

**Residential Pipeline: Age-Restricted Units Remaining to be Built/Permitted by Fiscal Planning Subarea as of June 30, 2018**

This listing includes age-restricted projects that were approved and had units remaining to be issued building permits as of July 1, 2018. As of July 1, 2018, there were 4,313 age-restricted approved units yet to be permitted. Of these 4,313, there were 3,564 (83%) independent living/active adult units and 749 (17%) assisted living/nursing home units. Completed projects, which are those for which all units in the project were built or issued building permits as of July 1, 2018, are not shown in this table. A list of housing units for completed, age-restricted projects is available in the Demographics and Data section of the Department of Planning and Zoning website. Includes projects with 10 or more residential units.

Fiscal Planning Subarea/Project Name	Approved Units as of 6/30/2018					Units Built or Permitted as of 6/30/2018					Units Remaining to be Permitted as of 6/30/2018							
	Independent Living/ Active Adult			Assisted Living/ Nursing Home		Total	Independent Living/ Active Adult			Assisted Living/ Nursing Home		Total	Independent Living/ Active Adult			Assisted Living/ Nursing Home		Total
	SFD	SFA	MF	GQ	SFD		SFA	MF	GQ	SFD	SFA		MF	GQ				
<b>Ashburn</b>	15	523	1,934	794	3,266	15	232	1,302	247	1,796	0	291	632	547	1,470			
Ashburn Village (Regency at Ashburn)	15	111	142	0	268	15	111	120	0	246	0	0	22	0	22			
Ashby Ponds	0	0	1,792	316	2,108	0	0	1,182	132	1,314	0	0	610	184	794			
Goose Creek Village North, Century Corner at Lansdowne, Hawthorn at Lansdowne, National Conference Center East	0	0	0	80	80	0	0	0	0	0	0	0	0	80	80			
Lansdowne, Vistas At (Ashleigh At Lansdowne)	0	120	0	115	235	0	106	0	115	221	0	14	0	0	14			
Lexington 7	0	113	0	125	238	0	15	0	0	15	0	98	0	125	223			
Regency at Belmont (Belmont Executive Center)	0	105	0	0	105	0	0	0	0	0	0	105	0	0	105			
<b>Dulles</b>	178	553	1,071	184	1,986	4	58	154	0	216	174	495	917	184	1,770			
Birchwood at Brambleton (Brambleton Active Adult)	149	507	846	0	1,502	4	58	154	0	216	145	449	692	0	1,286			
Poland Hill <sup>(1)</sup>	29	46	78	100	253	0	0	0	0	0	29	46	78	100	253			
Waltonwood South Riding	0	0	147	84	231	0	0	0	0	0	0	0	147	84	231			
<b>Leesburg</b>	0	0	144	0	144	0	0	0	0	0	0	0	144	0	144			
Cornwall Commons	0	0	19	0	19	0	0	0	0	0	0	0	19	0	19			
Crescent Parke <sup>(1)</sup>	0	0	70	0	70	0	0	0	0	0	0	0	70	0	70			
Potomac Station Marketplace <sup>(1)</sup>	0	0	55	0	55	0	0	0	0	0	0	0	55	0	55			
<b>Northwest</b>	12	68	0	0	80	4	46	0	0	50	8	22	0	0	30			
Heritage Highlands (Lovettsville Retirement Village)	12	68	0	0	80	4	46	0	0	50	8	22	0	0	30			
<b>Potomac</b>	10	32	349	108	499	20	50	235	90	395	-10	-18	114	18	104			
Falcons Landing <sup>(2)</sup>	10	32	349	108	499	20	50	235	90	395	-10	-18	114	18	104			
<b>Sterling</b>	0	0	795	0	795	0	0	0	0	0	0	0	795	0	795			
Cascades Overlook, Gatherings at Waterside	0	0	400	0	400	0	0	0	0	0	0	0	400	0	400			
	0	0	395	0	395	0	0	0	0	0	0	0	395	0	395			
<b>Total</b>	215	1,176	4,293	1,086	6,770	43	386	1,691	337	2,457	172	790	2,602	749	4,313			

**Residential Pipeline: Remaining Age Restricted Units by Fiscal Planning Subarea as of June 30, 2018**

(1) Crescent Parke, Poland Hill, and Potomac Station Marketplace are projects with both age-restricted and non-age-restricted units. The figures in this table only reflect the age-restricted units.

(2) Falcon's Landing is approved to demolish 10 SFD and 18 SFA. The demolitions had yet to occur as of July 1, 2018 which is why the remaining number of units shown for SFD and SFA are negative.

**Note:**

The project approved number of units reflect the total number of age-restricted units approved per rezoning, except in cases where the project has an approved site plan or subdivision. In those cases the approved number of units per those legislative application types is reflected.

**Residential Structure Type Category Definitions:**

Single-Family Detached (SFD): A dwelling that is not attached to any other dwelling by any means.

Single-Family Attached (SFA): Dwelling units in a variety of attached configurations, including townhomes, duplexes, triplexes, and quadraplexes, where each unit has their own ground floor external entrance.

Multi-Family (MF): A building containing multiple dwelling units. Multi-Family dwelling units are commonly referred to as "garden style," "mid-rise," and "high-rise" condominiums/apartments, as well as stacked townhomes, one-over-twos, and two-over-twos.

Group Quarters (GQ): A Group Quarter (GQ) is a place where people live in a group living arrangement. Examples include nursing homes, congregate care, college dormitories, homeless shelters, and detention centers. Note: Independent-living age-restricted units are not considered group quarters. They are classified under the typical housing types of SFD, SFA, and MF.

**Disclaimer:**

The Loudoun County Department of Planning and Zoning makes every reasonable effort to ensure the accuracy of this information. This table provides the best estimates of development based on the legislative approval documents, building permits issued, data in the County's geographic information system, and data in the County's Land Management Information System (LMIS). Loudoun County does not assume any liability arising from the use of this data. This data is provided without warranty of any kind, either expressed or implied.