LOUDOUN COUNTY VIRGINIA | Planning and Zoning

1 Harrison Street, SE, PO Box 7000, Leesburg, VA 20177-7000
703-777-0246 O | 703-777-0441 F | dpz@loudoun.gov
loudoun.gov/planningandzoning

August 27, 2026

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

Dear Property Owner:

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 ZMAP-2016-0010, Broadlands Ashburn Metro, 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

Stephanie Capps
Planning Assistant
Department of Planning and Zoning

cc: file – ZCOR-2025-0392

LOUDOUN COUNTY VIRGINIA | Planning and Zoning

1 Harrison Street, SE, PO Box 7000, Leesburg, VA 20177-7000
703-777-0246 O | 703-777-0441 F | dpz@loudoun.gov
loudoun.gov/planningandzoning

DATE: August 26, 2026

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

FROM: Jordan Andrews, Planner II, Proffer Management

SUBJECT: **ZCOR-2025-0392; Request for a Determination of Appropriateness for the Use of Specific Cash Proffer Funds – LandMARC Impact Condition # 99080155**

This correspondence is sent in response to your October 2, 2025, request 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 future project within the Loudoun County (County) 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: $56,650.00 of LandMARC Impact Condition # 99080155/Oracle Award # Y01628

CURRENT BALANCE: $56,650.00

CIP PROJECT: Silver Line Bus Stop Connections – Ashburn Planning Subarea

CIP PROJECT LOCATION: Ashburn Planning Subarea (Various Bus Route Locations)

CIP PROJECT DESCRIPTION: This project provides funding for the design and construction of multiple sidewalk and/or trail connections to existing bus stop locations, ensuring ADA compliance, accessibility, and consistency with County standards. The identified locations are Bus Stops 214, 426, 429, 437, 450, 452, 453, 463[1], 464, 466, 467, 475, 483, 494, 498, 499, 500, 501, 525, 531, 542, and 543.

APPLICATION: ZMAP-2016-0010, Broadlands Ashburn Metro, approved June 20, 2019

APPLICATION LOCATION: Ashburn Planning Subarea

PROFFER STATEMENT DATE: June 10, 2019

RELEVANT PROFFER, TEXT, AND INFO: Proffer VIII.A.2.E (text provided below)

[1] Bus Stop 463 is located on Ashburn Village Boulevard at Farmwell Road but is incorrectly labeled Tall Cedars Parkway at Meadows Farm Court on page 31 of the request.

e. Two bus shelters in the approximate locations shown on Sheet 16 within the existing VDOT right of way. The exact location shall be coordinated with the County. In the event bus service has not been established or routing does not include Demott Drive prior to approval of the 160th residential zoning permit in Land Bay R, then, in lieu of constructing the two (2) bus shelters, a cash-in-lieu payment of $50,000 shall be paid to the County prior to approval of said 160th residential zoning permit in Land Bay R.

Pursuant to this proffer, $56,650.00 has been collected and the current balance is $56,650.00. The status of this proffer is "Fulfilled". Previously, ZCOR-2025-0150, issued July 24, 2025, found that it was appropriate to use all funding in this account for the construction of bus shelters along local fixed-route bus routes within the Ashburn Planning Subarea.

DETERMINATION: Proffer VIII.A.2.E provides for a $50,000 cash-in-lieu contribution for two bus shelters along Demott Drive in the event bus service has not been established or does not include a bus route along Demott Drive. In accordance with Proffer VIII.A.2.E, the cash-in-lieu funds were collected on June 1, 2023, upon confirmation by Transit and Commuter Services that bus service routing did not include Demott Drive between Waxpool Road and Mooreview Parkway.

The Silver Line Bus Stop Connections – Ashburn Planning Subarea Project includes the construction of new sidewalk/trail connections and ADA improvements of existing transit facilities/bus shelters in the Ashburn Planning Subarea, to enhance the metro and bus service connectivity of the subject planning subarea. The Loudoun County 2019 Countywide Transportation Plan includes Proffer Policies including Section 5-3.4, Use of Monetary Contributions, which states "Cash contributions provided as part of a development application, either for regional improvements or in lieu of completed improvements, will be utilized within the related policy or planning subarea. If requested during the land development review process, alternative geographic areas of reasonable size and relationship to the site may be considered, such as tax district boundaries or boundaries defined by major roads". The Broadlands Ashburn Metro zoning map amendment area and the transit improvements identified in the Silver Line Bus Stop Connections project are both within the Ashburn Planning Subarea. Therefore, it is appropriate to use the current balance 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 571-627-3173 or contact me via email: Jordan.Andrews@loudoun.gov.

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

cc via email: Tim Hemstreet, County Administrator
Danny Davis, Deputy 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