



Seven Corners Contributed Road Fund

Overview from Concept to Implementation

Seven Corners Task Force Meeting
May 13, 2014





Contributed Road Funds

- Serve to pool proffers in high development areas to fund roadway improvements.
- Current Fund Areas - Fairfax Center, Centreville, Tysons, Tysons-wide, Tysons Grid of Streets.
- Example Projects – U.S. 50 at Waples Mill Intersection Improvements (Fairfax Center), Stone Road Widening (Centreville), Circulator Study (Tysons)



Parties Involved

- County Staff
- Developer's Representation (In Tysons, Tysons Partnership)
- Board of Supervisors



Steps – Concept to Implementation

- Baseline Feasibility
- Determine Applicable Geographic Area
- Define Transportation Improvements
- Project Development
- Set rates
- Write Guidelines
- Board of Supervisors Vote
- Establish Fund
- Collect Proffers



Baseline Feasibility

- Is a Fund Area needed?
- When will the future development occur?
- Is there enough to fund transportation improvements?
- Do the developers want to contribute to a Fund Area?



Determine Applicable Geographic Area

- Where will the development occur?
- What will be the traffic impacts.
- Rates apply to new rezoning cases approved after fund area established.
- Fund can only be used in the designated Fund Area.



Define Transportation Improvements

- What are the specific improvements to be funded?
- Improvements for credit can also be applied.



Development Projections

- Determine baseline development
- How long will the transportation plan be in place? (2040, 2050?)



Set rates

- Total projected costs for share of improvements
- Determine residential vs. commercial split



Write Guidelines

- The guidelines for a Seven Corners Fund Area will dictate the use of the funds, the contribution criteria, creditable improvements/dedications, baseline rates, annual review process and accountability.
- This should be an agreement between the County and the developers in the area.
- The fund area contributions eliminate some proffer negotiation, but not all.



Board of Supervisors Vote

- The fund area would be official after Board of Supervisors approval.
- A new fund area should include a public hearing.



Proffer Collection

- Contributions will be held in a separate fund.
- Only projects approved by the Board of Supervisors may use funds.
- In General a small percentage is collected at site plan with balance due at RUP/Non-RUP



Questions?