



FACT SHEET: THE VILLAGE AT LEESBURG

- Development:** The Village at Leesburg
- Description:** The Village at Leesburg embodies highly distinctive and enduring traditional main-street style design and architecture scaled to facilitate and encourage pedestrian and vehicular circulation among mixed uses unified into an integrated and harmonious community, including employment generating office and retail that expand consumer choice and access to services by town residents, hotels and a conference center, an active adult residential community, and village center residences.
- Location:** The Village at Leesburg is located at the eastern gateway to the Town of Leesburg, immediately south of Market Street East/Route 7 at its intersection with River Creek Parkway, on 150 acres, directly west of Goose Creek Golf Course.
- Architect and Planner:** Shook Kelley, Inc., nationally prominent architects and planners headquartered in Charlotte, North Carolina, and designers of Birkdale Village, the mixed-use community in Charlotte selected as a finalist for the Urban Land Institute's 2003 Award for Excellence, and winner of 2004's International Design and Development Award. One of the nation's foremost experts in district planning and place-making, Shook Kelley President and founder Terry Shook speaks regularly at meetings of the Urban Land Institute, lectures at Harvard University, and has been a commentator at CNN and National Public Radio.
- Development Plan:** The heart of the Village at Leesburg is the Village Center, home to buildings of up to 4-stories tall surrounding a community commons and tree-lined, "Main Street" style boulevard. Ground floor occupancies will include prominent upscale retailers and restaurants, with offices and 335 Village style residential units located on upper floors and in complementary buildings. Included in the Village Center is over 200,000 square feet of office space designed for tenants in need of expandable offices ranging from 1,000 to 10,000 square feet.
- Development of a Research Park incorporating 300,000 square feet of large floorplate office use will strengthen opportunities offered in the Town of Leesburg for employment growth.
- The Village at Leesburg will also include a 300-unit active adult community, hotel space and a conference center.

**Buildout
Tabulations:** Office, Hotel, and Conference Center: 648,400 square feet
Retail and Restaurant: 465,000 square feet
Active Adult residential units: 300
Village Center residential units: 335

**Buildout
Value:** Estimated at \$500 million

**Land Use And
Zoning:** Applications have been made to the Town of Leesburg for a change in plan designation under the Leesburg Town Plan from Business I to Business II, and for a rezoning from the property's existing I-1 zoning to PRC (Planned Residential Community) and B-4 (Business Mixed Use) zoning.

**Community
And Public
Benefits:** A new \$25+ million diamond-shaped highway interchange to be constructed at the intersection of Rt. 7/Market Street East and River Creek Parkway at no cost to the Town of Leesburg or Town taxpayers, eliminating two traffic signals. Also at no cost to the Town, construction of portions of two main thoroughfares called for in the Leesburg Town Plan: Crosstrail Boulevard and Russell Branch Parkway.

Office and retail uses will generate employment within the Town consistent with the Town's Business Development Strategy, with retail uses bolstering office absorption and commensurately broadening and expanding consumer choice and access to services for Town residents.

Buildout of the Village at Leesburg is fiscally positive to the Town according to a study by Robert Charles Lesser and Company. Buildout based upon rezoning approval will generate a positive net fiscal impact to the Town of Leesburg of \$24+ million through 2025.

Reinforces goals of the Town of Leesburg Business Development Strategy by attracting visitors to Leesburg who will also frequent the Town's historic downtown business district.

Active adult uses are complementary and consistent with mixed use employment, office and retail proposed on the site, and provide year-round and seasonal residences for empty nesters so that they can live nearby their families in the Town of Leesburg.

Developer: KSI Services, Inc., one of the Washington area's leading developers of diversified real estate and property management in mixed-use commercial office and retail properties, planned communities, and multi-family housing.

Time Frame: Construction of Rt. 7/Market Street Interchange expected to commence immediately upon granting of rezoning approvals. Occupancy of office, retail, residential, restaurant, and hotel uses in early-2007.

Project Team:

Developer:	KSI Services, Inc., Vienna, VA
Architect:	Shook Kelley Inc., Charlotte, NC
Engineers (Civil):	Bowman Consulting Group, Ltd., Chantilly, VA
Engineers (Interchange):	Dewberry & Davis, LLC, Fairfax, VA
Interchange Construction:	Shirley Contracting Co., LLC, Lorton, VA
Transportation Consultants:	Wells & Associates, LLC, McLean, VA
Zoning Counsel:	Reed Smith LLP, Leesburg, VA
Landscape Architects:	Lewis Scully Gionet Inc., Vienna, VA
Commercial Leasing:	KLNB, LLC, Vienna, VA

Website: www.VillageAtLeesburg.com

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