

**County of Loudoun**  
**Department of Planning**  
**MEMORANDUM**

**DATE:** May 5, 2010

**TO:** Management & Financial Services                      Beth Hilkemeyer                      MS 41

**FROM:** Judi Birkitt, Project Manager (x. 5784)

**RE:**                      **ZMAP-2008-0021 Kincora Village Center**  
**REQUEST FOR (1) REVIEW OF DRAFT PROJECTED ROUTE 28 BUY-OUT**  
**CALCULATIONS AND (2) CURRENT VALUE OF DEBT SERVICE**  
**OBLIGATION**

**COMMENT DUE DATE:** BOS Public Hearing is scheduled for May 10, 2010.  
(Note: Please provide the project manager both paper and electronic versions of your comments by the due date (MS #62, [judi.birkitt@loudoun.gov](mailto:judi.birkitt@loudoun.gov), 703-771-5784)

Please find the following information for your review:

1. Draft Projected Route 28 Buy-Out Calculations for Kincora Village Center ZMAP 2008-0021 (May 4, 2010)

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The applicant stated that he has discussed with Fairfax County staff how they applied the buy-out formula to mixed-use buildings containing residential uses. According to the applicant, the attached draft projected buy-out calculations reflect Fairfax County's application of the formula.

In order to more accurately project the calculated buy-out, the applicant requests that staff provide them the current value of debt service obligation.

**ZMAP-2008-0021**  
**Kincora Village Center**

**APPLICANT/OWNER:** NA Dulles Real Estate Investor LLC  
Michael W. Scott  
PO Box 865  
Great Falls, VA 22066  
703-738-8736

**REPRESENTATIVE:** Hunton & Williams LLP  
John C. McGranahan, Jr., Esquire and  
Aaron Shriber, Land Use Planner  
1751 Pinnacle Drive, Suite 1700  
McLean, VA 22102  
703-714-7464 and 703-714-7465

**PROPOSAL:** A Zoning Map Amendment to rezone 336.64 acres from PD-IP under the 1972 Zoning Ordinance to PD-MUB

**LOCATION:** Southwest quadrant of the Harry Byrd Highway (Route 7) and Sully Road (Route 28) Interchange.

**TAX MAP/PARCEL:** Tax Map - /80//1////3/ 041-29-8238  
Tax Map - /80//27////1/ 042-29-6582  
Tax Map - /80//27////2/ 042-49-0209

**CURRENT ZONING:** PD-IP (1972 Zoning Ordinance)

**PROPOSED NON-RES FLOOR AREA:**

1,544,000 (1,400 MF Residential including 140 ADU)  
2,604,349 (Office Employment)  
398,825 (Retail/Other)  
269,851 (Public Civic & Institutional)  
575,000 (Hotel, 720 rooms)

**5,392,025 Total SF**

**SURROUNDING ZONING/LAND USE:**

<b>NORTH</b>	PD-IP/PD-OP/A3	Vacant, Office, Warehouse, Residential
<b>SOUTH</b>	PD-IP	Industrial
<b>EAST</b>	PD-IP/PD-OP/PDCCRC	Vacant, Industrial
<b>WEST</b>	PD-IP	Vacant, LCSA, Industrial

**ELECTION DISTRICT:** Broad Run

## Formula

### Loudoun County Rt. 28 Buy-Out Calculations

DRAFT: 5/4/10

#### Base Values for NA Dulles Property:

Total Land Area of NA Dulles Property (s.f.)	17,287,887 SF
Total Land Area of SPEX + Remaining PD-IP (s.f.)	2,710,154 SF
Total Land Area of Rezoning (s.f.)	14,577,733 SF
Percentage of Total Property that is Subject to Rezoning	84.32%
Percentage of Property Subject to SPEX + Remaining PD-IP	15.68%
Total Proposed Square Feet of Residential Uses in Rezoned Area (s.f.)	1,544,000 SF
FAR of Rezoning Property	0.37 FAR
Assesed Value of PIN 041-29-8238	\$27,965,500
Assesed Value of PIN 042-49-0209	\$7,076,800
Assesed Value of PIN 042-29-6582	\$5,971,400
Total Assesed Value of NA Dulles Property	\$41,013,700
Assesed Value of SPEX Area + Remaining PD-IP (15.68% of Total)	\$6,429,556
Total Assesed Value of Rezoning Area (84.32% of Total)	\$34,584,144

#### Step 1: Total Square Feet Required to Construct Residential Uses

FAR for Rezoning Area	0.37 FAR
Total Proposed Square Feet of Residential Uses (s.f.)	1,544,000 SF
Total Square Feet Required to Build Residential Uses @ 0.37 FAR (s.f.)	4,172,973 SF

#### Step 2: Percentage of Rezoning Area Required to Build Residential Uses

Total Square Feet Required to Build Residential Uses @ 0.37 FAR (s.f.)	4,172,973 SF
Total Land Area of Rezoning (s.f.)	14,577,733 SF
Percentage of Rezoning Area Required to Build Residential Uses	28.63%

## Formula

### Step 3: Assessed Value of Buy-Out Property

Total Assessed Value of Rezoning Area	\$34,584,144
Percentage of Rezoning Area Required to Build Residential Uses	28.63%
Assessed Value of Buy-out Property	\$9,899,941

### Step 4: Base Share

*Base Share = assessed value of parcel/assessed value of District property within the County*  
 (Note: the assessed value is as of the tax year in which the rezoning occurs - the "Base Year")

Assessed value of buy-out property	\$ 9,899,941
Assessed value of District property within the County	\$ 3,920,090,000
Base Share:	0.25%

Value for January 2006, p. 642 of FY 2007 Adopted Fiscal Plan

### Step 5: Growth Rate Differential

*Growth Rate Differential = 1 + Remaining Buildout Percentage*  
*Remaining Buildout Percentage = (Assumed Total Buildout for District property in County - Current Buildout in Base Year for District property in County)/Total Buildout for District property in County*

Assumed Total Buildout for District property in County	59,200,000 SF
Current Buildout in Base Year for District Property in County	25,668,563 SF
Remaining Buildout Percentage	56.64%
Growth Rate Differential:	1.5664

From Appendix G to agreement. Originally from 2001 Government Finance Group study.  
 Land Management Information System (LMIS), 9/29/2006

## Formula

### Step 6: County Share of Remaining District Obligation

*County Share of Remaining District Obligation = District Combined Debt Service Obligation \* County Share of Total Buildout*

District Combined Debt Service Obligation	\$ 206,465,312	As of 10/1/06. Calculated using present value table. Estimated 10/1/04.
Adjustment for Cash on Hand	(12,400,000)	
	\$ 194,065,312	
County Share of Total Buildout	51.35%	From Appendix G to agreement.
County Share of Remaining District Obligation	\$ 99,652,538	

### Step 7: Parcel Obligation Remaining

*Parcel Obligation = Base Share (Step 1) \* Growth Rate Differential (Step 2) \* County Share of Remaining District Obligation (Step 3)*

\$ 394,212

## Loudoun County Rt. 28 Buy-Out Calculations

DRAFT: 5/4/10

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Total Land Area of Rezoning (s.f.)	14,577,733
Percentage of Property Subject to Rezoning	84.32%
Percentage of Property Subject to SPEX	15.68%
Total Proposed Square Feet of Residential Uses (s.f.)	1,544,000
FAR For Rezoning Area	0.37

Total Assesed Value of PIN 041-29-8238	\$27,965,500
Total Assesed Value of PIN 042-49-0209	\$7,076,800
Total Assesed Value of PIN	\$5,971,400
Total Assesed Value of NA Dulles Parcels	\$41,013,700
Total Assesed Value of SPEX Area + Area Excluded to Remain PD-IP	\$6,429,556.32
Total Assesed Value of Rezoning Area	\$34,584,143.68