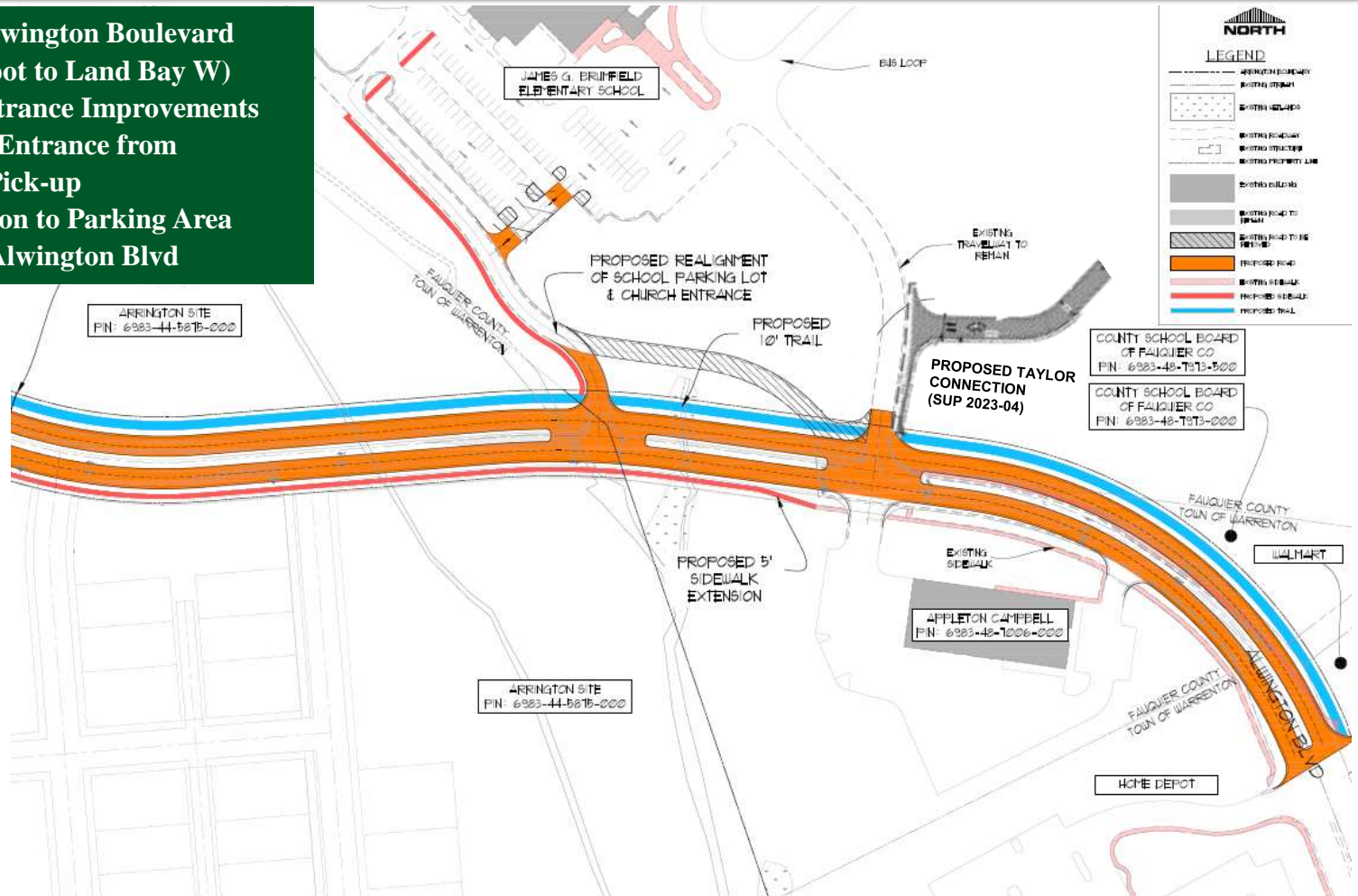


SFD Architectural Variety:

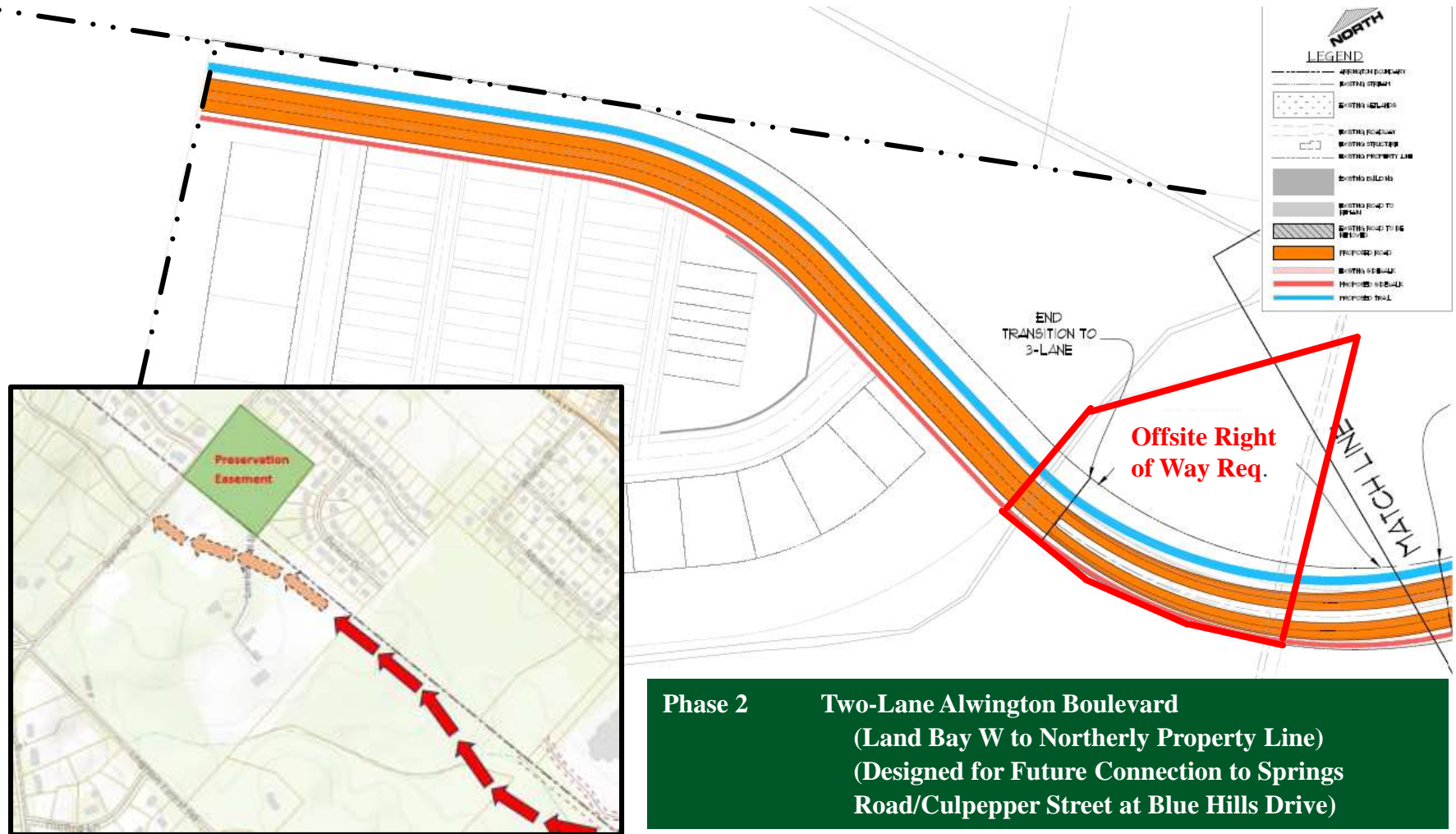
- Different Architectural Front Facades on Adjacent Lots or Lots Across the Street
 - Only Applies to lots the Same Category and Type
- Homes w/ Same Architectural Style Shall Not be Constructed on More than 3 lots Along Each Street Frontage of a Block
 - Only Applies to lots the Same Category and Type
- 20% Max of the Homes Located Along each Street Frontage of a Block can be the Same Color Scheme
- 50% Max of Houses Along Each Street Frontage of a Block Shall Have Front Facades with all or Predominantly Siding Above the Water Table
- Side Elevation of Corner Lots to Include Similar Architectural Elements & Articulations as Front Elevation

Transportation Improvements - Phase 1

Phase 1 Four-Lane Alwington Boulevard (Home Depot to Land Bay W) Brumfield Entrance Improvements Separate Bus Entrance from Drop-Off/Pick-up New Connection to Parking Area Sidewalks to Alwington Blvd

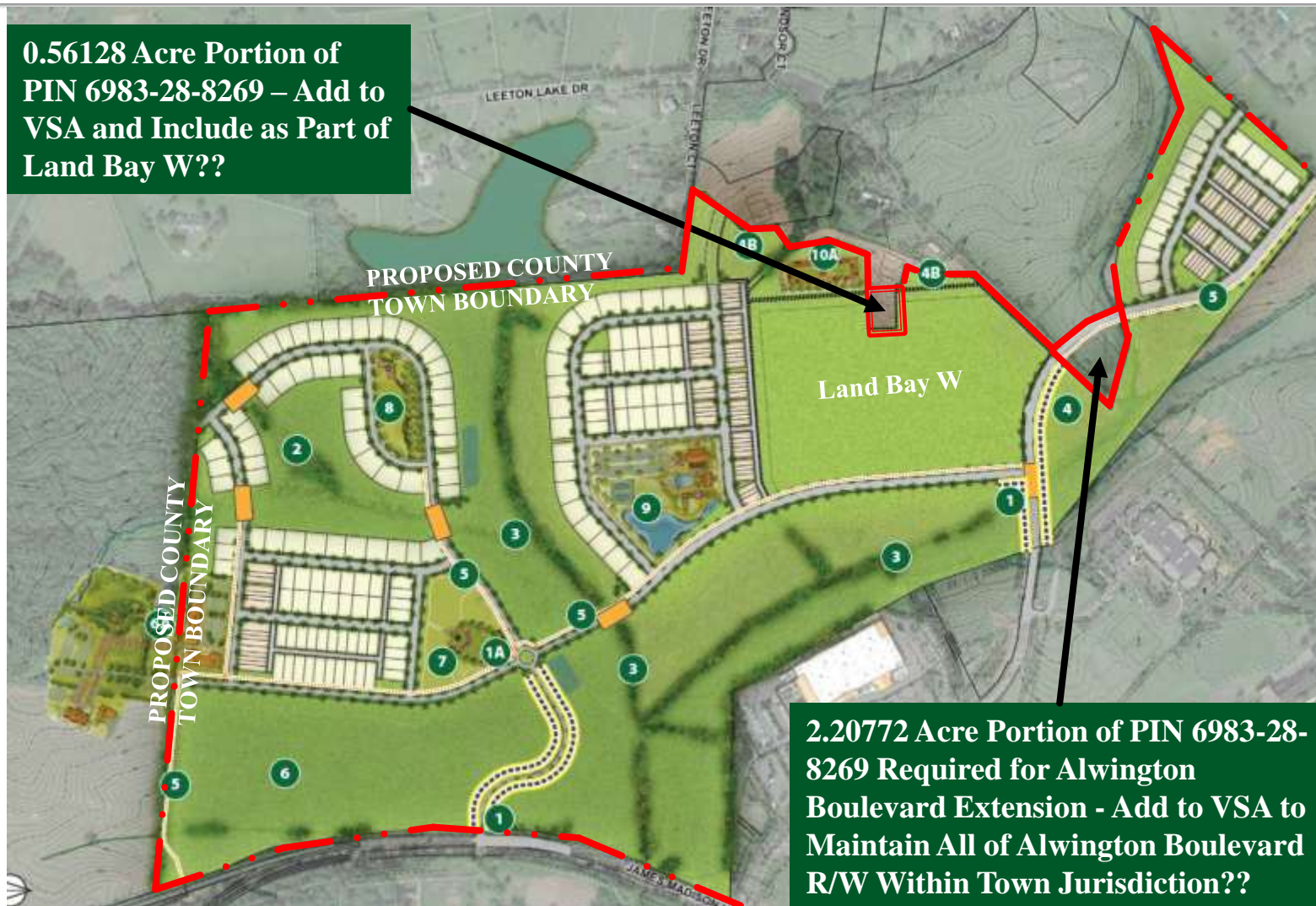


Transportation Improvements - Phase 2



Transportation Improvements – Phase 2 Offsite Right of Way

0.56128 Acre Portion of
PIN 6983-28-8269 – Add to
VSA and Include as Part of
Land Bay W??



2.20772 Acre Portion of PIN 6983-28-
8269 Required for Alwington
Boulevard Extension - Add to VSA to
Maintain All of Alwington Boulevard
R/W Within Town Jurisdiction??

Capital Impact Proffers

Capital Impacts – Alternative B (270 Units)			
Proffer Categories	County Model	Applicants' Proffer	Difference
Public School Facilities*	\$0.00	\$1,096,993.48	+\$1,096,993.48
Parks and Recreation Facilities	\$1,051,909.00	\$204,376.02	-\$847,532.98
Emergency Services / Public Safety	\$125,312.00	\$1,051,862.20	+\$926,550.20
TOTAL DEVELOPMENT	\$1,177,221.00	\$2,353,231.70	+\$1,176,010.70

Proffered Contributions:

- Schools: \$3,334.62 per Market-Rate Unit
 - Construction of Taylor Middle School
- Schools: \$250,000 LS
 - Estimated Construction Value for Brumfield Entrance/Potential Contribution
- Parks & Rec : \$804.63 per Market-Rate Unit
 - Improvements to Ex. Facilities & Construction of New Facilities
- Emergency Services: \$4,141.19 per Market-Rate Unit
 - Construction of a Fire and Rescue Station
 - Construction of a Public Safety Building

Thank You

QUESTIONS???