



Adopted
Fiscal Year 2024 Budget &
Fiscal Years 2024-2029
Capital Improvements Program
For the Fiscal Year Ending June 30, 2024

Town Manager Transmittal Letter

July 1, 2023

Madam Mayor, Members of Town Council, and Town Residents:

The Adopted Budget for Fiscal Year 2024 and the Capital Improvements Program for Fiscal Years 2024-2029 lay out the Town's financial plan to provide the high-quality services and facilities that our residents, businesses, and visitors expect every year.

As COVID-19 becomes an endemic, the Town has moved beyond just maintaining core operations. Instead, the Town has pivoted to improving our resiliency and to sustaining our organization to meet the growing needs of our community despite concerning economic headwinds. This budget provides the resources to sustain the delivery of excellent services and the plan for future needs.

SUSTAINABILITY

As we enter the post-COVID new normal, a major hallmark of this budget is the need for sustainability. Perhaps the most significant part of sustaining our Town government operations is ensuring we have sufficient human capital or staff. The size of Leesburg's Town government workforce, at just over 400 full-time employees (FTEs), is notably lean given the Town's stature as the largest Town in the Commonwealth and rapid growth. While the expectations of our residents and businesses are great, the Town government has historically operated as a lean organization in comparison to other Northern Virginia jurisdictions of a similar size. A 2021 comparative report of local government notes that, while the Town provides the full range of high-quality services to its residents, it does so at a lower cost than comparable Virginia towns, at \$1,164 per Town resident less than Purcellville (\$1,315), Herndon (\$1,291), and Vienna (\$1,965).

While the Town remains in excellent financial condition and is well positioned for the effects of rising inflation, we must be cognizant of the competitive job market in the region. Leesburg is consistently competing with both public and private sector employers to retain and attract talent. We are keenly aware of the difficulties in attracting talent in the public safety sector, a struggle many municipalities and larger cities are grappling with nationwide. To that end, this budget includes a significant investment to meet the goal of recruiting and retaining a talented workforce, especially for public safety. By ensuring Leesburg is offering top compensation in the region, it allows us to continue to deliver top-notch services our residents and businesses expect.

As we look towards sustaining our organization, we must consider other financial investments necessary to achieve the goals of sustainability and resiliency, and what investments will allow us to be better prepared to weather economic volatility, natural disasters, and unplanned social upheaval. A continued investment in information technology and cybersecurity is essential to safeguard our Town's operations. In Fiscal Year 2023, we invested in our Emergency Management Office with an additional

staff member and a new coordinator. In the Adopted Fiscal Year 2024 budget, an additional investment has been made with the creation of a new Town-wide Safety Coordinator/Risk Manager position, that will be located in the Human Resources Department with an initial focus on utilities operations. This position will provide critical knowledge to aid and protect our employees especially those in industrial and higher-risk environments who deliver critical services for our residents and businesses on a 24/7/365 basis.

WEATHERING THE ECONOMY

The Adopted Budget for Fiscal Year 2024 represents the final year of a five-year financial plan implemented at the beginning of the COVID-19 pandemic in the spring of 2020, aimed at minimizing the impacts of an unpredictable economy on the Town's financial situation. The Adopted Budget continues the Town's long-standing approach, which combines cautious revenue forecasts with controlled expenditure projections, along with the strategic use of planned reserves. Specifically, reserves are used to fund one-time expenditures from savings realized and set aside for specific purposes due to anticipated challenges.

Just like other local governments, Leesburg continues to contend with record inflation and general market unpredictability. These factors are increasing the costs of construction, equipment replacement, and facilities maintenance. The cost of attracting and retaining employees in today's current market is rising steadily. Positions in engineering, information technology, and specialty skills such as government accounting, purchasing, public safety, commercial drivers, and utility operators are in high demand with intense competition for qualified applicants. The public safety profession particularly struggled with attracting talent and very often is losing valued employees to the private sector. A major goal in the Adopted Budget is to take a closer look at the compensation packages offered to our sworn and non-sworn public safety employees to close the gap on vacancies in the police department which currently stands at 21 as of spring of 2023.

The Town has always placed great value in being among the top-3 most well-paid public safety agencies in the region, and the budget incorporates a proactive step in that direction. As part of this budget, all police officers and dispatchers will receive a 5% salary increase on July 1, 2023. In addition, all sworn officers and dispatchers with at least two years of service with the Town, including all officers up through rank of Lieutenant, will receive an additional 5% salary increase. The Adopted Budget adjusts starting salaries for our officers to remain competitive in the market, with new starting salaries being increased from \$62,000 to \$65,000, which amounts to a 5% increase. Some officers have had pay increase by 29% since the beginning of last year taking into account a 5% minimum increase across-the-board last year; a 2% Cost-of-Living Adjustment (COLA) last year; a 3% COLA this year; up to a 4% pay-for-performance merit increase last year;

and up to a 5% merit increase this year.. Other initiatives for our officers and dispatchers in the Adopted Budget include an automatic 5% salary increase upon completion of a college degree while employed by the department and continuing the tuition reimbursement program which is up to 75% of their tuition expenses up to a limit of \$5,000 per fiscal year. As such, Leesburg has made significant investments resulting in the Town being among the top localities in compensation for its public safety personnel.

While we have committed to compensation increases for public safety as part of a market rate adjustment, we continue to prioritize maintaining the rest of our talented workforce and understand that their annual compensation must keep pace with their needs, especially in a competitive labor market. To that end, the Adopted Budget provides all full-time and regular part-time employees with a 3% Cost-of-Living Adjustment (COLA) increase this fiscal year, with the possibility of attaining up to 5% in additional pay-for-performance merit increases. For part-time employees considered "flexible part-time," the Town will continue its practice of making market adjustments as necessary during the year to attract and retain our incredibly valuable part-time workforce.

The Town has been fortunate to have seen many of the revenues that were most affected by the pandemic return to or surpass pre-pandemic levels, most notably our consumer taxes such as Sales & Use tax and Meals & Beverages tax. We continue to see revenues rebounding that are reflective of a return to business and leisure travel, by way of increased Transient Occupancy Tax (hotel tax). The budget relies on our consumer taxes remaining strong. While we are still drawing on our Unassigned Fund Balance to fund critical one-time initiatives, we are cognizant of the need to identify, sooner rather than later, new recurring revenue sources to sustain and enhance the Town's operations going forward based on the Council's priorities.

GENERAL FUND

General Fund Revenue

The General Fund in the Adopted Budget for Fiscal Year 2024 is built on maintaining a real estate tax rate of 17.74 cents per \$100 of assessed value. The Town continues to be a highly desirable community in which to live and work. The ongoing demand for housing in Loudoun County and Leesburg remains strong while inventory remains very low. As a result, assessments of existing residential properties increased 7.03% and assessments of existing commercial properties increased 8.44%. Including construction and growth, commercial property assessments on average grew 10.5%, outpacing residential assessments, which grew by 8.42%. This increase is in line with the Town Plan of having a healthy balance between residential and commercial assessments. Residential properties comprise 77% of the Town's total real estate tax base, and commercial properties comprise 23%. Overall taxable real estate assessment values in the Town total \$10.8 billion in tax year 2023.

With the increased assessments for calendar year 2023 at the adopted tax rate of 17.74 cents per \$100 of assessed value, the average Leesburg homeowner's real estate tax bill for all housing

types is estimated to increase approximately \$65.30 annually or \$5.44 per month. Real estate taxes, both residential and commercial, are projected to total \$19.4 million and comprise 25% of the Town's total General Fund revenue. The Fiscal Year 2024 budget is based on the strong consumer tax revenues we have experienced in Fiscal Year 2022 and 2023. Sales & Use and Meals & Beverages taxes are continuing to be strong revenue sources, due not only to inflation but to overall growth in spending behavior as well. Meals & Beverages tax is estimated to increase \$1.4 million, or 22%, from Fiscal Year 2023, and Sales & Use tax is estimated to increase \$1.26 million, or 19%, over the Adopted Budget for Fiscal Year 2023.

General Fund Expenditures

The Adopted Budget for Fiscal Year 2024 is approximately \$78.4 million which is an increase of \$5.7 million or 7.8% over the Adopted Budget for Fiscal Year 2023. Of that increase, \$2.9 million is due to base budget adjustments, reflecting the increased costs of doing business primarily due to inflation. In addition, there are \$1,078,000 in one-time expenditures being funded from the Unassigned Fund Balance to address key priorities. Details of these expenditures are included in the "Unassigned Fund Balance" section on page 284.

By maintaining the current adopted tax rate of 17.74 cents per \$100 of assessed value, the Town will receive approximately \$1.1 million more due to increased assessment values. This increase will fund enhancements to the General Fund in support of the Town government workforce and overall Town operations. These enhancements reflect the Town's investments in public safety, open space/passive recreation parkland, and information technology, all of which is needed to sustain and enhance quality of life for residents and support the goals of the Town Plan. The enhancements are:

- \$873,000 in compensation increases and ancillary benefits for the Leesburg Police Department;
- \$129,500 for the creation of a full-time IT position housed in the Leesburg Police Department, to provide coverage and to handle the workload of the 24/7/365 operation;
- \$129,500 for the creation of a Safety Coordinator position, with 60% of the position funded through the Utilities Fund and the remaining 40% from the General Fund; and
- \$349,600 for two additional Parks Maintenance/ Groundskeeper positions, along with necessary equipment, in support of the opening of Veterans Park.

Details of these enhancements are included on page 22 of the budget document.

CAPITAL IMPROVEMENTS PROGRAM

The Adopted Six-year Capital Improvements Program (CIP) for Fiscal Years 2024 through 2029 totals approximately \$414.4 million and includes 82 projects. In Fiscal Year 2024, the budget is approximately \$51.2 million and includes 47 projects.

Major projects in Fiscal Year 2024 include the Police Station Expansion; Town Shop Expansion and Refurbishment; Downtown Streetlights Phase II; Pickleball/Junior Tennis Courts; Evergreen Mill Road Widening, Royal Street Improvements – Church Street to Wirt Street; Lawson Road Pedestrian Crossing of Tuscarora Creek; Washington & Old Dominion Trail Lighting; Airport Apron Paving; Utility System Storage Facility; Water Pollution Control Facility Solids Processing Improvements; and Water Supply and Wastewater Supervisory Control and Data Acquisition (SCADA) Systems Replacement and Expansion.

Other projects that are underway from previous years include the Morven Park Road Sidewalk; Market Street & King Street Intersection Improvements; Water Pollution Control Facility Storage Tanks – Recoating and Rehabilitation; Town Branch Stream Channel Improvements at Mosby Drive – Catocin Circle to Morven Park Road; Town Hall Parking Garage Structural Repairs; and Town Hall Campus Improvements Phase I.

Key projects in the out-years of the CIP (Fiscal Year 2025 to Fiscal Year 2029) include Old Waterford Road Trail to Morven Park; Church Street, South Street, and Harrison Street Improvements; North King Street Improvements – King Street to Old Waterford Road; South King Street Improvements – W&OD Trail to Royal Street; Airport Parallel Taxiway Relocation; and Water Supply Emergency Interconnects.

It is important to note that the schedule of several capital improvement projects have been adjusted by moving them further out to ensure the Town meets our fiscal policy of maintaining an Unassigned Fund Balance of at least 20% of General Fund expenditures each year of the 6-year period. This adjustment was necessary not only due to inflation, but also due to the size and scope of the Police Station Expansion and Town Shop Expansion and Refurbishment projects.

UTILITIES FUND

The Adopted Budget for the Utilities Fund in Fiscal Year 2024 totals \$40.6 million and includes capital projects, the Repair, Replacement, and Rehabilitation (3-R) program, and operations. This decrease of \$12.2 million over the Adopted Budget for Fiscal Year 2023 is attributable to a decrease in capital projects for the Fiscal Year 2024.

Although there is an overall decrease in expenditures for the year, personnel costs have increased. The Repair, Replacement, and Rehabilitation (3-R) program of more than \$3.6 million in Fiscal Year 2024 aligns with the Utilities Fund goal of investing in capital renewal of water and wastewater facilities and assets. Two new positions, a Utility Plant Engineer to implement these projects and to support staff at both Town utility plants, and an Information Technology Analyst position in support of the department's real-time process SCADA software system, are funded.

Fiscal Year 2024 is the final year of the current five-year rate plan adopted by Council. Staff is currently working on the next five-year rate study in coordination with a rate consultant to provide recommendations to Council for Fiscal Years 2025 through 2029. As such, the Utilities Fund remains in a strong financial position

with \$188.6 million net position, with \$50.1 million unrestricted. This position allows the Utilities Fund the ability to continue to invest in environmentally sustainable projects as well as potentially addressing plant capacity due to development and large users such as data centers.

UNASSIGNED FUND BALANCE

The Adopted Budget for Fiscal Year 2024 includes strategic use of the Unassigned Fund Balance for one-time expenditures. On January 23, 2023, the Town's Financial Advisor, Davenport & Company LLC (Davenport), briefed Town Council with the Annual Comprehensive Financial Review. This briefing included a recap on the Fiscal Year 2022 General Fund financial results, highlighted the importance of the Town's very strong fund balances, and discussed the Town's capital funding [strategies](#).

The Town's continued cautious approach to municipal budgeting and the strength of its consumer taxes, even in uncertain economic times, has aided in General Fund operating revenues exceeding operating expenditures by \$5.6 million. This past fiscal year, the Town added \$4 million to strengthen its reserves. The Unassigned Fund Balance increased to \$22.4 million which is equivalent to 37.2% of the General Fund operating expenditures, well above the Town's 20% policy requirement. As such, approximately \$8 million remains available for appropriate one-time use by Council. The General Fund Adopted Budget for Fiscal Year 2024 includes the use of \$1,078,000 from the Unassigned Fund Balance to support various one-time expenditures in support of Town operations. These include:

- \$213,000 for Veterans Park initial equipment and fixtures;
- \$275,000 for updates to the Design and Construction Standards Manual;
- \$75,000 for a historic district survey update;
- \$390,000 for the purchase of six vehicles for the Police Department fleet, in support of the take home car program; and
- \$75,000 for office space lease for 3rd floor Town Hall staff until the Town Shop Expansion and Refurbishment project is completed.

SUMMARY

The Adopted Budget for Fiscal Year 2024 maintains the current real estate tax rate of 17.74 cents. While this tax rate is sufficient to maintain Town operations and ensure the quality services our Town residents and businesses have come to expect, this rate will not be sustainable in the long run, and there will need to be some difficult decisions in how we prioritize initiatives moving forward. For the Town to continue to meet the needs of its growing population, enhance its operations to meet those needs, and sustain its workforce operations, additional revenue will be needed, either through new sources or through increases in current revenue streams.

The Adopted Budget continues to fully support the Town's Utilities Department operations that include our water and sewer

plants along with 411 miles of pipe. With a new five-year utility rate study set to commence this year, we will look to continue to fund the needs of the water and sewer system and plan for future growth and continued maintenance.

The Town's Capital Improvements Program for Fiscal Years 2024-2029 demonstrates the Council's commitment to infrastructure improvements, Town facilities, and quality of life enhancements. The Adopted Budget provides the financial plan to fund the Capital Improvements Program while addressing increasing costs due to inflation and continued supply chain issues.

In closing, I am proud of the Adopted Budget for Fiscal Year 2024 and our ability to maintain the delivery of excellent services that our residents and businesses expect and to meet Council priorities in a manner consistent with the Town Plan. The budget represents key financial investments in our employees to recruit and retain a talented workforce, especially in public safety. These financial investments are critical as our greatest assets are our employees who deliver the services the Town of Leesburg needs to remain a desirable place to live, work, and play.

Sincerely,



Kaj H. Dentler
Town Manager

Financial Assessment

Through planning and resolve, the Town Council endorsed and implemented a long-term sustainability plan that set a road map for the Town's finances. In so doing, the Town is positioned to weather economic uncertainty, yet remain flexible to take advantage of opportunities as they arise. The core of the plan is a stable real estate tax rate that provides for our debt obligations and core essential services.

One measure of the Town's long-term financial strength is the size of the General Fund unassigned fund balance. Council approved a revision to the fiscal policy, Resolution No. 2015-018, to make the General Fund unassigned fund balance equal to 20% of expenditures after taking any necessary steps to fund the Debt Service Reserve and the Capital Asset Replacement

Program. As of June 30, 2022, the unassigned fund balance was \$22,386,524 meeting the fiscal policy requirement of maintaining an unassigned fund balance equivalent to 20% of General Fund expenditures. The Town has achieved this policy requirement every year since the Council enacted the policy in January 2015.

The Town's bond ratings are further evidence of its financial strength. The Town enjoys the highest possible credit ratings (AAA) from all three rating services, Moody's, Standard & Poor's, and Fitch, which highlights the Town as a high quality municipal investment. Having solid financial policies and strong financial reserves are the principal reasons for these excellent bond ratings. The table below illustrates the progressively increasing financial resiliency of the Town.

Table 1: Historical Bond Rating

	Moody's	S&P	Fitch
2015-present	Aaa	AAA	AAA
2014	Aa1	AAA	AA+
2009	Aa2	AA+	AA
2006	Aa2	AA	AA
2005	Aa3	AA	AA
2003	A1	AA-	-
2000	A1	AA-	-
1999	A1	A+	-
1998	A1	A+	-

Financial Policies

The Town of Leesburg has an important responsibility to carefully account for public funds, to manage municipal finances wisely, and to plan and provide for the adequate funding of services desired by the public and as required by laws, rules, or regulations, including the provision and maintenance of public facilities and improvements. The budget and financial goals and policies set forth by Town Council and summarized in this document are intended to establish guidelines for the continued financial strength and stability of the Town of Leesburg. Financial policies are reviewed throughout the fiscal year and annually by staff and Council during the proposed budget process. Town Council adopts any changes to the fiscal policy during the adoption of the budget. The following sections represent and reference the Town's fiscal policy as amended by Resolution No. 2017-097.

Accounting, Auditing and Financial Reporting

- A. The Town will establish and maintain the highest standards of accounting practices in conformance with uniform financial reporting in Virginia and generally accepted accounting principles for governmental entities as promulgated by the Governmental Accounting Standards Board and Auditor of Public Accounts (APA).
- B. The Town will engage an independent firm of certified public accountants to perform an annual financial and compliance audit according to Generally Accepted Governmental Auditing Standards (GAGAS) and Title 2 Code of Federal Regulations Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Single Audit Act) and will have these accountants publicly issue an opinion, which will be incorporated in an annual comprehensive financial report.

- C. The Town will annually seek the Government Finance Officers Association Certificate of Achievement for Excellence in Financial Reporting and the Government Finance Officers Associations Distinguished Budget Presentation Award.

Asset Management

- A. The Town will capitalize all fixed assets with a value greater than \$5,000 and an expected life of two years or more.
- B. The operating budget will provide for minor and preventive maintenance.
- C. The capital budget will provide for the acquisition of fixed assets and the construction, or total replacement of physical facilities to include additions to existing facilities, which increase the square footage or asset value of that facility or other asset. The Town will protect its assets by maintaining adequate insurance coverage through either commercial insurance or risk pooling arrangements with other governmental entities.

Revenue Management

General Fund

- A. The Town will maintain a diversified and stable revenue structure to protect it from short-run fluctuations in any one revenue source. Revenue estimates in the budget are developed, in accordance with best practices, through analysis of historical trend data from financial estimates, regular review of the Town's long term sustainability plan, and the prevailing economic climate.
- B. The Town will conservatively estimate its annual revenues by an objective, analytical process.
- C. The Town, where practicable, will institute user fees and charges for specialized programs and services. Rates will be established to recover operational as well as overhead or indirect costs and capital or debt service costs. The Town will periodically review user fee charges and related expenditures to determine if established recovery goals are being met.
- D. The Town will follow an aggressive policy of collecting revenue.
- E. The Town should routinely identify intergovernmental aid funding possibilities. However, before applying for or accepting intergovernmental aid, the Town will assess the merits of a particular program as if it were funded with local tax dollars. Local tax dollars will not be used to make up for losses of intergovernmental grant aid without first reviewing the program and its merits as a budgetary matter. All grant applications, prior to submission, must be approved by the Town Manager. Grants and donations may be accepted only by the Town Council, and no grant will be accepted that will incur management and reporting costs greater than the grant amount.

Utilities Fund

- A. The Town will strive to set water and sewer rates based on the actual cost to deliver each service. The Town will periodically review the components that make up the rates and fees through a cost-of-service study for every service provided. However, nothing in this policy shall prohibit the Town from establishing fair and reasonable rates that provide for a differential between in-town and out-of-town customers.
- B. The Town will set rates to achieve a positive net income and cash flow each year.
- C. The Town will set rates to cover all current costs and to allow the fund to meet all bond covenant, state, and federal requirements. If a deficit between current revenue and current expenditures occurs, the Town will take all necessary steps to reduce and eliminate said deficit by reducing expenditures or enhancing revenues including additional water service opportunities while ensuring adequate capacity in water and wastewater facilities is maintained.
- D. The Town will track, monitor, and report quarterly on the key variables of the rate model. The Town will set rates that are based on annually updated five-year forecasts of operating and capital budgets.
- E. Based on the five-year forecasts, the Town will attempt to implement any required rate increases in a gradual and predictable manner and avoid large, one-time rate increases to ensure predictable and sustainable rates over the long-term, while providing sufficient funding for maintaining system infrastructure.
- F. As cash reserves and revenues permit, the Town will establish a rate stabilization reserve or other similar innovative approaches to mitigate the need for large rate increases. Further, the Town shall evaluate rates regularly, to include increases if necessary, to avoid large one-time increases, and maintain infrastructure.

Budget Management

Operating Budget

- A. The Town, to maximize planning efforts, intends to prepare the operating budget with a multi-year perspective.
- B. The budget is a plan for raising and allocating resources. The objective is to enable service delivery within available resources. Services must be delivered to residents and taxpayers at a level that will meet real needs as efficiently and effectively as possible.
- C. The Town will fund current expenditures with current revenues and use nonrecurring revenues for nonrecurring expenditures. The Town will adhere to a balanced budget defined as total revenues equaling total expenditures.
- D. The Town will maintain a positive unassigned fund balance for the total of all governmental funds at the end of each fiscal year. When deficits appear to be

forthcoming within a fiscal year, spending during the fiscal year must be reduced sufficiently to create a positive unassigned fund balance and a positive cash balance.

- E. Where possible, the Town will integrate performance measurements and productivity indicators within the budget, in order to improve the efficiency and effectiveness of Town programs and employees. Performance measurement is a long-term goal of Town government administration.
- F. The budget must be structured so that the Town Council and the general public can readily establish the relationship between revenues, expenditures and the achievement of service objectives.
- G. Budgetary reviews by the Town Council and Town Manager will focus on the following basic concepts:

Existing Service Costs: The justification for base budget program costs will be a major factor during budget reviews.

Administrative Costs: In all program areas, administrative overhead costs should be kept to the absolute minimum.

Program Expansions: Proposed program expansions above existing service levels must be submitted as separate budgetary requests requiring detailed justification. Every proposed program expansion will be scrutinized based on its relationship to the health, safety, and welfare of the community including analysis of long-term fiscal impacts.

New Programs: Proposed new programs must be submitted as individual budgetary requests requiring detailed justification. New programs will be evaluated on the same basis as program expansions including analysis of long-term fiscal impacts.

Capital Budget

- A. The Town will make all capital improvements in accordance with an adopted Capital Improvements Program (CIP) or in an approved Capital Asset Replacement Program (CARP) project. Capital improvement projects in the CIP are defined as assets having a useful life of five years or more and an acquisition cost of \$60,000 or more. A CARP project is defined as a planned non-recurring renovation, replacement, or repair of an asset valued at \$5,000 or more and a useful life of two years or more.
- B. The Town will develop a multiyear plan for capital improvements, which considers the Town's development policies and links development proffers resulting from conditional zoning approvals with the capital plan.
- C. The Town will coordinate development of the capital budget with development of the operating budget. Future operating costs associated with new capital projects will be projected and included in operating budget forecasts. The Town will adhere to a balanced

budget defined as total revenues equaling total expenditures.

- D. The Town's goal is to budget an amount of cash (pay-as-you-go or PAY-GO) contribution for capital projects equal to 3.5% of current year budgeted General Fund operating revenues, not including interfund transfers. This best practice will be achieved by adding 0.25% or more annually to the contribution to the Capital Fund until the target level is reached. While it is the Town's full intent to use this PAY-GO funding annually for capital projects, should revenue shortfalls or unanticipated operating expenditures occur in the General Fund, this funding may be used as a temporary source of budgetary flexibility. A reduction of PAY-GO funding may be necessary from time to time to meet unexpected revenue shortfalls or financial emergencies. No reduction of PAY-GO funding will occur without prior presentation to the Council by the Town Manager of a plan and timeline for restoring the appropriation to the 3.5% level within no more than 24 months approved by a majority vote of Council.

Debt and Cash Management

Debt Management

- A. The Town will not fund current operations from the proceeds of borrowed funds and will confine long-term borrowing and capital leases to capital improvements, projects, or equipment that cannot be financed from current financial resources.
- B. The Town shall make use of non-debt capital funding through the use of alternate sources, such as but not limited to proffers, PAY-GO, investment income and intergovernmental sources. The goal of the Town is to fund a minimum of 25% of the current portion of construction cost of capital improvement projects from current financial resources, which may be applied equally to all projects or only to specific projects.
- C. The Town will, when financing capital improvements or other projects or equipment by issuing bonds or entering into capital leases, repay the debt within a period not to exceed the expected useful life of the project or equipment. Debt related to equipment ancillary to a construction project may be amortized over a period less than that of the primary project.
- D. The Town is cognizant of its debt burden and should continue to offset its impact through rapid payback. An average payback of at least 60% in ten years should be maintained except for projects with a known revenue stream.
- E. The Town will annually calculate target debt ratios. The Town's debt capacity shall be maintained within the following primary goals:
 1. General governmental debt service expenditures as a percentage of General Fund expenditures should

not exceed 15%, excluding debt service from Airport projects with self-supporting revenues.

2. Bonded general governmental debt of the Town shall not exceed 2.5% of the total assessed value of taxable property in the Town.
- F. The Town will follow a policy of full and timely disclosure in every annual financial report and financing official statement/offering document. The Town will make all event disclosures and other disclosures required by Securities and Exchange Commission rule 15c2-12 on a timely basis.
- G. The Town will maintain good communications about its financial condition with bond and credit rating institutions.

Cash Management

- A. The Town will maintain an investment policy based on the Government Finance Officers Association model investment policy, and the investment policies and procedures of the Director of Finance shall become a part of this policy.
- B. The Town will, where permitted by law, pool cash from its various funds for investment purposes and will invest revenue to maximize the rate of return while maintaining a low level of risk.

Reserve Funds Management

Governmental Funds

- A. The goal of the Town is to progressively increase the fund balance to achieve a General Fund unassigned fund balance equal to no less than 20% of General Fund expenditures, after excluding planned reserves for debt service and capital asset replacements, per the Town's Long Term Sustainability Plan. Upon achieving this level of General Fund Unassigned Fund Balance, the Town shall continue to maintain such a level at the close of each succeeding fiscal year. Use of fund balance may be necessary from time to time to meet unexpected revenue shortfalls or financial emergencies. By policy, appropriations from fund balance require a majority vote of the Council. No appropriation of the fund balance that will cause the fund balance to fall below the 20% limit will occur without prior presentation to the Council by the Town Manager of a plan and timeline for replenishing the fund balance to its minimum level within at least a 24-month time frame.

1. Town Council established a Revenue Stabilization Reserve within the General Fund to address unforeseen fiscal fluctuations in any given fiscal year without relying on an immediate increase to the real estate property tax rate for an interim period. The Reserve set aside \$2,000,000 from the 2020 debt

restructuring. The Reserve is to be replenished in the following fiscal years using no more than 25 percent of available General Fund Unassigned Fund Balance remaining above the current 20% of General Fund expenditure fiscal policy requirement, until 3 percent of total General Fund expenditure funding in the Reserve is met.

2. Town Council established a Capital Reserve within the General Fund to address potential cost overruns in the Capital Improvements Program due to increasing construction costs. The Reserve initially set aside \$2,000,000 from the Fiscal Year 2021 Unassigned Fund Balance.
 3. In support of the Town's compliance with Federal Aviation Administration (FAA) grants restrictions, the Town will record and update the balance at the end of each fiscal year a reserve of the cumulative balance of Airport operating revenue less operating expenses and less debt service costs. This reserve is necessary to demonstrate that FAA grant funding is not being used to subsidize General Fund operations and vice versa. The reserve will be adjusted only if there is an excess of cumulative revenues over expenses and less debt service.
- B. The Town will maintain an appropriated contingency account of a minimum of \$50,000 and not to exceed 1.5% of general fund revenue to provide for any supplemental appropriations or other unanticipated expenditures.

Enterprise Funds

- A. The Utilities Fund will maintain a 90-day operations and maintenance (O&M) reserve to provide funds for any potential lag in operating revenues or unplanned expenditures. Unrestricted net position including the 90-day O&M reserve at the close of each fiscal year should be equal to no less than 75% of operating revenues, excluding availability fees.
- B. The Utilities Fund will establish a repair, renewal, and replacement (3R) reserve to provide funds to pay for unexpected major repairs, replacement, or rehabilitation of system assets of a minimum of one percent (1.0%) of the historical value of underground infrastructure at the end of any given fiscal year, specifically water and sewer lines.
- C. The Utilities Fund's operating budget will include an annual emergency contingency appropriation of at least \$100,000. The appropriation may only be used for significant emergency repairs not included in the operating budget. Use of the emergency contingency budget requires Town Manager approval and notification to Town Council.

Performance Analysis

Ensuring the Leesburg community retains the quality of life that residents have come to expect is top priority for the Department of Parks and Recreation, even during the uncertain times of dealing with a pandemic. Due to the Covid 19 pandemic and mandated operational restrictions that are in place statewide, the Department is predicting a reduction in the number of recreational facility visits in FY2022 at Ida Lee (300,000) and the outdoor pool. With the addition of a second tennis bubble it is anticipated that Tennis revenue will increase (\$1,400,000) in FY2022. Overall, recreational programming has seen a significant decrease in attendance as a result of the pandemic, however it is projected to trend upwards in the latter half of the fiscal year, while athletic field events is projected to remain constant at 2,600 for FY2022. The number of Special Event applications processed by the department is projected to decline, while the number of Town produced special events is anticipated to show no increase. With the anticipated impact of the Covid 19 pandemic during the first half of FY2022 it is anticipated that the overall departmental cost recovery will be reduced from 67% to 61%.

Capital Improvements Program

Sources by Fund

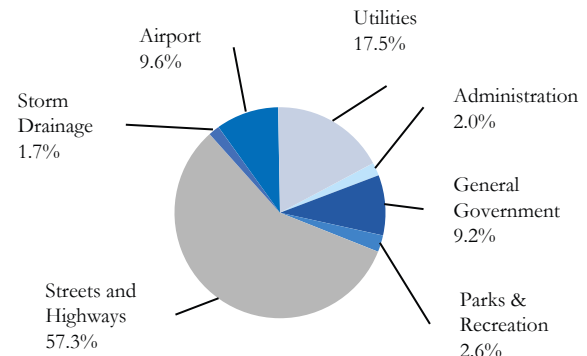
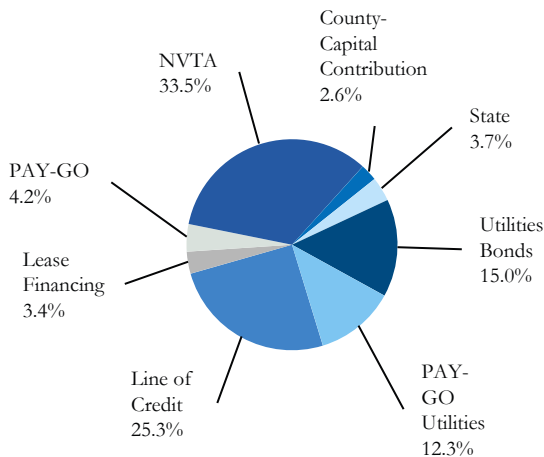
Sources	Total Required Project Funding	Approp. Through 06/30/23	2024	2025	2026	2027	2028	2029	Total for 6 Yr CIP	Future Funds Required
Capital Projects Fund										
Line of Credit	115,025,862	37,005,900	11,936,252	19,680,710	16,012,000	10,886,000	4,700,000	4,716,000	67,930,962	10,089,000
Lease Financing	15,350,000	—	2,850,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	15,350,000	—
PAY-GO	19,126,713	4,388,901	2,805,964	2,300,883	2,336,701	2,383,435	2,431,104	2,479,725	14,737,812	—
Proffers	5,562,097	3,584,599	244,998	396,000	600,000	230,000	506,500	—	1,977,498	—
County- Capital Contribution	11,800,000	11,800,000	—	—	—	—	—	—	—	—
NVTA 30%	21,441,483	14,275,433	967,810	3,547,740	—	—	23,500	2,467,000	7,006,050	160,000
NVTA 70%	126,585,000	69,585,000	—	—	—	—	—	—	—	57,000,000
State - DEQSLAF	1,000,000	—	—	—	1,000,000	—	—	—	1,000,000	—
State - DOAV	12,795,030	382,030	2,495,000	118,000	204,000	1,232,000	530,000	1,414,000	5,993,000	6,420,000
State-VDOT	214,137,695	27,067,300	14,469,240	7,198,155	12,061,000	135,894,000	7,340,000	8,923,000	185,885,395	1,185,000
Federal	900,000	—	900,000	—	—	—	—	—	900,000	—
Federal - FAA	40,037,000	5,751,000	3,451,000	994,000	1,985,000	10,368,000	5,970,000	11,518,000	34,286,000	—
Total Capital Projects Fund	\$583,760,880	\$173,840,163	\$40,120,264	\$36,735,488	\$36,698,701	\$163,493,435	\$24,001,104	\$34,017,725	\$335,066,717	\$74,854,000
Utilities Fund										
Utilities Bonds	68,124,537	21,071,602	6,117,688	5,085,817	11,569,641	6,470,117	7,464,090	6,902,582	43,609,935	3,443,000
PAY-GO Utilities	55,738,256	17,240,398	5,005,382	4,161,123	9,466,069	5,293,733	6,106,983	5,647,568	35,680,858	2,817,000
Total Utilities Fund	\$123,862,793	\$38,312,000	\$11,123,070	\$9,246,940	\$21,035,710	\$11,763,850	\$13,571,073	\$12,550,150	\$79,290,793	\$6,260,000
Total Sources	\$707,623,673	\$212,152,163	\$51,243,334	\$45,982,428	\$57,734,411	\$175,257,285	\$37,572,177	\$46,567,875	\$414,357,510	\$81,114,000

Uses by CIP Functional Area

Category/Uses	Total Project Cost	Approp. Through 06/30/23	2024	2025	2026	2027	2028	2029	Total for 6 Yr CIP	Future Project Cost
Administration	14,167,812	10,000	2,235,964	2,290,883	2,336,701	2,383,435	2,431,104	2,479,725	14,157,812	—
General Government	65,429,400	30,894,400	11,325,000	7,845,000	7,370,000	2,500,000	2,625,000	2,870,000	34,535,000	—
Parks & Recreation	18,166,200	6,934,000	1,026,000	2,819,200	6,624,000	199,000	160,000	181,000	11,009,200	223,000
Streets and Highways	405,755,838	121,870,433	17,590,000	21,605,405	14,263,000	142,429,000	11,035,000	14,052,000	220,974,405	62,911,000
Storm Drainage	12,142,500	3,455,200	1,202,300	730,000	3,590,000	1,065,000	1,050,000	1,050,000	8,687,300	—
Airport	68,099,130	10,676,130	6,741,000	1,445,000	2,515,000	14,917,000	6,700,000	13,385,000	45,703,000	11,720,000
Utilities	123,862,793	38,312,000	11,123,070	9,246,940	21,035,710	11,763,850	13,571,073	12,550,150	79,290,793	6,260,000
Total Uses	\$707,623,673	\$212,152,163	\$51,243,334	\$45,982,428	\$57,734,411	\$175,257,285	\$37,572,177	\$46,567,875	\$414,357,510	\$81,114,000

CIP Sources by Type (2024)

CIP Uses by Functional Area (2024)



Project Summary

Project Name	Total Project Cost	Approp. Through 06/30/23	2024	2025	2026	2027	2028	2029	Total for 6 Yr CIP	Future Project Cost	Page No.
Administration											
Capital Projects (ADMIN)	14,167,812	10,000	2,235,964	2,290,883	2,336,701	2,383,435	2,431,104	2,479,725	14,157,812	—	168
Total Administration	\$14,167,812	\$10,000	\$2,235,964	\$2,290,883	\$2,336,701	\$2,383,435	\$2,431,104	\$2,479,725	\$14,157,812	\$—	
General Government											
Capital Asset Replacement Program (CARP)	15,350,000	—	2,850,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	15,350,000	—	170
Downtown Streetlights Phase II (22102)	2,610,000	260,000	2,330,000	20,000	—	—	—	—	2,350,000	—	172
Excavated Materials Holding and Drying Facility - Public Works Portion (23107)	617,000	105,000	492,000	20,000	—	—	—	—	512,000	—	173
Thomas Balch Library Rehabilitation (28101)	495,000	—	—	—	—	—	125,000	370,000	495,000	—	174
Mobile Command Post (24103)	900,000	—	900,000	—	—	—	—	—	900,000	—	175
Police Station Expansion (20001)	26,529,400	23,304,400	3,145,000	60,000	20,000	—	—	—	3,225,000	—	176
16 Wirt Street Facility (23105)	1,025,000	1,020,000	5,000	—	—	—	—	—	5,000	—	177
Town Hall Fire System Upgrade (24101)	460,000	—	80,000	380,000	—	—	—	—	460,000	—	178
Town Hall Parking Garage Structural Repairs (23102)	1,338,000	770,000	338,000	230,000	—	—	—	—	568,000	—	179
Town Shop Expansion and Refurbishment (23101)	15,480,000	4,935,000	1,060,000	4,635,000	4,850,000	—	—	—	10,545,000	—	180
Townwide Video Storage (23106)	625,000	500,000	125,000	—	—	—	—	—	125,000	—	181
Total General Government	\$65,429,400	\$30,894,400	\$11,325,000	\$7,845,000	\$7,370,000	\$2,500,000	\$2,625,000	\$2,870,000	\$34,535,000	\$—	
Parks & Recreation											
Ida Lee Park Recreation Center Locker Room and Pool Renovations (28203)	5,707,000	—	—	—	5,677,000	30,000	—	—	5,707,000	—	184
Pickleball / Junior Tennis Courts (25203)	473,000	—	453,000	20,000	—	—	—	—	473,000	—	185
Miscellaneous Playground Surface and Equipment Replacements (24201)	1,508,000	—	231,000	341,000	203,000	169,000	160,000	181,000	1,285,000	223,000	186
Old Waterford Road Trail to Morven Park (28202)	1,072,000	—	—	328,000	744,000	—	—	—	1,072,000	—	187
Town Hall Campus Improvements Phase I (21202)	899,000	829,000	50,000	20,000	—	—	—	—	70,000	—	188
Tuscarora Creek Trail Phase I (22201)	1,945,000	1,905,000	20,000	20,000	—	—	—	—	40,000	—	189
Veterans Park at Balls Bluff (21203)	4,200,000	4,000,000	—	—	—	—	—	—	—	—	190
Washington & Old Dominion Trail Lighting (25201)	2,362,200	—	272,000	2,090,200	—	—	—	—	2,362,200	—	191
Total Parks & Recreation	\$18,166,200	\$6,734,000	\$1,026,000	\$2,819,200	\$6,624,000	\$199,000	\$160,000	\$181,000	\$11,009,200	\$223,000	
Streets & Highways											
Battlefield Parkway / Route 15 Bypass Interchange (20004)	59,365,000	2,125,000	10,000	—	—	—	—	—	10,000	57,230,000	195
Catoctin Circle Turn Lane and Trail (25301)	2,637,000	265,000	—	—	—	—	303,000	77,000	380,000	1,992,000	196
Church Street Sidewalk - Missing Link (27302)	860,000	—	—	—	—	105,000	735,000	20,000	860,000	—	197
Church Street, South Street, Harrison Street Improvements (24301)	3,230,000	—	—	—	—	230,000	530,000	2,460,000	3,220,000	10,000	198
Davis Court Bridge Conversion (21301)	712,000	112,000	—	—	600,000	—	—	—	600,000	—	199

Project Summary

Project Name	Total Project Cost	Approp. Through 06/30/23	2024	2025	2026	2027	2028	2029	Total for 6 Yr CIP	Future Project Cost	Page No.
East Market Street & Battlefield Parkway Interchange (15303)	77,541,300	77,516,300	15,000	10,000	—	—	—	—	25,000	—	200
East Market Street Improvements (Plaza Street to Fort Evans Road) (22302)	6,103,500	128,500	30,000	550,000	550,000	770,000	1,230,000	2,830,000	5,960,000	15,000	201
Edwards Ferry Road Sidewalk Improvements (20006)	2,044,933	2,044,933	—	—	—	—	—	—	—	—	202
Evergreen Mill Road Widening (15302)	28,731,000	19,381,000	335,000	8,955,000	40,000	20,000	—	—	9,350,000	—	203
King Street Improvements - Market Street to North Street (25304)	5,567,000	—	—	580,000	247,000	4,710,000	30,000	—	5,567,000	—	204
Market Street/King Street Intersection Improvements (17016)	2,859,000	2,594,000	265,000	—	—	—	—	—	265,000	—	205
Miscellaneous Roadway, Pedestrian, and ADA Projects (20005)	8,032,800	807,800	1,060,000	1,115,000	1,185,000	1,235,000	1,290,000	1,340,000	7,225,000	—	206
Morven Park Road Crosswalk - West Market Street and Loudoun Street (24303)	185,000	—	185,000	—	—	—	—	—	185,000	—	207
Morven Park Road Sidewalk (14301)	6,253,200	5,828,200	425,000	—	—	—	—	—	425,000	—	208
North Street Improvements - King Street to Old Waterford Road (28301)	1,972,000	—	—	—	—	—	417,000	94,000	511,000	1,461,000	209
Plaza Street Sidewalk (25303)	1,600,000	190,000	380,000	990,000	30,000	10,000	—	—	1,410,000	—	210
Route 15 Bypass/Edwards Ferry Road Interchange (09307)	188,117,200	10,002,200	13,814,000	5,571,000	11,571,000	135,069,000	6,060,000	6,030,000	178,115,000	—	211
Royal Street Improvements - Church Street to Wirt Street (23301)	3,970,000	567,000	616,000	2,727,000	40,000	20,000	—	—	3,403,000	—	212
South King Street Bridge over Tuscarora Creek Deck Replacement (23302)	320,000	—	—	320,000	—	—	—	—	320,000	—	213
South King Street Improvements - W&OD Trail to Royal Street (27303)	1,850,000	—	—	—	—	260,000	260,000	160,000	680,000	1,170,000	214
Traffic Signal Fiber Connections (23303)	555,000	250,000	295,000	10,000	—	—	—	—	305,000	—	215
Traffic Signal - Fieldstone Drive and Battlefield Parkway (29301)	1,304,000	—	—	—	—	—	—	271,000	271,000	1,033,000	216
Traffic Signal - Sycolin Road & Gateway Drive (24302)	937,405	—	160,000	777,405	—	—	—	—	937,405	—	217
Valley View Avenue Sidewalk - Davis Avenue to Barricade (28302)	980,000	—	—	—	—	—	180,000	800,000	980,000	—	218
Total Streets & Highways	\$405,727,338	\$121,811,933	\$17,590,000	\$21,605,405	\$14,263,000	\$142,429,000	\$11,035,000	\$14,082,000	\$221,004,405	\$62,911,000	
Storm Drainage											
Lawson Road Pedestrian Crossing of Tuscarora Creek (27401)	2,047,500	1,385,200	662,300	—	—	—	—	—	662,300	—	220
Miscellaneous Storm Drainage Construction & Repair (23403)	5,205,000	200,000	430,000	675,000	750,000	1,050,000	1,050,000	1,050,000	5,005,000	—	221
Town Branch Stream Channel Improvements at Mosby Drive - Catocin Circle to Morven Park Road (23402)	4,890,000	1,870,000	110,000	55,000	2,840,000	15,000	—	—	3,020,000	—	222
Total Storm Drainage	\$12,142,500	\$3,455,200	\$1,202,300	\$730,000	\$3,590,000	\$1,065,000	\$1,050,000	\$1,050,000	\$8,687,300	\$—	\$663
Airport											
Airport Apron Paving (23001)	4,371,000	263,000	4,093,000	15,000	—	—	—	—	4,108,000	—	224

Project Summary

Project Name	Total Project Cost	Approp. Through 06/30/23	2024	2025	2026	2027	2028	2029	Total for 6 Yr CIP	Future Project Cost	Page No.
Airport Apron Paving - South Hangars and North Terminal Hangars (29001)	5,640,000	—	—	—	—	—	—	520,000	520,000	5,120,000	225
Airport FBO Hangar Purchase (22001)	3,400,000	—	—	—	—	—	—	—	—	3,400,000	226
Airport North Apron Paving - Hangars C & D Rehabilitation (23004)	2,680,000	145,000	2,535,000	—	—	—	—	—	2,535,000	—	227
Airport North Hangars (19002)	10,266,130	10,256,130	10,000	—	—	—	—	—	10,000	—	228
Airport Parallel Taxiway Relocation (23002)	14,730,000	—	—	50,000	1,115,000	30,000	6,655,000	6,860,000	14,710,000	20,000	229
Airport RPZ Land Acquisition (25002)	3,265,000	—	—	185,000	180,000	2,900,000	—	—	3,265,000	—	230
Airport Runway Pavement Rehabilitation (23003)	12,750,000	12,000	23,000	1,115,000	25,000	11,545,000	10,000	20,000	12,738,000	—	231
Airport South End Site Preparation (24001)	3,662,000	—	—	—	55,000	417,000	30,000	—	502,000	3,160,000	232
Airport West Side Land Development Phase I - Taxiway (25001)	7,335,000	—	80,000	80,000	1,140,000	25,000	5,000	5,985,000	7,315,000	20,000	233
Total Airport	\$68,099,130	\$10,676,130	\$6,741,000	\$1,445,000	\$2,515,000	\$14,917,000	\$6,700,000	\$13,385,000	\$45,703,000	\$11,720,000	
Utilities											
Automated Water Meter Reading and Meter Technology System Upgrade (25501)	8,650,000	1,000,000	—	—	7,650,000	—	—	—	7,650,000	—	237
Enhanced Multi-Barrier Treatment Technology (22501)	2,880,800	2,880,800	—	—	—	—	—	—	—	—	238
Excavated Materials Holding and Drying Facility - Utilities Portion (23501)	821,500	50,000	771,500	—	—	—	—	—	771,500	—	239
Lower Sycolin Sanitary Sewer Pump Station Upgrade (22502)	955,000	400,000	155,000	400,000	—	—	—	—	555,000	—	240
Sanitary Sewer Pump Station Upgrades (20503)	7,431,600	5,231,100	10,000	210,000	760,000	216,000	782,500	222,000	2,200,500	—	241
Townwide Sanitary Sewer Improvements and Repairs (20506)	5,221,403	687,200	708,170	747,740	999,960	674,350	691,833	712,150	4,534,203	—	242
Townwide Water Line Improvements and Repairs (20505)	11,604,600	4,289,200	91,900	294,700	1,912,000	1,330,400	1,781,400	1,905,000	7,315,400	—	243
Utility System Storage Facility (21501)	5,945,000	4,345,000	1,600,000	—	—	—	—	—	1,600,000	—	244
Water Pollution Control Facility Aeration Improvements (29503)	3,520,000	—	—	—	—	—	—	2,010,000	2,010,000	1,510,000	245
Water Treatment Plant & Facility Asset Management Assessment (22508)	2,000,000	2,000,000	—	—	—	—	—	—	—	—	246
Water Pollution Control Facility Asset Management Assessment (22509)	1,200,000	1,200,000	—	—	—	—	—	—	—	—	247
Water Pollution Control Facility Backup Generator (24501)	2,500,000	—	—	—	—	—	—	2,500,000	2,500,000	—	248
Water Pollution Control Facility Chemical Building Addition (24502)	4,390,740	—	—	—	—	500,000	3,890,740	—	4,390,740	—	249
Water Pollution Control Facility Dryer Drum Replacement (25503)	1,600,000	1,600,000	—	—	—	—	—	—	—	—	250

Project Summary

Project Name	Total Project Cost	Approp. Through 06/30/23	2024	2025	2026	2027	2028	2029	Total for 6 Yr CIP	Future Project Cost	Page No.
Water Pollution Control Facility Odor Control And Biofilter Media Replacement (25504)	2,277,000	—	—	—	—	—	262,000	2,015,000	2,277,000	—	251
Water Pollution Control Facility Preliminary Treatment Improvements (23502)	4,184,600	4,184,600	—	—	—	—	—	—	—	—	252
Water Pollution Control Facility Solids Processing Improvements (25502)	13,200,000	—	1,000,000	—	4,100,000	4,100,000	—	—	9,200,000	4,000,000	253
Water Pollution Control Facility Storage Tanks - Recoating & Rehabilitation (18002)	5,133,300	978,300	1,012,500	262,500	1,113,000	263,500	1,214,000	289,500	4,155,000	—	254
Western Pressure Zone Pump Station Backup Generator (27503)	1,263,500	—	—	—	—	256,000	1,007,500	—	1,263,500	—	255
Water Storage Tank Recoating - Carr Tank I (27501)	1,481,000	—	300,000	1,181,000	—	—	—	—	1,481,000	—	256
Water Storage Tank Recoating - Carr Tank II (25505)	1,423,250	—	200,000	—	1,223,250	—	—	—	1,423,250	—	257
Water Storage Tank Recoating at Hogback Tank (28501)	1,807,500	—	300,000	—	1,507,500	—	—	—	1,807,500	—	258
Water Storage Tank Recoating - Sycolin Zone Tank (27502)	1,388,500	—	206,000	1,182,500	—	—	—	—	1,388,500	—	259
Water Supply Emergency Interconnects (23504)	3,189,400	—	—	—	—	1,593,300	1,596,100	—	3,189,400	—	260
Water Supply and Wastewater SCADA Systems Replacement (22504)	4,117,500	3,192,500	925,000	—	—	—	—	—	925,000	—	261
Water Treatment Plant Electrical Upgrades (23506)	2,000,000	2,000,000	—	—	—	—	—	—	—	—	262
Water Treatment Plant Gravity Thickener Replacement (29504)	1,060,000	—	—	—	—	—	—	310,000	310,000	750,000	263
Water Treatment Plant Sludge Disposal Improvements (23505)	3,247,500	232,500	207,500	2,807,500	—	—	—	—	3,015,000	—	264
Utilities Repair, Replacement and Rehabilitation (3-R)	19,369,100	1,818,360	3,635,500	2,161,000	1,770,000	2,830,300	2,345,000	2,586,500	15,328,300	—	265
Total Utilities	\$123,862,793	\$36,089,560	\$11,123,070	\$9,246,940	\$21,035,710	\$11,763,850	\$13,571,073	\$12,550,150	\$79,290,793	\$6,260,000	
Total Uses by Project	\$707,595,173	\$209,671,223	\$51,243,334	\$45,982,428	\$57,734,411	\$175,257,285	\$37,572,177	\$46,597,875	\$414,387,510	\$81,114,000	

TITLE: Battlefield Parkway / Route 15 Bypass Interchange (20004)

STATUS: Ongoing

LOCATION: Route 15 Bypass/ Battlefield Parkway Intersection

PROGRAM DESCRIPTION: This project consists of development of an Interchange Access Report (IAR) for a new grade separated interchange at the current signalized intersection between the Route 15 Leesburg Bypass and Battlefield Parkway. Route 15 is part of the National Highway System that serves as a major commuter route. The intersection with Battlefield Parkway is one of three signalized intersections on the bypass. The other two traffic signals will be removed with the future construction of an interchange at Edwards Ferry Road and Fort Evans Road (project 09307). In addition to vehicular traffic issues, the bypass acts as a barrier to discourage pedestrians and bicycles from traveling between the residential and recreational areas east and west of the bypass. The initial step of developing an interchange is to prepare an IAR to evaluate the need for the interchange, compare alternative designs, analyze environmental impacts, and establish a project budget. The IAR is expected to be completed in Winter 2023/2024. This report will provide a better estimate for the cost of the project. Completion of construction is contingent on the Town receiving funding from sources such as SmartScale, NVTA, and VDOT.

OPERATING IMPACT: TBD

GOAL ADDRESSED: Legacy Leesburg Town Plan (2022): Strategy 4.2.2 - Improve Bicycle and Pedestrian Infrastructure; Strategy 4.3.1 - Implement and Maintain the Transportation Improvement Plan; Strategy 4.3.2 - Manage Traffic Congestion

Significant Dates

PROJECT START	ESTIMATED COMPLETION
Spring 2021	TBD



Funding Sources

Sources	Total Required Project Funding	Approp. Through 06/30/23							Total for 6 Yr CIP	Future Funds Required
			2024	2025	2026	2027	2028	2029		
Line of Credit	280,000	40,000	10,000	—	—	—	—	—	10,000	230,000
PAY-GO	85,000	85,000	—	—	—	—	—	—	—	—
NVTA 70%	59,000,000	2,000,000	—	—	—	—	—	—	—	57,000,000
Total Sources	\$59,365,000	\$2,125,000	\$10,000	\$—	\$—	\$—	\$—	\$—	\$10,000	\$57,230,000

Planned Uses

Uses	Total Project Cost	Approp. Through 06/30/23							Total for 6 Yr CIP	Future Project Cost
			2024	2025	2026	2027	2028	2029		
Project Management	365,000	125,000	10,000	—	—	—	—	—	10,000	230,000
Design/Engineering	2,000,000	2,000,000	—	—	—	—	—	—	—	—
Construction	57,000,000	—	—	—	—	—	—	—	—	57,000,000
Total Uses	\$59,365,000	\$2,125,000	\$10,000	\$—	\$—	\$—	\$—	\$—	\$10,000	\$57,230,000

Operating Impact

Operating/Maintenance	2024	2025	2026	2027	2028	2029
N/A	—	—	—	—	—	—
Total Impact	\$—	\$—	\$—	\$—	\$—	\$—

TITLE: East Market Street & Battlefield Parkway Interchange (15303)

STATUS: Ongoing

LOCATION: East Market Street (Route 7) / Battlefield Parkway intersection

PROGRAM DESCRIPTION: The interchange project has been completed and was accepted into the roadway system in November 2022. The remaining work on this project includes landscaping, storm water management plantings, and completion of the Town/VDOT maintenance agreement.

OPERATING IMPACT: Additional bridge, roadway and landscape maintenance.

GOAL ADDRESSED: Legacy Leesburg Town Plan (2022): Strategy 4.3.2 Manage Traffic and Congestion



Significant Dates

PROJECT START	ESTIMATED COMPLETION
Winter 2015/16	Spring 2025

Funding Sources

Sources	Total Required Project Funding	Approp. Through 06/30/23	2024	2025	2026	2027	2028	2029	Total for 6 Yr CIP	Future Funds Required
Line of Credit	375,000	350,000	15,000	10,000	—	—	—	—	25,000	—
PAY-GO	166,300	166,300	—	—	—	—	—	—	—	—
Proffers	1,000,000	1,000,000	—	—	—	—	—	—	—	—
NVTA 70%	58,000,000	58,000,000	—	—	—	—	—	—	—	—
State - VDOT	18,000,000	18,000,000	—	—	—	—	—	—	—	—
Total Sources	\$77,541,300	\$77,516,300	\$15,000	\$10,000	\$—	\$—	\$—	\$—	\$25,000	\$—

Planned Uses

Uses	Total Project Cost	Approp. Through 06/30/23	2024	2025	2026	2027	2028	2029	Total for 6 Yr CIP	Future Project Cost
Project Management	401,300	376,300	15,000	10,000	—	—	—	—	25,000	—
Design/Engineering	4,000,000	4,000,000	—	—	—	—	—	—	—	—
Land	5,000,000	5,000,000	—	—	—	—	—	—	—	—
Utility Relocation	4,000,000	4,000,000	—	—	—	—	—	—	—	—
Construction	64,140,000	64,140,000	—	—	—	—	—	—	—	—
Total Uses	\$77,541,300	\$77,516,300	\$15,000	\$10,000	\$—	\$—	\$—	\$—	\$25,000	\$—

Operating Impact

Operating/Maintenance	2024	2025	2026	2027	2028	2029
General Maintenance	45,000	47,000	49,000	51,000	53,000	55,000
Total Impact	\$45,000	\$47,000	\$49,000	\$51,000	\$53,000	\$55,000

Future Projects

Priority Future Capital Projects

The following list of priority future projects are for Town Council consideration based upon available funding and priorities. Each project includes a brief summary, estimated cost, and project status. The costs are only estimates and are subject to change based upon modifications in project scope, economic conditions, and timing. The projects are listed in alphabetical order, not in any particular order of significance.

Project Name	Project Summary	Estimated Cost	Status
Airport Runway 17 Approach Lights (ODALS) Upgrade (22002)	Currently the Runway 17 approach to the airport is equipped with a partial omnidirectional approach lighting system (ODALS). This project would add the last two lights to make it a fully implemented ODAL system. The funding for this project was moved to the future funding required in order to coincide with Airport RPZ Land Acquisition (25002) for the northern runway protection zone.	\$363,000	Pending land acquisition
AV Symington Aquatic Center Water Play Area (21201)	Development of a spray ground feature at the AV Symington Aquatic Center. This amenity was in the outdoor pool master plan and the plumbing work for this feature was included with the original construction. Design for this amenity will be minimal to include the existing plumbing for tie in of the actual amenity.	\$630,000	TBD
Battlefield Parkway Intersection with Solitude Court Left Turn Improvements	When Kincaid Boulevard is opened upon completion of Crosstrail Boulevard, additional traffic volumes are expected at the intersection of Battlefield Parkway with Kincaid Boulevard and Solitude Court. Left turns from Solitude Court to Battlefield Parkway are anticipated to be more difficult. Improvements to the intersection are being considered to mitigate these additional traffic volumes.	\$600,000	Awaiting funding.
Catoctin Circle/Edwards Ferry Road Intersection Improvements	Traffic studies have shown that improvements to traffic flow are warranted at this intersection. A Loudoun County proffer in connection with the courthouse expansion project will partially fund the intersection improvements. Final decisions regarding the need for and type of improvements required was delayed until completion of the Lowenbach Street improvement project (Project Number 05303). Implementation of this project will be based on an analysis of the impact of opening the neighborhood streets and the completion of the courthouse expansion.	\$1,000,000	Lowenbach subdivision improvements were completed in 2016. County Courthouse expansion is underway. Analysis of the intersection will be conducted.
Chesapeake Bay TMDL Future Phases	Recently completed stormwater management pond retrofit projects and on-going stream restoration projects will meet the short-term Chesapeake Bay Total Maximum Discharge Load (TMDL) requirements established by EPA and the state. Additional improvement projects will be required to meet long-term goals.	\$1,500,000	Awaiting Funding.
Chesapeake Bay Watershed Implementation Plan (WIP3)	In August 2019, the Virginia Department of Environmental Quality (DEQ) mandated stringent nitrogen and phosphorous removal limits. These limits are lower than currently permitted through the Town of Leesburg's current discharge permit. Treatment processes at the Water Pollution Control Facility may be evaluated and nutrient removal technology systems may be engineered and constructed by to meet DEQ's newly established minimum limits.	TBD	Awaiting funding.
Carrvale Park Outfall Improvements	Residents have voiced concerns about erosion of the Carrvale Park outfall channel where the channel is moving east towards the condominiums of Fox Chase. A study is currently underway	\$600,000	Awaiting funding.

Project Name	Project Summary	Estimated Cost	Status
Environmental Protection Agency's Lead and Copper Rule Change	The project undertakes the identification of plumbing materials used in residential water service lines throughout the Town's service area. Under the recently updated Environmental Protection Agency's Lead and Copper Rule Revisions (EPA-LCRR) scheduled to take effect in 2024, utilities are required to develop an inventory of service lines and identify those that are made of lead for eventual replacement. The installation of lead service lines was outlawed by Building Codes in the mid 1980's. The Town's Utilities Department will work closely with consultants and regulators to identify lead service lines throughout the Town, conduct sampling as necessary and coordinate replacement of lines identified as containing lead materials. As of January 2023, the Town is in the identification phase of this multi-year endeavor.	TBD	Awaiting funding.
Parks & Recreation Maintenance Facility (27201)	Renovation of office space for Town Parks and Recreation staff at the Ida Lee Recreation Complex	\$3,210,000	TBD
Police Mobile Command Center	The unit is intended to facilitate enhanced response capabilities to large-scale incidents and natural disasters, as well as implement emergency management/Incident Command System (ICS) best practices, such as unified command. The unit will serve as our backup emergency communications center should our primary site fail for any reason.	\$800,000	Awaiting funding.
Water Pollution Control Facility Sand Filter Underdrain and Media Replacement	Gravity Sand filtration is a key facility treatment system ensuring permit required water quality is maintained to the downstream users. Originally constructed in 1987 the Gravity Sand Filtration building and equipment was maintained and serviced in place until 2015 when it underwent a total systems refurbishment. Continual service and increases in water volume treated through the system necessitate assessment and replacement of filter media, bridge structure, control and pumping components, drives, gates, instrumentation, and tile underdrain conveyance systems to ensure continued compliance with regulatory water quality standards.	\$4,000,000	Awaiting funding.

Potential Future Capital Projects

The following list of potential future projects are for Town Council consideration based upon available funding and priorities. In some instances, additional research is required before a specific recommendation can be made. The projects are broken down by capital improvement category and include a brief project summary.

GENERAL GOVERNMENT

Project Name	Project Summary
ADA Improvements Town-wide	After the Americans with Disability Act (ADA) Transition Plan Update is completed, priority projects required to bring the Town into compliance with ADA regulations will be added to the Capital Improvements Program.
Wayfinding Signs Replacement Project	The current signs are over 15 years old and are reaching the end of their useful life. This project would work to re-brand and replace the existing signs throughout Town.

PARKS & RECREATION

Project Name	Project Summary
Tuscarora Creek Trail Phase II	Trail from Brandon Park at Harrison Street to Davis Avenue and Olde Izaak Walton Park via the Tuscarora Creek stream valley. This 2,500 linear foot trail will provide access to Olde Izaak Walton Park and include a crossing of Tuscarora Creek. Should be timed with the Crescent Parke development.
Parks Storage Area	Existing storage area near the Ida Lee Park farmhouse and barn is losing its structural integrity.

STREETS & HIGHWAYS

Project Name	Project Summary
Ayr Street NW Sidewalk Improvements	The project consists of constructing approximately 530 linear feet of new sidewalk along one side of Ayr Street NW to provide continuous pedestrian access between Cornwall Street and West Market Street. The project will improve drainage and provide an uniform roadway section by providing curb and gutter on both sides of the street and extending the storm drainage system.
Davis Avenue Sidewalk	Both sides of Davis Avenue from South King Street to the Valley View Drive intersection.
Liberty Street Improvements (Loudoun Street to Liberty Parking Lot)	Upgrade this segment of Liberty Street to provide sidewalks and improve drainage. These improvements will enhance pedestrian access to the public parking lot. The improvements will consider converting Liberty Street to one-way.
Masons Lane Improvements	Improvements to Masons Lane to include curb, gutter and storm drainage as well as road reconstruction due to the poor roadway condition and the maintenance cost on an annual basis.
Monroe Street & Madison Court Improvements (25302)	Design and construction of improvements to approximately 850 linear feet of Monroe Street SE from South King Street to the cul-de-sac, and approximately 500 linear feet of Madison Court SE from Monroe Street to the cul-de-sac. The improvements will include new curb and gutter, storm drainage, on-street parking, and sidewalk on the south side of Monroe Street and the west side of Madison Court. The project will be timed to coincide with construction of the townhome section of Virginia Village.
North King Street at North Street Traffic Signal	Traffic signal at the intersection of North King Street and North Street.
Old Waterford Road Improvements (from Fairview Street to the Rust Library)	Provide curb, gutter, and missing sidewalk link on Old Waterford Road. The purpose of the project is to improve drainage and pedestrian accessibility.
Route 7 Bypass Widening - West Market Street to Dulles Greenway	VDOT / Loudoun County project to widen the Bypass to six lanes (three lanes in each direction). Project will include modifications to interchanges, modification or replacement of bridges as required, and installation of noise walls. Town will cooperate with VDOT and Loudoun County in completion of the improvements.
Royal Street Improvements East of Harrison Street	Sidewalk, parking and drainage improvements.
West Market Street/ Morven Park Road/ Loudoun Street Intersection Improvements	Intersection improvements to improve vehicular and pedestrian safety and traffic congestion. Study completed in March 2009 on potential design options.

STORM DRAINAGE

Project Name	Project Summary
1st, 2nd & Wirt Street SW	Storm drainage improvements including curb and gutter to alleviate flooding of yards and drainage problems along 1st Street west of South King Street, 2nd Street, and Wirt Street SW. Project improvements need to be sensitive to existing neighborhood character.
Dry Mill Road Sidewalk and Drainage Improvements (Catoctin Circle to W&OD Trail)	Sidewalk and drainage improvements from the W&OD Trail to Catoctin Circle.
Kincaid Forest Drainage Improvements	This is a section of the Kincaid Forest neighborhood that was designed to have an overland relief drainage swale constructed behind a section of townhomes. The drainage was constructed incorrectly in the years 1999 to 2000, and the incorrect grading has caused localized flooding behind townhomes along Spencer Terrace (101 to 115 Spencer Terrace).
Liberty Street SW Stormdrainage Improvements	Improvements to the existing storm sewer system on Liberty Street between West Market Street and Loudoun Street to correct drainage system deficiencies, sidewalks, curb, gutter and potential underground of overhead utilities.
Town Branch (Catoctin Circle to South King Street)	Improvements to Town Branch to mitigate erosion, stream degradation, and flooding. Study currently underway.
Tuscarora Creek Stream Restoration (downstream of the Leesburg Bypass to near Lawson Road)	Improvements to the Tuscarora Creek stream channel to mitigate erosion and stream degradation.

AIRPORT

Project Name	Project Summary
Runway 17 Extension	Extend the runway for approximately 500 linear feet to accommodate larger aircraft. Project is part of the Federal Aviation Administration and Town Master Plan for the airport. Significant funding to be provided by state and federal sources.

Unfunded Fiscal Year 2024 Enhancement Requests

Department	Enhancement Request	Funding Amount
Finance	Business Systems Integrator	\$130,000
Finance	Grants Administrator	\$124,000
Human Resources	Recruitment and Onboarding Analyst	\$116,000
Human Resources	Performance Evaluation Software	\$35,000
Human Resources	Increase Employer 457(b) Match to \$25 per Pay Period	\$60,000
Information Technology	Digital Town Hall Public Interface	\$200,000
Information Technology	Technology Consultant Membership	\$66,000
Information Technology	Geographic Information System (GIS) Analyst	\$127,000
Information Technology	Business Systems Integrator	\$130,000
Information Technology	Information Technology Training Room	\$28,000
Parks and Recreation	Cost-of-Living Adjustment for Flexible Part-Time Staff	\$65,500
Parks and Recreation	Parks Comprehensive Master Plan	\$200,000
Parks and Recreation	Marketing Coordination Position	\$108,000
Plan Review	Flexible Part-Time Funding for Archiving	\$35,000
Public Works & Capital Projects	Additional Milling and Paving	\$350,000
Public Works & Capital Projects	Asset Management Software Enhancements	\$70,000
Public Works & Capital Projects	Facility Asset Condition Assessment	\$75,000
Public Works & Capital Projects	3-Person Crew for Streets Division	\$621,900
Public Works & Capital Projects	Capital Projects Engineer	\$144,000
Public Works & Capital Projects	Portable Office Trailer	\$60,000
Public Works & Capital Projects	Remote Control Mower for Slopes	\$75,000
FY 2024 Unfunded Enhancement Requests Total		\$2,820,400

Unfunded Fiscal Year 2024 Capital Asset Replacement Program (CARP) Requests

Department	Capital Asset Replacement Request	Funding Amount
Parks and Recreation	Banquet Chairs	10,000
Parks and Recreation	Pool Spa Filters and Material	45,000
Parks and Recreation	Floatable Play Structure in Outdoor Pool	7,500
Parks and Recreation	Disinfection System for Pool Water System for Main Pool	35,000
Parks and Recreation	Drop Slide at Outdoor Pool	25,000
Parks and Recreation	Ten Picnic Tables at Outdoor Pool	30,000
Parks and Recreation	Water Wagon	8,000
Parks and Recreation	Reel Mower	50,000
Parks and Recreation	Zero-Turn Mower	18,000
Parks and Recreation	48" Deck Mower	15,000
Parks and Recreation	Sweeper Vacuum	30,000
Parks and Recreation	Three Utility Terrain Vehicles	75,000
Parks and Recreation	Utility Terrain Vehicle with Plow	33,000
Parks and Recreation	Two Cargo Vans	90,000
Parks and Recreation	Robinson Park Irrigation	20,000
Parks and Recreation	Fox Ridge Park Fencing	25,000
Parks and Recreation	Five Scoreboards at Freedom Park	75,000
Police	5 Police Vehicles	297,000
Police	Police Motorcycle	52,000
Police	Camera Trailer System	30,000
Police	Drone	30,000
Public Works and Capital Projects	Two Vehicles	80,000
Public Works and Capital Projects	Chipper	90,000
Public Works and Capital Projects	Tire Loader	185,000
Public Works and Capital Projects	Tractor	135,000
Public Works and Capital Projects	Rotary Cutter	30,000
FY 2024 Unfunded CARP Requests Total		\$ 1,520,500

Items Funded with Unassigned Fund Balance

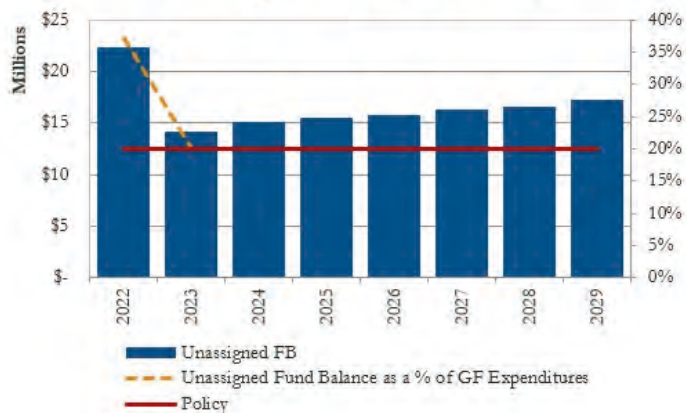
Department	Item Funded with Unassigned Fund Balance	Funding Amount
Parks and Recreation	Veterans Park Fixtures and Equipment	213,000
Parks and Recreation	Safety and Decorative Lighting at Raflo and Georgetown Parks	285,000
Plan Review	Subdivision and Land Development Regulations (SLDR) Re-write	50,000
Plan Review and Public Works & Capital Projects	Design and Construction Standards Manual (DCSM) Update	275,000
Planning & Zoning	Old and Historic District Architectural Survey Update	75,000
Police	Six Police Cars Associated with Take-Home Vehicle Policy	390,000
Public Works & Capital Projects	Smart Technology Parking Garage Equipment	150,000
Public Works & Capital Projects	Office Space Lease for 3rd Floor Town Hall	75,000
Public Works & Capital Projects	Liberty Lot Study for Remediation	163,125
Public Works & Capital Projects	Three Studies Related to the Proposed Liberty Lot Development	30,000
Town Manager's Office	Security Improvements at Town Buildings	100,000
FY 2024 Use of Unassigned Fund Balance Total		\$ 1,806,125

Long-Term Sustainability Plan

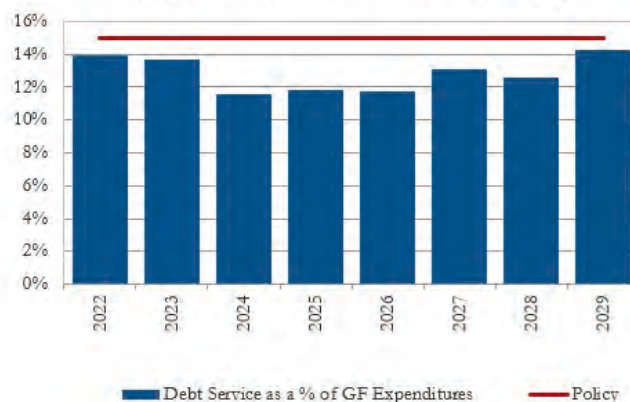
The purpose of the Long-Term Sustainability Plan (LTSP) is to project the financial viability of the General Fund for future years based on previous years, current budget, and future forecasted financials. The LTSP incorporates planned capital expenditures in the Capital Projects Fund to achieve strategic goals and its effect on debt service. By creating a long-range operating financial plan, the Town of Leesburg can achieve strategic goals, not only in the next fiscal year, but also in future fiscal years. The LTSP is a financial guide for long-range planning that produces metrics in relation to fiscal policy requirements. Future forecasts assumptions include debt service based on the funding plan outlined in the Capital Improvements Program and future year escalations of 2% and 4% for expenditures and revenues, respectively. The LTSP is built using a computerized model that allows the Town to perform scenario analyses with underlying assumptions and then select the most likely case for planning and presentation purposes.

	FY 2022 Actual	FY 2023 Adopted	FY 2024 Adopted	FY 2025 Forecast	FY 2026 Forecast	FY 2027 Forecast	FY 2028 Forecast	FY 2029 Forecast
General Fund Uses:								
Expenditures	\$51,415,218	\$62,349,286	\$69,148,461	\$70,531,430	\$71,942,059	\$73,380,900	\$74,848,518	\$76,345,488
Total Debt Service	8,729,551	10,146,716	9,245,049	9,640,719	9,746,171	11,284,669	10,994,646	12,900,073
Total Uses	62,767,461	72,496,002	78,393,510	80,172,149	81,688,230	84,665,569	85,843,164	89,245,561
General Fund Sources:								
Revenues	\$69,893,780	\$65,618,619	\$73,587,385	\$76,530,880	\$79,592,115	\$82,775,800	\$86,086,832	\$89,530,305
Total Use of Reserves	—	—	4,806,125	3,249,048	1,866,663	1,840,228	—	48,137
Total Sources	69,893,780	65,618,619	78,393,510	79,779,928	81,458,778	84,616,028	86,086,832	89,578,442
Fiscal Policy								
Debt Service % of GF Expenditures	13.9%	14.0%	11.8%	12.0%	11.9%	13.3%	12.8%	14.5%
Unassigned Fund Balance % of GF Expenditures	37.2%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
Real Estate Tax Rate in Cents/ \$100 Assessment	18.40	17.74	17.74	17.74	17.74	17.74	17.74	17.74

Unassigned Fund Balance



Debt Service as a % of GF Exp.



LOUDOUN COUNTY 2009/2010 ASSESSMENT SUMMARY

JANUARY 19 ROLLED

	2009	2009				2010	2010	Value	Parcel	Eqlzd %	Value %		
2010 COUNTYWIDE SUMMARY	Assessment	Parcels	Construction	Growth	Revaluation	Assessment	Parcels	Change	Change	Change	Change		
COUNTYWIDE TOTALS													
Exempt	\$ 5,036,063,900	1,148	\$ 53,922,100	\$ 596,200	\$ (259,887,300)	\$ 4,830,694,900	1,145	\$ (205,369,000)	-3	-5.16%	-4.08%		
Taxable	\$ 55,005,148,740	112,645	\$ 620,372,900	\$ 224,680,800	\$ (2,617,056,440)	\$ 53,233,146,000	114,237	\$ (1,772,002,740)	1,592	-4.76%	-3.22%		
Total	\$ 60,041,212,640	113,793	\$ 674,295,000	\$ 225,277,000	\$ (2,876,943,740)	\$ 58,063,840,900	115,382	\$ (1,977,371,740)	1,589	-4.79%	-3.29%		
State Assessed SCC Properties	\$ 1,114,071,107					\$ 1,139,802,882		\$ 25,731,775			2.31%		
Total All Classes	\$ 61,155,283,747					\$ 59,203,643,782		\$ (1,951,639,965)			-3.19%		
Land Use Deferred	\$ 2,620,301,980	5,024				\$ 2,148,267,570	5,024	\$ (472,034,410)	0		-18.01%		
Figures do not include State Assessed SCC Properties													
	2009	2009				2010	2010	Value	Parcel	Eqlzd %	Value %	Eqlzd Avg	Avg
Countywide	Assessment	Parcels	Construction	Growth	Revaluation	Assessment	Parcels	Change	Change	Change	Change	Asmnt	Asmnt
L/U Class 100-199 SFD	\$ 19,912,800,210	43,620	\$ 255,683,200	\$ 5,006,100	\$ (91,198,010)	\$ 20,082,291,500	43,647	\$ 169,491,290	27	-0.46%	0.85%	\$ 454,415	\$ 460,107
L/U Class 100-199 SFA (townhouse)	\$ 8,141,498,300	28,019	\$ 119,671,900	\$ 2,052,200	\$ (113,056,500)	\$ 8,150,165,900	28,051	\$ 8,667,600	32	-1.39%	0.11%	\$ 286,536	\$ 290,548
L/U Class 100-199 Condo	\$ 1,964,514,190	10,059	\$ 30,138,700	\$ 12,773,000	\$ (145,398,790)	\$ 1,862,027,100	10,231	\$ (102,487,090)	172	-7.40%	-5.22%	\$ 180,845	\$ 181,999
L/U Class 100-199 Other (includes vacant land)	\$ 509,213,100	5,857	\$ -	\$ 104,236,800	\$ (67,800,600)	\$ 545,649,300	7,083	\$ 36,436,200	1,226	-13.31%	7.16%	\$ 75,365	\$ 77,036
L/U Class 100-199 Total	\$ 30,528,025,800	87,555	\$ 405,493,800	\$ 124,068,100	\$ (417,453,900)	\$ 30,640,133,800	89,012	\$ 112,108,000	1,457	-1.37%	0.37%	\$ 343,905	\$ 344,225
L/U Class 200-299 SF Suburban	\$ 7,610,631,230	17,042	\$ 41,889,700	\$ 24,882,800	\$ (683,939,530)	\$ 6,993,464,200	17,125	\$ (617,167,030)	83	-8.99%	-8.11%	\$ 406,448	\$ 408,377
ALL RESIDENTIAL CLASS 100 AND 200	\$ 38,138,657,030	104,597	\$ 447,383,500	\$ 148,950,900	\$ (1,101,393,430)	\$ 37,633,598,000	106,137	\$ (505,059,030)	1,540	-2.89%	-1.32%	\$ 354,095	\$ 354,576
L/U Class 300-399 MF 5+ Units	\$ 1,595,475,480	203	\$ 4,174,100	\$ -	\$ (194,800,680)	\$ 1,404,848,900	203	\$ (190,626,580)	0	-12.21%	-11.95%		\$ 6,920,438
L/U Class 400-499 Com/Indust	\$ 11,582,437,430	5,443	\$ 165,557,700	\$ 58,234,300	\$ (818,244,930)	\$ 10,987,984,500	5,491	\$ (594,452,930)	48	-7.06%	-5.13%		\$ 2,001,090
L/U Class 500-599 Ag 20-99.99 Ac	\$ 2,052,136,000	1,969	\$ 3,055,200	\$ 11,378,100	\$ (306,021,200)	\$ 1,760,548,100	1,974	\$ (291,587,900)	5	-14.91%	-14.21%	\$ 886,803	\$ 891,868
L/U Class 600-699 Ag > 100 Ac	\$ 1,636,442,800	433	\$ 202,400	\$ 6,117,500	\$ (196,596,200)	\$ 1,446,166,500	432	\$ (190,276,300)	-1	-12.01%	-11.63%	\$ 3,325,281	\$ 3,347,608
TOTAL TAXABLE	\$ 55,005,148,740	112,645	\$ 620,372,900	\$ 224,680,800	\$ (2,617,056,440)	\$ 53,233,146,000	114,237	\$ (1,772,002,740)	1,592	-4.76%	-3.22%		
L/U Class 000-099 Exempt	\$ 5,036,063,900	1,148	\$ 53,922,100	\$ 596,200	\$ (259,887,300)	\$ 4,830,694,900	1,145	\$ (205,369,000)	-3	-5.16%	-4.08%		
TOTAL TAXABLE AND EXEMPT	\$ 60,041,212,640	113,793	\$ 674,295,000	\$ 225,277,000	\$ (2,876,943,740)	\$ 58,063,840,900	115,382	\$ (1,977,371,740)	1,589	-4.79%	-3.29%		
Figures do not include State Assessed SCC Properties	\$ 1,114,071,107					\$ 1,139,802,882		\$ 25,731,775			2.31%		
TOTAL ALL CLASSES	\$ 61,155,283,747					\$ 59,203,643,782		\$ (1,951,639,965)			-3.19%		
Land Use Deferred	\$ 2,620,301,980	5,024				\$ 2,148,267,570	5,024	\$ (472,034,410)	0		-18.01%		
ADU's (value included in L/U 100 classes)	\$ 177,380,400	1,442	\$ 4,910,900	\$ 2,120,900	\$ (851,300)	\$ 183,560,900	1,455	\$ 6,180,500	13	-0.48%	3.48%		
Supplementals	\$ 269,360,500					\$ 250,000,000	forecast						
Figures do not include State Assessed SCC Properties													
	2009	2009				2010	2010	Value	Parcel	Eqlzd %	Value %	Eqlzd Avg	Avg
Blue Ridge District	Assessment	Parcels	Construction	Growth	Revaluation	Assessment	Parcels	Change	Change	Change	Change	Asmnt	Asmnt
L/U Class 100-199 SFD	\$ 1,101,733,800	3,272	\$ 3,774,400	\$ 155,200	\$ (31,202,000)	\$ 1,074,461,400	3,272	\$ (27,272,400)	0	-2.83%	-2.48%	\$ 327,180	\$ 328,381
L/U Class 100-199 SFA (townhouse)	\$ 175,740,200	707	\$ -	\$ -	\$ (4,057,500)	\$ 171,682,700	707	\$ (4,057,500)	0	-2.31%	-2.31%	\$ 242,833	\$ 242,833
L/U Class 100-199 Condo	\$ 13,144,500	43	\$ -	\$ -	\$ (898,800)	\$ 12,245,700	43	\$ (898,800)	0	-6.84%	-6.84%	\$ 284,784	\$ 284,784
L/U Class 100-199 Other (includes vacant land)	\$ 67,053,000	856	\$ -	\$ 394,000	\$ (18,808,700)	\$ 48,638,300	852	\$ (18,414,700)	-4	-28.05%	-27.46%	\$ 56,360	\$ 57,087
L/U Class 100-199 Total	\$ 1,357,671,500	4,878	\$ 3,774,400	\$ 549,200	\$ (54,967,000)	\$ 1,307,028,100	4,874	\$ (50,643,400)	-4	-4.05%	-3.73%	\$ 267,057	\$ 268,163
L/U Class 200-299 SF Suburban	\$ 3,399,414,950	7,473	\$ 7,396,200	\$ 8,958,100	\$ (264,702,050)	\$ 3,151,067,200	7,520	\$ (248,347,750)	47	-7.79%	-7.31%	\$ 419,472	\$ 419,025
ALL RESIDENTIAL CLASS 100 AND 200	\$ 4,757,086,450	12,351	\$ 11,170,600	\$ 9,507,300	\$ (319,669,050)	\$ 4,458,095,300	12,394	\$ (298,991,150)	43	-6.72%	-6.29%	\$ 359,276	\$ 359,698
L/U Class 300-399 MF 5+ Units	\$ 19,458,100	10	\$ -	\$ -	\$ (2,944,500)	\$ 16,513,600	10	\$ (2,944,500)	0	-15.13%	-15.13%		\$ 1,651,360
L/U Class 400-499 Com/Indust	\$ 372,887,500	492	\$ 10,114,600	\$ 4,817,000	\$ (22,641,700)	\$ 365,177,400	495	\$ (7,710,100)	3	-6.07%	-2.07%		\$ 737,732
L/U Class 500-599 Ag 20-99.99 Ac	\$ 995,402,100	1,087	\$ 702,200	\$ 9,643,200	\$ (103,583,100)	\$ 902,164,400	1,092	\$ (93,237,700)	5	-10.41%	-9.37%	\$ 820,441	\$ 826,158
L/U Class 600-699 Ag > 100 Ac	\$ 744,134,000	252	\$ 202,400	\$ 6,117,500	\$ (99,583,400)	\$ 650,870,500	251	\$ (93,263,500)	-1	-13.38%	-12.53%	\$ 2,557,740	\$ 2,593,110
TOTAL TAXABLE	\$ 6,888,968,150	14,192	\$ 22,189,800	\$ 30,085,000	\$ (548,421,750)	\$ 6,392,821,200	14,242	\$ (496,146,950)	50	-7.96%	-7.20%		
L/U Class 000-099 Exempt	\$ 538,538,400	441	\$ 13,942,700	\$ -	\$ (19,243,900)	\$ 533,237,200	437	\$ (5,301,200)	-4	-3.57%	-0.98%		
TOTAL TAXABLE AND EXEMPT	\$ 7,427,506,550	14,633	\$ 36,132,500	\$ 30,085,000	\$ (567,665,650)	\$ 6,926,058,400	14,679	\$ (501,448,150)	46	-7.64%	-6.75%		
Land Use Deferred	\$ 1,385,057,220	2,837				\$ 1,148,315,350	2,836	\$ (236,741,870)	(1)		-17.09%		

	JANUARY 19 ROLLED														
	2009	2009				2010	2010	Value	Parcel	Eqlzd %	Value %	Eqlzd Avg	Avg		
Broad Run District	Assessment	Parcels	Construction	Growth	Revaluation	Assessment	Parcels	Change	Change	Change	Change	Asmnt	Asmnt		
L/U Class 100-199 SFD	\$ 3,390,947,400	6,365	\$ 23,556,500	\$ -	\$ 67,477,500	\$ 3,481,981,400	6,365	\$ 91,034,000	0	1.99%	2.68%	\$ 543,350	\$ 547,051		
L/U Class 100-199 SFA (townhouse)	\$ 1,953,937,400	6,443	\$ 32,465,700	\$ -	\$ (1,301,000)	\$ 1,985,102,100	6,443	\$ 31,164,700	0	-0.07%	1.59%	\$ 303,063	\$ 308,102		
L/U Class 100-199 Condo	\$ 607,689,090	2,568	\$ 9,911,900	\$ 2,920,000	\$ (57,285,890)	\$ 563,235,100	2,611	\$ (44,453,990)	43	-9.43%	-7.32%	\$ 214,331	\$ 215,716		
L/U Class 100-199 Other (includes vacant land)	\$ 57,475,700	1,232	\$ -	\$ -	\$ 433,800	\$ 57,909,500	1,228	\$ 433,800	-4	0.75%	0.75%	\$ 47,004	\$ 47,158		
L/U Class 100-199 Total	\$ 6,010,049,590	16,608	\$ 65,934,100	\$ 2,920,000	\$ 9,324,410	\$ 6,088,228,100	16,647	\$ 78,178,510	39	0.16%	1.30%	\$ 362,438	\$ 365,725		
L/U Class 200-299 SF Suburban	\$ 108,469,600	519	\$ -	\$ -	\$ (20,393,600)	\$ 88,076,000	519	\$ (20,393,600)	0	-18.80%	-18.80%	\$ 169,703	\$ 169,703		
ALL RESIDENTIAL CLASS 100 AND 200	\$ 6,118,519,190	17,127	\$ 65,934,100	\$ 2,920,000	\$ (11,069,190)	\$ 6,176,304,100	17,166	\$ 57,784,910	39	-0.18%	0.94%	\$ 356,598	\$ 359,799		
L/U Class 300-399 MF 5+ Units	\$ 526,595,400	13	\$ 4,174,100	\$ -	\$ (56,274,100)	\$ 474,495,400	13	\$ (52,100,000)	0	-10.69%	-9.89%		\$ 36,499,646		
L/U Class 400-499 Com/Indust	\$ 1,709,934,400	1,034	\$ 19,066,800	\$ 18,377,300	\$ (71,931,800)	\$ 1,675,446,700	1,043	\$ (34,487,700)	9	-4.21%	-2.02%		\$ 1,606,373		
L/U Class 500-599 Ag 20-99.99 Ac	\$ 12,531,400	8	\$ -	\$ -	\$ 527,000	\$ 13,058,400	8	\$ 527,000	0	4.21%	4.21%	\$ 1,632,300	\$ 1,632,300		
L/U Class 600-699 Ag > 100 Ac	\$ 55,200,000	1	\$ -	\$ -	\$ 9,448,500	\$ 64,648,500	1	\$ 9,448,500	0	17.12%	17.12%	\$ 64,648,500	\$ 64,648,500		
TOTAL TAXABLE	\$ 8,422,780,390	18,183	\$ 89,175,000	\$ 21,297,300	\$ (129,299,590)	\$ 8,403,953,100	18,231	\$ (18,827,290)	48	-1.54%	-0.22%				
L/U Class 000-099 Exempt	\$ 841,613,500	64	\$ 2,363,200	\$ 1,000	\$ (64,639,800)	\$ 779,337,900	65	\$ (62,275,600)	1	-7.68%	-7.40%				
TOTAL TAXABLE AND EXEMPT	\$ 9,264,393,890	18,247	\$ 91,538,200	\$ 21,298,300	\$ (193,939,390)	\$ 9,183,291,000	18,296	\$ (81,102,890)	49	-2.09%	-0.88%				
Land Use Deferred	\$ 27,280,380	7				\$ 24,132,830	7	\$ (3,147,550)	-		-11.54%				
	2009	2009				2010	2010	Value	Parcel	Eqlzd %	Value %	Eqlzd Avg	Avg		
Catoctin District	Assessment	Parcels	Construction	Growth	Revaluation	Assessment	Parcels	Change	Change	Change	Change	Asmnt	Asmnt		
L/U Class 100-199 SFD	\$ 2,586,639,600	5,331	\$ 33,981,100	\$ -	\$ (26,466,200)	\$ 2,594,154,500	5,331	\$ 7,514,900	0	-1.02%	0.29%	\$ 480,243	\$ 486,617		
L/U Class 100-199 SFA (townhouse)	\$ 1,052,137,100	3,272	\$ 12,836,200	\$ -	\$ 18,448,700	\$ 1,083,422,000	3,272	\$ 31,284,900	0	1.75%	2.97%	\$ 327,196	\$ 331,119		
L/U Class 100-199 Condo	\$ 95,785,300	532	\$ -	\$ -	\$ (13,762,100)	\$ 82,023,200	532	\$ (13,762,100)	0	-14.37%	-14.37%	\$ 154,179	\$ 154,179		
L/U Class 100-199 Other (includes vacant land)	\$ 66,933,200	1,008	\$ -	\$ -	\$ (12,615,700)	\$ 54,317,500	1,004	\$ (12,615,700)	-4	-18.85%	-18.85%	\$ 53,886	\$ 54,101		
L/U Class 100-199 Total	\$ 3,801,495,200	10,143	\$ 46,817,300	\$ -	\$ (34,395,300)	\$ 3,813,917,200	10,139	\$ 12,422,000	-4	-0.90%	0.33%	\$ 371,399	\$ 376,163		
L/U Class 200-299 SF Suburban	\$ 3,097,636,600	6,611	\$ 29,839,800	\$ 3,416,200	\$ (233,507,300)	\$ 2,897,385,300	6,599	\$ (200,251,300)	-12	-7.54%	-6.46%	\$ 433,237	\$ 439,064		
ALL RESIDENTIAL CLASS 100 AND 200	\$ 6,899,131,800	16,754	\$ 76,657,100	\$ 3,416,200	\$ (267,902,600)	\$ 6,711,302,500	16,738	\$ (187,829,300)	-16	-3.88%	-2.72%	\$ 395,800	\$ 400,962		
L/U Class 300-399 MF 5+ Units	\$ 42,277,200	5	\$ -	\$ -	\$ (2,468,800)	\$ 39,808,400	5	\$ (2,468,800)	0	-5.84%	-5.84%		\$ 7,961,680		
L/U Class 400-499 Com/Indust	\$ 806,922,200	342	\$ 43,336,100	\$ 20,300	\$ 3,726,500	\$ 854,005,100	341	\$ 47,082,900	-1	0.46%	5.83%		\$ 2,504,414		
L/U Class 500-599 Ag 20-99.99 Ac	\$ 571,411,200	657	\$ 2,353,000	\$ 751,300	\$ (72,310,100)	\$ 502,205,400	656	\$ (69,205,800)	-1	-12.65%	-12.11%	\$ 759,667	\$ 765,557		
L/U Class 600-699 Ag > 100 Ac	\$ 323,613,000	117	\$ -	\$ -	\$ (34,018,500)	\$ 289,594,500	117	\$ (34,018,500)	0	-10.51%	-10.51%	\$ 2,475,167	\$ 2,475,167		
TOTAL TAXABLE	\$ 8,643,355,400	17,875	122,346,200	4,187,800	\$ (372,973,500)	\$ 8,396,915,900	17,857	\$ (246,439,500)	-18	-4.32%	-2.85%				
L/U Class 000-099 Exempt	\$ 543,325,000	234	\$ 16,809,300	\$ 295,500	\$ (27,651,100)	\$ 532,778,700	234	\$ (10,546,300)	0	-5.09%	-1.94%				
TOTAL TAXABLE AND EXEMPT	\$ 9,186,680,400	18,109	\$ 139,155,500	\$ 4,483,300	\$ (400,624,600)	\$ 8,929,694,600	18,091	\$ (256,985,800)	-18	-4.36%	-2.80%				
Land Use Deferred	\$ 763,093,880	1,853				\$ 637,779,760	1,852	\$ (125,314,120)	(1)		-16.42%				
	2009	2009				2010	2010	Value	Parcel	Eqlzd %	Value %	Eqlzd Avg	Avg		
Dulles District	Assessment	Parcels	Construction	Growth	Revaluation	Assessment	Parcels	Change	Change	Change	Change	Asmnt	Asmnt		
L/U Class 100-199 SFD	\$ 6,707,011,400	12,508	\$ 194,371,200	\$ 4,619,900	\$ (140,111,400)	\$ 6,765,891,100	12,535	\$ 58,879,700	27	-2.09%	0.88%	\$ 525,016	\$ 539,760		
L/U Class 100-199 SFA (townhouse)	\$ 2,472,468,000	7,810	\$ 74,370,000	\$ 2,052,200	\$ (91,909,100)	\$ 2,456,981,100	7,842	\$ (15,486,900)	32	-3.72%	-0.63%	\$ 304,809	\$ 313,311		
L/U Class 100-199 Condo	\$ 512,990,100	2,307	\$ 20,123,300	\$ 9,853,000	\$ (19,087,600)	\$ 523,878,800	2,436	\$ 10,888,700	129	-3.72%	2.12%	\$ 214,089	\$ 215,057		
L/U Class 100-199 Other (includes vacant land)	\$ 278,112,500	2,000	\$ -	\$ 100,346,800	\$ (32,338,800)	\$ 346,120,500	3,199	\$ 68,008,000	1,199	-11.63%	24.45%	\$ 122,887	\$ 108,196		
L/U Class 100-199 Total	\$ 9,970,582,000	24,625	\$ 288,864,500	\$ 116,871,900	\$ (283,446,900)	\$ 10,092,871,500	26,012	\$ 122,289,500	1,387	-2.84%	1.23%	\$ 393,386	\$ 388,008		
L/U Class 200-299 SF Suburban	\$ 911,046,680	1,889	\$ 4,653,700	\$ 12,061,500	\$ (159,321,480)	\$ 768,440,400	1,934	\$ (142,606,280)	45	-17.49%	-15.65%	\$ 397,949	\$ 397,332		
ALL RESIDENTIAL CLASS 100 AND 200	\$ 10,881,628,680	26,514	\$ 293,518,200	\$ 128,933,400	\$ (442,768,380)	\$ 10,861,311,900	27,946	\$ (20,316,780)	1,432	-4.07%	-0.19%	\$ 393,711	\$ 388,654		
L/U Class 300-399 MF 5+ Units	\$ 337,350,300	26	\$ -	\$ 296,601,300	\$ (40,749,000)	\$ 296,601,300	26	\$ (40,749,000)	0	-12.08%	-12.08%		\$ 11,407,742		
L/U Class 400-499 Com/Indust	\$ 5,293,885,630	2,000	\$ 72,230,400	\$ 31,350,200	\$ (496,387,930)	\$ 4,901,078,300	2,039	\$ (392,807,330)	39	-9.38%	-7.42%		\$ 2,403,668		
L/U Class 500-599 Ag 20-99.99 Ac	\$ 455,367,700	210	\$ -	\$ 983,600	\$ (129,378,300)	\$ 326,973,000	211	\$ (128,394,700)	1	-28.41%	-28.20%	\$ 1,552,330	\$ 1,549,635		
L/U Class 600-699 Ag > 100 Ac	\$ 513,495,700	61	\$ -	\$ -	\$ (72,442,800)	\$ 441,052,900	61	\$ (72,442,800)	0	-14.11%	-14.11%	\$ 7,230,375	\$ 7,230,375		
TOTAL TAXABLE	\$ 17,481,728,010	28,811	\$ 365,748,600	\$ 161,267,200	\$ (1,181,726,410)	\$ 16,827,017,400	30,283	\$ (654,710,610)	1,472	-6.76%	-3.75%				
L/U Class 000-099 Exempt	\$ 1,816,158,600	155	\$ 17,772,400	\$ 299,700	\$ (73,848,300)	\$ 1,760,382,400	155	\$ (55,776,200)	0	-4.07%	-3.07%				
TOTAL TAXABLE AND EXEMPT	\$ 19,297,886,610	28,966	\$ 383,521,000	\$ 161,566,900	\$ (1,255,574,710)	\$ 18,587,399,800	30,438	\$ (710,486,810)	1,472	-6.51%	-3.68%				
Land Use Deferred	\$ 409,528,620	312				\$ 309,914,150	314	\$ (99,614,470)	2		-24.32%				

	JANUARY 19 ROLLED													
	2009	2009				2010	2010	Value	Parcel	Eqlzd %	Value %	Eqlzd Avg	Avg	
Sugarland Run District	Assessment	Parcels	Construction	Growth	Revaluation	Assessment	Parcels	Change	Change	Change	Change	Asmnt	Asmnt	
L/U Class 100-199 SFD	\$ 2,204,662,200	4,693	\$ -	\$ -	\$ 31,045,300	\$ 2,235,707,500	4,693	\$ 31,045,300	0	1.41%	1.41%	\$ 476,392	\$ 476,392	
L/U Class 100-199 SFA (townhouse)	\$ 792,653,300	2,810	\$ -	\$ -	\$ 14,501,700	\$ 807,155,000	2,810	\$ 14,501,700	0	1.83%	1.83%	\$ 287,244	\$ 287,244	
L/U Class 100-199 Condo	\$ 154,510,000	639	\$ -	\$ -	\$ (2,237,300)	\$ 152,272,700	639	\$ (2,237,300)	0	-1.45%	-1.45%	\$ 238,298	\$ 238,298	
L/U Class 100-199 Other (includes vacant land)	\$ 5,160,900	158	\$ -	\$ -	\$ (869,700)	\$ 4,291,200	158	\$ (869,700)	0	-16.85%	-16.85%	\$ 27,159	\$ 27,159	
L/U Class 100-199 Total	\$ 3,156,986,400	8,300	\$ -	\$ -	\$ 42,440,000	\$ 3,199,426,400	8,300	\$ 42,440,000	0	1.34%	1.34%	\$ 385,473	\$ 385,473	
L/U Class 200-299 SF Suburban	\$ 1,614,300	148	\$ -	\$ -	\$ (73,200)	\$ 1,541,100	148	\$ (73,200)	0	-4.53%	-4.53%	\$ 10,413	\$ 10,413	
ALL RESIDENTIAL CLASS 100 AND 200	\$ 3,158,600,700	8,448	\$ -	\$ -	\$ 42,366,800	\$ 3,200,967,500	8,448	\$ 42,366,800	0	1.34%	1.34%	\$ 378,902	\$ 378,902	
L/U Class 300-399 MF 5+ Units	\$ 19,992,700	1	\$ -	\$ -	\$ (1,379,900)	\$ 18,612,800	1	\$ (1,379,900)	0	-6.90%	-6.90%		\$ 18,612,800	
L/U Class 400-499 Com/Indust	\$ 155,464,100	74	\$ -	\$ -	\$ (9,881,900)	\$ 145,582,200	74	\$ (9,881,900)	0	-6.36%	-6.36%		\$ 1,967,327	
L/U Class 500-599 Ag 20-99.99 Ac	\$ 1,018,600	3	\$ -	\$ -	\$ 1,603,000	\$ 2,621,600	3	\$ 1,603,000	0	157.37%	157.37%	\$ 873,867	\$ 873,867	
L/U Class 600-699 Ag > 100 Ac	\$ -	-	\$ -	\$ -	\$ -	\$ -	0	\$ -	0	0.00%	0.00%	\$ -	\$ -	
TOTAL TAXABLE	\$ 3,335,076,100	8,526	\$ 0	\$ 0	\$ 32,708,000	\$ 3,367,784,100	8,526	\$ 32,708,000	0	0.98%	0.98%			
L/U Class 000-099 Exempt	\$ 264,798,500	30	\$ -	\$ -	\$ (14,946,500)	\$ 249,852,000	30	\$ (14,946,500)	0	-5.64%	-5.64%			
TOTAL TAXABLE AND EXEMPT	\$ 3,599,874,600	8,556	\$ -	\$ -	\$ 17,761,500	\$ 3,617,636,100	8,556	\$ 17,761,500	0	0.49%	0.49%			
Land Use Deferred	\$ -	0				\$ -	0	\$ -	-	0.00%				
	JANUARY 19 ROLLED													
Figures do not include State Assessed SCC Properties														
	2009	2009				2010	2010	Value	Parcel	Eqlzd %	Value %	Eqlzd Avg	2010Avg	
Roundhill	Assessment	Parcels	Construction	Growth	Revaluation	Assessment	Parcels	Change	Change	Change	Change	Asmnt	Asmnt	
L/U Class 100-199 SFD	\$ 54,641,300	176	\$ -	\$ -	\$ (5,705,800)	\$ 48,935,500	176	\$ (5,705,800)	0	-10.44%	-10.44%	\$ 278,043	\$ 278,043	
L/U Class 100-199 SFA (townhouse)	\$ -	-	\$ -	\$ -	\$ -	\$ -	0	\$ -	0	0.00%	0.00%	\$ -	\$ -	
L/U Class 100-199 Condo	\$ -	-	\$ -	\$ -	\$ -	\$ -	0	\$ -	0	0.00%	0.00%	\$ -	\$ -	
L/U Class 100-199 Other (includes vacant land)	\$ 2,380,900	42	\$ -	\$ -	\$ (507,800)	\$ 1,873,100	42	\$ (507,800)	0	-21.33%	-21.33%	\$ 44,598	\$ 44,598	
L/U Class 100-199 Total	\$ 57,022,200	218	\$ -	\$ -	\$ (6,213,600)	\$ 50,808,600	218	\$ (6,213,600)	0	-10.90%	-10.90%	\$ 233,067	\$ 233,067	
L/U Class 200-299 SF Suburban	\$ 9,078,600	28	\$ -	\$ -	\$ (1,279,900)	\$ 7,798,700	28	\$ (1,279,900)	0	-14.10%	-14.10%	\$ 278,525	\$ 278,525	
ALL RESIDENTIAL CLASS 100 AND 200	\$ 66,100,800	246	\$ -	\$ -	\$ (7,493,500)	\$ 58,607,300	246	\$ (7,493,500)	0	-11.34%	-11.34%	\$ 238,241	\$ 238,241	
L/U Class 300-399 MF 5+ Units	\$ -	-	\$ -	\$ -	\$ -	\$ -	0	\$ -	0	0.00%	0.00%	\$ -	\$ -	
L/U Class 400-499 Com/Indust	\$ 5,147,000	12	\$ -	\$ -	\$ (354,700)	\$ 4,792,300	12	\$ (354,700)	0	-6.89%	-6.89%		\$ 399,358	
L/U Class 500-599 Ag 20-99.99 Ac	\$ 430,000	1	\$ 408,700	\$ 408,700	\$ (838,700)	\$ 408,700	1	\$ (21,300)	0	-195.05%	-4.95%	\$ (408,700)	\$ 408,700	
L/U Class 600-699 Ag > 100 Ac	\$ -	-	\$ -	\$ -	\$ -	\$ -	0	\$ -	0	0.00%	0.00%	\$ -	\$ -	
TOTAL TAXABLE	\$ 71,677,800	259	\$ 408,700	\$ 408,700	\$ (8,686,900)	\$ 63,808,300	259	\$ (7,869,500)	0	-12.12%	-10.98%			
L/U Class 000-099 Exempt	\$ 6,693,100	27	\$ -	\$ -	\$ (1,204,600)	\$ 5,488,500	27	\$ (1,204,600)	0	-18.00%	-18.00%			
TOTAL TAXABLE AND EXEMPT	\$ 78,370,900	286	\$ 408,700	\$ 408,700	\$ (9,891,500)	\$ 69,296,800	286	\$ (9,074,100)	0	-12.62%	-11.58%			
Land Use Deferred	\$ -	-				\$ -	-	\$ -	-	0.00%				
	2009	2009				2010	2010	Value	Parcel	Eqlzd %	Value %	Eqlzd Avg	2010Avg	
Hillsboro	Assessment	Parcels	Construction	Growth	Revaluation	Assessment	Parcels	Change	Change	Change	Change	Asmnt	Asmnt	
L/U Class 100-199 SFD	\$ 8,841,500	27	\$ -	\$ -	\$ (453,000)	\$ 8,388,500	27	\$ (453,000)	0	-5.12%	-5.12%	\$ 310,685	\$ 310,685	
L/U Class 100-199 SFA (townhouse)	\$ -	-	\$ -	\$ -	\$ -	\$ -	0	\$ -	0	0.00%	0.00%	\$ -	\$ -	
L/U Class 100-199 Condo	\$ -	-	\$ -	\$ -	\$ -	\$ -	0	\$ -	0	0.00%	0.00%	\$ -	\$ -	
L/U Class 100-199 Other (includes vacant land)	\$ 410,700	10	\$ -	\$ -	\$ (36,700)	\$ 374,000	10	\$ (36,700)	0	-8.94%	-8.94%	\$ 37,400	\$ 37,400	
L/U Class 100-199 Total	\$ 9,252,200	37	\$ -	\$ -	\$ (489,700)	\$ 8,762,500	37	\$ (489,700)	0	-5.29%	-5.29%	\$ 236,824	\$ 236,824	
L/U Class 200-299 SF Suburban	\$ 5,417,700	14	\$ -	\$ -	\$ (888,200)	\$ 4,529,500	14	\$ (888,200)	0	-16.39%	-16.39%	\$ 323,536	\$ 323,536	
ALL RESIDENTIAL CLASS 100 AND 200	\$ 14,669,900	51	\$ -	\$ -	\$ (1,377,900)	\$ 13,292,000	51	\$ (1,377,900)	0	-9.39%	-9.39%	\$ 260,627	\$ 260,627	
L/U Class 300-399 MF 5+ Units	\$ -	-	\$ -	\$ -	\$ -	\$ -	0	\$ -	0	#DIV/0!	#DIV/0!		#DIV/0!	
L/U Class 400-499 Com/Indust	\$ 1,004,400	3	\$ -	\$ -	\$ (143,000)	\$ 861,400	3	\$ (143,000)	0	-14.24%	-14.24%		\$ 287,133	
L/U Class 500-599 Ag 20-99.99 Ac	\$ -	-	\$ -	\$ -	\$ -	\$ -	0	\$ -	0	0.00%	0.00%	\$ -	\$ -	
L/U Class 600-699 Ag > 100 Ac	\$ -	-	\$ -	\$ -	\$ -	\$ -	0	\$ -	0	0.00%	0.00%	\$ -	\$ -	
TOTAL TAXABLE	\$ 15,674,300	54	\$ -	\$ -	\$ (1,520,900)	\$ 14,153,400	54	\$ (1,520,900)	0	-9.70%	-9.70%			
L/U Class 000-099 Exempt	\$ -	-	\$ -	\$ -	\$ -	\$ -	0	\$ -	0	#DIV/0!	#DIV/0!			
TOTAL TAXABLE AND EXEMPT	\$ 15,674,300	54	\$ -	\$ -	\$ (1,520,900)	\$ 14,153,400	54	\$ (1,520,900)	0	-9.70%	-9.70%			
Land Use Deferred	\$ 243,290	1				\$ 168,630	1	\$ (74,660)	-	0.00%				

LOUDOUN COUNTY ASSESSMENT SUMMARY

Assessment Years: 2021-2022

12/31/2021

Figures do not include State Assessed SCC Properties unless noted

Summary	2021 Assessment	2021 Parcels	Construction	Growth	Revaluation	2022 Assessment	2022 Parcels	Value Change	Parcel Change	Equalized % Change	Value % Change
Exempt	\$7,548,108,630	1,424	\$54,152,343	(\$630,600)	\$793,239,607	\$8,394,869,980	1,418	\$846,761,350	-6	10.51%	11.22%
Taxable	\$95,595,299,720	143,334	\$1,783,819,412	\$382,466,260	\$15,333,502,878	\$113,095,088,270	144,662	\$17,499,788,550	1328	16.04%	18.31%
Total (no SCC)	\$103,143,408,350	144,758	\$1,837,971,755	\$381,835,660	\$16,126,742,485	\$121,489,958,250	146,080	\$18,346,549,900	1322	15.64%	17.79%
State Assessed SCC Properties	\$2,980,332,437	62	\$0	\$0	\$135,121,087	\$3,115,453,524	65	\$135,121,087	3	4.53%	4.53%
Total All Classes (w/SCC)	\$106,123,740,787	144,820	\$1,837,971,755	\$381,835,660	\$16,261,863,572	\$124,605,411,774	146,145	\$18,481,670,987	1325	15.32%	17.42%
Land Use Deferred	\$1,214,946,740	4,975	\$0	\$0	(\$29,919,120)	\$1,185,027,620	4,998	(\$29,919,120)	23	-2.46%	-2.46%

Countywide	2021 Assessment	2021 Parcels	Construction	Growth	Revaluation	2022 Assessment	2022 Parcels	Value Change	Parcel Change	Equalized % Change	Value % Change	Eqlzd Avg Asmnt	Average Asmnt
Class 1 - Single Family Residential (Detached)	\$38,475,670,420	56,551	\$558,934,803	\$34,731,750	\$6,203,580,647	\$45,272,917,620	56,949	\$6,797,247,200	398	16.12%	17.67%	\$790,070.04	\$794,973.00
Class 1 - Single Family Residential (Townhouse)	\$18,855,236,910	40,094	\$212,550,853	\$19,216,910	\$2,401,281,577	\$21,488,286,250	40,265	\$2,633,049,340	171	12.74%	13.96%	\$530,167.07	\$533,671.58
Class 1 - Single Family Residential (Condo)	\$4,997,696,740	15,712	\$120,383,855	\$47,317,980	\$438,328,115	\$5,603,726,690	15,754	\$606,029,950	42	8.77%	12.13%	\$345,979.18	\$355,701.83
Class 1 - Single Family Residential (Other-includes vacant land)	\$768,825,020	7205	(\$1,462,765)	\$231,905,060	\$19,699,285	\$1,018,966,600	7949	\$250,141,580	744	2.56%	32.54%	\$109,441.26	\$128,188.02
Class 1 Total	\$63,097,429,090	119,562	\$890,406,746	\$333,171,700	\$9,062,889,624	\$73,383,897,160	120,917	\$10,286,468,070	1355	14.36%	16.30%	\$603,538.91	\$606,894.79
Class 2 - Single Family Residential (Detached)	8,852,316,710	15,952	\$163,585,757	(\$470,590)	\$1,404,837,103	\$10,420,268,980	15,892	\$1,567,952,270	-60	15.87%	17.71%	\$643,001.12	\$655,692.74
ALL RESIDENTIAL CLASS 1 AND 2	\$71,949,745,800	135,514	\$1,053,992,503	\$332,701,110	\$10,467,726,727	\$83,804,166,140	136,809	\$11,854,420,340	1295	14.55%	16.48%	\$608,184.19	\$612,563.25
Class 3 - Multi Family	3,430,534,440	127	\$92,534,621	\$0	\$252,137,839	\$3,775,206,900	182	\$344,672,460	55	7.35%	10.05%	\$28,997,419.52	\$20,742,895.05
Class 4 - Commercial & Industrial	\$18,811,082,040	5,477	\$622,473,488	\$76,181,990	\$4,416,020,802	\$23,925,758,320	5492	\$5,114,676,280	15	23.48%	27.19%	\$4,240,844.05	\$4,356,474.57
Class 5 - Agricultural/Undeveloped (20 to 99.99 acres)	\$1,083,140,770	1,871	\$12,688,802	(\$16,806,840)	\$152,461,708	\$1,231,484,440	1838	\$148,343,670	-33	14.08%	13.70%	\$660,396.83	\$670,013.30
Class 6 - Agricultural/Undeveloped (more than 100 acres)	\$320,796,670	345	\$2,129,998	(\$9,610,000)	\$45,155,802	\$358,472,470	341	\$37,675,800	-4	14.08%	11.74%	\$1,060,731.80	\$1,051,238.91
TOTAL TAXABLE	\$95,595,299,720	143,334	\$1,783,819,412	\$382,466,260	\$15,333,502,878	\$113,095,088,270	144,662	\$17,499,788,550	1328	16.04%	18.31%	\$773,918.28	\$781,788.50
Class 7 - Exempt Property	\$7,548,108,630	1424	\$54,152,343	(\$630,600)	\$793,239,607	\$8,394,869,980	1418	\$846,761,350	-6	10.51%	11.22%	\$5,857,688.37	\$5,920,218.60
TOTAL TAXABLE AND EXEMPT	\$103,143,408,350	144,758	\$1,837,971,755	\$381,835,660	\$16,126,742,485	\$121,489,958,250	146,080	\$18,346,549,900	1322	15.64%	17.79%	\$823,927.87	\$831,667.29
<i>Figures above do not include State Assessed SCC Properties</i>													
SCC Properties* 2020 reported -2021 Avail 09/21	\$2,980,332,437	62	\$0	\$0	\$135,121,087	\$3,115,453,524	65	\$135,121,087	3	4.53%	4.53%	\$50,249,250	\$47,930,054
TOTAL ALL CLASSES with SCC	\$106,123,740,787	144,820	\$1,837,971,755	\$381,835,660	\$16,261,863,572	\$124,605,411,774	146,145	\$18,481,670,987	1325	15.32%	17.42%	\$845,087.73	\$852,614.95
Land Use Deferred Value (Adjusted for POSE)*	\$1,214,946,740	4975	\$0	\$0	(\$29,919,120)	\$1,185,027,620	4998	(\$29,919,120)	23				
ADU's (value included in Class 1)	\$282,675,980	1732	\$6,387,940	(\$18,150,850)	\$11,725,230	\$282,638,300	1671	(\$37,680)	-61	4.15%	-0.01%	\$169,978	\$169,143

Construction - New Structures

Value of new residential and commercial structures built in 2020. Includes miscellaneous construction (decks, finished basements, pools, patios, etc...) and new outbuildings (barns & stables etc...)

Growth - New Lots

Value of newly created parcels, Less deactivated parcels. New parcels are created when a landowner divides one large parcel into smaller parcels. An example of this would be a new subdivision.

Revaluation

Difference between the total assessment for the current tax year and the prior tax year.

Assessment

Total Taxable value of real property, effective January 1st.

Equalized % Change

Considers the value of Loudoun County's real property without the impact of new construction and growth. It is the percent change in assessment from the previous year, including parcels which existed the prior tax year but excluding the assessed value of growth and new construction.

Value % Change

Percent change in total assessment, including the assessed value associated with growth (new parcels) and new construction.

Eqlzd AvgAsmnt

Average current tax year assessment of parcels that existed in both the prior and current tax year.

AverageAsmnt

Average assessment of all parcels in the current year, including the assessed value associated with growth (new parcels) and new construction.

***2021 & 2022 Land Use Deferred**

The Land Use Deferral has been adjusted to account for Perpetual Open Space Easements that are not subject to Rollback taxes, therefore, they cannot be "deferred" taxes.

2021 Assessment

Equals final taxable value as of 12/31/2021, Includes exoneratons and supplemental adjustments

SCC Properties

Counts for SCC properties do not equal parcels, the number represents the number of accounts.

Algonkian-District-18		2021 Assessment	2021 Parcels	Construction	Growth	Revaluation	2022 Assessment	2022 Parcels	Total Value Change	Parcel Change	Equalized % Change	Value % Change	Eqlzd Avg Asmnt	Average Asmnt
Class 1 - Single Family Residential (Detached)		\$3,653,350,930	5,937	\$2,077,010	\$0	\$517,935,800	\$4,173,363,740	5,971	\$520,012,810	34	14.18%	14.23%	\$702,592	\$698,939
Class 1 - Single Family Residential (Townhouse)		\$2,078,881,600	5,011	\$190,420	\$0	\$261,127,520	\$2,340,199,540	5,016	\$261,317,940	5	12.56%	12.57%	\$466,974	\$466,547
Class 1 - Single Family Residential (Condo)		\$446,756,710	1,317	\$0	\$0	\$38,014,580	\$484,771,290	1,317	\$38,014,580	0	8.51%	8.51%	\$368,088	\$368,088
Class 1 - Single Family Residential (Other-includes vacant land)		\$13,485,600	410	\$0	\$260,300	\$1,485,000	\$15,230,900	411	\$1,745,300	1	11.01%	12.94%	\$36,514	\$37,058
Class 1 Total		\$6,192,474,840	12675	\$2,267,430	\$260,300	\$818,562,900	\$7,013,565,470	12715	\$821,090,630	40	13.22%	13.26%	\$553,139	\$551,598
Class 2 - Single Family Residential (Detached)		\$313,859,520	579	\$678,700	\$0	(\$19,810,520)	\$294,727,700	539	(\$19,131,820)	-40	-6.31%	-6.10%	\$507,857	\$546,805
ALL RESIDENTIAL CLASS 1 AND 2		\$6,506,334,360	13254	\$2,946,130	\$260,300	\$798,752,380	\$7,308,293,170	13254	\$801,958,810	0	12.28%	12.33%	\$551,161	\$551,403
Class 3 - Multi Family		\$463,488,950	9	\$0	\$0	\$31,720,800	\$495,209,750	9	\$31,720,800	0	6.84%	6.84%	\$55,023,306	\$55,023,306
Class 4 - Commercial & Industrial		\$420,033,920	271	\$14,138,499	\$2,819,200	\$26,770,571	\$463,762,190	279	\$43,728,270	8	6.37%	10.41%	\$1,648,725	\$1,662,230
Class 5 - Agricultural/Undeveloped (20 to 99.99 acres)		\$1,344,000	2	\$0	\$0	\$18,100	\$1,362,100	2	\$18,100	0	1.35%	1.35%	\$681,050	\$681,050
Class 6 - Agricultural/Undeveloped (more than 100 acres)		\$13,300	1	\$0	\$0	\$0	\$13,300	1	\$0	0	0.00%	0.00%	\$13,300	\$13,300
TOTAL TAXABLE		\$7,391,214,530	13537	\$17,084,629	\$3,079,500	\$857,261,851	\$8,268,640,510	13545	\$877,425,980	8	11.60%	11.87%	\$609,328	\$610,457
Class 7 - Exempt Property		\$783,921,050	89	\$18,152,510	\$0	\$8,903,760	\$810,977,320	89	\$27,056,270	0	1.14%	3.45%	\$8,908,144	\$9,112,105
TOTAL TAXABLE AND EXEMPT		\$8,175,135,580	13626	\$35,237,139	\$3,079,500	\$866,165,611	\$9,079,617,830	13634	\$904,482,250	8	10.60%	11.06%	\$663,533	\$665,954
Land Use Deferred Value (Adjusted for POSE)		\$452,000	2	\$0	\$0	(\$2,110)	\$449,890	2	(\$2,110)	0				
ADU's (value included in Class 1)		\$5,976,890	40	\$0	\$0	\$244,880	\$6,221,770	40	\$244,880	0	4.10%	4.10%	\$155,544	\$155,544
Ashburn-District-19		2021 Assessment	2021 Parcels	Construction	Growth	Revaluation	2022 Assessment	2022 Parcels	Total Value Change	Parcel Change	Equalized % Change	Value % Change	Eqlzd Avg Asmnt	Average Asmnt
Class 1 - Single Family Residential (Detached)		\$4,619,668,660	6,173	\$5,091,140	\$0	\$680,794,320	\$5,305,554,120	6,176	\$685,885,460	3	14.74%	14.85%	\$858,653	\$859,060
Class 1 - Single Family Residential (Townhouse)		\$2,333,250,930	4,683	\$5,532,961	\$1,298,520	\$275,681,839	\$2,615,764,250	4,693	\$282,513,320	10	11.82%	12.11%	\$557,107	\$557,376
Class 1 - Single Family Residential (Condo)		\$851,620,640	2,685	\$0	\$0	\$84,051,730	\$935,672,370	2,685	\$84,051,730	0	9.87%	9.87%	\$348,481	\$348,481
Class 1 - Single Family Residential (Other-includes vacant land)		\$26,640,250	1,210	\$0	\$28,916,000	\$28,213,660	\$83,769,910	1,280	\$57,129,660	70	105.91%	214.45%	\$45,334	\$65,445
Class 1 Total		\$7,831,180,480	14751	\$10,624,101	\$30,214,520	\$1,068,741,549	\$8,940,760,650	14834	\$1,109,580,170	83	13.65%	14.17%	\$603,344	\$602,721
Class 2 - Single Family Residential (Detached)		\$19,718,610	38	\$0	\$0	\$128,830	\$19,847,440	35	\$128,830	-3	0.65%	0.65%	\$522,301	\$567,070
ALL RESIDENTIAL CLASS 1 AND 2		\$7,850,899,090	14789	\$10,624,101	\$30,214,520.00	\$1,068,870,379	\$8,960,608,090	14869	\$1,109,709,000	80	13.61%	14.13%	\$603,135	\$602,637
Class 3 - Multi Family		\$277,244,650	9	\$0	\$0	\$23,653,820	\$300,898,470	9	\$23,653,820	0	8.53%	8.53%	\$33,433,163	\$33,433,163
Class 4 - Commercial & Industrial		\$1,248,131,850	433	\$0	(\$13,385,800)	\$186,040,520	\$1,420,786,570	431	\$172,654,720	-2	14.91%	13.83%	\$3,312,176	\$3,296,489
Class 5 - Agricultural/Undeveloped (20 to 99.99 acres)		\$662,650	1	\$0	\$0	\$83,310	\$745,960	1	\$83,310	0	12.57%	12.57%	\$745,960	\$745,960
Class 6 - Agricultural/Undeveloped (more than 100 acres)		\$0	-	\$0	\$0	\$0	\$0	-	\$0	0				
TOTAL TAXABLE		\$9,376,938,240	15232	\$10,624,101	\$16,828,720	\$1,278,648,029	\$10,683,039,090	15310	\$1,306,100,850	78	13.64%	13.93%	\$699,553	\$697,782
Class 7 - Exempt Property		\$823,350,540	73	\$0	\$2,600	\$72,102,120	\$895,455,260	74	\$72,104,720	1	8.76%	8.76%	\$12,266,475	\$12,100,747
TOTAL TAXABLE AND EXEMPT		\$10,200,288,780	15305	\$10,624,101	\$16,831,320.00	\$1,350,750,149	\$11,578,494,350	15384	\$1,378,205,570	79	13.24%	13.51%	\$754,723	\$752,632
Land Use Deferred Value (Adjusted for POSE)		\$20,279,960	9	\$0	\$0	(\$36,690)	\$20,243,270	9	(\$36,690)	0				
ADU's (value included in Class 1)		\$14,662,230	92	\$400,660	(\$1,498,380)	\$678,550	\$14,243,060	94	(\$419,170)	2	4.63%	-2.86%	\$166,748	\$151,522

Blue Ridge-District-01		2021	2021				2022	2022	Total Value	Parcel	Equalized %	Value %	Eqlzd Avg	Average
		Assessment	Parcels	Construction	Growth	Revaluation	Assessment	Parcels	Change	Change	Change	Change	Asmnt	Asmnt
Class 1 - Single Family Residential (Detached)		\$10,131,358,470	13,557	\$364,512,596	\$29,300,650	\$1,807,143,944	\$12,332,315,660	13,809	\$2,200,957,190	252	17.84%	21.72%	\$880,615	\$893,064
Class 1 - Single Family Residential (Townhouse)		\$3,279,548,180	6,340	\$96,310,281	\$4,524,500	\$433,557,029	\$3,813,939,990	6,365	\$534,391,810	25	13.22%	16.29%	\$585,663	\$599,205
Class 1 - Single Family Residential (Condo)		\$875,156,100	2,553	\$47,153,648	\$24,379,140	\$59,534,942	\$1,006,223,830	2,579	\$131,067,730	26	6.80%	14.98%	\$366,115	\$390,160
Class 1 - Single Family Residential (Other-includes vacant land)		\$353,174,010	2,193	(\$2,222,938)	\$129,381,360	(\$61,003,712)	\$419,328,720	2,424	\$66,154,710	231	-17.27%	18.73%	\$133,229	\$172,990
Class 1 Total		\$14,639,236,760	24,643	\$505,753,587	\$187,585,650	\$2,239,232,203	\$17,571,808,200	25,177	\$2,932,571,440	534	15.30%	20.03%	\$684,919	\$697,931
Class 2 - Single Family Residential (Detached)		\$3,652,575,950	6,661	\$91,437,796	(\$999,030)	\$571,271,324	\$4,314,286,040	6,659	\$661,710,090	-2	15.64%	18.12%	\$634,116	\$647,888
ALL RESIDENTIAL CLASS 1 AND 2		\$18,291,812,710	31,304	\$597,191,383	\$186,586,620	\$2,810,503,527	\$21,886,094,240	31,836	\$3,594,281,530	532	15.36%	19.65%	\$674,109	\$687,464
Class 3 - Multi Family		\$145,371,760	15	\$13,779,946	\$0	\$23,817,644	\$182,969,350	69	\$37,597,590	54	16.38%	25.86%	\$11,279,294	\$2,651,730
Class 4 - Commercial & Industrial		\$1,457,853,090	692	\$46,669,069	(\$42,030,800)	\$375,602,661	\$1,838,094,020	689	\$380,240,930	-3	25.76%	26.08%	\$2,649,503	\$2,667,771
Class 5 - Agricultural/Undeveloped (20 to 99.99 acres)		\$626,939,300	1,035	\$6,240,509	(\$16,908,100)	\$107,727,891	\$723,999,600	1,019	\$97,060,300	-16	17.18%	15.48%	\$709,823	\$710,500
Class 6 - Agricultural/Undeveloped (more than 100 acres)		\$224,567,470	214	\$1,575,518	\$0	\$31,453,832	\$257,596,820	208	\$33,029,350	-6	14.01%	14.71%	\$1,196,361	\$1,238,446
TOTAL TAXABLE		\$20,746,544,330	33,260	\$665,456,425	\$127,647,720	\$3,349,105,555	\$24,888,754,030	33,821	\$4,142,209,700	561	16.14%	19.97%	\$724,463	\$735,896
Class 7 - Exempt Property		\$1,163,371,860	495	\$23,547,890	(\$769,100)	\$86,388,180	\$1,272,538,830	489	\$109,166,970	-6	7.43%	9.38%	\$2,524,768	\$2,602,329
TOTAL TAXABLE AND EXEMPT		\$21,909,916,190	33,755	\$689,004,315	\$126,878,620	\$3,435,493,735	\$26,161,292,860	34,310	\$4,251,376,670	555	15.68%	19.40%	\$750,864	\$762,498
Land Use Deferred Value (Adjusted for POSE)		\$670,793,120	2575	\$0	\$0	(\$50,036,450)	\$620,756,670	2592	(\$50,036,450)	17				
ADU's (value included in Class 1)		\$107,532,310	640	\$1,218,510	(\$1,847,620)	\$5,001,440	\$111,904,640	650	\$4,372,330	10	4.65%	4.07%	\$175,834	\$172,161
Broad Run-District-04		2021	2021				2022	2022	Total Value	Parcel	Equalized %	Value %	Eqlzd Avg	Average
		Assessment	Parcels	Construction	Growth	Revaluation	Assessment	Parcels	Change	Change	Change	Change	Asmnt	Asmnt
Class 1 - Single Family Residential (Detached)		\$3,776,282,050	5,172	\$3,301,950	\$0	\$615,865,310	\$4,395,449,310	5,172	\$619,167,260	0	16.31%	16.40%	\$849,216	\$849,855
Class 1 - Single Family Residential (Townhouse)		\$3,185,775,410	6,526	\$45,544,613	\$13,393,890	\$402,178,137	\$3,646,892,050	6,621	\$461,116,640	95	12.62%	14.47%	\$549,794	\$550,807
Class 1 - Single Family Residential (Condo)		\$760,227,640	2,087	\$52,084,341	\$16,818,840	\$47,022,979	\$876,153,800	2,103	\$115,926,160	16	6.19%	15.25%	\$386,800	\$416,621
Class 1 - Single Family Residential (Other-includes vacant land)		\$156,257,610	726	\$0	\$32,137,800	(\$2,129,810)	\$186,265,600	940	\$30,007,990	214	-1.36%	19.20%	\$212,297	\$198,155
Class 1 Total		\$7,878,542,710	14,511	\$100,930,904	\$62,350,530	\$1,062,936,616	\$9,104,760,760	14,836	\$1,226,218,050	325	13.49%	15.56%	\$616,186	\$613,694
Class 2 - Single Family Residential (Detached)		\$17,178,240	35	\$0	\$0	(\$1,558,830)	\$15,619,410	33	(\$1,558,830)	-2	-9.07%	-9.07%	\$446,269	\$473,315
ALL RESIDENTIAL CLASS 1 AND 2		\$7,895,720,950	14,546	\$100,930,904	\$62,350,530	\$1,061,377,786	\$9,120,380,170	14,869	\$1,224,659,220	323	13.44%	15.51%	\$615,777	\$613,382
Class 3 - Multi Family		\$1,575,100,270	47	\$78,754,675	\$0	\$71,596,705	\$1,725,451,650	46	\$150,351,380	-1	4.55%	9.55%	\$35,036,106	\$37,509,818
Class 4 - Commercial & Industrial		\$9,832,040,480	1,351	\$404,551,609	\$126,635,300	\$3,236,583,071	\$13,599,810,460	1,369	\$3,767,769,980	18	32.92%	38.32%	\$9,673,296	\$9,934,120
Class 5 - Agricultural/Undeveloped (20 to 99.99 acres)		\$3,903,280	2	\$0	\$0	\$94,130	\$3,997,410	2	\$94,130	0	2.41%	2.41%	\$1,998,705	\$1,998,705
Class 6 - Agricultural/Undeveloped (more than 100 acres)		\$0	-	\$0	\$0	\$0	\$0	-	\$0	0				
TOTAL TAXABLE		\$19,306,764,980	15,946	\$584,237,188	\$188,985,830	\$4,369,651,692	\$24,449,639,690	16,286	\$5,142,874,710	340	22.63%	26.64%	\$1,484,787	\$1,501,267
Class 7 - Exempt Property		\$520,439,800	74	\$0	(\$1,298,100)	\$52,672,180	\$571,813,880	73	\$51,374,080	-1	10.12%	9.87%	\$7,744,756	\$7,833,067
TOTAL TAXABLE AND EXEMPT		\$19,827,204,780	16,020	\$584,237,188	\$187,687,730	\$4,422,323,872	\$25,021,453,570	16,359	\$5,194,248,790	339	22.30%	26.20%	\$1,513,703	\$1,529,522
Land Use Deferred Value (Adjusted for POSE)		\$46,912,470	7	\$0	\$0	(\$14,743,300)	\$32,169,170	8	(\$14,743,300)	1				
ADU's (value included in Class 1)		\$40,678,160	257	\$1,487,410	(\$1,248,380)	\$1,698,080	\$42,615,270	257	\$1,937,110	0	4.17%	4.76%	\$164,888	\$165,818

Catocin-District-03		2021	2021			2022	2022	Total Value	Parcel	Equalized %	Value %	Eqlzd Avg	Average	
		Assessment	Parcels	Construction	Growth	Revaluation	Assessment	Parcels	Change	Change	Change	Asmnt	Asmnt	
Class 1 - Single Family Residential (Detached)		\$3,445,940,910	5,084	\$86,726,432	\$0	\$593,209,988	\$4,125,877,330	5,139	\$679,936,420	55	17.21%	19.73%	\$794,483	\$802,856
Class 1 - Single Family Residential (Townhouse)		\$1,081,770,330	2,142	\$23,732,523	\$0	\$161,986,837	\$1,267,489,690	2,167	\$185,719,360	25	14.97%	17.17%	\$580,652	\$584,905
Class 1 - Single Family Residential (Condo)		\$74,954,550	300	\$0	\$0	\$9,241,360	\$84,195,910	300	\$9,241,360	0	12.33%	12.33%	\$280,653	\$280,653
Class 1 - Single Family Residential (Other-includes vacant land)		\$80,724,510	891	\$3,130	\$160,500	\$6,313,460	\$87,201,600	844	\$6,477,090	-47	7.82%	8.02%	\$97,686	\$103,319
Class 1 Total		\$4,683,390,300	8,417	\$110,462,085	\$160,500	\$770,751,645	\$5,564,764,530	8,450	\$881,374,230	33	16.46%	18.82%	\$647,991	\$658,552
Class 2 - Single Family Residential (Detached)		\$4,723,735,450	8,436	\$70,549,732	\$365,840	\$846,401,028	\$5,641,052,050	8,435	\$917,316,600	-1	17.92%	19.42%	\$660,282	\$668,767
ALL RESIDENTIAL CLASS 1 AND 2		\$9,407,125,750	16,853	\$181,011,817	\$526,340	\$1,617,152,673	\$11,205,816,580	16,885	\$1,798,690,830	32	17.19%	19.12%	\$654,143	\$663,655
Class 3 - Multi Family		\$11,750,840	4	\$0	\$0	\$573,740	\$12,324,580	4	\$573,740	0	4.88%	4.88%	\$3,081,145	\$3,081,145
Class 4 - Commercial & Industrial		\$715,672,340	295	\$105,327,699	(\$3,372,200)	\$248,138,031	\$1,065,765,870	279	\$350,093,530	-16	34.67%	48.92%	\$3,267,154	\$3,819,949
Class 5 - Agricultural/Undeveloped (20 to 99.99 acres)		\$447,568,580	811	\$6,448,293	\$101,260	\$43,831,377	\$497,949,510	794	\$50,380,930	-17	9.79%	11.26%	\$605,919	\$627,140
Class 6 - Agricultural/Undeveloped (more than 100 acres)		\$86,129,750	127	\$554,480	\$0	\$13,178,130	\$99,862,360	129	\$13,732,610	2	15.30%	15.94%	\$781,952	\$774,127
TOTAL TAXABLE		\$10,668,247,260	18,090	\$293,342,289	(\$2,744,600)	\$1,922,873,951	\$12,881,718,900	18,091	\$2,213,471,640	1	18.02%	20.75%	\$696,027	\$712,051
Class 7 - Exempt Property		\$816,198,310	344	\$11,319,587	\$671,700	\$111,557,253	\$939,746,850	343	\$123,548,540	-1	13.67%	15.14%	\$2,696,964	\$2,739,787
TOTAL TAXABLE AND EXEMPT		\$11,484,445,570	18,434	\$304,661,876	(\$2,072,900)	\$2,034,431,204	\$13,821,465,750	18,434	\$2,337,020,180	0	17.71%	20.35%	\$733,366	\$749,781
Land Use Deferred Value (Adjusted for POSE)		\$427,850,420	2343	\$0	\$0	\$10,909,740	\$438,760,160	2348	\$10,909,740	5				
ADU's (value included in Class 1)		\$1,790,600	20	\$1,135,270	\$0	(\$11,090)	\$2,914,780	20	\$1,124,180	0	-0.62%	62.78%	\$88,976	\$145,739
Dulles-District-05		2021	2021			2022	2022	Total Value	Parcel	Equalized %	Value %	Eqlzd Avg	Average	
		Assessment	Parcels	Construction	Growth	Revaluation	Assessment	Parcels	Change	Change	Change	Asmnt	Asmnt	
Class 1 - Single Family Residential (Detached)		\$6,335,149,150	8,378	\$84,631,108	\$2,106,600	\$1,091,461,762	\$7,513,348,620	8,401	\$1,178,199,470	23	17.23%	18.60%	\$886,442	\$894,340
Class 1 - Single Family Residential (Townhouse)		\$3,900,195,210	8,067	\$39,323,521	\$0	\$541,620,639	\$4,481,139,370	8,077	\$580,944,160	10	13.89%	14.90%	\$550,616	\$554,802
Class 1 - Single Family Residential (Condo)		\$869,869,180	2,492	\$5,640	\$0	\$101,318,360	\$971,193,180	2,492	\$101,324,000	0	11.65%	11.65%	\$389,722	\$389,724
Class 1 - Single Family Residential (Other-includes vacant land)		\$21,012,250	897	\$753,013	\$28,581,100	(\$3,886,933)	\$46,459,430	989	\$25,447,180	92	-18.50%	121.11%	\$19,092	\$46,976
Class 1 Total		\$11,126,225,790	19,834	\$124,713,282	\$30,687,700	\$1,730,513,828	\$13,012,140,600	19,959	\$1,885,914,810	125	15.55%	16.95%	\$648,217	\$651,944
Class 2 - Single Family Residential (Detached)		\$8,805,570	37	\$878,609	\$162,600	\$3,815,871	\$13,662,650	38	\$4,857,080	1	43.33%	55.16%	\$341,120	\$359,543
ALL RESIDENTIAL CLASS 1 AND 2		\$11,135,031,360	19,871	\$125,591,891	\$30,850,300	\$1,734,329,699	\$13,025,803,250	19,997	\$1,890,771,890	126	15.58%	16.98%	\$647,645	\$651,388
Class 3 - Multi Family		\$252,815,140	7	\$0	\$0	\$18,537,980	\$271,353,120	8	\$18,537,980	1	7.33%	7.33%	\$38,764,731	\$33,919,140
Class 4 - Commercial & Industrial		\$2,283,383,290	1,049	\$35,746,483	\$4,924,000	\$116,092,287	\$2,440,146,060	1,056	\$156,762,770	7	5.08%	6.87%	\$2,287,393	\$2,310,744
Class 5 - Agricultural/Undeveloped (20 to 99.99 acres)		\$2,357,030	19	\$0	\$0	\$705,690	\$3,062,720	19	\$705,690	0	29.94%	29.94%	\$161,196	\$161,196
Class 6 - Agricultural/Undeveloped (more than 100 acres)		\$10,086,150	3	\$0	(\$9,610,000)	\$523,840	\$999,990	3	(\$9,086,160)	0	5.19%	-90.09%	\$3,536,663	\$333,330
TOTAL TAXABLE		\$13,683,672,970	20,949	\$161,338,374	\$26,164,300.00	\$1,870,189,496	\$15,741,365,140	21,083	\$2,057,692,170	134	13.67%	15.04%	\$742,463	\$746,638
Class 7 - Exempt Property		\$2,244,603,560	100	\$0	\$0	\$330,084,070	\$2,574,687,630	100	\$330,084,070	0	14.71%	14.71%	\$25,746,876	\$25,746,876
TOTAL TAXABLE AND EXEMPT		\$15,928,276,530	21,049	\$161,338,374	\$26,164,300.00	\$2,200,273,566	\$18,316,052,770	21,183	\$2,387,776,240	134	13.81%	14.99%	\$861,255	\$864,658
Land Use Deferred Value (Adjusted for POSE)		\$36,163,130	35	\$0	\$0	\$23,991,770	\$60,154,900	35	\$23,991,770	0				
ADU's (value included in Class 1)		\$106,478,810	651	\$2,146,090	(\$13,556,470)	\$3,887,430	\$98,955,860	578	(\$7,522,950)	-73	3.65%	-7.07%	\$169,533	\$171,204

Leesburg-District-06		2021	2021			2022	2022	Total Value	Parcel	Equalized %	Value %	Eqldz Avg	Average	
		Assessment	Parcels	Construction	Growth	Revaluation	Assessment	Parcels	Change	Change	Change	Asmnt	Asmnt	
Class 1 - Single Family Residential (Detached)		\$3,543,410,980	6,159	\$10,805,741	\$3,324,500	\$572,430,829	\$4,129,972,050	6,182	\$586,561,070	23	16.15%	16.55%	\$668,265	\$668,064
Class 1 - Single Family Residential (Townhouse)		\$1,688,825,250	4,164	\$1,800,734	\$0	\$197,757,626	\$1,888,383,610	4,165	\$199,558,360	1	11.71%	11.82%	\$453,070	\$453,393
Class 1 - Single Family Residential (Condo)		\$449,791,760	1,821	\$21,140,226	\$6,120,000	\$34,503,874	\$511,555,860	1,821	\$61,764,100	0	7.67%	13.73%	\$265,950	\$280,920
Class 1 - Single Family Residential (Other-includes vacant land)		\$96,600,620	606	\$0	\$8,724,700	\$7,753,050	\$113,078,370	762	\$16,477,750	156	8.03%	17.06%	\$172,201	\$148,397
Class 1 Total		\$5,778,628,610	12,750	\$33,746,701	\$18,169,200	\$812,445,379	\$6,642,989,890	12,930	\$864,361,280	180	14.06%	14.96%	\$516,947	\$513,766
Class 2 - Single Family Residential (Detached)		\$38,177,690	35	\$0	\$0	\$725,960	\$38,903,650	34	\$725,960	-1	1.90%	1.90%	\$1,111,533	\$1,144,225
ALL RESIDENTIAL CLASS 1 AND 2		\$5,816,806,300	12,785	\$33,746,701	\$18,169,200	\$813,171,339	\$6,681,893,540	12,964	\$865,087,240	179	13.98%	14.87%	\$518,575	\$515,419
Class 3 - Multi Family		\$523,060,120	25	\$0	\$0	\$59,968,390	\$583,028,510	26	\$59,968,390	1	11.46%	11.46%	\$23,321,140	\$22,424,173
Class 4 - Commercial & Industrial		\$1,445,192,710	803	\$13,116,709	\$592,290	\$31,421,451	\$1,490,323,160	805	\$45,130,450	2	2.17%	3.12%	\$1,838,872	\$1,851,333
Class 5 - Agricultural/Undeveloped (20 to 99.99 acres)		\$365,930	1	\$0	\$0	\$1,210	\$367,140	1	\$1,210	0	0.33%	0.33%	\$367,140	\$367,140
Class 6 - Agricultural/Undeveloped (more than 100 acres)		\$0	-	\$0	\$0	\$0	\$0	-	\$0	0				
TOTAL TAXABLE		\$7,785,425,060	13,614	\$46,863,410	\$18,761,490	\$904,562,390	\$8,755,612,350	13,796	\$970,187,290	182	11.62%	12.46%	\$638,313	\$634,649
Class 7 - Exempt Property		\$828,985,780	195	\$58,000	\$762,300	\$111,990,450	\$941,796,530	196	\$112,810,750	1	13.51%	13.61%	\$4,825,519	\$4,805,084
TOTAL TAXABLE AND EXEMPT		\$8,614,410,840	13,809	\$46,921,410	\$19,523,790	\$1,016,552,840	\$9,697,408,880	13,992	\$1,082,998,040	183	11.80%	12.57%	\$697,441	\$693,068
Land Use Deferred Value (2017 Adjusted for POSE)		\$10,555,930	3	\$0	\$0	(\$1,790)	\$10,554,140	3	(\$1,790)	0				
ADU's (value included in Class 1)		\$4,382,750	24	\$0	\$0	\$178,320	\$4,561,070	24	\$178,320	0	4.07%	4.07%	\$190,045	\$190,045
Sterling-District-08		2021	2021			2022	2022	Total Value	Parcel	Equalized %	Value %	Eqldz Avg	Average	
		Assessment	Parcels	Construction	Growth	Revaluation	Assessment	Parcels	Change	Change	Change	Asmnt	Asmnt	
Class 1 - Single Family Residential (Detached)		\$2,970,509,270	6,091	\$1,788,826	\$0	\$324,738,694	\$3,297,036,790	6,099	\$326,527,520	8	10.93%	10.99%	\$541,003	\$540,586
Class 1 - Single Family Residential (Townhouse)		\$1,306,990,000	3,161	\$115,800	\$0	\$127,371,950	\$1,434,477,750	3,161	\$127,487,750	0	9.75%	9.75%	\$453,768	\$453,805
Class 1 - Single Family Residential (Condo)		\$669,320,160	2,457	\$0	\$0	\$64,640,290	\$733,960,450	2,457	\$64,640,290	0	9.66%	9.66%	\$298,722	\$298,722
Class 1 - Single Family Residential (Other-includes vacant land)		\$20,930,170	272	\$4,030	\$3,743,300	\$42,954,570	\$67,632,070	299	\$46,701,900	27	205.23%	223.13%	\$234,870	\$226,194
Class 1 Total		\$4,967,749,600	11,981	\$1,908,656	\$3,743,300	\$559,705,504	\$5,533,107,060	12,016	\$565,357,460	35	11.27%	11.38%	\$461,352	\$460,478
Class 2 - Single Family Residential (Detached)		\$78,265,680	131	\$40,920	\$0	\$3,863,440	\$82,170,040	119	\$3,904,360	-12	4.94%	4.99%	\$626,940	\$690,505
ALL RESIDENTIAL CLASS 1 AND 2		\$5,046,015,280	12,112	\$1,949,576	\$3,743,300	\$563,568,944	\$5,615,277,100	12,135	\$569,261,820	23	11.17%	11.28%	\$463,143	\$462,734
Class 3 - Multi Family		\$181,702,710	11	\$0	\$0	\$22,268,760	\$203,971,470	11	\$22,268,760	0	12.26%	12.26%	\$18,542,861	\$18,542,861
Class 4 - Commercial & Industrial		\$1,408,774,360	583	\$2,923,420	\$0	\$195,372,210	\$1,607,069,990	584	\$198,295,630	1	13.87%	14.08%	\$2,751,538	\$2,751,832
Class 5 - Agricultural/Undeveloped (20 to 99.99 acres)		\$0	-	\$0	\$0	\$0	\$0	-	\$0	0				
Class 6 - Agricultural/Undeveloped (more than 100 acres)		\$0	-	\$0	\$0	\$0	\$0	-	\$0	0				
TOTAL TAXABLE		\$6,636,492,350	12,706	\$4,872,996	\$3,743,300	\$781,209,914	\$7,426,318,560	12,730	\$789,826,210	24	11.77%	11.90%	\$583,795	\$583,371
Class 7 - Exempt Property		\$367,237,730	54	\$1,074,356	\$0	\$19,541,594	\$387,853,680	54	\$20,615,950	0	5.32%	5.61%	\$7,162,580	\$7,182,476
TOTAL TAXABLE AND EXEMPT		\$7,003,730,080	12,760	\$5,947,352	\$3,743,300	\$800,751,508	\$7,814,172,240	12,784	\$810,442,160	24	11.43%	11.57%	\$611,636	\$611,246
Land Use Deferred Value (Adjusted for POSE)		\$1,939,710	1	\$0	\$0	(\$290)	\$1,939,420	1	(\$290)	0				
ADU's (value included in Class 1)		\$1,174,230	8	\$0	\$0	\$47,620	\$1,221,850	8	\$47,620	0	4.06%	4.06%	\$152,731	\$152,731

TOWNS

Figures do not include State Assessed SCC Properties

Hamilton-Town	2021 Assessment	2021 Parcels	Construction	Growth	Revaluation	2022 Assessment	2022 Parcels	Total Value Change	Parcel Change	Equalized % Change	Value % Change	Eqlzd Avg Asmnt	Average Asmnt
Class 1 - Single Family Residential (Detached)	\$ 74,505,290	161	\$23,710	\$0	\$11,736,600	\$ 86,265,600	162	\$11,760,310	1	15.75%	15.78%	\$535,664	\$532,504
Class 1 - Single Family Residential (Townhouse)	\$ 11,772,240	43	\$0	\$0	\$1,641,050	\$ 13,413,290	43	\$1,641,050	0	13.94%	13.94%	\$311,937	\$311,937
Class 1 - Single Family Residential (Condo)	\$ -	-	\$0	\$0	\$0	\$ -	-	\$0	0				
Class 1 - Single Family Residential (Other-includes vacant land)	\$ 1,026,180	18	\$0	\$0	\$15,000	\$ 1,041,180	18	\$15,000	0	1.46%	1.46%	\$57,843	\$57,843
Class 1 Total	\$ 87,303,710	222	\$23,710	-	\$13,392,650	\$100,720,070	223	\$13,416,360	1	15.34%	15.37%	\$453,587	\$451,660
Class 2 - Single Family Residential (Detached)	\$ -	-	\$0	\$0	\$0	\$ -	-	\$0	0				
ALL RESIDENTIAL CLASS 1 AND 2	\$ 87,303,710	222	\$23,710	-	\$13,392,650	\$100,720,070	223	\$13,416,360	1	15.34%	15.37%	\$453,587	\$451,660
Class 3 - Multi Family	\$ 425,820	1	\$0	\$0	\$21,310	\$ 447,130	1	\$21,310	0	5.00%	5.00%	\$447,130	\$447,130
Class 4 - Commercial & Industrial	\$ 5,123,580	16	\$0	\$0	(\$180,040)	\$ 4,943,540	15	(\$180,040)	-1	-3.51%	-3.51%	\$308,971	\$329,569
Class 5 - Agricultural/Undeveloped (20 to 99.99 acres)	\$ -	-	\$0	\$0	\$0	\$ -	-	\$0	0				
Class 6 - Agricultural/Undeveloped (more than 100 acres)	\$ -	-	\$0	\$0	\$0	\$ -	-	\$0	0				
TOTAL TAXABLE	\$92,853,110	239	\$23,710	-	\$13,233,920	\$106,110,740	239	\$13,257,630	0	14.25%	14.28%	\$443,879	\$443,978
Class 7 - Exempt Property	\$ 5,430,950	17	\$0	\$0	\$261,760	\$ 5,692,710	17	\$261,760	0	4.82%	4.82%	\$334,865	\$334,865
TOTAL TAXABLE AND EXEMPT	\$98,284,060	256	\$23,710	-	\$13,495,680	\$111,803,450	256	\$13,519,390	0	13.73%	13.76%	\$436,640	\$436,732
Land Use Deferred Value (Adjusted for POSE)	\$0	0	\$0	\$0	\$0	\$0	0	\$0	0				
ADU's (value included in Class 1)	\$0	0	\$0	\$0	\$0	\$0	0	\$0	0				

Hillsboro-Town	2021 Assessment	2021 Parcels	Construction	Growth	Revaluation	2022 Assessment	2022 Parcels	Total Value Change	Parcel Change	Equalized % Change	Value % Change	Eqlzd Avg Asmnt	Average Asmnt
Class 1 - Single Family Residential (Detached)	\$ -	-	\$0	-	\$0	\$ -	-	\$0	0				
Class 1 - Single Family Residential (Townhouse)	\$ -	-	\$0	-	\$0	\$ -	-	\$0	0				
Class 1 - Single Family Residential (Condo)	\$ -	-	\$0	-	\$0	\$ -	-	\$0	0				
Class 1 - Single Family Residential (Other-includes vacant land)	\$ -	-	\$0	-	\$0	\$ -	-	\$0	0				
Class 1 Total	\$ 0	0	\$0	-	\$0	\$0	0	\$0	0				
Class 2 - Single Family Residential (Detached)	\$ 18,766,550	55	\$0	-	\$2,086,930	\$ 20,853,480	55	\$2,086,930	0	11.12%	11.12%	\$379,154	\$379,154
ALL RESIDENTIAL CLASS 1 AND 2	\$ 18,766,550	55	\$0	-	\$2,086,930	\$20,853,480	55	\$2,086,930	0	11.12%	11.12%	\$379,154	\$379,154
Class 3 - Multi Family	\$ -	-	\$0	-	\$0	\$ -	-	\$0	0				
Class 4 - Commercial & Industrial	\$ 1,115,260	3	\$0	-	\$109,660	\$ 1,224,920	3	\$109,660	0	9.83%	9.83%	\$408,307	\$408,307
Class 5 - Agricultural/Undeveloped (20 to 99.99 acres)	\$ 1,341,110	2	\$0	-	\$896,980	\$ 2,238,090	2	\$896,980	0	66.88%	66.88%	\$1,119,045	\$1,119,045
Class 6 - Agricultural/Undeveloped (more than 100 acres)	\$ -	-	\$0	-	\$0	\$ -	-	\$0	0				
TOTAL TAXABLE	\$21,222,920	60	\$0	-	\$3,093,570	\$24,316,490	60	\$3,093,570	0	14.58%	14.58%	\$405,275	\$405,275
Class 7 - Exempt Property	\$ 3,405,380	4	\$0	150,300.00	\$324,150	\$ 3,879,830	5	\$474,450	1	9.52%	13.93%	\$932,383	\$775,966
TOTAL TAXABLE AND EXEMPT	\$24,628,300	64	\$0	150,300.00	\$3,417,720	\$28,196,320	65	\$3,568,020	1	13.88%	14.49%	\$438,219	\$433,790
Land Use Deferred Value (Adjusted for POSE)	\$257,560	3	\$0	\$0	(\$150)	\$257,410	3	(\$150)	0				
ADU's (value included in Class 1)	\$0	0	\$0	\$0	\$0	\$0	0	\$0	0				

Leesburg-Town		2021	2021			2022	2022	Total Value	Parcel	Equalized %	Value %	Eqlzd Avg	Average	
		Assessment	Parcels	Construction	Growth	Revaluation	Assessment	Parcels	Change	Change	Change	Asmnt	Asmnt	
Class 1 - Single Family Residential (Detached)		\$ 4,059,143,320	6,928	\$78,829,011	6,323,800	\$623,393,989	\$ 4,767,690,120	6,975	\$708,546,800	47	15.36%	17.46%	\$675,886	\$683,540
Class 1 - Single Family Residential (Townhouse)		\$ 1,898,060,720	4,631	\$1,672,534	-	\$232,598,026	\$ 2,132,331,280	4,632	\$234,270,560	1	12.25%	12.34%	\$460,086	\$460,348
Class 1 - Single Family Residential (Condo)		\$ 524,746,310	2,121	\$21,140,226	6,120,000	\$43,745,234	\$ 595,751,770	2,121	\$71,005,460	0	8.34%	13.53%	\$268,030	\$280,882
Class 1 - Single Family Residential (Other-includes vacant land)		\$ 120,468,220	827	\$0	54,169,900	(\$37,558,970)	\$ 137,079,150	962	\$16,610,930	135	-31.18%	13.79%	\$100,253	\$142,494
Class 1 Total		\$ 6,602,418,570	14507	\$101,641,771	66,613,700	\$862,178,279	\$7,632,852,320	14690	\$1,030,433,750	183	13.06%	15.61%	\$514,551	\$519,595
Class 2 - Single Family Residential (Detached)		\$ 47,430,740	54	\$0	-	\$575,580	\$ 48,006,320	50	\$575,580	-4	1.21%	1.21%	\$889,006	\$960,126
ALL RESIDENTIAL CLASS 1 AND 2		\$ 6,649,849,310	14561	\$101,641,771	66,613,700	\$862,753,859	\$7,680,858,640	14740	\$1,031,009,330	179	12.97%	15.50%	\$515,940	\$521,089
Class 3 - Multi Family		\$ 533,422,690	26	\$0	-	\$60,470,560	\$ 593,893,250	27	\$60,470,560	1	11.34%	11.34%	\$22,842,048	\$21,996,046
Class 4 - Commercial & Industrial		\$ 1,601,658,380	885	\$22,576,738	7,523,000	\$39,472,842	\$ 1,671,230,960	885	\$69,572,580	0	2.46%	4.34%	\$1,854,386	\$1,888,397
Class 5 - Agricultural/Undeveloped (20 to 99.99 acres)		\$ 398,660	3	\$0	-	\$3,500	\$ 402,160	3	\$3,500	0	0.88%	0.88%	\$134,053	\$134,053
Class 6 - Agricultural/Undeveloped (more than 100 acres)		\$ -	-	\$0	-	\$0	\$ -	-	\$0	0				
TOTAL TAXABLE		\$8,785,329,040	15475	\$124,218,509	74,136,700	\$962,700,761	\$9,946,385,010	15655	\$1,161,055,970	180	10.96%	13.22%	\$629,921	\$635,349
Class 7 - Exempt Property		\$ 1,060,951,330	231	\$0	762,300	\$136,693,110	\$ 1,198,406,740.00	232	\$137,455,410	1	12.88%	12.96%	\$5,184,608	\$5,165,546
TOTAL TAXABLE AND EXEMPT		\$9,846,280,370	15706	\$124,218,509	74,899,000	\$1,099,393,871	\$11,144,791,750	15887	\$1,298,511,380	181	11.17%	13.19%	\$696,910	\$701,504
Land Use Deferred Value (Adjusted for POSE)		\$17,827,680	10	\$0	-	(\$4,360)	\$17,823,320	10	(\$4,360)	0				
ADU's (value included in Class 1)		\$4,382,750	24	\$0	-	\$178,320	\$4,561,070	24	\$178,320	0	4.07%	4.07%		
Lovettsville-Town		2021	2021			2022	2022	Total Value	Parcel	Equalized %	Value %	Eqlzd Avg	Average	
		Assessment	Parcels	Construction	Growth	Revaluation	Assessment	Parcels	Change	Change	Change	Asmnt	Asmnt	
Class 1 - Single Family Residential (Detached)		\$ 314,160,550	766	\$518,520	\$0	\$62,818,320	\$ 377,497,390	770	\$63,336,840	4	20.00%	20.16%	\$492,140	\$490,256
Class 1 - Single Family Residential (Townhouse)		\$ 40,821,210	132	\$0	\$0	\$3,705,150	\$ 44,526,360	132	\$3,705,150	0	9.08%	9.08%	\$337,321	\$337,321
Class 1 - Single Family Residential (Condo)		\$ -	-	\$0	\$0	\$0	\$ -	-	\$0	0				
Class 1 - Single Family Residential (Other-includes vacant land)		\$ 2,682,840	69	\$3,130	\$0	\$545,380	\$ 3,231,350	69	\$548,510	0	20.33%	20.45%	\$46,786	\$46,831
Class 1 Total		\$ 357,664,600	967	\$521,650	\$0.00	\$67,068,850	\$ 425,255,100	971	\$67,590,500	4	18.75%	18.90%	\$439,228	\$437,956
Class 2 - Single Family Residential (Detached)		\$ 2,511,450	13	\$0	\$0	(\$1,489,540)	\$ 1,021,910	9	(\$1,489,540)	-4	-59.31%	-59.31%	\$78,608	\$113,546
ALL RESIDENTIAL CLASS 1 AND 2		\$ 360,176,050	980	\$521,650	\$0.00	\$65,579,310	\$ 426,277,010	980	\$66,100,960	0	18.21%	18.35%	\$434,444	\$434,977
Class 3 - Multi Family		\$ 962,450	2	\$0	\$0	\$50,260	\$ 1,012,710	2	\$50,260	0	5.22%	5.22%	\$506,355	\$506,355
Class 4 - Commercial & Industrial		\$ 17,666,940	29	\$0	\$0	\$1,151,860	\$ 18,818,800	29	\$1,151,860	0	6.52%	6.52%	\$648,924	\$648,924
Class 5 - Agricultural/Undeveloped (20 to 99.99 acres)		\$ -	-	\$0	\$0	\$0	\$ -	-	\$0	0				
Class 6 - Agricultural/Undeveloped (more than 100 acres)		\$ -	-	\$0	\$0	\$0	\$ -	-	\$0	0				
TOTAL TAXABLE		\$378,805,440	1011	\$521,650	\$0	\$66,781,430	\$446,108,520	1011	\$67,303,080	0	17.63%	17.77%	\$440,739	\$441,255
Class 7 - Exempt Property		\$ 20,614,310	33	\$442,323	\$0	\$1,630,217	\$ 22,686,850	33	\$2,072,540	0	7.91%	10.05%	\$674,077	\$687,480
TOTAL TAXABLE AND EXEMPT		\$399,419,750	1044	\$963,973	\$0	\$68,411,647	\$468,795,370	1044	\$69,375,620	0	17.13%	17.37%	\$448,114	\$449,038
Land Use Deferred Value (Adjusted for POSE)		\$3,430	1	\$0	\$0	-10	\$3,420	1	(\$10)	0				
ADU's (value included in Class 1)		\$0	0				\$0	0	\$0	0				

Middleburg-Town		2021	2021			2022	2022	Total Value	Parcel	Equalized %	Value %	Eqlzd Avg	Average	
		Assessment	Parcels	Construction	Growth	Revaluation	Assessment	Parcels	Change	Change	Change	Asmnt	Asmnt	
Class 1 - Single Family Residential (Detached)		\$ 106,243,680	190	\$3,372,769	\$211,200	\$14,188,191	\$ 124,015,840	191	\$17,772,160	1	13.35%	16.73%	\$633,852	\$649,298
Class 1 - Single Family Residential (Townhouse)		\$ 30,578,310	55	\$0	\$0	\$7,395,390	\$ 37,973,700	55	\$7,395,390	0	24.19%	24.19%	\$690,431	\$690,431
Class 1 - Single Family Residential (Condo)		\$ 12,360,820	38	\$0	\$0	\$685,350	\$ 13,046,170	38	\$685,350	0	5.54%	5.54%	\$343,320	\$343,320
Class 1 - Single Family Residential (Other-includes vacant land)		\$ 10,805,150	42	\$0	\$12,126,800	(\$3,388,310)	\$ 19,543,640	95	\$8,738,490	53	-31.36%	80.87%	\$176,591	\$205,723
Class 1 Total		\$159,987,960	325	\$3,372,769	\$12,338,000	\$18,880,621	\$194,579,350	379	\$34,591,390	54	11.80%	21.62%	\$550,365	\$513,402
Class 2 - Single Family Residential (Detached)		\$ 1,497,800	2	\$0	\$0	\$404,260	\$ 1,902,060	2	\$404,260	0	26.99%	26.99%	\$951,030	\$951,030
ALL RESIDENTIAL CLASS 1 AND 2		\$161,485,760	327	\$3,372,769	\$12,338,000	\$19,284,881	\$196,481,410	381	\$34,995,650	54	11.94%	21.67%	\$552,815	\$515,699
Class 3 - Multi Family		\$ 2,827,140	2	\$0	\$0	\$486,330	\$ 3,313,470	2	\$486,330	0	17.20%	17.20%	\$1,656,735	\$1,656,735
Class 4 - Commercial & Industrial		\$ 174,808,350	158	\$0	\$0	\$31,551,130	\$ 206,359,480	158	\$31,551,130	0	18.05%	18.05%	\$1,306,073	\$1,306,073
Class 5 - Agricultural/Undeveloped (20 to 99.99 acres)		\$ -	-	\$0	\$0	\$0	\$ -	-	\$0	0				
Class 6 - Agricultural/Undeveloped (more than 100 acres)		\$ -	-	\$0	\$0	\$0	\$ -	-	\$0	0				
TOTAL TAXABLE		\$339,121,250	487	\$3,372,769	\$12,338,000	\$51,322,341	\$406,154,360	541	\$67,033,110	54	15.13%	19.77%	\$801,732	\$750,747
Class 7 - Exempt Property		\$ 67,770,540	78	\$0	\$0	\$4,762,850	\$ 72,533,390	78	\$4,762,850	0	7.03%	7.03%	\$929,915	\$929,915
TOTAL TAXABLE AND EXEMPT		\$406,891,790	565	\$3,372,769	\$12,338,000	\$56,085,191	\$478,687,750	619	\$71,795,960	54	13.78%	17.64%	\$819,428	\$773,324
Land Use Deferred Value (Adjusted for POSE)		\$2,016,510	7	\$0	\$0	\$69,900	\$2,086,410	7	\$69,900	0				
ADU's (value included in Class 1)		\$0	0				\$0	0	\$0	0				
Purcellville-Town		2021	2021			2022	2022	Total Value	Parcel	Equalized %	Value %	Eqlzd Avg	Average	
		Assessment	Parcels	Construction	Growth	Revaluation	Assessment	Parcels	Change	Change	Change	Asmnt	Asmnt	
Class 1 - Single Family Residential (Detached)		\$ 1,025,369,090	1,936	\$2,677,169	\$374,500	\$132,291,391	\$ 1,160,712,150	1,937	\$135,343,060	1	12.90%	13.20%	\$597,965	\$599,232
Class 1 - Single Family Residential (Townhouse)		\$ 281,817,900	704	\$0	\$0	\$30,572,050	\$ 312,389,950	704	\$30,572,050	0	10.85%	10.85%	\$443,736	\$443,736
Class 1 - Single Family Residential (Condo)		\$ -	-	\$0	\$0	\$0	\$ -	-	\$0	0				
Class 1 - Single Family Residential (Other-includes vacant land)		\$ 3,791,170	269	\$0	\$0	\$701,370	\$ 4,492,540	268	\$701,370	-1	18.50%	18.50%	\$16,701	\$16,763
Class 1 Total		\$ 1,310,978,160	2909	\$2,677,169	\$374,500.00	\$163,564,811	\$1,477,594,640	2909	\$166,616,480	0	12.48%	12.71%	\$506,890	\$507,939
Class 2 - Single Family Residential (Detached)		\$ -	-	\$0	\$0	\$0	\$ -	-	\$0	0				
ALL RESIDENTIAL CLASS 1 AND 2		\$ 1,310,978,160	2909	\$2,677,169	\$374,500.00	\$163,564,811	\$1,477,594,640	2909	\$166,616,480	0	12.48%	12.71%	\$506,890	\$507,939
Class 3 - Multi Family		\$ 17,475,420	6	\$0	\$0	\$2,989,120	\$ 20,464,540	6	\$2,989,120	0	17.10%	17.10%	\$3,410,757	\$3,410,757
Class 4 - Commercial & Industrial		\$ 268,785,470	248	\$476,815	\$0	\$17,091,765	\$ 286,354,050	248	\$17,568,580	0	6.36%	6.54%	\$1,152,731	\$1,154,653
Class 5 - Agricultural/Undeveloped (20 to 99.99 acres)		\$ 15,660	1	\$0	\$0	(\$2,930)	\$ 12,730	1	(\$2,930)	0	-18.71%	-18.71%	\$12,730	\$12,730
Class 6 - Agricultural/Undeveloped (more than 100 acres)		\$ -	-	\$0	\$0	\$0	\$ -	-	\$0	0				
TOTAL TAXABLE		\$1,597,254,710	3164	\$3,153,984	\$374,500	\$183,642,766	\$1,784,425,960	3164	\$187,171,250	0	11.50%	11.72%	\$562,863	\$563,978
Class 7 - Exempt Property		\$ 269,616,290	77	\$23,790	\$0	\$20,110,350	\$ 289,750,430	76	\$20,134,140	-1	7.46%	7.47%	\$3,762,684	\$3,812,506
TOTAL TAXABLE AND EXEMPT		\$1,866,871,000	3241	\$3,177,774	\$374,500	\$203,753,116	\$2,074,176,390	3240	\$207,305,390	-1	10.91%	11.10%	\$638,884	\$640,178
Land Use Deferred Value (Adjusted for POSE)		\$0	4	\$0	\$0.00	\$0	\$0	4	\$0	0				
ADU's (value included in Class 1)		\$0	0				\$0	0	\$0	0				

Round Hill-Town	2021 Assessment	2021 Parcels	Construction	Growth	Revaluation	2022 Assessment	2022 Parcels	Total Value Change	Parcel Change	Equalized % Change	Value % Change	Eqlzd Avg Asmnt	Average Asmnt
Class 1 - Single Family Residential (Detached)	\$ 104,667,690	235	\$515,780	\$0	\$21,742,710	\$ 126,926,180	235	\$22,258,490	0	20.77%	21.27%	\$537,917	\$540,111
Class 1 - Single Family Residential (Townhouse)	\$ -	-	\$0	\$0	\$0	\$ -	-	\$0	0				
Class 1 - Single Family Residential (Condo)	\$ -	-	\$0	\$0	\$0	\$ -	-	\$0	0				
Class 1 - Single Family Residential (Other-includes vacant land)	\$ 2,433,730	41	\$0	\$475,100	\$262,370	\$ 3,171,200	43	\$737,470	2	10.78%	30.30%	\$65,759	\$73,749
Class 1 Total	\$107,101,420	276	\$515,780	\$475,100.00	\$22,005,080	\$130,097,380	278	\$22,995,960	2	20.55%	21.47%	\$467,777	\$467,976
Class 2 - Single Family Residential (Detached)	\$ 6,000	1	\$0	\$0	\$0	\$ 6,000	1	\$0	0	0.00%	0.00%	\$6,000	\$6,000
ALL RESIDENTIAL CLASS 1 AND 2	\$107,107,420	277	\$515,780	\$475,100.00	\$22,005,080	\$130,103,380	279	\$22,995,960	2	20.54%	21.47%	\$466,110	\$466,320
Class 3 - Multi Family	\$ -	-	\$0	\$0	\$0	\$ -	-	\$0	0				
Class 4 - Commercial & Industrial	\$ 6,177,400	12	\$0	\$0	\$335,690	\$ 6,513,090	12	\$335,690	0	5.43%	5.43%	\$542,758	\$542,758
Class 5 - Agricultural/Undeveloped (20 to 99.99 acres)	\$ -	-	\$0	\$0	\$0	\$ -	-	\$0	0				
Class 6 - Agricultural/Undeveloped (more than 100 acres)	\$ -	-	\$0	\$0	\$0	\$ -	-	\$0	0				
TOTAL TAXABLE	\$113,284,820	289	\$515,780	\$475,100	\$22,340,770	\$136,616,470	291	\$23,331,650	2	19.72%	20.60%	\$469,293	\$469,472
Class 7 - Exempt Property	\$ 5,370,510	31	\$0	\$0	\$842,080	\$ 6,212,590	31	\$842,080	0	15.68%	15.68%	\$200,406	\$200,406
TOTAL TAXABLE AND EXEMPT	\$118,655,330	320	\$515,780	\$475,100.00	\$23,182,850	\$142,829,060	322	\$24,173,730	2	19.54%	20.37%	\$443,244	\$443,569
Land Use Deferred Value (Adjusted for POSE)	\$0	0				\$0	0	\$0	0				
ADU's (value included in Class 1)	\$0					\$0	0	\$0	0				

PROPERTY CLASS CODE DEFINITIONS

Class 1 - Single Family Residential Urban	All parcels devoted to or available for use primarily as place of abode for a single family housing in a developed or developing area. Residential to be classed as 1 should have public water and sewer. Condominium units and townhouse are class 1.
Class 2 - Single Family Residential Suburban	Any residential parcel up to 20 acres without public water, public sewer or both.
Class 3 - Multi Family	All parcels on which there are one or more dwelling units designed for occupancy by more than one family. Generally apartments, duplex, triplex will be class 3
Class 4 - Commercial & Industrial	Any parcel vacant or developed, devoted to or zoned for business, retailing, mining, manufacturing, warehousing, etc.
Class 5 - Agricultural/Undeveloped (20 to 99.99 acres)	Any tract, pieces or parcels of land from 20 to 99.99 acres that does not qualify for any of the above classification. If a tract of land is zoned industrial with more than 20 acres, the class code should be 4
Class 6 - Agricultural/Undeveloped (more than 100 acres)	Any tract, pieces or parcels of land over 99.99 acres that does not qualify for any of the above classification.
Class 7 - Exempt Property	Any parcel designated as exempt either by classification or designation. Parcel(s) can be public or private.



Annual Comprehensive Financial Report

for the
Fiscal Year Ended
June 30, 2022



Photo: Town Green, decorated for the holidays

December 9, 2022

Honorable Mayor, Members of Town Council, and
Residents of the Town of Leesburg:

We are pleased to present the Annual Comprehensive Financial Report (ACFR) for the Town of Leesburg (the Town) for the fiscal year ended June 30, 2022. This report is designed to fairly present the financial position of governmental activities, business-type activities, and each major fund of the Town in all material respects, and to demonstrate compliance with applicable finance-related legal and contractual requirements. The ACFR includes all disclosures necessary to enable the reader to gain an understanding of the financial affairs of the Town. The Management's Discussion and Analysis (MD&A) section of the ACFR summarizes the Town's financial position, and activities for the fiscal year ended June 30, 2022.

The Department of Finance and Administrative Services has prepared this report in accordance with the following standards:

- Accounting principles generally accepted in the United States of America (GAAP) which are uniform minimum standards and guidelines for financial accounting and reporting;
- Governmental accounting and financial reporting statements, interpretations, and technical bulletins issued by the Governmental Accounting Standards Board (GASB);
- Uniform financial reporting standards for counties, cities, and towns issued by the Commonwealth of Virginia's Auditor of Public Accounts (APA); and
- Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance, UG).

Responsibility for the accuracy of the data and the completeness and fairness of the information presented in the ACFR including disclosures rests with Town management. To the best of our knowledge and belief, the enclosed financial statements, schedules, and tables are complete and accurate in all material respects.

Profile of the Town

The Town is in the Virginia Piedmont between the foothills of the Blue Ridge Mountains and the Potomac River, 35 miles northwest of Washington, D.C. The Town covers approximately 12.65 square miles, with elevations ranging from 275 feet to 425 feet above sea level.

Established in 1758, Leesburg is the seat of government for Loudoun County. The Town's rich history spans three centuries. Originally, a settlement called George Town in honor of the reigning monarch of Great Britain, the Town was renamed to honor the influential Lee family of Virginia.

During the War of 1812, the Town served as the temporary capital of the United States when valuable papers of the federal government including the Declaration of Independence and the Constitution were brought to the Town for safekeeping. President James Monroe resided just south of town at Oak Hill where he announced the Monroe Doctrine in 1823. The Town was the site of the Civil War Battle of Ball's Bluff fought on the banks of the Potomac River. The 1861 battle claimed the life of Col. Edward Baker, a close friend of President Lincoln, and spawned a congressional committee to investigate the conduct of the war. The battlefield is marked by one of America's smallest national cemeteries.

In the 20th century, the Town was the home of World War II General, and later U. S. Secretary of State, George C. Marshall, architect of the famous Marshall Plan that re-built Europe after the war. Radio personality Arthur Godfrey, who donated land for the Town's first airport, also called Leesburg home.

Today, the Town continues to serve as the center of government and commerce for Loudoun County. Leesburg's Old and Historic District was established by local ordinance in 1963. It was placed on the National Registry of Historic Places in 1970 and is often cited as one of the best preserved and most picturesque downtowns in Virginia. Leesburg has been recognized by the following media outlets in the recent years:

- #5 Best Cities for Families in the U.S. by Livability.com
- #5 Best Place in Virginia to Live by HomeSnacks
- #7 Best Place for Young Families in Virginia by NerdWallet
- Leesburg was ranked as the best small town in Virginia, and 12th in the nation in 2019 by WalletHub
- The Town of Leesburg was cited in 2022 as the most beautiful town in Virginia, by TheTravel.com.
- Leesburg placed 8th in 2022 on Fortune's 25 Best Places to Live for Families Ranking.

Overview of Town Government

The Town has operated under the council-manager form of government since 1962. The Town Council is the governing body of the Town and is empowered by the Town Charter to make Town policy. Six of the seven Town Council members are elected at-large for four-year overlapping terms and the Mayor, also a member of Council, is elected for a two-year term.

The Council appoints the Town Manager who is the chief executive officer of the Town. The Town Manager serves at the pleasure of Council, carries out its policies, directs business procedures, and has the power of appointment and removal of all Town employees except for the Town Council appointed Town Attorney. Duties and responsibilities of the Town Manager include preparation, submission, and administration of the operating and capital budgets, advising Council on the affairs of the Town, enforcement of the Town Charter and laws of the Town, and direction and supervision of all departments.

The Town Council in its legislative role as the governing body adopts ordinances and resolutions and establishes the general policies of the Town. The Council also sets tax rates, water and sewer rates, and adopts the operating and capital budgets.

The operating departments of the Town include the town manager's office (including emergency management and public information), finance and administrative services (including human resources and information technology), police, public works and capital projects, planning and zoning, plan review, economic development, town attorney, town clerk, parks and recreation, utilities, Balch Library, and airport operations. Each department has a director who reports to the Town Manager, Deputy Town Manager or Director of Finance and Administrative Services.

Local Economy Condition and Outlook

The fiscal state of the Town remains strong. The Town embraces the future with confidence based on a proven financial track record. The Town's successes are shared accomplishments combining skill, experience, and dedication from elected officials, appointed officials, employees, and citizens. Faced with changing resources, especially in federal spending, taxation, and state assistance, the Town must continue to plan and carefully manage its funding sources.

Falling within the Washington, D.C. metropolitan area, the Town's economic and demographic conditions reflect the prevailing conditions of the region. The unemployment rate for Loudoun County has decreased from 3.6% to 2.5%. The decrease in unemployment was due to recovery from the COVID-19 Emergency and the Town continues to be well below the Virginia and national rates of unemployment. This can be attributed in large part to Leesburg's location in Northern Virginia and its proximity to Washington, D.C. and the federal government and the Town's concentration of high technology employers.

As with other jurisdictions, the Town continues to recover from financial and economic impacts, due to COVID-19. Revenues associated with the restaurant, entertainment, travel, and hospitality industries increased significantly over fiscal year 2021, however, revenues from Recreation programs and Transient and Occupancy Taxes (hotel tax) are still recovering. Residential property values have continued to increase throughout the COVID-19 Emergency and commercial real estate values have been stable. Sales Tax revenues from consumer spending have significantly outperformed estimates and last year's revenues. Investment earnings have started to recover due to the Federal Reserve increasing short-term interest rates to combat inflation. Federal and state revenues have been robust due to the Coronavirus Aid, Relief and Economic Security (CARES) Act funding and the American Rescue Plan Act of 2022 (ARPA). ARPA funding at \$5.9 million is available in two equal tranches over two years available for use in Fiscal Years 2022 and 2023. While it is significantly less than the \$48.6 million that was originally projected due to means testing rules imposed by the US Department of the Treasury, it has been allocated in both years to cover Town revenues lost to the pandemic. In planning for a future based on economic uncertainty, the Town needs to communicate to residents, the business community, and the workforce the following: 1) how it is going to operate in the future, especially over the next four fiscal years; 2) what services will be provided and at what levels; and 3) what type of organization it will be. The Town continues to address these concerns and the fiscal year 2022 budget answered these questions by adhering to a long-range financial sustainability plan that balanced services, capital investments, and debt service funding with taxpayer affordability,

while setting aside significant sustainability reserves for emergencies and expected higher capital project construction costs.

The fiscal year 2022 budget was adopted based on the Town Council's established strategic goal to achieve long-term budget sustainability in addition to its established strategic focus areas of:

- Community & Economic Development
- Capital Improvements Program and Capital Asset Replacement Program
- Parking in Downtown Leesburg
- Relationship with Loudoun County
- Boards and Commission Structure

The importance of long-term budget sustainability is evident considering the effects of the COVID-19 Emergency Pandemic and the post-pandemic surge of inflation. The Town of Leesburg under the Council's direction has worked its way through the past few years with strategic reductions in costs, increased staff efficiency, and deferral of certain costs while providing Town employees with competitive pay increases. During this time, the Council has provided the policy leadership that has allowed the Town to maintain most services with limited-service level impacts and stabilized real estate tax rates while maintaining a healthy financial position in accordance with the Town's fiscal policies. As a result of the adherence to that philosophy, the Town has exceeded its long-term goal of maintaining a 20% unassigned general fund balance. This fiscal discipline was rewarded in April 2016 with Triple A ratings from Moody's, Fitch, and Standard & Poor's credit rating agencies, and has been affirmed by all three major rating agencies with stable outlooks. These ratings were reaffirmed during and after the pandemic.

COVID-19 Impact and Response

The outbreak of COVID-19, a respiratory disease caused by a new strain of coronavirus, was declared a pandemic by the World Health Organization, and resulted in the declaration of a state of emergency for the Commonwealth of Virginia on March 12, 2020, and a national emergency on March 13, 2020. The Council confirmed the declaration of a local emergency on March 18, 2020. Throughout fiscal year 2022, federal, state, and local jurisdictions lifted restrictions, allowing pre-pandemic activities to resume. A full recovery has not been realized uniformly by all businesses however the Town's restaurant and general business community has exceeded pre-pandemic levels.

The Town expects the lingering effects of the outbreak to abate over time although supply chain disruptions and high inflation continue to present challenges. The Town has relaxed departmental procedures but is well-positioned to quickly restore protections should the pandemic resurge. Recruiting for staff vacancies, especially in police, technically skilled positions and at utilities plants has become very challenging.

The Town is closely monitoring the global, national, regional, and local economies to determine next steps should strong actions by the Federal Reserve cause the economy to fall into recession or should inflation continue to rise. In developing its projections for the fiscal year ended June 30, 2022, and for the fiscal year ending June 30, 2023, Town staff elected to use a conservative scenario from information and forecasts prepared by a variety of economists and regional information sources including the Town's own internal tracking metrics.

All forecasts are based upon the best information available to the Town staff at the time of the presentation and may be subject to substantial uncertainty. The Town staff is pursuing a flexible strategy of responding to conditions as new data becomes available. Town staff will continue to monitor the impacts of supply chain issues and rising inflation on Town finances and operations and will continue to provide quarterly updates to the Town Council which will be available to the public on the Town's website: <https://www.leesburgva.gov/> on the Town Council's agendas page.

Financial Condition

The Town Government continues to be in very sound financial condition as demonstrated by the financial statements and schedules included in this ACFR. Within the context of a fiscally prudent budget, the Town has maintained its level of services to its residents and taxpayers, achieved many programmatic goals, and enhanced the quality of life of the residents of the Town. The Town's management is seeing steady economic improvement from the Covid 19 pandemic and is cautiously optimistic that government and businesses will continue to recover and grow.

The need to keep stable real estate tax rates continued to exert pressure on maintaining services at existing levels and maintaining capital promises made to the residents. Keeping existing programs funded and addressing the continuing demands of the community is a challenge during the budgeting process. To meet these demands, management has developed the following initiatives:

- Successfully carry out the Council's policies on long-term budget stability.
- Set and achieve high standards for customer service for all departments.
- Continued focus on employee productivity and operational efficiency to maintain or reduce costs in the face of increased service demands and the pressures of inflation.
- Accelerate the application of technology as financially feasible to improve access to Town services, to improve communication with all residents, and to enable increased remote working and service delivery opportunities in compliance with cyber security demands.
- Continued emphasis on an organizational culture that focuses on improving the quality of life for our residents and businesses.
- Focus federal grant revenues and other one-time funding sources into capital projects and other one-time spending programs.

The Town's investment policy is limited by the Virginia Security for Public Deposits Act in utilizing depositories that have been qualified for investments by the Commonwealth of Virginia. Accordingly, deposits were either insured by the Federal Deposit Insurance Corporation (FDIC) or highly collateralized. Funds are invested in cash and cash equivalents with maturities planned to coincide with cash needs. Idle funds available for longer periods of time are invested in the State-maintained Local Government Investment Pool (LGIP), the State Non-Arbitrage Pool (SNAP), the VACo/VML Virginia Investment Pool, and fully collateralized Certificates of Deposit at highly rated banks. These investments fund General Fund and Utilities Fund operations and are the most affected by the Federal Reserve's actions.

The Town's investments set aside to fund the future costs of retired employee health insurance, known as Other Post-Employment Benefits or OPEB, are governed by separate state statutes and a separate Town policy that allows for the investment of long-term assets in high quality bonds and equities. The Town's OPEB assets are invested in a Town Council authorized independent trust where the assets are held by US Bank as trustee and managed by PFM, Inc. with the expectation that the assets will generate market-based returns with low fees.

Budgetary Accounting and Internal Controls

The Town's budget is prepared based on funds which are fiscal and accounting entities with a self-balancing set of accounts recording cash and other financial resources, combined with all related liabilities and residual equities or balances, and changes therein. The funds are separated for the purpose of carrying on specific activities in accordance with regulations, restrictions, and limitations.

The types of funds maintained by the Town include governmental funds (General Fund, Capital Projects Fund, and a Special Revenue Fund), a fiduciary fund (Other Post Employment Trust Fund), an internal service fund (Health Care Self-insurance Fund), a fiduciary fund (Thomas Balch Library Endowment Trust Fund), and a proprietary fund (Utilities Fund). All governmental and proprietary funds are subject to appropriation by the Town Council. The Town maintains budgetary controls designed to monitor compliance with expenditure limitations contained in annual budget appropriations approved by the Town Council. The level of budgetary control (the level at which expenditures cannot legally exceed the appropriated amount) is established by department within the General Fund. The Town Manager has authority to amend or transfer appropriations between departments. The Town also maintains an encumbrance recording system as one technique for accomplishing budgetary control. Open encumbrances for the General Fund are reported as assigned in the fund balance at the end of the year.

Town management is responsible for establishing and maintaining internal controls designed to ensure the assets of the Town are protected from loss, theft, or misuse. The cost of an internal control should not exceed the benefit to be derived and therefore, internal controls are intended to provide reasonable, but not absolute, assurance that the financial statements are free of any material misstatements. The Department of Finance and Administrative Services is always reviewing and assessing the soundness and adequacy of the Town's financial systems and internal controls to ensure the strongest possible structure has been established and maintained.

Notable Transactions and Actions

The Capital Projects Fund and the Northern Virginia Transportation Authority (NVTA) Special Revenue Fund balances are committed for scheduled projects and have been reported as committed in the fund balances at the end of the fiscal year. The NVTA Fund provided funding to the Capital Projects Fund for the completion in fiscal year 2022 of the Route 7 and Battlefield Parkway Interchange Project. This \$77 million project's impact can be seen across the Town's financial statement increasing assets and comprising significant passed through revenues and expenditures for the Virginia Department of Transportation (VDOT) managed project. While VDOT managed the construction of the project, the Town obtained the NVTA, and federal Regional Surface Transportation Project grants funding and the Town now owns 41% of the interchange.

The Town Council set aside significant General Fund reserves in fiscal year 2022 from one-time revenues resulting from staff vacancies and cost control measures taken during the pandemic that created unassigned fund balances or excess of revenues over expenditures in fiscal years 2021 and 2022. A reservation of General Fund unassigned fund balance requires a majority vote of Town Council to create the reserve or to use or appropriate funds previously reserved, except when the reservation is required by statute such as contractual commitments or outstanding purchase orders.

Material reservations of General Fund unassigned fund balance were made by Town Council for:

Capital projects cost overruns reserve for inflation or unforeseen items	\$2,000,000
Revenue stabilization and resiliency reserve for recessionary shortfalls	2,000,000
Reserved for Tree Bank spending	35,620
Reserved by statute for Real Estate tax assessment appeal refund	500,000
Year over year increase in reserved for encumbrances/purchase orders	509,645
Supplemental Appropriations during fiscal year 2022:	
Wirt Street facility renovation	600,000
Second fiber connection to Police	350,000
Town-wide video project	500,000
Zoning ordinance rewrite	335,000
Economic Development strategic plan	100,000
New cloud-based phone system	100,000
Traffic study	250,000
Capital intensity factors study	250,000
Bridge load analysis	100,000
Ida Lee memorial - Potter's Field	15,000
Parks and Recreation Commission signage	35,000
Commission on Public Art project request	12,000
Smart Technology for Town Garage	150,000
Update to the Town's traffic model	<u>125,000</u>
Subtotal of supplemental appropriations	2,922,000
 Total material fiscal year 2022 reservations of General Fund balance	 <u>\$7,967,265</u>

These reservations of General Fund unassigned fund balance provided for statutory reserve requirements, significant improvements in fiscal resilience and sustainability, funding for projects that the Town could not commit to until after Covid impacts had been determined, and funded initiatives related to improving the Town's cyber infrastructure and security.

The Town's fiscal year 2022 ending unassigned fund balance in the general fund was \$22,336,003 or \$963,383 less than the unassigned fund balance from fiscal year 2021. This represents 37.22% of the General Fund expenditures which is well above the Town Council's 20% policy minimum. While the unassigned fund balances and substantial reserves are the result of one-time revenues, the Town has substantial fiscal flexibility and is well-positioned to be resilient in the face of economic unknowns.

Other Information

Independent Audit. Section 2-161 of the *Town Code* requires an annual audit of the financial affairs of the Town by a qualified and competent certified public accountant. Further, 15.2-2511 of the *Code of Virginia* requires an annual audit be performed by independent certified public accountants. Audits must be performed in accordance with auditing standards generally accepted in the United States of America and the standards set forth in the Government Accountability Office's *Government Auditing Standards*. In addition, the auditor must conduct the compliance examinations required by the Single Audit Act Amendments of 1996, the related Uniform Guidance, and the *Specifications for Audits of Counties, Cities and Towns* issued by the Auditor of Public Accounts of the Commonwealth of Virginia. The Town Council has selected the accounting firm of Brown, Edwards and Company, LLP to perform these audit services. The accounting firm's reports are presented in the financial section and the compliance section of this report.

Certificate of Achievement for Excellence. The Government Finance Officers Association of the United States and Canada (GFOA) awarded the Town a Certificate of Achievement for Excellence in Financial Reporting for its Annual Comprehensive Financial Report (ACFR) for the fiscal year ended June 30, 2021. The GFOA awards a certificate to governmental units that exemplify excellence in financial reporting and conform to stringent reporting requirements promulgated by that association and various authoritative bodies.

To earn a Certificate of Achievement, a ACFR must be clear, thorough, and understandable. The report must be efficiently organized, employ certain standardized terminology and formatting conventions, minimize ambiguities and potentials for misleading inference, enhance understanding of current generally accepted accounting theory, and demonstrate a constructive "spirit of full disclosure".

A Certificate of Achievement is valid for a period of one year only. We believe our current report continues the 33-year tradition of conforming to the Certificate of Achievement Program requirements and standards. We are submitting this ACFR to GFOA to determine its eligibility for another certificate for fiscal year 2022.

For the Fiscal Year ended June 30, 2022, the Town won the coveted "Triple-Crown" of GFOA awards, winning awards for its Annual Comprehensive Financial Report, Budget and Capital Improvement Program document and its first ever Popular Annual Financial Report (PAFR). Only a very few local governments win all three awards in a given year.

Acknowledgements. This report was prepared by the professional staff of the Department of Finance and Administrative Services. The staff's hard work, dedication, and continuing efforts to improve the quality of this report directly benefit all who read and use it. Special recognition goes to Diane Starkey, Controller; Willis Felegie, Accounting Manager; Carrie Curry, Staff Accountant; Jessica Chervenka Accounting Associate; Lisa Haley, Deputy Director of Finance and Administrative Services; Cole Fazenbaker, Budget Officer; Holland Schellhase, Senior Management Analyst, for their technical expertise, teamwork, review, and dedicated service in the preparation of this ACFR.

This ACFR reflects the commitment of the Town Council and management to the residents and taxpayers of Leesburg and the financial community to provide information in conformance with the highest standards of financial accountability.

Sincerely,



Kaj Dentler
Town Manager



Clark G. Case
Director of Finance and Administrative Services

TOWN OF LEESBURG, VIRGINIA
NOTES TO FINANCIAL STATEMENTS
June 30, 2022

Note 1. Summary of Significant Accounting Policies (Continued)

F. Other Significant Accounting Policies (Continued)

16. Deferred outflows/inflows of resources (Continued)

- Governmental funds report unavailable revenue from property taxes and other receivables not collected within the availability period. These amounts are recognized as an inflow of resources in the period they become available.
- Tax collections or governmental grants received before the period in which they are eligible for use are shown as a deferred inflow.
- Differences between expected and actual experience for economic/demographic factors and changes of assumptions in the measurement of the total pension or OPEB liability. This difference will be recognized in pension or OPEB expense over the expected average remaining service life of all employees provided with benefits in the plan and may be reported as a deferred inflow or outflow as appropriate.
- Lease-related amounts are recognized at the inception of leases in which the Town is the lessor. The deferred inflow of resources is recorded in an amount equal to the corresponding lease receivable plus certain additional amounts received from the lessee at or before the commencement of the lease term that relate to future periods, less any lease incentives paid to, or on behalf of, the lessee at or before the commencement of the lease term. The inflow of resources is recognized in a systematic and rational manner over the term of the lease.

17. Pension and other postemployment benefits (OPEB)

For purposes of measuring all financial statement elements related to pension and OPEB plans, information about the fiduciary net position of Town's plans and the additions to/deductions from the Town's plans net fiduciary positions have been determined on the same basis as they were reported by the Virginia Retirement System (VRS) and the Town. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

18. Fund balances

In the fund financial statements, governmental funds report classifications of fund balance as follows:

Nonspendable fund balance – amounts not in a spendable form or are required to be maintained intact (such as prepaid items, inventory, and the principal of a permanent fund that is legally or contractually required to be maintained intact).

Restricted fund balance – amounts constrained to specific purposes by their providers (such as grantors, creditors, or laws and regulations of other governments) or by law through constitutional provisions or enabling legislation.

(Continued)

TOWN OF LEESBURG, VIRGINIA
NOTES TO FINANCIAL STATEMENTS
June 30, 2022

Note 1. Summary of Significant Accounting Policies (Continued)

F. Other Significant Accounting Policies (Continued)

18. Fund balances (Continued)

Committed fund balance – amounts constrained to specific purposes by the Town Council. To be reported as committed, amounts cannot be used for any other purpose unless the Town Council adopts an ordinance to add, remove, or change the constraint.

Assigned fund balance – amounts constrained by the Town’s intent to be used for specific purposes but are neither restricted nor committed. Amounts can be assigned by the Town Manager. Use of these funds are approved by Town Council resolution.

Unassigned fund balance – residual balance of the General Fund which has not been restricted, committed, or assigned to specific purposes within the General Fund.

The Town will consider the use of restricted, committed, or assigned funds prior to the use of unassigned fund balance.

Encumbrances represent commitments related to unperformed contracts for goods or services. Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of resources are recorded to reserve that portion of the applicable appropriation, is employed as an extension of formal budgetary integration in the General Fund and Capital Projects Fund. Encumbrances outstanding at year end are reported as reservations in the appropriate category of fund balances and do not constitute expenditures or liabilities because the commitments will be honored during the subsequent year. General Fund encumbrances totaling approximately \$2.5 million have been classified as assigned fund balance. Capital Projects Fund encumbrances totaling approximately \$12.5 million have been classified as committed fund balance.

19. Net position

Net position represents the difference between assets, deferred outflows of resources, liabilities, and deferred inflows of resources. The caption “Net Investment in Capital Assets” consists of capital assets, net of accumulated depreciation and amortization, reduced by the outstanding balances of any borrowings used for the acquisition, construction, or improvement of those assets. Net investment in capital assets also includes an adjustment for deferred outflows or inflows related to gains or losses associated with debt issuances or refundings. Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the Town or through external restrictions imposed by creditors, grantors or laws or regulations of other governments.

The Town first applies restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available.

(Continued)

TABLE 4

TOWN OF LEESBURG, VIRGINIA

FUND BALANCES – GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(Modified Accrual Basis of Accounting)
(Unaudited)

	Fiscal Year	
	2013	2014
General Fund:		
Reserved	\$ 153,473	\$ -
Unreserved	831,316	-
Nonspendable	-	155,411
Restricted	-	973,799
Assigned	7,144,209	8,747,716
Unassigned	10,041,113	10,958,360
Total general fund	<u>\$ 18,170,111</u>	<u>\$ 20,835,286</u>
All Other Governmental Funds:		
Committed, reported in:		
Capital projects fund	\$ -	\$ -
Unreserved, reported in:		
Capital projects fund	6,672,522	7,750,173
Special revenue funds	-	-
Assigned, reported in:		
Capital projects fund	(5,137,844)	(12,805,982)
Total all other government funds	<u>\$ 1,534,678</u>	<u>\$ (5,055,809)</u>

	Fiscal Year							
	2015	2016	2017	2018	2019	2020	2021	2022
General Fund:								
Nonspendable	\$ 159,370	\$ 217,801	\$ 302,316	\$ 277,338	\$ 224,707	\$ -	\$ 394,248	\$ 469,157
Restricted	985,772	1,025,170	1,379,857	716,204	888,975	847,935	3,864,355	3,910,683
Committed	-	-	-	-	-	-	-	-
Assigned	11,349,940	12,940,397	14,145,306	14,010,719	13,744,579	10,892,207	11,796,983	19,765,448
Unassigned	10,286,067	11,521,249	12,288,356	14,494,275	11,610,081	14,695,778	23,299,386	22,336,003
Total general fund	<u>\$ 22,781,149</u>	<u>\$ 25,704,617</u>	<u>\$ 28,115,835</u>	<u>\$ 29,498,536</u>	<u>\$ 26,468,342</u>	<u>\$ 26,435,920</u>	<u>\$ 39,354,972</u>	<u>\$ 46,481,291</u>
All Other Governmental Funds:								
Nonspendable, reported in:								
Capital projects fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,902
Restricted, reported in:								
Capital projects fund	\$ 10,615,526	\$ 12,595,634	\$ 12,480,905	\$ 14,277,505	\$ 14,487,721	\$ 9,052,617	\$ 8,493,436	\$ 9,932,743
NVTA fund	-	-	-	-	-	65,449	65,449	65,449
Other governmental funds	-	-	-	1,130,864	893,187	1,054,630	1,266,577	1,083,372
Committed, reported in:								
Capital projects fund	2,131,395	5,044,819	10,557,120	2,180,641	14,347,994	8,042,273	3,430,156	12,535,347
Assigned, reported in:								
Capital projects fund	-	-	-	1,271,396	2,517,818	-	3,451,472	-
Unassigned, reported in:								
Capital projects fund	(1,779,735)	(3,980,575)	(9,581,537)	-	(8,405,774)	(8,283,240)	-	(8,586,350)
Other governmental funds	-	-	-	-	-	(32,946)	-	-
Total all other government funds	<u>\$ 10,967,186</u>	<u>\$ 13,659,878</u>	<u>\$ 13,456,488</u>	<u>\$ 18,860,406</u>	<u>\$ 23,840,946</u>	<u>\$ 9,898,783</u>	<u>\$ 16,707,090</u>	<u>\$ 15,069,463</u>

Beginning fund balance was restated as of June 30, 2016, but no prior years have been restated.

TABLE 5

TOWN OF LEESBURG, VIRGINIA

**CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(Modified Accrual Basis of Accounting)
(Unaudited)**

	Fiscal Year									
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Revenues:										
General property taxes	\$ 13,606,085	\$ 13,814,622	\$ 13,568,504	\$ 14,389,962	\$ 14,816,811	\$ 15,692,223	\$ 16,763,012	\$ 16,540,635	\$ 18,814,097	\$ 20,170,491
Other local taxes	17,327,161	17,618,402	17,939,057	18,864,268	14,031,990	15,080,196	15,419,538	14,140,990	15,012,966	17,561,322
Permits, privilege fees, and regulatory licenses	391,407	1,073,586	1,032,766	772,765	1,280,528	1,366,410	1,368,371	1,582,992	1,607,244	1,161,209
Fines and forfeitures	544,411	718,350	530,509	341,152	378,181	426,404	558,857	426,867	252,776	291,303
Use of money and property	1,768,730	1,796,693	1,785,866	2,185,769	2,574,671	2,403,511	3,181,950	2,719,823	2,039,440	2,079,350
Charges for services	4,807,401	4,935,266	4,980,152	5,097,258	5,075,406	5,263,363	5,422,620	3,556,396	3,285,712	4,610,543
Contributions and proffers	594,544	1,646,901	1,318,658	961,402	2,260,800	3,989,498	1,616,097	2,348,880	2,346,144	2,069,033
Grants	-	-	-	-	-	5,250	8,700	-	-	-
Miscellaneous	1,608,459	813,747	676,490	611,090	257,235	77,206	279,113	109,750	361,665	(202,008)
Intergovernmental	17,460,860	12,815,853	12,249,130	15,380,716	24,919,385	32,456,282	23,620,180	27,976,350	29,035,495	78,215,432
Total revenues	58,109,058	55,233,420	54,081,132	58,604,382	65,595,007	76,760,343	68,238,438	69,402,683	72,755,539	125,956,675
Expenditures:										
Legislative	949,680	1,645,525	395,084	249,418	247,809	280,712	255,452	280,031	266,202	347,356
Executive	3,345,634	4,065,619	1,919,530	2,251,468	1,887,672	1,689,964	1,886,653	2,368,301	3,087,773	2,323,690
Legal	517,214	470,940	854,433	738,157	761,453	835,408	1,449,337	1,283,155	1,073,543	1,597,631
Finance and administrative services	2,196,207	1,985,483	4,459,503	4,921,814	4,795,874	5,417,654	5,540,062	5,806,893	6,158,087	6,865,230
Public safety	12,551,566	12,507,687	13,488,315	13,242,169	12,467,978	13,325,521	14,069,073	13,813,223	13,243,794	13,459,096
Public works	11,851,505	11,494,248	11,332,942	12,878,286	14,391,996	14,173,810	14,360,321	14,455,259	14,255,891	69,542,898
Parks and recreation	7,462,632	7,833,710	8,060,847	7,845,039	7,640,573	7,627,827	7,701,535	6,597,044	5,939,831	7,218,136
Balch Library	440,057	457,866	459,214	488,583	490,644	505,607	536,704	500,019	465,980	560,785
Planning and zoning	1,489,006	1,562,694	1,591,679	1,663,251	1,650,178	2,021,595	1,881,100	2,128,753	1,942,018	2,132,944
Plan review	1,295,785	1,384,016	1,314,564	1,388,654	1,333,740	1,334,333	1,464,977	1,426,408	1,490,510	1,526,324
Airport	706,939	688,604	660,000	716,544	771,312	743,773	750,389	705,488	737,823	851,403
Capital projects	15,175,508	12,144,131	8,317,589	8,880,704	10,341,003	15,936,356	13,470,015	18,205,678	9,427,928	17,044,248
Townwide	-	-	-	-	-	-	-	84,100	5,484,709	-
Debt service:										
Principal	3,026,278	1,799,341	2,300,000	2,505,000	5,020,000	5,377,001	5,582,241	5,871,208	2,469,961	6,658,834
Interest and fiscal charges	2,698,505	2,611,718	3,530,190	2,997,383	3,004,766	2,584,951	2,484,035	2,654,883	1,881,416	2,070,717
Debt issuance cost	-	-	-	-	226,075	-	-	159,864	92,390	92,826
Total expenditures	63,706,516	60,651,582	58,683,890	60,766,470	65,031,073	71,854,512	71,431,894	76,340,307	68,432,856	132,292,118
Excess of revenues over (under) expenditures	(5,597,458)	(5,418,162)	(4,602,758)	(2,162,088)	563,934	4,905,831	(3,193,456)	(6,937,624)	4,322,683	(6,335,443)
Other financing sources (uses):										
Transfers in	2,489,417	2,292,323	2,350,030	6,930,644	5,164,734	3,982,397	9,660,299	5,121,963	7,557,703	6,748,714
Transfers out	(581,921)	(799,473)	(848,368)	(5,423,779)	(3,742,627)	(2,657,597)	(8,308,999)	(3,700,523)	(5,980,705)	(4,984,714)
Issuance of debt	-	-	17,830,000	-	-	555,988	1,342,833	9,940,933	6,944,301	16,274,716
Proceeds of refunding bonds	-	-	9,710,000	-	13,029,935	-	-	-	8,610,000	-
Payment to refunded bond escrow agent	-	-	(9,710,000)	-	(14,218,960)	-	-	(9,350,000)	(9,380,000)	(6,418,707)
Premium (discount) on issuance debt	-	-	3,239,954	-	1,410,812	-	-	1,378,914	1,174,178	-
Proceeds from sale of property	-	-	-	-	-	-	-	-	-	136,043
Total other financing sources (uses), net	1,907,496	1,492,850	22,571,616	1,506,865	1,643,894	1,880,788	2,694,133	3,391,287	8,925,477	11,756,052
Net changes in fund balances	\$ (3,689,962)	\$ (3,925,312)	\$ 17,968,858	\$ (655,223)	\$ 2,207,828	\$ 6,786,619	\$ (499,323)	\$ (3,546,337)	\$ 13,248,160	\$ 5,420,609
Total debt service	\$ 5,724,783	\$ 4,411,059	\$ 5,830,190	\$ 5,502,383	\$ 8,024,766	\$ 7,961,952	\$ 8,066,276	\$ 7,832,041	\$ 4,351,377	\$ 8,729,551
Total expenditures	\$ 63,706,516	\$ 60,651,582	\$ 58,683,890	\$ 60,766,470	\$ 65,031,073	\$ 71,854,512	\$ 71,431,894	\$ 76,340,307	\$ 68,432,856	\$ 132,292,118
Less: capital outlay	(15,621,225)	(15,485,939)	(11,091,705)	(10,812,959)	(10,341,003)	(14,369,653)	(10,284,912)	(18,886,882)	(9,531,634)	(13,204,709)
Noncapital expenditures	\$ 48,085,291	\$ 45,165,643	\$ 47,592,185	\$ 49,953,511	\$ 54,690,070	\$ 57,484,859	\$ 61,146,982	\$ 57,453,425	\$ 58,901,222	\$ 119,087,409
Debt service as a percentage of noncapital expenditures	11.91%	9.77%	12.25%	11.02%	14.67%	13.85%	13.19%	13.63%	7.39%	7.33%

TABLE 6

TOWN OF LEESBURG, VIRGINIA

**FIVE-YEAR SUMMARY OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE – GENERAL FUND
(Unaudited)**

	Fiscal Year				
	2018	2019	2020	2021	2022
Revenues					
General Property Taxes	\$ 15,692,223	\$ 16,763,012	\$ 16,540,635	\$ 18,814,097	\$ 20,170,491
Other Local Taxes	15,080,196	15,419,538	14,140,990	15,012,966	17,561,322
Permits, Fees, and Licenses	1,366,410	1,368,371	1,582,992	1,607,244	1,161,209
Fines and Forfeitures	426,404	558,857	426,867	252,776	291,303
Use of Money and Property	2,297,508	3,072,979	2,684,433	2,050,266	2,067,931
Charges for Services	5,263,363	5,422,620	3,556,396	3,285,712	4,610,543
Contributions and Proffers	384,168	362,744	356,045	319,188	306,983
Miscellaneous	57,689	259,645	82,409	129,480	27,084
Intergovernmental	15,415,325	15,487,579	16,725,951	25,104,481	19,531,074
Loan proceeds	555,988	201,441	176,898	202,011	39,818
Transfer from other funds	2,613,846	2,713,486	3,044,383	6,093,703	4,126,022
Total revenues	<u>59,153,120</u>	<u>61,630,272</u>	<u>59,317,999</u>	<u>72,871,924</u>	<u>69,893,780</u>
Expenditures					
Legislative	280,712	255,452	280,031	266,202	347,356
Executive	1,689,964	1,886,653	2,368,301	3,087,773	2,323,690
Legal	835,408	1,449,337	1,283,155	1,073,543	1,597,631
Finance and administrative services	5,417,654	5,540,062	5,806,893	6,158,087	6,865,230
Public Safety	13,325,521	14,069,073	13,813,223	13,243,794	13,459,096
Public Works	14,173,810	14,360,321	14,455,259	14,255,891	14,542,898
Parks and Recreation	7,627,827	7,701,535	6,597,044	5,939,831	7,218,136
Balch Library	505,607	512,893	492,145	457,314	550,510
Planning and Zoning	2,021,595	1,881,100	2,128,753	1,942,018	2,132,944
Plan Review	1,334,333	1,464,977	1,426,408	1,490,510	1,526,324
Airport	743,773	750,389	705,488	737,823	851,403
Townwide	-	-	84,100	5,484,709	-
Total expenditures	<u>56,971,723</u>	<u>64,660,466</u>	<u>59,350,421</u>	<u>59,952,872</u>	<u>62,767,461</u>
Net change in fund balances	2,181,397	(3,030,194)	(32,422)	12,919,052	7,126,319
Fund balance, beginning of year	<u>27,317,139</u>	<u>29,498,536</u>	<u>26,468,342</u>	<u>26,435,920</u>	<u>39,354,972</u>
Fund balance, end of year	<u>\$ 29,498,536</u>	<u>\$ 26,468,342</u>	<u>\$ 26,435,920</u>	<u>\$ 39,354,972</u>	<u>\$ 46,481,291</u>

Beginning fund balance was restated as of June 30, 2018, but no prior years have

TOWN OF LEESBURG, VIRGINIA

TAX REVENUES BY SOURCE – GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(Modified Accrual Basis of Accounting)
(Unaudited)

Fiscal Year June 30,	General Property Including Interest and Penalty	Utility	Cable TV Franchise	Sales and Use	Communication Sales and Use	Bank Franchise	Cigarette	Meals	Transient Occupancy	Business and Occupational Licenses	Motor Vehicle Licenses	Other	Totals
2013	\$ 13,606,085	\$ 1,546,528	\$ 170,620	\$ 4,407,688	\$ 2,213,949	\$ 744,156	\$ 1,047,206	\$ 4,695,048	\$ 671,353	\$ 3,072,266	\$ 753,280	\$ 219,016	\$ 33,147,195
2014	13,814,622	1,564,500	252,006	4,167,178	2,176,277	875,046	980,759	4,827,853	689,778	3,292,385	806,461	162,436	33,609,301
2015	13,568,504	1,559,559	262,888	4,610,450	2,157,262	912,666	934,508	5,021,455	643,315	3,326,739	843,185	87,180	33,927,711
2016	14,389,962	1,525,755	266,397	5,141,458	2,093,398	987,523	905,450	5,247,114	736,315	3,152,175	829,452	288,954	35,563,955
2017	14,816,810	1,521,737	274,095	5,384,169	2,041,943	985,261	872,841	5,368,976	791,255	3,389,293	897,488	175,628	36,519,497
2018	15,692,000	1,544,206	269,834	5,252,089	1,978,108	1,274,610	821,296	5,841,127	866,352	3,620,884	890,662	221,059	38,272,225
2019	16,763,010	1,530,840	255,908	5,693,638	1,835,099	1,330,907	726,665	5,939,892	862,456	3,727,985	1,086,694	214,101	39,967,195
2020	16,540,635	1,494,085	245,256	6,088,771	1,793,256	1,262,358	675,880	5,175,671	558,215	3,793,027	1,104,246	172,602	38,904,002
2021	18,831,222	1,488,711	219,935	6,401,152	1,592,817	1,535,693	616,040	5,540,382	579,889	4,031,292	875,230	169,218	41,881,581
2022	19,637,291	1,495,254	213,396	7,135,552	1,545,999	1,629,903	618,476	7,545,383	803,751	4,361,698	898,095	208,762	46,093,560
Change 2013-2022	47%	-3%	27%	60%	-30%	112%	-38%	65%	20%	45%	18%	-7%	40%

TOWN OF LEESBURG, VIRGINIA

ASSESSED VALUE OF ALL TAXABLE PROPERTY
LAST TEN CALENDAR YEARS
(Unaudited)

Tax Year Ending December 31,	Real Property ¹	Personal Property ²	Public Service Corporations ³		Total Assessed Valuation
			Real Property	Personal Property	
2013	\$ 6,085,462,040	\$ 481,548,404	\$ 105,809,512	\$ 737,446	\$ 6,673,557,402
2014	6,438,888,020	447,867,148	111,087,100	695,117	6,998,537,385
2015	6,643,105,870	388,770,026	108,441,453	653,035	7,140,970,384
2016	6,718,865,180	428,519,647	117,080,280	549,045	7,265,014,152
2017	7,081,200,240	412,219,300	116,315,393	426,223	7,610,161,156
2018	7,529,930,110	385,548,796	117,980,215	514,888	8,033,974,009
2019	7,889,996,600	409,437,516	120,153,718	549,604	8,420,137,438
2020	8,316,479,500	409,404,929	133,146,343	217,917	8,859,248,689
2021	8,766,130,579	417,083,220	142,329,848	183,069	9,325,726,716
2022	9,946,385,010	526,527,939	147,413,050	156,589	10,620,482,588

Source: Department of Finance and Administrative Services, Town of Leesburg.

Notes:

(1) Real property assessments are made by the Commissioner of the Revenue of Loudoun County for the concurrent use of the County and the Town. Real property assessed at 100% of its fair market value.

(2) Personal property assessments are made by the Commissioner of the Revenue of Loudoun County for the concurrent use of the County and the Town. Personal property is assessed at 100% of its depreciable fair market value.

(3) Public Service Corporations are assessed by the State Corporation Commission.

TOWN OF LEESBURG, VIRGINIA

ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE REAL PROPERTY
LAST TEN TAX YEARS
(Unaudited)

Tax Year January 1,	Residential Property	Commercial Property	Public Service Corporation	Nontaxable	Total Assessed Value	Total Taxable Assessed Value	Percent Change	Total Direct Tax Rate	Actual Taxable Value	Value as a Percentage of Actual Value
2013	\$ 4,549,312,500	\$ 1,536,149,540	\$ 105,809,512	\$ 811,261,540	\$ 7,002,533,092	\$ 6,191,271,552	4.7 %	0.192	\$ 6,191,271,552	100 %
2014	4,896,036,280	1,542,851,740	111,087,100	848,001,120	7,397,976,240	6,549,975,120	5.8	0.183	6,547,329,473	100
2015	5,080,543,570	1,562,562,300	108,441,453	868,365,540	7,619,912,863	6,751,547,323	3.1	0.183	6,643,105,870	98
2016	5,136,906,120	1,581,959,060	117,080,280	928,613,880	7,764,559,340	6,835,945,460	1.3	0.186	6,718,865,180	98
2017	5,395,167,440	1,686,032,800	116,315,393	977,061,440	8,174,577,073	7,197,515,633	5.3	0.184	7,081,200,240	98
2018	5,732,121,450	1,797,808,660	117,980,215	1,021,297,320	8,669,207,645	7,647,910,325	6.3	0.184	7,529,930,110	98
2019	6,106,845,300	1,783,151,300	120,153,718	1,015,217,970	9,025,368,288	8,010,150,318	4.7	0.184	7,889,996,600	98
2020	6,489,311,580	1,827,167,920	133,146,343	1,034,664,650	9,484,290,493	8,449,625,843	5.5	0.184	8,316,479,500	98
2021	7,707,235,960	1,620,293,180	142,329,848	1,061,453,520	10,531,312,508	9,469,858,988	12.1	0.184	8,766,130,579	93
2022	8,747,978,270	1,671,230,960	147,413,050	1,198,406,740	11,765,029,020	10,566,622,280	11.6	0.177	9,946,385,010	94

Notes:

(1) Real and personal property tax assessments are made by the Loudoun County Assessor’s Office and the Commissioner of the Revenue for the County of Loudoun, Virginia for current use of the County and Town property. Real and personal property taxes of public service corporations are assessed by the State Corporation Commission.

(2) The tax rate presented here is for real property only, as personal property assessments are not a major revenue source.

TOWN OF LEESBURG, VIRGINIA

**DIRECT AND OVERLAPPING PROPERTY TAX RATES
LAST TEN TAX YEARS
(Unaudited)**

<u>Tax Year</u>	<u>Tax Rates – Town</u>		<u>Tax Rates – County</u>		<u>Tax Rates – Combined</u>	
	<u>Real Property</u>	<u>Personal Property</u>	<u>Real Property</u>	<u>Personal Property</u>	<u>Real Property</u>	<u>Personal Property</u>
2013	\$ 0.192	\$ 1.00	\$ 1.205	\$ 4.20	\$ 1.40	\$ 5.20
2014	0.183	1.00	1.155	4.20	1.34	5.20
2015	0.183	1.00	1.135	4.20	1.32	5.20
2016	0.186	1.00	1.145	4.20	1.33	5.20
2017	0.184	1.00	1.125	4.20	1.31	5.20
2018	0.184	1.00	1.085	4.20	1.27	5.20
2019	0.184	1.00	1.045	4.20	1.23	5.20
2020	0.184	1.00	1.035	4.20	1.22	5.20
2021	0.184	1.00	0.980	4.20	1.16	5.20
2022	0.177	1.00	0.890	4.20	1.07	5.20

Notes:

- (1) These rates are per \$100.00 of assessed value for real estate and personal property.
- (2) The Commonwealth of Virginia has no limitations on local tax rates.
- (3) Real property taxes are due in semi-annual installments by June 5 and December 5, and become delinquent thereafter. As of January 1, 2019, Loudoun County bills, collects, and administers real estate taxes for the Town.
- (4) No discounts are allowed for early payment.
- (5) Residents of incorporated towns in the Commonwealth of Virginia are subject to real property and personal property taxes levied by the town and the county where they reside.
- (6) The assessed values of all real estate components are taxed at the same rate.

TOWN OF LEESBURG, VIRGINIA

**REAL PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN CALENDAR YEARS
(Unaudited)**

<u>Calendar Year</u>	<u>Taxes Levied for the Calendar Year</u>	<u>Collected Within the Calendar Year of the Levy</u>		<u>Collections in Subsequent Years</u>	<u>Total Collections through June 30, 2022</u>	
		<u>Amount</u>	<u>Percentage of Levy</u>		<u>Amount</u>	<u>Percentage of Levy</u>
2013	11,424,347	\$ 11,238,473	98.37 %	\$ 133,809	\$ 11,423,788	100.00 %
2014	11,648,515	11,448,839	98.29	135,563	11,646,373	99.98
2015	12,010,263	11,821,082	98.42	129,030	11,950,112	99.50
2016	12,377,675	12,121,029	97.93	176,987	12,298,015	99.36
2017	12,935,963	12,653,736	97.82	198,970	12,852,706	99.36
2018	13,654,178	13,428,080	98.34	199,490	13,627,570	99.81
2019	14,268,863	7,144,734	50.07	7,129,447	14,274,182	100.04
2020	15,009,175 (1)	7,500,786	49.97	7,499,512	15,000,298	99.94
2021	15,782,021	7,980,455	50.57	7,752,008	15,732,463	99.69
2022	17,258,677	8,678,825	50.29	-	-	-

**PERSONAL PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN CALENDAR YEARS
(Unaudited)**

<u>Calendar Year</u>	<u>Taxes Levied for the Calendar Year</u>	<u>Collected Within the Calendar Year of the Levy</u>		<u>Collections in Subsequent Years</u>	<u>Total Collections through June 30, 2022</u>	
		<u>Amount</u>	<u>Percentage of Levy</u>		<u>Amount</u>	<u>Percentage of Levy</u>
2013	2,925,561	\$ 2,513,570	85.92 %	\$ 421,634	\$ 2,935,204	100.33 %
2014	284,978 (2)	269,307	94.50	15,725	285,033	100.02
2015	2,854,269 (3)	2,679,717	93.88	208,739	2,888,456	101.20
2016	2,937,351	2,753,137	93.73	227,971	2,981,108	101.49
2017	3,195,029	2,746,748	85.97	481,235	3,227,982	101.03
2018	3,207,577	2,840,544	88.56	368,685	3,209,229	100.05
2019	3,265,622	2,911,200	89.15	324,025	3,235,225	99.07
2020	2,641,697	1,058,894	40.08	1,446,639	2,505,533	94.85
2021	2,913,457	1,358,901	46.64	1,505,681	2,864,583	98.32
2022	3,478,993	1,503,722	43.22	-	-	-

Note:

(1) The amounts for calendar year 2022 reflect only the first half of the collections. The second half is due December 5. As of January 1, 2019 Loudoun County is billing and collecting real estate taxes for the Town.

(2) There was no personal property tax levied in calendar year 2014. The due date was moved from October 2014 to May 2015 by Town Council action. Levies and collections were made in fiscal year 2015.

(3) The Real Estate portion of Public Service Corporation is included in years 2012-2021 under Personal Property Tax levied and collected.

(4) 2021- 2022 collections are through 6/30 of that year. Prior years have been through 9/30 of that year.

COUNTY OF LOUDOUN, VIRGINIA
MANAGEMENT'S DISCUSSION AND ANALYSIS
June 30, 2022

This section of the comprehensive annual financial report presents our discussion and analysis of the County of Loudoun, Virginia's (the County) financial activities for the fiscal year ended June 30, 2022. Please read it in conjunction with the transmittal letter at the front of this report and the County's financial statements, which follow this section.

Throughout the report, the "County" is also referred to as the "Primary Government". The "Total Reporting Entity" represents the entity as a whole, composed of the County and its component unit, the School Board. Since Loudoun County Public Schools and the County have a material relationship, the Total Reporting Entity presents a more accurate and comprehensive picture of the fiscal operations of the County.

FINANCIAL HIGHLIGHTS FOR FY 2022

The Total Reporting Entity, which includes the School Board component unit, has a positive net position of \$2.4 billion at June 30, 2022, which represents an increase of \$251.1 million or 11.8% over FY 2021 net position. (Exhibit I)

The Total Reporting Entity's Governmental Activities has expenses net of program revenues of \$3.3 billion and general revenues of \$3.5 billion, resulting in an increase in net position of \$251.2 million. (Exhibit II)

The total cost of the County's governmental programs increased by 7.8% during fiscal year 2022, while the County's total general revenues increased by 7.8% from the prior year.

As of June 30, 2022, the County's total governmental funds reported combined fund balances of \$1.41 billion. Approximately 64.7%, or \$912.8 million is unrestricted and available to meet the County's current and future needs. (Exhibit III)

At the end of the current fiscal year, the unassigned fund balance of \$113.8 million was 24.0% of total General Fund balance after adding \$16.2 million to the County's fiscal reserve. (Exhibit III)

Total General Fund revenues, including other financing sources and uses, exceeded final budget expectations by \$79.8 million. General fund expenditure savings totaled \$66.7 million compared to final budget expectations. (Exhibit XIII)

In September 2021, the County sold \$23 million in General Obligation Bonds, Series 2021B, to refund one outstanding bond series for a net present value savings of \$4.2 million.

In June 2022, the County sold \$156.7 million in General Obligation Bonds, Series 2022A, to provide funding for the design, construction, renovation and equipping of various school facilities, parks and recreation facilities, public safety facilities, and transportation projects.

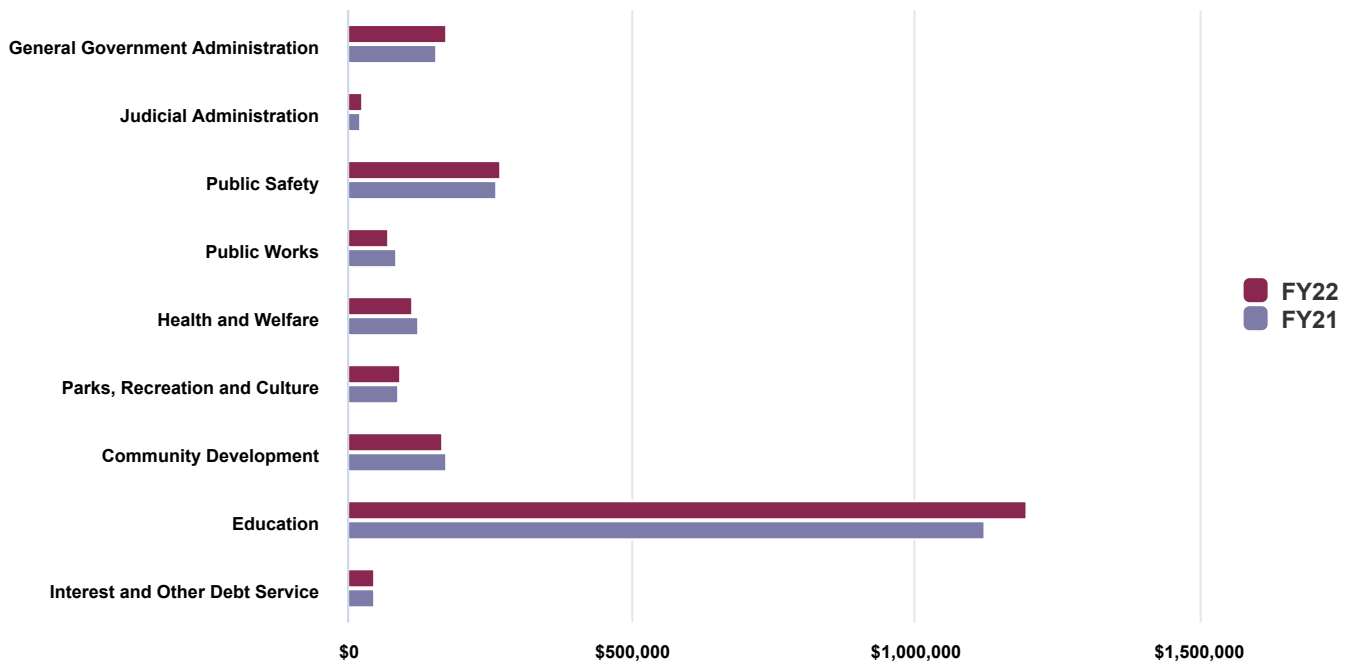
In June 2022, the County sold \$73.8 million of Public Facility Revenue Bonds, Series 2022AB, through the EDA, to provide funding for the design, construction, renovation and equipping of government office space, a new courthouse building and renovations to the existing courthouse, public safety facilities, parks and recreation and soccer facilities, landfill, land acquisition and various school projects.

USING THE FINANCIAL SECTION OF THIS ANNUAL COMPREHENSIVE FINANCIAL REPORT

This Annual Comprehensive Financial Report consists of three sections: introductory, financial, and statistical. As the following chart shows, the financial section of this report has five components – report of independent auditors, management's discussion and analysis (this section), the basic financial statements, required supplementary information, and other supplementary information.

The County's financial statements present two kinds of statements, each with a different snapshot of the County's finances. The focus of the financial statements is on both the County as a whole (government-wide) and the fund financial statements. The government-wide financial statements provide both long-term and short-term information about the County's overall financial status. The fund financial statements provide information on a current financial resource basis only and focus on the individual parts of the County government, reporting the County's operations in more detail than the government-wide statements. Both perspectives (government-wide and fund) allow the user to address relevant questions, broaden the basis of comparison (year to year or government to government) and enhance the County's accountability.

Chart 2: Primary Government Expenses (\$000s) by Function with Prior Year Comparison



Financial Analysis of the County’s Funds

For the fiscal year ended June 30, 2022, the governmental funds reflect a combined fund balance of \$1.41 billion as illustrated below (refer to Exhibit III).

**Table 3
Governmental Funds
Financial Analysis of Fund Balance**

	Fiscal Year 2022				
	General	Capital Projects	Debt Service	Non-Major Governmental	Total
Non-Spendable	\$ 525,215	\$ -	\$ -	\$ -	\$ 525,215
Restricted	-	311,405,665	-	186,975,954	498,381,619
Committed	305,349,112	283,769,524	-	31,075,864	620,194,500
Assigned	53,798,321	67,997,226	35,180,704	21,789,436	178,765,687
Unassigned	113,794,631	-	-	-	113,794,631
Total Fund Balances	\$ 473,467,279	\$ 663,172,415	\$ 35,180,704	\$ 239,841,254	\$ 1,411,661,652

The General Fund balance increased \$58.1 million from the prior fiscal year primarily due to increased revenue from general property tax and other local taxes, and reduced expenditures related to the COVID-19 pandemic specific operations that were funded by CARES Act, FEMA, and ARPA in FY 2021 that did not continue into FY 2022. Tax revenue increases were the result of increased assessed values for both real and personal property. The decline in availability of both new and used vehicles caused the prices of vehicles to increase and therefore their valuation for tax purposes also increased. Residential property values benefited from low interest rates and strong housing demand. Computer Equipment in Data Centers tax revenue increased primarily due to increased capacity of existing data centers and recovery from the pandemic.

The County maintains a fiscal reserve in the committed portion of fund balance equal to no less than 10% of the County and Component Unit - Schools’ General Fund operating revenues. In FY 2022, the fiscal reserve increased by \$13.8 million.

The Capital Projects fund balance increased \$34.1 million from the prior fiscal year. This increase is primarily attributable to the transfer of resources from the Capital Project Financing Fund for new bond issuances and financing agreements offset by an increase in spending for capital projects.

Debt Service fund balance decreased by \$9.0 million from the prior fiscal year primarily based on a planned use of fund balance to reduce the transfer from the General Fund.

COUNTY OF LOUDOUN, VIRGINIA
BALANCE SHEET
GOVERNMENTAL FUNDS
AS OF JUNE 30, 2022

	General	Capital Projects	Debt Service	Non-Major Governmental Funds	Total Governmental Funds
ASSETS					
Cash and Cash Equivalents	\$ 1,720,038,289	\$ -	\$ -	\$ 2,184,028	\$ 1,722,222,317
Restricted Cash and Investments	140,685,553	192,165,653	8,805,435	9	341,656,650
Receivables, Net:					
Taxes:					
Delinquent	50,087,701	-	-	1,633,360	51,721,061
Not Yet Due	846,224,237	-	-	-	846,224,237
Accounts	12,335,292	6,499	107,644	4,239,557	16,688,992
Due from Other Governments	48,886,381	1,604,014	-	1,439,817	51,930,212
Interfund Receivables	-	532,243,200	110,090,250	241,822,782	884,156,232
Prepaid Items	84,934	1,995,598	-	726,981	2,807,513
Lease Receivables	760,457	-	16,912,840	-	17,673,297
Notes and Loans Receivable, Net	440,280	-	-	15,490,892	15,931,172
Total Assets	<u>\$ 2,819,543,124</u>	<u>\$ 728,014,964</u>	<u>\$ 135,916,169</u>	<u>\$ 267,537,426</u>	<u>\$ 3,951,011,683</u>
LIABILITIES					
Liabilities:					
Accounts Payable	\$ 23,817,920	\$ 38,924,156	\$ 200,387	\$ 10,833,880	\$ 73,776,343
Accrued Liabilities	24,610,131	496,717	-	160,292	25,267,140
Unearned Revenues	51,197,814	36,324	-	6,826,089	58,060,227
Interfund Payables	969,595,127	-	-	626,464	970,221,591
Due to Component Unit	336,376,333	25,385,352	82,818,737	6,973,486	451,553,908
Other Liabilities	21,645,426	-	658,150	1,667,025	23,970,601
Total Liabilities	<u>1,427,242,751</u>	<u>64,842,549</u>	<u>83,677,274</u>	<u>27,087,236</u>	<u>1,602,849,810</u>
DEFERRED INFLOWS OF RESOURCES					
Property Taxes	29,496,071	-	-	158,155	29,654,226
Property Taxes Not Yet Due	846,224,237	-	-	-	846,224,237
Prepaid Taxes	42,321,260	-	-	450,781	42,772,041
Leases	791,526	-	17,058,191	-	17,849,717
Total Deferred Inflows of Resources	<u>918,833,094</u>	<u>-</u>	<u>17,058,191</u>	<u>608,936</u>	<u>936,500,221</u>
FUND BALANCES:					
Non-spendable	525,215	-	-	-	525,215
Restricted	-	311,405,665	-	186,975,954	498,381,619
Committed	305,349,112	283,769,524	-	31,075,864	620,194,500
Assigned	53,798,321	67,997,226	35,180,704	21,789,436	178,765,687
Unassigned	113,794,631	-	-	-	113,794,631
Total Fund Balances	<u>473,467,279</u>	<u>663,172,415</u>	<u>35,180,704</u>	<u>239,841,254</u>	<u>1,411,661,652</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 2,819,543,124</u>	<u>\$ 728,014,964</u>	<u>\$ 135,916,169</u>	<u>\$ 267,537,426</u>	<u>\$ 3,951,011,683</u>

NOTE I - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Key estimates and judgments related to leases include how the County determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments. The County uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the County uses its estimated incremental borrowing rate as the discount rate for lease, unless an implied rate can be calculated. The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the County is reasonably certain to exercise.

The County monitors changes in circumstances that would require a remeasurement of its lease and will re-measure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

O. FUND BALANCE FLOW ASSUMPTIONS

The Board of Supervisors (Board) adopted a revised Fiscal Policy in December 2014, which establishes the spending order of fund balance when both restricted and unrestricted fund balance are available. For the General Fund, Special Revenue Funds, Capital Funds and the Debt Service Fund, when an expenditure is incurred, restricted fund balance is to be spent first, then committed fund balance, then assigned fund balance, and lastly unassigned fund balance

P. FUND BALANCE POLICIES

In the fund financial statements, governmental funds report fund balance for amounts that are not available for appropriation or are subject to externally enforceable legal restrictions as either nonspendable or restricted. The County itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance)

Committed fund balance includes amounts to be used only for specific purposes pursuant to constraints imposed by formal action of the Board of Supervisors through a Resolution prior to the end of the fiscal year. Once adopted, the limitation remains in place until a similar action is taken to remove or revise the limitation.

Assigned fund balance classifications are intended to be used by the government for a specific purpose but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the County Administrator or his/her designee to assign fund balance through the adoption of the Fiscal Policy. The Board may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget.

Unassigned fund balance represents the residual fund balance remaining after nonspendable, restricted, committed, and assigned fund balance is deducted. In general, the General Fund is the only fund that reports a positive unassigned fund balance; however, in governmental funds other than the General Fund if expenditures incurred for specific purposes exceed the amounts that are restricted, committed, or assigned to those purposes, it may be necessary to report a negative unassigned fund balance in that fund.

Q. ACCOUNTING PRONOUNCEMENTS

The County has implemented the following GASB pronouncements in fiscal year 2022:

1. Statement No. 87, *Leases*. This Statement, issued in June 2017, increases the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provision of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset.
2. Statement No. 89, *Accounting for Interest Cost Incurred before the End of a Construction Period*. This Statement, issued in June 2018, enhances the relevance and comparability of information about capital assets and the cost of borrowing for a reporting period and simplifies accounting for interest cost incurred before the end of a construction period.
3. Statement No. 92, *Omnibus 2020*. This Statement, issued in January 2020, enhances comparability in accounting and financial reporting and improves the consistency of authoritative literature by addressing practice issues that have been identified during implementation and application of certain GASB Statements across a wide variety of topics.
4. Implementation Guide No. 2019-3, "Leases." This Guide issued in August 2019, provides guidance that clarifies, explains, or elaborates on the requirements of Statement No. 87. *Leases*.

NOTE XX - FUND BALANCE CLASSIFICATION

Specific purpose details for fund balance classifications displayed in the aggregate for governmental funds as of June 30, 2022 are as follows:

	General	Capital Projects	Debt Service	Non-Major	Total Governmental Funds
Nonspendable:					
Notes and Loans	\$ 440,280	\$ -	\$ -	\$ -	440,280
Prepaid Items	84,935	-	-	-	84,935
Subtotal Nonspendable	\$ 525,215	\$ -	\$ -	\$ -	525,215
Restricted for:					
Animal Shelter	\$ -	\$ -	\$ -	1,763,297	1,763,297
Audio Visual Equipment	-	5,539,344	-	-	5,539,344
Computer Systems Replacements and Upgrades	-	39,371	-	-	39,371
County and School Land Acquisition	-	-	-	1,303,464	1,303,464
Courts Complex Improvements	-	20,429,973	-	-	20,429,973
General Government Facilities	-	12,253,596	-	-	12,253,596
Group Home Improvements	-	1,862,367	-	-	1,862,367
Health & Welfare Programs	-	-	-	5,340,941	5,340,941
Housing Assistance Programs	-	-	-	49,678,251	49,678,251
Landfill and Wastewater Infrastructure	-	13,999,007	-	14,521	14,013,528
Law Library	-	-	-	22,612	22,612
Library Improvements, Materials, and Equipment	-	8,004,650	-	4,820,162	12,824,812
Mass Transit & Parking Garages	-	11,880,323	-	32,828,357	44,708,680
Parks, Community Centers & Recreation Centers	-	73,578,399	-	3,343,118	76,921,517
Public Safety CAD & E911 Systems	-	4,642,303	-	-	4,642,303
Public Safety Facilities	-	30,046,318	-	380,918	30,427,236
Road & Sidewalk Improvements & Construction	-	159,326	-	85,036,095	85,195,421
Sewer & Water line Construction Repair	-	128,970,688	-	-	128,970,688
Tourism	-	-	-	2,444,218	2,444,218
Subtotal Restricted	\$ -	\$ 311,405,665	\$ -	\$ 186,975,954	\$ 498,381,619
Committed to:					
Fiscal Reserve	\$ 255,981,245	\$ -	\$ -	316,994	256,298,239
Board Transition	-	-	-	4,831	4,831
Adult Detention Center	-	98,283	-	-	98,283
Audio Visual Equipment	-	199,446	-	-	199,446
Commercial & Rural Economic Development	2,028,269	1,366,721	-	-	3,394,990
Computer Systems Replacements and Upgrades	5,161,305	22,765,201	-	926,118	28,852,624
County and School Land Acquisition	-	23,826,606	-	-	23,826,606
Courts Complex Improvements	170,251	4,841,264	-	-	5,011,515
CSA At Risk Youth and Families	-	-	-	5,296,718	5,296,718
Fire & Rescue Revolving Loans	4,251,479	-	-	-	4,251,479
General Government Facilities	5,575,328	13,075,053	-	2,797,062	21,447,443
Group Home Improvements	2,456,816	445,795	-	-	2,902,611
Juvenile Detention Center Addition	-	1,785,905	-	-	1,785,905
Landfill and Wastewater Infrastructure	-	58,091,063	-	423,596	58,514,659
Major Equipment Replacement	-	-	-	20,023,538	20,023,538
Mass Transit & Parking Garages	-	8,293,222	-	22,692	8,315,914
Parks, Community Centers & Recreation Centers	2,403,389	29,270,556	-	590,436	32,264,381
Public Safety Equipment	-	9,697,308	-	-	9,697,308
Public Safety Facilities	2,704,599	7,723,794	-	-	10,428,393
Public Safety Firing Range	-	211,365	-	-	211,365
Road & Sidewalk Improvements & Construction	-	102,077,942	-	673,879	102,751,821
Volunteer Fire & Rescue LOSAP Pension Benefits	24,616,431	-	-	-	24,616,431
Subtotal Committed	\$ 305,349,112	\$ 283,769,524	\$ -	\$ 31,075,864	\$ 620,194,500
Assigned to:					
Budgeted Use of Fund Balance	\$ 50,749,367	\$ -	\$ 10,000,000	\$ 446,669	\$ 61,196,036
Community Development and Transit Projects	388,655	-	-	-	388,655
Computer Systems Replacements and Upgrades	709,096	-	-	-	709,096
Construction of Courthouse Memorials	182,801	-	-	2,019,722	2,202,523
County Facilities Repairs and Improvements	50,000	-	-	-	50,000
Courts Complex Improvements	8,792	-	-	-	8,792
Debt Service	-	-	25,180,704	-	25,180,704
Future Capital Projects	-	67,997,226	-	-	67,997,226
Health and Welfare Programs	587,894	-	-	-	587,894
Housing Assistance Programs	-	-	-	12,885,000	12,885,000
Parks, Recreation and Cultural	651,894	-	-	-	651,894
Public Safety Facilities/Firing Range/CAD System	469,822	-	-	-	469,822
Road & Sidewalk Improvements & Construction	-	-	-	6,438,045	6,438,045
Subtotal Assigned	\$ 53,798,321	\$ 67,997,226	\$ 35,180,704	\$ 21,789,436	\$ 178,765,687
Unassigned:					
Unassigned	\$ 113,794,631	\$ -	\$ -	\$ -	\$ 113,794,631
Subtotal Unassigned	\$ 113,794,631	\$ -	\$ -	\$ -	\$ 113,794,631
Total Fund Balance	\$ 473,467,279	\$ 663,172,415	\$ 35,180,704	\$ 239,841,254	\$ 1,411,661,652

NOTE XX - FUND BALANCE CLASSIFICATION (Continued)

In accordance with the Board 's adopted Fiscal Policy, committed fund balance includes amounts that can only be used for specific purposes pursuant to constraints imposed by formal action of the Board, and encumbrances for contractual obligations for which existing resources have been committed for use in satisfying those contractual requirements. Assigned fund balance includes amounts that reflect an intended or planned use of fund balance for a specific purpose as identified by the County Administrator or his designee with no formal action required by the Board, and encumbered amounts for specific purposes, which have not been restricted or committed. The committed portion of fund balance at the close of each fiscal year shall be equal to no less than 10% of operating revenues of the General Fund. This portion of unrestricted fund balance is not maintained for funding recurring expenditures during the normal business cycle and is to be used only in the event of unexpected and non-routine circumstances.

NOTE XXI – JOINTLY GOVERNED ORGANIZATION

The County, in conjunction with the Commonwealth of Virginia Transportation Board (the "Transportation Board") and the County of Fairfax, Virginia (Fairfax County), has created the State Route 28 Highway Transportation Improvement District (the "District"). The District was created by resolutions of the Boards of Supervisors of Loudoun and Fairfax Counties. The District is governed by a commission of nine members comprising four of the elected members of the Board of Supervisors of Loudoun County, four of the elected members of the Board of Supervisors of Fairfax County, and the Chairman of the Transportation Board or his or her designee. The Chairman of the District is elected by and from among its members. The District Act confers powers upon Loudoun and Fairfax Counties to levy annually within the District a limited ad valorem tax on taxable real estate zoned for commercial and industrial use located in the District. This tax, when levied and collected by either County, is to be promptly paid to the fiscal agent for any outstanding bonds issued for construction purposes on State Route 28. The Transportation Board through the Fairfax County Economic Development Authority has issued \$175,070,000 transportation contract revenue bonds for the purpose of financing a portion of the costs of certain grade-separated interchanges on State Route 28 in Loudoun and Fairfax Counties. As of June 30, 2022, the outstanding principal balance on the bonds is \$135,110,000. The Board of Supervisors of Loudoun and Fairfax Counties have agreed to equally support any shortfalls in annual debt service payments arising from a shortage of District tax revenues.

NOTE XXII – SUBSEQUENT EVENTS

On April 19, 2022, the Board authorized the issuance and sale of General Obligation Refunding Bonds in an amount not to exceed \$73,500,000 to refund the County's outstanding General Obligation Public Improvement and Refunding Bonds, Series 2013A and General Obligation Public Improvement Bonds, Series 2013C. The bond sale occurred on June 28, 2022 for \$64,680,000 and closed on September 7, 2022.

On July 20, the Board of Directors of Metropolitan Washington Airports Authority (MWAA) requested an increase in the Silver Line Phase 2 project budget by \$250 million. As a funding partner in the construction project, the County is responsible for 4.8% of this total, or \$12 million. The additional funding is for close out requirements that have been negotiated between all parties, caused by scheduling delays and increased costs. The County began financial planning for the Silver Line in 2007, with the signing of the original funding agreement between the Federal Government, the Commonwealth, MWAA, Fairfax County, and Loudoun. In 2012, when the County formally entered into the Silver Line Project, the budget for Loudoun's share of costs was set at \$315 million. Although the original cost estimate from MWAA in 2014 for Loudoun's share was \$275 million, the Board and Staff observed the closeout of the Silver Line Phase 1 and planned for potential cost increases, which was expected with a project of this size and scope. Although the Board lowered the original budget based on the project amount, for many years now, the County's budget for its portion of Phase 2 construction of the Silver Line has been approximately \$300 million, funded with appropriation-backed debt. Of this established budget, approximately \$273 million was spent for construction and the remainder is a planned contingency. Sufficient budget remains to meet the County's additional \$12 million obligation for a total expense of \$285 million, which remains within the budgeted amount and no additional funds are needed.

COUNTY OF LOUDOUN, VIRGINIA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - GENERAL FUND
FOR THE YEAR ENDED JUNE 30, 2022
 (With Comparative Actual Amounts for 2021)

	2022		Variance Positive (Negative)	2021
	Final Budget	Actual		Actual
REVENUES				
From Local Sources:				
<u>General Property Taxes:</u>				
Real Property Taxes	\$ 925,900,910	\$ 963,952,216	\$ 38,051,306	\$ 921,428,762
Personal Property Taxes	678,043,365	679,399,768	1,356,403	563,206,076
Public Service Corporation Property Taxes	31,104,925	31,565,417	460,492	32,233,924
Machinery and Tools Taxes	2,300,000	2,054,955	(245,045)	2,107,824
Penalties and Interest	9,150,000	15,029,246	5,879,246	14,806,743
Total General Property Taxes	1,646,499,200	1,692,001,602	45,502,402	1,533,783,329
<u>Other Local Taxes</u>				
Local Sales and Use Taxes	82,938,000	104,544,712	21,606,712	90,053,162
Business License Taxes	42,162,900	47,427,543	5,264,643	42,426,730
Consumer Utility Taxes	22,114,300	22,757,789	643,489	21,939,876
Taxes on Recordation and Wills	12,050,000	19,812,140	7,762,140	23,082,167
Motor Vehicle Licenses	7,591,000	7,370,675	(220,325)	7,295,780
Bank Franchise Taxes	2,000,000	1,946,620	(53,380)	2,216,613
Transient Occupancy Taxes	2,000,000	2,113,444	113,444	1,107,912
Total Other Local Taxes	170,856,200	205,972,923	35,116,723	188,122,240
<u>Permits, Privilege Fees and Regulatory Licenses:</u>				
Animal Licenses	432,750	488,043	55,293	477,058
Permits and Other Licenses	24,763,295	24,241,473	(521,822)	22,468,329
Total Permits, Privilege Fees and Regulatory Licenses	25,196,045	24,729,516	(466,529)	22,945,387
<u>Fines and forfeitures:</u>				
Fines and Forfeitures	1,543,300	1,662,929	119,629	1,263,916
Total Fines and Forfeitures	1,543,300	1,662,929	119,629	1,263,916
<u>Revenue from Use of Money and Property:</u>				
Revenue from Use of Money	2,300,000	(6,087,160)	(8,387,160)	7,344,837
Revenue from Use of Property	3,040,562	2,650,555	(390,007)	2,084,947
Total Revenue from Use of Money and Property	5,340,562	(3,436,605)	(8,777,167)	9,429,784
<u>Charges for Services:</u>				
Parks, Recreation and Community Services	26,300,040	18,678,025	(7,622,015)	7,180,882
General Services	14,294,982	11,457,736	(2,837,246)	12,022,803
Clerk of the Circuit Court	995,000	1,606,797	611,797	1,855,750
Transportation and Capital Infrastructure	5,500,394	1,436,934	(4,063,460)	170,259
Treasurer	702,300	1,070,990	368,690	1,052,254
Mental Health, Substance Abuse and Development Svcs	796,800	644,011	(152,789)	665,755
Sheriff's Office	490,987	327,935	(163,052)	294,189
Library	225,323	159,944	(65,379)	44,657
Community Corrections	139,153	4,939	(134,214)	86,376
Animal Services	101,950	172,032	70,082	128,298
Mapping and Geographic Information	9,000	4,014	(4,986)	6,310
Commonwealth's Attorney	110,000	5,571	(104,429)	7,378
Health Services	8,650	4,584	(4,066)	2,631
Building and Development	7,000	13,676	6,676	42,531
Planning	-	2,121	2,121	3,620
Fire, Rescue and Emergency Services	-	5,613	5,613	3,474
County Attorney	-	933	933	1,091
Human Resources	-	418	418	1,046
Boards, Commissions and Committees	-	-	-	928
County Administration	-	2,574	2,574	766
Family Services	-	712	712	256
Information Technology	-	144	144	108
Total Charges for Services	49,681,579	35,599,703	(14,081,876)	23,571,362

**COUNTY OF LOUDOUN, VIRGINIA
FUND BALANCES OF GOVERNMENTAL FUNDS
(modified accrual basis of accounting)**

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
General Fund:										
Nonspendable	\$ 525,215	\$ 1,578,888	\$ 951,975	\$ 791,889	\$ 1,324,240	\$ 1,409,235	\$ 2,236,771	\$ 1,552,625	\$ 4,196,375	\$ 2,702,989
Restricted	-	-	-	-	-	-	-	-	-	0
Committed	305,349,112	290,827,695	261,538,533	239,793,705	226,632,198	212,953,184	194,062,295	165,501,135	128,847,559	123,624,193
Assigned	53,798,321	51,892,273	46,433,645	46,912,547	33,784,272	54,776,969	34,321,280	91,014,370	27,788,140	42,016,085
Unassigned	113,794,631	71,056,458	56,835,726	88,986,551	99,528,391	68,520,205	55,710,322	34,268,797	62,038,432	51,307,907
Total General Fund⁽¹⁾	\$ 473,467,279	\$ 415,355,314	\$ 365,759,879	\$ 376,484,692	\$ 361,269,101	\$ 337,659,593	\$ 286,330,668	\$ 292,336,927	\$ 222,870,506	\$ 219,651,174
All Other Governmental Funds:										
Nonspendable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180,365	\$ 2,398,345	\$ 2,540,189	\$ 2,950,698	\$ 2,576,238
Restricted ⁽³⁾	498,381,619	486,095,004	516,901,004	545,692,329	492,296,801	471,607,332	413,916,669	403,094,097	347,266,991	289,263,838
Committed ⁽²⁾	314,845,388	277,730,885	221,409,378	215,911,139	137,253,477	130,592,082	108,765,849	86,192,886	87,263,100	71,710,962
Assigned	124,967,366	106,902,306	86,429,579	61,080,363	75,089,417	54,528,173	56,881,796	42,111,174	53,582,435	58,525,142
Unassigned	-	-	-	-	-	-	-	(462)	(906,121)	(638,138)
Total All Other Governmental Funds⁽¹⁾	\$ 938,194,373	\$ 870,728,175	\$ 824,739,961	\$ 822,683,831	\$ 704,639,695	\$ 656,907,952	\$ 581,962,659	\$ 533,937,884	\$ 490,157,103	\$ 421,438,042
Total Governmental Funds	\$ 1,411,661,652	\$ 1,286,083,489	\$ 1,190,499,840	\$ 1,199,168,523	\$ 1,065,908,796	\$ 994,567,545	\$ 868,293,327	\$ 826,274,811	\$ 713,027,609	\$ 641,089,216

⁽¹⁾The increase in General Fund balance from FY2014 to FY2015 is primarily related to an increase in general property taxes due to a 6% increase in tax assessments. The increase in all other governmental funds fund balance from FY2014 to FY2015 is due to an increase in developer contributions and an increase in NVTA 70% funding for road improvements that were not present in FY2014.

⁽²⁾FY2015 committed fund balance was restated due to the implementation of GASB Statement No. 73, Accounting & Financial Reporting for Pensions and Related Assets That Are Not within the Scope of GASB Statement 68, and Amendments to Certain Provisions of GASB Statements 67 and 68.

⁽³⁾FY2016 restricted fund balance was restated due to an accounting change related to the handling of NVTC gas tax, see Notes to Financial Statements Note XVII for more information.

Source: Loudoun County's Annual Comprehensive Financial Reports for the relevant year.

TABLE D

**COUNTY OF LOUDOUN, VIRGINIA
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
(modified accrual basis of accounting)**

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Revenues										
General Property Taxes	\$1,728,102,931	\$1,563,765,946	\$1,442,309,517	\$1,320,655,021	\$1,227,219,633	\$1,134,524,954	\$1,053,830,393	\$ 972,795,283	\$ 912,961,722	\$ 852,834,842
Other Local Taxes	237,375,450	238,116,690	198,861,710	186,870,295	197,669,567	212,559,087	173,957,982	175,236,973	156,603,625	143,979,882
Permits and Licenses	24,729,516	22,945,387	21,733,966	25,852,268	26,416,784	24,159,923	22,386,605	24,125,597	23,901,359	22,614,546
Fines and Forfeitures	1,662,929	1,263,916	1,541,034	1,929,794	2,060,055	2,068,578	1,726,649	2,147,816	2,249,057	2,746,066
Use of Money and Property	(871,927)	10,304,557	27,208,852	32,978,847	20,226,860	11,376,790	7,107,594	3,852,976	3,262,087	3,770,933
Charges for Services	41,951,704	29,077,336	39,681,346	46,803,604	45,266,629	42,089,936	38,312,633	35,081,533	33,473,618	32,089,497
Gifts and Donations	39,332,041	37,538,814	22,568,847	24,669,340	30,825,026	36,554,981	43,861,872	38,613,977	44,308,322	47,171,149
Miscellaneous	15,025,312	4,993,932	1,710,396	3,526,049	3,404,979	1,364,968	1,353,394	1,402,609	5,414,298	2,349,169
Recovered Costs	23,596,433	22,600,106	12,227,464	16,153,361	12,703,107	10,501,462	10,024,886	10,653,575	9,798,854	8,591,178
Intergovernmental - Commonwealth of Virginia	105,164,051	103,543,964	107,730,081	109,691,401	108,882,983	104,158,503	95,471,328	94,207,396	101,578,851	87,849,590
Intergovernmental - Federal Government	51,462,942	109,528,198	39,874,288	21,340,156	20,641,011	30,669,525	22,891,443	17,414,426	16,877,484	16,361,651
Payment from Component Unit	8,999,369	17,886,572	12,537,377	6,881,758	21,253,042	28,417,114	-	1,336,176	-	28,174,303
Total Revenues	\$2,276,530,751	\$2,161,565,418	\$1,927,984,878	\$1,797,351,894	\$1,716,569,676	\$1,638,445,821	\$1,470,924,779	\$1,376,868,337	\$1,310,429,277	\$1,248,532,806
Expenditures										
General Government Administration	\$ 162,502,747	\$ 145,953,675	\$ 133,416,586	\$ 114,907,985	\$ 95,154,924	\$ 92,085,756	\$ 75,818,203	\$ 73,713,453	\$ 71,290,404	\$ 59,857,783
Judicial Administration	20,949,449	19,036,057	17,219,393	16,230,700	14,894,819	14,504,305	14,218,844	12,991,779	12,393,266	12,634,767
Public Safety	251,996,212	240,952,929	218,890,576	203,845,828	192,189,776	183,158,722	173,299,516	167,742,292	156,508,109	151,361,628
Public Works	62,098,000	60,330,821	59,150,512	46,600,826	44,746,346	38,888,809	35,498,009	34,636,706	81,737,077	48,249,790
Health and Welfare	108,933,006	119,215,640	112,655,778	103,303,144	96,230,920	91,856,980	88,519,474	84,716,353	80,335,173	79,541,256
Parks, Recreation and Culture	81,717,196	79,006,197	79,674,769	72,156,643	57,121,531	58,537,526	54,094,185	51,768,132	47,054,221	45,351,862
Community Development	164,652,863	170,098,568	165,917,980	164,586,419	223,710,725	193,719,087	173,225,017	114,009,274	53,813,487	48,960,308
Education	1,196,955,765	1,122,391,854	1,058,765,309	1,001,725,169	947,494,077	833,513,916	755,004,406	754,055,349	702,281,760	694,497,052
Capital Outlay	149,617,123	134,050,749	108,666,425	82,625,436	79,802,989	69,538,716	83,531,166	30,975,698	32,545,249	64,776,387
Debt Service:										
Principal Payments	152,121,116	137,625,000	133,855,000	125,000,000	118,240,000	115,555,000	107,440,000	108,400,000	97,475,000	91,803,777
Interest	68,606,964	64,631,903	63,633,213	57,445,740	49,810,134	48,987,121	48,458,967	30,808,029	45,322,074	47,906,917
Service Charges	1,457,855	1,843,507	2,064,000	1,806,882	1,353,490	1,245,599	14,635,637	17,963,316	242,298	5,016,185
Payment of Refunded Bond Escrow	28,141,155	113,178,958	204,945,150	-	-	-	-	-	-	-
Total Expenditures	\$2,449,749,451	\$2,408,315,858	\$2,358,854,691	\$1,990,234,772	\$1,920,749,731	\$1,741,591,537	\$1,623,743,424	\$1,481,780,381	\$1,380,998,118	\$1,349,957,712
Deficiency of Revenues Under Expenditures	\$ (173,218,700)	\$ (246,750,440)	\$ (430,869,813)	\$ (192,882,878)	\$ (204,180,055)	\$ (103,145,716)	\$ (152,818,645)	\$ (104,912,044)	\$ (70,568,841)	\$ (101,424,906)
Other Financing Sources (Uses)										
Transfers In	\$ 565,928,927	\$ 552,570,425	\$ 499,771,180	\$ 596,167,069	\$ 658,806,811	\$ 559,548,915	\$ 604,508,990	\$ 335,425,664	\$ 344,490,584	\$ 212,301,419
Transfers (Out)	(572,911,547)	(564,266,174)	(512,598,667)	(606,614,086)	(667,379,656)	(571,674,592)	(609,018,446)	(353,568,109)	(348,480,199)	(209,179,221)
Issuance Premium	28,126,224	44,478,627	75,798,862	22,868,364	9,841,786	20,559,059	18,140,155	20,109,092	9,813,352	17,227,036
Issuance of Bonds, Leases & Financing Agreements	254,489,811	213,045,000	467,290,000	292,485,000	148,275,000	169,630,000	175,525,000	159,140,000	115,160,000	119,990,000
Issuance of Federal Loans	-	-	-	20,960,668	69,198,788	51,308,836	42,396,239	11,207,976	-	-
Issuance of Bond Anticipation Notes	-	-	-	-	56,645,000	-	-	-	-	-
Premium on Refunded Bonds & Leases	-	-	-	-	-	-	15,979,967	-	-	11,671,077
Issuance Discount	-	-	-	-	(205,621)	-	-	-	-	-
Issuance of Refunding Bonds, Leases & Financing Agreements	23,035,000	96,460,000	-	-	-	-	83,650,000	-	-	127,155,000
Payments to Refunded Bond Escrow Agent	-	-	(108,175,428)	-	-	-	(98,866,723)	-	-	(138,064,231)
Proceeds from Sale of Capital Assets to Component Unit	-	-	-	-	-	-	(19,998,042)	-	-	-
Payment to refunded lease escrow agent	-	-	-	-	-	47,716	-	-	-	-
Sales of Capital Assets	128,448	46,211	115,183	275,591	339,200	-	89,340	37,128	21,523,497	-
Total Other Financing Sources, Net	\$ 298,796,863	\$ 342,334,089	\$ 422,201,130	\$ 326,142,606	\$ 275,521,308	\$ 229,419,934	\$ 212,406,480	\$ 172,351,751	\$ 142,507,234	\$ 141,101,080
SPECIAL ITEM										
Return of Fiscal Reserve from Component Unit	-	-	-	-	-	-	-	26,764,758	-	-
Total Change in Fund Balances	\$ 125,578,163	\$ 95,583,649	-\$8,668,683	\$ 133,259,728	\$ 71,341,253	\$ 126,274,218	\$ 59,587,835	\$ 94,204,465	\$ 71,938,393	\$ 39,676,174
Debt Service as a Percentage of Noncapital Expenditures (Primary Government Only)										
Total Debt Service	\$ 250,327,090	\$ 202,256,903	\$ 197,488,213	\$ 182,445,740	\$ 168,050,134	\$ 164,542,121	\$ 155,898,967	\$ 139,208,029	\$ 142,797,074	\$ 139,710,694
Total Expenditures	2,449,749,451	2,408,315,858	2,358,854,691	1,990,234,772	1,920,749,731	1,741,591,537	1,623,743,424	1,481,780,381	1,380,998,118	1,349,957,712
Capital Outlay - Primary Government Only	(149,617,123)	(131,159,382)	(140,753,286)	(93,787,264)	(78,430,515)	(89,051,970)	(85,836,133)	(24,949,672)	(42,695,285)	(66,460,172)
Noncapital Expenditures	\$2,300,132,328	\$2,277,156,476	\$2,218,101,405	\$1,896,447,508	\$1,842,319,216	\$1,652,539,567	\$1,537,907,291	\$1,456,830,709	\$1,338,302,833	\$1,283,497,540
Debt Service as a Percentage of Noncapital Expenditures	10.88%	8.88%	8.90%	9.62%	9.12%	9.96%	10.14%	9.56%	10.67%	10.89%

Source: Loudoun County's Annual Comprehensive Financial Reports for the relevant year.

TABLE F

COUNTY OF LOUDOUN, VIRGINIA
 ASSESSED VALUE OF TAXABLE PROPERTY

Fiscal Year	REAL PROPERTY			PERSONAL PROPERTY		Less: Tax Exempt Real Property	Total Taxable Assessed Value	Total Direct Rate ⁽¹⁾
	Residential Property	Commercial Property	Agricultural Property	Motor Vehicles	Other			
2022	\$ 87,579,373,040	\$ 35,648,183,331	\$ 2,774,984,530	\$ 4,764,748,846	\$ 13,861,874,874	\$ 8,394,869,980	\$ 136,234,294,641	1.34
2021	75,380,280,240	29,653,799,612	2,588,965,060	4,159,755,150	11,983,805,279	7,548,108,630	116,218,496,711	1.39
2020	70,046,842,520	30,147,886,325	2,533,941,680	3,919,437,324	9,711,240,906	7,507,472,430	108,851,876,325	1.43
2019	66,114,768,110	27,421,211,797	2,655,783,620	3,804,606,730	8,354,607,836	7,211,216,910	101,139,761,183	1.39
2018	61,936,669,110	25,119,655,647	2,726,561,540	3,556,701,543	6,535,465,563	6,768,969,400	93,106,084,003	1.39
2017	58,148,493,590	23,366,400,909	2,803,499,312	3,388,052,579	4,929,481,053	6,632,399,610	86,003,527,833	1.41
2016	54,917,990,742	21,568,714,666	2,995,288,600	3,278,370,552	3,998,584,450	6,257,253,650	80,501,695,360	1.40
2015	52,975,768,941	20,323,832,864	2,940,245,016	3,033,345,780	3,326,341,970	6,012,249,930	76,587,284,641	1.34
2014	49,375,732,710	18,798,029,977	2,982,086,580	2,875,108,689	2,598,818,757	5,433,975,660	71,195,801,053	1.42
2013	44,774,937,934	17,688,305,039	2,862,747,040	2,728,476,540	2,617,701,019	5,289,844,810	65,382,322,762	1.41

⁽¹⁾ Total Direct Rate calculated using the weighted average method

- Data through 2020 is obtained from the Land Book for each year. Data for 2021 is from the assessment summary.
- Public service corporation assessment in the commercial property column reflects assessed value for January 1 of the corresponding fiscal year.
- Beginning FY2014, public service corporation tangible personal property other than motor vehicles is included in commercial property.
- Prior year numbers are adjusted as more current data becomes available

Source: Loudoun County Office of the Commissioner of Revenue.

TABLE G

COUNTY OF LOUDOUN, VIRGINIA
PROPERTY TAX RATES
DIRECT AND OVERLAPPING GOVERNMENTS

Type of tax	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
LOUDOUN COUNTY										
Countywide Tax Levies:										
Real property: ⁽¹⁾										
General Fund	\$ 0.890	\$ 0.980	\$ 1.035	\$ 1.045	\$ 1.085	\$ 1.125	\$ 1.145	\$ 1.135	\$ 1.155	\$ 1.205
Route 28 Highway Improvement	0.17	0.17	0.17	0.18	0.18	0.18	0.18	0.18	0.18	0.18
Aldie Sewer Service District ended 01/01/13	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Metrorail Service District	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20
Hamilton Sewer Service District ⁽⁵⁾	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0.30	0.30
Total direct real property tax rate ⁽²⁾	0.920	1.008	1.063	1.071	1.111	1.150	1.169	1.158	1.251	1.251
Personal property:										
Personal Property (General)	4.200	4.200	4.200	4.200	4.200	4.200	4.200	4.200	4.200	4.200
Mobile Homes	0.890	0.980	1.035	1.045	1.085	1.125	1.145	1.135	1.155	1.205
Aircraft & Flight Simulators	0.010	0.010	0.010	0.010	0.010	0.010	0.010	0.010	0.010	0.010
Heavy Equipment	4.000	4.000	4.000	4.000	4.000	4.000	4.000	4.000	4.000	4.000
Satellite Manufacturing Equipment	0.010	0.010	0.010	0.010	0.010	0.010	0.010	0.010	0.010	0.010
Computer Equipment	4.200	4.200	4.200	4.200	4.200	4.200	4.200	4.200	4.200	4.200
Machinery and Tools	2.750	2.750	2.750	2.750	2.750	2.750	2.750	2.750	2.750	2.750
Total direct personal property tax rate ⁽²⁾	4.009	4.009	4.009	3.990	3.500	3.988	3.808	3.808	3.750	3.659
Total Direct Rate	\$ 1.34	\$ 1.39	\$ 1.43	\$ 1.39	\$ 1.39	\$ 1.41	\$ 1.40	\$ 1.34	\$ 1.42	\$ 1.41
OVERLAPPING GOVERNMENTS⁽³⁾										
Town of Hamilton										
Real Estate	\$ 0.28	\$ 0.28	\$ 0.28	\$ 0.28	\$ 0.28	\$ 0.28	\$ 0.28	\$ 0.28	\$ 0.28	\$ 0.28
Personal Property	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
Town of Leesburg										
Real Estate	0.177	0.184	0.184	0.184	0.184	0.184	0.186	0.183	0.192	0.192
Personal Property	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Town of Lovettsville ⁽⁴⁾										
Real Estate	0.18	0.18	0.19	0.20	0.21	0.21	0.21	0.21	0.21	0.21
Town of Middleburg ⁽⁴⁾										
Real Estate	0.137	0.153	0.153	0.153	0.153	0.17	0.17	0.17	0.20	0.15
Town of Purcellville										
Real Estate	0.21	0.22	0.22	0.22	0.22	0.220	0.220	0.220	0.225	0.23
Personal Property	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Machinery and tools	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55
Town of Round Hill										
Real Estate	0.10	0.10	0.16	0.17	0.18	0.18	0.18	0.180	0.20	0.20
Personal Property	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15

Data presented is on a calendar year basis.

⁽¹⁾ Community Development Authority, Dulles Industrial Park Water & Sewer, Greenlea and Tall Oaks Tax Districts are per property basis

⁽²⁾ Total Direct Rate calculated using the weighted average method

⁽³⁾ Town of Hillsboro has no tax assessment

⁽⁴⁾ Town of Lovettsville and Town of Middleburg have no personal property tax assessment

⁽⁵⁾ As of tax year 2015, the Hamilton Sewer Service district is no longer taxed.

Source: Loudoun County Office of the Commissioner of Revenue

COUNTY OF LOUDOUN, VIRGINIA
COUNTY POLICY DEBT MARGIN (1)

Fiscal Policy Guideline	Fiscal Years										
	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	
Ratio Data:											
Population ⁽²⁾	434,326	427,706	420,959	413,000	402,575	392,376	381,214	368,654	354,983	341,187	
Estimated Fair Value of Taxable Property ⁽²⁾	\$ 136,234,294,641	\$ 116,218,496,711	\$ 108,851,876,325	\$ 101,139,761,183	\$ 93,106,084,003	\$ 86,003,527,833	\$ 80,501,695,360	\$ 76,587,284,641	\$ 71,195,801,053	\$ 65,382,322,762	
Per Capita Income ⁽²⁾	91,008	88,402	84,374	80,535	79,280	76,219	74,411	71,494	69,089	67,820	
Governmental Expenditures	2,984,312,492	2,855,450,960	2,766,139,687	2,415,487,737	2,311,885,742	2,114,208,540	1,972,816,195	1,766,699,046	1,709,704,022	1,597,656,370	
Total Reporting Entity Outstanding Debt	2,023,920,122	1,943,023,168	1,863,149,345	1,779,254,147	1,574,668,301	1,422,571,860	1,309,393,538	1,196,753,717	1,124,741,955	1,106,005,668	
Total Reporting Entity Debt Service Expenditures	224,745,014	213,459,683	193,691,322	193,593,081	179,055,454	175,491,847	179,045,809	165,458,284	151,198,767	152,949,942	
Debt Capacity Goals / Ratios:											
Annual Debt Issuance Limit	250,000,000	\$ 230,785,000	\$ 204,745,000	\$ 207,415,000	\$ 199,485,000	\$ 158,275,000	\$ 175,630,000	\$ 169,990,000	\$ 160,085,000	\$ 125,160,000	\$ 129,916,000
Debt To Estimated Fair Value of Taxable Property	3.00%	1.49%	1.67%	1.71%	1.76%	1.69%	1.65%	1.63%	1.56%	1.58%	1.69%
Debt To Per Capita Income	8.00%	5.12%	5.14%	5.25%	5.35%	4.93%	4.76%	4.62%	4.54%	4.59%	4.78%
Debt Service To Expenditures	10.00%	7.53%	7.48%	7.00%	8.01%	7.74%	8.30%	9.08%	9.37%	8.84%	9.57%
OVERLAPPING DEBT⁽³⁾											
Commonwealth of Virginia	\$ 93,133,543	\$ 103,649,123	\$ 108,950,812	\$ 114,031,488	\$ 103,440,136	\$ 108,975,136	\$ 112,442,636	\$ 117,510,136	\$ 122,150,136	\$ 126,270,136	
Peumansend Creek Regional Jail Authority ⁽⁵⁾	-	-	-	-	-	-	76,000	153,600	232,800	313,600	
Northern Virginia Criminal Justice Academy ⁽⁵⁾	-	-	-	-	-	-	2,692,800	2,905,650	3,111,900	3,309,900	
Loudoun Water ⁽⁴⁾	-	-	-	-	-	-	-	27,476	54,953	82,429	
Dulles Town Center Community Development Authority	10,975,000	13,525,000	15,920,000	18,185,000	20,325,000	22,350,000	24,260,000	26,080,000	31,520,000	32,705,000	
Virginia Revolving Loan Fund ⁽⁴⁾	-	-	-	-	-	-	-	658,326	793,022	923,767	
Dulles Industrial Park Water and Sewer ⁽⁴⁾	-	-	-	-	-	-	-	72,968	213,372	346,712	
Greenlea Community Bridge	100,841	119,282	154,568	187,828	219,179	248,730	276,585	302,841	327,590	350,918	
Tall Oaks Water & Sewer	826,491	879,956	932,986	985,584	1,037,753	1,089,496	-	-	-	-	
Total Overlapping Debt	\$ 105,035,875	\$ 118,173,361	\$ 125,958,366	\$ 133,389,900	\$ 125,022,068	\$ 132,663,362	\$ 139,748,021	\$ 147,710,997	\$ 158,403,773	\$ 164,302,462	

⁽¹⁾ The Code of Virginia has no legal debt margin limit set for Counties; however, Loudoun County's Fiscal Policy sets forth primary goals relating to debt capacity as shown above.

⁽²⁾ Prior period amounts for Population, Estimated Fair Value of Taxable Property and Per Capita Income have been adjusted to reflect tax records and US Bureau of Economic Analysis revisions

⁽³⁾ Overlapping debt is not considered a general obligation of the County and, therefore is not reflected in the financial statements.

⁽⁴⁾ Overlapping Debt for Loudoun Water, Virginia Revolving Loan Fund and Dulles Industrial Park Water and Sewer paid in full in FY16

⁽⁵⁾ Overlapping Debt for Peumansend Creek Regional Jail Authority and Northern Virginia Criminal Justice Academy paid in full in FY17

Source: 2011 to 2018, Loudoun County Department of Planning & Zoning population estimates. Beginning 2019 population estimates are provided by the Department of Finance & Budget.

TABLE N

COUNTY OF LOUDOUN, VIRGINIA
DEMOGRAPHIC STATISTICS

Year	Population ⁽¹⁾	Personal Income ⁽²⁾	Per Capita Personal Income ⁽³⁾	Unemployment Rate ⁽⁴⁾	School Enrollment ⁽⁵⁾
2022	434,326	\$ 39,526,978,000	\$ 91,008	2.5%	81,642
2021	427,706	37,810,016,000	88,402	3.6%	81,504
2020	420,959	35,672,015,000	84,374	8.4%	84,175
2019	413,000	33,411,579,000	80,535	2.3%	82,485
2018	402,575	32,184,956,000	79,280	2.6%	81,235
2017	392,376	30,273,684,000	76,219	3.1%	79,001
2016	381,214	28,704,183,000	74,411	3.3%	76,263
2015	368,654	26,751,428,000	71,494	3.7%	73,461
2014	354,983	25,033,092,000	69,089	4.3%	70,858
2013	341,187	23,737,085,000	67,820	4.6%	68,289

Sources:

- ⁽¹⁾ 2020, U.S. Census Bureau. Other years are Loudoun County Department of Department of Finance and Budget estimates.
- ⁽²⁾ Through 2020: U.S. Bureau of Economic Analysis. 2021 and 2022 are Loudoun County Department of Department of Finance and Budget estimates.
- ⁽³⁾ Through 2020: U.S. Bureau of Economic Analysis. 2021 and 2022 are Loudoun County Department of Department of Finance and Budget estimates.
- ⁽⁴⁾ Virginia Employment Commission for the month of June. Prior year values reflect updates and revisions to labor force estimates.
- ⁽⁵⁾ Loudoun County Public Schools, for the end of September of the given fiscal year.

Loudoun County

VIRGINIA

FY 2024

ADOPTED BUDGET / Vol. 1

LOUDOUN COUNTY, VIRGINIA





Adopted Budget Overview

Local Tax Funding Revenue Sources

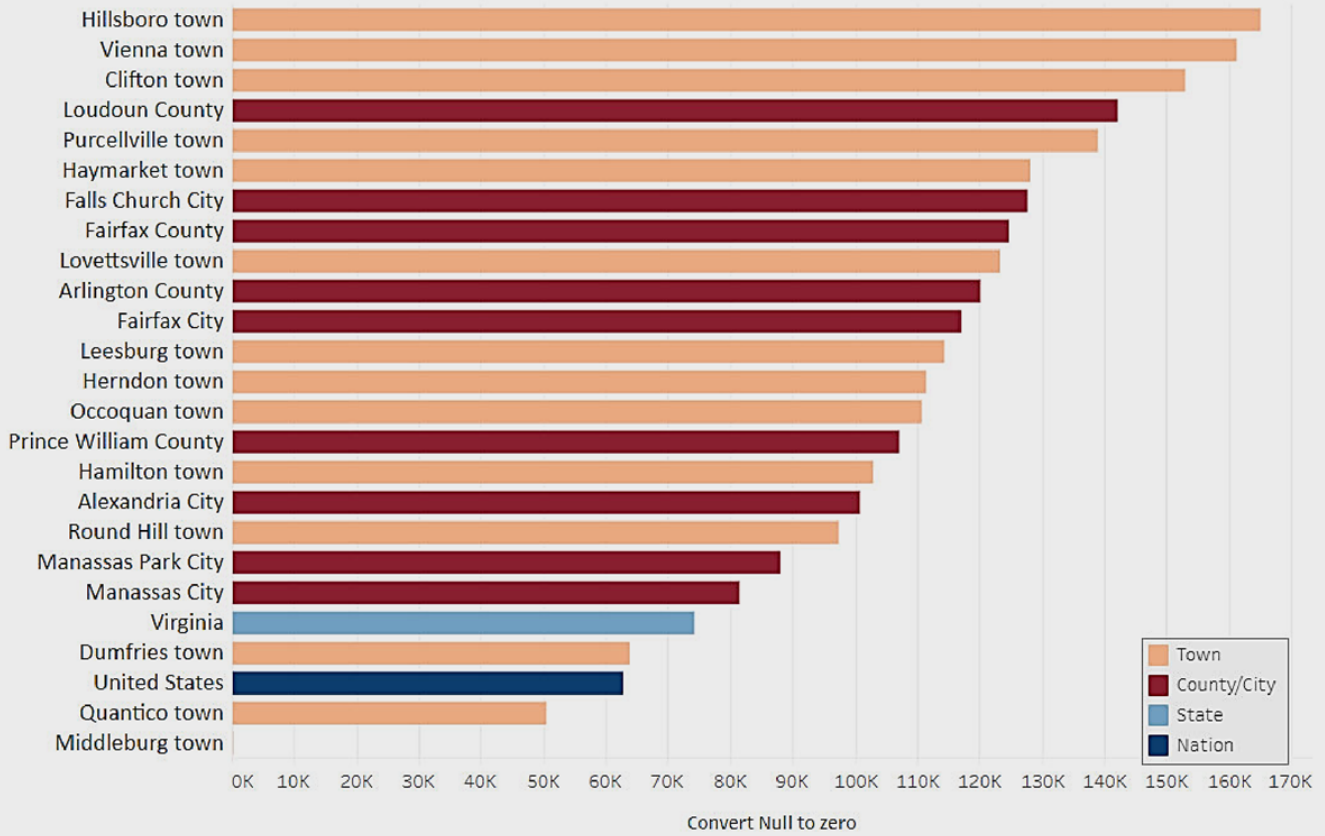
The table below details the line items that constitute *local tax funding (LTF)*. Real property revenues for FY 2023 reflect the Tax Year (TY) 2022 rate of \$0.89, while FY 2024 reflects the TY 2023 rate of \$0.875. Each cent of the real property tax rate for TY 2023 approximates \$12.9 million in recurring revenue. The FY 2024 personal property tax revenues reflect a tax rate of \$4.15 for TY 2023 and TY 2024.

Revenue Category	FY 2023 Adopted	FY 2024 Adopted	Variance
Real Property Rate	\$0.89	\$0.875	
Personal Property Tax Rate (Fall Levy)	\$4.20	\$4.15	
Personal Property Tax Rate (Spring Levy)	\$4.15	\$4.15	
Real Property			
General Real Property Taxes	\$1,003,162,070	\$1,100,536,200	\$97,374,130
Public Service Property Taxes	29,761,900	31,827,500	2,065,600
Penalties & Interest	9,500,000	11,750,000	2,250,000
Personal Property			
Computer Equipment	589,760,000	\$568,116,000	(\$21,644,000)
General Personal Property	225,542,700	258,452,300	32,909,600
Machinery & Tools	2,300,000	2,100,000	(325,000)
Heavy Equipment	1,975,000	1,975,000	125,000
Aircraft	50,000	45,500	(4,500)
Mobile Homes	13,330	17,600	4,270
Broadband Wireless Business Equipment	10,000	19,300	9,300
Satellite Manufacturing Equipment	5,000	4,000	(1,000)
Other Local Taxes			
Sales Tax	98,939,100	\$109,300,000	\$10,360,900
Cigarette Tax	2,200,000	3,800,000	1,600,000
Consumer Utility Taxes	12,523,100	13,404,000	880,900
Short-Term Rental Tax	714,800	827,000	112,200
Transient Occupancy Tax	2,385,000	2,500,000	115,000
Subtotal – LTF	\$1,978,842,000	\$2,104,674,400	\$125,832,400
Use of Fund Balance	\$40,000,000	\$40,000,000	\$0
Total – LTF	\$2,018,842,000	\$2,144,674,400	\$125,832,400
Average Homeowner Tax Bill	\$5,708	\$6,047	

Highlight Locality

Median Household Income 2015 to 2019 Period (2019 Inflation Adjusted Dollars)

Select Locality Type

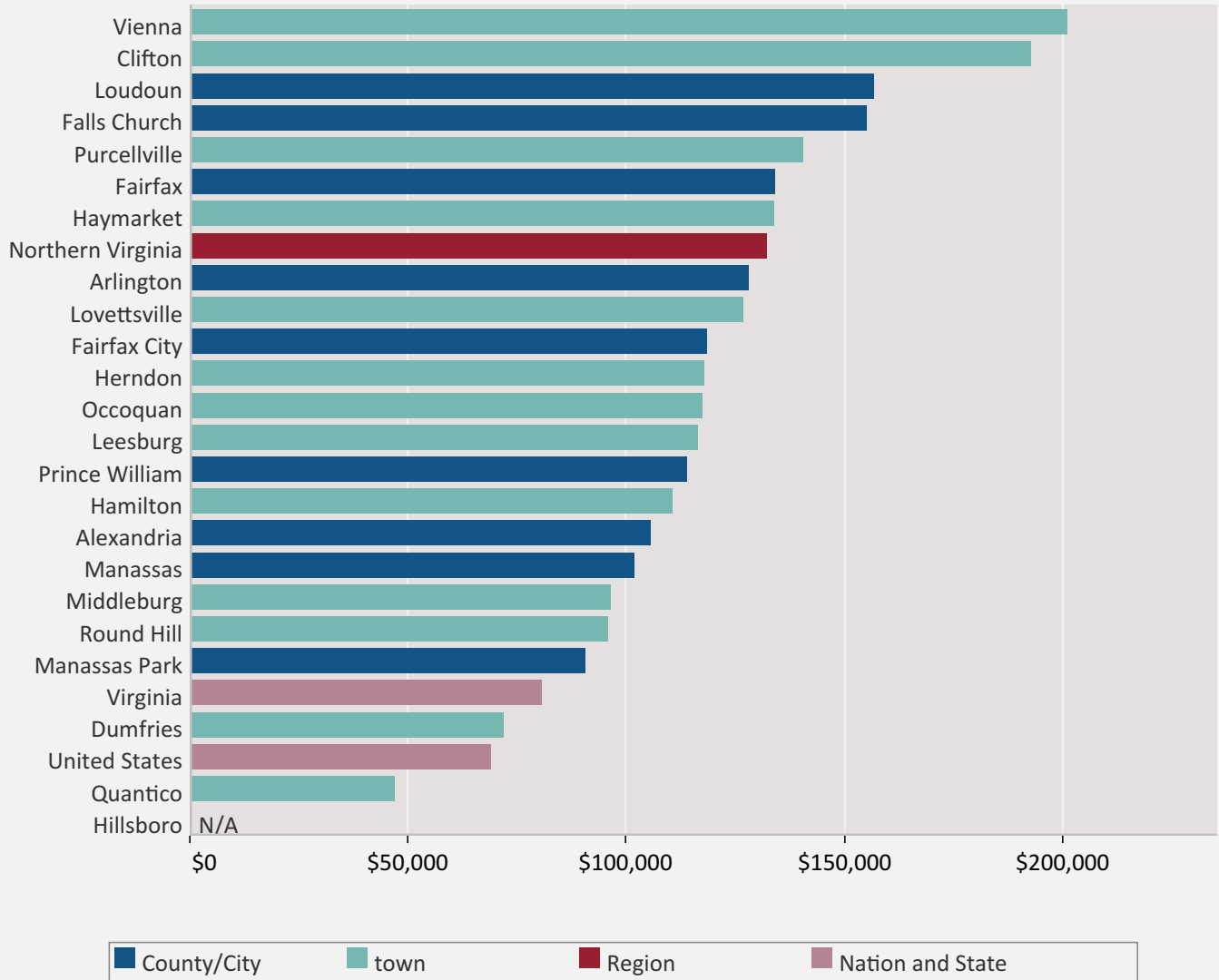


Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates.

Median Household Income (In 2021 Inflation-Adjusted Dollars) 2017 to 2021 Period

Highlight Locality
No items highlighted

Locality Type
All



Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates; Bureau of Labor Statistics, CPI-U, Washington, D.C. Metropolitan Area, retrieved May 15, 2023.

Please note that new Connecticut county level geographies are not available within the map.

 An official website of the United States government



QuickFacts Leesburg town, Virginia; Loudoun County, Virginia

QuickFacts provides statistics for all states and counties, and for cities and towns with a **population of 5,000 or more**.

Table

All Topics	Leesburg town, Virginia	Loudoun County, Virginia
Population, Census, April 1, 2020	48,250	420,959
PEOPLE		
Population		
Population Estimates, July 1, 2022, (V2022)	△ 48,974	△ 432,085
Population estimates base, April 1, 2020, (V2022)	△ 48,252	△ 420,955
Population, percent change - April 1, 2020 (estimates base) to July 1, 2022, (V2022)	△ 1.5%	△ 2.6%
Population, Census, April 1, 2020	48,250	420,959
Population, Census, April 1, 2010	42,616	312,311
Age and Sex		
Persons under 5 years, percent	△ 7.4%	△ 6.1%
Persons under 18 years, percent	△ 27.8%	△ 26.4%
Persons 65 years and over, percent	△ 7.9%	△ 10.8%
Female persons, percent	△ 48.6%	△ 49.8%
Race and Hispanic Origin		
White alone, percent	△ 68.4%	△ 64.4%
Black or African American alone, percent (a)	△ 10.1%	△ 8.2%
American Indian and Alaska Native alone, percent (a)	△ 0.3%	△ 0.5%
Asian alone, percent (a)	△ 8.7%	△ 22.6%
Native Hawaiian and Other Pacific Islander alone, percent (a)	△ 0.1%	△ 0.1%
Two or More Races, percent	△ 9.2%	△ 4.2%
Hispanic or Latino, percent (b)	△ 17.6%	△ 14.0%
White alone, not Hispanic or Latino, percent	△ 59.7%	△ 52.1%
Population Characteristics		
Veterans, 2017-2021	2,168	23,137
Foreign born persons, percent, 2017-2021	19.7%	25.5%
Housing		
Housing units, July 1, 2022, (V2022)	X	147,085
Owner-occupied housing unit rate, 2017-2021	67.5%	77.6%
Median value of owner-occupied housing units, 2017-2021	\$490,500	\$569,100
Median selected monthly owner costs -with a mortgage, 2017-2021	\$2,676	\$2,945
Median selected monthly owner costs -without a mortgage, 2017-2021	\$788	\$816
Median gross rent, 2017-2021	\$1,763	\$2,033
Building permits, 2022	X	2,330
Families & Living Arrangements		
Households, 2017-2021	16,392	135,690
Persons per household, 2017-2021	2.93	3.03
Living in same house 1 year ago, percent of persons age 1 year+, 2017-2021	87.0%	87.6%
Language other than English spoken at home, percent of persons age 5 years+, 2017-2021	26.3%	32.4%
Computer and Internet Use		
Households with a computer, percent, 2017-2021	96.0%	98.2%
Households with a broadband Internet subscription, percent, 2017-2021	94.1%	96.2%
Education		
High school graduate or higher, percent of persons age 25 years+, 2017-2021	92.5%	94.1%
Bachelor's degree or higher, percent of persons age 25 years+, 2017-2021	54.7%	63.0%

Health		
With a disability, under age 65 years, percent, 2017-2021	5.3%	4.1%
Persons without health insurance, under age 65 years, percent	▲ 11.1%	▲ 5.8%
Economy		
In civilian labor force, total, percent of population age 16 years+, 2017-2021	76.4%	74.1%
In civilian labor force, female, percent of population age 16 years+, 2017-2021	70.3%	67.1%
Total accommodation and food services sales, 2017 (\$1,000) (c)	239,855	1,310,471
Total health care and social assistance receipts/revenue, 2017 (\$1,000) (c)	308,235	1,761,140
Total transportation and warehousing receipts/revenue, 2017 (\$1,000) (c)	30,563	2,997,875
Total retail sales, 2017 (\$1,000) (c)	1,765,523	6,080,362
Total retail sales per capita, 2017 (c)	\$32,667	\$15,308
Transportation		
Mean travel time to work (minutes), workers age 16 years+, 2017-2021	29.0	33.1
Income & Poverty		
Median household income (in 2021 dollars), 2017-2021	\$116,350	\$156,821
Per capita income in past 12 months (in 2021 dollars), 2017-2021	\$51,675	\$61,045
Persons in poverty, percent	▲ 3.6%	▲ 3.6%

BUSINESSES

Businesses		
Total employer establishments, 2021	X	11,720
Total employment, 2021	X	164,564
Total annual payroll, 2021 (\$1,000)	X	11,376,219
Total employment, percent change, 2020-2021	X	-2.9%
Total nonemployer establishments, 2019	X	38,380
All employer firms, Reference year 2017	1,396	8,664
Men-owned employer firms, Reference year 2017	603	4,695
Women-owned employer firms, Reference year 2017	307	2,142
Minority-owned employer firms, Reference year 2017	236	2,666
Nonminority-owned employer firms, Reference year 2017	820	4,992
Veteran-owned employer firms, Reference year 2017	S	620
Nonveteran-owned employer firms, Reference year 2017	976	6,991


GEOGRAPHY

Geography		
Population per square mile, 2020	3,891.4	816.2
Population per square mile, 2010	3,439.5	605.8
Land area in square miles, 2020	12.40	515.74
Land area in square miles, 2010	12.39	515.56
FIPS Code	5144984	51107

[About datasets used in this table](#)

Value Notes

 Estimates are not comparable to other geographic levels due to methodology differences that may exist between different data sources.

Some estimates presented here come from sample data, and thus have sampling errors that may render some apparent differences between geographies statistically indistinguishable.] Click the Quick Info  icon to the right of the row in TABLE view to learn about sampling error.

In Vintage 2022, as a result of the formal request from the state, Connecticut transitioned from eight counties to nine planning regions. For more details, please see the Vintage 2022 release notes available here: [Release Notes](#)

The vintage year (e.g., V2022) refers to the final year of the series (2020 thru 2022). Different vintage years of estimates are not comparable.

Users should exercise caution when comparing 2017-2021 ACS 5-year estimates to other ACS estimates. For more information, please visit the [2021 5-year ACS Comparison Guidance](#) page.






Fact Notes

- (a) Includes persons reporting only one race
- (c) Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data
- (b) Hispanics may be of any race, so also are included in applicable race categories

Value Flags

- Either no or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest or upper in open ended distribution.
- F Fewer than 25 firms
- D Suppressed to avoid disclosure of confidential information
- N Data for this geographic area cannot be displayed because the number of sample cases is too small.
- FN Footnote on this item in place of data
- X Not applicable
- S Suppressed; does not meet publication standards
- NA Not available
- Z Value greater than zero but less than half unit of measure shown

QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area Health Insurance Estimates, Small Area Income and Poverty Estimates, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits.

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Measuring America's People, Places, and Economy

TOWN OF LEESBURG, VIRGINIA

**DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN FISCAL YEARS
(Unaudited)**

Fiscal Year June 30,	(1) Population	(2) Personal Income	(2) Per Capita Personal Income	(3) Unemployment Rate
2010	43,055	\$ 2,683,913,064	\$ 62,979	5.30 %
2011	44,589	2,847,929,166	66,042	5.00
2012	46,110	2,951,701,200	68,208	4.80
2013	47,817	2,900,407,268	66,517	4.70
2014	49,447	2,973,117,692	67,577	4.50
2015	51,045	3,099,325,362	70,046	3.70
2016	52,617	3,170,767,796	71,218	3.40
2017	54,215	3,277,877,100	73,100	2.90
2018	53,917	3,417,779,300	75,700	2.70
2019	53,917	3,820,135,200	81,200	2.40

Notes:

- (1) 2010: US Bureau of Census, 2010 Decennial Census.
2011-2019: U.S.Census Bureau Annual Population Estimates.

(2) Per capita and Personal Income information is not maintained for towns in Virginia. The amounts used here are for the County of Loudoun, Virginia, which the Town lies within. Information for per capita personal income is sourced from the Bureau of Economic Analysis' November 16, 2017 release for 2000 to 2016. 2017 to 2019 values are estimates from the Loudoun County Department of Management and Budget.

(3) Unemployment rates information is maintained for some towns in Virginia, including Leesburg. The information provided is sourced from the Bureau of Labor Statistics, Local Area Unemployment Statistics, September 18, 2019, month of June each year. Values of previous years have been revised.

TOWN OF LEESBURG, VIRGINIA

**DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN FISCAL YEARS
(Unaudited)**

Fiscal Year June 30,	(1) Population	(2) Personal Income	(2) Per Capita Personal Income	(3) Unemployment Rate
2013	43,604	\$ 2,957,223,280	\$ 67,820	4.50 %
2014	43,996	3,039,639,644	69,089	4.40
2015	44,247	3,163,395,018	71,494	3.70
2016	44,522	3,312,926,542	74,411	3.30
2017	44,841	3,417,736,179	76,219	2.90
2018	45,149	3,579,412,720	79,280	2.50
2019	47,046	3,788,849,610	80,535	2.20
2020	48,250	4,071,045,500	84,374	8.10
2021	49,116	4,341,946,922	88,402	3.30
2022	49,516	4,506,333,594	91,008	2.30

Notes:

(1) 2020: 2020 Decennial Census.

2017: Loudoun County Department of Planning and Zoning April 24, 2017 Estimates Series

2019, 2021-22: Loudoun County Department of Finance and Budget estimates

(2) Per capita and Personal Income information is not maintained for towns in Virginia. The amounts used here are for the County of Loudoun, Virginia, which the Town lies within. Information for per capita personal income is sourced from the Bureau of Economic Analysis through 2020. Estimates for 2021 and 2022 are from the Loudoun County Department of Finance and Budget.

(3) Unemployment rates information is maintained for some towns in Virginia, including Leesburg. The information provided is sourced from the Bureau of Labor Statistics, Local Area Unemployment Statistics, October 6, 2022, month of June each year. Values of previous years have been revised.

**COUNTY OF LOUDOUN, VIRGINIA
DEMOGRAPHIC STATISTICS**

Year	Population (1)	Personal Income (2)	Per Capita Personal Income (3)	Unemployment Rate (4)	School Enrollment (5)
2019	412,864	\$ 33,524,556,800	\$ 81,200	2.4%	82,485
2018	402,561	30,473,867,700	75,700	2.7%	81,235
2017	392,711	28,707,174,100	73,100	3.2%	79,001
2016	379,807	27,049,094,926	71,218	3.4%	76,263
2015	368,669	25,823,788,774	70,046	3.8%	73,461
2014	354,983	23,988,686,191	67,577	4.5%	70,858
2013	341,187	22,694,735,679	66,517	4.7%	68,289
2012	328,890	22,432,929,120	68,208	4.8%	65,668
2011	320,265	21,150,941,130	66,042	5.0%	63,220
2010	312,311	19,669,034,469	62,979	5.2%	60,096

Sources:

- (1) 2010, U.S. Census Bureau. Other years until 2019 are Loudoun County Department of Planning & Zoning estimates. Beginning in 201
- (2) Loudoun County Department of Management and Budget
- (3) Through 2017: U.S. Bureau of Economic Analysis, 2018 and 2019 are Department of Management and Budget estimates.
- (4) Virginia Employment Commission for the month of June. Prior year values reflect updates and revisions to labor force estimates.
- (5) Loudoun County Public Schools, for the end of September of the given fiscal year.

COUNTY OF LOUDOUN, VIRGINIA
COUNTY POLICY DEBT MARGIN (1)

Fiscal Policy Guideline	Fiscal Years										
	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	
Ratio Data:											
Population ⁽²⁾	434,326	427,706	420,959	413,000	402,575	392,376	381,214	368,654	354,983	341,187	
Estimated Fair Value of Taxable Property ⁽²⁾	\$ 136,234,294,641	\$ 116,218,496,711	\$ 108,851,876,325	\$ 101,139,761,183	\$ 93,106,084,003	\$ 86,003,527,833	\$ 80,501,695,360	\$ 76,587,284,641	\$ 71,195,801,053	\$ 65,382,322,762	
Per Capita Income ⁽²⁾	91,008	88,402	84,374	80,535	79,280	76,219	74,411	71,494	69,089	67,820	
Governmental Expenditures	2,984,312,492	2,855,450,960	2,766,139,687	2,415,487,737	2,311,885,742	2,114,208,540	1,972,816,195	1,766,699,046	1,709,704,022	1,597,656,370	
Total Reporting Entity Outstanding Debt	2,023,920,122	1,943,023,168	1,863,149,345	1,779,254,147	1,574,668,301	1,422,571,860	1,309,393,538	1,196,753,717	1,124,741,955	1,106,005,668	
Total Reporting Entity Debt Service Expenditures	224,745,014	213,459,683	193,691,322	193,593,081	179,055,454	175,491,847	179,045,809	165,458,284	151,198,767	152,949,942	
Debt Capacity Goals / Ratios:											
Annual Debt Issuance Limit	250,000,000	\$ 230,785,000	\$ 204,745,000	\$ 207,415,000	\$ 199,485,000	\$ 158,275,000	\$ 175,630,000	\$ 169,990,000	\$ 160,085,000	\$ 125,160,000	\$ 129,916,000
Debt To Estimated Fair Value of Taxable Property	3.00%	1.49%	1.67%	1.71%	1.76%	1.69%	1.65%	1.63%	1.56%	1.58%	1.69%
Debt To Per Capita Income	8.00%	5.12%	5.14%	5.25%	5.35%	4.93%	4.76%	4.62%	4.54%	4.59%	4.78%
Debt Service To Expenditures	10.00%	7.53%	7.48%	7.00%	8.01%	7.74%	8.30%	9.08%	9.37%	8.84%	9.57%
OVERLAPPING DEBT⁽³⁾											
Commonwealth of Virginia	\$ 93,133,543	\$ 103,649,123	\$ 108,950,812	\$ 114,031,488	\$ 103,440,136	\$ 108,975,136	\$ 112,442,636	\$ 117,510,136	\$ 122,150,136	\$ 126,270,136	
Peumansend Creek Regional Jail Authority ⁽⁵⁾	-	-	-	-	-	-	76,000	153,600	232,800	313,600	
Northern Virginia Criminal Justice Academy ⁽⁵⁾	-	-	-	-	-	-	2,692,800	2,905,650	3,111,900	3,309,900	
Loudoun Water ⁽⁴⁾	-	-	-	-	-	-	-	27,476	54,953	82,429	
Dulles Town Center Community Development Authority	10,975,000	13,525,000	15,920,000	18,185,000	20,325,000	22,350,000	24,260,000	26,080,000	31,520,000	32,705,000	
Virginia Revolving Loan Fund ⁽⁴⁾	-	-	-	-	-	-	-	658,326	793,022	923,767	
Dulles Industrial Park Water and Sewer ⁽⁴⁾	-	-	-	-	-	-	-	72,968	213,372	346,712	
Greenlea Community Bridge	100,841	119,282	154,568	187,828	219,179	248,730	276,585	302,841	327,590	350,918	
Tall Oaks Water & Sewer	826,491	879,956	932,986	985,584	1,037,753	1,089,496	-	-	-	-	
Total Overlapping Debt	\$ 105,035,875	\$ 118,173,361	\$ 125,958,366	\$ 133,389,900	\$ 125,022,068	\$ 132,663,362	\$ 139,748,021	\$ 147,710,997	\$ 158,403,773	\$ 164,302,462	

⁽¹⁾ The Code of Virginia has no legal debt margin limit set for Counties; however, Loudoun County's Fiscal Policy sets forth primary goals relating to debt capacity as shown above.

⁽²⁾ Prior period amounts for Population, Estimated Fair Value of Taxable Property and Per Capita Income have been adjusted to reflect tax records and US Bureau of Economic Analysis revisions

⁽³⁾ Overlapping debt is not considered a general obligation of the County and, therefore is not reflected in the financial statements.

⁽⁴⁾ Overlapping Debt for Loudoun Water, Virginia Revolving Loan Fund and Dulles Industrial Park Water and Sewer paid in full in FY16

⁽⁵⁾ Overlapping Debt for Peumansend Creek Regional Jail Authority and Northern Virginia Criminal Justice Academy paid in full in FY17

Source: 2011 to 2018, Loudoun County Department of Planning & Zoning population estimates. Beginning 2019 population estimates are provided by the Department of Finance & Budget.



Council Meeting Date: August 8, 2023

**TOWN OF LEESBURG
TOWN COUNCIL MEETING**

Subject: TLOA-2022-0006 Data Centers Zoning Ordinance Amendments

Staff Contact: Chris Murphy, Senior Planning Project Manager
James David, Director, Department of Planning and Zoning

Council Action Requested: Approval of TLOA-2022-0006 Data Center Zoning Ordinance Amendments.

Staff Recommendation: Approval of the proposed amendments to the Zoning Ordinance to revise data center terminology, continue allowing data centers in the I-1 and PEC Zoning Districts, and establish use specific standards for buildings and related site improvements.

Commission Recommendation: The application was discussed by the Planning Commission at a public hearing held on March 16, 2023. No members of the public spoke to the proposed amendments. The Commission raised a number of questions regarding appropriate zoning districts, by-right use, building mass, auxiliary storage, and environmental impacts. The public hearing was closed, and discussion was continued to the April 6, 2023 work session.

At their April 6, 2023 work session, the Commission received a briefing from staff and industry experts on the potential impacts relating to data center development. The Commission heard comments from one member of the public who raised concerns about the pending data center ordinance.

At this meeting, the Commission determined that the B-3 would not be an acceptable district for data centers. The Planning Commission based that determination on the fact that the B-3 District is more closely surrounded by residential zoning districts and developments. Additionally, the B-3 is the Town's retail district typified by a combination of national and regional chains, as well as locally owned/operated small businesses. The Commission feared that permitting data centers in the B-3 could have the unintended consequence of incentivizing landowners to redevelop existing retail commercial centers into data centers and thereby pushing out places where local/small businesses can establish themselves. The Commission supported continuing to allow data centers as a by-right use in the I-1 district and a permitted use in the PEC district. Discussion was continued to the May 18, 2023 work session.

At the May 18, 2023 Planning Commission work session, staff provided an overview of recommendations from the Environmental Advisory Commission. The Planning Commission supported modifications to the draft ordinance text to address these recommendations.

Staff also gave an overview of feedback received by the Board of Architectural Review. A recap of the May 4, 2023 data center tour was also provided by the two Commission members who attended the tour. The Commission expressed concerns regarding water impacts, data center and electric utility

substation setbacks from residential use/zones, landscape screening/berm heights, site lighting, and natural resource protection. The Commission voted to continue discussion and action to the June 15, 2023 meeting.

At their June 15, 2023 meeting, staff presented information to the Commission relating to utilities costs, setbacks from residential uses/districts, landscape berm heights, and screen wall heights. In addition, staff addressed clarifying questions presented to the Commission by the representatives for the Village at Leesburg Land Bays D and E active rezoning application for a data center use relating to application of setbacks/berming from residential, concerns with aesthetics of a 20-foot tall screen wall, ordinance modification process, and building heights calculations. At the meeting's conclusion, the Planning Commission voted (5-2) to send a recommendation of approval subject to the following text changes:

1. Add requirements for the substation screen wall to be articulated and consist of high-quality building materials.
2. Revise the required setback from residential properties that are immediately adjacent, from 300 feet to 150 feet.

The March 16, 2023, April 6, 2023, May 18, 2023 and June 15, 2023 staff reports can be found here:

<https://app.laserfiche.com/laserfiche/browse.aspx?repo=r-165d21d4#?id=631163>

Note that the original staff recommendation on the height of the required screen wall for a data center electrical utility substation was 8 feet. The Planning Commission recommendation was to increase the height of this required screen wall to 20 feet. A 20-foot tall wall is not pedestrian-scale and will create a significant visual barrier. Furthermore, substation sites are made up of many different structures that afford site lines through the site. A 20-foot wall does not create these visual breaks. As a compromise, the staff recommendation and current draft text requires a 12-foot tall screen wall for a data center electrical utility substation.

Fiscal Impact: None

Work Plan Impact: Processing zoning ordinance amendments is part of the core functions of the Department of Planning and Zoning.

Town Plan Impact: Legacy Leesburg Town Plan Principle 2: *Dollars and Sense* Strategy 2.3.1 *Diversify the Town's Tax Base* calls for creating opportunities for data centers and other high-value commercial tax base uses. The proposed amendments expanding where data centers are allowed, as well as instituting use-specific standards that consider the unique nature of data center development, is consistent with the Town Plan Strategy 2.3.4 *Recognize the Significant Revenues Associated with Data Centers* stipulating the Town will support data centers where they will not have an adverse impact on local residents.

Executive Summary: On September 12, 2022, Town Council adopted Resolution No. 2022-114 to initiate amendments to the Zoning Ordinance revising terminology, establishing use-specific standards, and updating zoning district designations for data center uses.

Town Council's action in this regard is in pursuit of Legacy Leesburg Town Plan Principle 2: *Dollars and Sense* Strategy 2.3.1 *Diversify the Town's Tax Base* and Strategy 2.3.4 *Recognize the Significant Revenues Associated with Data Centers* that call for creating opportunities for data centers and other high-value commercial tax base opportunities. The Council is interested in attracting data centers to the Town of Leesburg, but they want to make sure that data centers are compatible with the Town's character in terms of size, height, bulk, location of structures, and mitigation of potential nuisances on adjacent properties.

Background: Presently, the Leesburg Zoning Ordinance accommodates "Electronic Data Storage Centers" as a by-right use in the I-1 Industrial Research Zoning District. Electronic Data Storage Centers are also permitted as part of a Flex Industrial Business Park within the I-1 District. This use is defined in the Zoning Ordinance by Section 18.1.57 as, "*A work site used as a facility for the storage of and the operation of computer hardware, equipment for processing, storage and / or routing of electronic data.*"

The use "Data Center" is permitted by proffer in Land Bays C and D in the PEC – Planned Employment Center portion of the Oaklawn development. There are presently no applicable use standards or design criteria specific to this use in the Leesburg Zoning Ordinance.

The Town's 2003 Zoning Ordinance did not include use or design standards applicable to Electronic Data Storage Centers. This may be a result of a significant portion of the properties zoned I-1 at that time being situated along East Market Street, and also within the H-2 Historic Corridor Architectural Control Overlay District. Thus, like the proffered H-2 Design Criteria applicable in Oaklawn, any such uses in the I-1 would be held to the H-2 Design Criteria and subject to review and approval of a Certificate of Appropriateness by the Board of Architectural Review. However, there are some parcels zoned I-1 in Town that are not subject to an architectural control district.

Today, the H-2 Overlay has been replaced with the Gateway District Overlay. Since the prototypical data center building was never developed in the Town, nor contemplated as a potential use in the Overlay when the Gateway District Overlay Design Guidelines were developed, those Guidelines do not specifically address a building of that type. Recognizing this, Town Council expressed concern that the Gateway District Design Guidelines could act as a barrier for attracting data centers, and directed staff to develop use standards specific to data center buildings that would be utilized instead of the Gateway District Design Guidelines in the event a by-right data center application is submitted within the Gateway District.

The draft of the proposed use standards provided in the draft Zoning Ordinance text have been revised to address comments and concerns raised at those meetings listed above as well as from the feedback received from the Environmental Advisory Commission (EAC), the Board of Architectural Review (BAR), industry focus group meetings, and from the data center tour observations. Note that pursuant to the Planning Commission's action on April 6, 2023, the amendment to add data centers as a special exception use in the B-3 Zoning District is no longer include in the draft ordinance.

Contract Start/End Date: Not applicable.

Proposed Legislation:

ORDINANCE

Amending Leesburg Zoning Ordinance Article 6 Nonresidential Districts, Article 8 Planned Development Districts, Article 9 Use Regulations, Article 11 Parking, Loading and Pedestrian Access, Article 12 Tree Preservation, Landscaping, Screening, Open Space and Outdoor Lighting, and Article 18 Definitions Relating to Establishing Data Center Uses

Draft Motions:

1. I move to approve the proposed Ordinance authorizing the Zoning Ordinance text amendment TLOA-2022-0006 establishing Data Center uses as presented in the Public Hearing Staff Report dated August 8, 2023 on the basis that the amendment further objectives of the Town Plan and that the proposal would serve the public necessity, convenience, general welfare and good zoning practice.

2. I move to deny the proposed Ordinance authorizing the Zoning Ordinance text amendment TLOA-2022-0006 establishing Data Center uses as presented in the Public Hearing Staff Report dated August 8, 2023 on the basis that the amendment does not further objectives of the Town Plan and that the proposal would not serve the public necessity, convenience, general welfare and good zoning practice for the following reasons: _____.

OR

3. I move an alternate motion.

Attachment: Draft Ordinance

PRESENTED: August 8, 2023

ORDINANCE NO. 2023- ADOPTED: _____

AN ORDINANCE: AMENDING LEESBURG ZONING ORDINANCE ARTICLE 6 NONRESIDENTIAL DISTRICTS, ARTICLE 8 PLANNED DEVELOPMENT DISTRICTS, ARTICLE 9 USE REGULATIONS, ARTICLE 11 PARKING, LOADING AND PEDESTRIAN ACCESS, ARTICLE 12 TREE PRESERVATION, LANDSCAPING, SCREENING, OPEN SPACE AND OUTDOOR LIGHTING, AND ARTICLE 18 DEFINITIONS RELATING TO ESTABLISHING DATA CENTER USES

WHEREAS, on September 12, 2023 the Town Council initiated an amendment to the Zoning Ordinance revising terminology, establishing use-specific standards, and updating zoning district designations for data center uses, and

WHEREAS, the proposed Zoning Ordinance revisions establishing data center uses will advance Town Plan goals to create high value non-residential tax base opportunities; and

WHEREAS, a duly advertised public hearing was held by the Planning Commission on March 16, 2023; and

WHEREAS, at the regularly scheduled meeting of the Planning Commission on June 15, 2023, the Planning Commission recommended approval of the text amendments by a vote of 5-2; and

WHEREAS, the Leesburg Town Council held a duly advertised public hearing on August 8, 2023; and

WHEREAS, staff recommends approval of the proposed amendments; and

WHEREAS, the Council has concluded that the public necessity, convenience, general welfare, and good zoning practice require the proposed amendments.

AN ORDINANCE: AMENDING LEESBURG ZONING ORDINANCE ARTICLE 6 NONRESIDENTIAL DISTRICTS, ARTICLE 8 PLANNED DEVELOPMENT DISTRICTS, ARTICLE 9 USE REGULATIONS, ARTICLE 11 PARKING, LOADING AND PEDESTRIAN ACCESS, ARTICLE 12 TREE PRESERVATION, LANDSCAPING, SCREENING, OPEN SPACE AND OUTDOOR LIGHTING, AND ARTICLE 18 DEFINITIONS RELATING TO ESTABLISHING DATA CENTER USES

THEREFORE, ORDAINED, by the Council of the Town of Leesburg in Virginia as follows:

SECTION I. That Articles 6, 8, 9, 11, 12, and 18 of the Zoning Ordinance of the Town of Leesburg, Virginia, 2003, as amended, are hereby amended to read as follows:

Sec. 6.7 I-1, Industrial/Research Park District

I-1 Uses			
Use		Use Standards	Definition
Commercial Uses			
Data Center	P	Sec. 9.3.6.2	Sec. 18.1.40.2
Electronic Data Storage Center	P		Sec. 18.1.57
Utility Uses			
Public utility, major	S	Sec. 9.3.31	Sec. 18.1.153
Public utility, minor	P	Sec. 9.3.31	Sec. 18.1.154
Data Center Electrical Utility Substation	P		Sec. 18.1.40.3

Sec. 8.6 PEC, Planned Employment Center District

PEC Permitted Uses		
Use	Use Standards	Definition
Commercial Uses		
Data Center	Sec. 9.3.6.2	Sec. 18.1.40.2
Utility Uses		
Public utility, minor		Sec. 18.1.153
Public utility, major		Sec. 18.1.154
Data Center Electrical Utility Substation		Sec. 18.1.40.3

8.6.5 Use Limitations

The following limitations apply to uses of land in a planned employment center in addition to any limitations provided in the ordinance establishing the district.

AN ORDINANCE: AMENDING LEESBURG ZONING ORDINANCE ARTICLE 6 NONRESIDENTIAL DISTRICTS, ARTICLE 8 PLANNED DEVELOPMENT DISTRICTS, ARTICLE 9 USE REGULATIONS, ARTICLE 11 PARKING, LOADING AND PEDESTRIAN ACCESS, ARTICLE 12 TREE PRESERVATION, LANDSCAPING, SCREENING, OPEN SPACE AND OUTDOOR LIGHTING, AND ARTICLE 18 DEFINITIONS RELATING TO ESTABLISHING DATA CENTER USES

F. **Free Standing Buildings.** Data Centers, Restaurants, drive-through banks, fast-food restaurants, service stations, hotel/convention centers, convenience retail stores, and other similar uses may be located in free-standing buildings; provided, however, that such uses shall be architecturally compatible with the adjacent buildings and, except for data center uses, shall not have frontage or direct access to a major or minor arterial street as defined in the adopted *Town Plan*. Such uses shall be an integral design element of an employment building complex of not less than 30,000 square feet of gross floor area and shall be allowed only in those locations shown on an approved site plan.

Sec. 9.2 Use Table

Table 9.2 Use Table																
Use Type	R E	R 1	R 2	R 4	R 6	R H D	R 8	R 1 6	R 2 2	O 1	B 1	B 2	B 3	B 4	I 1	Use Standard
P = Permitted by Right S = Special Exception Approval Required (Sec. 3.4) M = Minor Special Exception Approval Required (Sec. 3.4)																
Commercial Uses																
Data Center															P	Sec 9.3.6.2
Electronic Data Storage Center															P	
Utility Uses																
Public utility, minor	S	S	S	S	S		S	S	S	S		S	S		S	Sec. 9.3.31
Public utility, major	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 9.3.31
Data Center Electrical Utility Substation															P	

Sec. 9.3 Use Standards

9.3.6.2 Data Center

The following standards apply to data centers in all zoning districts. In general, data centers that visually approximate commercial office buildings are encouraged. In those instances where a subject property is situated within, or subject to, the Gateway District Overlay, or the H-2, Corridor Overlay District, the associated overlay district Design Guidelines shall not apply. The standards

AN ORDINANCE: AMENDING LEESBURG ZONING ORDINANCE ARTICLE 6 NONRESIDENTIAL DISTRICTS, ARTICLE 8 PLANNED DEVELOPMENT DISTRICTS, ARTICLE 9 USE REGULATIONS, ARTICLE 11 PARKING, LOADING AND PEDESTRIAN ACCESS, ARTICLE 12 TREE PRESERVATION, LANDSCAPING, SCREENING, OPEN SPACE AND OUTDOOR LIGHTING, AND ARTICLE 18 DEFINITIONS RELATING TO ESTABLISHING DATA CENTER USES

established herein shall apply instead.

- A. Building Placement and Orientation.** Buildings shall be sited and oriented to:
1. Minimize visual impacts of the bulk of the building when examined on a line-of-sight basis from adjacent public streets and residential uses or zoning districts,
 2. Provide safe and convenient vehicular access to the site, including sufficient on-site queuing area at security gate entrances,
 3. Accommodate adequate parking,
 4. Minimize impacts to established forested areas, and
 5. Incorporate appropriate stormwater management strategies.
- B. Projects with Multiple Buildings.** Data center campuses containing more than one building are encouraged to provide variety in building size, massing, siting, and appearance by transitioning, from smaller or lower buildings along street frontages to larger and taller structures on the interior of the site. Consideration of topography shall be given to avoid placement of larger, taller, or more massive buildings in a prominent location on the property or along a public street.
- C. Building Mass and Articulation.** To break up the monolithic appearance of a large structure, the data center building form must avoid large, blank, unarticulated walls. Different architectural treatments shall be integrated into a Data Center Principal Building's primary façade, secondary façade, and any operational façades to mitigate the perceived size of the building.
1. Facades.
 - a. Primary façades are oriented to public streets and shall contain the primary building entrance. A Data Center Principal Building may contain more than one primary façade. The primary building entrance may wrap the corner of two primary façades. Primary façades shall not include any mechanical equipment.
 - b. Secondary façades are oriented away from public streets and do not contain primary entrances. Mechanical equipment shall not occupy more than 33 percent of the length of the secondary façade.
 - c. Operational façades are oriented away from public streets with mechanical equipment that occupies greater than 50 percent of the length of the façade.
 2. Articulation and Ornamentation.
 - a. The horizontal plane of any primary or secondary façade must include the following elements at intervals of no less than a 4:1 ratio relative to building

AN ORDINANCE: AMENDING LEESBURG ZONING ORDINANCE ARTICLE 6 NONRESIDENTIAL DISTRICTS, ARTICLE 8 PLANNED DEVELOPMENT DISTRICTS, ARTICLE 9 USE REGULATIONS, ARTICLE 11 PARKING, LOADING AND PEDESTRIAN ACCESS, ARTICLE 12 TREE PRESERVATION, LANDSCAPING, SCREENING, OPEN SPACE AND OUTDOOR LIGHTING, AND ARTICLE 18 DEFINITIONS RELATING TO ESTABLISHING DATA CENTER USES

height. For example, a 60-foot-tall building must include required building elements every 240 horizontal linear feet.

- i. Building step-backs, projections, recesses, or architectural elements with a minimum depth of 4 feet to create shadow lines and variations in the façade.
 - ii. A 30 percent change in pattern, color, or materials.
 - b. Operational façades must integrate building elements listed in Section 2.a.i. or 2.a.ii.
 - c. Facades shorter in length that cannot achieve the 4:1 ratio shall include at least one change in horizontal plane.
 - d. Primary façades shall differentiate the office operations portion of the building from the remainder of the building.
- 3. Fenestration. Buildings are required to include windows and/or simulated windows.
 - a. 30 percent of the primary façade shall include fenestration placements that approximate a multi-story office building.
 - b. 20 percent of the secondary façade shall include fenestration placements.
 - c. Fenestration does not always need to include transparent openings in building facades. Simulated windows shall include glazing.
 - d. Operational façades are exempt from a fenestration requirement.
 - e. When multiple primary façades exist, they shall be consistent in appearance including the number of doors and windows and general architectural treatment.
- D. Main Building Entrance. Entrances to data center principal buildings must be easily recognizable and appropriately scaled when viewed from off site.
 - 1. The main building entrance located in the primary façade must either project or recess from the building plane, and/or be differentiated from the remainder of the primary façade by a change in building material, fenestration arrangement, curtain walls, or other architectural treatment emphasizing the main entrance to the building.
 - 2. The main entrance located in the principal façade must not directly abut the paved parking area. Hardscaping or landscape treatments shall be utilized to separate parking areas leading to the primary entrance of the building.
- E. Service Area Screening. Loading bays and service entries shall be screened from view from existing or planned public roads, residential uses and zoning districts. Screening may include year-round landscaping or a screen wall of an appropriate height to mitigate visual impacts as determined by a line-of-sight study submitted by the applicant.

AN ORDINANCE: AMENDING LEESBURG ZONING ORDINANCE ARTICLE 6 NONRESIDENTIAL DISTRICTS, ARTICLE 8 PLANNED DEVELOPMENT DISTRICTS, ARTICLE 9 USE REGULATIONS, ARTICLE 11 PARKING, LOADING AND PEDESTRIAN ACCESS, ARTICLE 12 TREE PRESERVATION, LANDSCAPING, SCREENING, OPEN SPACE AND OUTDOOR LIGHTING, AND ARTICLE 18 DEFINITIONS RELATING TO ESTABLISHING DATA CENTER USES

F. Mechanical/Electrical Equipment Screening.

1. Ground Mounted.

- a. Ground mounted equipment adjacent to and serving the Principal Data Center Building shall be completely screened behind an opaque wall or fence consisting of materials that are complementary in appearance and quality. When the equipment is located between buildings, a combination of walls and gates consisting of materials that are complementary in appearance and quality may be used at the openings between buildings.
- b. When adjacent to an industrial use or zoning district, ground mounted screening is only required from any existing or planned road.
- c. Ground-mounted equipment is prohibited in any required yard and must be setback 100 feet from the property line if located adjacent to a residential use or zoning district.

2. Roof Top.

- a. All roof top mounted equipment shall be screened by a parapet wall, equipment penthouse, or other visually solid screen on all four sides that is constructed of materials complimentary with those used in the exterior construction of the Data Center Principal Building. This shall be accomplished by setting the penthouse or screened area back from the facade of the building such that the top of the penthouse or screen is below a 45-degree line drawn from the top of the parapet. Rooftop equipment to be screened includes but is not limited to the following: cooling, ventilation, and power supply machinery.
- b. Roof top equipment that is visible above the parapet wall shall be set back from the exterior or parapet wall a distance no less than the height of said equipment.
- c. Roof top equipment may exceed maximum district building height when completely screened pursuant to 2.a. above and when the maximum coverage requirements in Section 10.4.6.C.4 (i.e., 25%) is not exceeded.
- d. Roof top equipment may occupy up to a maximum of 75% of the roof area when screened per 2.a. above and when combined with the height of the data center building does not exceed the maximum building height requirement of the zoning district.

AN ORDINANCE: AMENDING LEESBURG ZONING ORDINANCE ARTICLE 6 NONRESIDENTIAL DISTRICTS, ARTICLE 8 PLANNED DEVELOPMENT DISTRICTS, ARTICLE 9 USE REGULATIONS, ARTICLE 11 PARKING, LOADING AND PEDESTRIAN ACCESS, ARTICLE 12 TREE PRESERVATION, LANDSCAPING, SCREENING, OPEN SPACE AND OUTDOOR LIGHTING, AND ARTICLE 18 DEFINITIONS RELATING TO ESTABLISHING DATA CENTER USES

- G. **Noise.** Any noise-generating equipment or accessory uses associated with a data center must meet the minimum noise standards of Sec 7.9.3.A. and B. Noise Limitations and Enforcement.
- H. **Green Building Techniques.** Data centers are encouraged to implement low impact development practices in site design and energy efficiency such as, but not limited to, the following:
 - 1. Site Design:
 - a. Select sites that avoid sensitive lands such as wetlands, floodplains, and steep slopes.
 - b. Minimize land disturbance activities.
 - c. Maximize tree preservation.
 - d. Minimize impervious surfaces.
 - e. Implement construction activity pollution prevention and waste management techniques.
 - f. Minimize potential nuisance impacts (noise, glare, vibration, etc.) on adjacent properties, public roadways, and the vicinity.
 - 2. Energy/Resource Efficiency:
 - a. Orient buildings to take advantage of passive cooling, and daylight opportunities.
 - b. Utilize alternative energy sources (solar, wind, hydro, etc.) as much as possible.
 - c. Utilize reclaimed water for cooling if available.
 - d. Encourage systems that limit use of finite natural resources and their disposal.
 - e. Encourage fuel storage that limits impacts on the environment from potential spills.
 - f. Install water-efficient landscape materials.
 - g. Utilize LED exterior/interior lighting.

AN ORDINANCE: AMENDING LEESBURG ZONING ORDINANCE ARTICLE 6 NONRESIDENTIAL DISTRICTS, ARTICLE 8 PLANNED DEVELOPMENT DISTRICTS, ARTICLE 9 USE REGULATIONS, ARTICLE 11 PARKING, LOADING AND PEDESTRIAN ACCESS, ARTICLE 12 TREE PRESERVATION, LANDSCAPING, SCREENING, OPEN SPACE AND OUTDOOR LIGHTING, AND ARTICLE 18 DEFINITIONS RELATING TO ESTABLISHING DATA CENTER USES

- h. Implement energy management best practices and carbon reduction techniques such as, but not limited to, those promoted through the U.S. Department of Energy's Better Buildings Initiative, and U.S. Green Building Council's LEED Certification system.
- I. Exterior Lighting. All exterior lighting must be directed downward and into the interior of the property and away from adjacent roads and adjacent properties. The mounting height of lighting fixtures shall not exceed fifteen (15) feet. No pole mounted lighting on the roof.
- J. Perimeter Fencing/Security. Fences must not exceed ten (10) feet in height above ground, must be of high-quality design and materials, and may be designed as no-climb, but in no instances shall vinyl, barbed wire or chain-link be used.
- K. Additional Setbacks.

 - 1. Parking. Parking must be set back at least 50 feet from a public right-of-way.
 - 2. Residential Districts. All principal buildings, accessory structures, and data center electric utility substations must be set back at least 150 feet from any property line immediately adjacent to residential uses or zoning districts.
- L. Landscaping/Buffering/Screening. In addition to the buffer yard requirements of Zoning Ordinance Section 12.8.3, data center sites abutting residential property or collector/arterial roads must include an enhanced buffer yard with required plantings located on an earthen berm with a grade no steeper than 2:1. The minimum height of the berm abutting residential is fifteen (15) feet, and abutting collector/arterial roads is six (6) feet.

 - 1. Linear co-location of utilities should not be located within buffer yards to protect landscaping and the preservation of open space.
 - 2. Use of existing vegetation for landscaping and screening is strongly encouraged and may be substituted for new berms and plantings if determined by the Town Urban Forester to provide screening at a comparable density, depth, and height equivalent to the Buffer Yard Type specified in Sec. 12.8.3, and Sec. 12.8.6.D.
 - 3. The required number of plant units shall be calculated in accordance with Table 12.8.6.C. The following percentages apply to each property line where the buffer yard is required.

 - a. A maximum of 30% of plantings may be large deciduous trees.
 - b. A minimum of 40% and a maximum of 70% of plantings must be evergreen trees that are a minimum of eight feet in height at the time of planting.
 - c. A maximum of 30% of plantings may be medium or understory deciduous trees.

AN ORDINANCE: AMENDING LEESBURG ZONING ORDINANCE ARTICLE 6 NONRESIDENTIAL DISTRICTS, ARTICLE 8 PLANNED DEVELOPMENT DISTRICTS, ARTICLE 9 USE REGULATIONS, ARTICLE 11 PARKING, LOADING AND PEDESTRIAN ACCESS, ARTICLE 12 TREE PRESERVATION, LANDSCAPING, SCREENING, OPEN SPACE AND OUTDOOR LIGHTING, AND ARTICLE 18 DEFINITIONS RELATING TO ESTABLISHING DATA CENTER USES

- d. A maximum of 20% of required plantings may be a combination of shrubs, ornamental grasses, and perennials.

M. Power Lines and Data Center Electric Utility Substations.

- 1. Data center electric utility substations must include year-round opaque landscaping or a screen wall minimum twelve (12) feet in height to minimize visual impact. Any such screen walls shall adhere to the articulation and ornamentation standards established in Sec. 9.3.6.2.C.2.a. and c. above and shall be constructed of materials complimentary with those used in the exterior construction of the Data Center Principal Building.
- 2. Electric utility substations on the same property as the data center they serve must be located to the side or rear of a Data Center Principal Building so they are screened from public view and must not be located in a required front yard.
 - a. On-site substations do not require a buffer or screening between the Data Center Principal Building and the substation.
- 3. Burying power lines serving the property is strongly encouraged. On-site power lines 34.5kV and below must be buried.
- 4. The data center electric utility substation shall be subject to applicable zoning district setback requirements. Setbacks shall be measured from the edge of the compound containing the substation to the property boundary of the lot it occupies.

Sec. 9.8 Flex Industrial/Business Park

Table 9.8.4 Allowable Uses in Flex Industrial/Business Park Developments [1]

LIGHT INDUSTRIAL USES		
Use	Use Standards	Definition
Data Center	Sec. 9.3.6.2	Sec. 18.1.40.2
Electronic Data Storage Center [12]		Sec. 18.1.57
NON-LIGHT INDUSTRIAL USES		
Community Center, Senior Citizen [13]-[12]		Sec. 18.1.33.1

Note: [n] corresponds to additional use standards provided in 9.8

B. Use Standards

- ~~12. No more than one building shall be used for a data center.~~

AN ORDINANCE: AMENDING LEESBURG ZONING ORDINANCE ARTICLE 6 NONRESIDENTIAL DISTRICTS, ARTICLE 8 PLANNED DEVELOPMENT DISTRICTS, ARTICLE 9 USE REGULATIONS, ARTICLE 11 PARKING, LOADING AND PEDESTRIAN ACCESS, ARTICLE 12 TREE PRESERVATION, LANDSCAPING, SCREENING, OPEN SPACE AND OUTDOOR LIGHTING, AND ARTICLE 18 DEFINITIONS RELATING TO ESTABLISHING DATA CENTER USES

43. 12. Residential uses are prohibited in these facilities.

Sec. 11.3 Number of Parking Spaces Required

Table 11.3 Parking Standards	
Type of Use	Minimum Number of Spaces Required
Commercial Uses	
Data Center	1.0 per employee at largest shift, plus 3 visitor spaces
Utility Uses	
Utility Facility, Major	1.0 per employee, plus 1.0 per company vehicle.
Utility Facility, Minor	Adequate parking for the emergency maintenance of utility facility, minimum of 2.0 plus 1 loading space with maneuvering room for 50-foot vehicle.
Data Center Electrical Utility Substation	1.0 per employee, plus 1.0 per company vehicle, minimum of 2.0.

Sec. 11.9 Number of Off-Street Loading Spaces Required

Type of Use	Minimum Number of Loading Spaces Required
Data Center	One semi-trailer loading space.
Utility Uses	
Public utility, minor	One standard loading space.
Public utility, major	One standard loading space.
Data Center Electrical Utility Substation	One semi-trailer loading space.

Sec. 12.8 Buffers and Screening

12.8.4 Land Use Categories

D. Industrial

INa - Industrial uses without outdoor storage and data centers.

INb - Industrial uses with outdoor storage and major utilities

AN ORDINANCE: AMENDING LEESBURG ZONING ORDINANCE ARTICLE 6 NONRESIDENTIAL DISTRICTS, ARTICLE 8 PLANNED DEVELOPMENT DISTRICTS, ARTICLE 9 USE REGULATIONS, ARTICLE 11 PARKING, LOADING AND PEDESTRIAN ACCESS, ARTICLE 12 TREE PRESERVATION, LANDSCAPING, SCREENING, OPEN SPACE AND OUTDOOR LIGHTING, AND ARTICLE 18 DEFINITIONS RELATING TO ESTABLISHING DATA CENTER USES

Sec. 18.1 Terms Defined

18.1.40.2 Data Center

A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer and/or network equipment, systems, servers, appliances, and other associated components related to digital data operations. Such facilities may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at a data center.

18.1.40.3 Data Center Electrical Utility Substation

A facility for the transformation or transmission and/or switching of voltages to distribution voltages which switches circuits and distributes usable/consumable electric power, specific data center users on the same or adjacent site, or on a site immediately across a road within Town Limits.

18.1.40.4 Data Center Principal Building

A building that contains the office and/or data hall functions of a data center.

SECTION II. all prior ordinances and resolutions in conflict herewith are repealed.

SECTION III. Severability. If a court of competent jurisdiction declares any provision of this ordinance invalid, the decision shall not affect the validity of the ordinance as a whole or any remaining provisions of this ordinance.

SECTION IV. This ordinance shall be in effect upon its passage.

PASSED this 8th day of August 2023.

Kelly Burk, Mayor
Town of Leesburg

ATTEST:

Clerk of Council

The Town of
**Leesburg,
Virginia**

PRESENTED: August 8, 2023

ORDINANCE NO. 2023-O-017

ADOPTED: August 8, 2023

AN ORDINANCE: AMENDING LEESBURG ZONING ORDINANCE ARTICLE 6 NONRESIDENTIAL DISTRICTS, ARTICLE 8 PLANNED DEVELOPMENT DISTRICTS, ARTICLE 9 USE REGULATIONS, ARTICLE 11 PARKING, LOADING AND PEDESTRIAN ACCESS, ARTICLE 12 TREE PRESERVATION, LANDSCAPING, SCREENING, OPEN SPACE AND OUTDOOR LIGHTING, AND ARTICLE 18 DEFINITIONS RELATING TO ESTABLISHING DATA CENTER USES

WHEREAS, on September 12, 2023, the Town Council initiated an amendment to the Zoning Ordinance revising terminology, establishing use-specific standards, and updating zoning district designations for data center uses; and

WHEREAS, the proposed Zoning Ordinance revisions establishing data center uses will advance Town Plan goals to create high value non-residential tax base opportunities; and

WHEREAS, a duly advertised public hearing was held by the Planning Commission on March 16, 2023; and

WHEREAS, at the regularly scheduled meeting of the Planning Commission on June 15, 2023, the Planning Commission recommended approval of the text amendments by a vote of 5-2; and

WHEREAS, the Leesburg Town Council held a duly advertised public hearing on August 8, 2023; and

WHEREAS, staff recommends approval of the proposed amendments; and

WHEREAS, the Council has concluded that the public necessity, convenience, general welfare, and good zoning practice require the proposed amendments.

THEREFORE, ORDAINED, by the Council of the Town of Leesburg in Virginia as follows:

AN ORDINANCE: AMENDING LEESBURG ZONING ORDINANCE ARTICLE 6 NONRESIDENTIAL DISTRICTS, ARTICLE 8 PLANNED DEVELOPMENT DISTRICTS, ARTICLE 9 USE REGULATIONS, ARTICLE 11 PARKING, LOADING AND PEDESTRIAN ACCESS, ARTICLE 12 TREE PRESERVATION, LANDSCAPING, SCREENING, OPEN SPACE AND OUTDOOR LIGHTING, AND ARTICLE 18 DEFINITIONS RELATING TO ESTABLISHING DATA CENTER USES

SECTION I. That Articles 6, 8, 9, 11, 12, and 18 of the Zoning Ordinance of the Town of Leesburg, Virginia, 2003, as amended, are hereby amended to read as follows:

Sec. 6.7 I-1, Industrial/Research Park District

I-1 Uses			
Use		Use Standards	Definition
Commercial Uses			
Data Center	P	Sec. 9.3.6.2	Sec. 18.1.40.2
Electronic Data Storage Center	P		Sec. 18.1.57
Utility Uses			
Public utility, major	S	Sec. 9.3.31	Sec. 18.1.153
Public utility, minor	P	Sec. 9.3.31	Sec. 18.1.154
Data Center Electrical Utility Substation	P		Sec. 18.1.40.3

Sec. 8.6 PEC, Planned Employment Center District

PEC Permitted Uses		
Use	Use Standards	Definition
Commercial Uses		
Data Center	Sec. 9.3.6.2	Sec. 18.1.40.2
Utility Uses		
Public utility, minor		Sec. 18.1.153
Public utility, major		Sec. 18.1.154
Data Center Electrical Utility Substation		Sec. 18.1.40.3

8.6.5 Use Limitations

The following limitations apply to uses of land in a planned employment center in addition to any limitations provided in the ordinance establishing the district.

- F. **Free Standing Buildings.** Data Centers, Restaurants, drive-through banks, fast-food restaurants, service stations, hotel/convention centers, convenience retail stores, and other similar uses may be located in free-standing buildings; provided, however, that such uses shall be architecturally compatible with the adjacent buildings and, except for data center uses, shall not have frontage or direct access to a major or minor arterial street as defined in the adopted *Town Plan*. Such uses shall be an integral design element of an employment building complex of not less than 30,000

AN ORDINANCE: AMENDING LEESBURG ZONING ORDINANCE ARTICLE 6 NONRESIDENTIAL DISTRICTS, ARTICLE 8 PLANNED DEVELOPMENT DISTRICTS, ARTICLE 9 USE REGULATIONS, ARTICLE 11 PARKING, LOADING AND PEDESTRIAN ACCESS, ARTICLE 12 TREE PRESERVATION, LANDSCAPING, SCREENING, OPEN SPACE AND OUTDOOR LIGHTING, AND ARTICLE 18 DEFINITIONS RELATING TO ESTABLISHING DATA CENTER USES

square feet of gross floor area and shall be allowed only in those locations shown on an approved site plan.

Sec. 9.2 Use Table

Table 9.2 Use Table																
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Utility Uses																
Public utility, minor	S	S	S	S	S		S	S	S	S		S	S		S	Sec. 9.3.31
Public utility, major	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 9.3.31
Data Center Electrical Utility Substation															P	

Sec. 9.3 Use Standards

9.3.6.2 Data Center

The following standards apply to data centers in all zoning districts. In general, data centers that visually approximate commercial office buildings are encouraged. In those instances where a subject property is situated within, or subject to, the Gateway District Overlay, or the H-2, Corridor Overlay District, the associated overlay district shall not apply. The standards established herein shall apply instead.

A. Building Placement and Orientation. Buildings shall be sited and oriented to:

1. Minimize visual impacts of the bulk of the building when examined on a line-of-sight basis from adjacent public streets and residential uses or zoning districts.
2. Provide safe and convenient vehicular access to the site, including sufficient on-site queuing area at security gate entrances.

AN ORDINANCE: AMENDING LEESBURG ZONING ORDINANCE ARTICLE 6 NONRESIDENTIAL DISTRICTS, ARTICLE 8 PLANNED DEVELOPMENT DISTRICTS, ARTICLE 9 USE REGULATIONS, ARTICLE 11 PARKING, LOADING AND PEDESTRIAN ACCESS, ARTICLE 12 TREE PRESERVATION, LANDSCAPING, SCREENING, OPEN SPACE AND OUTDOOR LIGHTING, AND ARTICLE 18 DEFINITIONS RELATING TO ESTABLISHING DATA CENTER USES

3. Accommodate adequate parking.
 4. Minimize impacts to established forested areas, and
 5. Incorporate appropriate stormwater management strategies.
- B. Projects with Multiple Buildings.** Data center campuses containing more than one building are encouraged to provide variety in building size, massing, siting, and appearance by transitioning, from smaller or lower buildings along street frontages to larger and taller structures on the interior of the site. Consideration of topography shall be given to avoid placement of larger, taller, or more massive buildings in a prominent location on the property or along a public street.
- C. Building Mass and Articulation.** To break up the monolithic appearance of a large structure, the data center building form must avoid large, blank, unarticulated walls. Different architectural treatments shall be integrated into a Data Center Principal Building's primary façade, secondary façade, and any operational façades to mitigate the perceived size of the building.
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 - a. Primary façades are oriented to public streets and shall contain the primary building entrance. A Data Center Principal Building may contain more than one primary façade. The primary building entrance may wrap the corner of two primary façades. Primary façades shall not include any mechanical equipment.
 - b. Secondary façades are oriented away from public streets and do not contain primary entrances. Mechanical equipment shall not occupy more than 33 percent of the length of the secondary façade.
 - c. Operational façades are oriented away from public streets with mechanical equipment that occupies greater than 50 percent of the length of the façade.
 2. Articulation and Ornamentation.
 - a. The horizontal plane of any primary or secondary façade must include the following elements at intervals of no less than a 4:1 ratio relative to building height. For example, a 60-foot-tall building must include required building elements every 240 horizontal linear feet.
 - i. Building step-backs, projections, recesses, or architectural elements with a minimum depth of 4 feet to create shadow lines and variations in the façade.
 - ii. A 30 percent change in pattern, color, or materials.
 - b. Operational façades must integrate building elements listed in Section 2.a.i. or 2.a.ii.
 - c. Facades shorter in length that cannot achieve the 4:1 ratio shall include at least one change in horizontal plane.
 - d. Primary façades shall differentiate the office operations portion of the building from the remainder of the building.

AN ORDINANCE: AMENDING LEESBURG ZONING ORDINANCE ARTICLE 6 NONRESIDENTIAL DISTRICTS, ARTICLE 8 PLANNED DEVELOPMENT DISTRICTS, ARTICLE 9 USE REGULATIONS, ARTICLE 11 PARKING, LOADING AND PEDESTRIAN ACCESS, ARTICLE 12 TREE PRESERVATION, LANDSCAPING, SCREENING, OPEN SPACE AND OUTDOOR LIGHTING, AND ARTICLE 18 DEFINITIONS RELATING TO ESTABLISHING DATA CENTER USES

3. Fenestration. Buildings are required to include windows and/or simulated windows.
 - a. 30 percent of the primary façade shall include fenestration placements that approximate a multi-story office building.
 - b. 20 percent of the secondary façade shall include fenestration placements.
 - c. Fenestration does not always need to include transparent openings in building facades. Simulated windows shall include glazing.
 - d. Operational façades are exempt from a fenestration requirement.
 - e. When multiple primary façades exist, they shall be consistent in appearance including the number of doors and windows and general architectural treatment.
- D. Main Building Entrance. Entrances to data center principal buildings must be easily recognizable and appropriately scaled when viewed from off site.
1. The main building entrance located in the primary façade must either project or recess from the building plane, and/or be differentiated from the remainder of the primary façade by a change in building material, fenestration arrangement, curtain walls, or other architectural treatment emphasizing the main entrance to the building.
 2. The main entrance located in the principal façade must not directly abut the paved parking area. Hardscaping or landscape treatments shall be utilized to separate parking areas leading to the primary entrance of the building.
- E. Service Area Screening. Loading bays and service entries shall be screened from view from existing or planned public roads, residential uses and zoning districts. Screening may include year-round landscaping or a screen wall of an appropriate height to mitigate visual impacts as determined by a line-of-sight study submitted by the applicant.
- F. Mechanical/Electrical Equipment Screening.
1. Ground Mounted.
 - a. Ground mounted equipment adjacent to and serving the Principal Data Center Building shall be completely screened behind an opaque wall or fence consisting of materials that are complementary in appearance and quality. When the equipment is located between buildings, a combination of walls and gates consisting of materials that are complementary in appearance and quality may be used at the openings between buildings.
 - b. When adjacent to an industrial use or zoning district, ground mounted screening is only required from any existing or planned road.

AN ORDINANCE: AMENDING LEESBURG ZONING ORDINANCE ARTICLE 6 NONRESIDENTIAL DISTRICTS, ARTICLE 8 PLANNED DEVELOPMENT DISTRICTS, ARTICLE 9 USE REGULATIONS, ARTICLE 11 PARKING, LOADING AND PEDESTRIAN ACCESS, ARTICLE 12 TREE PRESERVATION, LANDSCAPING, SCREENING, OPEN SPACE AND OUTDOOR LIGHTING, AND ARTICLE 18 DEFINITIONS RELATING TO ESTABLISHING DATA CENTER USES

- c. Ground-mounted equipment is prohibited in any required yard and must be setback 100 feet from the property line if located adjacent to a residential use or zoning district.

2. Roof Top.

- a. All roof top mounted equipment shall be screened by a parapet wall, equipment penthouse, or other visually solid screen on all four sides that is constructed of materials complimentary with those used in the exterior construction of the Data Center Principal Building. This shall be accomplished by setting the penthouse or screened area back from the facade of the building such that the top of the penthouse or screen is below a 45-degree line drawn from the top of the parapet. Rooftop equipment to be screened includes but is not limited to the following: cooling, ventilation, and power supply machinery.
- b. Roof top equipment that is visible above the parapet wall shall be set back from the exterior or parapet wall a distance no less than the height of said equipment.
- c. Roof top equipment may exceed maximum district building height when completely screened pursuant to 2.a. above and when the maximum coverage requirements in Section 10.4.6.C.4 (i.e., 25%) is not exceeded.
- d. Roof top equipment may occupy up to a maximum of 75% of the roof area when screened per 2.a. above and when combined with the height of the data center building does not exceed the maximum building height requirement of the zoning district.

G. Noise. Any noise-generating equipment or accessory uses associated with a data center must meet the minimum noise standards of Sec 7.9.3.A. and B. Noise Limitations and Enforcement.

H. Green Building Techniques. Data centers are encouraged to implement low impact development practices in site design and energy efficiency such as, but not limited to, the following:

1. Site Design:

- a. Select sites that avoid sensitive lands such as wetlands, floodplains, and steep slopes.
- b. Minimize land disturbance activities.
- c. Maximize tree preservation.
- d. Minimize impervious surfaces.

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- e. Implement construction activity pollution prevention and waste management techniques.
 - f. Minimize potential nuisance impacts (noise, glare, vibration, etc.) on adjacent properties, public roadways, and the vicinity.
2. Energy/Resource Efficiency:
- a. Orient buildings to take advantage of passive cooling, and daylight opportunities.
 - b. Utilize alternative energy sources (solar, wind, hydro, etc.) as much as possible.
 - c. Utilize reclaimed water for cooling if available.
 - d. Encourage systems that limit use of finite natural resources and their disposal.
 - e. Encourage fuel storage that limits impacts on the environment from potential spills.
 - f. Install water-efficient landscape materials.
 - g. Utilize LED exterior/interior lighting.
 - h. Implement energy management best practices and carbon reduction techniques such as, but not limited to, those promoted through the U.S. Department of Energy's Better Buildings Initiative, and U.S. Green Building Council's LEED Certification system.
- I. **Exterior Lighting.** All exterior lighting must be directed downward and into the interior of the property and away from adjacent roads and adjacent properties. The mounting height of lighting fixtures shall not exceed fifteen (15) feet. No pole mounted lighting on the roof.
- J. **Perimeter Fencing/Security.** Fences must not exceed ten (10) feet in height above ground, must be of high-quality design and materials, and may be designed as no-climb, but in no instances shall vinyl, barbed wire or chain-link be used.
- K. **Additional Setbacks.**
- 1. Parking. Parking must be set back at least 50 feet from a public right-of-way.
 - 2. Residential Districts. All principal buildings, accessory structures, and data center electric utility substations must be set back at least 150 feet from any property line immediately adjacent to residential uses or zoning districts.
- L. **Landscaping/Buffering/Screening.** In addition to the buffer yard requirements of Zoning Ordinance Section 12.8.3, data center sites abutting residential property or collector/arterial roads must include an enhanced buffer yard with required plantings located on an earthen berm

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with a grade no steeper than 2:1. The minimum height of the berm abutting residential is fifteen (15) feet, and abutting collector/arterial roads is six (6) feet.

1. Linear co-location of utilities should not be located within buffer yards to protect landscaping and the preservation of open space.
2. Use of existing vegetation for landscaping and screening is strongly encouraged and may be substituted for new berms and plantings if determined by the Town Urban Forester to provide screening at a comparable density, depth, and height equivalent to the Buffer Yard Type specified in Sec. 12.8.3, and Sec. 12.8.6.D.
3. The required number of plant units shall be calculated in accordance with Table 12.8.6.C. The following percentages apply to each property line where the buffer yard is required.
 - a. A maximum of 30% of plantings may be large deciduous trees.
 - b. A minimum of 40% and a maximum of 70% of plantings must be evergreen trees that are a minimum of eight feet in height at the time of planting.
 - c. A maximum of 30% of plantings may be medium or understory deciduous trees.
 - d. A maximum of 20% of required plantings may be a combination of shrubs, ornamental grasses, and perennials.

M. Power Lines and Data Center Electric Utility Substations.

1. Data center electric utility substations must include year-round opaque landscaping or a screen wall minimum twelve (12) feet in height to minimize visual impact. Any such screen walls shall adhere to the articulation and ornamentation standards established in Sec. 9.3.6.2.C.2.a. and c. above and shall be constructed of materials complimentary with those used in the exterior construction of the Data Center Principal Building.
2. Electric utility substations on the same property as the data center they serve must be located to the side or rear of a Data Center Principal Building so they are screened from public view and must not be located in a required front yard.
 - a. On-site substations do not require a buffer or screening between the Data Center Principal Building and the substation.
3. Burying power lines serving the property is strongly encouraged. On-site power lines 34.5kV and below must be buried.
4. The data center electric utility substation shall be subject to applicable zoning district setback requirements. Setbacks shall be measured from the edge of the compound containing the substation to the property boundary of the lot it occupies.

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Sec. 9.8 Flex Industrial/Business Park

Table 9.8.4 Allowable Uses in Flex Industrial/Business Park Developments [1]		
LIGHT INDUSTRIAL USES		
Use	Use Standards	Definition
Data Center	Sec. 9.3.6.2	Sec. 18.1.40.2
Electronic Data Storage Center [12]		Sec. 18.1.57
NON-LIGHT INDUSTRIAL USES		
Community Center, Senior Citizen [13]-[12]		Sec. 18.1.33.1

Note: [n] corresponds to additional use standards provided in 9.8

B. Use Standards

- 12. No more than one building shall be used for a data center.
- 13. 12. Residential uses are prohibited in these facilities.

Sec. 11.3 Number of Parking Spaces Required

Table 11.3 Parking Standards	
Type of Use	Minimum Number of Spaces Required
Commercial Uses	
Data Center	1.0 per employee at largest shift, plus 3 visitor spaces
Utility Uses	
Utility Facility, Major	1.0 per employee, plus 1.0 per company vehicle.
Utility Facility, Minor	Adequate parking for the emergency maintenance of utility facility, minimum of 2.0 plus 1 loading space with maneuvering room for 50-foot vehicle.
Data Center Electrical Utility Substation	1.0 per employee, plus 1.0 per company vehicle, minimum of 2.0.

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Sec. 11.9 Number of Off-Street Loading Spaces Required

Type of Use	Minimum Number of Loading Spaces Required
Data Center	One semi-trailer loading space.
Utility Uses	
Public utility, minor	One standard loading space.
Public utility, major	One standard loading space.
Data Center Electrical Utility Substation	One semi-trailer loading space.

Sec. 12.8 Buffers and Screening

12.8.4 Land Use Categories

D. Industrial

INa - Industrial uses without outdoor storage and data centers.

INb - Industrial uses with outdoor storage and major utilities

Sec. 18.1 Terms Defined

18.1.40.2 Data Center

A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer and/or network equipment, systems, servers, appliances, and other associated components related to digital data operations. Such facilities may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at a data center.

18.1.40.3 Data Center Electrical Utility Substation

A facility for the transformation or transmission and/or switching of voltages to distribution voltages which switches circuits and distributes usable/consumable electric power, specific data center users on the same or adjacent site, or on a site immediately across a road within Town Limits.

18.1.40.4 Data Center Principal Building

A building that contains the office and/or data hall functions of a data center.

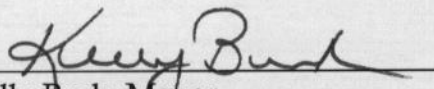
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SECTION II. All prior ordinances and resolutions in conflict herewith are repealed.

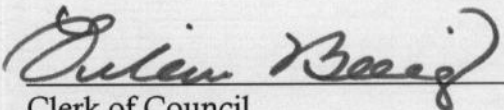
SECTION III. Severability. If a court of competent jurisdiction declares any provision of this ordinance invalid, the decision shall not affect the validity of the ordinance as a whole or any remaining provisions of this ordinance.

SECTION IV. This ordinance shall be in effect upon its passage.

PASSED this 8th day of August 2023.


Kelly Burk, Mayor
Town of Leesburg

ATTEST:


Clerk of Council

**Springfield East
TLZM-2022-0010
Village at Leesburg Proffer Amendment
Statement of Justification
November 21, 2022
August 8, 2023**

I. Introduction

In 2004, the Town of Leesburg (the “Town”) welcomed its first integrated live/work/play community with the initial filing of the Village at Leesburg rezoning application. Spanning 150 acres on the Town’s eastern boundary, the mixed-use development promised a vibrant, walkable community featuring interesting shops and a diverse array of restaurants on the ground floor with office space and residential units above, all anchored by a Wegman’s grocery store. The development focused on the 110+ acres west of Crosstrail Boulevard, leaving the 37 acres of Industrial (I-1) zoned land east of Crosstrail Boulevard untouched. Despite the western portion of this land developing to its maximum density, the I-1 land to the east of Crosstrail Boulevard has remained largely vacant for a generation, save and apart from a self-storage building that occupies a mere two acres. This leaves 35 acres of vacant, underutilized land at the Town’s eastern gateway entrance, detracting from its vitality and economic tax base.

As the long-term landowner, Springfield East, LC (the “Applicant”) has explored many development opportunities over the last 20 years—yet the land remains vacant. Bifurcated by Russell Branch Parkway into irregularly shaped parcels and encumbered with significant environmental and easement constraints, the land has proven a challenge for development. Despite being zoned for industrial uses, the developable portion of the Property is too small and oddly shaped to be viable for most industrial development. Additionally, the existing proffers stifle the Property’s development potential.

Nearly 20 years after the initial rezoning approval, a desired use has been identified for this long vacant site, prompting the Applicant to formally request to amend the proffers governing the site from Rezoning # TLZM 2016-0002, Village at Leesburg (the “Proffers”). As written, the Proffers have hampered development upon the I-1 land, permitting only a small subset of the larger list of uses permitted within the I-1 district under the Town of Leesburg Zoning Ordinance (“TLZO”). The Applicant wishes to expand the universe of permissible I-1 uses for the site, opening the door for potential Electronic Data Storage (“Data Center”) development and an accessory substation, also permitting Flex, Industrial, and Production uses. Approving the proposed Proffer amendment would pave the way for a Data Center augmenting the Town’s eastern gateway with attractive, office-like architecture facing Russell Branch Parkway and providing the Town with a significant boost of tax revenue. In furtherance of this vision, the Applicant has provided data center elevations with this submission with which data center development would be in general conformance, as described further in the proffers accompanying this submission. As it stands, the design guidelines governing the Property currently possess neither applicable design standards for the I-1 land east of Crosstrail Boulevard nor for Data Center development.

II. Property Description

Bordered by Route 7 to the north and Crosstrail Boulevard to the west, Russell Branch Parkway divides the land into two parcels. Loudoun County PIN# 149-19-2542 (approximately 12 acres in size) is north of Russell Branch Parkway and PIN# 150-49-0155-0002 (approximately 21.51 acres) is to the south; collectively the parcels are referred to herein as the “Property.” For clarity, PIN 150-49-0155-001, which is located within Loudoun County, is not included within the limits of this application. An overhead Dominion powerline easement encumbers the first 250 feet adjacent to Crosstrail Boulevard along its entirety and floodplain encumbers the southern parcel, massively reducing the developable area from roughly 33.5 acres to just 11 acres. Although the power line easement may deter many types of development, it is seen as an asset for Data Centers, which rely on proximate power.

III. Zoning and Planning Classifications

Zoned I-1, the Property is earmarked for industrial uses. Within the I-1 district, Data Center is a use permitted by right, but the Proffers as written permit only a small subset of I-1 uses—and this list does not include Data Center.

Under TLZO Section 6.7.3, the maximum permitted height within the I-1 district is 50 feet. A recent study (attached as Exhibit A) produced jointly by Avison Young, CallisonRTKL, and M.C. Dean, Inc. highlights the efficiencies created by multi-story Data Centers. Specifically, the study suggests that 3-story structures hit the “sweet spot” of both price-per-megawatt and land usage—essentially, Data Centers at this height can most efficiently balance functionality with a smaller building envelope. Crucially, the approval of smaller Data Center footprints saves space, thus affording greater land use planning flexibility for municipalities. An augmented height limit would open the door to more efficient, sustainable, profitable, and flexible land use in the Town’s I-1 districts. The Applicant understands that, as written today, the I-1 district does not allow heights above 50 feet.

From a planning perspective, the Property is classified Business & Industrial by Legacy Leesburg, and also an area to “Transform or Evolve”. Data Center usage thus aligns seamlessly with the Town’s outlook for the Property. Notably, Data Center use on the Property does not threaten to disrupt any adjacent uses—the Property is bordered to the south by Tuscarora Creek and Luck Stone Quarry, to the north by Route 7, to the east by the former site of Goose Creek Golf Club, and to the west by divided, four-lane Crosstrail Boulevard.

The Applicant’s proposal looks to further Legacy Leesburg’s criteria for measuring positive growth and change by contributing to a strong tax base, paving the way for development that is both marked by high-quality architecture on the visible façade fronting Russell Branch Parkway and highly compatible with surrounding areas, and by enhancing the character of the eastern gateway to the Town. The proposed rezoning stands not only

to promote desirable change, but additionally to provide the Town with abundant resources crucial for serving Town residents and diversifying its tax base. Importantly, the Applicant is committing to proffer to the design standards contained within TLOA-2022-0006 so as to ensure the compatibility of Data Center uses on the Property with the aesthetic character of Leesburg. Additionally, with this submission the Applicant has included elevations, with which development will be in general conformance, detailing the high-quality design and aesthetically pleasing character of the proposed structures.

Approval of this application would directly address numerous strategies under Legacy Leesburg's Guiding Principle 2: Dollars and Sense, helping to bolster the Town's tax base, providing quality employment opportunities to Town residents, and supporting a strong and sustainable local economy. Especially with the development of Data Center uses on the Property, the Town's fiscal position would stand to benefit from a diversified and strengthened tax base as per Strategy 2.3.1. Such development would also further Strategy 2.3.3, focusing growth on a project that will produce significant non-residential tax revenue, thereby minimizing the local tax burden on Town residents. Lastly, Strategy 2.3.4. unambiguously calls on the Town to recognize the significant revenues associated with Data Center development, especially for areas—like the Property—within the “areas to Transform or Evolve”. Additionally, opening the Property to the expanded I-1 uses of Data Center and substations, along with Industrial, Flex, and Production uses will provide new local employment opportunities and allow development that is compatible with the adjacent quarry and other industrial uses that send trucks along this stretch of Russell Branch Parkway.

Further, this application stands to directly address Objective 5 on page 13 within the Overall Planning Objectives of the Eastern Gateway District Small Area Plan (“EGDSAP”), which calls for the Town to “[a]llow a range of land uses and development types with the intent of maximizing economic development opportunities in the Town.” Notably, Objective 4 under the Land Use section on the following page of EGDSAP states that the Town should strive to “[p]rovide flexibility in reviewing specific land use proposals that can enhance the economic base of the Town and generate tax revenue.” Together, these objectives acknowledge that economic development opportunities, such as the one the Applicant is proposing here, should not be bypassed for a strict adherence to the EGDSAP, and rather specific design guidelines may be developed to accommodate such development. These guidelines are being developed as part of the Data Center ordinance, which we posit meets the intent of these EGDSAP objectives and allow staff to further evaluate the proposed development.

Moreover, Data Center or other industrial uses would mesh with the Property's Office/Light Industrial classification under the Eastern Gateway District's Small Area Plan. Within the Southeast Quadrant Specific Policies, the Property is designated for uses that are “compatible with heavy truck traffic, power lines, and nearby industrial uses.” Thus, the development of Data Center or other appropriate industrial uses upon the Property would be in harmony with the full spectrum of the Town's planning guidance.

IV. Justification to Amend the Proffers

Given its location as well as its zoning and planning designations, the Property presents a perfect opportunity for the Town to benefit from Data Center development. The Applicant anticipates that Data Center use upon the Property would generate significant tax revenue for the Town. A substantial infusion of tax revenue would significantly bolster the availability of resources for essential services for the Town's residents. Further, Data Center usage on the Property would be highly compatible with surrounding uses. This is especially true given the rapid advances in Data Center technology, design, and operations over the past decade—especially with regards to noise generation—which have dramatically enhanced the compatibility of Data Centers with other proximate uses. In recent years, the aesthetic appearance of these structures has greatly improved with high-quality architecture for the newest Data Centers, creating an office-like exterior.

At present, the design guidelines governing the larger Village at Leesburg development focus exclusively upon the architecture, design elements, and built environment of the 110+ acres west of Crosstrail Boulevard: the dynamic mixed-use Village at Leesburg. Despite the fact that a significant 37-acre portion of the original rezoning is zoned for industrial use, including the entirety of the Property, no aesthetic guidance is provided for industrial uses. The Applicant thus proposes that any non-data center use developed at the Property be developed consistent with the Village at Leesburg Design Guidelines, as amended to incorporate standards for Landbays D and E.

As the next chapter in the Town's storied history unfolds, the Applicant's vision is to ensure the complementarity of future Data Center development with the distinctive character and proud legacy of Leesburg—both harnessing growth and preserving the qualities that make Leesburg such a desired jurisdiction.

V. Proffer Amendment Request

As noted above, for years the Proffers as written have failed to promote significant development on the Property. In particular, Proffer I.A. limits the permissible uses on the Property to a small subset of the uses generally permitted within the I-1 district. The Applicant respectfully proposes an amendment of the Proffers to permit Data Center, substation, Industrial, Flex, and Production uses in addition to the limited list of uses currently permitted on the Property. Amending the Proffers in this fashion would permit the Applicant to develop a Data Center upon the Property, thus enabling the transformation of underdeveloped land on the Town's eastern doorstep into an aesthetically pleasing generator of significant tax funds.

VI. Rezoning Approval Criteria

TLZO Section 3.3.15 requires the Planning Commission and Town Council to consider the following when reviewing a rezoning application:

A. Consistency with Legacy Leesburg, including but not limited to the Land Use Compatibility policies.

As explained above in Section III, the proposed amendment of the Proffers is highly consistent with Legacy Leesburg as it stands to further economic development compatible with surrounding uses and significantly bolster the Town's tax base. Further, the proposed rezoning opens the door to the development that aligns seamlessly with the Property's classification across the Town's planning documents.

B. Consistency with any binding agreements with Loudoun County, as amended, or any regional planning issues, as applicable.

The Property is not located in the JLMA, as such the Applicant is not aware of any impacts the proposed amendment of the Proffers would have on any binding agreements with Loudoun County.

C. Mitigation of traffic impacts, including adequate accommodation of anticipated motor vehicle traffic volumes and emergency vehicle access.

An amendment of the Proffers would create no immediate traffic impacts, and an eventual development of Data Center usage on the Property would create less traffic impact than most other uses permitted within I-1 districts.

D. Compatibility with surrounding neighborhood and uses.

As outlined above in Section III, any future development stemming from the amendment of the Proffers would be highly compatible with both surrounding uses as well as with the broader plan for future growth within the Town, helping to guarantee its future economic strength.

E. Provision of adequate public facilities.

Public facilities are or will be provided at the Property.

VII. Conclusion

Despite being zoned and planned for office and light industrial uses for more than 20 years, the Property remains undeveloped due to the Proffers and is not contributing to the character or economic vitality of Leesburg. To correct that, the Applicant proposes an amendment to the Proffers that will open the Property up to Data Center development and other industrial uses. Rather than sitting vacant, the Property can develop consistently with its Town planning designations and become home to a use that will generate significant tax revenue for the Town. As such, the Applicant respectfully requests a rezoning of the Property to amend its Proffers.

EXHIBIT A

SOLUTION

SMALLER FOOTPRINT
TALLER BUILDINGS
MODULAR SYSTEMS

DATA CENTERS

Going Forward Means Going Vertical

DEMAND
POWER
LAND COST
UTILIZATION
CONNECTION
DEVICES
VISIBILITY
CONSTRUCTION
COST
HEIGHT
COMPLEXITY

10 ACRES

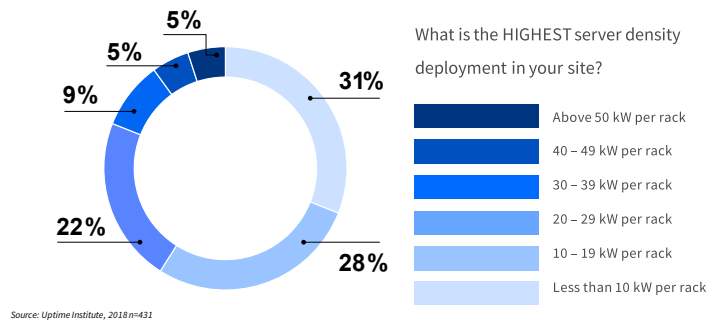
AVAILABILITY
RELIABILITY
TIME

20 ACRES

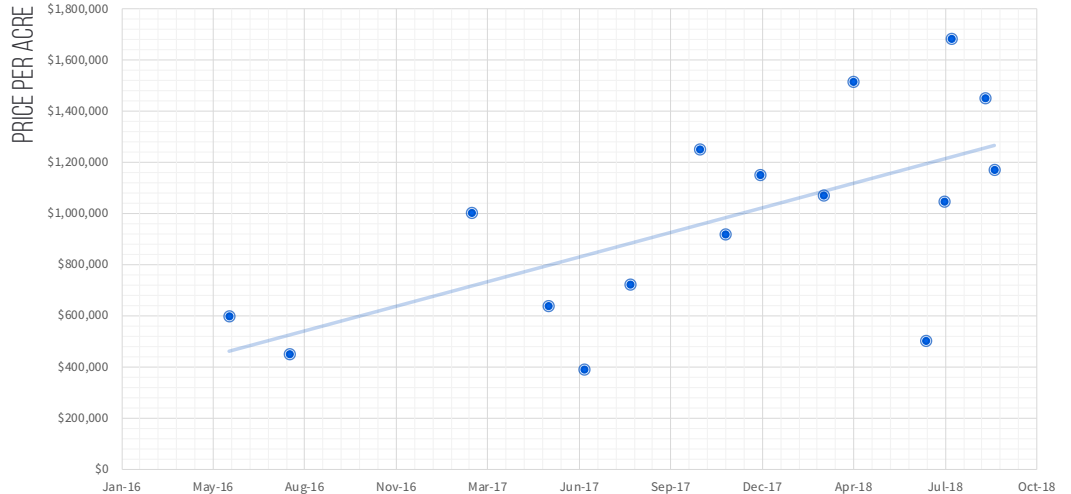
INTRODUCTION

The world's data needs are expanding exponentially. In fact, by 2025, data centers are projected to draw 1/5 of all the world's power. We need more capacity and greater power density in more data centers to meet market demand. But with a scarcity of sites that are suitable in terms of size, power reliability and location, building more data centers is easier said than done. The industry must rethink the legacy one-story box and go vertical to make the most sustainable use of financial and real estate assets.

There are, of course, challenges to going in a new direction and thinking up. Continuing to build one-story data centers is quick, easy and typically works within existing zoning regulations. With extreme demand of this industry, though, we've analyzed these challenges and modeled different building heights and programs to show that going up is the smart way to go.



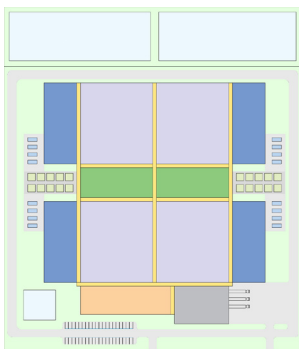
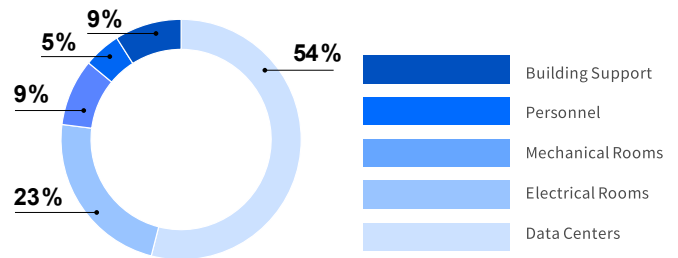
LAND SALES COMPS DATA CENTER ALLEY, NORTHERN VIRGINIA



DESIGN SOLUTIONS

Our models of typical data center programming and scenarios show that three-story facilities tend to hit the "sweet spot" between land cost, construction cost, and price-per-megawatt today and for the foreseeable future.

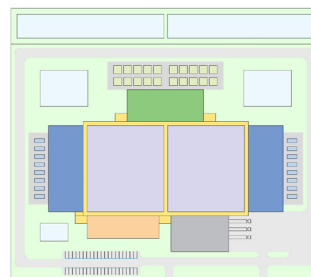
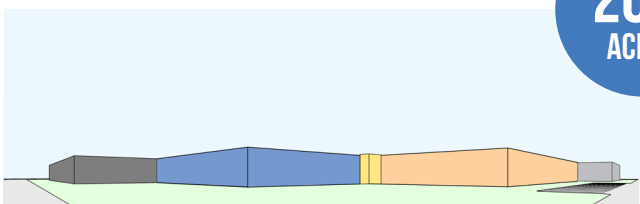
Whether a data center is one, two, three or four stories, the program typically works out in a similar ratio.



BASELINE DESIGN

For comparison to a vertical model, the typical data center program with a one-story building that sits on approximately 20 acres of land is our baseline.

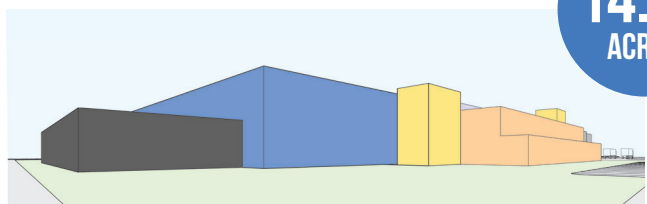
**20.8
ACRES**



THE START OF GOING VERTICAL

As the building moves into a two-story configuration, the plot of land can be smaller, leading to a lower price per square foot and megawatt.

**14.66
ACRES**



CHALLENGES

CHALLENGE 1: REAL ESTATE SUITABILITY AND AVAILABILITY

In prime markets, there are increasingly fewer viable sites and locations to build data centers. Land, once seen as a commodity, must now be seen as a scarce resource. Historically, there have been a number of metrics owners and developers have used to assess sites:

- At least 20 acres
- Connectivity to affordable, reliable power
- Sufficient water capacity for cooling
- Proximity to robust fiber connectivity
- Accessibility to a major peering point
- Environmental resiliency to natural disasters
- Proper zoning and accommodating entitlement processes

With all these considerations in mind, Loudoun County, Virginia has risen to the top as the global hub for data centers. Like any other product, with great demand comes lower supply and higher costs. In this case, the product is real estate and, more specifically, sites large enough to accommodate data center facilities. Land prices in “Data Center Alley” have increased 4-5 times in the last three years and there are fewer large sites available. As these trends spread to other markets, the most sustainable option for the future of data centers is to go vertical. With the exponential growth of data demand and the increased difficulty of redesigning an existing building, it makes sense to go vertical from the very beginning, whether a site is 20 or 400 acres.

CHALLENGE 2: DESIGN AND STRUCTURAL INTEGRITY

Every community has similar concerns when it comes to data centers: limit sprawl and minimize disruption to the landscape. These concerns are amplified when going vertical because a one-story box is usually less noticeable than an 80-foot tall building. So, what does that mean for data center owners? It means it is becoming increasingly important, and even mandatory, to engage an architect and think about how the building looks, not just how it functions.

Structurally, going vertical can be a challenge compared to the typical one-story data center as well. Each 2x5 cabinet weighs as much as a Toyota Camry and with the goal of column-less design, that means a more robust and potentially restrictive structure.

Whether the data center is being built in Loudoun or another major market like Chicago or Atlanta, design teams and owners also have to be aware of seismic and other natural disaster concerns.

What it all comes down to is selecting a seasoned architecture/engineering/contractor team that understands the market, the building type and the demand.

CHALLENGE 3: COST

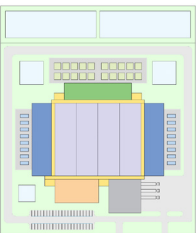
Cost can be seen as a deterrent to going vertical. The bottom line is that going vertical may have more upfront costs but saves a significant amount of money in the long run and delays the need to acquire more sites. As suitable sites become less available and land costs skyrocket, planning for the inevitable expansion with a two- or three-story building from the start makes financial sense, which our design models show.

CHALLENGE 4: CONSTRUCTION SCHEDULE

For hyperscale solutions for companies like Google, Amazon and Facebook, technological advancements and innovations are moving so fast that an 18-month construction schedule is a non-starter. Working with a knowledgeable team is crucial to getting the construction schedule down to as little as six months through detailed virtual design, prefabricated modules and understanding all aspects of the building type. We also understand how crucial it is in this high-growth market that everything is scalable and flexible to save time not just now, but in future expansion periods.

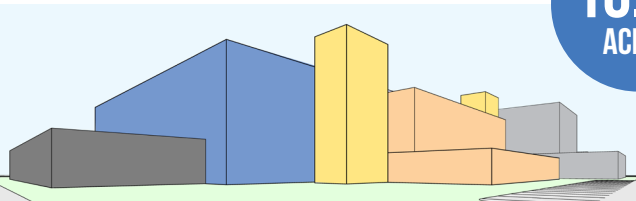
CHALLENGE 5: OPERATIONS AND LOGISTICS

In a typical one-story data center, accessing the loading dock and all the equipment is as straight-forward as possible. When building upward, this can become more of a challenge, particularly when it comes to multi-tenant, co-location facilities. Whatever the program and set-up of the building, there are always design options that can solve these challenges, but finding the right team, with a flexible and innovative mindset, is key.

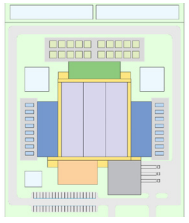


THE “SWEET SPOT”

At a building height of three stories, the site can be half the size of the one needed for a one-story data center. The price per square foot and price per megawatt is nearly identical to the two-story building, all while staying below 1.0 FAR. With all that in mind, our model shows the three-story data center to offer the best balance between cost and future flexibility.

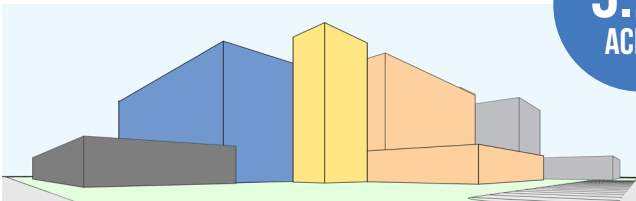


10.47 ACRES



TRUE VERTICAL— FOUR+ STORIES

As data center owners move to create more power density on their existing sites, four-story configurations may become more common. The acreage is only slightly less than the three-story facility and the price per megawatt is higher. Building to four stories is still a viable option for going vertical, but many localities will require a special exception and/or a public engagement process to go above 1.0 FAR regulations.

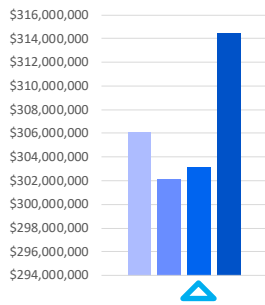


9.28 ACRES

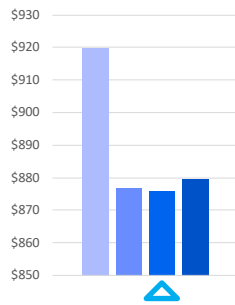
SUMMARY OF DESIGN OPTIONS

FIXED PRICE COST ANALYSIS

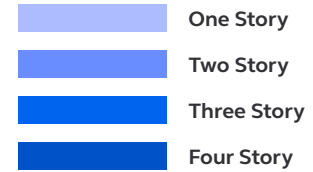
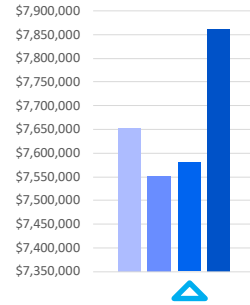
Total Cost



Cost per SF



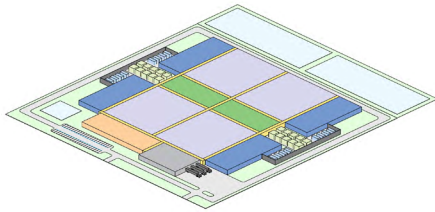
Cost per MW



* Estimated Land Price per Acre is \$1,500,000

SIDE-BY-SIDE COMPARISON

1 Story // 20.08 Acres



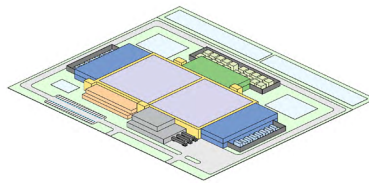
0.46
Floor Area Ratio

332,756 ft²
Building Footprint

332,756 ft²
Total Building Area

2.39
MW per Acre

2 Story // 14.66 Acres



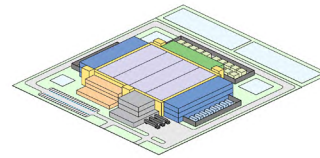
0.65
Floor Area Ratio

176,565 ft²
Building Footprint

344,560 ft²
Total Building Area

3.27
MW per Acre

3 Story // 10.47 Acres



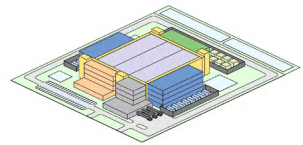
0.91
Floor Area Ratio

121,331 ft²
Building Footprint

346,093 ft²
Total Building Area

4.58
MW per Acre

4 Story // 9.28 Acres



1.06
Floor Area Ratio

97,412 ft²
Building Footprint

357,548 ft²
Total Building Area

5.17
MW per Acre

CONCLUSION

As data centers develop land at internet speed, sustainable use of this resource is crucial. Our design models are based on current scenarios and our industry expertise, but every data center project is a little different. Three stories is currently the best option to maximize land use, but that may not

always be the case for different sites across the country. What will remain a constant is that working with a knowledgeable, experienced team that can collaborate from the start is the best way to get the most out of every data center project.

GET IN TOUCH

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**Leesburg Innovation Village
Pre-App Statement
August 11, 2023**

Leesburg Innovation Village is a dynamic, commercially focused project proposed in the northwest quadrant of the Route 7 and Battlefield Parkway interchange. It blends the goals from both the Eastern Gateway District Small Area Plan and Legacy Leesburg to create a modern-day tech park. Encompassing more than 120 acres, this is the largest, undeveloped assemblage within the Town's boundaries and an ideal location to attract the mix of commercial uses (data center, research/flex, office), complemented with an enclave of residential, that are called for in the Town's two planning documents.

Property Information

Known colloquially as the "Mintjens land", the assemblage combines four parcels of land wholly bound by Route 7 to the south, Battlefield Parkway to the east, Potomac Station Drive to the north and the back of the Leesburg Outlet Mall to the west. The parcels are PIN 148-25-9434, which measures 46.39 acres and is split zoned RE and B-3, PIN 148-15-6486, which measures 2.76 acres and is zoned RE, PIN 148-35-3920, which measures 19.68 acres and is zoned R-16 and PIN 148-35-0679, which measures 52.77 acres and is split zoned R-1 and R-2 (collectively the "Property"). Three separate property owners are involved: Leesburg Gateway LLC, Battlefield 7 LC and Forestier Stiftung; Leesburg Gateway LLC, which is a Peterson Companies entity, will be the Applicant.

Planning Guidance

As mentioned above, the Property is bound by both the Eastern Gateway District Small Area Plan and Legacy Leesburg. The challenge arises in that the two planning documents assign very different development goals for the Property.

- The Eastern Gateway District Small Area Plan, which was adopted in early 2020, designates the Property as a Mixed Use Neighborhood and calls for a Community Core infused with multifamily residential, multi-story office buildings and an overall dense, urban walkable environment. The associated Supporting Areas would surround the Core with additional residential uses, including townhouses, civic uses and parks. Intensities in the Core are called for between a 1.0 FAR and a 3.0 FAR, while the Supporting Areas could be developed up to a 1.0 FAR.
- Legacy Leesburg, comparatively, the Legacy Leesburg plan, which was adopted two years later in 2022, designates the entire Property as an Innovation Center. This planning designation calls for employment/commercial uses as the core use with surrounding opportunities for residential, but clearly at a lesser scale than was called for in the Mixed Use Neighborhood designation.

Although there is overlap between the two designations, the more recent Legacy Leesburg does not carry forward the intensity objectives that were identified in the earlier Eastern Gateway plan. There are likely a number of reasons for that, with the primary two being that the roads may not be able to handle that intensity (no traffic studies were conducted as part of the Eastern Gateway District Small Area Plan work) and that Leesburg has traditionally developed at a much lower intensity than rates called for in the Eastern Gateway district for the Property (it is unlikely that densities north of a 1.0 FAR, all the way up to a 3.0 FAR, would be supported politically).

Merging guidance from both planning documents with the pulse of the current Planning Commission and Town Council and taking cues from the significant work recently completed with the adoption of the Data Center Ordinance, the Applicant is proposing Innovation Village as a once-in-a-generation development that will set the Town on a path for significant economic growth without stressing the Town's resources.

As the Applicant's proposal is further explained below, it conforms with many of the Town's criteria established to measure whether a development project achieves positive growth and change for the Town. Each criterion is referenced below the Development Proposal section of this statement.

Development Proposal

Consistent with the Innovation Center guidance from Legacy Leesburg, Innovation Village introduces both a core of data center buildings and a core of research/flex buildings, which will collectively add employment opportunities and introduce light industrial space the Town has desperately sought. Each use is strategically grouped so as to both screen and share loading spaces and be easily accessed via a grid of internal roads and travelways. Significant open space in the form of community parks, forest conservation areas and enhanced berming surround the commercial buildings, such that a third of the overall project is being preserved as open space.

Recognizing the objectives within the Mixed Use Neighborhood designation of the Eastern Gateway District Small Area Plan, the proposal integrates an enclave of residential uses in the northeast corner of the project. These homes complement the residential across Potomac Station Drive and create a strong synergy with the existing retail shopping center directly across Battlefield Parkway. At this point, the residential units are a proposed mixture of traditional townhouses with condo flats above first-floor retail/commercial space.

Although three-quarters of the Property is today zoned for residential uses, the proposal is heavily focused on non-residential development (consistent with the guidance from the current Planning Commission and Town Council to focus on commercial development). Open space -- in the form of forested conservation areas, community parks and enhanced landscaping berms -- aligns Potomac Station Drive and Battlefield Parkway, creating both a ribbon of green around the project and expansive areas for structured and unstructured play and recreation.

Significant to note with this proposal is the insular nature of the development. The buildings are inward focused with the data center pod heavily screened to the north and south with the retention of the mature, existing landscaping. This was deliberately done to address concerns raised by the Planning Commission during its review of the Data Center Ordinance and their request for impactful setbacks from residential districts. The one-story flex research buildings are also set back from the perimeter roads and separated from those roads by meaningful buffers of open space.

To facilitate the project, we anticipate rezoning the majority of the Property to the Planned Employment Center ("PEC") zoning district and rezoning the node in the northeast corner to allow the shown mix of residential, residential over commercial, and open spaces, likely to the Planned Residential Neighborhood ("PRN") district.

Measuring Positive Growth and Change

With the adoption of Legacy Leesburg, Town staff evaluate every rezoning application against the 11 criteria listed on Page 16 to determine whether a development project achieves positive growth and change for the Town. Below we highlight this proposal's adherence to these criteria, each listed in italics, to facilitate a discussion during the pre-app meeting.

- *Does it enhance the Town's character – preserve and enrich the Old and Historic District or provide complementary character in areas outside this area.*

As shown on the attached land plan, the data centers will be enveloped by tree save areas and are purposely the least exposed buildings on the site. Despite being fully screened from perimeter properties, they will be developed in accordance with the recently approved and heavily reviewed data center design standards, while the other buildings will meet the guidelines of the Eastern Gateway District. Town Staff drafted both sets of design standards to ensure new developments enhance the Town's character. We anticipate providing building elevations for the data centers, at a minimum, as part of our formal rezoning application.

- *Does it support new parks and open spaces that invite people to gather and celebrate the community?*

Approximately 30 percent of the project is currently shown as park land and preserved open spaces. Community parks are proposed in a variety of configurations to promote a mixture of active and passive recreation through both structured and unstructured activities.

- *Does it provide more green space?*

The proposal provides significant new green space that will provide both active and passive areas for tenants and Leesburg residents to recreate.

- *Does it help to address increased walkability and mobility?*

The internal roads will all be lined with sidewalks, which will clearly lead tenants and residents to the existing commercial center across Battlefield Parkway. With this application, the Applicant will add a pedestrian connection adjacent to the south side of Potomac Station as well as add paths through the natural forested and new park space being created with the development.

- *Does the change result in high quality architecture?*

The data centers within the project will be developed in accordance with the recently approved and heavily reviewed data center design standards, while the other buildings will meet the guidelines of the Eastern Gateway District. Town Staff drafted both sets of design standards to ensure new developments enhance the Town's character. We anticipate providing building elevations for the data centers, at a minimum, as part of our formal rezoning application.

- *Does the change result in increased provision of amenities?*

In addition to the acres of community parks and open space being added, the proposal paves the way for commercial development that staff, the Planning Commission and Council have been asking for – flex industrial and data center – which will boost the Town's tax base to fund additional Town-sponsored amenities. The Applicant is excited about the variety of uses that could be accommodated within the proposed flex buildings at the project. These buildings could allow a variety of PEC Support Uses, in addition to the Office, Industrial, Flex and other PEC Permitted uses.

- *Does the change contribute to a strong tax base?*

Wholeheartedly, yes. The predominant commercial development will allow Leesburg to attract tenants for which it currently can't because of a dearth of available space.

- *Does the change provide new local employment opportunities?*

The project provides a range of employment opportunities that will be realized both during the build out of the site and the operation of the data centers, flex industrial buildings and office/retail spaces.

- *Does the change expand the range of housing to give options to people in all phases of life and income.*

This project is more focused on promoting commercial development. That said, the residential units that are currently proposed – townhouses and condo flats -- would be available to those at all phases of life.

- *Does the change provide environmental benefits.*

Without this rezoning, the Property could develop by-right with a variety of large lot single family homes around a denser 20-acre multifamily/townhouse project. Additionally, the 20-plus acres zoned B-3 could add a significant amount of retail space that would only be restricted by the very generous B-3 district standards. There would be little environmental protections with a by-right project and no need to preserve

the acres of forested area or create the myriad of new community parks, as shown on the attached land plan.

- *Does the change result in development that is compatible with surrounding areas?*

The proposal is thoughtfully nestled toward the interior of the 120-acre property with significant forest conservation areas preserved between the proposed data centers and the existing homes within Potomac Station. With the significant tree save, the setbacks are much greater than those proposed within the Data Center ordinance. Additionally, the uses proposed – data center and flex office – at the shown intensities will generate much less trips than a mixed-use project at a 3.0 FAR, which was originally called for within the Eastern Gateway District plan.

Transportation

Given the proposed uses and intensities, at just a fraction of the FAR originally suggested in the Eastern Gateway District Small Area Plan, the Property will be well served by the existing perimeter roads of Potomac Station Drive and Battlefield Parkway. New entrances are aligned with the existing roads and entrances across those streets, creating four way connections and completing the intersections.

Importantly, this project does not incorporate a new bridge over Route 7. Rather, the Applicant has channeled its traffic to the existing curb cuts, which allows it to more wholly preserve the trees to screen the uses, rather than clear the way for the flyover. This limited access bridge, although part of the Town's transportation plans for decades, has never been engineered or thoughtfully discussed. As currently proposed, it is a flyover that would directly and uniquely connect a residential neighborhood to the north with an industrial park to the south. No other linkages would be enabled as the span of the flyover would extend from Potomac Station Drive to Trailview Boulevard, likely in the current location of Cardinal Park Drive. Although justified in the Town's Transportation Plan as needed to "enhance connectivity" between the north and south sides of Route 7, there would be little benefit to the larger Leesburg community as one would surmise that few people are traveling between the Potomac Station neighborhood and the industrial businesses within Cardinal Park.

Rather, the consequences of creating this multimillion dollar transportation connection are more deleterious than beneficial as access to the existing businesses along Cardinal Park Drive would be endangered as the new road would need a spot to "land", which would eliminate access points at best and remove entire buildings at worst. With the development of Innovation Village, the Applicant believes now is the time to remove this unneeded road from the Town's infrastructure plans and rather focus on the Town plan goals of securing positive economic development along Route 7.

Summary

On behalf of the Applicant, we are extremely excited to be presenting Innovation Village to the Town. The layout and vision have been years in the making and have been shaped and evolved through countless meetings with Town staff and Council members and by closely monitoring the Town's refined expectations for the Property. We look forward to the pre-application conference with staff to review the proposal and layout. In addition to hearing staff's review of the initial proposal, at the pre-app, we'd like to make sure we discuss the following:

1. Appropriate applications to file. We expect filing a consolidated zoning application to rezone the Property to the PEC and PRN zoning districts. Will a companion application be needed to remove the Cardinal Park flyover from the Town planning documents? Does staff expect any additional applications would be needed?
2. BAR's involvement. The BAR would be a referral agency for the portion of the land not being developed with data center. Please outline at what points of the project we would be filing applications/submitting material to the BAR for its review.

3. Variety of uses. The PEC district allows a variety of uses – as Permitted and Support. Although we would like to permit many of these uses, we don't know specific square footages at this time for say a Business service and supply establishment. We expect the Research/Flex buildings will be very accommodating for a diverse range of tenants and don't want to limit or hinder such non-residential development. How will we need to account for this on the CDP, in the proffers and in the traffic study?
4. Application timeline and fees. Please provide us the Town's anticipated timeline to process the application and application fees.



LEESBURG INNOVATION VILLAGE

Town of Leesburg, Virginia

The Peterson Companies



PRE-APPLICATION
EXHIBIT

08.11.2023

Scale: 1"=150'



STATEMENT OF JUSTIFICATION

TLREZN2023-0001

TLSPEX2023-0001

OAKLAWN LAND BAYS A & MUC 2

Loudoun County PINs 233-38-8942,
233-30-1486 & 233-30-4276 (collectively, the “Property”)

May 22, 2023

I. Introduction

Oaklawn, LLC (the “Applicant”) of Leesburg, Virginia, is requesting a concept plan and proffer amendment to update Oaklawn’s existing entitlements in order to:

- Expand the permitted uses on Land Bay A to permit the development of flex industrial and data center uses. Data center and flex/light industrial are allowed elsewhere in Oaklawn, this proposal simply allows those uses in Land Bay A;
- Process a special exception to allow for the development of a Flex Industrial/Business Park on Land Bay A; and
- Allow for the development of an affordable housing community on the undeveloped portion of Land Bay MUC2.

As set forth in more detail below, the Applicant’s proposal will meet the intent and goals of the Legacy Leesburg Town Plan (“Legacy Leesburg”) and complement the character of Leesburg by providing greatly-needed affordable housing options in the Town of Leesburg (the “Town”), diversifying the Town’s commercial tax base, and committing to superior design and architecture.

Oaklawn was originally envisioned as a 165-acre mixed-use community featuring office, retail, hotel, and residential uses. While Leesburg remains a competitive retail and office market, certain market shifts and challenges have emerged which have affected Oaklawn’s ability to attract corporate office uses. These include the long-term trend of moving away from centralized offices to hybrid work-from-home and hoteling models which have resulted in corporate office users shrinking footprints and decentralizing operations. Office vacancies are high for existing product and owners are faced with the difficult problem of how to repurpose their properties. The Property has remained vacant for 20 years because the current zoning entitlements do not meet these current market conditions.

Additionally, Oaklawn must now compete with a number of newer transit-served mixed-use submarkets in Northern Virginia which have a strong brand identity, modern infrastructure and amenities, and which enjoy close proximity to Metrorail.

Today, with the benefit of 20 years of hindsight, Oaklawn finds itself at a crossroads in terms of determining the best path forward to meet the current market need. It is clear that additional flexibility is needed to allow the Applicant to more effectively respond to market opportunities for other land uses.

The Applicant has invested over \$23 million (in 2022 dollars) in transportation infrastructure and improvements at Oaklawn that the entire region now utilizes, and this proposal will ensure that Oaklawn is also able to benefit from its significant infrastructure investment. The Applicant would note that regional use of Oaklawn's transportation network has rapidly taken up capacity while Oaklawn has been unable to develop Land Bays A and MUC2 due to zoned uses that do not meet the market.

After several discussions with Town staff, the Applicant has identified the need for certain amendments to the approved concept plan and proffers. The Property currently contributes minimal tax revenue to the Town in its vacant state. The Applicant's proposed changes, however, will achieve a better mix of uses for which there is higher demand, and which generates higher rents, tax revenue, and overall value to the Town.

II. Land Bay A Uses

Land Bay A is an approximately 25-acre vacant parcel zoned to the Planned Employment Community ("PEC") zoning district pursuant to § 8.5 *et seq.* of the Zoning Ordinance of the Town of Leesburg (the "Zoning Ordinance"). Land Bay A is subject to the approved proffers and concept plan associated with TLZM-2014-0004 (the "2014 Zoning"). The 2014 Zoning amended the original Oaklawn #ZM-159 approval to allow for the development of the Stryker/K2M, Inc. corporate headquarters and was approved by the Town Council on August 12, 2014.

The proffers from the 2014 Zoning provide greater detail regarding permitted square footage breakdowns and use allocation requirements between the various land bays. The currently permitted uses on Land Bay A include business, professional and governmental offices, hotel/motel and conference center uses, recreation facility uses, and eating establishments.

The Applicant is requesting a proffer amendment to permit up to 700,000 square feet of data centers and flex industrial uses in Land Bay A, which are already permitted in Land Bays C and D. The Applicant has submitted revised proffers which provide greater detail regarding the proposed square footage breakdowns for Land Bay A. Concurrently with this proffer amendment, the Applicant is seeking approval of a special exception for a "Flex Industrial/Business Park" pursuant to § 9.8 of the Zoning Ordinance, which contains design and performance standards for a list of permitted uses, including data centers.

The Applicant is also requesting to revise the proffers to exempt Land Bay A from the H-2 Corridor Design Guidelines (the “H-2 Design Guidelines”). In lieu of meeting the H-2 Design Guidelines, the Applicant is proposing more appropriate project-specific design guidelines for Land Bay A that will ensure any future end user will construct aesthetically-pleasing buildings with appropriate setbacks, buffering, and landscaping to mitigate any visual impact from adjacent properties, particularly the Stratford community to the north.

Expanding the development opportunities on Land Bay A to include data centers and flex/light industrial will fulfill the Town’s vision for attracting revenue-generating commercial uses to Oaklawn and diversifying the Town’s economy. Data centers have had a tremendously positive impact on Loudoun County’s fiscal health and attracting data centers within the Town’s corporate limits will generate significant tax revenue for the Town due to investment in servers and data storage equipment.

Because of their employment profile, data centers will provide meaningful income to the Town without taxing public services. As demonstrated by Loudoun County’s lucrative data center industry, the personal property tax revenue from computer equipment found in data centers is substantial and can help offset the Town’s reliance on real property taxes for revenue. Additionally, as Loudoun County is facing potential build-out of raw data center land, and as Loudoun supervisors weigh new restrictions on where data centers can be built, Oaklawn offers the Town’s best opportunity for attracting this use.

III. Greenview at Oaklawn — Land Bay MUC2 Affordable Housing

The undeveloped portion of Land Bay MUC2 comprises approximately 5.6 acres and is zoned to the Planned Residential Community/Mixed Use Center (“PRC”) zoning district pursuant to § 8.6 *et seq.* of the Zoning Ordinance. Land Bay MUC2 is partially developed with the Poet’s Walk nursing home on PIN 233-30-2511 (one of the three parcels that comprise Land Bay MUC2). The Poet’s Walk nursing home is subject to the approved proffers and concept plan associated with the 2014 Rezoning as well as TLZM-2015-0001, which was approved by the Town Council on August 11, 2015. The existing entitlements governing Land Bay MUC2’s remaining 5.6 undeveloped acres permit non-residential uses such as restaurant and retail uses.

The Applicant proposes to amend the proffers to allow construction of two affordable housing unit buildings (the “AHU Buildings”), containing up to a maximum of 184 units in aggregate, to be developed on this land bay. It is anticipated that the AHU Buildings will be developed pursuant to either Virginia Housing or U.S. Department of Housing and Urban Development Authority financing. The proposed AHU Buildings directly address Legacy Leesburg’s housing affordability goals by proposing to provide units affordable from 30 percent Area Median Income (“AMI”) to 60 percent AMI. The Applicant notes that if the new federal income averaging regulations can be applied to this project, some units would be up to 80 percent AMI.

Parking for the AHU Buildings will be provided in surface lots and under each buildings’ podium. The Applicant is requesting a parking reduction of 1.5 spaces per unit for a total of 278 parking

spaces, depending on the final unit count. This parking request is supported by the Technical Memorandum prepared by Gorove Slade Associates, Inc., dated April 17, 2023, which analyzed the unique parking demands of affordable housing properties controlled by Good Works's Loudoun County portfolio.

The AHU Buildings will feature high quality architectural treatments, including the use of brick, cementitious siding, porches, balconies, and a palate of traditional "Leesburg colors" selected to be compatible with existing townhomes across the street. Because the Applicant is committing to specific elevations for the AHU Buildings, the Applicant has requested Land Bay MUC2 be exempted from the H-2 Design Guidelines.

Residents of the AHU Buildings will be able to enjoy ample open space and outdoor amenities, including the following: a pool, grill area, fenced playground, a community room with kitchenette, computer room, exercise room, and in-unit washers and dryers.

The AHU Buildings will make a strong commitment to design and construction of green building measures, which will be certified by at least one national green building certification program. Both AHU Buildings will be 100 percent accessible under Virginia Housing Universal Design Standards. Amenities including fitness and children's play areas. The AHU Buildings will be marketed to all age ranges, including single parents, teachers, retail workers, empty nesters and seniors, all of whom will take advantage of the project's proximity to existing commercial, employment, and retail uses, child care uses, and commuter transportation facilities. This development will be located on an existing public bus line into Leesburg.

The AHU Buildings are a direct response to a pressing need identified in Legacy Leesburg on page 62: "The housing market alone, even with a shift towards housing types that are considered more affordable, may not be enough to fully address the Town's affordable housing needs."

Access to housing is the most significant economic development need in the Town. Housing supports job creation, and a lack of housing is a key hindrance to job creation. Businesses simply will not relocate to, nor will they expand in, the Town if affordable housing is not prioritized and offered. Adequate housing can also facilitate labor mobility within an economy and help the Town adjust to adverse economic shocks. In short, a well-functioning housing sector is critical to the overall health of the Town's economy.

Leesburg needs a full continuum of housing opportunities, and the proposed AHU Buildings represent a meaningful project that will help the Town achieve its housing affordability goals. The proposed AHU Buildings will also contribute to the Town's tax base. In addition to paying real estate taxes on the Property, new residents will spend money at local commercial establishments for various goods and services, providing a direct fiscal benefit to retail and office owners. Introducing residential uses on this site will help drive the demand for retail and employment uses as a part of the Town's long-term economic development strategy.

IV. Legacy Leesburg

Oaklawn is identified as an *Innovation Center* on Legacy Leesburg’s *Character Areas for Preservation & Change* map. While the Innovation Center designation provides substantial flexibility with an emphasis on commercial uses, it also speaks to the need to provide housing options for the Town’s workforce with ample open space and amenities. Greenview at Oaklawn will address this pressing need. Legacy Leesburg also identifies certain *Innovation Center* areas as offering some of the Town’s few remaining opportunities to recruit businesses that require a large development footprint. By expanding the development opportunities on Land Bay A, the Applicant is helping to fulfill the Town’s vision for attracting commercial uses to Oaklawn.

The *Area Based Land Use Initiatives* map includes the Property as within *Areas to Transform or Evolve*. Legacy Leesburg defines these areas as representing portions of the Town anticipated to be dynamic over time, such as changing land uses, additions of new buildings, and redevelopment. The Applicant’s proposal is consistent with this policy recommendation as a change in land use is one of the key considerations for these areas. *Strategy 2.3.1* also highlights the need to “[c]reate new opportunities for data centers and other high value commercial tax base opportunities”. Additionally, *Strategy 2.3.4* emphasizes that the Town should encourage the development of data centers since they increase the Town’s tax base. Specifically, *Strategy 2.3.4* confirms that the Town will support data centers within its *Areas to Transform or Evolve*, so long as they do not have an adverse impact on local residents.

Legacy Leesburg identifies various demographic trends that are driving an increased demand for housing, leading to a market need for higher-density and affordably-priced housing options. Legacy Leesburg’s *Principle 3: Places to Live—Enhancing & Improving Home Choices*, *Strategy 3.3.1* notes that Leesburg must focus efforts on increasing affordable housing. This policy also highlights the importance of providing “infrastructure of income diversity,” which is envisioned as an inclusive public realm that ensures people of various backgrounds can come together to create community.

Legacy Leesburg’s *Principle 1, Town Character & Authenticity*, *Strategy 1.1.3* describes areas that should transform or evolve as appropriate for residential development when addressing the Town’s housing needs, and providing “a range of unit types to address the full spectrum of preferences and affordability.” The strategy further provides that multifamily development will play a key role in this mix. Greenview at Oaklawn aligns with this strategy by providing affordable rental housing options for Town residents, including one-bedroom, two-bedroom, and three-bedroom units.

Legacy Leesburg provides general criteria for measuring growth and change and establishes a set of criteria that should be used to evaluate land use applications. Each criterion is listed in bold below, followed by the Applicant’s response in italics.

A. Does it enhance the Town’s character—preserve and enrich the Old & Historic District or provide complementary character in areas outside this area?

This project will enhance the Town’s character by providing well-designed and complementary buildings on sites that are appropriate for this area of Town. By expanding affordable housing opportunities in Town, this project will contribute to the inclusive vision of Legacy Leesburg to ensure all Town residents, regardless of income level, have a place to call home. This will contribute to fostering a welcoming Town character which inevitably attracts a diverse and resilient community. Therefore, this criterion is satisfied.

B. Does it support new parks and public spaces that invite people to gather and celebrate community?

The proposed AHU Buildings on Land Bay MUC2 includes ample open space and outdoor amenities for the residents, including a pool, grill area, and fenced playground. Therefore, this criterion is satisfied.

C. Does it provide more green space?

The proposed AHU Buildings on Land Bay MUC2 include ample open space and outdoor amenities for the residents, including a pool, grill area, and fenced playground. Therefore, this criterion is satisfied.

D. Does it help to address increased walkability and mobility?

As depicted on the concept plan, a pedestrian and bicycle circulation system has been included to provide convenient access for residents in the vicinity. Additionally, this site is currently on Route 56 of the Leesburg Fixed Routes offering bus service to Rust Library, Ida Lee, the County Complex, Village at Leesburg, and Wal-Mart at Compass Creek. Therefore, this criterion is satisfied.

E. Does the change result in high quality architecture?

The Applicant has committed to high quality architecture as a part of the design guidelines for Land Bay A. For Land Bay MUC2, the Applicant has submitted building elevations that demonstrates the architectural quality of the proposed AHU Buildings. Therefore, this criterion is satisfied.

F. Does the change result in increased provision of amenities?

The proposed AHU Buildings include ample open space and outdoor amenities for the residents, including a pool, grill area, and fenced playground. Additionally, the buildings will contain indoor amenities including a community room with kitchenette, computer room, exercise room, and in-unit washers and dryers. Therefore, this criterion is satisfied.

G. Does the change contribute to a strong tax base?

Permitting flex industrial and data center uses to locate in Land Bay A will contribute to a strong tax base. Land Bay A is currently vacant and contributing minimal tax revenue to the Town. This proposal will allow for the Town to benefit from the lucrative data center industry. Additionally, the proposed AHU Buildings in Land Bay MUC2 will pay annual real estate taxes as well as bring new residents to Town, resulting in additional personal property tax revenue. Therefore, this criterion is satisfied.

H. Does the change provide new local employment opportunities?

Permitting flex industrial uses to locate in Land Bay A will contribute to enhancing the employment opportunities offered at Oaklawn. Strategy 2.3.1 of Legacy Leesburg highlights the importance of encouraging light industrial/flex space due to the wide variety of users these spaces attract, which in turn generates various local employment opportunities. In addition to creating approximately five on-site jobs, this proposal will bring additional workers to Town by providing AHU Buildings in Land Bay MUC2 so residents can live in the Town where they work. Therefore, this criterion is satisfied.

I. Does the change expand the range of housing to give options to people in all phases of life and incomes?

The Town currently has a dearth of affordable rental housing, particularly affordable one-bedroom units. The proposed AHU Buildings will provide rental housing options for Town residents of all backgrounds, phases of life, and income levels. Therefore, this criterion is satisfied.

J. Does the change provide environmental benefits?

Consideration of the project's environmental benefits and green infrastructure has been a key part of the Applicant's overall vision. The Applicant has committed to green building design measures for the AHU Buildings. Additionally, the Applicant has committed to substantial buffering and tree planting throughout the Property. Therefore, this criterion is satisfied.

K. Does the change result in development that is compatible with surrounding areas?

The Applicant has designed the AHU Buildings to be similar in height, scale, massing, form, materials, and colors to the neighboring townhomes so as to ensure compatibility with the surrounding areas. Therefore, this criterion is satisfied.

V. Transportation

Vehicular access to and from Land Bay A will be provided via Hope Parkway. Vehicular access to and from Greenview at Oaklawn will be provided via two entrances on Desmond Plaza.

As noted above, the Applicant has constructed a large portion of the transportation network surrounding Oaklawn. Due to unforeseen traffic patterns, a significant amount of regional traffic currently uses Miller Drive SE as detailed in the traffic impact analysis prepared by Gorove/Slade Associates, Inc., which is included with this submission (the “TIA”). Because of these unanticipated traffic patterns as well as nearby developments coming online, the TIA estimates that approximately 65 to 70 percent of the traffic on Miller Drive SE during the PM peak hour is regional traffic. The Applicant notes that despite it having constructed a significant portion of the transportation network for the primary benefit of Oaklawn, only around 30 to 35 percent of the traffic using Miller Drive SE is from Oaklawn.

The TIA provides a detailed analysis of the traffic associated with the proposed development and a comparison with the trips that would be generated by the Property under the currently-approved scenario. The proposed development replaces some of the higher trip generation uses that were approved in Phase 1 and Phase 2 of the 2014 Rezoning (such as recreational center and hotel) with lower trip generating uses (such as residential and flex-industrial). Compared to the approved uses, the proposal is anticipated to generate approximately 240 fewer AM peak hour trips, 322 fewer PM peak hour trips, and 4,988 fewer daily trips. This results in a significant reduction in the overall trip generation (an approximately 20 to 33 percent reduction). As a result, this proposal will significantly improve the delays and queuing at the study intersections compared to the currently-approved high trip generating uses.

Overall, this proposal will result in a reduced impact to the surrounding roads and intersections. Given the Applicant’s substantial investment in the transportation infrastructure at Oaklawn, this proposal will ensure that the Applicant can fully utilize these improvements as was originally intended.

VI. Compliance with § 3.3.15 Approval Criteria

Section 3.3.15 of the Zoning Ordinance contains general standards the Planning Commission and Town Council are to evaluate when considering a rezoning request. Each use limitation is listed in bold below, followed by the Applicant’s response in italics:

A. Consistency with the Town Plan, including but not limited to the Land Use Compatibility Policies.

Legacy Leesburg classifies the Property as an area to “Transform or Evolve” on the “Area Based Land Use Initiatives” map. The identification of Oaklawn as an area to “Transform or Evolve” provides support for this project since a change in land use is one of the key considerations for these areas. This policy recommendation emphasizes the importance of

providing pedestrian connectivity and diverse housing options, which the Applicant is committed to providing with this application.

The Property is also identified as an “Innovation Center” on the “Character Areas for Preservation & Change” map in Legacy Leesburg. The Innovation Center designation provides a great degree of flexibility, with emphasis on commercial uses. The definition speaks to the need to provide housing options for the workforce with ample open space and amenities. Legacy Leesburg also identifies certain Innovation Center areas within the Town as providing some of the last opportunities to build and recruit businesses that require a large development footprint. By expanding the development opportunities on Land Bay A, the Applicant is helping to fulfill the Town’s vision for attracting commercial uses to Oaklawn. Therefore, this criterion is satisfied.

B. Consistency with any binding agreements with Loudoun County, as amended, or any regional planning issues, as applicable.

The Applicant is not aware of any binding agreements with Loudoun County or regional planning issues as they pertain to the proposed application. Therefore, this criterion is satisfied.

C. Mitigation of traffic impacts, including adequate accommodation of anticipated motor vehicle traffic volumes and emergency vehicle access.

The TIA demonstrates that the amendments from existing uses to the approved uses for the Property result in a significant reduction in overall trip generation. Therefore, this criterion is satisfied.

D. Compatibility with surrounding neighborhood and uses.

The Applicant has committed to providing appropriate transitions for the future development of Land Bay A, such as screening and buffering to mitigate visual impact from the adjacent residential uses in Stratford to the north. Additionally, the Applicant has committed to design guidelines that ensure high quality architecture that is in line with other light industrial developments in Town. For Land Bay MUC2, the Applicant has committed to building elevations which demonstrate the compatibility of the AHU Buildings relative to the surrounding community. All structures will comply with applicable setback requirements and will provide ample landscape buffering from the property line. Therefore, this criterion is satisfied.

E. Provision of adequate public facilities.

The Applicant is providing pedestrian and vehicular connections to the existing road network. The Property will be served by Town public central water supply and public central sanitary sewer systems. Therefore, this criterion is satisfied.

VII. Section 8.2.2.F. Approval Criteria:

Section 8.2.2.F of the Zoning Ordinance contains general standards the Planning Commission and Town Council are to evaluate when considering a rezoning request. Each use limitation is listed in bold below, followed by the Applicant's response in italics:

- 1. No PD Rezoning Plan shall be considered unless the Town Council first approves the concept plan and finds the proposed planned development promotes the public health, safety and welfare. The Applicant shall show and the Town Council shall find that a proposed planned development:**

- a. Is in conformity with the Town Plan.**

Legacy Leesburg classifies the Property as an area to "Transform or Evolve" on the "Area Based Land Use Initiatives" map. The identification of Oaklawn as an area to "Transform or Evolve" provides support for this project since a change in land use is one of the key considerations for these areas. This policy recommendation emphasizes the importance of providing pedestrian connectivity and diverse housing options, which the Applicant is committed to providing with application.

The Property is also identified as an "Innovation Center" on Legacy Leesburg's "Character Areas for Preservation & Change" map. The Innovation Center designation provides a great degree of flexibility, with emphasis on commercial uses. The definition speaks to the need to provide housing options for the workforce with ample open space and amenities. Legacy Leesburg also identifies certain Innovation Center areas within the Town as providing some of the last opportunities to build and recruit businesses that require a large development footprint. By expanding the development opportunities on Land Bay A, the Applicant is helping to fulfill the Town's vision for attracting commercial uses to Oaklawn. Therefore, this standard is met.

- b. Achieves the purposes of Section 1.5 and Section 8.1.1, as well or better than would development under other zoning district regulations.**

The Property has already been zoned to the PEC and PRC Mixed Use Center zoning districts. The proposed amendments do not change the zoning district categories. Therefore, this standard is met.

- c. Could not be accomplished through other methods, such as variances or rezoning to a conventional zoning district.**

The Property has already been zoned to the PEC and PRC Mixed Use Center zoning districts. The proposed amendments do not change the zoning district categories. Therefore, this standard is met.

d. Is compatible with the surrounding neighborhood.

The Applicant has committed to providing appropriate transitions for the future development of Land Bay A, such as screening and buffering to mitigate visual impact from the adjacent residential uses in Stratford to the north. Additionally, the Applicant has committed to design guidelines that ensure superior architecture that is in line with other light industrial developments in Town. For Land Bay MUC2, the Applicant has committed to building elevations which demonstrate the compatibility of the AHU Buildings relative to the surrounding community. All structures will comply with applicable setback requirements and will provide ample landscape buffering from the property line. Therefore, this standard is met.

e. Mitigates conflicts of use with adverse impacts on existing and planned development.

The proposed amendments do not alter the project with respect to impacts on existing and planned development, and no adverse impacts are anticipated. The fifty-foot building and parking setbacks will be maintained where Land Bays A and MUC2 abut the Stratford and Oaklawn Townhouses Leesburg communities. Therefore, this standard is met.

f. Provides adequate public facilities and amenities.

The current zoning for the Property provides for adequate public facilities and amenities, and these features are not being altered by the proposed amendments. Therefore, this standard is met.

g. Adequately accommodates anticipated motor vehicle traffic volumes including emergency vehicle access.

The proffered road improvements from the 2014 Zoning have almost all been completed, with the exception of the Hope Parkway extension. The traffic study indicates that the new uses will result in a significant reduction in the overall trip generation as compared to the currently-approved uses. Internal private roadways will be designed to accommodate emergency vehicle access. Therefore, this standard is met.

h. Preserves existing vegetation to the greatest extent possible.

The Property has already been cleared so there is no significant existing vegetation to be preserved. Every effort will be made to preserve any existing street trees. Where that is not possible, the Applicant will provide street trees and landscaping. Therefore, this standard is met.

i. Mitigates unfavorable topographic and geological conditions.

There are no unfavorable topographic or geological conditions on the Property. Therefore, this standard is met.

j. Includes appropriate noise attenuation measures.

Noise attenuation measures are not anticipated, and the noise standards contained in the Zoning Ordinance will be adhered to. Therefore, this standard is met.

2. Planned Development Districts shall be characterized by superior architectural treatment and site planning as measured by the following criteria:

a. Architectural treatment should avoid massive, monolithic and repetitive building types, facades and setbacks.

Elevations for the AHU Buildings have been provided for staff review. These plans show varying roof lines, the use of porches and balconies, and changes in materials, textures, and patterns. Design guidelines demonstrating superior building and site design have been provided for Land Bay A. Therefore, this standard is met.

b. Landscaping should increase the visual quality of building design, open space, vehicular and pedestrian areas and screen areas of low visual interest (such as storage and delivery areas) from public view.

The Applicant has committed to providing an attractive streetscape landscaping plan along the entire public roadway frontage upon development of the Property. The Applicant has also committed to screening mechanical equipment and outdoor storage from public view. Therefore, this standard is met.

c. Street and parking systems should contribute to the aesthetic character of the development.

The Applicant will ensure parking for Land Bay A is appropriately located on the Property to meet this criterion. Parking for the AHU Buildings is internal to the site and located behind the buildings so that parking is not visible from either Miller Drive or Battlefield Parkway. Therefore, this standard is met.

d. Signs should be subject to uniform regulations, be compatible with the design and scale of development and contribute to the visual character of the development.

All signage on the Property will meet the requirements of the Zoning Ordinance and will be designed to complement the architecture. Therefore, this standard is met.

- e. **Neighborhood retail commercial and office uses where provided should blend architecturally with surrounding residential uses or be appropriately separated by distance, screening or topography.**

The proposed amendments do not alter the location of the neighborhood retail commercial and office uses within Oaklawn. Therefore, this standard is inapplicable.

- f. **Open space, recreation and other public facilities should be integrated with the organizational scheme of the neighborhood and town.**

The Applicant has committed to thoughtfully designed onsite amenities for the AHU Buildings on Land Bay MUC2 to ensure that Town public facilities are not overly burdened. Therefore, this standard is met.

- g. **Pedestrian and bicycle circulation systems should be included to assure safe and convenient access between properties and with the neighborhood.**

As depicted on the concept plan, a pedestrian and bicycle circulation system has been included to provide convenient access for residents in the vicinity. Therefore, this standard is met.

- h. **Nonresidential uses should be located on arterial or collector streets without creating through traffic in residential areas.**

The proposed amendments do not expand the locations where nonresidential uses may locate. Therefore, this standard is met.

- i. **Site plan should be arranged to maximize the opportunity for privacy and security by residents.**

The residents of the AHU Buildings on Land Bay MUC2 will enjoy secure building access, with all entrances requiring keys to enter. Additionally, security cameras will be installed at all entrance points. Furthermore, the adjacent residents of Stratford and Oaklawn Townhouses Leesburg communities have protection by building and parking setbacks with ample screening and buffering. Therefore, this standard is met.

3. **Applicant shall provide the following information prior to approval to determine if there are historic and/or archeological resources of local, state or national significance that are worthy of protection on the proposed site:**

As noted above, the Property has already been cleared and graded and the proposed amendments do not alter the areas that have already been approved to be developed. Therefore, this standard is met.

VIII. Zoning Modifications

The Applicant is requesting the following Zoning Ordinance modifications as a part of this application:

Land Bay A Zoning Modifications			
	TLZO Reference	Existing Regulation	Requested Modification
1	12.8.2.G.1 & 2.c	<p><i>Buffer Yards Adjacent to Certain Public Streets.</i> When the rear and/or side of a residential, commercial, institutional (including playgrounds) or industrial structure abuts a street classified as a collector or a higher classification street (in its ultimate design), as indicated in the Transportation Section of the Town Plan, buffer yards shall be provided between the residential, commercial or industrial use and the public right-of-way. The buffer-yard shall be provided either on individual lots in a perimeter landscape area or as part of a common open space owned and maintained by a homeowners' association. If a perimeter landscape area is used on individual lots, the area within the perimeter landscape area shall not be included in the calculation of lot size.</p> <p>The width of the buffer and the screening materials required to be planted within the buffer yard shall be as follows:</p> <p>Limited Access Highway. A minimum of 75 feet wide with the following plant material per 100 linear feet of right-of-way:</p> <ul style="list-style-type: none"> • Canopy Trees – 8 • Evergreen Trees – 20 • Shrubs – 20 	<p>Permit a 35-foot-wide buffer yard along the site frontage abutting the Dulles Greenway.</p>
<p>Justification: The requirements of Section 12.8.2.G.1 of the Zoning Ordinance are only applicable when the rear and/or side of a proposed structure abuts a collector or a higher classification street. The Applicant wishes to maintain flexibility regarding the ultimate building layout for Land Bay A and is therefore requesting to reduce the buffer yard to thirty-five feet</p>			

<p>where the Property abuts the Dulles Greenway. The Applicant notes that a thirty-five-foot buffer yard was approved in conjunction with the 2014 Rezoning.</p>			
2	12.8.3	<p><i>Buffer-Yard Matrix. Requires 75-foot buffer yard with S3 screening.</i></p>	<p>Permit a 25-foot buffer yard with S3 screening and a 50-foot Building and Parking Setback.</p>
<p>Justification: The adjacent multifamily residential development located on PIN 232-19-0402 provides a 17.5-foot buffer with S3 screening; consequently, the proposed development is required to provide the remaining 57.5-feet of buffer yard per Section 12.8.3.</p> <p>The 2014 Rezoning approved a twenty-five-foot buffer yard with S3 screening and a fifty-foot building and parking setback. The requested modification is consistent with this approval.</p>			
3	12.8.2.G.1 & 2.a	<p><i>Buffer Yards Adjacent to Certain Public Streets.</i> When the rear and/or side of a residential, commercial, institutional (including playgrounds) or industrial structure abuts a street classified as a collector or a higher classification street (in its ultimate design), as indicated in the Transportation Section of the Town Plan, buffer yards shall be provided between the residential, commercial or industrial use and the public right-of-way. The buffer-yard shall be provided either on individual lots in a perimeter landscape area or as part of a common open space owned and maintained by a homeowners' association. If a perimeter landscape area is used on individual lots, the area within the perimeter landscape area shall not be included in the calculation of lot size.</p> <p>The width of the buffer and the screening materials required to be planted within the buffer yard shall be as follows:</p> <p>Collector. A minimum of 35 feet wide with the following plant material per 100 linear feet of right-of-way.</p> <p>Canopy Trees – 4 Evergreen Trees – 15 Shrubs – 30</p>	<p>Permit a 10-foot Buffer Yard and 15-foot Parking Setback from Hope Parkway.</p>
<p>Justification: The development located north of Land Bay A across Hope Parkway received approval for a ten-foot S2 buffer yard with a fifteen-foot parking setback. The Applicant requests</p>			

this modification to improve upon the existing regulation by maintaining consistent setbacks along Hope Parkway.

4	10.4.5.E.5	<p><i>Additional Setback Requirements from Certain Streets.</i> In addition to those yard requirements established for zoning districts, the building setback requirements established herein for certain public streets within the Town of Leesburg shall also be applicable. In case of conflict with other provisions of this Zoning Ordinance, the greater setback requirement shall prevail.</p> <p><i>Increased Setbacks Based on Road Classification Outside of the Bypass.</i> No building shall be located closer than 100 feet from the right-of-way of any limited access highway, 80 feet from a major arterial road, 50 feet from a minor arterial road, and 35 feet from the right-of-way of a through collector road located outside of the Route 7/15 Bypass in the area to the east side and/or south side of the Route 7/15 Bypass as indicated in the Transportation Element of the Town Plan.</p>	Permit a 50-foot building setback from the Dulles Greenway.
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Justification: *Legacy Leesburg* designates Oaklawn as an “Innovation Center” and recognizes that Innovation Centers offer unique opportunities to recruit businesses that require a large development footprint. The flex-industrial/data center uses proposed by the Applicant require large development footprints; therefore, the Applicant is requesting the proposed modification in order to achieve a more reasonable use of the Property by maximizing flexibility with regards to building layout.

The Stowers neighborhood located across the Dulles Greenway is more than 300 feet away from the proposed development. The requested modification will not impact the viewshed from the Stowers neighborhood.

Land Bay MUC2 Zoning Modifications			
	TLZO Reference	Existing Regulation	Requested Modification
1	10.4.5.E.5	<p><i>Increased Setbacks Based on Road Classification Outside of the Bypass.</i> No building shall be located closer than 100 feet from the right-of-way of any limited access highway, 80 feet from a</p>	Permit a 50-foot setback from Battlefield Parkway.

		<p>major arterial road, 50 feet from a minor arterial road, and 35 feet from the right-of-way of a through collector road located outside of the Route 7/15 Bypass in the area to the east side and/or south side of the Route 7/15 Bypass as indicated in the Transportation Element of the Town Plan.</p>	
<p>Justification: <i>Legacy Leesburg</i> recognizes that the increased market demand for affordable housing is in conflict with the scarcity of housing available within the Town, and notes that multifamily development will play a key role in addressing this issue. The Applicant is seeking to construct a high-quality multifamily development that provides its residents with a variety of indoor and outdoor amenities, including a pool, exercise room, and fenced playground. The proposed modified setback allows for an innovative and efficient site design that meets the Town’s goal of adding to the supply of affordable housing and provides an enhanced resident experience.</p> <p>The 2014 Rezoning approved a 50-foot setback from Battlefield Parkway. The requested modification is consistent with this approval.</p>			
2	11.3	<p><i>Number of Parking Spaces Required.</i></p> <p><i>Table 11.3 Parking Standards for Multi-Family Use:</i> 1.5 per dwelling for efficiency and one-bedroom units; 2.0 per dwelling for two bedroom units; and 2.5 per dwelling for units with three or more bedrooms. B-1 District Only: 1.0 per dwelling for efficiency and one-bedroom units; 1.5 per dwelling for two-bedroom units; and 2.5 per dwelling for units with three or more bedrooms.</p>	<p>Permit a parking rate of 1.5 spaces per dwelling unit.</p>
<p>Justification: The requested parking ratio achieves a more reasonable use of the Property by providing the actual number of parking spaces required to serve the residents of the proposed development, thereby creating space for additional units and amenities.</p> <p>As discussed in greater detail in the technical memorandum prepared by Gorove/Slade on April 17, 2023, an analysis of existing ADU projects in Loudoun County shows that parking demand at those sites averages at 1.2 spaces per dwelling unit at full occupancy, which is lower than the proposed rate of 1.5 spaces per dwelling unit. The proposed rate also exceeds the ITE Parking Generation Rate for Affordable Housing, which is 0.99 spaces per dwelling unit.</p> <p>Furthermore, the proposed development is on Route 56 of the Leesburg Fixed Routes, which offers service to Rust Library, Ida Lee, the County Complex, Village at Leesburg, and Wal-Mart</p>			

<p>at Compass Creek. The accessibility of the development via public transportation diminishes resident reliance on personal vehicles, which in turn reduces the demand for on-site parking.</p>		
3	<p>12.8.3 and 12.8.3.A</p>	<p>Section 12.8.3 Buffer -Yard Matrix The buffer-yard matrix (Table 12.8.3.A) describes the requirements for screening and buffer between adjoining land uses. (S = required screen type (1, 2 or 3); number above screen type = minimum width of buffer in feet.)</p> <p>Table 12.8.3.A – Use Rc adjacent to Rc requires an S1 buffer with 25-foot width</p> <p>Table 12.8.3.A – Use Rc adjacent to Rb requires an S3 buffer with 25-foot width</p> <p>Table 12.8.3.A – Use Rc adjacent to INa requires an S3 buffer with 75-foot width (half width with vacant land)</p>
<p>Permit a 10-foot buffer width with street trees and peripheral parking lot trees along Desmond Plaza (identified as Buffer A-B on Sheet 10 of the CDP).</p> <p>Permit a 17.5-foot buffer width along Oaklawn Drive (identified as Buffer B-C on Sheet 10 of the CDP).</p> <p>Permit a 10-foot buffer along Brown Roan Drive (identified as Buffer E-A) on Sheet 10 of the CDP).</p>		
<p>Justification: As discussed above, the Applicant is seeking to maximize the efficiency of the site design in order to provide as many high-quality affordable units as possible. The requested reductions in buffer width improve upon the existing regulation by promoting efficient site design while minimizing adverse impacts to surrounding uses.</p> <p>The Applicant proposes to add street trees and peripheral parking trees along Buffer A-B in order to mitigate any visual impact the requested buffer-yard reduction may have on the neighboring Poet’s Walk facility. The additional plantings will screen the development from Poet’s Walk and create an inviting atmosphere along Desmond Plaza.</p> <p>The proposed widths of the buffers along Buffers B-C and E-A are proposed as previously approved in the 2014 Rezoning. Additionally, the Applicant is proposing to add 66 additional shrubs to Buffer B-C, resulting in an overall increase in plant material within the buffer.</p>		
4	<p>12.8.6D</p>	<p>Alternative Screens and Modifications. Alternative planting programs that achieve the objectives of the required screens are permitted to allow flexibility in landscape design. The Land Development Official may approve any of the alternative screens provided below or a combination of the alternatives if the applicant can demonstrate that the objective of the screen has been met. The</p>
<p>Permit a buffer with street trees and peripheral parking lot trees along Desmond Plaza (as identified on Sheet 9 of the CDP).</p> <p>Permit a revised mix of S3 buffer planting units along Oaklawn Drive (as identified on Sheet 10 of the CDP).</p>		

		<p>Land Development Official may reduce or eliminate the requirements for evergreen trees or shrubs if a landscape plan proposes the use of hedges, shrubs, walls, or berms that achieve the objective of the required screen. The Land Development Official shall set forth in writing the reasons for such determination.</p>	<p>Permit a revised mix of S3 buffer planting units along Battlefield Parkway (as identified on Sheet 10 of the CDP).</p> <p>Permit a revised mix of S2 buffer planting units along Miller Drive (as identified on Sheet 10 of the CDP).</p>
<p>Justification: The addition of the street trees and peripheral parking lot trees along Desmond Plaza screens the parking garages and interior parking area from the neighboring Poet’s Walk facility and creates a more pleasant environment along Desmond Plaza.</p> <p>Site constraints (including utilities and utility easements) necessitate the revised mix of S3 and S2 buffer plantings along Oaklawn Drive, Battlefield Parkway, and Miller Drive. The Applicant notes that the revised mixes maintain or increase the overall number of planting units within these buffers to meet the objective of the screens.</p>			

IX. Conclusion

The original vision for Oaklawn foresaw development of a predominantly commercial and industrial park with a particular focus on a corporate office campus. Development trends, however, have evolved, as has the need to explore a mix of uses and a broader array of tax-generating industrial uses. To help Leesburg remain a competitive and regionally-significant employment and economic development generator, Oaklawn must evolve. The proposed requests will encourage high-quality flex industrial and/or data center users to located within the Town and contribute to a strong and sustainable tax base. This project will also allow for the creation of a vibrant community with affordable housing options for Town citizens with well-designed amenities and open space areas for residents to enjoy. Affordable housing at Oaklawn will provide opportunities for workers to live in Town, thus allowing local businesses to grow and expand. For these reasons, The Applicant respectfully requests staff support and Planning Commission and Town Council approval for this project.

STATEMENT OF JUSTIFICATION
TLZM-2022-XXXX & TLSE-2022-XXXX

Westpark Tech

Loudoun County PIN 272-30-2501

November 17, 2022
Revised April 14, 2023

I. Introduction

Clubhouse Dr, LLC (the “Applicant”) is requesting a rezoning of Loudoun County PIN 272-30-2501 (the “Property”) to provide for a high-quality flex industrial development that will contribute to the Town’s tax base. The Applicant is also requesting a special exception to allow for the development of a Flex Industrial/Business Park on the Property. As set forth in more detail below, by providing for superior design and architecture, the Applicant’s proposal will meet the intent and goals of Legacy Leesburg and complement the character of Leesburg.

II. Property Background

The Property consists of approximately 7.58 acres and is located west of S. King Street, along the south side of Clubhouse Drive Southwest. The Property forms a portion of the former Westpark Golf Club that is permanently closed. The northwestern portion of the Property is currently developed with a dilapidated hotel building and associated parking lot. The Property is currently zoned to the B-3, Community Retail/Commercial District (the “B-3 District”) pursuant to § 6.5 et seq. of the Zoning Ordinance of the Town of Leesburg (the “Zoning Ordinance”). The Property is subject to the TLZM-1986-0071 proffers and concept plan (the “1986 Rezoning”), which was approved by the Leesburg Town Council on September 10, 1986. The 1986 Rezoning limits the Property to a 247-room hotel and “customary accessory uses”.

The Property is bordered to the west and south by the old Westpark golf course that is now permanently closed. This parcel is owned by the Loudoun County Board of Supervisors and has been placed in a conservation easement for passive open space uses. Townhouses are located to the north across Route 7. A portion of the Property is located in the Floodplain Overlay District. The Property does not lie within any historical district overlay.

III. Legacy Leesburg

The *Area Based Land Use Initiatives* map includes the Property as within *Areas to Transform or Evolve* under the Legacy Leesburg Town Plan for Leesburg, VA (“Legacy Leesburg”). Legacy Leesburg defines these areas as representing portions of the Town that are anticipated to be dynamic over time, such as changing land uses, additions of new buildings, and redevelopment. The Applicant’s proposal is consistent with this policy recommendation as a change in land use is

one of the key considerations for these areas. The *Character Areas for Preservation & Change* map also identifies the Property as an *Innovation Center*, which envisions walkable employment centers emphasizing commercial uses with ample open space.

Legacy Leesburg highlights in *Principle 2: Dollars & Sense, Strategy 2.3.1 Diversify the Town's Tax Base* the importance of encouraging development of light industrial/flex space to allow for "...readily adaptable, highly accessible space to attract a wide variety of users...", which will enable Leesburg to stay competitive in an ever-changing economic landscape. Lastly, Legacy Leesburg specifically calls out Westpark under *Other Parcels for Special Consideration* and identifies this area as ripe for redevelopment with commercial uses that benefit from the adjacent old golf course that has been placed in a permanent conservation easement, as noted above.

IV. Proposal

As depicted on the Concept Development Plan (the "Concept Plan") prepared by J2 Engineers, Inc., the Applicant proposes to rezone the Property from the B-3 District to the PEC Planned Employment Community District (the "PEC District") pursuant to § 8.6 et seq. of the Zoning Ordinance for the purpose of constructing one flex industrial or data center building. With this rezoning, the Applicant is seeking to supersede the existing and outdated TLZM-1986-0071 proffers that currently govern the Property. The Applicant is also requesting a special exception contemporaneously with this rezoning to permit a Flex Industrial/Business Park pursuant to § 9.8 et seq. of the Zoning Ordinance.

High-quality building materials and architectural treatment will ensure an attractive building design that will look more similar to a modern office park than a typical industrial building. The Applicant has committed to substantial conformance for architectural guidelines that will direct the ultimate development of the Property. These architectural guidelines are compatible with similar industrial parks in Leesburg, such as Leesburg Tech Park on Sycolin Road.

There are no immediately adjacent residential uses to the Property. However, the Applicant acknowledges the proximity of residential developments, including the County Club Green Condominiums, and the Leesburg Estates and Leesburg Country Club neighborhoods. The Applicant has incorporated ample buffering, landscaping, and screening to mitigate potential visual impacts of the project. The site layout has also been designed with loading areas located toward the back of the building and screened from view. Additionally, as noted above, high-quality architectural features will provide a visually attractive development that is compatible with the character of Leesburg. All signage and architectural lighting on the Property will comply with Article 15 of the Zoning Ordinance.

The Applicant placed special attention on environmental and site design considerations through the incorporation of quality building design, attractive landscaping, minimally impactful lighting design, and stormwater management. As depicted within the Concept Plan, the Applicant is proposing new vegetation throughout the development, and has designed the building and parking to avoid impacting the existing floodplain on the eastern portion of the Property. The draft proffer

statement is included with this submission and includes additional commitments to building and site design.

The development of a Flex Industrial/Business Park in this location will help to facilitate economic growth in an area of the Town that has been underutilized for some time. The Property currently contributes minimal tax revenue to the Town. This proposed development will significantly increase the assessed value of the currently vacant parcel. As a part of the initial submission for this application, the Applicant has provided financial information to the Town to prepare a Fiscal Impact Analysis for this proposal.

V. Transportation

Vehicular access to and from the site will be provided via two entrances on Clubhouse Drive. The proposed development meets the Zoning Ordinance's minimum parking requirement.

A traffic impact study prepared by Gorove/Slade Associates, Inc. is included with this submission and provides a detailed analysis of the traffic associated with the proposed development and a comparison with the trips that would be generated by the Property under a by-right scenario. The proposed development is anticipated to generate approximately 30 trips during the AM peak hour, 30 trips during the PM peak hour, and 301 trips on a typical weekday. As compared to the approved by-right commercial uses on the site, the proposed use generates 125 fewer AM peak hour trips, 434 fewer PM peak hour trips, and 5,735 fewer weekday trips.

The traffic impact study indicates that the traffic conditions following completion of the proposed development would be adequately accommodated through the existing road network. All intersections in the study area continue to operate at acceptable levels of service, including the site entrances, per the Town's Design and Construction Standards Manual. Overall, given the minimal number of trips generated by the proposed development, this proposal will not have a significant impact on the surrounding transportation network.

VI. Compliance with § 3.3.15 Approval Criteria

Section 3.3.15 of the Zoning Ordinance contains general standards the Planning Commission and Town Council are to evaluate when considering a rezoning request. Each use limitation is listed in bold below, followed by the Applicant's response in italics:

A. Consistency with the Town Plan, including but not limited to the Land Use Compatibility Policies.

Legacy Leesburg identifies the Property as within Areas to Transform or Evolve, which are anticipated as locations where land uses will change over time. The Applicant's proposal to rezone the Property to allow for flex industrial uses in this location is consistent with this policy recommendation. The Character Areas for Preservation & Change map also identifies the Property as an Innovation Center, which envisions walkable employment centers emphasizing commercial uses with ample open space. Legacy Leesburg also

highlights in Principle 2: Dollars & Sense, Strategy 2.3.1 the need to diversify the Town's tax base by encouraging development of light industrial/flex space. Lastly, Legacy Leesburg specifically calls out Westpark under Other Parcels for Special Consideration and identifies this area as ripe for redevelopment with commercial uses that benefit from the adjacent old golf course that has been placed in a permanent conservation easement for passive open space use.

B. Consistency with any binding agreements with Loudoun County, as amended, or any regional planning issues, as applicable.

The Applicant is not aware of any binding agreements with Loudoun County or regional planning issues related to the proposed application. Therefore, this criterion is satisfied.

C. Mitigation of traffic impacts, including adequate accommodation of anticipated motor vehicle traffic volumes and emergency vehicle access.

The traffic impact study demonstrates that the conversion of the Property from existing uses to the proposed uses does not require any additional improvements. Therefore, this criterion is satisfied.

D. Compatibility with surrounding neighborhood and uses.

The Applicant is proposing an attractive flex industrial/business park that is laid out specifically for compatibility with existing and surrounding uses. Ample setbacks and buffers have been provided along with substantial landscaping to further ensure compatibility and transitions. Therefore, this criterion is satisfied.

E. Provision of adequate public facilities.

The Applicant is providing pedestrian and vehicular connections to the existing road network. The Property will be served by Town public central water supply and public central sanitary sewer systems. Therefore, this criterion is satisfied.

VII. Compliance with Section 3.4.12 Approval Criteria

As a part of this project, the Applicant is requesting a special exception to allow for development of the Flex Industrial/Business use per § 8.6.4 (PEC District Use Regulations) and § 9.8 et seq. (Flex Industrial/Business Park Use Standards) of the Zoning Ordinance.

Section 3.4.12 of the Zoning Ordinance contains general standards the Planning Commission and Town Council are to evaluate when considering a special exception request. Each use limitation is listed in bold below, followed by the Applicant's response in italics:

A. The proposed use will not adversely affect the use of neighboring properties.

The proposed flex industrial/business park use will not adversely impact the use of neighboring properties. High-quality architectural treatment will mitigate any negative visual impact from neighboring properties. The Applicant has designed the site with appropriate setbacks and buffering to ensure that this criterion is met.

- B. The use shall comply with applicable zoning district regulations and applicable provisions of the adopted *Town Plan*, including but not limited to the Plan's Land Use Compatibility policies.**

The proposed use will comply with all applicable zoning district regulations and Town Plan provisions.

- C. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings.**

The proposed use will not negatively impact adjacent properties. The Applicant is committed to being a good neighbor, and the thoughtful site layout and commitments to superior architecture will ensure compatibility with the surrounding land uses.

- D. The proposed use will be such that pedestrian and vehicular traffic generated will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood and on the streets serving the site.**

The traffic impact study demonstrates that the conversion of the Property from existing uses to the proposed use does not require any additional improvements. Therefore, this criterion is satisfied.

VIII. Section 8.2.2.F. Approval Criteria:

- 1. No PD Rezoning Plan shall be considered unless the Town Council first approves the concept plan and finds the proposed planned development promotes the public health, safety and welfare. The applicant shall show and the Town Council shall find that a proposed planned development:**

- a. Is in conformity with the Town Plan.**

Legacy Leesburg identifies the Property as within Areas to Transform or Evolve, which are anticipated as locations where land uses will change over time. The Applicant's proposal to rezone the Property to allow for flex industrial uses in this location is consistent with this policy recommendation. The Character Areas for Preservation & Change map also identifies the Property as an Innovation Center, which envisions walkable employment centers emphasizing commercial uses with ample open space. Legacy Leesburg also highlights in Principle 2: Dollars & Sense, Strategy 2.3.1 the need to diversify the Town's

tax base by encouraging development of light industrial/flex space. Lastly, Legacy Leesburg specifically calls out Westpark under Other Parcels for Special Consideration and identifies this area as ripe for redevelopment with commercial uses that benefit from the adjacent old golf course that has been placed in a permanent conservation easement for passive open space use.

- b. Achieves the purposes of Section 1.5 and Section 8.1.1, as well or better than would development under other zoning district regulations.**

The Applicant has confirmed with Town staff that the PEC district is the appropriate district for this project and achieves the purposes of Section 1.5 and Section 8.1.1 as well or better than development under any other zoning district.

- c. Could not be accomplished through other methods, such as variances or rezoning to a conventional zoning district.**

As noted above, the Applicant has confirmed with Town staff that the PEC district is the appropriate district for this project. There are no other methods available to the Applicant to implement this proposal.

- d. Is compatible with the surrounding neighborhood.**

The Applicant has committed to providing appropriate transitions for the future development by incorporating ample buffering, landscaping, and screening to mitigate potential visual impacts of the project. The site layout has also been designed with loading areas located toward the back of the building and screened from view. Additionally, high-quality architectural features will provide a visually attractive light industrial development that is compatible with the surrounding neighborhood. All signage and architectural lighting on the Property will comply with Article 15 of the Zoning Ordinance.

- e. Mitigates conflicts of use with adverse impacts on existing and planned development.**

No adverse impacts are anticipated. The residential developments in the vicinity have protection by common open space buffers as well as by building and parking setbacks with ample screening and buffering on the Property.

- f. Provides adequate public facilities and amenities.**

This project provides for adequate public facilities and amenities.

- g. Adequately accommodates anticipated motor vehicle traffic volumes including emergency vehicle access.**

The traffic study indicates that the new uses will be adequately accommodated by the existing road network. Internal private roadways will be designed to accommodate emergency vehicle access.

h. Preserves existing vegetation to the greatest extent possible.

The Property has already been cleared and there is virtually no existing vegetation to be preserved. The Applicant will provide street trees and landscaping along all public streets with this application.

i. Mitigates unfavorable topographic and geological conditions.

There are no unfavorable topographic or geological conditions on the Property.

j. Includes appropriate noise attenuation measures.

Noise attenuation measures are not anticipated, and the noise standards contained in the Zoning Ordinance will be adhered to.

2. Planned Development Districts shall be characterized by superior architectural treatment and site planning as measured by the following criteria:

a. Architectural treatment should avoid massive, monolithic and repetitive building types, facades and setbacks.

Design guidelines demonstrating superior building and site design have been provided with this application.

b. Landscaping should increase the visual quality of building design, open space, vehicular and pedestrian areas and screen areas of low visual interest (such as storage and delivery areas) from public view.

The Applicant has committed to providing an attractive streetscape landscaping plan along the entire public roadway frontage upon development of the Property. The Applicant has also committed to screening mechanical equipment and outdoor storage from public view.

c. Street and parking systems should contribute to the aesthetic character of the development.

The Applicant will ensure parking is appropriately located on the Property to meet this criterion.

d. Signs should be subject to uniform regulations, be compatible with the design and scale of development and contribute to the visual character of the development.

All signage on the Property will meet the requirements of the Zoning Ordinance and will be designed to complement the architecture.

- e. Neighborhood retail commercial and office uses where provided should blend architecturally with surrounding residential uses or be appropriately separated by distance, screening or topography.**

This project is not proposing neighborhood retail or office as the primary use on the Property. Therefore, this criterion is inapplicable.

- f. Open space, recreation and other public facilities should be integrated with the organizational scheme of the neighborhood and town.**

The Applicant has committed to preserve the open space area on the Property as depicted on the concept development plan. The site been thoughtfully designed to integrate with the surrounding development.

- g. Pedestrian and bicycle circulation systems should be included to assure safe and convenient access between properties and with the neighborhood.**

As depicted on the concept plan, a pedestrian and bicycle access on the Property's frontage has been included to provide convenient access for residents in the vicinity.

- h. Nonresidential uses should be located on arterial or collector streets without creating through traffic in residential areas.**

The project will have two access points off of Clubhouse Drive. This project does not create through traffic in residential areas.

- i. Site plan should be arranged to maximize the opportunity for privacy and security by residents.**

The residents in the vicinity have protection by common open space buffers as well as by building and parking setbacks with ample screening and buffering on the Property.

- 3. Applicant shall provide the following information prior to approval to determine if there are historic and/or archeological resources of local, state or national significance that are worthy of protection on the proposed site:**

As noted above, the Property has already been cleared and graded and the proposal does not alter the areas that have already been approved to be developed.

IX. Zoning Modification

The Applicant proposes one buffer yard screening modification of Section 12.8 of the Zoning Ordinance, as listed below:

- Southern, Western, and Eastern Lot Lines: This buffer yard requires a 75-foot wide buffer yard with S2 screening. A modification is proposed to reduce the buffer yard from 75 feet to 20 feet in width.

Justification: The adjoining property is comprised of passive open space; therefore, a 75-foot buffer is unnecessary. The Applicant proposes to provide a 20-foot wide S2A buffer along the southern, western, and eastern lot lines. This proposed buffer varies in width; however, the buffer is in no instance less than 20 feet in width, which will provide ample buffering from the adjacent low-intensity use. The Applicant will provide the required ratio of plantings for this modified buffer. This modification allows for a more reasonable use of the Property since providing the full 75-foot buffer is excessive given the adjacent use of passive open space. This modification also achieves an innovative design and improves upon the existing regulations by allowing the Applicant the ability to modify this buffer and focus on additional buffering where appropriate to screen the Property from the nearby residential communities. The Applicant notes that it is not requesting this modification to achieve additional density on the Property.

The Applicant also proposes a modification of Section 9.8.3.E.1 of the Zoning Ordinance, as listed below:

- Access via Clubhouse Drive: Flex Industrial/Business Park uses are required to have access to a road classified as a minor arterial or higher Town Plan transportation functional classification without having to travel through a residentially zoned district. A modification is proposed to permit access to the Property from South King Street via Clubhouse Drive, a portion of which is located within the R-E district.

Justification: The portion of Clubhouse Drive that provides access to the Property from South King Street does not run through any residential neighborhoods. The land adjacent to the relevant portion of Clubhouse Drive is owned by the Loudoun County Board of Supervisors and is placed into a conservation easement, which prohibits any future residential development. This modification exceeds the public purpose of the existing regulation by permitting access to the proposed Flex Industrial/Business Park use, thereby allowing the Property to be developed in a manner consistent with Legacy Leesburg.

X. Conclusion

The proposed flex industrial development will complement the character of the Town and will contribute commercial property tax revenue to the Town's coffers. This project fulfills the vision

of a high-quality design through appropriate architecture and buffering. The proposed road and pedestrian network will provide safe connections to and from the Property. The proposed development is designed with the surrounding community in mind and will provide a modern and well-designed flex industrial park that will attract new businesses to come to Leesburg.



ION International Training Center



ION International Training Center



Compass Creek: Commercial Area



Compass Creek: Commercial Area



Compass Creek: Commercial Area



Compass Creek: Commercial Area



Compass Creek Walmart



Compass Creek At Home



Commercial Parcel in Front of At Home



Microsoft from Road



Microsoft from Road



Peterson Data Center Parcel



Peterson Data Center Parcel



Peterson Data Center Parcel



Peterson Data Center Parcel



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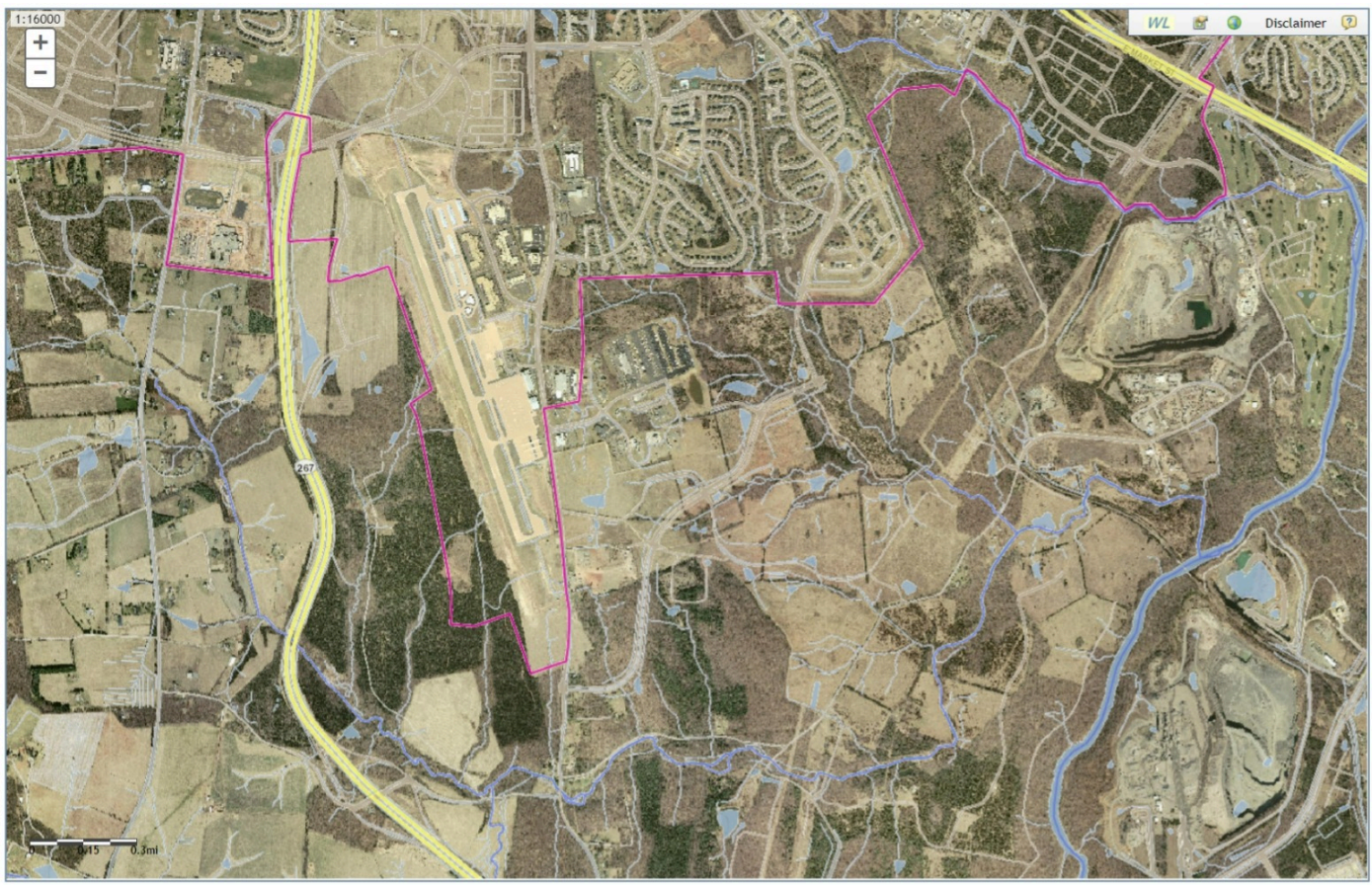
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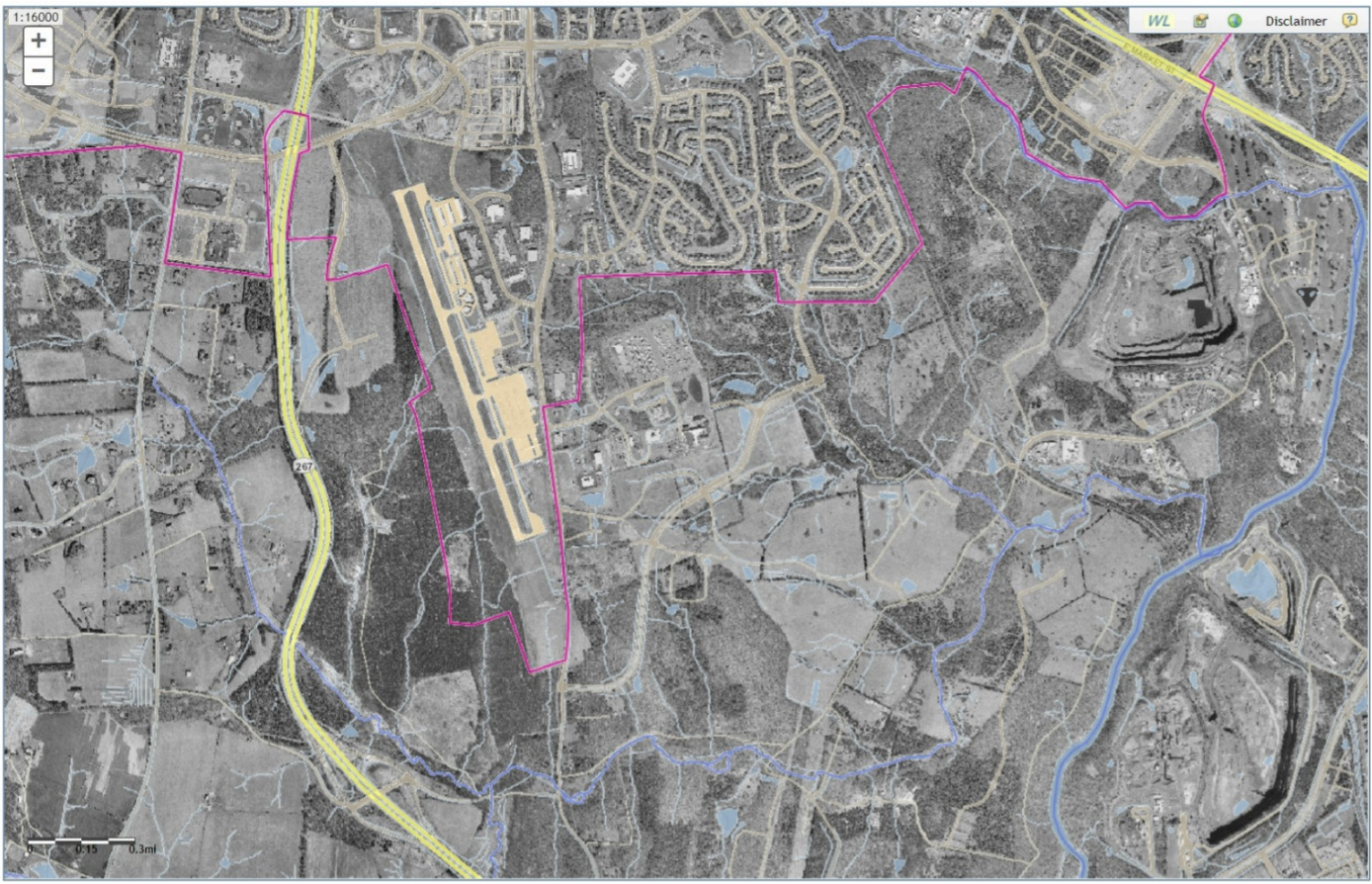


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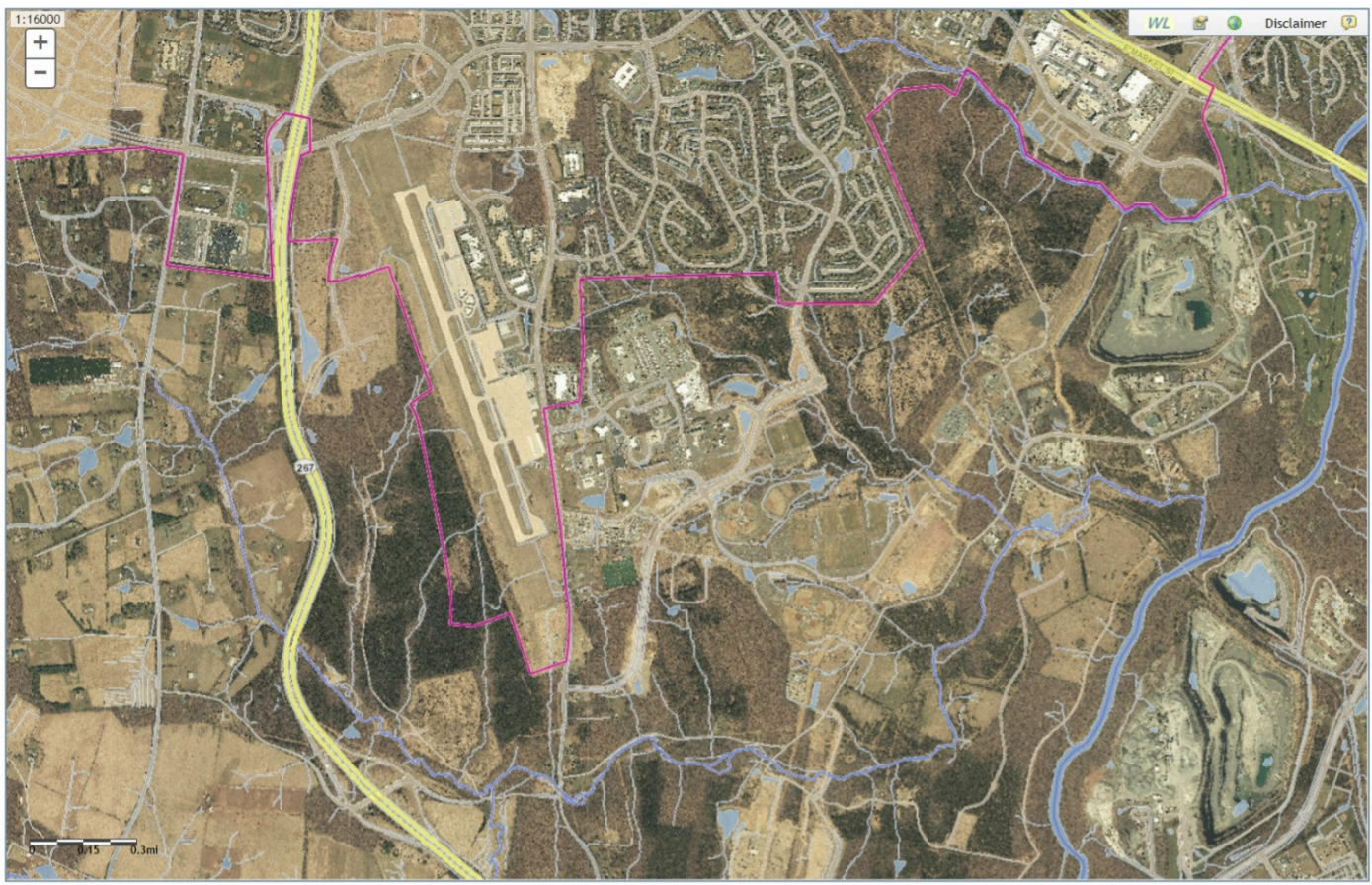
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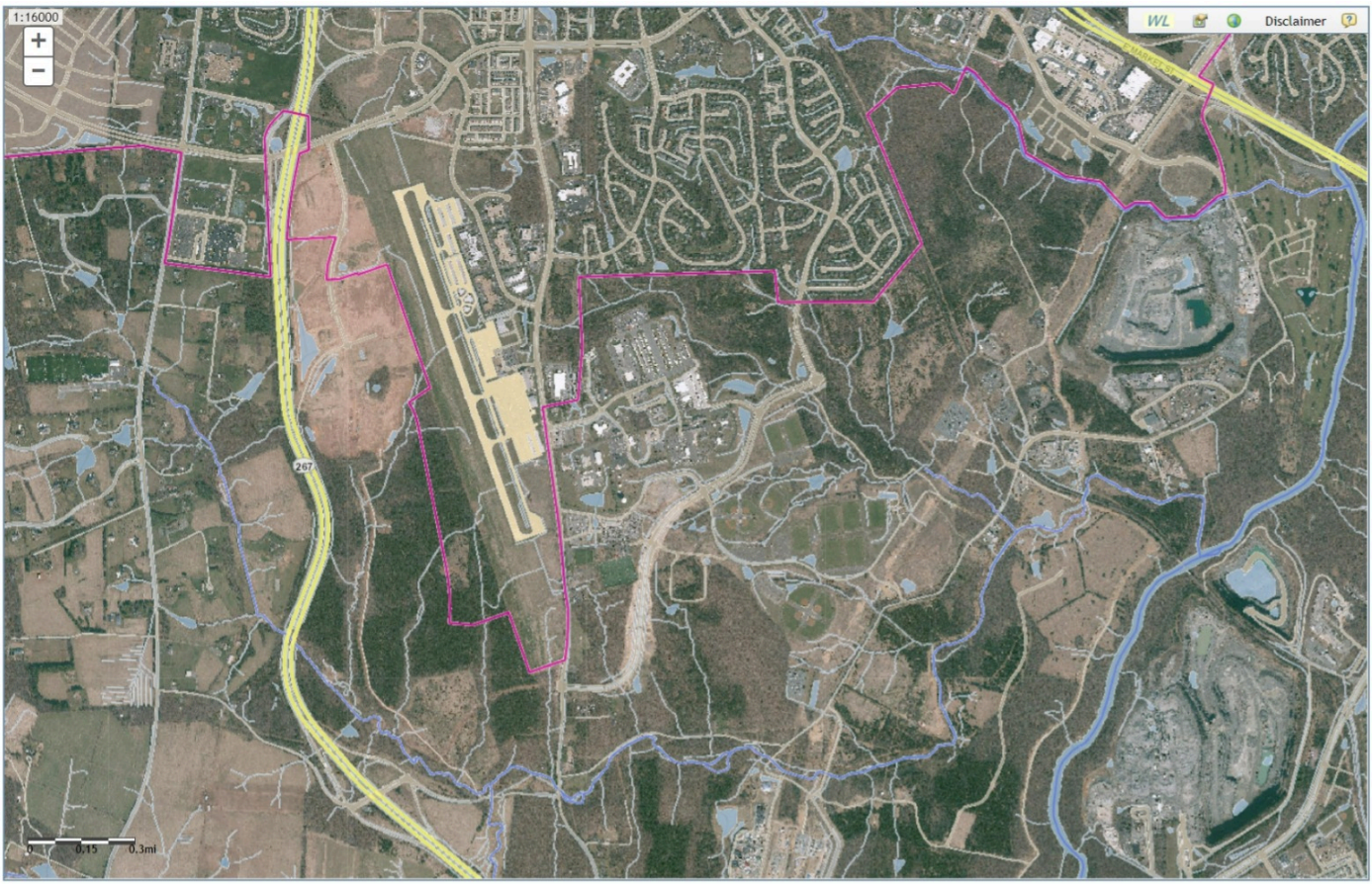
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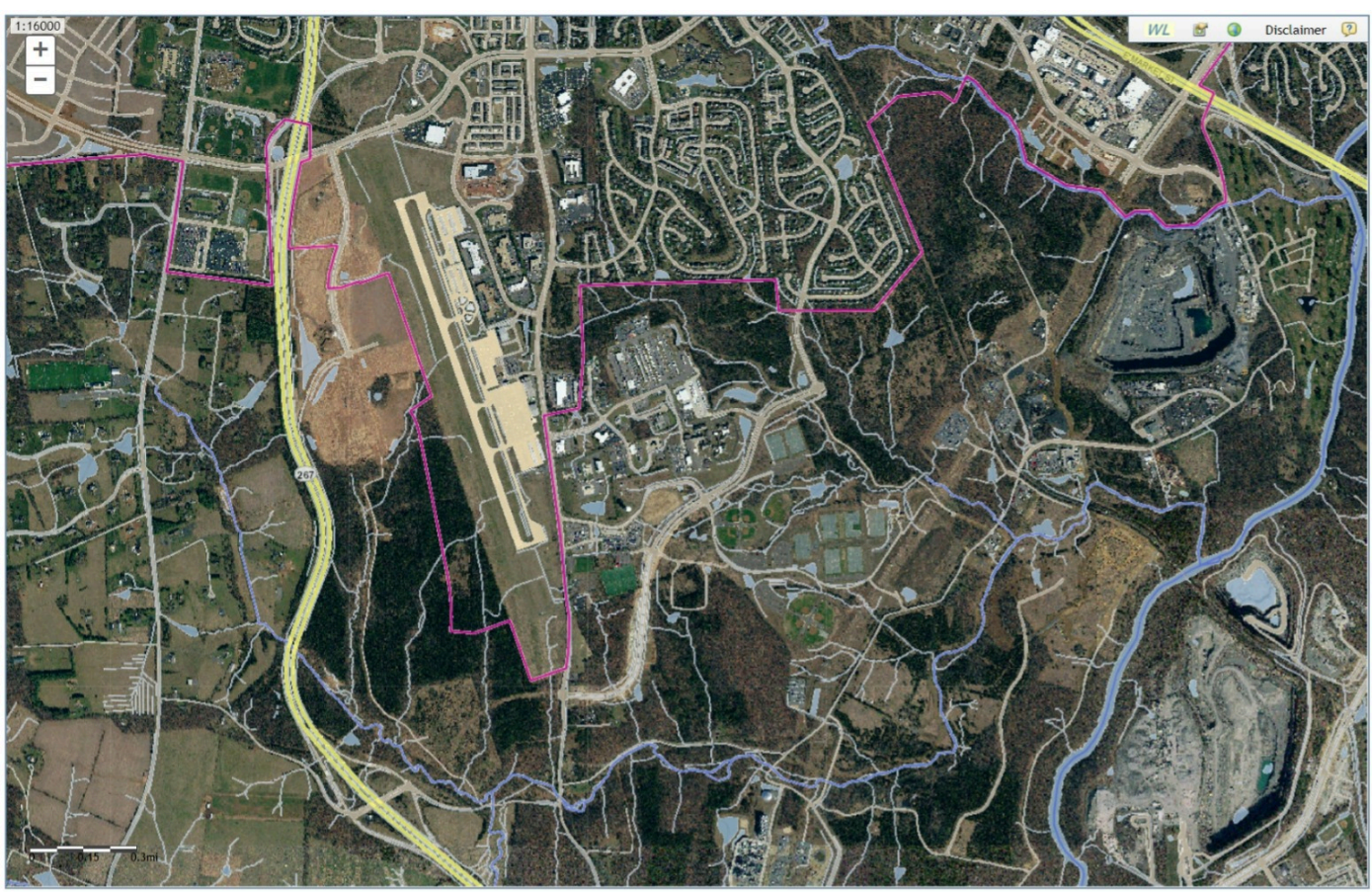
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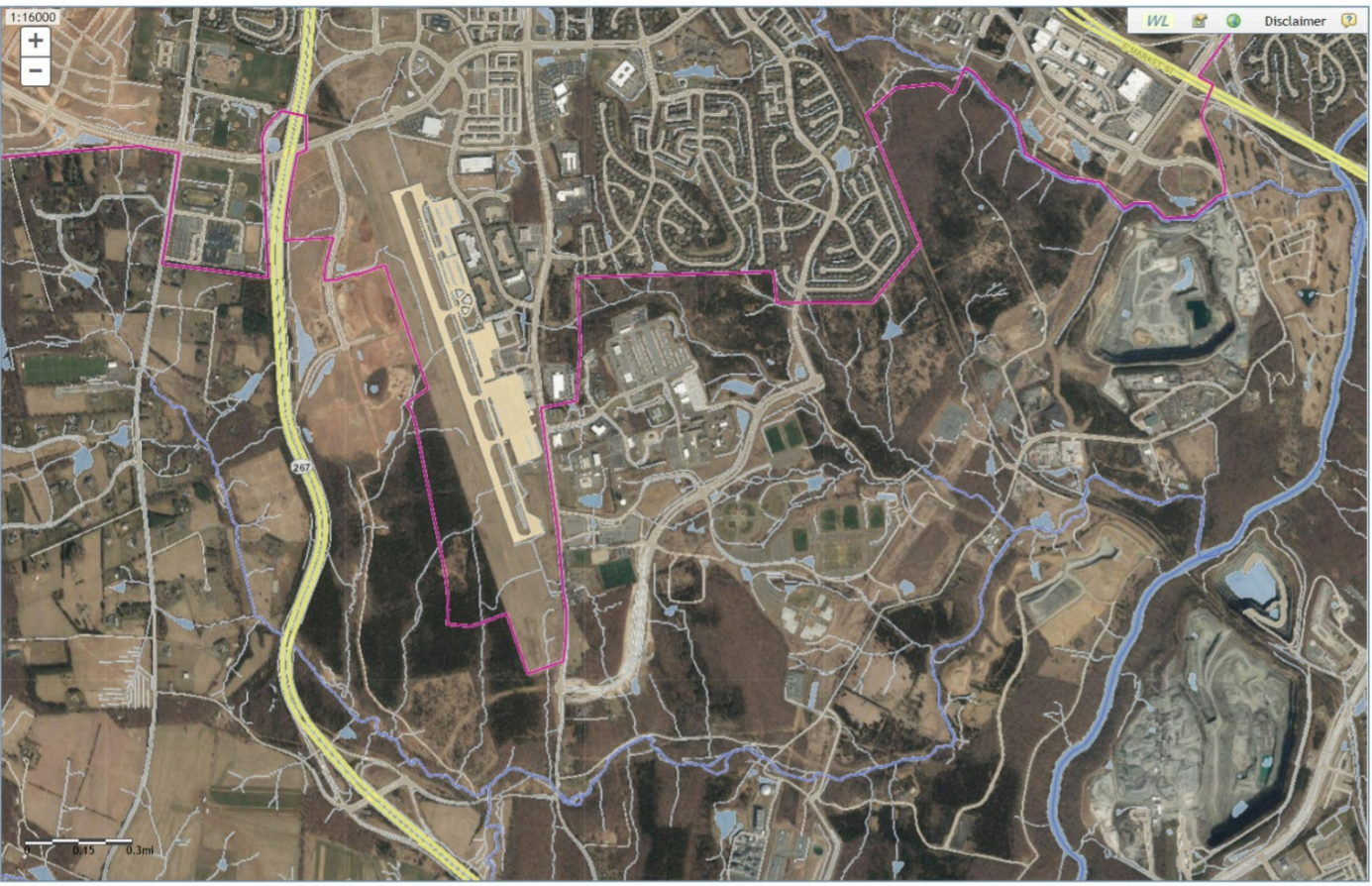
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