

July 19, 2024

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

Dear Property Owner:

This letter is to provide you 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 and Broadlands South, toward 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
Department of Planning and Zoning

cc: file – ZCOR-2024-0114

DATE: July 17, 2024

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

FROM: Kelly S. Williams, Senior Planner, Proffer Management

SUBJECT: ZCOR-2024-0114; Request for a Determination of Appropriateness for the use of Specific Cash Proffer Funds – LandMARC Sequence # 96062851

This correspondence is sent in response to your March 5, 2024, request to the Department of Planning and Zoning for a proffer determination concerning the appropriateness of the use of specific cash proffer funds for a project within the Loudoun County FY 2020 Adopted Capital Improvement Program (CIP) budget. Please be advised that the requested funds may be eligible for use on other Loudoun County (County) projects and final appropriation of proffer funds shall be as directed by the Board of Supervisors.

REQUEST: \$95,475.28 and future contributions of LandMARC Sequence #96062851/ Oracle Award #Y00557

CURRENT BALANCE: \$95,475.28

CIP PROJECT: Belmont Ridge Road – Truro Parish Drive to Croson Lane

CIP PROJECT LOCATION: Ashburn and Dulles Planning Subarea

CIP PROJECT DESCRIPTION: This project provides for the planning, design, right-of-way acquisition, and construction of two additional lanes to Belmont Ridge Road (Route 659) between Truro Parish Drive (Route 2119) to Croson Lane (Route 645), increasing the capacity of Belmont Ridge Road. The section will be a four-lane, median-divided roadway.

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

APPLICATION LOCATION: Ashburn Planning Subarea

PROFFER STATEMENT DATE: July 20, 1995

RELEVANT PROFFER, TEXT, AND INFO: Proffer V.B.44. (text provided below)

ZCOR-2024-0114

July 17, 2024

Page 3 of 3

If you have any questions concerning this correspondence, you may call me at 703-771-5496 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

cc via email: Tim Hemstreet, County Administrator
Erin McLellan, Senior Deputy County Administrator
Joe Kroboth III, 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
Judi Birkitt, Deputy Director
Mark Stultz, Zoning Administrator/Assistant Director
Kate McConnell, Program Manager, Proffer Management
Amy Kresge, Principal Planner, Proffer Management