

Fund 30040: Contributed Roadway Improvements

Focus

Fund 30040, Contributed Roadway Improvements, was created specifically to account for proffered developer contributions received for roadway and transportation improvements throughout the County. Developer contributions are based on the developer rate schedule for road improvements in the Fairfax Center, Centreville, Reston and Tysons Corner areas, as well as Tysons-Wide Developer Contributions and Tysons Grid of Streets Contributions. These Tysons area contributions will address the traffic impact of new development associated with growth resulting from the Board's adoption of a new Comprehensive Plan for Tysons. The rate schedule is revised periodically by the Board of Supervisors based on the Consumer Price Index.

This fund is also used to provide matching funds to the state for projects identified by the Board of Supervisors in its consideration of the Virginia Department of Transportation (VDOT) Secondary Improvement Budget. Section 33.1-23.05B of the [Code of Virginia](#) enables the use of County funds for improvements to the secondary road system, and the Commonwealth Transportation Board has adopted a policy of providing a match of up to \$10 million, through its Revenue Sharing Program, for roadway projects designated by a locality for improvement, construction or reconstruction.

In FY 2021, \$181,732 in proffer revenue will be transferred to Fund 30000, Metro Operations and Construction, based on FY 2019 actual monthly payments received from the Transportation Association of Greater Springfield (TAGS). This funding supports shuttle bus service in the area of the Franconia/Springfield Metrorail Station.

No project funding is included in Fund 30040 in FY 2021. Project funding will be appropriated at the fiscal year-end, consistent with the level of developer proffer revenue received during the fiscal year. This approach reflects conservative project budgeting, recognizing that significant fluctuations can occur from year to year in the pace of development with a resulting impact on proffer contributions. In FY 2021, work will continue on existing and previously funded projects using project balances. Proffer contributions are typically accumulated over a number of years until a sufficient level of revenue support is achieved for a major improvement. In addition, project expenditures cannot begin until the terms of the proffer contribution are met. Pooled interest will also be appropriated at year-end.

A separate reserve project exists for each area for which contributions are received. These reserve projects are described below. As specific roadway improvement projects are identified that conform to the appropriate funding parameters within each of these areas, funding is dedicated to complete the improvements.

- **Fairfax Center (Route 50/I-66) Developer Contributions** - Commitments from developers in the Fairfax Center area are included in individual proffer agreements from zoning cases, and rates of contributions vary by case. On March 19, 2019, the Board of Supervisors revised the developer rates for road improvements in the Fairfax Center area from \$6.21 to \$6.33 per gross square foot of non-residential building structure and from \$1,376 to \$1,402 per residential dwelling unit. Ten percent of the developer's contribution is paid to the County at the time of the site plan approval. The balance of the amount due is paid as occupancy permits are issued. As negotiated in individual proffer agreements, in-kind contributions of an equivalent value for road improvements can also be made in lieu of cash payments.
- **Centreville Developer Contributions** - Commitments from developers in the Centreville area are included in individual proffer agreements from zoning cases, and rates of contributions vary by case. On March 19, 2019, the Board of Supervisors revised the developer rates for road improvements in the Centreville area from \$6.67 to \$6.80 per gross

Fund 30040: Contributed Roadway Improvements

square foot of non-residential building structure and from \$2,637 to \$2,687 per residential dwelling unit.

- **Countywide Developer Contributions** - This project was created to serve as a source of funding for contributions received for countywide roadway improvements. Funds are dedicated for specific improvements when required. Many different projects throughout the County are supported by this funding within the following major categories: primary and secondary road improvements, bridge design and construction, intersection/interchange improvements, signal improvements, and transit improvements.
- **Tysons Corner Developer Contributions** - This project accounts for private sector contributions received for the Tysons Corner area for zoning cases and rates of contributions vary by case. On March 19, 2019, the Board of Supervisors revised the developer rates for road improvements in the Tysons area from \$4.57 to \$4.66 per gross square foot of non-residential building structure and from \$1,014 to \$1,033 per residential dwelling unit.
- **Tysons-Wide Developer Contributions** - This project accounts for private sector contributions received for Tysons-Wide transportation improvements. Funding in this project is for improvements outlined in the Tysons Comprehensive Plan Amendment approved by the Board of Supervisors on December 4, 2012. On March 19, 2019, the Board of Supervisors revised the developer rates for road improvements for the Tysons-wide area from \$6.17 to \$6.29 per gross square foot of non-residential building structure and from \$1,093 to \$1,114 per residential dwelling unit.
- **Tysons Grid of Streets Developer Contributions** - This project accounts for private sector contributions received for Grid of Streets improvements within the Tysons Corner Urban Area. On March 19, 2019, the Board of Supervisors revised the developer rates for road improvements for the Tysons Grid of Streets from \$7.04 to \$7.17 per square foot of non-residential building structure and from \$1,093 to \$1,114 per residential dwelling unit. The contributions are to be paid in stages, with 25 percent prior to site plan approval and the remaining 75 percent before building permits are issued. Developers may elect to construct the transportation improvements outlined in the guidelines in lieu of cash contributions, as negotiated in individual proffer agreements.
- **Reston Road Fund Developer Contributions** - Commitments from developers in the Reston area are included in individual proffer agreements from zoning cases, and rates of contributions vary by case. On March 19, 2019, the Board of Supervisors revised the developer rates for road improvements for the Reston Road Fund from \$9.80 to \$9.99 per square foot of non-residential building structure and from \$2,142 to \$2,183 per residential dwelling unit.

Fund 30040: Contributed Roadway Improvements

Changes to FY 2020 Adopted Budget Plan

The following funding adjustments reflect all approved changes in the FY 2020 Revised Budget Plan since passage of the FY 2020 Adopted Budget Plan. Included are all adjustments made as part of the FY 2019 Carryover Review, and all other approved changes through December 31, 2019.

Carryover Adjustments **\$41,629,549**

As part of the *FY 2019 Carryover Review*, the Board of Supervisors approved an increase of \$41,629,549 due to the carryover of unexpended project balances in the amount of \$29,288,200 and an adjustment of \$12,341,349. This adjustment included actual revenue received in FY 2019 in the amount of \$11,528,459, and interest earnings of \$812,890. Developer contribution revenue fluctuates each year depending on the pace of development; therefore, contributions are only reflected and applied to projects at the end of the fiscal year.

A Fund Statement and a Summary of Capital Projects are provided on the following pages. The Summary of Capital Projects may include some projects without a Total Project Estimate amount. These projects are considered "continuing" projects or projects for which funding is necessary on an ongoing basis (e.g., a contingency or planning project).

Fund 30040: Contributed Roadway Improvements

FUND STATEMENT

| Category | FY 2019 Actual | FY 2020 Adopted Budget Plan | FY 2020 Revised Budget Plan | FY 2021 Advertised Budget Plan |
|--|---------------------|-----------------------------------|-----------------------------------|--------------------------------------|
| Beginning Balance | \$30,388,814 | \$0 | \$41,629,549 | \$0 |
| Revenue: | | | | |
| Fairfax Center Developer Contributions | \$577,934 | \$0 | \$0 | \$0 |
| Countywide Developer Contributions | 230,670 | 192,152 | 192,152 | 181,732 |
| Centreville Developer Contributions | 0 | 0 | 0 | 0 |
| Tysons-wide Developer Contributions | 485,215 | 0 | 0 | 0 |
| Tysons Grid of Streets Developer Contributions | 10,072,029 | 0 | 0 | 0 |
| Reston Funding Plan Developer Contributions | 0 | 0 | 0 | 0 |
| Tysons Corner Developer Contributions | 361,596 | 0 | 0 | 0 |
| Pooled Interest ¹ | 812,890 | 0 | 0 | 0 |
| Total Revenue | \$12,540,334 | \$192,152 | \$192,152 | \$181,732 |
| Total Available | \$42,929,148 | \$192,152 | \$41,821,701 | \$181,732 |
| Total Expenditures | \$1,100,614 | \$0 | \$41,629,549 | \$0 |
| Transfers Out: | | | | |
| Metro Operations and Construction (30000) ² | \$198,985 | \$192,152 | \$192,152 | \$181,732 |
| Total Transfers Out | \$198,985 | \$192,152 | \$192,152 | \$181,732 |
| Total Disbursements | \$1,299,599 | \$192,152 | \$41,821,701 | \$181,732 |
| Ending Balance^{3,4} | \$41,629,549 | \$0 | \$0 | \$0 |

¹ Pooled interest is earned on annual contributions as well as accumulated fund balance.

² Represents funds to be transferred to Fund 30000, Metro Operations and Construction, to support Metro shuttle bus service in the Franconia-Springfield area.

³ Capital projects are budgeted based on the total project costs. Most projects span multiple years, from design to construction completion. Therefore, funding for capital projects is carried forward each fiscal year, and ending balances fluctuate, reflecting the carryover of these funds.

⁴ The \$41.63 million FY 2019 ending balance meets capital project requirements in FY 2020 and future years. Proffered contributions cannot be expended until the terms of the proffer are met and until multiple contributions can be aggregated to meet total estimated costs of a project. As a result, a proffered contribution may be held in balance for several years, earning interest.

Fund 30040: Contributed Roadway Improvements

SUMMARY OF CAPITAL PROJECTS

| Project | Total Project Estimate | FY 2019 Actual Expenditures | FY 2020 Revised Budget | FY 2021 Advertised Budget Plan |
|---|------------------------|-----------------------------|------------------------|--------------------------------|
| Centreville Developer Contributions (2G40-032-000) | | \$0.00 | \$826,322.03 | \$0 |
| Countywide Developer Contributions (2G40-034-000) | | 161,695.88 | 18,029,677.82 | 0 |
| Fairfax Center Developer Contributions (2G40-031-000) | | 260,000.00 | 4,622,673.86 | 0 |
| Reston Road Fund Developer Contributions (2G40-147-000) | | 0.00 | 183,920.00 | 0 |
| Tysons Corner Developer Contributions (2G40-035-000) | | 557,777.37 | 5,837,154.63 | 0 |
| Tysons Corner Grid Concept (2G40-038-000) | | 9,788.78 | 184,944.68 | 0 |
| Tysons Grid of Streets Developer Contributions (2G40-057-000) | | 111,352.15 | 11,060,557.39 | 0 |
| Tysons Metrorail Access Management (2G40-040-000) | | 0.00 | 384,298.09 | 0 |
| Tysons-wide Developer Contributions (2G40-058-000) | | 0.00 | 500,000.00 | 0 |
| Total | | \$1,100,614.18 | \$41,629,548.50 | \$0 |