Major Approved Retail Center
Route 28 / Route 7 Corridor
2005

	Square Footage Approved		
	Existing	Remaining	Total
Ashbrook Commons	185,396	114,604	300,000
Belmont Forest	-	163,650	163,650
Dulles 28 Centre	359,513	473,487	833,000
Dulles Town Crossing	743,058	456,942	1,200,000
Lansdowne	-	150,000	150,000
Lansdowne Village Green	-	100,000	100,000
One Loudoun Center 1/	-	700,000	700,000
University Center	-	200,000	200,000
Total	1,287,967	2,358,683	3,646,650

1/ Approved January 2007.
Source: "2005 Annual Growth Summary, Loudoun County Department of Economic Development; Fore Consulting, Inc.

Major Office and Industrial Projects
Route 28/Route 7 Corridor
Loudoun County
2005

		Developed			Undeveloped		
Site	Zoning	Usable Acres	Square Footage	Density	Usable Acres	Max Density (FAR) Allowed	Square Feet at Max Density
Route 7							
Ashbrook Corporate Center	PD-IP	30	261,131	0.20	73	0.40	1,274,740
Ashburn Village Executive Center	PD-IP	0	0	0.00	82	0.40	1,423,018
Belmont	PD-OP	0	0	0.00	111	0.20	967,000
Commonwealth Center-Ashburn	PD-IP	0	0	0.00	112	0.40	1,949,746
Crosscreek Corporate Center	PD-OP	6	60,000	0.24	12	0.40	213,618
Janelia Farm	PD_RDP	72	971,320	0.31	NA	NA	NA
Lansdowne Corporate Center	PD-OP	169	959,453	0.31	0	NA	NA
Lansdowne Town Center	PD-OP	0	0	0.00	42	0.53	956,000
Loudoun Pointe	PD-IP	0	0	0.00	172	0.40	2,998,670
Loudoun Square Industrial Park	PD-IP 1/	10	162,078	0.37	11	0.40	189,050
Loudoun Tech Center	PD-IP 1/	204	2,218,177	0.25	28	0.34	420,000
Next to Janelia	PD-OP	0	0	0.00	5	0.40	93,218
One Loudoun Center	PD-OP/PD-TC	0	0	0.00	266	NA	3,000,000
Phillips Property	PD-IP/PD-OP	34	294,622	0.20	5	0.40	84,855
Lexington 7	**PD-OP**	0	0	**0.00**	77	**0.28**	950,000
University Center-GW University	PD-RDP	59	369,568	0.14	35	0.34	515,925
University Center	PD-RDP	68	407,586	0.14	107	0.20	925,000
		652	5,703,935	-	1,138		15,960,840
Route 28							
Commonwealth Center-Sterling	PD-IP	29	398,093	0.32	9	0.40	163,960
Downs Industrial Park	PD-IP	20	38,780	0.04	36	0.40	626,393
Dulles 2000	PD-RDP	0	0	0.00	29	0.64	800,000
Dulles Commerce Center	PD-GI/C1	2	0	0.00	39	0.40	680,233
Dulles Gateway	PD-IP 1/	3	NA	NA	4	0.40	64,992
Dulles International Park	PD-IP	38	240,266	0.15	18	0.40	318,336
Dulles North Corporate Park	PD-IP 1/	48	606,733	0.29	33	0.40	578,128
Dulles Town Center	PD-IP/PD-OP	27	282,096	0.24	214	0.40	3,732,918
Highpoint Corporate Park	PD-IP 1//PD-RDP	0	0	0.00	55	0.33	800,000
Jaguar Office Park	PD-IP	27	248,369	0.21	0	0.00	0
Loudoun Center	PD-IP 1/	9	81,548	0.20	0	NA	NA
Loudoun Gateway	PD-IP 1/	71	837,876	0.27	48	0.40	842,799
Misc Cedar Green	PD-IP	5	14,605	0.07	28	0.40	479,857
Misc Church	PD-IP	0	0	0.00	16	0.40	278,261
Misc Shaw Road	PD-IP	14	131,408	0.22	4	0.40	77,188
Misc Sterling Blvd	PD-IP	5	13,855	0.06	18	0.40	316,246
Nattak (Waterside)-AOL	PD-OP	0	0	0.00	64	0.27	760,000
Oakbrook	PD-IP	16	83,703	0.12	0	NA	NA
Paragon Park	PD-IP	0	0	0.00	104	0.40	1,800,000
Prospect Industrial Park	PD-IP	16	179,220	0.26	11	0.40	187,656
Ray Property	PD-IP	0	0	0.00	216	0.32	3,000,000
Staverton/Seven	PD-IP	57	668,675	0.27	10	0.40	174,240
Steeplechase/Developer/Owner	PD-IP	36	378,405	0.24	7	0.26	74,595
Steeplechase/Orbital	PD-IP 1/	54	584,876	0.25	15	0.39	250,000
Sterling Park Business Center	PD-IP	63	730,510	0.27	47	0.24	488,000
Tall Oaks	PD-IP	20	40,672	0.05	18	0.40	321,299
TransDulles Centre	PD-IP	86	1,174,284	0.31	55	0.40	963,373
Victoria Station	PD-IP 1/	0	0	0.00	9	0.40	156,990
Vintage Park	PD-IP 1/	17	254,228	0.35	8	0.40	138,695
Wiseland Farm	PD-IP	8	120,279	0.34	5	0.40	93,044
Woodland	PD-GI	58	576,111	0.23	21	0.40	363,290
		729	7,684,592		1,141		18,530,493
Combined		1,381	13,388,527		2,279		34,491,333
Other County		1,203	14,715,786		5,095		71,407,376
Total		2,584	28,104,313		7,374		105,898,709

1/ Office permitted by special exception.
Source: "2005 Annual Growth Summary," Loudoun County Department of Economic Development; Fore Consulting, Inc.