

**Residential Pipeline: Age-Restricted Units Remaining to be Built/Permitted by Fiscal Planning Subarea as of June 30, 2020**

| Fiscal Planning Subarea/<br>Project Name  | Approved Units as of 6/30/20        |            |              |                                  |              | Units Built or Permitted as of 6/30/20 |                                     |              |            |                                  | Units Remaining to be Permitted as of 6/30/20 |            |                                     |            |              |                                  |  |       |
|---|-------------------------------------|------------|--------------|----------------------------------|--------------|--|-------------------------------------|--------------|------------|----------------------------------|---|------------|-------------------------------------|------------|--------------|----------------------------------|--|-------|
|   | Independent Living/<br>Active Adult |            |              | Assisted Living/<br>Nursing Home |              | Total                                  | Independent Living/<br>Active Adult |              |            | Assisted Living/<br>Nursing Home |   | Total      | Independent Living/<br>Active Adult |            |              | Assisted Living/<br>Nursing Home |  | Total |
|   | SFD                                 | SFA        | MF           | GQ                               | SFD          |  | SFA                                 | MF           | GQ         | SFD                              | SFA   |            | MF                                  | GQ         |              |                                  |  |       |
| <b>Ashburn</b>  | <b>0</b>                            | <b>292</b> | <b>1,792</b> | <b>521</b>                       | <b>2,605</b> | <b>0</b>                               | <b>113</b>                          | <b>1,328</b> | <b>132</b> | <b>1,573</b>                     | <b>0</b>                                      | <b>179</b> | <b>464</b>                          | <b>389</b> | <b>1,032</b> |                                  |  |       |
| Ashby Ponds   | 0                                   | 0          | 1,792        | 316                              | 2,108        | 0                                      | 0                                   | 1,328        | 132        | 1,460                            | 0   | 0          | 464                                 | 184        | 648          |                                  |  |       |
| Goose Creek Village North, Century Corner at Lansdowne, National Conference Center East | 0                                   | 0          | 0            | 80                               | 80           | 0                                      | 0                                   | 0            | 0          | 0                                | 0   | 0          | 0                                   | 80         | 80           |                                  |  |       |
| Lexington 7   | 0                                   | 113        | 0            | 125                              | 238          | 0                                      | 113                                 | 0            | 0          | 113                              | 0   | 0          | 0                                   | 125        | 125          |                                  |  |       |
| Regency at Belmont (Belmont Executive Center) <sup>(1)</sup>                            | 0                                   | 105        | 0            | 0                                | 105          | 0                                      | 0                                   | 0            | 0          | 0                                | 0   | 105        | 0                                   | 0          | 105          |                                  |  |       |
| <b>Dulles</b>   | <b>178</b>                          | <b>553</b> | <b>1,071</b> | <b>184</b>                       | <b>1,986</b> | <b>16</b>                              | <b>252</b>                          | <b>227</b>   | <b>0</b>   | <b>495</b>                       | <b>162</b>                                    | <b>301</b> | <b>844</b>                          | <b>184</b> | <b>1,491</b> |                                  |  |       |
| Birchwood at Brambleton (Brambleton Active Adult)                                       | 149                                 | 507        | 846          | 0                                | 1,502        | 16                                     | 252                                 | 227          | 0          | 495                              | 133   | 255        | 619                                 | 0          | 1,007        |                                  |  |       |
| 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>   | <b>0</b>                            | <b>0</b>   | <b>144</b>   | <b>0</b>                         | <b>144</b>   | <b>0</b>                               | <b>0</b>                            | <b>0</b>     | <b>0</b>   | <b>0</b>                         | <b>0</b>                                      | <b>0</b>   | <b>144</b>                          | <b>0</b>   | <b>144</b>   |                                  |  |       |
| 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>Potomac</b>  | <b>10</b>                           | <b>32</b>  | <b>349</b>   | <b>108</b>                       | <b>499</b>   | <b>17</b>                              | <b>54</b>                           | <b>259</b>   | <b>108</b> | <b>438</b>                       | <b>-7</b>                                     | <b>-22</b> | <b>90</b>                           | <b>0</b>   | <b>61</b>    |                                  |  |       |
| Falcons Landing <sup>(2)</sup>  | 10                                  | 32         | 349          | 108                              | 499          | 17                                     | 54                                  | 259          | 108        | 438                              | -7  | -22        | 90                                  | 0          | 61           |                                  |  |       |
| <b>Sterling</b>   | <b>195</b>                          | <b>111</b> | <b>593</b>   | <b>0</b>                         | <b>899</b>   | <b>0</b>                               | <b>0</b>                            | <b>0</b>     | <b>0</b>   | <b>0</b>                         | <b>195</b>                                    | <b>111</b> | <b>593</b>                          | <b>0</b>   | <b>899</b>   |                                  |  |       |
| Montebello Farms  | 195                                 | 111        | 100          | 0                                | 406          | 0                                      | 0                                   | 0            | 0          | 0                                | 195   | 111        | 100                                 | 0          | 406          |                                  |  |       |
| Mount Sterling <sup>(1)</sup>   | 0                                   | 0          | 98           | 0                                | 98           | 0                                      | 0                                   | 0            | 0          | 0                                | 0   | 0          | 98                                  | 0          | 98           |                                  |  |       |
| Waterside   | 0                                   | 0          | 395          | 0                                | 395          | 0                                      | 0                                   | 0            | 0          | 0                                | 0   | 0          | 395                                 | 0          | 395          |                                  |  |       |
| <b>Total</b>  | <b>383</b>                          | <b>988</b> | <b>3,949</b> | <b>813</b>                       | <b>6,133</b> | <b>33</b>                              | <b>419</b>                          | <b>1,814</b> | <b>240</b> | <b>2,506</b>                     | <b>350</b>                                    | <b>569</b> | <b>2,135</b>                        | <b>573</b> | <b>3,627</b> |                                  |  |       |

(1) Project contains 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 28 SFA units. As of June 30, 2020, 3 SFD and 6 SFA units have been demolished, 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 quadrplexes, 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.