

ARRINGTON

Community Plan



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



Town of Warrenton/Fauquier County Boundary Line Adjustment Per VSA

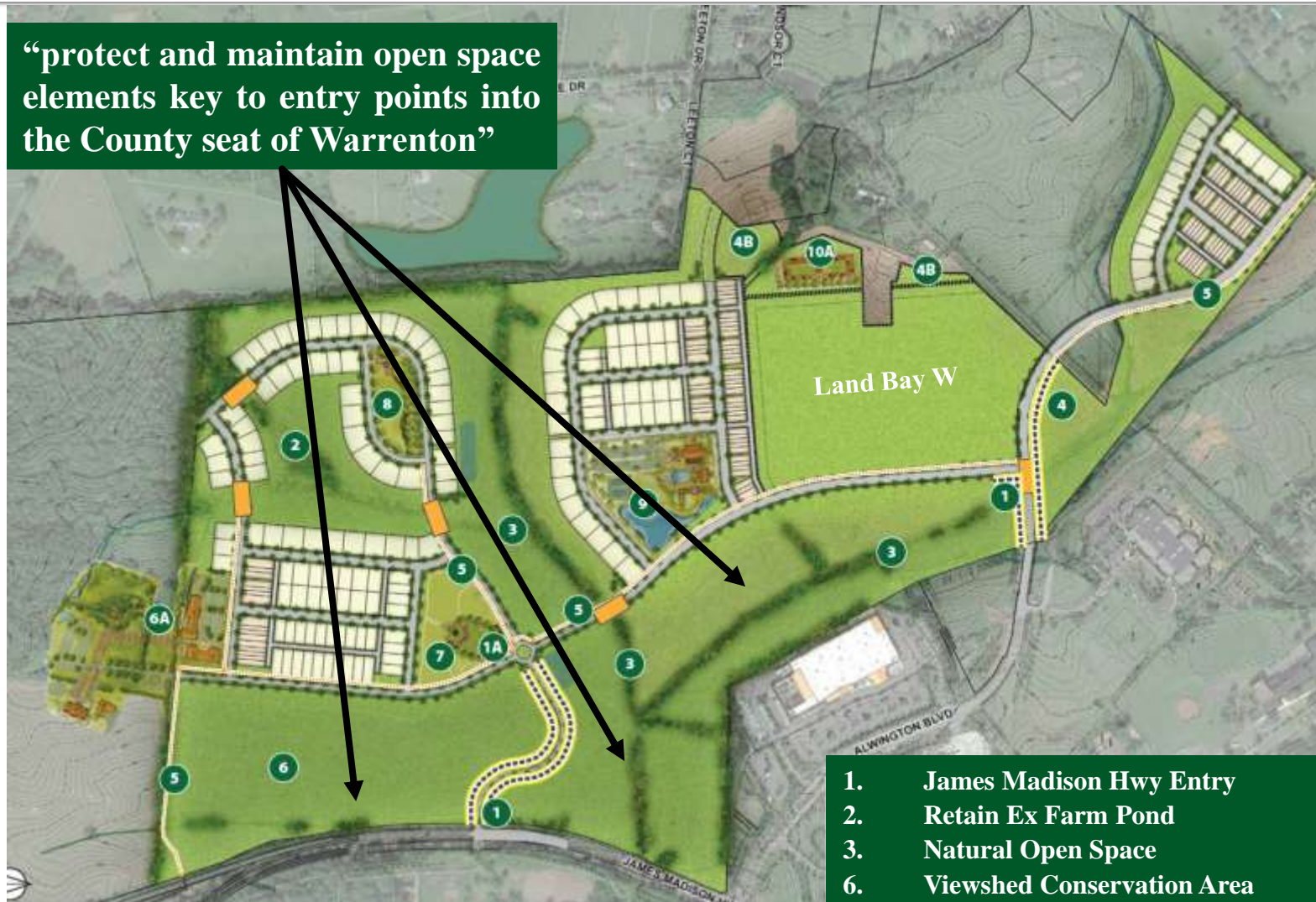


Community Planning Principles

- Be Respective of Prior Approvals (e.g., No Street Connections Southward to Lover's Lane nor Westward to Leeton Court)
- Meet Objectives of Recently Updated County and Town Comprehensive Plans
- 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

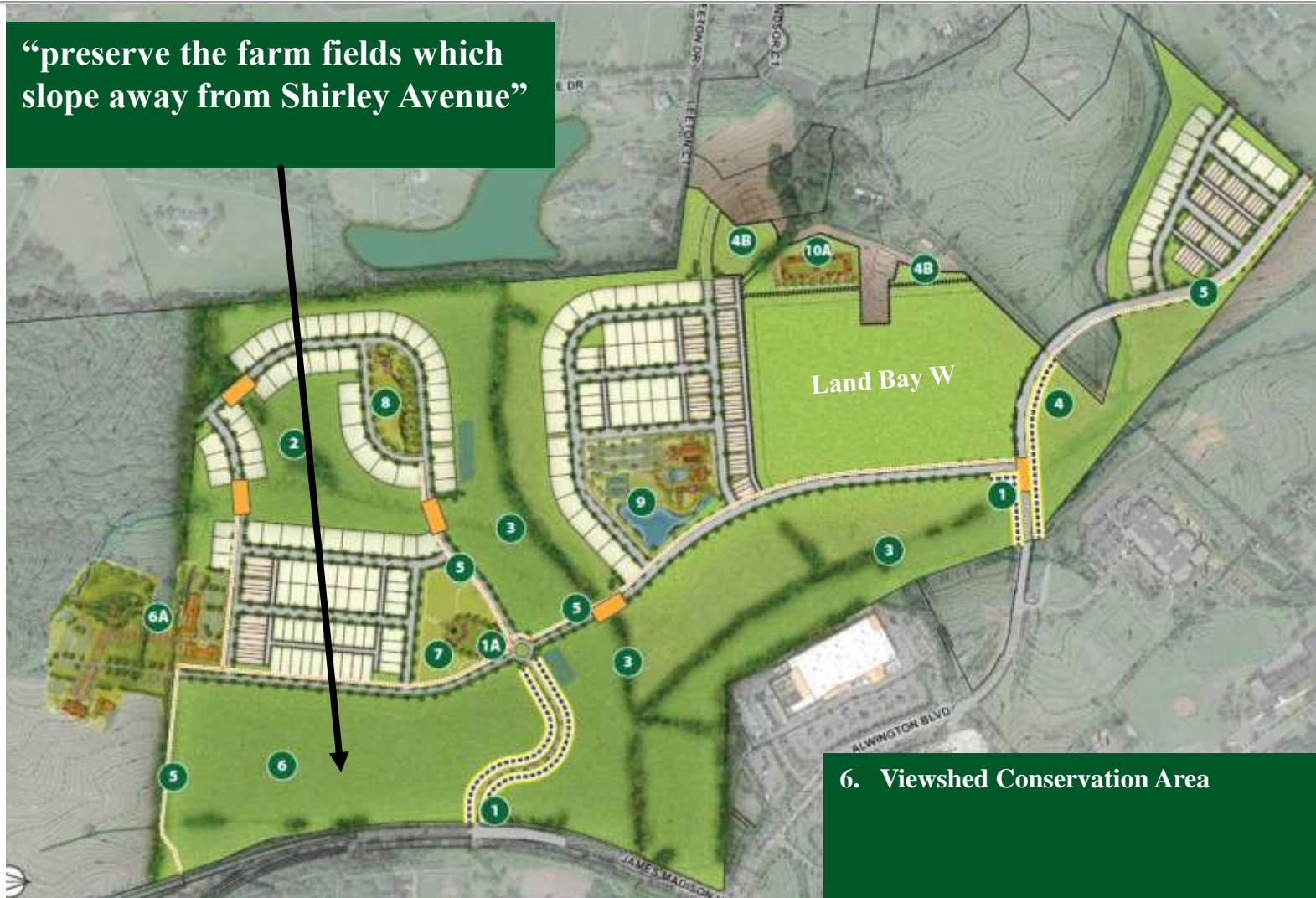
Community Planning Principles & Comprehensive Plan Implementation

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



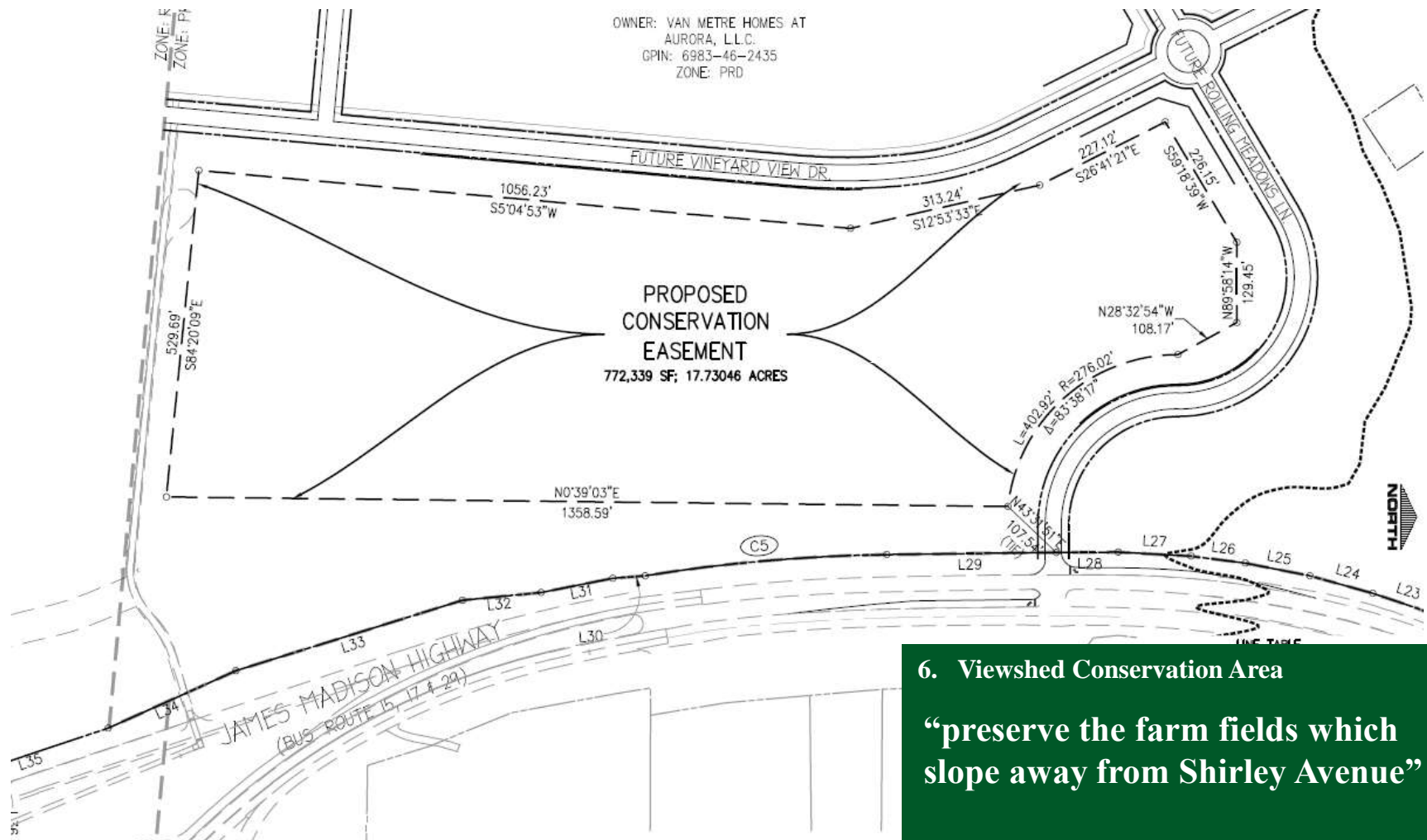
Community Planning Principles & Comprehensive Plan Implementation

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



6. Viewshed Conservation Area

Community Planning Principles & Comprehensive Plan Implementation



6. Viewshed Conservation Area

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

Community Planning Principles & Comprehensive Plan 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

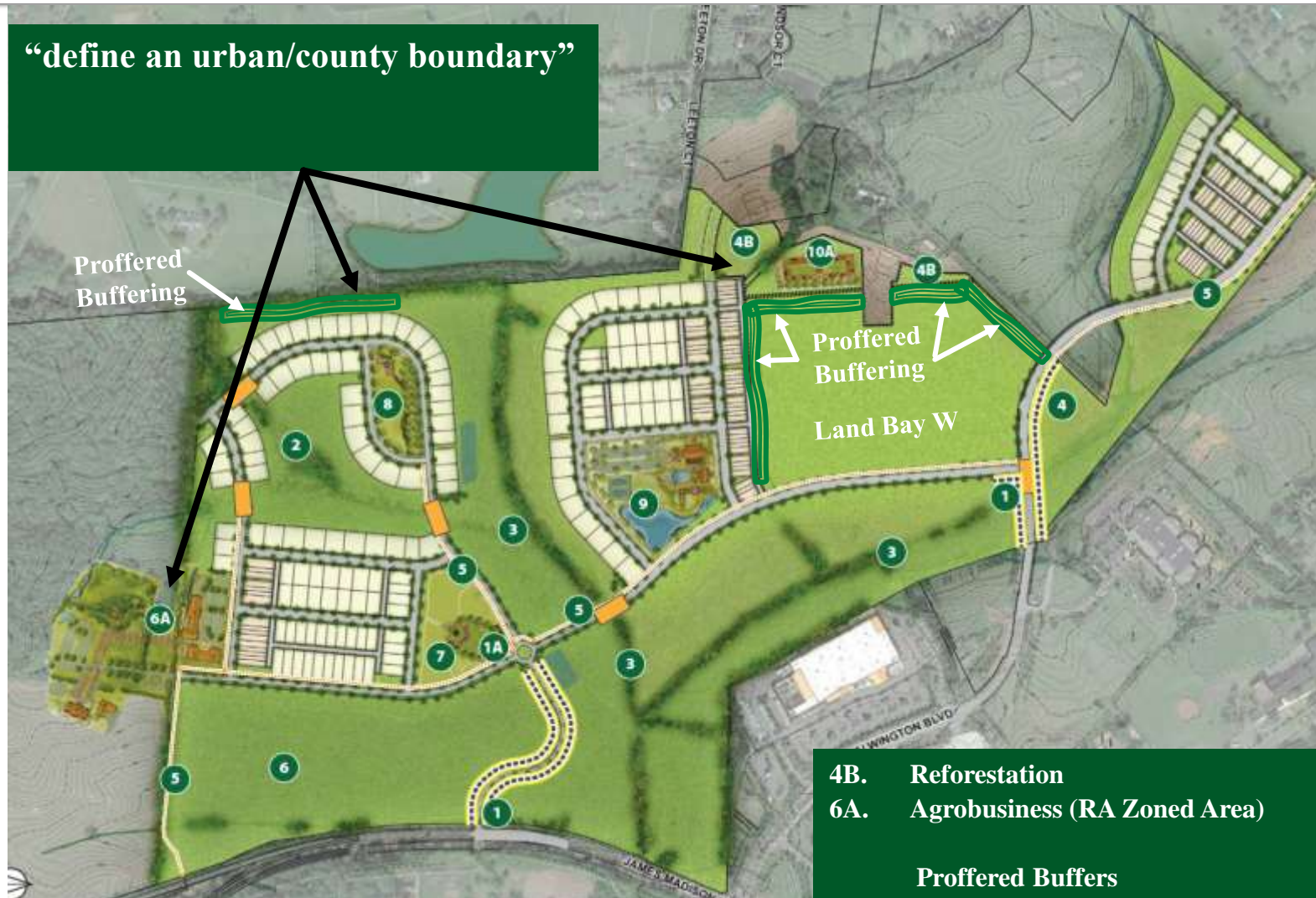
Community Planning Principles & Comprehensive Plan Implementation

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



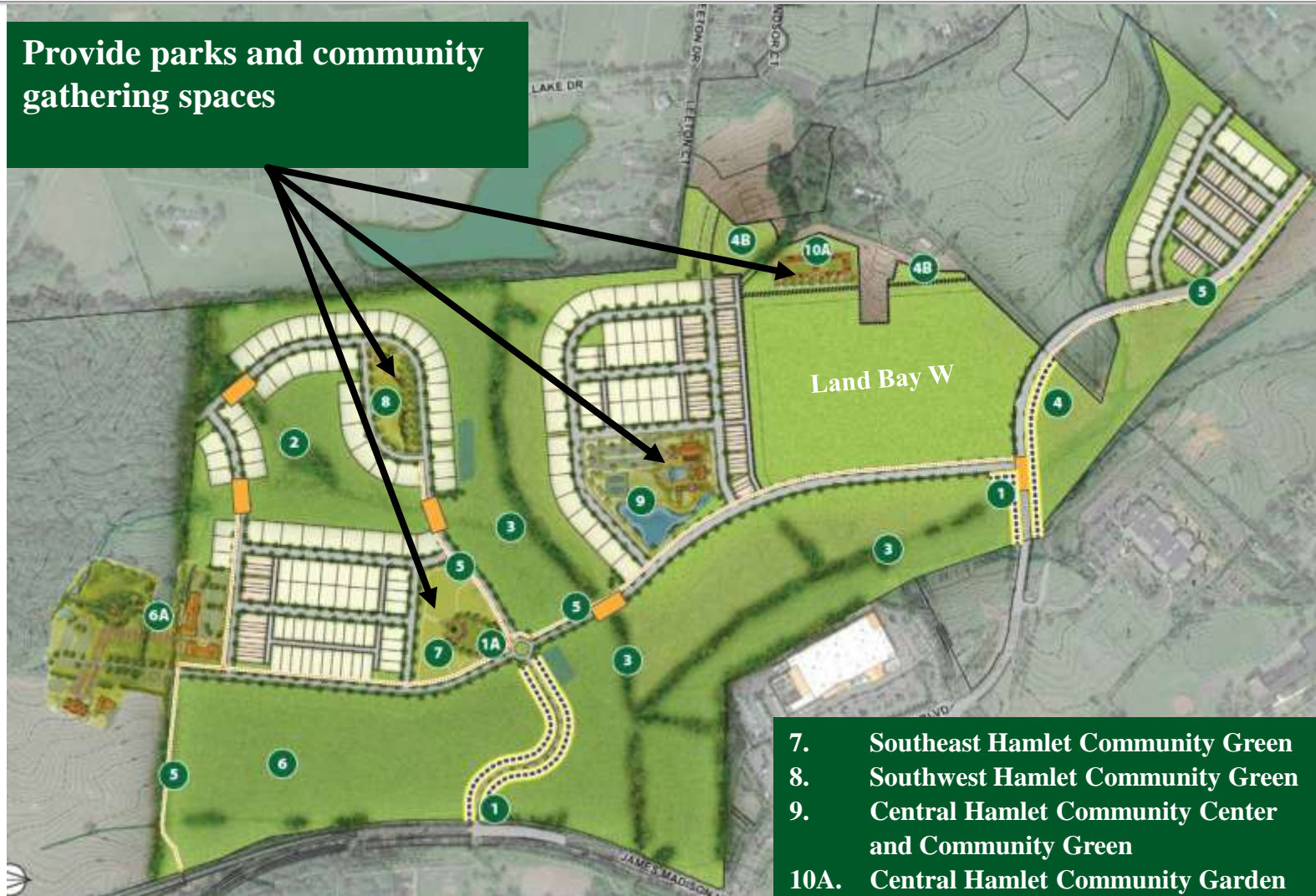
5. Neighborhood Pedestrian Linkages

Community Planning Principles & Comprehensive Plan Implementation

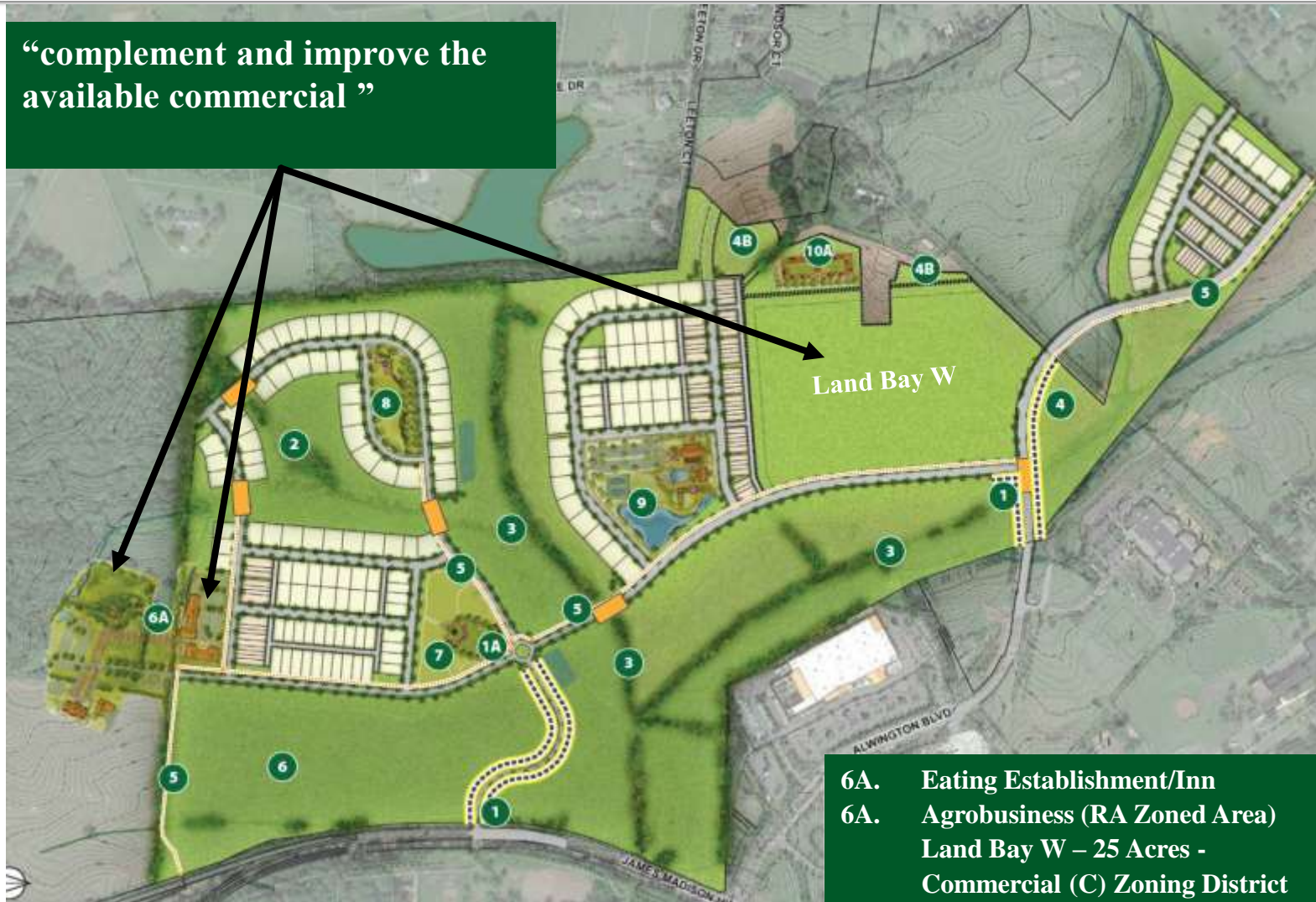


Community Planning Principles & Comprehensive Plan Implementation

Provide parks and community gathering spaces



Community Planning Principles & Comprehensive Plan Implementation



Community Planning Principles & Comprehensive Plan Implementation

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



Community Planning Principles & Comprehensive Plan Implementation

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

LOT WIDTHS				
RESIDENTIAL LOTS CATEGORY	TYPE	INTERIOR/ CORNER/ END	LOT WIDTH	
			MIN (Ft)	MAX (Ft)
VILLAGE	■	A INTERIOR	44	48
		A CORNER	59	63
		B INTERIOR	49	53
		B CORNER	64	68
NEIGHBORHOOD	■	A INTERIOR	62	66
		A CORNER	77	81
		B INTERIOR	74	78
		B CORNER	89	93
ESTATE	■	A INTERIOR	89	93
		A CORNER	104	108
		B INTERIOR	97	101
		B 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



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

LOT REGULATING PLAN (ALTERNATIVE B)

Sustainable and Age-Friendly Community Design

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

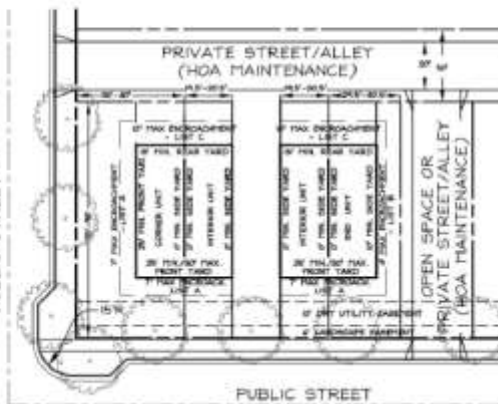
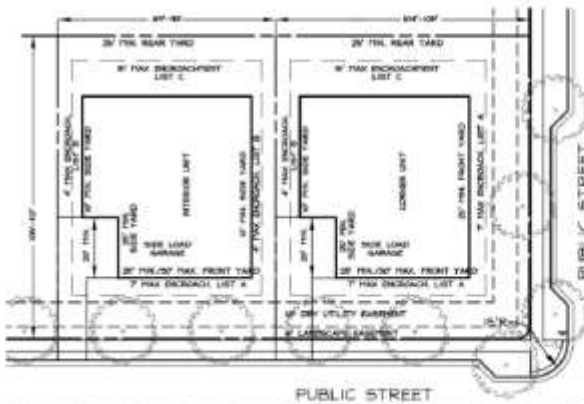
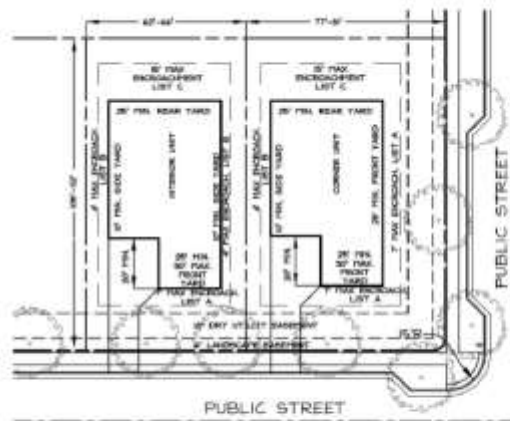


Community Planning Principles Implementation

Code of Development regulated Neo-traditional Design Lot Standards

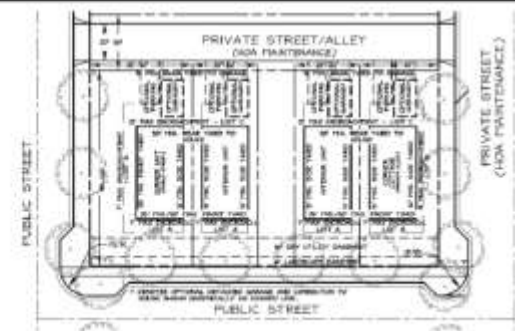
SETBACKS & GARAGES

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

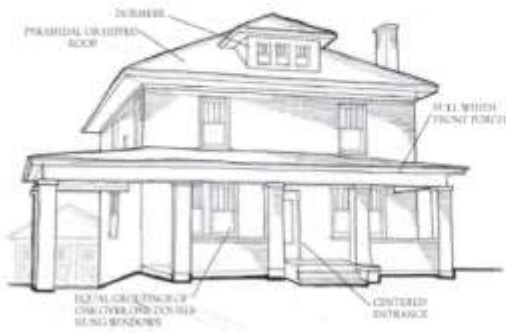
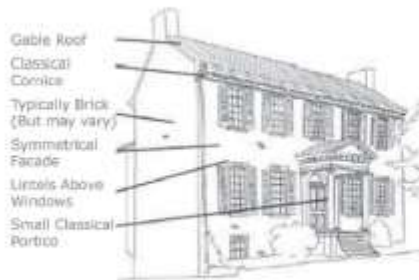


Community Planning Principles Implementation

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

Annexation Commitments

➤ **Zoning -**

- **Residential** – Town to Administer Pursuant to PRD Requirements Set Forth in County Zoning Ordinance.
- **Commercial** – Town to Administer Pursuant to Town Commercial (C) Zoning Regulations

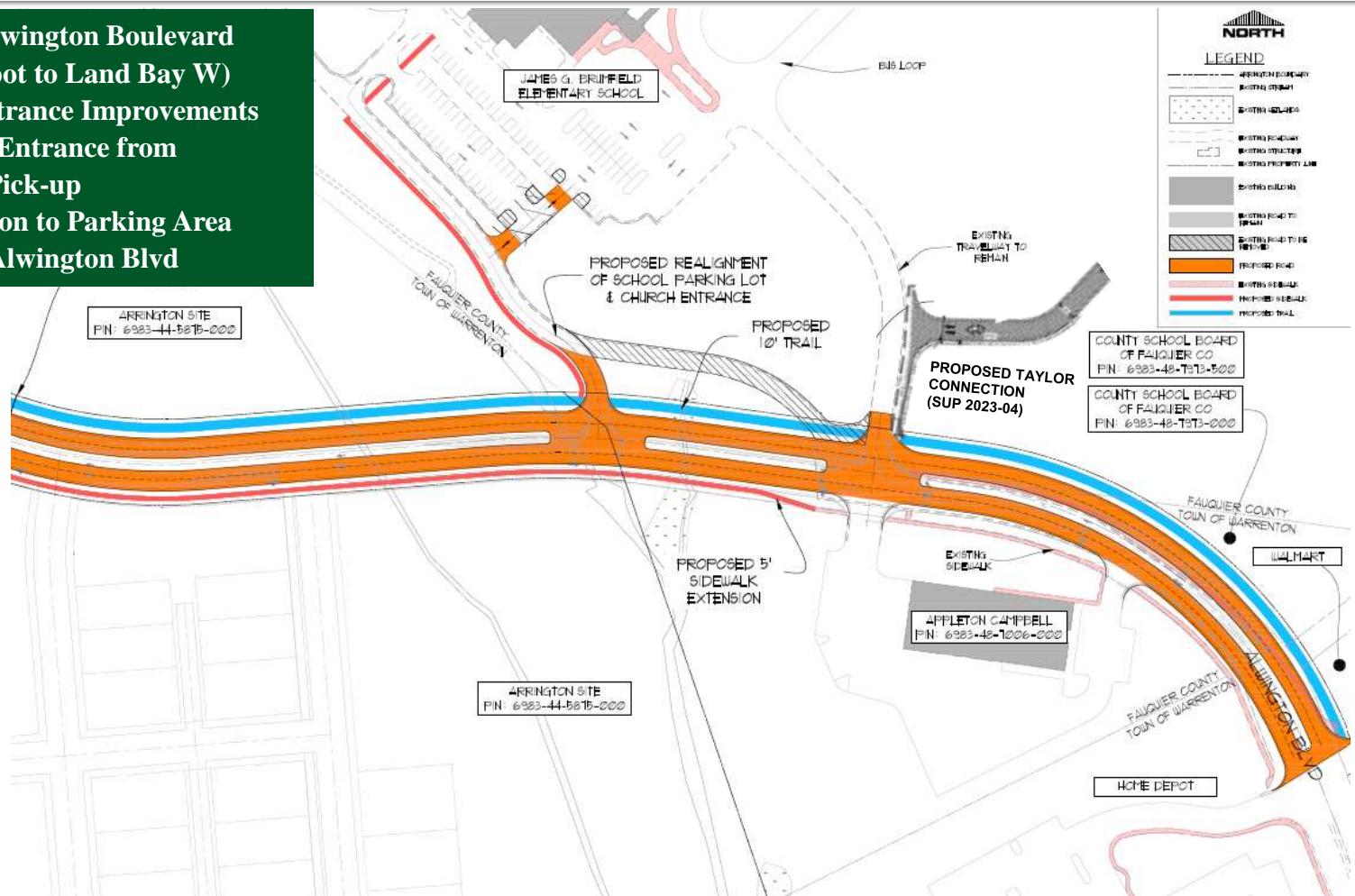
➤ **Relocated Taylor Pump Station** – Design and Construct New Pump Station Prior to Issuance of First Occupancy Permit

➤ **Alwington Boulevard -**

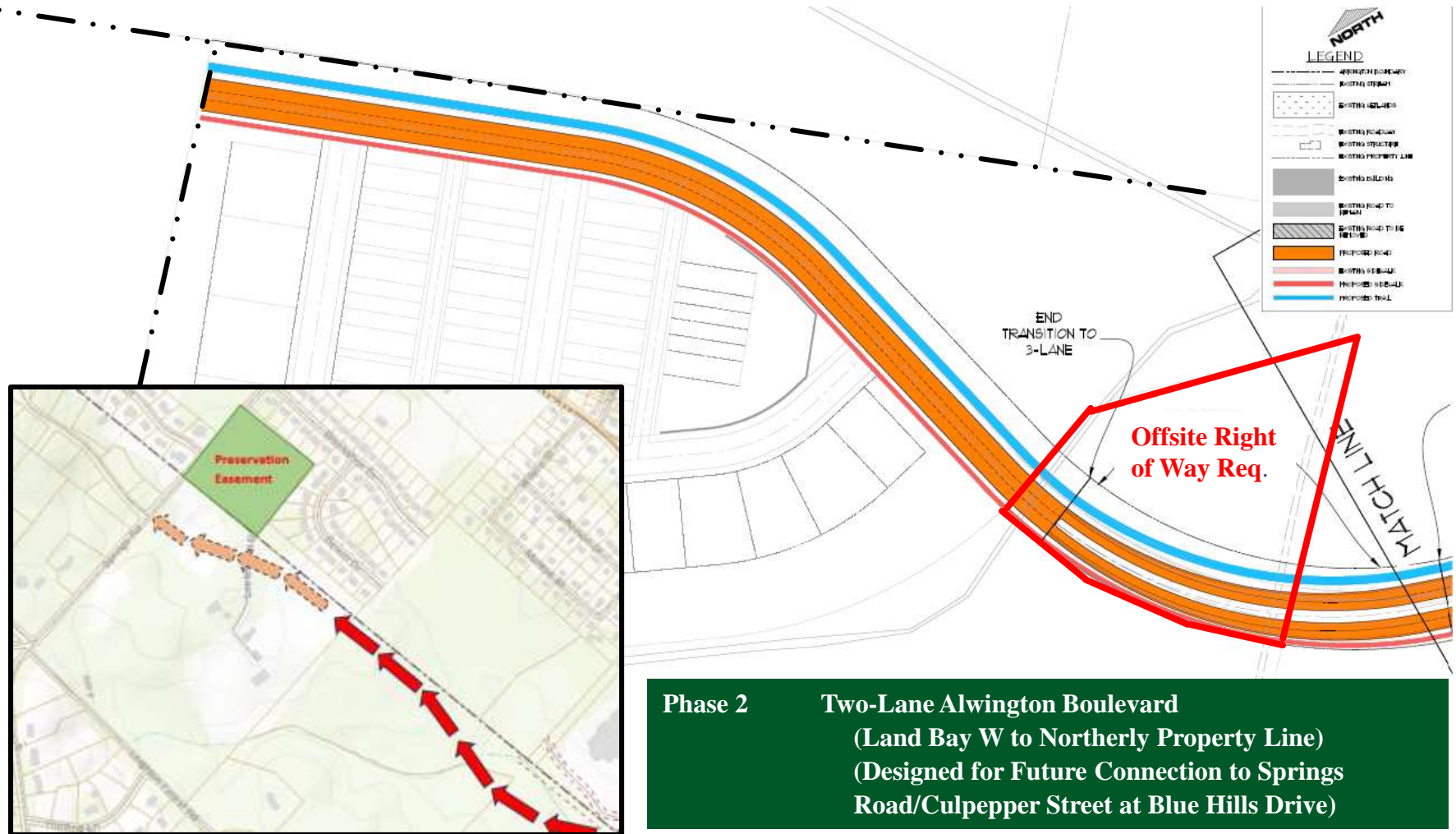
- **Phase 1 (4-lane Section)** – Design and Construct Prior to Issuance of First Occupancy Permit
- **Phase 2 (2-lane Section)** - Commercial – Design and Construct Prior to Issuance of First Occupancy in North Hamlet

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



Annexation - \$10.8M Infrastructure

	COUNTY	ARRINGTON DEVELOPMENT TOWN	BLA COMMUNITY BENEFIT
Infrastructure			
Sanitary Sewer System	Private Onsite System	Connect to Existing Town System	Environmental Betterment - Reduces Any Potential Impacts to Turkey Run and the Occoquan Watershed
Taylor Pump Station	Not Required	Construct new pump station and force main improvements	\$ 5.4 Million
Sanitary Sewer Availability Fees			
Residential	None	\$2,916,000	\$ 2,916,000 Plus \$ 300,000 to \$ 500,000 to Town W/S Budget
Commercial	None	\$ 300,000 to \$ 500,000 - Use Based	
Alwington Boulevard	Maintain & Extend as 2-lane	Upgrade 2-lane Portion to 4-lanes and extend 4-lanes northward	\$ 2 Million Betterment - Reduce Traffic Congestion Associated with Relocation of Taylor Parent Drop-Off to Access From Alwington Blvd

Annexation - \$2.35M Proffers

	COUNTY	ARRINGTON DEVELOPMENT TOWN	BLA COMMUNITY BENEFIT
Proffers			
School			
Brumfield Elementary	Construct Access Improvements	Construct Access Improvements	Separate Parent Drop Off from Bus Loop
Capital Contribution	\$ 723,612 to County	\$ 846,993 to County	\$ 123,381 Increase Funding
Parks & Recreation	\$ 174,605 to County	\$ 204,376 to Town	\$ 204,376 Direct Benefit to Town Recreational Programs
Emergency Services			
Fire & Rescue Training Facility	\$ 19,068 to County	\$ 22,319 to County	\$ 306,376 Increase in Funding to Support County Emergency Services
New Fire & Rescue Station	\$ 667,674 to County	\$ 781,517 to County	
Public Safety Building	\$ 211,896 to County	\$ 248,026 to County	
TOTAL	\$ 1,796,855 to County	\$ 2,103,232 to County	
Housing Units			

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

Per VSA:

County Payment

County Payment

Town Payment

County Payment

Annexation – +37 Market-Rate Units

	COUNTY	ARRINGTON DEVELOPMENT TOWN	BLA COMMUNITY BENEFIT
Housing Units			
Market-Rate			Net Increase of Only 37 Units with Diversification of Housing Options to Meet Changing Community Demographics
Single Family Detached	217	161	
Townhomes	0	93	
Total	217	254	
Affordable Housing	NONE	16	16 Units of Affordable Housing
Commercial Development	NONE	Restaurant, Hotel, + 25 Acres Zoned Commercial (C)	Significantly Increase Town Revenue - In 2023, \$9M+ of Total Local Revenue (70% +) Derived From Businesses. Additional Real Estate Tax Base for County at Minimal Costs.

Annexation – Employment Benefits

Arrington – Would Rank 4th in Town

TABLE 18

TOWN OF WARRENTON, VIRGINIA

PRINCIPAL EMPLOYERS

CURRENT YEAR AND NINE YEARS AGO

Employer	Fiscal Year 2023		Fiscal Year 2014	
	Rank	Employees	Rank	Employees
Fauquier County School Board	1	1,000 and over	1	1,000 and over
County of Fauquier	2	1,000 and over	3	500 to 999
Fauquier Health System	3	1,000 and over	2	1,000 and over
Wal-Mart	4	250 to 499	4	250 to 499
Town of Warrenton	5	250 to 499	5	100 to 249
Home Depot	6	100 to 249	8	100 to 249
Blue Ridge Orthopedic	7	100 to 249		
Appleton Campbell	8	100 to 249		
Country Chevrolet	9	100 to 249		
Harris Teeter	10	100 to 249		
The Fauquier Bank			6	100 to 249
Oak Springs Nursing Home			7	100 to 249
Food Lion			9	99 and under
McDonald's			10	99 and under

(1) The Town is prohibited from publishing the actual number of employees per the *Confidential Information Protection and Statistical Efficiency Act of 2002* – Title V of Public Law 107-347.

Source: Bureau of Labor Statistics. Quarterly Census of Employment and Wages.

Annexation – Property Tax Benefits

REAL ESTATE TAXES

	PIN	Land Area		Floor Area Sq Ft	Town of Warrenton Real Estate Taxes		Fauquier County Real Estate Taxes	
		Acres	Sq Ft		Tax Rate	0.040%	Tax Rate	0.943%
Arrington	25 Acres C-1	25.0000	1,089,000	217,800		\$13,133		\$308,837
	Restaurant	1.7000	74,052	8,000		\$1,200		\$28,215
	Lodge	1.0000	43,560	12,000		\$762		\$17,917
				237,800		\$15,095		\$354,969

PERSONAL PROPERTY

88.56% **\$13,368**

Annexation – Other Local Tax Benefits


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The following table provides a multi-year comparison of General Fund Revenues by Source:

GENERAL FUND REVENUE

	ACTUAL		Variance (\$)	ADOPTED	
	FY2022	FY2023		FY2024	FY2025
REVENUES					
GENERAL PROPERTY TAXES	\$1,456,918	\$1,739,907	\$294,067	\$1,303,616	\$1,597,683
OTHER LOCAL TAXES	\$8,785,869	\$11,581,881	\$53,385	\$11,349,221	\$11,402,606
PERMITS & FEES	\$207,878	\$219,987	(\$102,932)	\$288,064	\$185,132
FINES & FORFEITURES	\$76,229	\$72,505	\$0	\$77,500	\$77,500
USE OF MONEY/PROPERTY	(\$98,131)	\$458,736	\$300,000	\$500,000	\$800,000
CHARGES FOR SERVICES	\$1,075,663	\$1,019,342	(\$5,421)	\$1,090,439	\$1,085,018
MISCELLANEOUS REVENUE	\$427,190	\$251,539	(\$34,788)	\$221,633	\$186,845
STATE REVENUE	\$2,999,607	\$3,258,781	\$450,345	\$2,971,638	\$3,421,983
FEDERAL REVENUE	\$11,539	\$6,683	\$0	\$0	\$0
NON-REVENUE RECEIPTS	\$10,426,469	\$0	\$0	\$0	\$0
TRANSFERS IN	\$0	\$0	(\$125,651)	\$539,913	\$414,262
USE OF FUND BALANCE	\$0	\$0	(\$1,536,939)	\$4,394,803	\$2,857,864
REVENUES TOTAL	\$25,369,231	\$18,609,359	(\$707,934)	\$22,736,827	\$22,028,893

Data Updated Mar 25, 2024, 8:09 AM

Annexation – Other Local Tax Benefits


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This category represents the largest source of revenue for the General Fund. It is comprised of nine (9) different local taxes, shown in the chart below in detail in the subsequent paragraphs.

OTHER LOCAL TAXES

	ACTUAL		Variance (\$)	ADOPTED	
	FY2022	FY2023		FY2024	FY2025
REVENUES					
MEALS TAX	\$3,296,859	\$5,346,726	\$0	\$5,500,000	\$5,500,000
CIGARETTE TAX	\$173,866	\$314,990	(\$19,000)	\$338,000	\$319,000
BANK FRANCHISE TAX	\$1,330,962	\$1,248,013	\$0	\$1,200,000	\$1,200,000
MOTOR VEHICLE LICENSE	\$219,887	\$224,882	(\$16,100)	\$236,100	\$220,000
BUSINESS LICENSE TAXES	\$1,964,786	\$2,511,960	\$27,475	\$2,272,525	\$2,300,000
UTILITY CONSUMPTION TAXES	\$60,058	\$67,515	(\$9,800)	\$63,076	\$53,276
LODGING TAX	\$261,215	\$270,943	\$30,000	\$250,000	\$280,000
CONSUMER UTILITY TAXES	\$499,399	\$578,030	(\$9,690)	\$490,020	\$480,330
LOCAL SALES AND USE TAXES	\$978,837	\$1,018,823	\$50,500	\$999,500	\$1,050,000
REVENUES TOTAL	\$8,785,869	\$11,581,881	\$53,385	\$11,349,221	\$11,402,606

Data Updated Mar 25, 2024, 8:09 AM

Annexation – Other Local Tax Benefits

OTHER LOCAL TAXES

2025 BUDGET

Meals	\$ 5,500,000
Cigarette	\$ 319,000
Business License	\$ 2,300,000
Lodging	\$ 280,000
Local Sales & Use	\$ 1,050,000
	<u>\$ 9,449,000</u>

Commercial & Industrial (Total)	4,549,545
Office (Total)	<u>7,248</u>
	4,556,793

Other Local Taxes/Sq Ft Commercial/Office	\$ 2.074
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Arrington (Sq Ft)	5.22%	237,800
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Other Local Taxes - Arrington	\$ 493,104
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Balance Residential & Economic Growth

February 1, 2020

Warrenton, Virginia

DEMOGRAPHIC AND HOUSING ANALYSIS
White Paper

Prepared by:

RKG
ASSOCIATES INC

“Concerns about growth are conflicting with its economic development objectives”

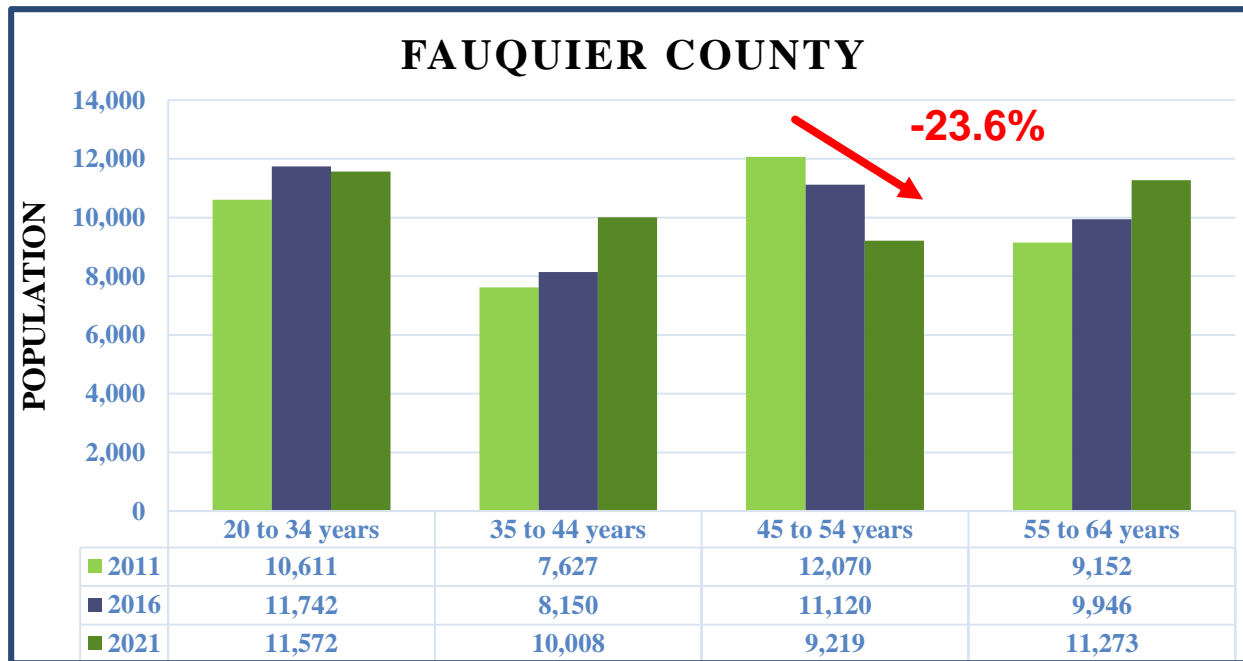
“The Town’s current regulatory environment is a reaction to the concerns about new development, but also is restricting the type of development that will attract greater resident diversity, increase the market potential to preserve the Town’s retail base, and make the Town more attractive to employers. “

“Lack of housing diversity is contributing to Town’s slowing growth prospects “

“the Town’s population trends are skewing towards older age-cohorts while younger age-cohorts have shown minimal growth since 2010. From a housing perspective, the Town appears to lack the diverse housing options (both housing price and type) desired by younger populations”

Meet Current Demographic Needs

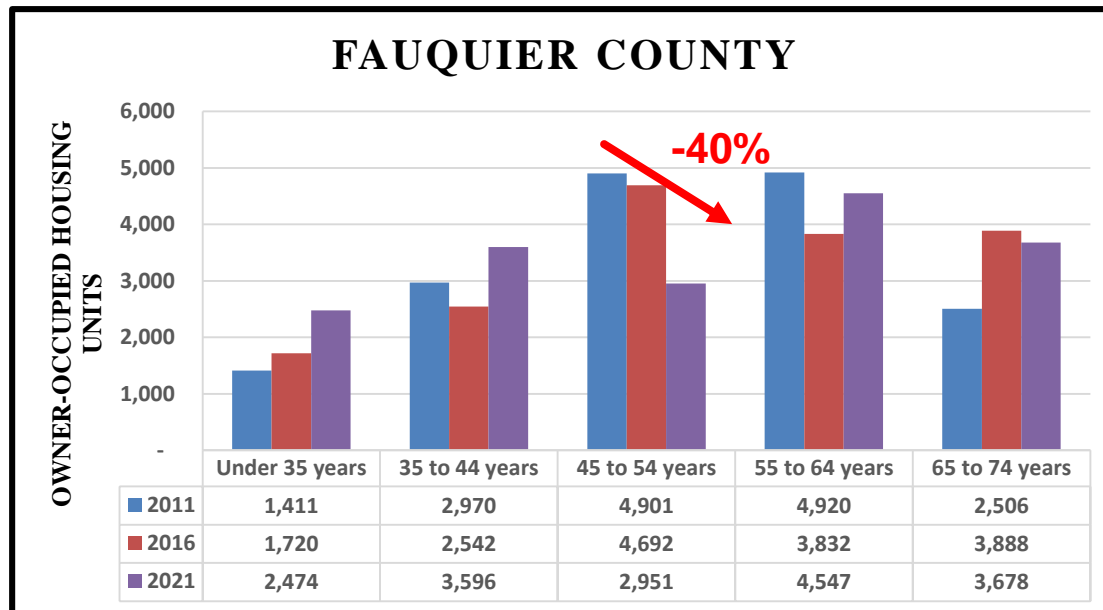
- 2011 to 2021 Demographic Data (US Census Bureau):
- 11.3% Population Growth (66,320 to 73,815 = 7,495 increase)
 - Population Growth in all Sectors EXCEPT 45-54 Age Group (23.6% Decline)



Meet Current Demographic Needs

2011 to 2021 Demographic Data (US Census Bureau):

- 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



Annexation – TIA Adjustments

Table 17: Site Trip Generation (Peak Hour of the Adjacent Street; ITE 10th Ed and DCSM)

Land Use	ITE Code (10th Ed.)	Size	— Weekday —							
			AM Peak Hour			PM Peak Hour			Daily Total	
			In	Out	Total	In	Out	Total		
Proposed Development (Phase 3)										
Single-Family Detached Housing (EQUATIONS)	210	306 DU	56	166	222	187	110	297	2,909	
Multifamily Housing (Low-Rise) (EQUATIONS)	220	71 DU	8	26	34	28	16	44	496	
Hotel	310	15 Rooms	4	3	7	5	4	9	125	
Quality Restaurant	931	4 kSF of GFA	2	1	3	21	10	31	335	
Winery	970	10 kSF of GFA	14	7	21	36	37	73	460	
Total new site trips (Proposed)			84	203	287	277	177	454	4,325	

***** Weekday *****														
Land Use		Size		AM Peak Hour			PM Peak Hour			Daily Total				
				In	Out	Total	In	Out	Total					
Single Family Detached		161	DU	29	87	117	98	58	156	1531				
Single Family Attached		109	DU	12	40	52	43	25	68	761				
Hotel		15	Rooms	4	3	7	5	4	9	125				
Restaurant		4000	GFA	2	1	3	21	10	31	335				
Winery		10000	GFA	14	7	21	36	37	73	460				
Total new site trips (Proposed)				62	138	200	203	133	337	3212				

30% Reduction in Residential ADT

Added 18,000 VPD Capacity with 4-lane of Alwington Boulevard

Commercial Traffic Impact – Max 5,000 – 8,000 VPD on Alwington Boulevard Depending on Use. SUP Required for Most High Traffic Uses.

Annexation – The “E’s of Excellence

- **ESTHETICS** – Proposal protects the rural character and views of the Southern Gateway to the Town of Warrenton
- **ENVIRONMENT** – Proposal further Protects the Turkey Run Tributary and Occoquan Watershed, Preserves Open Space (108 Acres – 52%), and Embodies Existing Heritage Resources
- **ECONOMICS** – The Commercial based taxes and fees provide additional revenue to the Town and County at minimal cost
- **EMPLOYMENT** – The Commercial component of the proposal would create 350-500 NEW Direct Jobs.
- **EDUCATION** – Proposal supports Fauquier County Public Schools in completion of needed improvements.
- **EQUITY** – Proposal provides a mix of residential housing typologies which provides a wide range of home ownership and rental opportunities for the community.

Thank You

QUESTIONS???