

July 2, 2026

Broadlands Association Inc.
21907 Clairborne Parkway
Broadlands, VA 20148-4535

Broadlands Commercial Development LLC
c/o Van Metre
9900 Main Street, Suite 500
Fairfax, VA 22031-3907

Dear Property Owners:

This letter is to provide a courtesy notice that the Department of Finance and Budget requested a zoning determination pertaining to the use of cash contributions received by the County from the developer of ZCPA-1994-0005, Broadlands, towards a County Capital Improvement Program Project.

Attached is a copy of the form response from Proffer Management and the related attachments. This letter requires no action on your part.

Please contact the planner listed on the attached form to obtain additional information.

Sincerely,



Stephanie Capps
Planning Assistant
Department of Planning and Zoning

cc: file – ZCOR-2025-0144

DATE: June 25, 2026

TO: Chasitie Langley, Senior Management Analyst, Office of Management and Budget

FROM: Kelly Williams, CZA, Senior Planner, Proffer Management

SUBJECT: ZCOR-2025-0144; Request for a Determination of Appropriateness for the Use of Specific Cash Proffer Funds – LandMARC Sequence # 96062935

This correspondence is sent in response to your March 17, 2025, request, as revised on July 29, 2025, to the Department of Planning and Zoning (DPZ) for a proffer determination concerning the appropriateness of the use of specific cash proffer funds for a project within the Loudoun County (County) FY 2027 Adopted Capital Improvement Program (CIP) budget. Please be advised that the requested funds may be eligible for use on other County projects and final appropriation of proffer funds shall be as directed by the Board of Supervisors.

REQUEST: \$124,532.34 and future contributions of LandMARC Sequence #96062935 / Oracle Award # Y00558

CURRENT BALANCE: \$130,738.69

CIP PROJECT: Croson Lane Widening-Claiborne Parkway to Old Ryan Road

CIP PROJECT LOCATION: Ashburn Planning Subarea

CIP PROJECT DESCRIPTION: This project provides for the planning, design, right-of-way acquisition, and construction to widen Croson Lane (Route 645) to four lanes between Claiborne Parkway (Route 901) and Mooreview Parkway (Route 2298), and to provide turn lanes on the two-lane section of Croson Lane between Mooreview Parkway and Old Ryan Road (Route 893). The project entails the construction of a four-lane, median-divided roadway within a 120-foot right-of-way between Claiborne Parkway and Mooreview Parkway and includes the construction of a sidewalk on one side of the road and a shared-use path on the other side. Croson Lane between Mooreview Parkway and Old Ryan Road has been reduced to a two-lane section.

APPLICATION: ZCPA-1994-0005, Broadlands, approved September 6, 1995

APPLICATION LOCATION: Ashburn Planning Subarea

PROFFER STATEMENT DATE: July 20, 1995

RELEVANT PROFFER, TEXT, AND INFO: Proffer V.D.48., Proffer V.D.49., and Proffer V.D.51.

D. Transportation Improvement Fund

48. A Route 659 Transportation Improvement Fund ("Transportation Improvement Fund") shall be established by the Developer to serve as an escrow account for the benefit of transportation improvements to Route 659. The Transportation Improvement Fund shall be established prior to the issuance of any zoning permits for Broadlands. The Board of Supervisors shall be the trustee of the Transportation Improvement Fund. The Board of Supervisors, at their discretion, shall authorize the Developer to use or shall direct VDOT to use the funds to construct Route 659 improvements and the other improvements specified herein or to reallocate said funds for Route 659 traffic signals and/or other area road improvements that service the traffic generated by Broadlands or Broadlands South, if the Route 659 improvements are funded by alternate source(s).

49. Developer or its successors or assigns shall contribute to the Transportation Fund the amount of \$0.55 for each square foot of permitted space in all office and commercial development at such time as zoning permits are issued for each building of the office or commercial development. Notwithstanding the above, the cost of the 14 foot wide improvement to Route 625 between the West Spine Road/Claiborne Parkway and Route 659 outlined in Proffer #40(e) shall be credited towards the initial contributions for the commercial development Transportation Fund contributions.

51. The Transportation Improvement Fund contributions shall be deposited into an interest bearing account until such time as the County deems appropriate to expend the funds on transportation facilities. The contribution shall be made at the time zoning permits are issued as specified above. The Board of Supervisors shall authorize the Developer to use or shall direct VDOT to use the proceeds in the Transportation Improvement Fund for transportation improvements to Route 659 (or other road improvements as specified in Proffer #48) following consultation with the Developer and VDOT. Such improvements may include right-of-way acquisition, road improvements, construction and widening of bridges and signalization.

Pursuant to Proffer V.D.49., \$299,488.08 has been collected, \$63,830.61 in interest has accrued, \$232,580.00 has been distributed, and the current balance is \$130,738.69. The status of this proffer is "Partial Fulfillment".

DETERMINATION: Proffer V.D.49. provides for a cash contribution per square foot of office and commercial development to the Route 659 Transportation Improvement Fund ("TIF"). Proffer V.D.48. directs that the Board of Supervisors (Board) shall be the trustee of funds contributed to the Route 659 TIF. Said funds shall be used at the Board's discretion to fund the construction of the Route 659 improvements and other improvements specified in the proffers or to reallocate the funds for Route 659 traffic signals and/or other area road improvements that service the traffic generated by Broadlands or Broadlands South if the Route 659 improvements were funded by alternate source(s). Proffer V.D.51. further states the proceeds in the Route 659 TIF shall be used for transportation improvements to Route 659 (or other road

improvements as specified in Proffer #48) following consultation with the Developer and Virginia Department of Transportation (VDOT). Such improvements may include right-of-way acquisition, road improvements, construction and widening of bridges and signalization.

On November 6, 1996, the Board approved a final version of the Route 659 TIF Trust Agreement to establish a trust fund for holding contributions made by the developer of Broadlands for transportation improvements to Route 659 from the Dulles Greenway south to Waxpool Road (Route 625). The fund was also established to hold other cash contributions made to the County for improvements to this section of Route 659 by other developments. While approved on November 6, 1996, an executed version of the Route 659 TIF Trust Agreement could not be located and the contributions made pursuant to Proffer V.D.49. remain in the individual proffer account for Proffer V.D.49. As such, this proffer determination is based on the relevant proffer language of ZCPA-1994-0005.

The improvements to Route 659 from the Dulles Greenway south to Waxpool Road (Route 625) have been completed and accepted by VDOT. Reimbursement agreements between the Board and Broadlands Associates LLP and Goose Creek Estates, LLC, executed in 2004 and 2012 respectively, distributed funds in the Route 659 TIF to these parties for improvements to Route 659. All reimbursements associated with these agreements have been made. Therefore, as all improvements to Route 659 are complete, funds in the Route 659 TIF may be reallocated to other area road improvements that service the traffic generated by Broadlands or Broadlands South.

As referenced in Proffer V.D.49., Proffer V.B.40.e. allows a credit to be taken against the contributions made to Proffer V.D.49. for the segment of Route 625 constructed between Chickacoan Trail Drive and Route 659, or the Developer can be reimbursed from the funds in Proffer V.D.49. for the Route 625 construction. Zoning Correspondence (ZCOR)-2011-0252 states that the specified section of Route 625 (Truro Parish Drive) between Chickacoan Trail Drive and Route 659 was constructed by Broadlands Associates, who reserved the right to provide documentation for reimbursement in the future. To date, the County has not received a request for reimbursement for these improvements and Broadlands Associates has agreed the Proffer V.D.49. funds may be used for the Croson Lane Widening Project.

The road improvements for the Croson Lane Widening-Claiborne Parkway to Old Ryan Road Project abut the Broadlands South zoning map amendment area and will service the traffic generated by Broadlands South as required by Proffer V.D.48. In addition, the widening of Croson Lane is a road improvement as required by Proffer V.D.51. Regarding consultation with the Developer, Broadlands Associates concurred with the use of the Proffer V.D.49. funds for the Croson Lane Widening Project on August 1, 2025. Consultation with VDOT will be achieved through the plan approval process.

Therefore, it is appropriate to use the current balance, future contributions, and interest of this proffer account for the identified CIP project.

PLEASE NOTE: This opinion is valid only as of this date, and this opinion does not and shall not relieve the owner or any occupant of the property in question from the obligation to comply with all applicable Zoning Ordinance and other County Ordinance requirements. This opinion is based upon the applicable proffers as they exist as of the date of this letter. Such proffers may be amended by a subsequent Zoning Concept Plan Amendment.

This determination applies solely to the referenced property and is not binding upon the County, the Zoning Administrator or any other official with respect to any other property. No person may rely upon this determination with respect to any property other than the referenced property.

Please be advised that any person aggrieved, or any office, department, or agency of Loudoun County affected by an order, requirement, decision, or determination made by an administrative officer in the administration or enforcement of the provisions of the proffer conditions attached to a rezoning or amendment to the zoning map may appeal said decision within 30 days to the Board of Supervisors in strict accordance with § 15.2-2301 of the Code of Virginia. This decision is final and unappealable if not appealed within 30 days. An application packet and additional information regarding the filing of an appeal to the Board of Supervisors may be obtained by contacting the Department of Planning and Zoning by phone at 703-777-0246 (select option 5), by email at dpz@loudoun.gov, or by visiting the Proffer Management website at www.loudoun.gov/proffers. Two copies of the completed appeal application must be submitted to the Department of Planning and Zoning, along with payment of the \$350.00 appeal fee, within 30 days from the date of this letter. Applications and fees may be either submitted by mail to the Department of Planning and Zoning at 1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, Virginia 20177 or may be placed in the Planning and Zoning Department drop box located in the lobby of the Government Center.

If you have any questions concerning this correspondence, you may call me at 571-627-8061 or contact me via email: Kelly.S.Williams@loudoun.gov.

cc via U.S. mail: Broadlands Association Inc.
21907 Claiborne Parkway
Broadlands, VA 20148-4535

Broadlands Commercial Development LLC
c/o Van Metre
9900 Main Street, Suite 500
Fairfax, VA 22031-3907

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cc via email: Tim Hemstreet, County Administrator

Joe Kroboth III, Deputy County Administrator

Christopher Quintyne, Assistant County Administrator

Megan Bourke, Director, Office of Management and Budget (OMB)

Nikki Speight, Assistant Director, OMB

Sandra Hayes, Capital Budget Manager, OMB

Daniel Galindo, Director, DPZ

Judi Birkitt, Deputy Director, DPZ

Teresa Miller, Assistant Director/Zoning Administrator, DPZ

Kate McConnell, Program Manager, Proffer Management, DPZ

Amy Kresge, Principal Planner, Proffer Management, DPZ