

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

Includes major residential projects (those with 10 or more units). There are more than two hundred major residential projects that contain pipeline units—approved but no building permit issued/not built. As of June 30, 2018, there were approximately 26,000 approved units in Loudoun County yet to be permitted/built. Out of these 26,000 units, the majority are located in the eastern planning subareas of Ashburn (10,198 or 39%) and Dulles (5,996 or 23%). Completed projects are not shown in this table.

Fiscal Planning Subarea/Project Name	Total Approved Units (Per Rezoning or By-right) as of 7/1/2018					Total Approved Units (Refined by Actual Subdivisions) as of 7/1/2018					Units Built or Permitted as of 7/1/2018					Units Remaining to be Permitted as of 7/1/2018					Percent Complete
	Zoning Type					Structure Type					Structure Type					Structure Type					
	SFD	SFA	MF	GQ	Total	SFD	SFA	MF	GQ	Total	SFD	SFA	MF	GQ	Total	SFD	SFA	MF	GQ	Total	
Ashburn	1,326	3,645	12,002	941	17,914	1,326	3,644	11,943	934	17,847	1,273	2,645	3,344	387	7,649	53	999	8,599	547	10,198	43%
Ashburn Overlook	0	72	0	0	72	0	71	0	0	71	0	20	0	0	20	0	51	0	0	51	28%
Ashburn Village (Regency at Ashburn) ⁽¹⁾	15	111	142	0	268	15	111	142	0	268	15	111	120	0	246	0	0	22	0	22	92%
Ashby Ponds (Erickson Retirement)	0	0	1,792	316	2,108	0	0	1,792	316	2,108	0	0	1,182	132	1,314	0	0	610	184	794	62%
Dulles Parkway Center	0	0	624	0	624	0	0	618	0	618	0	0	124	0	124	0	0	494	0	494	20%
Goose Creek Village North, Century Corner at Gramercy District	0	0	230	80	310	0	0	230	80	310	0	0	230	0	230	0	0	0	80	80	74%
Kincora	0	0	590	0	590	0	0	590	0	590	0	0	0	0	0	0	0	590	0	590	0%
Lansdowne, Hawthorn at	0	0	1,400	0	1,400	0	0	1,400	0	1,400	0	0	96	0	96	0	0	1,304	0	1,304	7%
Lansdowne, National Conference Center East	0	0	165	165	330	0	0	158	158	316	0	0	0	0	0	0	0	0	158	158	0%
Lansdowne, Vistas At (Ashleigh At Lansdowne)	0	74	0	0	74	0	74	0	0	74	0	0	0	0	0	0	74	0	74	0%	
Lansdowne, Vistas At (Ashleigh At Lansdowne)	0	120	0	115	235	0	120	0	115	235	0	106	0	115	221	0	14	0	14	14	94%
Lexington 7	0	113	0	125	238	0	113	0	125	238	0	15	0	15	15	0	98	0	125	223	6%
Lim Property	0	80	0	0	80	0	80	0	0	80	0	43	0	43	43	0	37	0	0	37	54%
Loudoun Station	0	0	924	0	924	0	0	924	0	924	0	0	357	0	357	0	0	567	0	567	39%
Loudoun Valley Estates II	578	1,238	945	0	2,761	578	1,238	892	0	2,708	578	1,175	640	0	2,393	0	63	252	0	315	88%
Martins Chase (Evergreen Rural Village) (portion also in Leesburg)	280	24	0	0	304	280	24	0	0	304	277	24	0	0	301	3	0	0	0	3	99%
Moorefield Station	55	1,300	4,650	0	6,005	55	1,300	4,650	0	6,005	55	890	413	0	1,358	0	410	4,237	0	4,647	23%
One Loudoun	265	370	605	140	1,380	265	370	605	140	1,380	265	239	182	140	826	0	131	423	0	554	60%
Potomac Farms	133	0	0	0	133	133	0	0	0	133	83	0	0	0	83	50	0	0	0	50	62%
Regency at Belmont (Belmont Executive Center)	0	105	100	0	205	0	105	100	0	205	0	0	0	0	0	0	105	100	0	205	0%
Trailside at Ashburn (Stubble Corner)	0	38	0	0	38	0	38	0	0	38	0	22	0	22	22	0	16	0	0	16	58%
Dulles	7,744	6,055	4,187	184	18,170	7,690	6,069	3,932	184	17,875	5,379	3,978	2,522	0	11,879	2,311	2,091	1,410	184	5,996	66%
Addison McDonald Properties	0	39	0	0	39	0	39	0	0	39	0	6	0	6	6	0	33	0	0	33	15%
Aldie Estates	110	0	0	0	110	110	0	0	0	110	101	0	0	0	101	9	0	0	0	9	92%
Arcola Center	0	550	619	0	1,169	0	550	619	0	1,169	0	177	334	0	511	0	373	285	0	658	44%
Birchwood at Brambleton (Brambleton Active Adult)	149	507	846	0	1,502	149	507	846	0	1,502	0	62	154	0	216	149	445	692	0	1,286	14%
Blue Spring Farm	67	0	0	0	67	67	0	0	0	67	66	0	0	0	66	1	0	0	0	1	99%
Brambleton ⁽²⁾	2,630	3,235	1,099	0	6,964	2,630	3,235	1,099	0	6,964	2,092	2,309	1,099	0	5,500	538	926	0	0	1,464	79%
Eastview At Stone Ridge (Stone Ridge East)	193	47	0	0	240	193	47	0	0	240	177	47	0	0	224	16	0	0	0	16	93%
Estates at Creighton Farms (portion also in Rt. 15 South)	45	0	0	0	45	45	0	0	0	45	45	0	0	0	45	0	0	0	0	0	100%
Fox Gate	0	0	110	0	110	0	0	110	0	110	0	0	0	0	0	0	0	110	0	110	0%
Glascock Field At Stone Ridge (Gateway Commons)	0	148	128	0	276	0	148	128	0	276	0	103	128	0	231	0	45	0	0	45	84%
Lambert	75	0	0	0	75	75	0	0	0	75	8	0	0	0	8	67	0	0	0	67	11%

Residential Projects (10+ units) as of June 30, 2018
 Loudoun County, Virginia

Planning Subarea/ Project Name	Total Approved Units (Per Rezoning or By-right) as of 7/1/2017					Total Approved Units (Refined by Actual Subdivisions) as of 7/1/2017					Units Built or Permitted as of 7/1/2017				Units Remaining to be Permitted as of 7/1/2017				Percent Complete		
	Zoning Type					Structure Type					Structure Type				Structure Type						
	SFD	SFA	MF	GQ	Total	SFD	SFA	MF	GQ	Total	SFD	SFA	MF	GQ	Total	SFD	SFA	MF		GQ	Total
Dulles, continued																					
Lenah Mill (Westport)	867	0	0	0	867	867	0	0	0	867	425	0	0	0	425	442	0	0	0	442	49%
Marbury	277	8	0	0	285	277	8	0	0	285	271	8	0	0	279	6	0	0	0	6	98%
McIntosh Farms	108	0	0	0	108	108	0	0	0	108	18	0	0	0	18	90	0	0	0	90	17%
Melody Farms (Clarke Assemblage)	79	0	0	0	79	79	0	0	0	79	42	0	0	0	42	37	0	0	0	37	53%
Nicholson Farm	71	0	0	0	71	71	0	0	0	71	41	0	0	0	41	30	0	0	0	30	58%
Poland Hill	95	46	78	100	319	95	46	78	100	319	0	0	0	0	0	95	46	78	100	319	0%
South Fork	0	80	0	0	80	0	80	0	0	80	0	0	0	0	0	0	80	0	0	80	0%
Stone Ridge ⁽³⁾	853	1,252	1,160	0	3,265	799	1,266	905	0	2,970	797	1,266	807	0	2,870	2	0	98	0	100	97%
Tanglewood, The Preserve At (Tanglewood West)	34	0	0	0	34	34	0	0	0	34	13	0	0	0	13	21	0	0	0	21	38%
Waltonwood South Riding	0	0	147	84	231	0	0	147	84	231	0	0	0	0	0	0	0	147	84	231	0%
Westbury Glen	140	0	0	0	140	140	0	0	0	140	42	0	0	0	42	98	0	0	0	98	30%
Whitman Farm	95	143	0	0	238	95	143	0	0	238	1	0	0	0	1	94	143	0	0	237	0%
Willowsford, The Grant	442	0	0	0	442	442	0	0	0	442	301	0	0	0	301	141	0	0	0	141	68%
Willowsford, The Greens	686	0	0	0	686	686	0	0	0	686	408	0	0	0	408	278	0	0	0	278	59%
Willowsford, The Grove	728	0	0	0	728	728	0	0	0	728	531	0	0	0	531	197	0	0	0	197	73%
Leesburg																					
Banyan Cove	1,542	1,250	1,257	0	4,049	1,542	1,268	1,221	0	4,031	879	252	453	0	1,584	663	1,016	768	0	2,447	39%
	0	24	0	0	24	0	24	0	0	24	0	0	0	0	0	0	24	0	0	24	0%
Beacon Hill (portion also in Rt. 15 North)	228	0	0	0	228	228	0	0	0	228	224	0	0	0	224	4	0	0	0	4	98%
Beauregard Estates	100	0	0	0	100	100	0	0	0	100	99	0	0	0	99	1	0	0	0	1	99%
Brickyard	0	59	0	0	59	0	59	0	0	59	0	0	0	0	0	0	59	0	0	59	0%
Cornwall Commons	0	0	19	0	19	0	0	19	0	19	0	0	0	0	0	0	0	19	0	19	0%
Crescent Parke	0	178	166	0	344	0	178	166	0	344	0	0	0	0	0	0	178	166	0	344	0%
Crescent Place	0	160	64	0	224	0	178	34	0	212	0	172	34	0	206	0	6	0	0	6	97%
Foxfield	31	0	0	0	31	31	0	0	0	31	29	0	0	0	29	2	0	0	0	2	94%
Goose Creek Bend	36	0	0	0	36	36	0	0	0	36	35	0	0	0	35	1	0	0	0	1	97%
Goose Creek Club	33	125	0	0	158	33	125	0	0	158	0	0	0	0	0	33	125	0	0	158	0%
Grenata	58	0	0	0	58	58	0	0	0	58	45	0	0	0	45	13	0	0	0	13	78%
Ketockin Farm Estates	13	0	0	0	13	13	0	0	0	13	4	0	0	0	4	9	0	0	0	9	31%
	55	0	0	0	55	55	0	0	0	55	0	0	0	0	0	55	0	0	0	55	0%
Kingdom Farm (portion also in Rt. 15 South)																					
KMI South King Street	0	0	68	0	68	0	0	68	0	68	0	0	0	0	0	0	0	68	0	68	0%
Lake Hill	48	0	0	0	48	48	0	0	0	48	0	0	0	0	0	48	0	0	0	48	0%
Leegate	0	152	316	0	468	0	152	316	0	468	0	0	0	0	0	0	152	316	0	468	0%
Leeland Heights	13	0	0	0	13	13	0	0	0	13	11	0	0	0	11	2	0	0	0	2	85%
Leesburg West	23	0	0	0	23	23	0	0	0	23	0	0	0	0	0	23	0	0	0	23	0%
Longview	14	0	0	0	14	14	0	0	0	14	10	0	0	0	10	4	0	0	0	4	71%
Martins Chase (Evergreen Rural Village) (portion also in Ashburn)	6	0	0	0	6	6	0	0	0	6	3	0	0	0	3	3	0	0	0	3	50%
Meadowbrook Farm Estates (Leesburg South)	400	0	0	0	400	400	0	0	0	400	83	0	0	0	83	317	0	0	0	317	21%
Potomac Station Marketplace	0	61	97	0	158	0	61	97	0	158	0	0	0	0	0	0	61	97	0	158	0%
	336	36	0	0	372	336	36	0	0	372	331	36	0	0	367	5	0	0	0	5	99%
Red Cedar (Village, Middle, North, South)																					
Tavistock Farms (Somerset Park) ⁽⁴⁾	0	0	48	0	48	0	0	42	0	42	0	0	0	0	0	0	0	42	0	42	0%
Tuscarora Crossing	140	356	0	0	496	140	356	0	0	496	0	0	0	0	0	140	356	0	0	496	0%
Valley View Estates	8	15	0	0	23	8	15	0	0	23	5	15	0	0	20	3	0	0	0	3	87%
Village at Leesburg	0	84	479	0	563	0	84	479	0	563	0	29	419	0	448	0	55	60	0	115	80%
Northwest																					
Bailey Division	1,098	68	0	0	1,166	1,098	68	0	0	1,166	711	46	0	0	757	387	22	0	0	409	65%
	11	0	0	0	11	11	0	0	0	11	9	0	0	0	9	2	0	0	0	2	82%
Birch Hollow Hamlet	24	0	0	0	24	24	0	0	0	24	21	0	0	0	21	3	0	0	0	3	88%
Blue Ridge Glen	10	0	0	0	10	10	0	0	0	10	9	0	0	0	9	1	0	0	0	1	90%

(1) Ashburn Village figures in this table only reflect the Regency at Ashburn (ZMAP-2005-0023). The completed portion associated with the original Ashburn Village rezoning is not shown.

(2) The Brambleton project includes Brambleton (ZMAP-1993-0005, ZMAP-2012-0013), Brambleton Brandt (ZMAP-2004-0024), Brambleton Corner (ZMAP-2004-0025), and Brambleton Town Center Residential (ZMAP-2004-0026). The project falls within both the Ashburn and Dulles planning subareas. Brambleton's total approved figures are representative of the expected unit type mix at build out. They are also representative of the entire Brambleton project over the span of the Dulles and Ashburn planning subareas. However, the remaining units to be built are primarily within the Dulles Planning Subarea.

(3) The Stone Ridge project includes the Amber Spring, Centre Park, Mercer Park, Stone Springs, and Summerwalk apartments/condos at Stone Ridge.

(4) Tavistock Farms figures in this table only reflect Somerset Park (TLZM-2013-0003). The completed portion associated with the original Tavistock Farm rezoning is listed in the completed projects table.

(5) Falcon's Landing is approved to demolish 10 SFD and 18 SFA. The demolitions had yet to occur as of July 1, 2017 which is why the remaining number of units shown for SFD and SFA are negative.

(6) Cascades figures in this table only reflect Cascades Section 12 at Middlefield Drive (ZCPA-2012-0005). The completed portion associated with the original Cascades rezoning is listed in the completed projects table.

(7) The Villages at Round Hill project includes Lake Point, Mountain Valley, Round Hill Rural Estates Upper Lakes, Village at Round Hill, and West Lake.

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

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.