



HAYMOUNT

A Traditional Town on the Rappahannock

Haymount is a 1,808-acre new town with residential, commercial and public amenities nearing construction in Caroline County, Virginia. Located 55 miles south of the Nation's capital, Haymount sits on three miles of Rappahannock riverfront. Situated southeast of historic Fredericksburg, near the birthplaces of George Washington and other historic leaders, Haymount is convenient to Interstate 95, just off Route 17. Regular commuter shuttle services are available to Washington and Richmond. Nearby, the Virginia Railway Express connects Haymount with downtown Washington and other major metro locations.

Haymount combines the best of the old and new. It is similar to traditional towns of early Virginia, such as Williamsburg, Fredericksburg, and Old Town Alexandria. The community is laid out as a series of neighborhoods, each providing residents with working and shopping within a five minute walk. At the same time, Haymount will include state-of-the-art technology in housing and office space, with broadband internet access and a community intranet. Advanced, efficient, and clean energy technologies will help power the community.

With zoning, licensing, and permits already approved, the community will include 4,000 homes, 500,000 sf of commercial office space, and 250,000 sf of retail space.

Business travellers will be conveniently served by Richmond International, Reagan National, Dulles International, and Baltimore-Washington International Airports. Opened in 2001, The Stafford Regional Airport also handles jet traffic and air cargo. Virginia's Deep Water Port in Newport News and Virginia's Inland Port located in Front Royal will handle international shipping and rail freight needs.

Housing prices will range from \$200,000 to \$575,000. One-bedroom cottages will stand next to four-bedroom homes, and residents can choose from a wide selection of apartments. Sidewalks and shade



trees will line every pedestrian-friendly street, providing safe and easy passage for people of every age and walk of life.

Plenty of retail space will be provided for small businesses typical of any classic American small town. Larger employers can also own or lease space similar to what you might find in a typical suburban office park.



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Education will be a cornerstone of Haymount.

The developer is building a state-of-the-art elementary school in collaboration with nationally recognized education and architectural experts. A site is also deeded for a middle school. A 50-acre college campus is also planned, which will be the first in Caroline County. A Haymount college scholarship program for Caroline County High School graduates is in place, and several scholarships have already been awarded.

Several sites have been deeded for future congregations to erect religious buildings that reflect the spiritual values of the community. Civic buildings also include a Town Hall, Post Office, Telecommuting Center, and Emergency Medical Facility.

Residents can enjoy parks and playgrounds in every neighborhood. Narrow streets will encourage walking within and between each. Civic greens, neighborhood centers, and playgrounds are placed near residential and commercial areas. Young and old alike can walk or ride bicycles to work, school, shops, and civic centers. Community bicycles will be available for everyone to use, and each home sold will come with two bicycles. Plans for pollution-free short-range community electric vehicles are also underway.

An aquatic park on the banks of the Rappahannock River will provide the only public access to the river in Caroline County. The park will include a public boat ramp and boat house. Haymount's large-scale organic garden will provide produce to sell at the farmers market.

While town plans are comprehensive, the developer will build on only 1/3 of Haymount, leaving 2/3 of the land in its natural state. To augment the current wooded areas, an additional 50,000 trees and shrubs will be planted. The community will realize the benefit of more tree cover after development than in its present state.

The architects for Haymount are Andres Duany and Elizabeth Plater-Zyberk, who have designed and planned more than 100 towns and urban projects throughout the United States. They were selected Designer of the Decade by *Time Magazine*.

Scheduled for completion in three phases over 8 years, opportunities at Haymount are coordinated through its developer, The John A. Clark Company. Haymount is owned by Haymount Ltd. Partnership, whose partners are the W.C. & A.N. Miller Company and John A. Clark.

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