

**PEC Fact Sheet & Sources of Information
Kincora's Proposed Baseball Stadium in Loudoun County, VA**

1. Sources of our information for the number of seats included with the baseball stadium:

- Per the applicant's Statement of Justification, dated December 9, 2008 and revised April 20, 2009, page 1:

"The 75,000 square foot recreational complex will be constructed with between 5,500 and 6,000 permanent seats. The total maximum capacity will be 10,000 persons."
- Letter to Judi Birkitt, Senior Planner, Land Use Review, Department of Planning from John C. McGranahan, Jr., Hunton & Williams, LLP, dated April 20, 2009, page 4:

"The Statement of Justification has been revised to clarify the number of fixed seats (no more than 6,000) and the maximum potential capacity (10,000) of the entire recreational complex."
- Per the Board of Supervisors Public Hearing Staff Report, dated June 8, 2009, page 10:

"Per the Statement of Justification, the anticipated maximum attendance at a sports event is 6,000, so the recreational facility is proposed to have up to 6,000 fixed seats; however, the stadium will be designed to accommodate an additional 2,500 people within the plaza area. Therefore, the maximum number of attendees at a sporting event could be 8,500. The majority of the baseball games are planned to be held on the weekend with a few games during the week at off-peak times, with a start time of 7:05 p.m. The proposed maximum capacity for non-athletic uses, such as concerts and festivals, is 10,500 people. At such an event, the facility could accommodate up to an additional 2,000 people in temporary seats and grass/lawn seats on the ball field itself. The actual maximum capacity for the recreational facility then is 10,500."
- Per the Department of Planning, Community Planning referral dated March 13, 2009, pages 3-4:

"The Statement of Justification provides the proposed minor league baseball stadium will have between 5,500 and 6,500 seats as well as luxury suites with a maximum capacity of 10,000."
- Per the Office of Transportation Services referral, dated April 3, 2009, page 1:

"The development plan is proposed for the SPEX application and includes a baseball stadium (5,500-10,500 seats)."

2. Source of our information which states that with the stadium is 900,000 sq ft of office space and 74,000 sq ft of retail and service uses:

- Per the applicant's Statement of Justification, dated December 9, 2008 and revised April 20, 2009, page 1:

"A two phase development plan is shown on the SPEX Plat with the recreational complex (75,000 square feet), five office buildings (up to 300,000 square feet) and auxiliary uses (50,000 square feet) constructed in the initial phase. The second phase will provide additional office buildings (602,211 square feet) and auxiliary uses (25,000 square feet) for a total development of 1,050,211 squares of commercial uses."
- Per the Board of Supervisors Public Hearing Staff Report, dated June 8, 2009, page 1:

"NA Dulles Real Estate Investor LLC of Great Falls, Virginia has submitted an application for a special exception to permit a 75,000 square foot recreational facility for use by a professional minor league baseball team (Atlantic League), 901,211 square feet of office uses in 8 buildings, and 74,000 square feet of auxiliary uses, such as restaurants, personal services, and banks. Development, including road improvements, is proposed in two phases. "

3. The opposition says that baseball should be located near Metro

- Per the Department of Planning, Community Planning referral dated March 13, 2009, page 5:

“THE BASEBALL STADIUM MOST CLOSELY RESEMBLES SPECIAL ACTIVITY USES. THE REVISED GENERAL PLAN IDENTIFIES SEVERAL CRITERIA WHICH MUST BE MET FOR AN AREA/USE TO BE DESIGNATED AS A SPECIAL ACTIVITY. THESE CRITERIA ARE AS FOLLOWS:

- *Proposals will be evaluated for their fiscal impacts and should provide analysis of the market area and population to be serviced by the proposed Special Activity Center. **The Applicant has not provided any information regarding the market area that will be served by the proposed baseball stadium.***
- *An adequate road network operating at an acceptable level of service (D or better). **The traffic study submitted by the Applicant includes both the proposed baseball stadium as well as the other proposed Special Exception uses in addition to all of the uses proposed as part of the active Kincora Village Center rezoning application (ZMAP 2008-0021). As such the impact of the proposed minor league baseball stadium on the adequacy of the road network cannot be analyzed.***
- *The proposed baseball stadium “must be designed to accommodate transit facilities and must demonstrate a commitment to providing access to public transit (bus or rail) on the site. **No information provided nor no binding commitment has been given by the Applicant regarding the provision of and/or the accommodation of transit facilities or access to public transit.***
- *Potential impacts from noise, lighting, signs, parking, and similar activities must be addressed and mitigated. **To date the Applicant has not provided a clear understanding of all of the potential uses/development program for the site and as such the potential impacts from noise, lighting, signs, and parking cannot be analyzed.**”*

4. The opposition says that we should further study the Route 28 corridor.

- Per the Board of Supervisors Public Hearing Staff Report, dated June 8, 2009, pages 13-14:

“The Board is considering whether the Keynote Employment policies of the RGP in the Route Corridor should be amended. At the Board’s February 3, 2009 Business Meeting, they initiated a Comprehensive Plan Amendment (CPAM 2009-0001) for areas planned Keynote Employment within the Route 28 Corridor that includes the subject property. A market study will be initiated as part of the CPAM to look at the viability of Keynote Employment within the Route 28 Corridor in a timeframe to assist the Board in the evaluation of various applications in the Route 28 Corridor. “

5. Here is the source of the information on days of games and start times:

- The Official Website of the Atlantic League of Professional Baseball:

<http://www.atlanticleague.com/info-schedule.php>

It appears that games can be any day of the week. With start times during the weekdays ranging from as early as 10:35 AM (Wednesday, June 3: Long Island at Bridgeport) and 11:05 AM (Wednesday, June 3: Newark at Camden) and evening starts between 6:05 and 7:05 PM. Saturday starts time range from 4:05 Pm to 7:05 PM. Sunday start times range from 1:35 PM to 6:05 PM. Gates generally open an hour before game time.