

VINT HILL LOFTS

VINTHILLOFTS.COM

540-254-0023

**Fauquier County Chamber of Commerce Economic
Development/Legislative Affairs Committee
Presentation - 2/10/2020**



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What We Do:

- Redevelop old buildings that have outlived their original use and are blighting their communities
- Comprehensive redevelopments, old use to new use
- Utilize historic rehabilitation tax credits (HTCs)
- Federal and Virginia HTCs are critical to this project
- HTC program enforces design guidelines for the project
- Owner/developers - investors/operators for the long-term

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Why We Do What We Do:

- Reinvigorate the surrounding neighborhoods
- Transforms blighting negatives into financial positives
- Renewed relevance of the sites for future generations
- Produces new taxes, new jobs, new residents, new revenues for local businesses
- Creates high-quality, professional-grade housing for workforce - used as a recruitment tool by employers

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Historic Photos



Halifax Lofts
halifaxlofts.com • 434-830-1580

Post Construction Condition - Exterior



Post Construction Condition - Interior



Halifax Lofts
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**IMPERIAL
LOFTS**

theimperiallofts.com

434-362-0116

Pre-Construction Condition



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Pre-Construction Condition



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Post-Construction Condition



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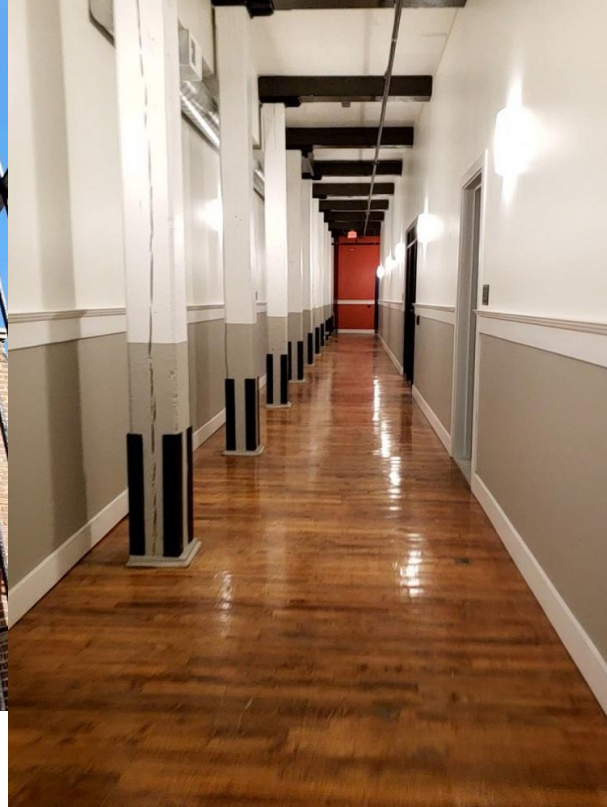
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Post-Construction Condition



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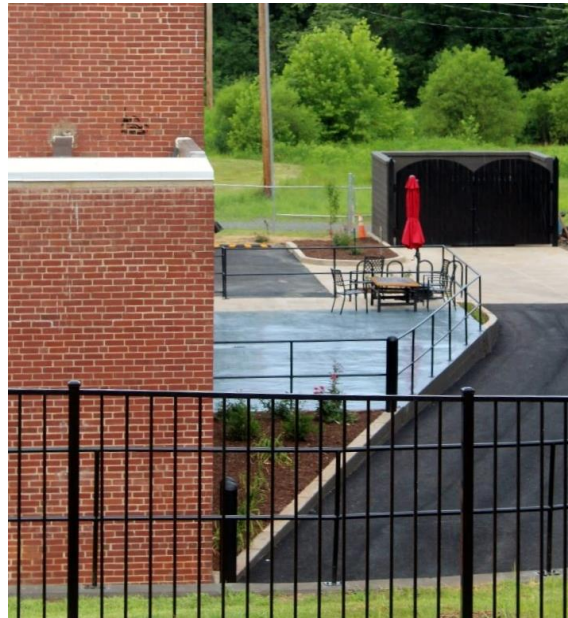


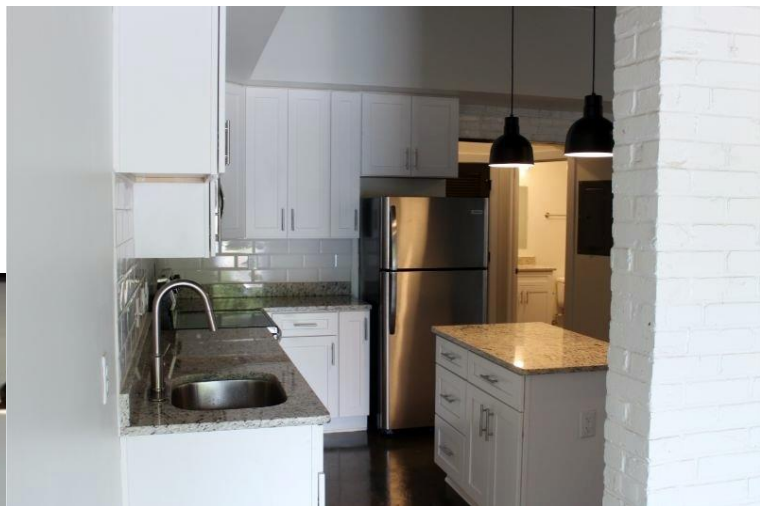


CULPEPER LOFTS

CULPEPERLOFTS.COM
540-445-0708

Post-Construction Condition





Post-Construction Condition

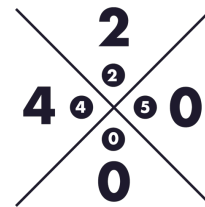


Post-Construction Condition





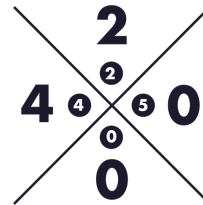
Current Status



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Current Status:

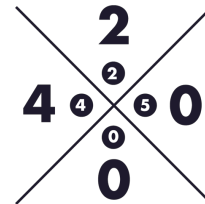
- 7 community meetings held
- Project website/Facebook launched (vinthilllofts.com)
- Folks signing up for our waiting list already
- PCID Text Amendment approved (11/14/2019)
- Zoning amendment application submitted 12/2/2019
- Abatement activities begin - February 2020
- Parcel boundary line adjustment being sought



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What Are We Proposing To Do:

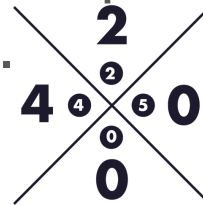
- Transform the Womens and Mens barracks buildings
- A comprehensive renovation and replacement of all major systems, fixtures, and finishes
- Redevelopment to conform with HTC program
- Create a maximum of 183 residential apartment units, parking and amenities
- Upscale, professional-grade housing
- A mix of 1BR, 2BR, and studio apartment units, with the majority being 1BR units



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Is There A Need?

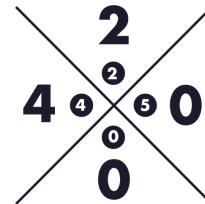
- County identified the need for additional workforce housing cited in the Fauquier County Affordable Housing Committee's Needs Assessment (2008)
- There are no other existing multi-family units in the New Baltimore Service District and there are no other planned or similarly-zoned parcels
- Our units technically aren't "workforce" housing; our clientele across our projects tend to be professionals seeking a quality place to call home.



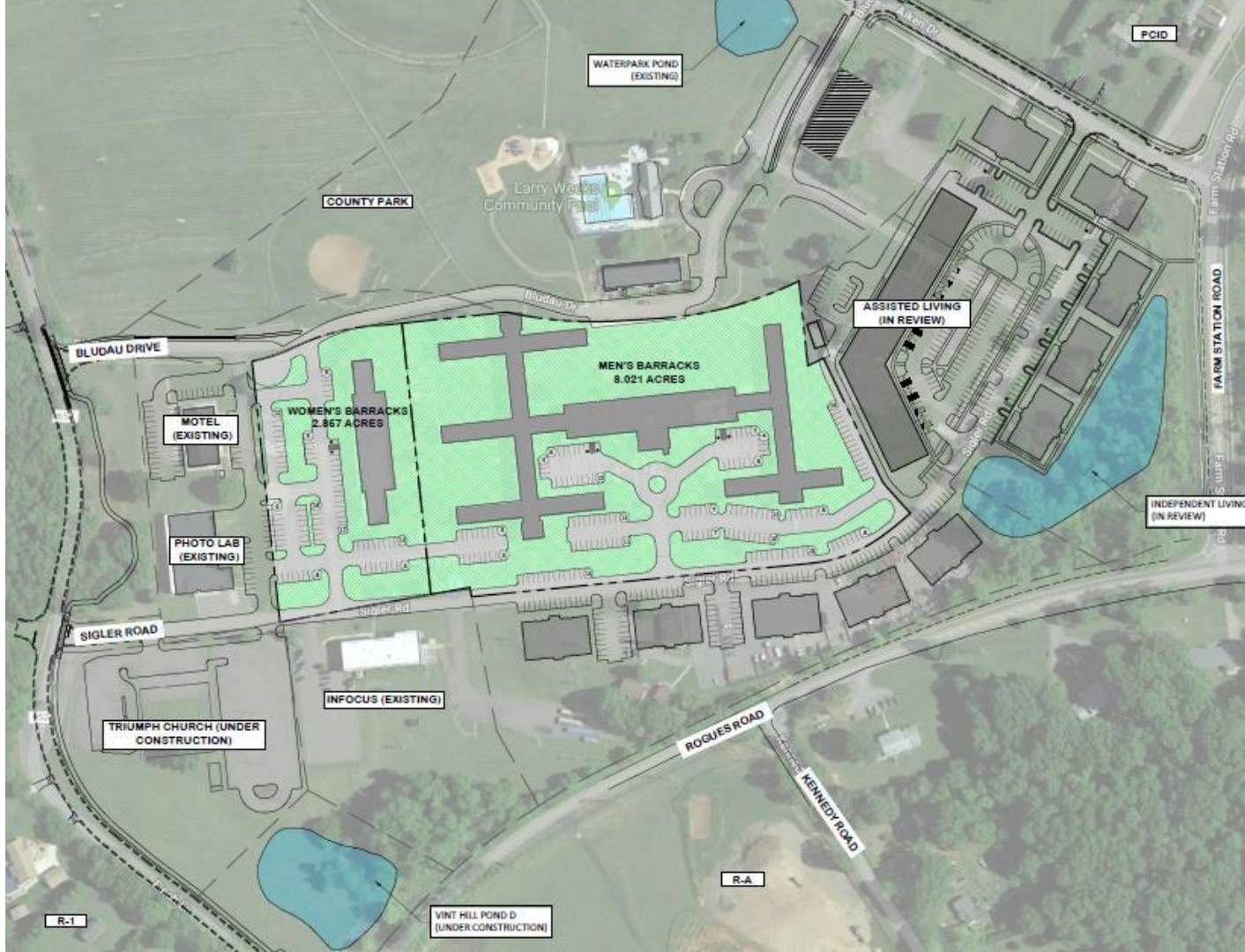
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What Are We Asking Fauquier County To Do:

- Approve Zoning Amendment application (12/2/2019)
- Approve parcel line adjustments (application pending)
- Approve site plan (application pending)



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WATERPARK POND
(EXISTING)

COUNTY PARK

Larry Weeks
Community Pool

PCID

BLUDAU DRIVE

MOTEL
(EXISTING)

WOMEN'S BARRACKS
2.867 ACRES

MEN'S BARRACKS
8.021 ACRES

ASSISTED LIVING
(IN REVIEW)

PHOTO LAB
(EXISTING)

SIGLER ROAD

TRIUMPH CHURCH (UNDER
CONSTRUCTION)

INFOCUS (EXISTING)

INDEPENDENT LIVING
(IN REVIEW)

ROGUES ROAD

KENNEDY ROAD

FARM STATION ROAD

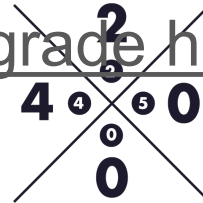
R-1

VINT HILL POND D
(UNDER CONSTRUCTION)

R-2

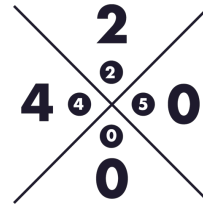
Why We Think This Makes Sense:

- Adequate transportation and utility infrastructure improvements are already underway
- Sigler and Bludau will undergo conversion to serve parking and access needs.
- This product will transition between the VH commercial core and the low– density suburban subdivisions
- Makes efficient use of existing infrastructure
- Fulfills a dire need for professional-grade housing



Why We Think This Makes Sense (con't):

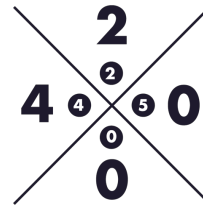
- Adjacent to existing County parks and facilities
- Will generate significant tax revenues
- Will reverse its decades-long blighting influence
- Will create positive momentum for property values and associated tax revenues for area businesses
- Tenants will minimally impact schools, parks and recreation, emergency services, police and libraries, as these public investments already exist and are sufficient to serve Vint Hill Lofts.



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What's Next:

- Design phase begins once zoning is approved
- HTC applications begin once zoning is approved
- Financing hunt begins once BLA/subdivision is approved
- Pre-construction will last 6-18 months
- Construction will last 18-24 months
- Updates on website/Facebook (vinthilllofts.com)
- Continue to grow tenant waiting list



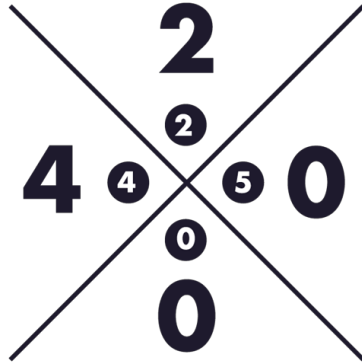
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What We Ask Of You Today:

- Is this long overdue? Is this something you support?
- If so, make your opinion known, as critics are rarely silent
- There are opposing voices, so make yours be heard
- Let the County leadership know your opinion
- Please speak in support at public meetings
- Workforce housing is a critical economic development issue
- Follow our updates on website/Facebook (vinthilllofts.com)
- Refer prospective tenants to our waiting list
vinthilllofts@gmail.com



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THANKS FOR YOUR TIME. QUESTIONS?

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