

# Residents Speak Overwhelmingly in Favor of Kincora Village

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A majority of residents at a May 10 county public hearing spoke in favor of a mixed-use development slated to accompany a minor league ballpark on Route 28 in Ashburn.

Residents said Kincora Village, a residential and business development proposed for the routes 7 and 28 interchange, would provide much needed affordable housing and entertainment to Loudoun that some are driving out of town and state to find.

“My most cherished memories of my father are of watching the Yankees together. I look forward to taking my son there,” resident Chris Klein said.

“I’m tired of giving my money to other states, other counties and getting nothing out of it,” Leesburg resident Tom Hardball added.

The proposed 424-acre village, if approved by supervisors, would include almost 4 million square feet of office space, the majority of it desirable Class A space the county wants to increase. It also would have two hotels, 464,900 square feet of retail space and 1,376 residential units.

A fire-rescue station and a performing arts center also are included in the plans.

In addition, developer NA Dulles Real Estate Investor has agreed to make about \$25 million in local road improvements, including finishing Pacific Boulevard and extending Gloucester Parkway to the Nokes Boulevard/Route 28 interchange.

Loudoun supervisors approved plans for the accompanying 5,500-seat ballpark – which will be home to an Atlantic League professional baseball team – in July 2009.

Opponents of Kincora Village said the project is not needed right now and will add to the already congested Route 28 corridor.

“Tonight it’s clear what the applicant needs. I’m here to ask you to consider what the county needs,” said Jen Bingle of the Piedmont Environmental Council. “We don’t need more right now, especially if it’s going to bring more debt to our taxpayers.”

Loudoun supervisors May 10 sent plans for the village to a May 18 committee meeting for further discussion.

County leaders already said they have no plans to vote on Kincora Village at the meeting since there are too many questions about the developer’s plans to phase in road construction around the area.

Supervisors said they’re also worried that the massive project will leave too many empty offices and storefronts rather than providing a boost to the county’s tax base like developers have touted.

“I think it’s extremely optimistic to assume that all 2.7 million square feet of office space will filled out,” said Supervisor Jim Burton (I-Blue Ridge).