

## **Background Information**

Land use is one of the most, if not the most, regulated industries in America today. Confluence Virginia faces regulatory requirements at the Town, County, State, and more recently, the Federal government levels (the EPA). In light of the lengthy regulatory review processes (3-5 years) facing the project across many levels and layers of government, FRLP has chosen to begin the planning process with a request for a boundary adjustment to the Town of Front Royal.

The existing Community is also feeling the pinch. Due to new requirements from the U.S. EPA the Community has already invested over 10 million dollars upgrading its water plant and that's just the beginning. Required improvements to its wastewater treatment facilities are estimated to cost an additional 45 million dollars. Presently, both Town and County residents would need to shoulder the costs for local infrastructure improvements through higher local taxes and water & sewer rates.

FRLP believes that its proposed boundary line adjustment is in the absolute long term best interests of the Town, County, and State. Because Front Royal is a Town (and not a city), Warren County will still collect taxes on the FRLP property and its future development while the Town will benefit from an increase to its tax base and fiscal resources – ensuring the long-term fiscal vitality of the Town and, by extension, the County.

At a time when over 12.6 million Americans remain unemployed FRLP believes that its proposed Confluence Virginia future mixed-use development is the right project, in the right place, and at the right time for the community. Through its investments in the community's ageing water, sewer, and transportation infrastructure Confluence Virginia will help ensure the Community's continued economic development well into the 21<sup>st</sup> century and support hundreds of new jobs – right here – in the Front Royal-Warren County Community.

*Confluence Virginia: Respecting our past, preserving our natural resources and quality of life for future generations, and planning for our future*

The Community has played a historic role from our country's earliest days through the 'Avtex years'. Indeed, Hester Marshall and her husband, who lived at the Happy Creek House adjacent to the FRLP property, were major financiers of the Revolutionary war. The community's strategic location at the intersection of the North and South Forks of the Shenandoah River would help direct and shape its development over the coming decades and centuries.

The FRLP property is located directly across the Shenandoah River from the historic district of Riverton. Riverton's layout is not based on a formal grid pattern, but instead is dictated by old roads, property lines, and *landscape features*. Annexed as part of Front Royal in 1976, Riverton was originally (1800's) known as Confluence Virginia, an apt

title considering the ‘confluence’ of the North Fork and the South Fork and the subsequent new beginning: the Shenandoah River.

### Development Team

FRLP’s development team has many years of experience working in various capacities within the local communities professional real estate, economic development, and planning industries.

William P. ‘Bill’ Barnett. In 1993, Mr. Barnett organized and led the Citizens Economic Development Action Committee CEDAC and developed a business plan that was adopted by both Warren County and Front Royal to guide economic development in our community. At the time, the EDA was reorganized and Mr. Barnett served as its chairman for five years and remained as a board member for another seven years. Mr. Barnett’s public service has also included serving on the Avtex Redevelopment Committee, the Regional Workforce Development Board, and the American Red Cross board of directors. Mr. Barnett has received multiple public service awards from the Board of Supervisors, the Town Council, the EDA, and a ‘Visionary of the Decade’ award from the Chamber of Commerce. Mr. Barnett currently serves as a Bucktown Presbyterian Church Elder and Trustee. A native of Front Royal, Mr. Barnett lives on the farm where he grew up near the village of Limeton with his wife, Deborah. They have four grown children and 9 grandchildren. Two of their children and four of their grandchildren currently live in Warren County.

Joe Duggan. *J. Duggan & Associates, PC.* J. Duggan and Associates has provided land-use planning, design and general consulting services to FRLP since 2008, primarily through its principle, Mr. Duggan. Mr. Duggan, is a licensed Landscape Architect in the State of Virginia, with over 30 years professional land and community planning and design experience. Mr. Duggan was the chairman of the American Society of Landscape Architects Design/Build Committee from 1996-2001. On the local level, Mr Duggan was a member of the Town of Front Royal planning commission from 1994-2006, serving as its Vice Chairman from 2001-2005 and as its chairman from 2005-2006. As a member of the Planning Commission Mr. Duggan participated in the development of the Town Master Plan, Town transportation planning, numerous Town ordinances, site plans, and amendments, and was on the front line and voted against the Wal-Mart application. Mr. Duggan also served on the Town of Front Royal Architectural Review Board from 1996-1998, the Avtex Redevelopment Advisory Committee, and as an Adult Leader – Boy Scout Troop #4, Front Royal, from 2008-present.

Joe Silek & Robert Light, of the local law firm Lawson & Silek PLC, provide FRLP with general legal support and local real estate and land use expertise. Mr. Silek and Mr. Light have been working with FRLP in connection with its Town and County property for almost 8 years.

- A native of Front Royal, Mr. Silek is a current board member of Valley Health, a Trustee of Randolph-Macon Academy, a member of the Front Royal Rotary Club, and a past president and board member of the Front Royal-Warren County

Chamber of Commerce. Mr. Silek is a past president of the Warren County Bar Association and a member of the Virginia and North Carolina Bar Associations.

- Mr. Light has worked with Lawson & Silek since 2000. Mr. Light received his J.D. from Washington and Lee University and his B.A., magna cum laude, Phi Beta Kappa, from Rhodes College. He is a member of the Warren County Bar Association, Secretary of the Board of Directors and a member of the Virginia State Bar Association.

Dave Vazzana. Dave has worked for FRLP in various capacities for almost 10 years. He is a native of neighboring Fauquier County, where his mother still lives on the farm he grew up on, and where he is blessed to still spend much of his time. Dave has lived in D.C. since graduating from the University of the South in 1999.

### **About Front Royal Limited Partnership**

Front Royal Limited Partnership is a family partnership that has been a part of, and an investor in, the community for over 25 years. We intend to remain active managers and investors in the community throughout the proposed 20 plus year development of the property and beyond. To this day, as we did when we purchased this property, our family believes in the community's scenic beauty, immeasurable natural and human resources, ample and diverse recreational amenities, and future economic development opportunities. Front Royal and the greater Warren County area is truly a great place to live, work, and play. Our family is blessed to have been a part of that over the past 25 years and looks forward to the next 25 years.