

PROFFER/CONDITION STATUS UPDATE

Project/Application Information

Applicant/Representative: Kyle Bollinger, Kimley-Horn and Associates, Inc.	Date: 3/21/2025
Project # (ZMAP/ZCPA/SPEX): ZMAP-1984-0007, ZCPA-1992-0003	Application # (CPAP/STPL): EPLAN-2025-XXXX
Project Name: Ashbrook Tech Center	Application Name: Ashbrook Tech Center
County Project Manager: Click here to enter text.	

This portion to be completed at CPAP/STPL:	This portion to be completed at Bond Release:
Proffer # and Paragraph Heading: ZMAP-1984-0007/ZCPA-1992-0003, I – CONCEPUTAL DEVELOPMENT PLAN	Subject proffer/condition is clearly depicted and correct as shown on record drawings? ☐ Yes ☐ No
Describe how proffer/condition was addressed and provide the sheet number where it can be found on the CPAP/STPL: This project has been designed in accordance with the CDP approved with ZCPA-1992-0003.	Subject proffer/condition has been confirmed in the field by owner/owner's representative? ☐ Yes ☐ No
County Staff Use: LMIS Proffer Sequence #:	Describe how proffer/condition was fulfilled and provide specific evidence that demonstrates compliance: Click here to enter text.
Status: ☐ Fulfilled ☐ Partially Fulfilled ☐ No longer applicable	
County Project Manager Verification (Initial): Click here to enter text.	

This portion to be completed at CPAP/STPL:	This portion to be completed at Bond Release:
Proffer # and Paragraph Heading: ZMAP-1984-0007, II – DEDICATION OF PUBLIC SITES	Subject proffer/condition is clearly depicted and correct as shown on record drawings? ☐ Yes ☐ No
Describe how proffer/condition was addressed and provide the sheet number where it can be found on the CPAP/STPL:	Subject proffer/condition has been confirmed in the field by owner/owner's representative? ☐ Yes ☐ No
A. SCHOOLS: Proffers have been previously met, N/A to this site plan B. UTILITIES TO SERVE SCHOOL SITES: Proffers have been previously met, N/A to this site plan C. In fulfillment of an outstanding commitment for Ashburn Village, an area has been depicted on Sheet C-050.00 for a two-acre governmental center site (identified as "2.0 AC DESIGNATED FOR GOVERNMENTAL CENTER SITE"). D. PUBLIC USE SITE GEOTECHNICAL REPORT: Geotechnical reports and surveys will be completed and submitted in accordance with guidelines established by Loudoun County.	Describe how proffer/condition was fulfilled and provide specific evidence that demonstrates compliance: Click here to enter text.

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County Project Manager Verification (Initial): Click here to enter text.	

This portion to be completed at CPAP/STPL:	This portion to be completed at Bond Release:
Proffer # and Paragraph Heading: ZMAP-1984-0007, III – ASHBURN COMMUNITY TRUST FUND (VAC)	Subject proffer/condition is clearly depicted and correct as shown on record drawings? ☐ Yes ☐ No
Describe how proffer/condition was addressed and provide the sheet number where it can be found on the CPAP/STPL: Ashburn Trust Fund or "ATF" has previously been established and a contribution to the ATF based on \$0.40 per square foot (escalated) of all non-residential development will be provided by the applicant.	Subject proffer/condition has been confirmed in the field by owner/owner's representative? ☐ Yes ☐ No
County Staff Use: LMIS Proffer Sequence #:	Describe how proffer/condition was fulfilled and provide specific evidence that demonstrates compliance: Click here to enter text.
Status: ☐ Fulfilled ☐ Partially Fulfilled ☐ No longer applicable	
County Project Manager Verification (Initial): Click here to enter text.	

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Proffer # and Paragraph Heading ZMAP-1984-0007, IV – INITIAL CAPITALIZATION OF THE ASHBURN VOLUNTEER FIRE DEPARTMENT	Subject proffer/condition is clearly depicted and correct as shown on record drawings? ☐ Yes ☐ No
Describe how proffer/condition was addressed and provide the sheet number where it can be found on the CPAP/STPL: Proffer has already been met and no commitment is associated with this site plan application.	Subject proffer/condition has been confirmed in the field by owner/owner's representative? ☐ Yes ☐ No
County Staff Use: LMIS Proffer Sequence #:	Describe how proffer/condition was fulfilled and provide specific evidence that demonstrates compliance: Click here to enter text.
Status: ☐ Fulfilled ☐ Partially Fulfilled ☐ No longer applicable	
County Project Manager Verification (Initial): Click here to enter text.	

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Proffer # and Paragraph Heading ZMAP-1984-0007, V – FIRE AND RESCUE – HOMEOWNERS ASSOCIATION ANNUAL CONTRIBUTIONS	Subject proffer/condition is clearly depicted and correct as shown on record drawings? ☐ Yes ☐ No
Describe how proffer/condition was addressed and provide the sheet number where it can be found on the CPAP/STPL: As of 2011 the Board of Supervisors no longer requires the payment of proffered annual contributions for Fire and Rescue Services, therefore this is N/A to this site.	Subject proffer/condition has been confirmed in the field by owner/owner's representative? ☐ Yes ☐ No
County Staff Use: LMIS Proffer Sequence #:	Describe how proffer/condition was fulfilled and provide specific evidence that demonstrates compliance: Click here to enter text.
Status: ☐ Fulfilled ☐ Partially Fulfilled ☐ No longer applicable	
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Proffer # and Paragraph Heading: ZMAP-1984-0007, VI – OPEN-SPACE LAND EASEMENTS	Subject proffer/condition is clearly depicted and correct as shown on record drawings? ☐ Yes ☐ No
Describe how proffer/condition was addressed and provide the sheet number where it can be found on the CPAP/STPL: A. IMPLEMENTATION OF EASEMENT AQUISITIONS: Proffers have already been met, N/A to this site. B. FUNDING OF THE PROGRAM: Proffers have already been met, N/A to this site. C. INITIAL ACHIEVEMENT OF ACQUISITION OF OPEN SPACE: Proffers have already been met, N/A to this site.	Subject proffer/condition has been confirmed in the field by owner/owner's representative? ☐ Yes ☐ No
County Staff Use: LMIS Proffer Sequence #:	Describe how proffer/condition was fulfilled and provide specific evidence that demonstrates compliance: Click here to enter text.
Status: ☐ Fulfilled ☐ Partially Fulfilled ☐ No longer applicable	
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Proffer # and Paragraph Heading: ZMAP-1984-0007, VII - TRANSPORTATION	Subject proffer/condition is clearly depicted and correct as shown on record drawings? ☐ Yes ☐ No
	Subject proffer/condition has been confirmed in the field by owner/owner's representative? ☐ Yes ☐ No

Describe how proffer/condition was addressed and provide the sheet number where it can be found on the CPAP/STPL: Location and alignment of roads below are to be determined by the latest CDP. A. ASHBURN VIUILLAGE BOULEVARD: Proffers have been previously met, N/A to this site plan B. SPINE ROADS AND INFRASTRUCTURE: Proffers have been previously met, N/A to this site plan C. ROUTE 7 AND ASHBURN BOULEVARD: Proffers have been previously met, N/A to this site plan D. ROUTE 7 AND ROUTE 641 INTERSECTION: Proffers have been previously met, N/A to this site plan E. ROUTE 641: Proffers have been previously met, N/A to this site plan F. ROUTE 640 AND ROUTE 805: Proffers have been previously met, N/A to this site plan G. ASHBURN BOULEVARD EXTENDED-ROUTE 640 TO ROUTE 625: Proffers have been previously met, N/A to this site plan H. TRAFFIC SIGNALS: Proffers have been previously met, N/A to this site plan I. BUS SHELTERS: Proffers have been previously met, N/A to this site plan J. PRIVATE STREETS: Proffers have been previously met, N/A to this site plan K. TRANSPORTATION CONTRIBUTION FOR OFF-SITE IMPROVEMENTS: Proffers have been previously met, N/A to this site plan L. ROUTE 7 INTERCHANGE: Proffers have been previously met, N/A to this site plan	Describe how proffer/condition was fulfilled and provide specific evidence that demonstrates compliance: Click here to enter text.
County Staff Use: LMIS Proffer Sequence #:	
Status: ☐ Fulfilled ☐ Partially Fulfilled ☐ No longer applicable	
County Project Manager Verification (Initial): Click here to enter text.	

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Proffer # and Paragraph Heading: ZMAP-1984-0007/(ZCPA-1992-0003), VIII - PHASING	Subject proffer/condition is clearly depicted and correct as shown on record drawings? ☐ Yes ☐ No
Describe how proffer/condition was addressed and provide the sheet number where it can be found on the CPAP/STPL:	Subject proffer/condition has been confirmed in the field by owner/owner's representative? ☐ Yes ☐ No
A. RESIDENTIAL UNITS: Proffers have been previously met, N/A to this site plan Proffer VIII.B. NON-RESIDENTIAL UNITS: Proffers have been previously met, N/A to this site plan Proffer VIII.C. RESIDENTIAL UNIT MIX AND PHASING FLEXIBILITY: Proffers have been previously met, N/A to this site plan (ZCPA-1992-0003)	Describe how proffer/condition was fulfilled and provide specific evidence that demonstrates compliance: Click here to enter text.
County Staff Use: LMIS Proffer Sequence #:	
Status: ☐ Fulfilled ☐ Partially Fulfilled ☐ No longer applicable	
County Project Manager Verification (Initial): Click here to enter text.	

This portion to be completed at CPAP/STPL:	This portion to be completed at Bond Release:
Proffer # and Paragraph Heading: ZMAP-1984-0007, IX – OTHER COMMUNITY FACILITIES	Subject proffer/condition is clearly depicted and correct as shown on record drawings? ☐ Yes ☐ No
Describe how proffer/condition was addressed and provide the sheet number where it can be found on the CPAP/STPL:	Subject proffer/condition has been confirmed in the field by owner/owner's representative? ☐ Yes ☐ No
A. NON-RESIDENTIAL/NON-COMMERCIAL SITES: Proffers have already been met, N/A to this site B. ADULT AND/OR ELDERLY HOUSING: Proffers have been previously met, N/A to this site plan C. DAY CARE SITES: Proffers have been previously met, N/A to this site plan D. BUFFERS: Applicant shall establish at the time of filing record plants, landscape buffers of varying widths adjacent to parcel. Applicant shall establish a buffer parallel to R.O.W line of RT. 7 within the required building restriction line. Proposed buffers are shown on Sheets L-050.00 to L-100.00. E. LAKE SYSTEM: Proffers have been previously met, N/A to this site plan F. RECREATION: Proffers have been previously met, N/A to this site plan	Describe how proffer/condition was fulfilled and provide specific evidence that demonstrates compliance: Click here to enter text.
County Staff Use: LMIS Proffer Sequence #:	
Status: ☐ Fulfilled ☐ Partially Fulfilled ☐ No longer applicable	
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Proffer # and Paragraph Heading: ZMAP-1984-0007, X – TRAILS AND UNDERPASSES	Subject proffer/condition is clearly depicted and correct as shown on record drawings? ☐ Yes ☐ No
Describe how proffer/condition was addressed and provide the sheet number where it can be found on the CPAP/STPL:	Subject proffer/condition has been confirmed in the field by owner/owner's representative? ☐ Yes ☐ No
In compliance with this Proffer, the subject property is connected to the proffered Ashburn Village "pedestrian/bike pathway system" by existing and proposed sidewalks. See Sheet C-050.00. The on-site frontage sidewalks will be connected to the balance of Ashburn Village by existing pedestrian crosswalks at the intersection of Ashburn Village Boulevard and Russell Branch Parkway and at the intersection of Ashburn Village Boulevard and Ashbrook Commons Plaza.	Describe how proffer/condition was fulfilled and provide specific evidence that demonstrates compliance: Click here to enter text.
County Staff Use: LMIS Proffer Sequence #:	

Status: ☐ Fulfilled ☐ Partially Fulfilled ☐ No longer applicable	
County Project Manager Verification (Initial): Click here to enter text.	

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Proffer # and Paragraph Heading: ZMAP-1984-0007, XI – OPEN SPACE	Subject proffer/condition is clearly depicted and correct as shown on record drawings? ☐ Yes ☐ No
Describe how proffer/condition was addressed and provide the sheet number where it can be found on the CPAP/STPL: Open Space requirements are being met as per the Zoning Ordinance and can be seen on the zoning and tabulation sheet: C-001.00.	Subject proffer/condition has been confirmed in the field by owner/owner's representative? ☐ Yes ☐ No
County Staff Use: LMS Proffer Sequence #:	Describe how proffer/condition was fulfilled and provide specific evidence that demonstrates compliance: Click here to enter text.
Status: ☐ Fulfilled ☐ Partially Fulfilled ☐ No longer applicable	
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Proffer # and Paragraph Heading: ZMAP-1984-0007, XII – VILLAGE COMMERCIAL CENTER	Subject proffer/condition is clearly depicted and correct as shown on record drawings? ☐ Yes ☐ No
Describe how proffer/condition was addressed and provide the sheet number where it can be found on the CPAP/STPL: Proffers have been previously met, N/A to this site plan.	Subject proffer/condition has been confirmed in the field by owner/owner's representative? ☐ Yes ☐ No
County Staff Use: LMS Proffer Sequence #:	Describe how proffer/condition was fulfilled and provide specific evidence that demonstrates compliance: Click here to enter text.
Status: ☐ Fulfilled ☐ Partially Fulfilled ☐ No longer applicable	
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Proffer # and Paragraph Heading: ZMAP-1984-0007, XIII – UTILITY EXTENSIONS	Subject proffer/condition is clearly depicted and correct as shown on record drawings? ☐ Yes ☐ No

Describe how proffer/condition was addressed and provide the sheet number where it can be found on the CPAP/STPL: The Applicant has met the necessary requirements as designated in the proffers and FSM of Loudoun County as seen on the utility sheets: C-100.00 to C-100.08.	Subject proffer/condition has been confirmed in the field by owner/owner's representative? ☐ Yes ☐ No
County Staff Use: LMIS Proffer Sequence #:	Describe how proffer/condition was fulfilled and provide specific evidence that demonstrates compliance: Click here to enter text.
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Proffer # and Paragraph Heading: ZMAP-1984-0007, XIV – HOMEOWNERS ASSOCIATION	Subject proffer/condition is clearly depicted and correct as shown on record drawings? ☐ Yes ☐ No
Describe how proffer/condition was addressed and provide the sheet number where it can be found on the CPAP/STPL: A. COMMUNITY ORGANIZATION: The owner (s) of this subject property will become members of the community-wide Homeowners Association B. GROUP HOUSING: Proffers have been previously met, N/A to this site plan as it is not a residential community. C. ASHBURN VILLAGE FOUNDATION: Proffers have been previously met, N/A to this site.	Subject proffer/condition has been confirmed in the field by owner/owner's representative? ☐ Yes ☐ No
County Staff Use: LMIS Proffer Sequence #:	Describe how proffer/condition was fulfilled and provide specific evidence that demonstrates compliance: Click here to enter text.
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Proffer # and Paragraph Heading: ZMAP-1984-0007, XV – ENVIRONMENTAL CONCERNS	Subject proffer/condition is clearly depicted and correct as shown on record drawings? ☐ Yes ☐ No
Describe how proffer/condition was addressed and provide the sheet number where it can be found on the CPAP/STPL:	Subject proffer/condition has been confirmed in the field by owner/owner's representative? ☐ Yes ☐ No

A. PRESERVATION OF EXISTING VEGETATION: (1) Existing trees will be preserved in undisturbed wetlands and in other areas outside limits of disturbance on the north side of the site. Due to grading constraints, however, it is not feasible to preserve existing tree masses elsewhere on the site. (2) Due to grading constraints, it is not feasible to preserve hedgerows and tree lines on the subject property. However, the applicant is proposing an enhanced planting buffer around the boundary of the subject property. See Sheets L-05.00 – L-050.08. B. STORMWATER MANAGEMENT: Stormwater management and erosion and control information is included on Sheets C-030.00 – C-030.17 and C-070.00 – C-070.08. On-site SWM facilities will be maintained by the owner of the subject property.	Describe how proffer/condition was fulfilled and provide specific evidence that demonstrates compliance: Click here to enter text.
County Staff Use: LMIS Proffer Sequence #:	
Status: ☐ Fulfilled ☐ Partially Fulfilled ☐ No longer applicable	
County Project Manager Verification (Initial): Click here to enter text.	

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Proffer # and Paragraph Heading: ZMAP-1984-0007, XVI – STREET LIGHTING	Subject proffer/condition is clearly depicted and correct as shown on record drawings? ☐ Yes ☐ No
Describe how proffer/condition was addressed and provide the sheet number where it can be found on the CPAP/STPL: All proposed lighting in the development will comply with the requirements of the Loudoun County FSM.	Subject proffer/condition has been confirmed in the field by owner/owner's representative? ☐ Yes ☐ No
County Staff Use: LMIS Proffer Sequence #:	Describe how proffer/condition was fulfilled and provide specific evidence that demonstrates compliance: Click here to enter text.
Status: ☐ Fulfilled ☐ Partially Fulfilled ☐ No longer applicable	
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Proffer # and Paragraph Heading: ZMAP-1984-0007, XVII – DEVELOPMENT RESTRICTIONS – NOISE CONTOURS	Subject proffer/condition is clearly depicted and correct as shown on record drawings? ☐ Yes ☐ No
Describe how proffer/condition was addressed and provide the sheet number where it can be found on the CPAP/STPL: The subject property is not a residential development and is not subject to its building conditions see cover sheet and general notes: C-000.00 to C-002.02.	Subject proffer/condition has been confirmed in the field by owner/owner's representative? ☐ Yes ☐ No
County Staff Use: LMIS Proffer Sequence #:	Describe how proffer/condition was fulfilled and provide specific evidence that demonstrates compliance: Click here to enter text.

Status: ☐ Fulfilled ☐ Partially Fulfilled ☐ No longer applicable	
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Proffer # and Paragraph Heading: ZMAP-1984-0007, XVIII – OFFICE CAMPUS AND INDUSTRIAL PARK	Subject proffer/condition is clearly depicted and correct as shown on record drawings? ☐ Yes ☐ No
Describe how proffer/condition was addressed and provide the sheet number where it can be found on the CPAP/STPL:	Subject proffer/condition has been confirmed in the field by owner/owner's representative? ☐ Yes ☐ No
A. RESEARCH AND DEVELOPMENT/HIGH TECH OFFICE PARK: (1) Applicant proposes a campus type of development including building heights equivalent to a 5-6 story office building. When considering the location of the proposed buildings within the proffered 86-acre office campus, this height is consistent with the proffered building height range. The subject property will include 535,644 gross square feet of floor area. This is within the maximum permitted by the Proffer, which was based on an 86-acre campus. The proposed development includes a series of ponds, seating areas, walkways and courtyards (see Sheet C-050.00). It will also include tennis courts and an exercise/fitness trail as depicted on Sheet C-050.00. Extensive landscaping and berming along Route 7 are depicted on sheets C-070 and L-050. (2) A visitors Information Pavilion is no longer necessary. The subject property is the only part of Ashburn Village that remains undeveloped. (3) The existing Lotus Pond will be replaced by a stormwater pond. The replacement Lotus Pond is identified as Stormwater Pond No. 2 on Sheet C-050.00. Recognizing concerns related to the survivability of lotus plants in Northern Virginia, alternative plantings similar to lotus plants are proposed in the bench of the Lotus Pond (see Sheet ____). B. INDUSTRIAL PARK: Proffers have been previously met, N/A to this site plan.	Describe how proffer/condition was fulfilled and provide specific evidence that demonstrates compliance: Click here to enter text.
County Staff Use: LMS Proffer Sequence #:	
Status: ☐ Fulfilled ☐ Partially Fulfilled ☐ No longer applicable	
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Proffer # and Paragraph Heading: ZMAP-1984-0007, XIX – SEWER CAPACITY	Subject proffer/condition is clearly depicted and correct as shown on record drawings? ☐ Yes ☐ No

Describe how proffer/condition was addressed and provide the sheet number where it can be found on the CPAP/STPL: Sheets C-110.60 to C-110.61 of the attached plan shows the construction of sanitary utilities and tabulations.	Subject proffer/condition has been confirmed in the field by owner/owner's representative? ☐ Yes ☐ No
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Proffer # and Paragraph Heading: ZMAP-1984-0007/ZCPA-1992-0003, XX – BINDING EFFECT OF PROFFERS	Subject proffer/condition is clearly depicted and correct as shown on record drawings? ☐ Yes ☐ No
Describe how proffer/condition was addressed and provide the sheet number where it can be found on the CPAP/STPL: The applicant is addressing the Proffers applicable to the subject property.	Subject proffer/condition has been confirmed in the field by owner/owner's representative? ☐ Yes ☐ No
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