

**ZMAP 2006-0016, KINCORA  
SUMMARY OF ISSUES & CONCERNS**

1. The proposed residential uses are not permitted in Keynote Employment areas.
2. The subject site is located within the Route 28 Tax District, where residential development is not permitted. Any residential development directly reduces the viability of the Route 28 Tax District to fund major roadway improvements and may impact employment development on surrounding sites.
3. The proposed addition of 1376 residential units has not been included in current school growth projections and will introduce an additional annual operating cost of approximately \$4.8 million.
4. A reasonable use of the property exists under current zoning. The site could develop with up to 4.4 million square feet of office and supportive retail/service space without the residential uses.
5. The site is adjacent the County's only designated Urban Center, the Dulles Town Center. The Kincora proposal may impact the viability of Dulles Town Center.
6. The applicant does not ensure, by proffered phasing or densities, that employment uses will develop to the intensity envisioned for Keynote Employment areas or to the intensity already permitted by current zoning.
7. The application is premature until the Board has made a decision whether or not to support a community development authority approach to financing key extensions of Gloucester Parkway and Pacific Boulevard.
8. Project lacks an appropriate schedule for road improvements and does not propose improvements where they are needed outside the applicant's property.
9. The application lacks enforceable commitments to site design and layout. The proffers establish a street layout but little beyond that to establish the character or quality of the community.
10. The application fails to mitigate capital facilities impacts.
11. The project design impacts sensitive environmental areas, including floodplain, steep slopes and habitat resources including a large heron rookery.
12. The application does not adequately commit to a wetlands mitigation bank, tree preservation or storm water management features that will address concerns regarding water quality and habitat protection, including a large heron rookery.

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