



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 2021 – FY 2026 Public Facilities Fund

The FY 2021 – FY 2026 plan for the Public Facilities Fund includes the use of \$42,714,182 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 2021 – FY 2026 Public Facilities Fund, only those amounts for FY 2022 are included in the FY 2022 Proposed Budget.

Planned Proffer Expenditures¹

	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	6-Year Total
Revenues							
Cash Proffers	\$15,456,657	\$3,862,572	\$1,993,931	\$6,689,577	\$1,269,309	\$0.00	\$29,272,046
Cash Proffer Interest	5,696,775	0	0	0	0	0	5,696,775
Projected Proffers	0	0	772,879	5,182,819	700,463	1,089,200	7,745,361
Total – Revenues	\$21,153,432	\$3,862,572	\$2,766,810	\$11,872,396	\$1,969,772	\$1,089,200	\$42,714,182
Expenditures							
General Government	\$1,209,532	\$267,224	\$450,000	\$3,500,000	\$0	\$0	\$5,426,756
Parks and Culture	10,810,327	2,137,000	1,857,810	5,958,000	225,195	0	20,988,332
Roads and Sidewalks	9,072,776	1,458,348	459,000	2,414,396	1,744,577	1,089,200	16,238,297
Transit	60,797	0	0	0	0	0	60,797
Total – Expenditures	\$21,153,432	\$3,862,572	\$2,766,810	\$11,872,396	\$1,969,772	\$1,089,200	\$42,714,182

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 whether they are in compliance. The Proposed FY 2022 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.

¹ Sums may not equal due to rounding.

**Public Facilities Fund****FY 2021 Public Facilities Fund****Ashburn Recreation and Community Center**

ZMAP	Development	SEQ#	Amount
ZCPA-2012-0010	ASHBURN KNOLLS	99075080	\$585,497.22
ZMAP-2014-0002	ASHBURN OVERLOOK	99075137	1,031,542.45
ZMAP-2014-0002	ASHBURN OVERLOOK	99075145	62,767.53
ZMAP-1994-0013	ASHBURN RUN (1)	99062710	20,995.65
ZMAP-2005-0019	BELMONT ESTATES	99071228	259,210.34
ZCPA-1991-0007	Belmont Farms Graves Lane	96014720	497.00
ZCPA-1993-0006	BELMONT FOREST	95070019	6,270.95
ZMAP-1986-0047	BELMONT FOREST	96111451	2,265.00
ZCPA-2009-0007	BELMONT GLEN VILLAGE	99072299	28,339.19
ZMAP-2000-0005	BODMER PROPERTY	99063397	268,002.63
ZCPA-2011-0002	BROADLANDS SOUTH SECTION 200	99072777	22,779.82
ZMAP-2015-0008	Century Corner at Goose Creek Village	99077154	3,048,690.48
ZMAP-2005-0041	DULLES PARKWAY CENTER II	99071346	1,456.56
ZMAP-2005-0026	ERICKSON RETIREMENT COMMUNITIES	99067825	1,228,060.58
ZMAP-2008-0007	FAIRFIELD AT RYANS CORNER	99070352	97,104.08
ZCPA-2012-0003	GOOSE CREEK PRESERVE	99073904	197,203.50
ZMAP-2013-0012	LIM PROPERTY	99075064	304,941.60
ZMAP-2013-0012	LIM PROPERTY	99075071	417,600.00
ZMAP-2001-0003	MOOREFIELD STATION	99065311	46,105.59
ZMAP-2013-0013	OLD RYAN ROAD	99074038	1,148,441.28
ZMAP-2015-0007	ONE LOUDOUN	99078106	294,279.16
ZMAP-2002-0016	ONE LOUDOUN CENTER	99065895	148,693.86
ZMAP-2014-0007	PARTLOW PROPERTY	99075344	203,867.95
ZMAP-1994-0016	RYANS RIDGE	96061154	11,251.84
ZMAP-2004-0023	TOWNS AT BELMONT RIDGE	99067484	34,798.00
ZMAP-1999-0024	TRASK	99063237	0.75
ZMAP-2012-0010	UNIVERSITY CENTER PARCEL P-1	99076313	56,807.07
ZMAP-2012-0003	WALTONWOOD ASHBURN	99074018	34,999.08
n/a	CASH PROFFER INTEREST		138,058.00
Total			\$9,700,527.16



Public Facilities Fund

Brambleton West Park Improvements

ZMAP	Development	SEQ#	Amount
ZMAP-2002-0012	CORRO PROPERTY	99064926	63.40
ZMAP-2013-0010	GLASCOCK FIELD AT STONE RIDGE	99075677	23,569.00
ZMAP-2013-0007	STONE RIDGE EAST II	99076404	59,448.73
ZMAP-2014-0006	WHITMAN PROPERTY NORTH	99077222	38,112.42
n/a	CASH PROFFER INTEREST		5,881.00
Total			\$127,074.55

Croscon Lane Widening (Claiborne Parkway to Old Ryan Road)

ZMAP	Development	SEQ#	Amount
ZMAP-2004-0017	STATION VIEW	99067350	\$310,273.24
ZMAP-1998-0003	WORLDCOM/UUNET	99070292	1,742,726.76
n/a	CASH PROFFER INTEREST		37,496.00
Total			\$2,090,496.00

Crosstrail Boulevard, Segment C (Sycolin Road to Dulles Greenway)

ZMAP	Development	SEQ#	Amount
ZMAP-2012-0021	CROSSTRAIL COMMERCIAL CENTER	99075397	\$250,000.00
ZCPA-2017-0002	STONEWALL CREEK BUSINESS PARK	99077440	145,230.89
n/a	CASH PROFFER INTEREST		116,591.00
Total			\$511,821.89

Evergreen Mills Road (Reservoir Road and Watson Road)

ZMAP	Development	SEQ#	Amount
ZMAP-2000-0007	RED CEDAR	99064277	\$932,273.82
SBPL-1988-0067	ROLLING HILLS INC	96042447	124,826.50
ZMAP-1997-0001	WOODLAND	99065227	271,782.47
n/a	CASH PROFFER INTEREST		319,854.00
Total			\$1,648,736.79

Fire and Rescue - Station #04 - Round Hill Station Replacement

ZMAP	Development	SEQ#	Amount
ZCPA-2014-0003	CREEKSIDE AT ROUND HILL	99075807	\$251,399.09
n/a	CASH PROFFER INTEREST		111,122.00
Total			\$362,521.09

**Public Facilities Fund****Moorefield Boulevard Improvements**

ZMAP	Development	SEQ#	Amount
ZMAP-2013-0013	OLD RYAN ROAD	99074035	\$164,960.00
n/a	CASH PROFFER INTEREST		15,958.00
Total			\$180,918.00

Philip A. Bolen Park Phase II

ZMAP	Development	SEQ#	Amount
ZMAP-2013-0005	GOOSE CREEK CLUB - REZONING	99075860	\$257,774.15
Total			\$257,774.15

Prentice Drive (Lockridge Road to Loudoun County Pkwy)

ZMAP	Development	SEQ#	Amount
ZMAP-2016-0022	HIGHPOINT EAST	99079344	\$156,107.49
ZCPA-2014-0002	MOOREFIELD STATION	99075990	383,205.03
n/a	CASH PROFFER INTEREST		86,208.00
Total			\$625,520.52

Route 50 / Trailhead Drive Roundabout

ZMAP	Development	SEQ#	Amount
ZCPA-2016-0012	STONE RIDGE LAND BAY FF2B TRAIL	99078252	\$165,000.00
n/a	CASH PROFFER INTEREST		89,519.00
Total			\$254,519.00

Sidewalk and Trail Program

ZMAP	Development	SEQ#	Amount
ZMAP-2002-0005	LOUDOUN STATION	99064896	\$205,500.00
n/a	CASH PROFFER INTEREST		59,398.00
Total			\$264,898.00

Sterling Boulevard/W&OD Trail - Overpass

ZMAP	Development	SEQ#	Amount
ZMAP-2005-0039	VICTORIA STATION	99068231	\$221,280.02
n/a	CASH PROFFER INTEREST		16,455.00
Total			\$237,735.02



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Town of Hillsboro - Old Stone School/Town Hall

ZMAP	Development	SEQ#	Amount
n/a	CASH PROFFER INTEREST		\$292,000.00
Total			\$292,000.00

Waxpool Road / Loudoun County Parkway Intersection Improvements

ZMAP	Development	SEQ#	Amount
ZCPA-2018-0001	LOUDOUN CENTER	99079009	\$190,654.62
n/a	CASH PROFFER INTEREST		110,832.00
Total			\$301,486.62

Proffer Interest – Capital Staffing Charges

ZMAP	Development	SEQ#	Amount
n/a	CASH PROFFER INTEREST		\$4,297,403.00
Total			\$4,297,403.00

FY 2021 Total: \$21,153,431.79

**Public Facilities Fund****FY 2022 Public Facilities Fund****Arcola Quarters for the Enslaved**

ZMAP	Development	SEQ#	Amount
ZMAP-2006-0015	ARCOLA CENTER	99070587	\$592,000.00
ZMAP-2004-0022	DAWSON'S CORNER	99066976	71,693.34
ZMAP-2004-0022	EAST GATE ONE	99066964	65,588.26
ZCPA-2016-0013	GLASCOCK FIELD AT STONE RIDGE	99080798	495,721.44
SPEX-2010-0003	LCPS HS 7 & DULLES SOUTH ELEM. SCHOOL	99070717	43,996.96
Total			\$1,269,000.00

Broad Run Stream Valley Linear Park

ZMAP	Development	SEQ#	Amount
ZMAP-2001-0003	MOOREFIELD STATION	99065311	\$48,000.00
Total			\$48,000.00

DS Group Residence - Eastern Loudoun

ZMAP	Development	SEQ#	Amount
ZMAP-2012-0019	CASCADES OVERLOOK	99075004	\$117,000.00
Total			\$117,000.00

Fire and Rescue - Station #04 - Round Hill Station Replacement

ZMAP	Development	SEQ#	Amount
ZCPA-2014-0003	CREEKSIDE AT ROUND HILL	99075807	\$150,223.64
Total			\$150,223.64

Northstar Boulevard (Tall Cedars Parkway to Braddock Road)

ZMAP	Development	SEQ#	Amount
ZCPA-2016-0002	PROLOGIS PARK DULLES - GATEWAY PHASE V	99076930	\$210,000.00
ZMAP-2012-0012	STONE RIDGE EAST	99074957	836,800.00
ZMAP-2013-0007	STONE RIDGE EAST II	99076401	411,548.30
Total			\$1,458,348.30

Philip A. Bolen Park Phase II

ZMAP	Development	SEQ#	Amount
ZMAP-2013-0005	GOOSE CREEK CLUB – REZONING	99075860	\$820,000.00
Total			\$820,000.00

FY 2022 Total: \$3,862,571.94



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FY 2023 Public Facilities Fund

Brambleton West Park Improvements

ZMAP	Development	SEQ#	Amount
ZMAP-2014-0006	WHITMAN PROPERTY NORTH	99077222	\$1,549,000.00
Total			\$1,549,000.00

DS Group Residence - Eastern Loudoun

ZMAP	Development	SEQ#	Amount
ZMAP-2012-0019	CASCADES OVERLOOK	99075004	\$136,120.66
n/a	Projected Cash Proffers		313,879.34
Total			\$450,000.00

Potomack Lakes Sportsplex - Field Improvements

ZMAP	Development	SEQ#	Amount
ZCPA-2016-0001	FALCONS LANDING	99078149	\$197,342.64
ZMAP-1986-0051	CASCADES MODIFICATIONS	96013008	17,310.82
ZCPA-1992-0002	GREAT FALLS CHASE PROFFER AMENDMENT	96010637	14,604.83
ZMAP-1990-0022	LOUDOUN VILLAGE (REVISED)	97010917	4,091.29
ZCPA-1992-0011	TOWN CENTER AT WESTLAKE	95070024	75,460.98
Total			\$308,810.56

Route 15 Improvements, Phase 1: Montesor to POR, Segment 1

ZMAP	Development	SEQ#	Amount
n/a	Projected Cash Proffers		\$459,000
Total			\$459,000.00

FY 2023 Total: \$2,766,810.56

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

ZMAP	Development	SEQ#	Amount
ZMAP-2006-0015	ARCOLA CENTER	99072078	\$98,987.73
ZMAP-2004-0022	DAWSON'S CORNER	99066976	13,310.59
ZMAP-1999-0021	FAIRFIELD RESIDENTIAL AT SILO CREEK	99063315	47,792.22
ZMAP-2013-0010	GLASCOCK FIELD AT STONE RIDGE	99075677	3,056.89
ZMAP-1995-0009	KATAMA WOODS	97081472	8,322.43
ZMAP-2005-0013	MARBURY	99067428	85,145.59
ZMAP-2000-0003	POTTER PROPERTY	99063226	11,232.89
ZMAP-1990-0008	TOLL ROAD PLAZA	95121356	29,200.50
ZMAP-2014-0006	WHITMAN PROPERTY NORTH	99077221	590,351.16
ZMAP-2014-0006	WHITMAN PROPERTY NORTH	99077222	80,600.00
Total			\$968,000.00

Belmont Ridge Road/Legacy Park Drive Traffic Signal

ZMAP	Development	SEQ#	Amount
n/a	Projected Cash Proffers		\$297,800
Total			\$297,800.00

Broad Run Stream Valley Linear Park

ZMAP	Development	SEQ#	Amount
ZMAP-2014-0002	ASHBURN OVERLOOK	99075145	\$58,905.28
ZMAP-2013-0003	BELMONT EXECUTIVE CENTER	99079326	7,052.28
ZMAP-2005-0041	DULLES PARKWAY CENTER II	99071371	51,769.58
ZMAP-2005-0026	ERICKSON RETIREMENT COMMUNITIES	99067843	196,206.30
ZMAP-2003-0006	LANSLOWNE VILLAGE GREENS	99066827	74,836.34
ZMAP-2013-0012	LIM PROPERTY	99075070	42,096.76
ZMAP-2002-0005	LOUDOUN STATION	99064884	84,338.65
ZMAP-2001-0003	MOOREFIELD STATION	99064409	5,000.00
ZMAP-2001-0003	MOOREFIELD STATION	99064774	15,420.00
ZMAP-2001-0003	MOOREFIELD STATION	99065311	35,152.47
ZMAP-2006-0003	MORLEY CORNER	99069004	19,225.88
ZMAP-2013-0013	OLD RYAN ROAD	99074037	83,076.80
ZMAP-1989-0035	RYAN'S CORNER	96013725	326,919.66
Total			\$1,000,000.00



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Dulles South Community Park

ZMAP	Development	SEQ#	Amount
ZMAP-2015-0011	ADDISON MCDONALD PROPERTIES	99076851	\$803,703.12
ZMAP-2015-0011	ADDISON MCDONALD PROPERTIES	99076861	57,406.74
ZCPA-2012-0004	ARCOLA CENTER	99073578	29,600.00
ZMAP-2006-0015	ARCOLA CENTER	99072078	544,247.74
ZMAP-2006-0015	ARCOLA CENTER	99072079	84,557.28
ZMAP-2013-0002	BRAMBLETON ACTIVE ADULT	99078331	1,361,043.45
ZMAP-2013-0002	BRAMBLETON ACTIVE ADULT	99078338	20,913.33
ZCPA-2012-0006	BRAMBLETON TOWN CENTER	99077089	128,252.06
ZMAP-2004-0026	BRAMBLETON TOWN CENTER RESIDENTIAL	99071713	257,000.06
ZMAP-2011-0004	CARDINE TORRIS	99073564	43,927.86
ZMAP-2005-0003	EAST GATE THREE	99066971	33,464.12
ZMAP-2013-0010	GLASCOCK FIELD AT STONE RIDGE	99075676	522,873.79
ZMAP-2003-0007	GRAHAM FLYNN BIGGERS PROPERTIES	99065974	41,839.49
ZMAP-2005-0016	KIMMITT PROPERTY	99066986	20,111.53
ZMAP-2005-0007	RESERVE AT SOUTH RIDING I	99067697	4,000.00
ZMAP-2005-0014	RESERVE AT SOUTH RIDING II	99067722	4,000.00
ZMAP-2002-0022	TOWNES AT EAST GATE	99066580	19,387.90
ZMAP-2005-0044	WOODBURN	99068377	13,671.53
Total			\$3,990,000.00

Eastern Services Center

ZMAP	Development	SEQ#	Amount
n/a	Projected Cash Proffers		\$3,500,000.00
Total			\$3,500,000.00

Northstar Boulevard (Tall Cedars Parkway to Braddock Road)

ZMAP	Development	SEQ#	Amount
ZCPA-2013-0005	COMMUNITY CORNER	99077046	\$310,304.50
ZMAP-1999-0006	EAST RIDING ESTATES	99063787	87,123.52
ZMAP-2006-0007	GLASCOCK FIELD AT STONE RIDGE	99071137	45,398.32
ZMAP-2013-0007	STONE RIDGE EAST II	99076401	15,669.51
ZCPA-2016-0002	PROLOGIS PARK DULLES - GATEWAY PHASE V	99076930	90,000.00
n/a	Projected Cash Proffers		1,042,620.47
Total			\$1,603,595.37

**Public Facilities Fund****Route 50/Everfield Roundabout**

ZMAP	Development	SEQ#	Amount
SBPL-2012-0011	GRANT AT WILLOWSFORD	99082235	\$157,601.78
n/a	Projected Cash Proffers		342,398.22
Total			\$500,000.00

Ryan Road (Evergreen Mills Road to Northstar Boulevard)

ZMAP	Development	SEQ#	Amount
ZMAP-2015-0011	ADDISON MCDONALD PROPERTIES	99076783	\$13,000.00
Total			\$13,000.00

FY 2024 Total: \$11,872,395.37



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FY 2025 Public Facilities Fund

Crosen Lane Widening (Claiborne Parkway to Old Ryan Road)

ZMAP	Development	SEQ#	Amount
ZMAP-1998-0003	WORLDCOM/UUNET	99070292	\$1,044,113.91
n/a	Projected Cash Proffers		579,463.00
Total			\$1,623,576.91

Loudoun County Parkway - Shared-Use Path

ZMAP	Development	SEQ#	Amount
n/a	Projected Cash Proffers		\$121,000.00
Total			\$121,000.00

Sterling Neighborhood Park

ZMAP	Development	SEQ#	Amount
ZMAP-2005-0022	HALL ROAD PROPERTY	99067739	\$146,287.80
ZMAP-2002-0017	PARC DULLES II	99072362	53,682.49
ZMAP-2005-0038	TOWNES AT AUTUMN OAKS	99068712	12,009.29
ZMAP-2005-0039	VICTORIA STATION	99068236	13,215.60
Total			\$225,195.18

FY 2025 Total: \$1,969,772.09

**Public Facilities Fund****FY 2026 Public Facilities Fund****Belmont Ridge Road/Legacy Park Drive Traffic Signal**

ZMAP	Development	SEQ#	Amount
n/a	Projected Cash Proffers		\$291,200.00
Total			\$291,200.00

Loudoun County Parkway - Shared-Use Path

ZMAP	Development	SEQ#	Amount
n/a	Projected Cash Proffers		\$48,000.00
Total			\$48,000.00

Route 50/Everfield Roundabout

ZMAP	Development	SEQ#	Amount
n/a	Projected Cash Proffers		\$750,000.00
Total			\$750,000.00

FY 2026 Total: \$1,089,200.00