HUNTON & WILLIAMS

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JOHN C. MCGRANAHAN, JR.
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FILE NO. 67442.8

March 5, 2010

BY E-MAIL

Members, Loudoun County Planning Commission
Loudoun County Government Center
One Harrison Street, S.E.
Third Floor
Leesburg, Virginia 20175

Kincora – Transportation Worksession

Dear Planning Commission Member:

Attached to this email are the following:

1. Three plan sheets regarding the Pacific Boulevard crossing of Broad Run

   a. An engineered sheet prepared by Urban Ltd., which depicts the alignment of Pacific Boulevard across the Broad Run Toll House property (this sheet shows the various structures on the west side of Broad Run that potentially will be impacted by the extension of Pacific Boulevard).

   b. A color aerial photograph showing three potential alignments for Pacific Boulevard.

   c. A copy of Sheet 11 of the current Kincora Concept Plan, which shows the "Pacific Boulevard Construction Envelope."

2. An excerpt from the Proffer Statement, with proposed clarifications, regarding the flexibility for determining the ultimate alignment of Pacific Boulevard, with an outline of the process that will be required to construct this road

3. A copy of PowerPoint slides prepared by the Applicant's traffic consultant, Gorove/Slade Associates, Inc.

HUNTON & WILLIAMS

We hope that providing these materials to you in advance will facilitate your review and the discussion at the upcoming worksession on transportation. We look forward to discussing these materials with you next Wednesday.

If you have questions prior to next Wednesday, please do not hesitate to call.

Have a great weekend!

With best regards,

John

John C. McGranahan, Jr.

Enclosures

cc: Ms. Judi M. Birkitt
Mr. George Phillips
Mr. Michael W. Scott
Mr. Daniel P. Coughlan
Mr. Christopher M. Tacinelli
Mr. Tushar Awar

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PACIFIC BLVD EXTENSION OFFSITE WEST OF BROAD RUN

KINCORA

BROAD RUN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

SCALE: 1"= 80' C.I. = 2' DATE: OCT., 2009

urban
Planners•Engineers•Landscape Architects•Land Surveyors

Urban, Ltd.
7712 Little River Turnpike
Annandale, Virginia 22003
Tel. 703.642.8080
Fax. 703.642.8251
www.urban-ltd.com

PLAN DATE
10-05-09

No.	DATE	DESCRIPTION

REVISIONS

FILE No. MISC-1675-2-EXH

SHEET 1 OF 1

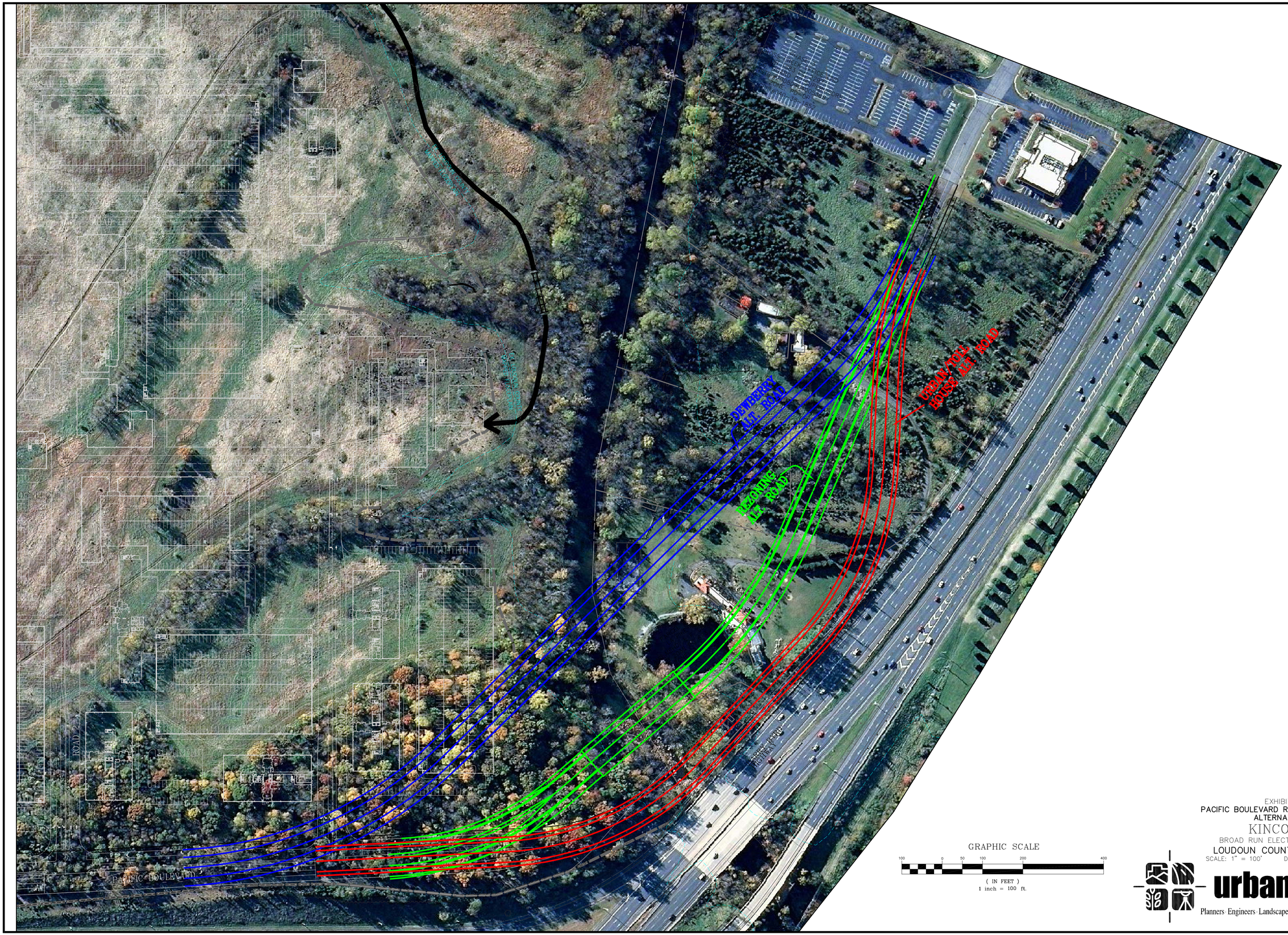

EXHIBIT
PACIFIC BOULEVARD ROAD ALIGNMENT ALTERNATIVE
KINCORA
BROAD RUN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA
SCALE: 1" = 100' DATE: OCT. 15, 2009

urban
Urban, Ltd.
7712 Little River Turnpike
Annandale, Virginia 22003
Tel. 703.642.8080
Fax. 703.642.8251
www.urban-ltd.com
Planners · Engineers · Landscape Architects · Land Surveyors

SHEET 1 OF 1
MISC 1675-2-ALTRD

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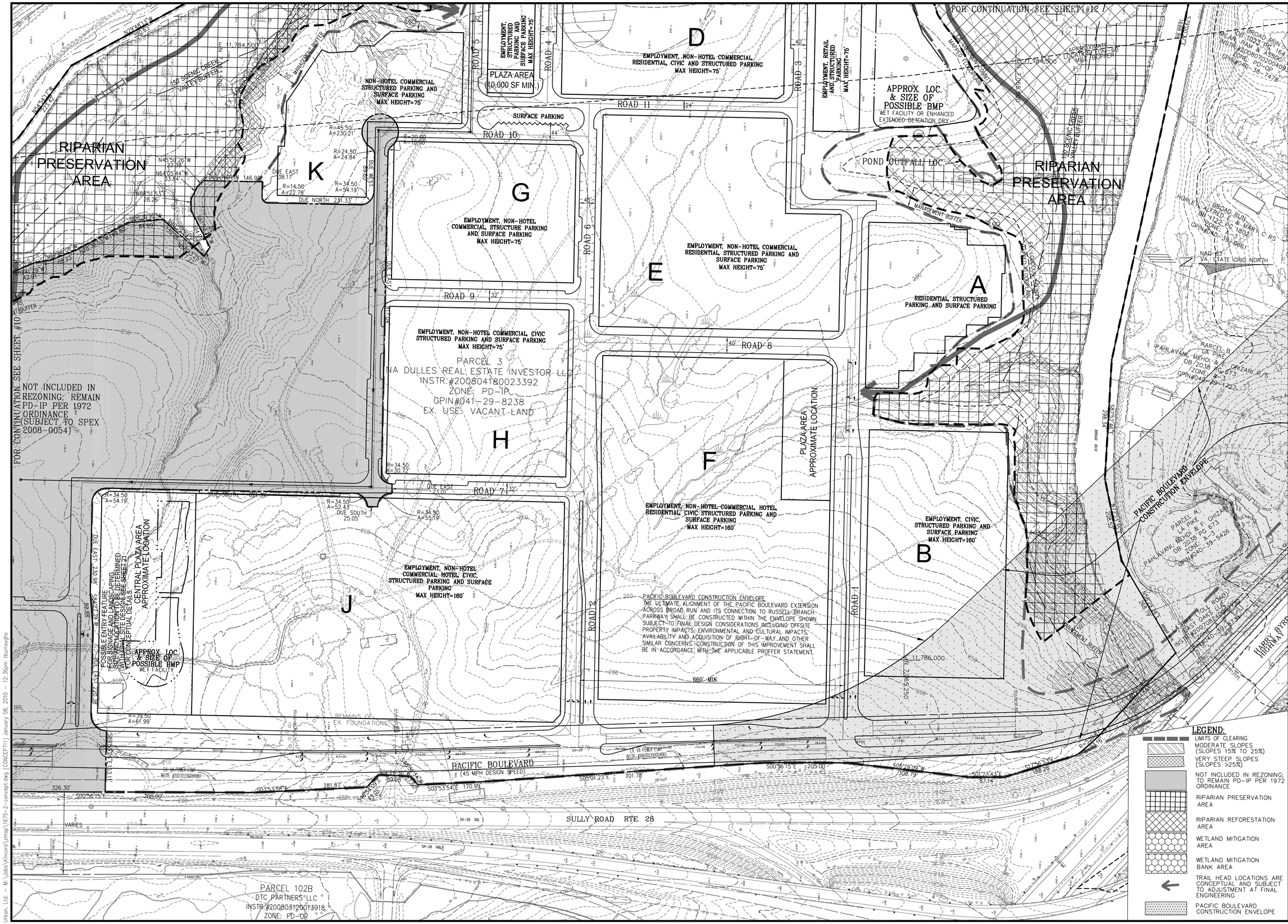


Urban, Ltd. – M:\Jobs\Kincora\zmap\1675-2-concept.dwg [CONCEPT11] January 08, 2010 – 12:36pm tburroughs

urban™

7700 Little River Turnpike Suite 503
Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.941.8344
www.urban-ltd.com

Seal

COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
Lic. No. 023416
01/08/10
PROFESSIONAL ENGINEER

Client

NA Dulles Real Estate Investor, LLC
A Delaware Limited Liability Company
c/o Tritec Development Group, LLC
45 Research Way, Suite 100
East Setauket, NY 11733
703.797.2077 ext 101 or 102

Revision / Issue

No.	Description	Date
1	COUNTY COMMENTS	07-21-09
2	COUNTY COMMENTS	10-02-09
3	COUNTY COMMENTS	01-08-10

Issue

Date	Description

Project Name

KINCORA

KINCORA VILLAGE CENTER

Broad Run Election District
Loudoun County, Virginia

Drawn By	Checked By
TB	ESS

Project No. 08-356

Date OCT., 2008

Drawing Title

CONCEPT PLAN

Scale: 1"=100'

Drawing Number

11

Sheet 11 of 35 ZP-1675-2

PACIFIC BOULEVARD ALIGNMENT PROFFER

III. B. Pacific Boulevard Alignment.

The final alignment of Pacific Boulevard as it crosses the northeast corner of the site and Broad Run and connects to Russell Branch Parkway shall be ~~determined in~~**located within** an area ~~within~~**identified on Sheet 11 of the Concept Plan as** the Pacific Boulevard construction envelope (the "Pacific Boulevard Envelope")~~ shown on the Concept Plan~~**. The final alignment shall be determined** at the time VDOT right-of-way plans and/or Owner-initiated construction plans and profiles are approved~~, and such~~**. The** alignment **shown on the Concept Plan** may be shifted ~~from the alignment shown on~~**within** the Pacific Boulevard Envelope without requiring a zoning concept plan amendment or proffer amendment. If the Board of Supervisors approves the creation of a CDA to finance construction of Pacific Boulevard, and VDOT and/or the County have not approved the final alignment of the off-site portion of Pacific Boulevard in connection with the review and approval of the requisite ~~plans for~~ Pacific Boulevard **right-of-way or construction plans**, the CDA shall, at the time required by the terms of these Proffers, deposit with the County the necessary funds for the construction of that segment of Pacific Boulevard~~,~~ ~~within the Pacific Boulevard Envelope,~~ **in the alignment shown on the Concept Plan, with such funds** to be held by the County and used only for the future construction of that segment of Pacific Boulevard **once the final alignment is determined**. Any interest that accrues on such funds shall likewise be held and used only for the construction of that segment of Pacific Boulevard. Any portion of such funds or accrued interest that is not used for the construction of Pacific Boulevard, if any, shall be returned to the CDA.

PROCESS FOR EXTENDING PACIFIC BOULEVARD

1. Rezoning approval
2. Determine final Pacific Boulevard alignment based on:

    a. Acquisition of right-of-way by Kincora (impacted by availability, environmental impacts, cultural resources, costs)
    b. Federal, state and local plan approvals and permits

3. Construction plan approval
4. Mitigation of all impacts
5. Construction

KINCORA VILLAGE CENTER – ZMAP 2008-0021

KINCORA – TRANSPORTATION PLAN

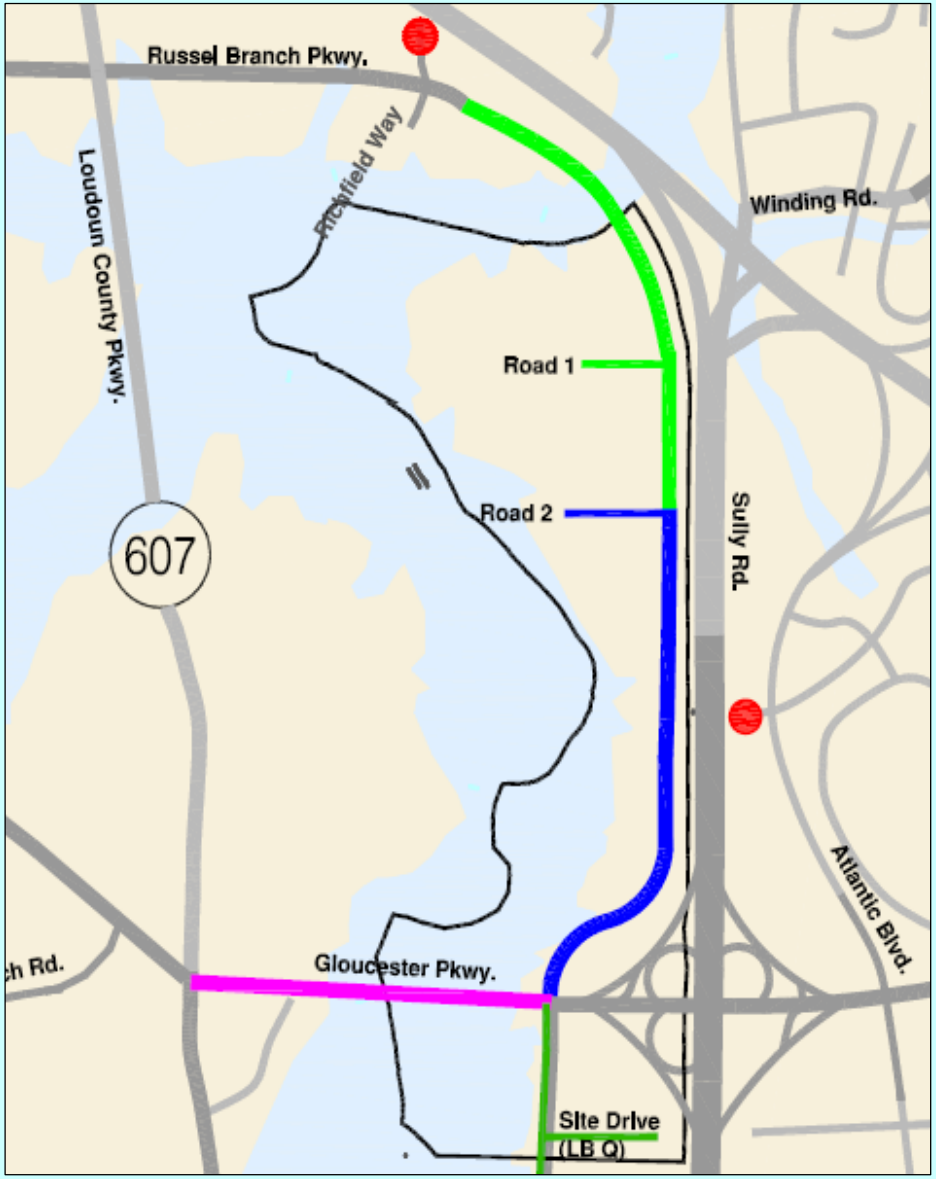
- CDA (Road Improvements Upfront)

  - Pacific Boulevard – On Site
    – Direct Access to Route 28
  - Pacific Boulevard – Broad Run Crossing
    – Connection to Russell Branch Parkway
  - Gloucester Parkway – Broad Run Crossing
    – Connection to Loudoun County Parkway

- PHASING PLAN OBJECTIVES:

  - Provide Adequate Road Access
  - Minimize Impacts To Existing Regional Roads
  - Create Capacity On Regional Roads Equal To/Greater Than Site Traffic Added With Each Phase
  - Contribute Adequate Regional Roadway Improvements In Lieu of Cash Contribution

ADEQUATE ROAD ACCESS



PHASE I

- UTILIZATION OF ON-SITE NOKES BLVD./ROUTE 28 INTERCHANGE
- CONSTRUCTION OF PACIFIC BOULEVARD - ON SITE

PHASE II

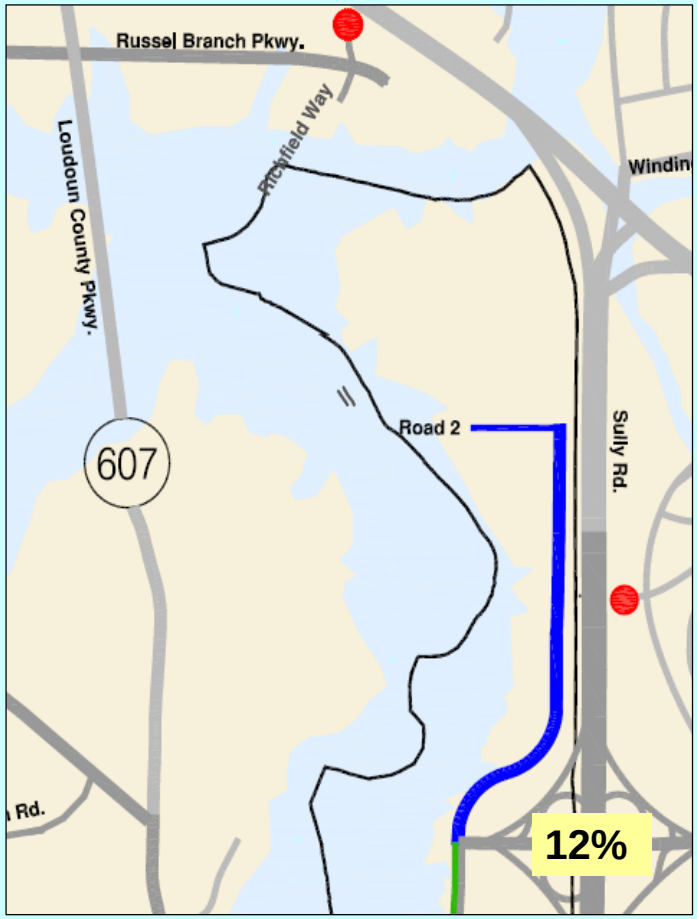
- CONSTRUCT PACIFIC BOULEVARD ON SITE TO RUSSELL BRANCH PARKWAY OFF SITE THAT INCLUDES A CROSSING OF BROAD RUN

PHASE III

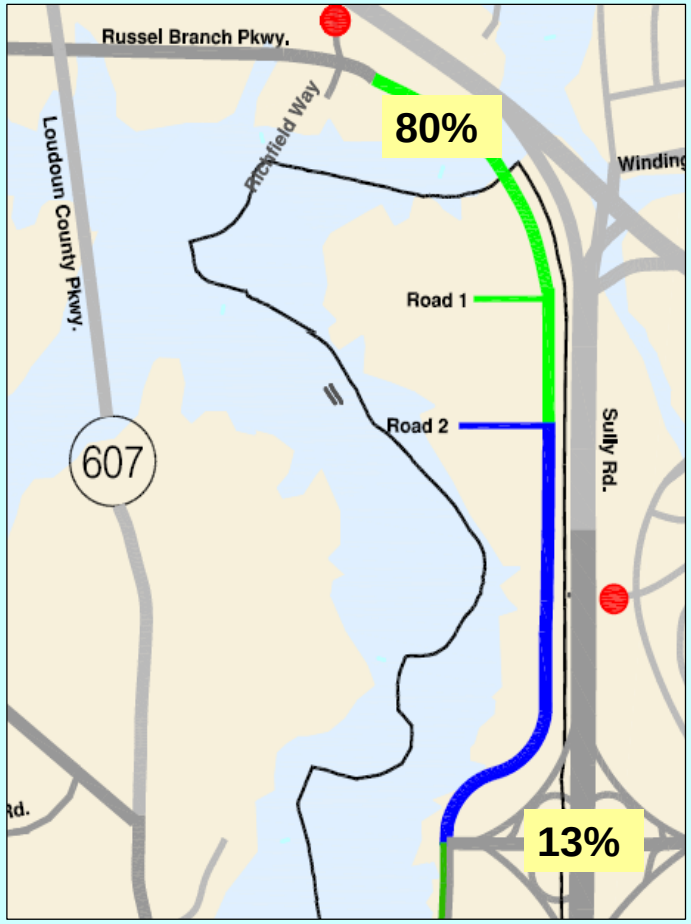
- CONSTRUCT GLOUCESTER PARKWAY ON SITE TO LOUDOUN COUNTY PARKWAY OFF SITE THAT INCLUDES A CROSSING OF BROAD RUN

MINIMIZE IMPACTS TO EXISTING REGIONAL ROADS

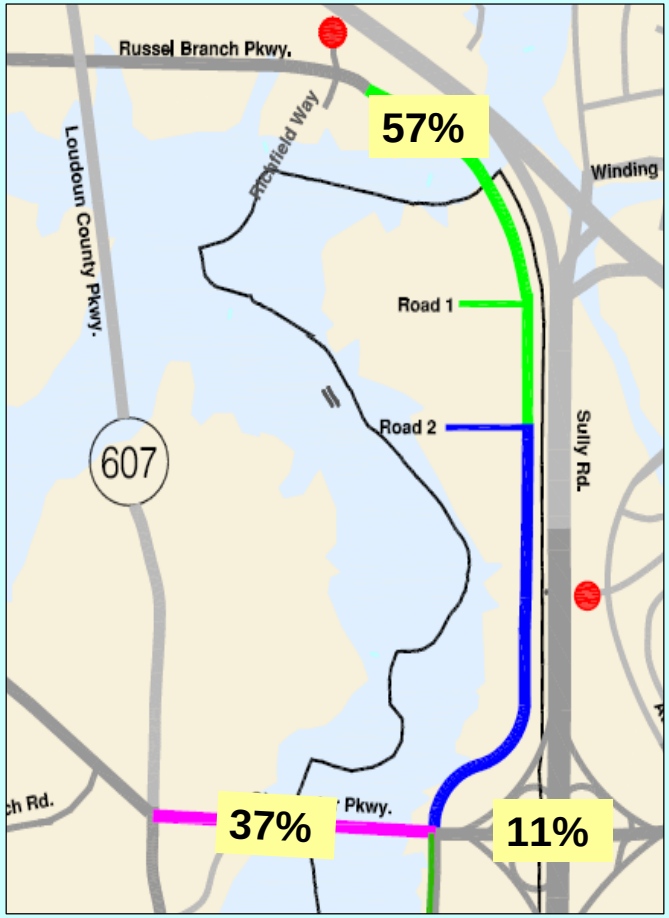
PHASE I



PHASE II

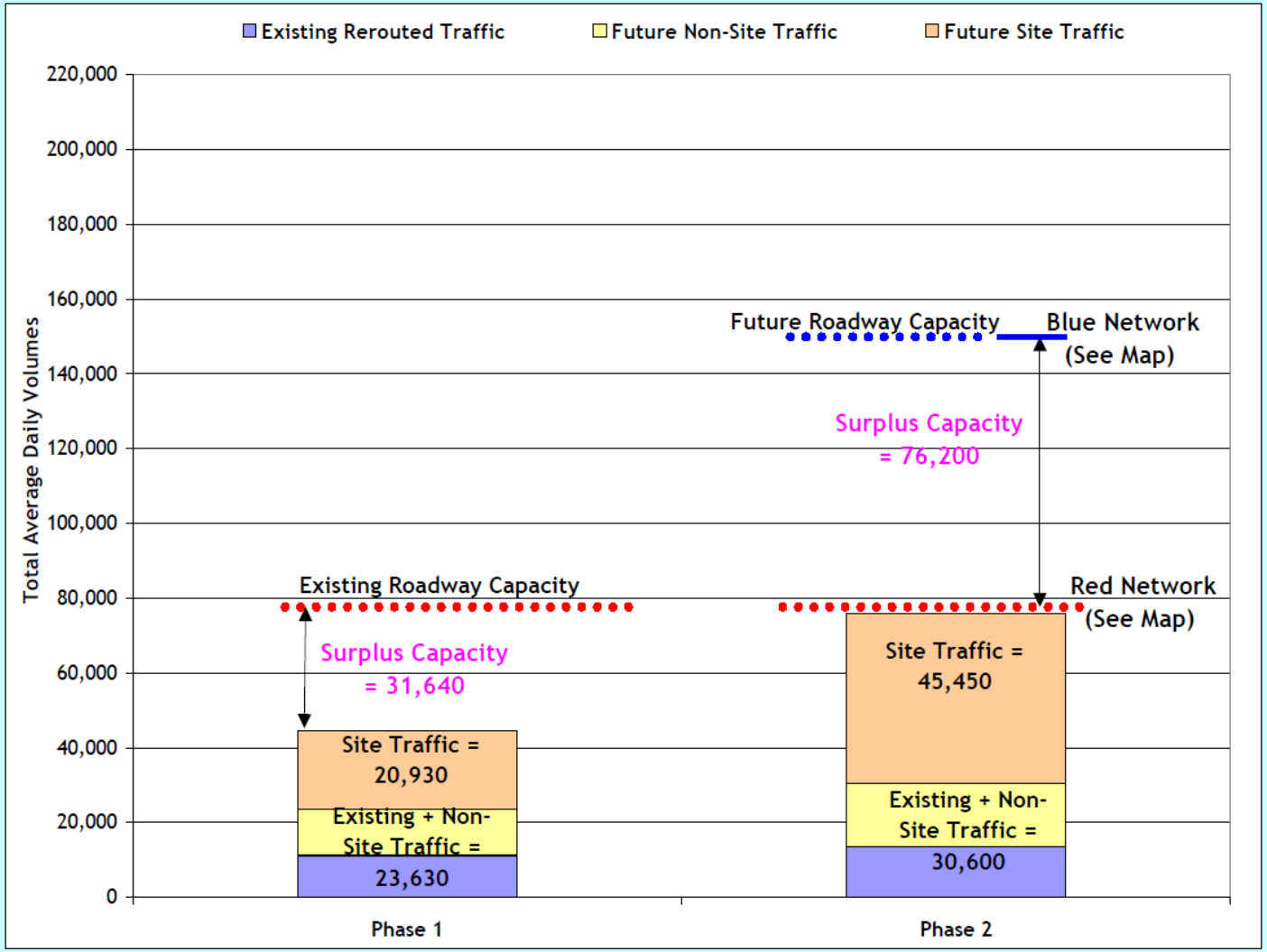


PHASE III

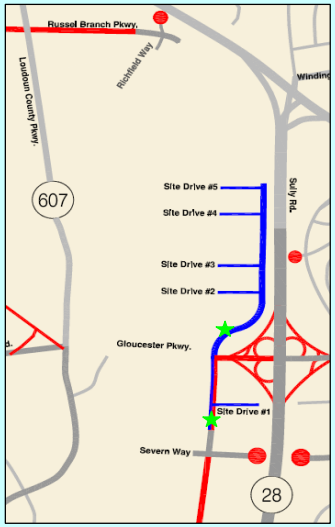


XX % = SITE TRAFFIC/TOTAL TRAFFIC

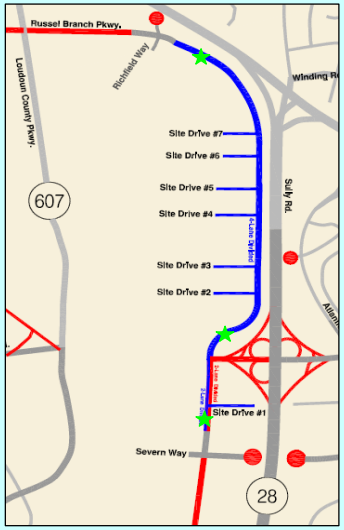
ADEQUATE ROADWAY CAPACITY – PHASE I & II



Proposed Network



Phase I



Phase II

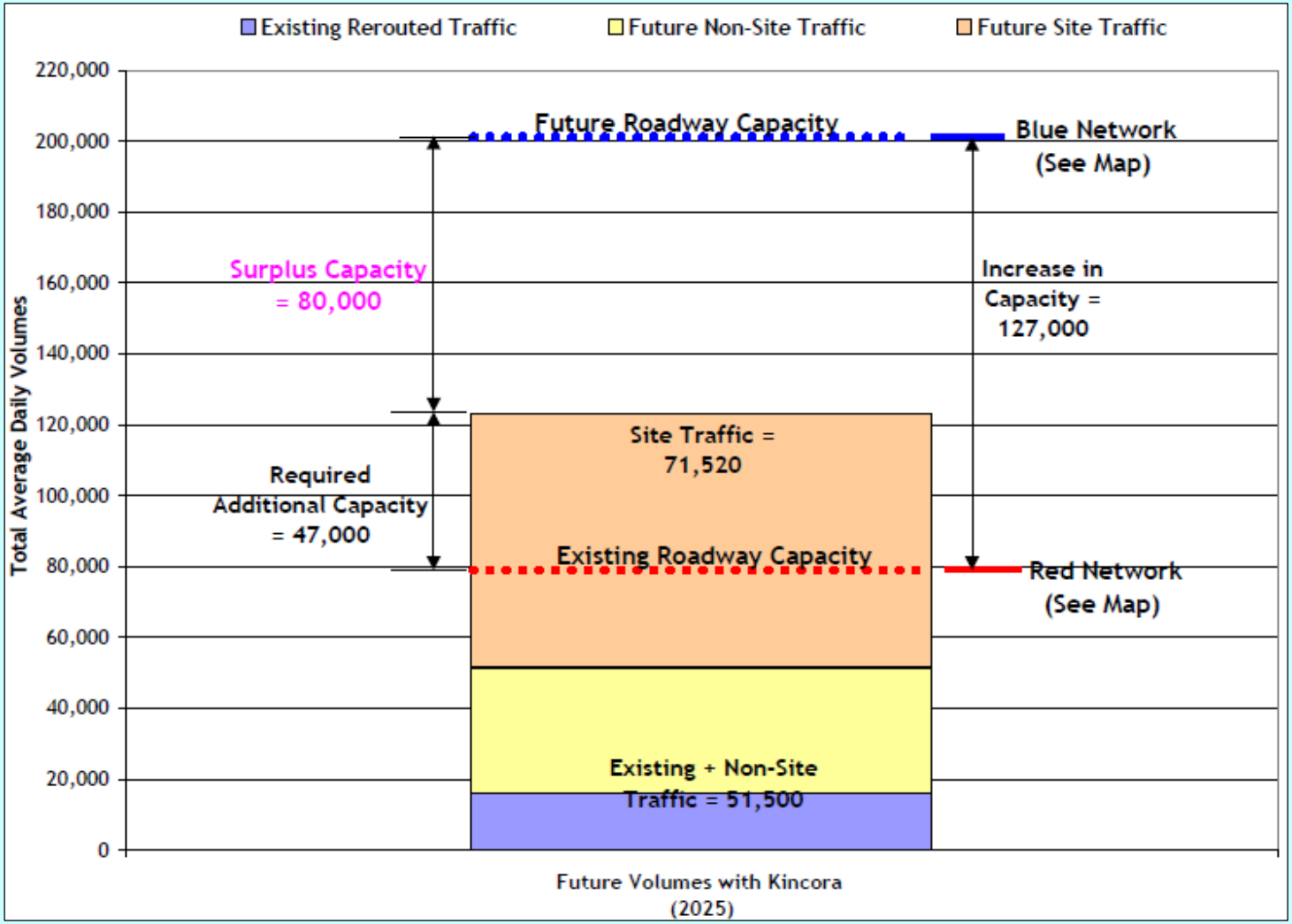
Notes:

1. Roadway capacity was based on Federal Highway Administration, Informational Guide, Chapter 7 – Operational Analysis Methods considering 1,400 vehicles per hour per lane divided by 11% (k-factor) to determine the daily capacity for critical lanes at a signalized intersection.

2. Daily volume was based on volume crossing property boundaries.

★ Roadway capacity was measured at these locations.

ADEQUATE ROADWAY CAPACITY – FULL BUILD OUT



Proposed Network

Construct Gloucester Pkwy. and Pacific Blvd. as 4-lane roads.

Notes:

1. Roadway capacity was based on Federal Highway Administration, Informational Guide, Chapter 7 – Operational Analysis Methods considering 1,400 vehicles per hour per lane divided by 11% (k-factor) to determine the daily capacity for critical lanes at a signalized intersection.

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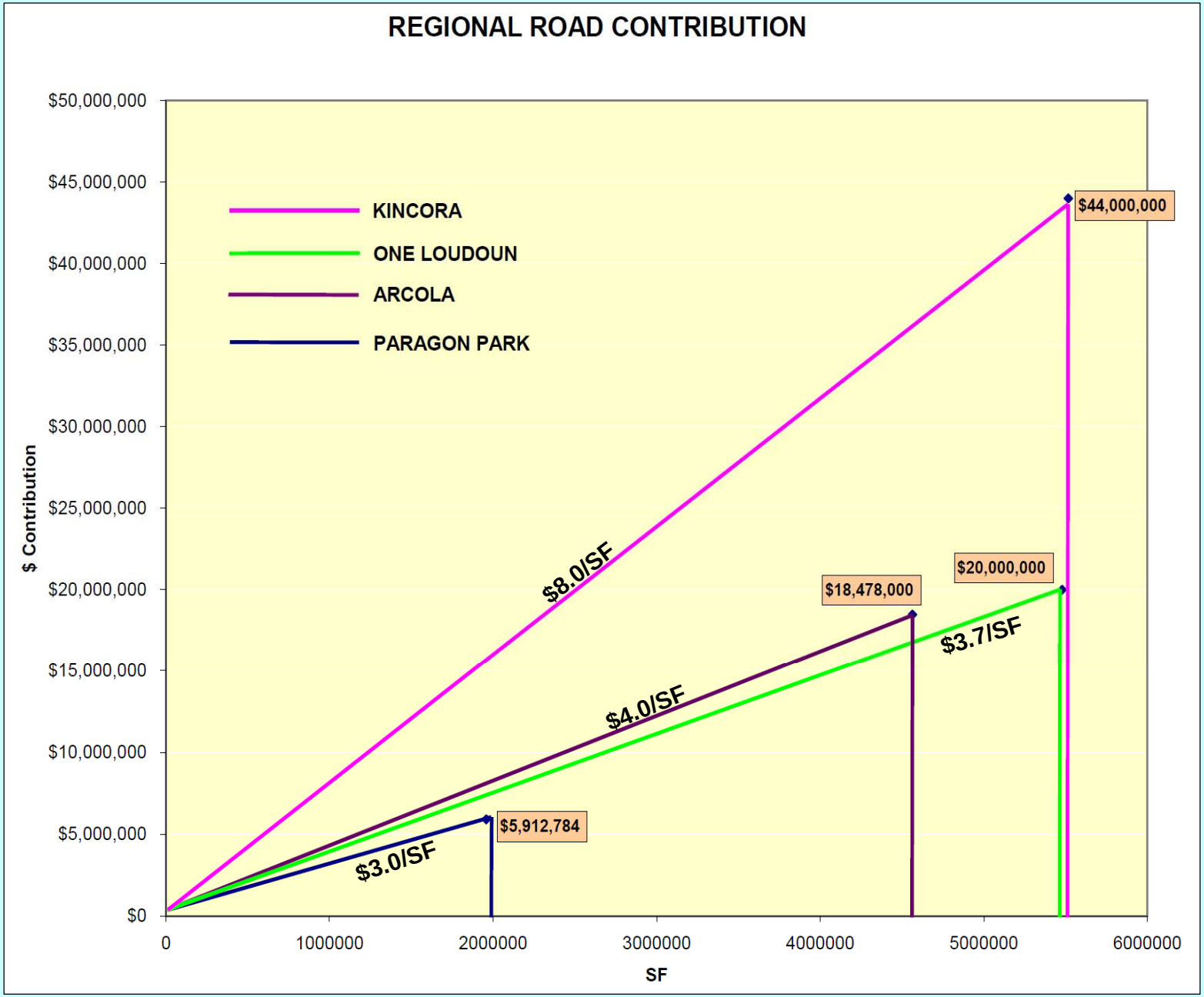

KINCORA:

- 5,517,025 SF
- $8/SF – Roadway Contribution
- Pacific Blvd.Connection & Bridge
- Gloucester Connection & Bridge

ONE LOUDOUN:

- 5,479,200 SF
- $3.7/SF – Roadway Contribution
- AVB/Route 7 Interchange

ARCOLA:

- 4,564,000 SF
- $4.0/SF – Roadway Contribution
- Route 50 Improvements
- Arcola Blvd. Construction
- Dulles South Pk. Construction
- Interchange Contribution

PARAGON PARK:

- 1,958,217 SF
- $3.0/SF – Roadway Contribution
- Pacific Blvd. Construction

SUMMARY

- **CDA – ALL IMPROVEMENTS UPFRONT**

  - PROVIDES SIGNIFICANT REGIONAL BENEFIT THAT PRECEDES KINCORA DEVELOPMENT

- **PHASING PLAN**

  - PROVIDES ADEQUATE SITE ACCESS FOR ALL PHASES
  - MINIMIZES IMPACTS TO REGIONAL ROAD NETWORK
  - CREATES ROADWAY CAPACITY IN EXCESS OF SITE GENERATED TRIPS
  - CONTRIBUTES SIGNIFICANT REGIONAL ROADWAY IMPROVEMENTS