



## Public Facilities Fund

Developer contributions, also known as proffers, provide resources to fund capital facilities in the Capital Improvement Program (CIP); developers contribute these resources to address the future impact of development. Proffers can be cash contributions, dedicated land, or in-kind services that are voluntarily granted to the County to partially offset future capital facility costs associated with specific developments. Proffer contributions are typically obtained through a rezoning or a change in the planned land use. When a developer is granted a rezoning that changes the land use to residential or that increases the density of existing residential uses, those new housing units generate a need for County capital facilities such as schools, parks, libraries, and public safety facilities.

The County maintains an inventory of all types of proffers. Cash proffers accrue to the Public Facilities Fund. As allowed in the Code of Virginia § 15.2-2299, the Zoning Administrator is vested with all necessary authority to administer and enforce proffers and, per statute, adjudicates the eligibility of proffers for public facility uses.

### FY 2023 – FY 2028 Public Facilities Fund

The FY 2023 – FY 2028 plan for the Public Facilities Fund includes the use of \$58,695,572 in cash proffers to fund capital improvement projects in the six-year CIP. While the plan for the Public Facilities Fund covers a period of six years to align with the six-year CIP, only one year is included in the annual budget appropriation. For the FY 2023 – FY 2028 Public Facilities Fund, only those amounts for FY 2024 are included in the FY 2024 Proposed Budget.

### Planned Proffer Expenditures<sup>1</sup>

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	6-Year Total
<b>Revenues</b>							
Cash Proffers	\$16,353,787	\$28,770,783	\$1,972,270	\$1,584,333	\$0	\$0	\$48,681,173
Cash Proffer Interest	13,928	0	0	0	0	0	13,928
Projected Proffers	0	0	0	3,591,930	3,295,862	3,112,679	10,000,471
<b>Total – Revenues</b>	<b>\$16,367,715</b>	<b>\$28,770,783</b>	<b>\$1,972,270</b>	<b>\$5,176,263</b>	<b>\$3,295,862</b>	<b>\$3,112,679</b>	<b>\$58,695,572</b>
<b>Expenditures</b>							
Health and Welfare	\$450,000	0	0	0	0	0	\$450,000
Parks and Culture	7,589,000	5,097,957	677,478	0	1,000,000	0	14,364,435
Public Safety	1,762,318	710,522	0	0	0	1,000,000	3,472,840
Roads and Sidewalks	6,566,398	22,875,796	1,294,792	5,176,263	2,295,862	2,112,679	40,321,790
Towns	0	86,508	0	0	0	0	86,508
<b>Total – Expenditures</b>	<b>\$16,367,715</b>	<b>\$28,770,783</b>	<b>\$1,972,270</b>	<b>\$5,176,263</b>	<b>\$3,295,862</b>	<b>\$3,112,679</b>	<b>\$58,695,572</b>

Proffers are legally restricted for use in compliance with the conditions applied to the proffer. The County’s internal Proffer Management Team reviews approved proffers and conditions to determine compliance. The Proposed FY 2025 – FY 2028

<sup>1</sup> Sums may not equal due to rounding.

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cash proffer uses are contingent upon proffer determinations from the Loudoun County Zoning Administrator verifying that the uses are appropriate to the intent of the original proffer statements provided by the proffer contributors.

**FY 2023 Public Facilities Fund****Arcola Mills Drive - Belmont Ridge Road to Stone Springs Boulevard**

ZMAP	Development	Sequence #	Amount
ZMAP-2014-0003	POLAND HILL	99076795	\$625,225.92
ZMAP-2002-0013	STONE RIDGE	99067098	54,213.30
<b>Total</b>			<b>\$679,439.22</b>

**Braddock Road Widening - Paul VI Eastern Entrance to Loudoun County Parkway**

ZMAP	Development	Sequence #	Amount
ZMAP-2000-0008	DEAN PROPERTY	99065413	\$105,630.72
ZMAP-2005-0013	MARBURY	99067421	141,094.82
ZMAP-2004-0022	DAWSONS CORNER	99066973	89,251.83
ZMAP-2005-0044	WOODBURN	99068373	68,359.18
<b>Total</b>			<b>\$404,336.55</b>

**Brambleton West Park Improvements**

ZMAP	Development	Sequence #	Amount
ZMAP-2013-0002	BRAMBLETON ACTIVE ADULT	99078331	\$2,050,000.00
ZMAP-2013-0010	GLASCOCK FIELD AT STONE RIDGE	99075677	3,056.89
ZMAP-2014-0006	WHITMAN PROPERTY NORTH	99077222	138,037.81
ZMAP-2014-0006	WHITMAN PROPERTY NORTH	99077221	1,407,905.30
<b>Total</b>			<b>\$3,599,000.00</b>

**Crosstrail Boulevard Segment C - Sycolin Road to Dulles Greenway**

ZMAP	Development	Sequence #	Amount
ZCPA-2017-0002	STONEWALL SECURE BUSINESS PARK	99077440	\$13,178.27
<b>Total</b>			<b>\$13,178.27</b>

**Eastern Loudoun Group Home**

ZMAP	Development	Sequence #	Amount
ZMAP-2014-0002	ASHBURN OVERLOOK	99075137	\$229,436.84
ZMAP-2015-0007	ONE LOUDOUN	99078106	220,563.16
<b>Total</b>			<b>\$450,000.00</b>

**Dulles South Community Park**

ZMAP	Development	Sequence #	Amount
ZMAP-2015-0011	ADDISON MCDONALD PROPERTIES	99076851	\$803,703.12



## Public Facilities Fund

ZMAP	Development	Sequence #	Amount
ZMAP-2006-0015	ARCOLA CENTER	99072078	356,727.34
ZMAP-2013-0010	GLASCOCK FIELD AT STONE RIDGE	99075676	578,180.04
ZMAP-2014-0006	WHITMAN PROPERTY NORTH	99077221	2,251,389.50
<b>Total</b>			<b>\$3,990,000.00</b>

### Evergreen Mills Road / Reservoir Road / Watson Road Intersection Improvements

ZMAP	Development	Sequence #	Amount
ZMAP-2000-0007	RED CEDAR	99064277	\$4,008.33
SBRD-2002-0137	GRENATA	99064670	39,510.48
<b>Total</b>			<b>\$43,518.81</b>

### Farmwell Road Intersection Improvements

ZMAP	Development	Sequence #	Amount
ZCPA-2012-0010	ASHBURN KNOLLS	99075089	\$103,133.49
ZRTD-2015-0003	ASHBURN NORTH - EQUINIX	99075895	81,922.50
ZRTD-2011-0007	BEAUMEADE NORTH PARCEL C	99073041	81,922.50
ZMAP-2014-0007	PARTLOW PROPERTY	99075352	68,046.00
<b>Total</b>			<b>\$335,024.49</b>

### Fire and Rescue - Basic Training Facility

ZMAP	Development	Sequence #	Amount
ZMAP-2013-0005	GOOSE CREEK CLUB	99075860	\$156,579.93
ZMAP-1997-0001	WOODLAND	99065256	33,060.00
ZCPA-2019-0009	POLAND HILL	99081494	1,572,677.60
<b>Total</b>			<b>\$1,762,317.53</b>

### Northstar Boulevard Widening - Tall Cedars Parkway to Braddock Road

ZMAP	Development	Sequence #	Amount
ZMAP-2006-0007	GLASCOCK FIELD AT STONE RIDGE	99071137	\$366,940.69
ZMAP-2006-0007	GLASCOCK FIELD AT STONE RIDGE	99071138	111,059.31
<b>Total</b>			<b>\$478,000.00</b>

### Route 9 / Route 287 Roundabout

ZMAP	Development	Sequence #	Amount
SBPL-1988-0088	WHEATLAND ESTATES	96061245	\$372.49
<b>Total</b>			<b>\$372.49</b>

### Route 15 / Spinks Ferry Road / Newvalley Church Road Roundabout

ZMAP	Development	Sequence #	Amount
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**Public Facilities Fund**

SBRD-1999-0035	LEES CROSSING	99062245	\$10,489.11
SPEX-2008-0061	WHITES FORD PARK	99070846	150,462.34
<b>Total</b>			<b>\$160,951.45</b>

**Ryan Road Widening - Evergreen Mills Road to Beaverdam Drive**

ZMAP	Development	Sequence #	Amount
ZMAP-2015-0011	ADDISON MCDONALD PROPERTIES	99076783	\$240,889.26
<b>Total</b>			<b>\$240,889.26</b>

**Shellhorn Road – East of Loudoun County Parkway to Bullpen Drive / Thumb Drive**

ZMAP	Development	Sequence #	Amount
ZCPA-2018-0006	PROJECT SAMUEL	99080041	\$1,519,500.00
ZCPA-2018-0006	PROJECT SAMUEL	99080042	1,533,175.50
<b>Total</b>			<b>\$3,052,675.50</b>

**Waxpool Road / Loudoun County Parkway Intersection Improvements**

ZMAP	Development	Sequence #	Amount
SPEX-1998-0017	ASHBURN CORPORATE CENTER	99062646	\$66.85
ZMAP-2011-0006	DIGITAL LOUDOUN	99073025	0.37
ZMAP-1989-0038	DULLES PARKWAY CENTER	97040385	203,698.45
ZCPA-2018-0001	LOUDOUN CENTER	99079009	380,977.74
ZMAP-2012-0003	WALTONWOOD ASHBURN	99074002	565,000.00
<b>Total</b>			<b>\$1,149,743.41</b>

**W&OD At-Grade Crossing Improvements**

ZMAP	Development	Sequence #	Amount
SPEX-2010-0019	MERRITT AT BEAUMEADE	99070953	\$8,268.07
<b>Total</b>			<b>\$8,268.07</b>

FY 2023 Total: \$16,367,715.05

**FY 2024 Public Facilities Fund****Arcola Quarters for the Enslaved**

ZMAP	Development	Sequence #	Amount
ZMAP-2000-0012	BLUE SPRINGS VIEW	99063657	\$2,273.80
ZMAP-2002-0020	BRADDOCK CORNER	99065503	52,243.72
ZMAP-2002-0003	C D SMITH PROPERTY	99066684	223,315.20
ZMAP-2004-0022	DAWSON'S CORNER	99066976	13,316.21
ZMAP-2000-0008	DEAN PROPERTY	99065410	97,120.32
ZMAP-1999-0021	FAIRFIELD RESIDENTIAL	99063315	47,792.22



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ZMAP	Development	Sequence #	Amount
ZMAP-1995-0009	KATAMA WOODS	97081471	1,239.95
ZMAP-1995-0014	KIRKPATRICK FARMS	99064415	33,480.49
ZMAP-2005-0013	MARBURY	99067428	85,145.59
ZMAP-2005-0001	SEVEN HILLS	99066992	187,036.74
ZMAP-2001-0010	SOUTH RIDING STATION	99066349	229,265.65
ZMAP-1999-0016	SOUTH VILLAGE	99063831	176,772.97
ZMAP-2014-0006	WHITMAN PROPERTY NORTH	99077221	817,954.56
<b>Total</b>			<b>\$1,966,957.42</b>

### Belmont Ridge Road / Legacy Park Drive Traffic Signal

ZMAP	Development	Sequence #	Amount
ZCPA-1994-0005	BROADLANDS SOUTH	96060111	\$124,141.88
ZMAP-2019-0020	WAXPOOL CROSSING	99082536	178,500.00
<b>Total</b>			<b>\$302,641.88</b>

### Braddock Road Widening - Paul VI Eastern Entrance to Loudoun County Parkway

ZMAP	Development	Sequence #	Amount
ZCPA-2016-0005	CATHOLIC HIGH SCHOOL	99076627	\$1,500,000.00
ZMAP-1999-0006	EAST RIDING ESTATES	99063787	87,123.52
<b>Total</b>			<b>\$1,587,123.52</b>

### Brambleton West Park Improvements

ZMAP	Development	Sequence #	Amount
ZMAP-2013-0002	BRAMBLETON ACTIVE ADULT	99078331	\$57,059.12
ZMAP-2014-0006	WHITMAN PROPERTY NORTH	99077221	6,940.88
<b>Total</b>			<b>\$64,000.00</b>

### Croson Lane Widening - Claiborne Parkway to Old Ryan Road

ZMAP	Development	Sequence #	Amount
SBRD-2001-0089	QUAIL POND ESTATE	99064368	\$100,915.42
ZMAP-2002-0004	RESERVE AT BELLE TERRA	99064796	13,321.99
SBPL-2005-0018	WINDERMERE	99067980	8,762.59
<b>Total</b>			<b>\$123,000.00</b>

### Fire and Rescue Basic Training Facility

ZMAP	Development	Sequence #	Amount
ZMAP-2013-0005	GOOSE CREEK CLUB - REZONING	99075860	\$450,226.36
ZCPA-2019-0009	POLAND HILL	99081494	224,773.64

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<b>Total</b>	<b>\$675,000.00</b>
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**Fire and Rescue – Station #28 – Leesburg South Station**

ZMAP	Development	Sequence #	Amount
SBRD-2002-0019	SYCOLIN CREEK LOTS 1-17	99064419	\$35,521.76
<b>Total</b>			<b>\$35,521.76</b>

**LPAT Signature Project**

ZMAP	Development	Sequence #	Amount
ZMAP-2015-0008	CENTURY CORNER AT GOOSE CREEK	99077154	\$1,061,540.72
ZCPA-2012-0014	KINCORA VILLAGE CENTER	99076354	1,680,198.50
ZMAP-2018-0005	ONE LOUDOUN	99081280	325,260.78
<b>Total</b>			<b>\$3,067,000.00</b>

**Old Ox Road Widening - Shaw Road to Oakgrove Road**

ZMAP	Development	Sequence #	Amount
ZCPA-2020-0014	WATERSIDE NORTH	99083173	\$9,675,000.00
<b>Total</b>			<b>\$9,675,000.00</b>

**Prentice Drive - Loudoun County Parkway to Lockridge Road**

ZMAP	Development	Sequence #	Amount
ZMAP-2016-0022	HIGHPOINT EAST	99079344	\$156,664.20
ZCPA-2012-0014	KINCORA VILLAGE CENTER	99076354	9,363,489.02
ZCPA-2014-0002	MOOREFIELD STATION	99075990	419,440.30
ZMAP-2013-0003	REGENCY AT BELMONT CHASE	99079316	890,406.48
<b>Total</b>			<b>\$10,830,000.00</b>

**Route 50 / Everfield Drive Roundabout**

ZMAP	Development	Sequence #	Amount
ZMAP-2015-0012	CORPUS CHRISTI PARISH	99076576	\$5,250.00
SBPL-2012-0011	GRANT AT WILLOWSFORD	99082235	158,686.06
SPEX-2006-0018	PINEBROOK	99068548	152,286.57
ZMAP-1999-0016	SOUTH VILLAGE	99063527	20,090.62
SBRD-2002-0071	WESTBROOK	99064358	21,717.09
<b>Total</b>			<b>\$358,030.34</b>

**Town of Round Hill – Southern Gateway Pedestrian Trail**

ZMAP	Development	Sequence #	Amount
SBPR-2000-0017	HAMLETS OF BLUE RIDGE	99063275	\$20,384.11



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SBPR-2000-0018	HAMLETS OF BLUE RIDGE	99063276	14,624.34
SBRD-1995-0026	ORCHARDS AT ROUND HILL	96050203	51,499.85
<b>Total</b>			<b>\$86,508.30</b>

**FY 2024 Total: \$28,770,783.22**

## FY 2025 Public Facilities Fund

### Crosen Lane Widening - Claiborne Parkway to Old Ryan Road

ZMAP	Development	Sequence #	Amount
ZMAP-1998-0003	WORLDCOM/UUNET	99070292	\$700,000.00
<b>Total</b>			<b>\$700,000.00</b>

### LPAT Signature Project

ZMAP	Development	Sequence #	Amount
ZCPA-2012-0014	KINCORA VILLAGE CENTER	99076354	\$635,509.74
ZMAP-2018-0005	ONE LOUDOUN	99081280	41,967.84
<b>Total</b>			<b>\$677,477.58</b>

### Northstar Boulevard Widening - Tall Cedars Parkway to Braddock Road

ZMAP	Development	Sequence #	Amount
ZCPA-2013-0005	COMMUNITY CORNER	99077046	\$353,372.98
SPEX-2006-0018	PINEBROOK	99068548	151,419.13
ZCPA-2016-0002	PROLOGIS PARK DULLES - GATEWAY PHASE V	99076930	90,000.00
<b>Total</b>			<b>\$594,792.11</b>

**FY 2025 Total: \$1,972,269.69**

## FY 2026 Public Facilities Fund

### Arcola Mills Drive – Belmont Ridge Road to Stone Springs Boulevard

ZMAP	Development	Sequence #	Amount
n/a	Projected Cash Proffers	n/a	\$686,195.00
<b>Total</b>			<b>\$686,195.00</b>

### Crosen Lane Widening - Claiborne Parkway to Old Ryan Road

ZMAP	Development	Sequence #	Amount
ZCPA-2012-0014	KINCORA VILLAGE CENTER	99076354	\$407,000.00
ZMAP-2002-0004	RESERVE AT BELLE TERRA	99064796	88,634.50
ZMAP-1998-0003	WORLDCOM/UUNET	99070292	819,000.00
<b>Total</b>			<b>\$1,314,634.50</b>

**Public Facilities Fund****Northstar Boulevard – Widening Tall Cedars Parkway to Braddock Road**

ZMAP	Development	Sequence #	Amount
ZMAP-2006-0007	GLASCOCK FIELD AT STONE RIDGE	99071137	\$179,827.89
n/a	Projected Cash Proffers	n/a	655,735.11
<b>Total</b>			<b>\$835,563.00</b>

**Route 50 / Everfield Drive Roundabout**

ZMAP	Development	Sequence #	Amount
n/a	Projected Cash Proffers	n/a	\$750,000.00
<b>Total</b>			<b>\$750,000.00</b>

**Shellhorn Road - MWA Property Boundary to Moran Road**

ZMAP	Development	Sequence #	Amount
ZCPA-1986-0019	EVANS-COCKERILLE	97010830	\$50,000.00
ZMAP-1986-0019	EVANS-COCKERILLE	97011548	39,870.65
n/a	Projected Cash Proffers	n/a	1,500,000.00
<b>Total</b>			<b>\$1,589,870.65</b>

FY 2026 Total: \$5,176,263.15

**FY 2027 Public Facilities Fund****Braddock Road Widening - Paul VI Eastern Entrance to Loudoun County Parkway**

ZMAP	Development	Sequence #	Amount
n/a	Projected Cash Proffers	n/a	\$500,000.00
<b>Total</b>			<b>\$500,000.00</b>

**Dulles Adult Day Center**

ZMAP	Development	Sequence #	Amount
n/a	Projected Cash Proffers	n/a	\$500,000.00
<b>Total</b>			<b>\$500,000.00</b>

**Dulles South Community Park**

ZMAP	Development	Sequence #	Amount
n/a	Projected Cash Proffers	n/a	\$500,000.00
<b>Total</b>			<b>\$500,000.00</b>

**Route 7 Eastbound Widening - Loudoun County Parkway to Route 28**

ZMAP	Development	Sequence #	Amount
n/a	Projected Cash Proffers	n/a	\$295,862.00
<b>Total</b>			<b>\$295,862.00</b>





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### Shellhorn Road – MWA Property Boundary to Moran Road

ZMAP	Development	Sequence #	Amount
n/a	Projected Cash Proffers	n/a	\$1,500,000.00
<b>Total</b>			<b>\$1,500,000.00</b>

FY 2027 Total: \$3,295,862.00

## FY 2028 Public Facilities Fund

### Arcola Mills Drive – Belmont Ridge Road to Stone Springs Boulevard

ZMAP	Development	Sequence #	Amount
n/a	Projected Cash Proffers	n/a	\$500,000.00
<b>Total</b>			<b>\$500,000.00</b>

### Fire and Rescue Station #29 – Loudoun Gateway Station

ZMAP	Development	Sequence #	Amount
n/a	Projected Cash Proffers	n/a	\$1,000,000.00
<b>Total</b>			<b>\$1,000,000.00</b>

### Northstar Boulevard Widening - Tall Cedars Parkway to Braddock Road

ZMAP	Development	Sequence #	Amount
n/a	Projected Cash Proffers	n/a	\$1,300,220.00
<b>Total</b>			<b>\$1,300,220.00</b>

### Route 7 Eastbound Widening - Loudoun County Parkway to Route 28

ZMAP	Development	Sequence #	Amount
n/a	Projected Cash Proffers	n/a	\$312,459.00
<b>Total</b>			<b>\$312,459.00</b>

FY 2028 Total: \$3,112,679.00