

**Residential Pipeline: Remaining Units to be Built/Permitted by Board of Supervisors Election District as of June 30, 2022**

Election District/ Project Name	Total Approved Units (Per Rezoning or By-right) as of 6/30/2022					Total Approved Units (Refined by Actual Subdivisions) as of 6/30/2022					Units Built or Permitted as of 6/30/2022					Units Remaining to be Permitted as of 6/30/2022					Percent Complete
	Unit Type					Unit Type					Unit Type					Unit Type					
	SFD	SFA	MF	GQ	Total	SFD	SFA	MF	GQ	Total	SFD	SFA	MF	GQ	Total	SFD	SFA	MF	GQ	Total	
<b>Algonkian</b>	<b>597</b>	<b>156</b>	<b>697</b>	<b>108</b>	<b>1,558</b>	<b>587</b>	<b>156</b>	<b>688</b>	<b>108</b>	<b>1,539</b>	<b>456</b>	<b>167</b>	<b>273</b>	<b>108</b>	<b>1,004</b>	<b>131</b>	<b>-11</b>	<b>415</b>	<b>0</b>	<b>535</b>	<b>65%</b>
Broad Run Farms	442	0	0	0	442	432	0	0	0	432	354	0	0	0	354	78	0	0	0	78	82%
Falcons Landing <sup>(1)</sup>	10	32	349	108	499	10	32	349	108	499	17	54	259	108	438	-7	-22	90	0	61	88%
Lexington 7	12	124	0	0	136	12	124	0	0	136	0	113	0	0	113	12	11	0	0	23	83%
Potomac Farms	133	0	0	0	133	133	0	0	0	133	85	0	0	0	85	48	0	0	0	48	64%
Sterling Meadow	0	0	166	0	166	0	0	166	0	166	0	0	14	0	14	0	0	152	0	152	8%
Villas at Cascades	0	0	182	0	182	0	0	173	0	173	0	0	0	0	0	0	0	173	0	173	0%
<b>Ashburn</b>	<b>0</b>	<b>74</b>	<b>896</b>	<b>80</b>	<b>1,050</b>	<b>0</b>	<b>74</b>	<b>896</b>	<b>80</b>	<b>1,050</b>	<b>0</b>	<b>58</b>	<b>314</b>	<b>0</b>	<b>372</b>	<b>0</b>	<b>16</b>	<b>582</b>	<b>80</b>	<b>678</b>	<b>35%</b>
Cadence at Lansdowne	0	74	0	0	74	0	74	0	0	74	0	58	0	0	58	0	16	0	0	16	78%
Goose Creek Village East	0	0	282	0	282	0	0	282	0	282	0	0	32	0	32	0	0	250	0	250	11%
Goose Creek Village North, Century Corner at	0	0	230	80	310	0	0	230	80	310	0	0	230	0	230	0	0	0	80	80	74%
Waxpool Crossing	0	0	384	0	384	0	0	384	0	384	0	0	52	0	52	0	0	332	0	332	14%
<b>Blue Ridge</b>	<b>6,326</b>	<b>4,785</b>	<b>2,604</b>	<b>8</b>	<b>13,723</b>	<b>6,326</b>	<b>4,712</b>	<b>2,621</b>	<b>8</b>	<b>13,667</b>	<b>4,940</b>	<b>3,327</b>	<b>1,883</b>	<b>8</b>	<b>10,158</b>	<b>1,386</b>	<b>1,385</b>	<b>738</b>	<b>0</b>	<b>3,509</b>	<b>74%</b>
Airmont Farms	33	0	0	0	33	33	0	0	0	33	28	0	0	0	28	5	0	0	0	5	85%
Airmont Meadows	24	0	0	0	24	24	0	0	0	24	0	0	0	0	0	24	0	0	0	24	0%
Arcola Center	0	550	619	0	1,169	0	477	636	0	1,113	0	310	464	0	774	0	167	172	0	339	70%
Barclay Woods	17	0	0	0	17	17	0	0	0	17	13	0	0	0	13	4	0	0	0	4	76%
Birchwood at Brambleton (Brambleton Active Adult)	149	507	846	0	1,502	149	507	846	0	1,502	75	400	320	0	795	74	107	526	0	707	53%
Black Oak Creek	35	0	0	0	35	35	0	0	0	35	32	0	0	0	32	3	0	0	0	3	91%
Brambleton <sup>(2)</sup> [portion also in Dulles]	2,641	3,530	1,099	0	7,270	2,641	3,530	1,099	0	7,270	2,277	2,578	1,099	0	5,954	364	952	0	0	1,316	82%
Catoctin Creeks [portion also in Catoctin]	33	0	0	0	33	33	0	0	0	33	30	0	0	0	30	3	0	0	0	3	91%
Chudleigh Farm	32	0	0	0	32	32	0	0	0	32	9	0	0	0	9	23	0	0	0	23	28%
East Et Alt Division	13	0	0	0	13	13	0	0	0	13	6	0	0	0	6	7	0	0	0	7	46%
Estates at Creighton Farms	184	0	0	0	184	184	0	0	0	184	115	0	0	0	115	69	0	0	0	69	63%
Fleetwood South	246	0	0	0	246	246	0	0	0	246	0	0	0	0	0	246	0	0	0	246	0%
Goose Creek Farms	73	0	0	0	73	73	0	0	0	73	58	0	0	0	58	15	0	0	0	15	79%
Hartland North	93	0	0	0	93	93	0	0	0	93	56	0	0	0	56	37	0	0	0	37	60%
Hartland South	575	0	0	0	575	575	0	0	0	575	287	0	0	0	287	288	0	0	0	288	50%
Harwood Division	18	0	0	0	18	18	0	0	0	18	17	0	0	0	17	1	0	0	0	1	94%
Highlands, The	96	0	0	0	96	96	0	0	0	96	94	0	0	0	94	2	0	0	0	2	98%
Hogan Kent Green	26	118	0	0	144	26	118	0	0	144	0	0	0	0	0	26	118	0	0	144	0%
Hoopes Subdivision	47	0	0	8	55	47	0	0	8	55	38	0	0	8	46	9	0	0	0	9	84%
Hunt Ridge Preserve	22	0	0	0	22	22	0	0	0	22	17	0	0	0	17	5	0	0	0	5	77%
Hunters Hill Hamlet	18	0	0	0	18	18	0	0	0	18	0	0	0	0	0	18	0	0	0	18	0%
Kelley	21	0	0	0	21	21	0	0	0	21	20	0	0	0	20	1	0	0	0	1	95%
Lenah Circle East	37	0	0	0	37	37	0	0	0	37	0	0	0	0	0	37	0	0	0	37	0%
Lenah Mill (Westport)	900	0	0	0	900	900	0	0	0	900	879	0	0	0	879	21	0	0	0	21	98%
Longmoor Farm Estates	33	0	0	0	33	33	0	0	0	33	28	0	0	0	28	5	0	0	0	5	85%
Meeting House Farm	20	0	0	0	20	20	0	0	0	20	16	0	0	0	16	4	0	0	0	4	80%
Middleburg Downs	42	0	0	0	42	42	0	0	0	42	38	0	0	0	38	4	0	0	0	4	90%
Moorcones	63	0	0	0	63	63	0	0	0	63	29	0	0	0	29	34	0	0	0	34	46%
Reserve at Wheatlands	18	0	0	0	18	18	0	0	0	18	16	0	0	0	16	2	0	0	0	2	89%
Ridings, The	10	0	0	0	10	10	0	0	0	10	9	0	0	0	9	1	0	0	0	1	90%
Salamander Resort and Spa	49	0	0	0	49	49	0	0	0	49	3	0	0	0	3	46	0	0	0	46	6%
Short Hills View	10	0	0	0	10	10	0	0	0	10	6	0	0	0	6	4	0	0	0	4	60%
South Fork	0	80	0	0	80	0	80	0	0	80	0	39	0	0	39	0	41	0	0	41	49%
Vineyard Square	0	0	40	0	40	0	0	40	0	40	0	0	0	0	0	0	0	40	0	40	0%
Willowsford, The Greens	748	0	0	0	748	748	0	0	0	748	744	0	0	0	744	4	0	0	0	4	99%

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	Unit Type					Unit Type					Unit Type					Unit Type					
	SFD	SFA	MF	GQ	Total	SFD	SFA	MF	GQ	Total	SFD	SFA	MF	GQ	Total	SFD	SFA	MF	GQ	Total	
<b>Broad Run</b>	<b>78</b>	<b>1,036</b>	<b>18,249</b>	<b>316</b>	<b>19,679</b>	<b>78</b>	<b>1,036</b>	<b>18,202</b>	<b>316</b>	<b>19,632</b>	<b>17</b>	<b>826</b>	<b>3,522</b>	<b>132</b>	<b>4,497</b>	<b>61</b>	<b>210</b>	<b>14,680</b>	<b>184</b>	<b>15,135</b>	<b>23%</b>
Ashbrook Residential	0	0	190	0	190	0	0	152	0	152	0	0	115	0	115	0	0	37	0	37	76%
Ashburn Station/Regency	0	0	224	0	224	0	0	224	0	224	0	0	62	0	62	0	0	162	0	162	28%
Ashby Ponds (Erickson Retirement)	0	0	1,792	316	2,108	0	0	1,792	316	2,108	0	0	1,517	132	1,649	0	0	275	184	459	78%
Belmont Executive Plaza	0	60	142	0	202	0	60	142	0	202	0	0	0	0	0	0	60	142	0	202	0%
Broadlands Ashburn Metro <sup>(3)</sup>	0	89	754	0	843	0	89	754	0	843	0	44	157	0	201	0	45	597	0	642	24%
Broadlands, Section 23	60	0	0	0	60	60	0	0	0	60	7	0	0	0	7	53	0	0	0	53	12%
Commonwealth Center Residential	0	0	507	0	507	0	0	507	0	507	0	0	0	0	0	0	0	507	0	507	0%
Dulles Town Center	0	0	1,230	0	1,230	0	0	1,224	0	1,224	0	0	0	0	0	0	0	1,224	0	1,224	0%
Gramercy District	0	0	590	0	590	0	0	590	0	590	0	0	0	0	0	0	0	590	0	590	0%
Hub, The (Dulles World Center) <sup>(4)</sup>	0	0	1,265	0	1,265	0	0	1,265	0	1,265	0	0	0	0	0	0	0	1,265	0	1,265	0%
Kincora	0	0	2,400	0	2,400	0	0	2,400	0	2,400	0	0	614	0	614	0	0	1,786	0	1,786	26%
Loudoun Station	0	0	924	0	924	0	0	924	0	924	0	0	675	0	675	0	0	249	0	249	73%
Moorefield Station [portion also in Dulles]	0	782	4,236	0	5,018	0	782	4,237	0	5,019	0	723	286	0	1,009	0	59	3,951	0	4,010	20%
Regency at Belmont (Belmont Executive Center)	0	105	100	0	205	0	105	96	0	201	0	59	96	0	155	0	46	0	0	46	77%
Silver District West [portion also in Dulles]	0	0	1,300	0	1,300	0	0	1,300	0	1,300	0	0	0	0	0	0	0	1,300	0	1,300	0%
Trail View Ashburn	18	0	0	0	18	18	0	0	0	18	10	0	0	0	10	8	0	0	0	8	56%
Waterside	0	0	2,595	0	2,595	0	0	2,595	0	2,595	0	0	0	0	0	0	0	2,595	0	2,595	0%
<b>Catoctin</b>	<b>2,501</b>	<b>349</b>	<b>324</b>	<b>0</b>	<b>3,174</b>	<b>2,487</b>	<b>349</b>	<b>324</b>	<b>0</b>	<b>3,160</b>	<b>1,726</b>	<b>33</b>	<b>0</b>	<b>0</b>	<b>1,759</b>	<b>761</b>	<b>316</b>	<b>324</b>	<b>0</b>	<b>1,401</b>	<b>56%</b>
Beacon Hill	259	0	0	0	259	269	0	0	0	269	257	0	0	0	257	12	0	0	0	12	96%
Carter Farm Estates	26	0	0	0	26	26	0	0	0	26	24	0	0	0	24	2	0	0	0	2	92%
Caskey Farm	28	0	0	0	28	28	0	0	0	28	26	0	0	0	26	2	0	0	0	2	93%
Catoctin Creeks <sup>(5)</sup> [portion also in Blue Ridge]	22	0	0	0	22	22	0	0	0	22	22	0	0	0	22	0	0	0	0	0	100%
Cattail Run	200	50	0	0	250	200	50	0	0	250	0	0	0	0	0	200	50	0	0	250	0%
Chestnut Hill Farms	24	0	0	0	24	24	0	0	0	24	19	0	0	0	19	5	0	0	0	5	79%
Downey Farm	10	0	0	0	10	10	0	0	0	10	2	0	0	0	2	8	0	0	0	8	20%
Eagle Creek	18	0	0	0	18	18	0	0	0	18	16	0	0	0	16	2	0	0	0	2	89%
Ecovillage	28	0	0	0	28	28	0	0	0	28	16	0	0	0	16	12	0	0	0	12	57%
Elysian Heights	301	33	0	0	334	278	33	0	0	311	270	33	0	0	303	8	0	0	0	8	97%
Foxfield	31	0	0	0	31	31	0	0	0	31	29	0	0	0	29	2	0	0	0	2	94%
Glenmore Farm	67	0	0	0	67	67	0	0	0	67	1	0	0	0	1	66	0	0	0	66	1%
Goose Creek Bend	36	0	0	0	36	36	0	0	0	36	33	0	0	0	33	3	0	0	0	3	92%
Grenata	58	0	0	0	58	58	0	0	0	58	56	0	0	0	56	2	0	0	0	2	97%
Hawthorne Division	24	0	0	0	24	24	0	0	0	24	7	0	0	0	7	17	0	0	0	17	29%
Heskett Division	13	0	0	0	13	13	0	0	0	13	10	0	0	0	10	3	0	0	0	3	77%
Jones Farm	11	0	0	0	11	11	0	0	0	11	5	0	0	0	5	6	0	0	0	6	45%
Ketocktin Farm Estates	24	0	0	0	24	24	0	0	0	24	15	0	0	0	15	9	0	0	0	9	63%
Kingdom Farm	59	0	0	0	59	59	0	0	0	59	0	0	0	0	0	59	0	0	0	59	0%
Kings Ridge	89	0	0	0	89	88	0	0	0	88	80	0	0	0	80	8	0	0	0	8	91%
Lake Hill	48	0	0	0	48	48	0	0	0	48	0	0	0	0	0	48	0	0	0	48	0%
Lee's Crossing	68	0	0	0	68	68	0	0	0	68	38	0	0	0	38	30	0	0	0	30	56%
Loy Estates	14	0	0	0	14	14	0	0	0	14	12	0	0	0	12	2	0	0	0	2	86%
Main Tree Farm	15	0	0	0	15	15	0	0	0	15	3	0	0	0	3	12	0	0	0	12	20%
Meadowbrook Farm Estates (Leesburg South)	400	0	0	0	400	400	0	0	0	400	380	0	0	0	380	20	0	0	0	20	95%
Old Wheatland Estates	75	0	0	0	75	75	0	0	0	75	72	0	0	0	72	3	0	0	0	3	96%
Patent House Farm	21	0	0	0	21	21	0	0	0	21	18	0	0	0	18	3	0	0	0	3	86%
Potomac Point	32	0	0	0	32	32	0	0	0	32	15	0	0	0	15	17	0	0	0	17	47%

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	Unit Type				Unit Type				Unit Type				Unit Type								
	SFD	SFA	MF	GQ	Total	SFD	SFA	MF	GQ	Total	SFD	SFA	MF	GQ	Total	SFD		SFA	MF	GQ	Total
<b>Catoctin (continued)</b>																					
Proximity	19	0	0	0	19	19	0	0	0	19	16	0	0	0	16	3	0	0	0	3	84%
Reserve at Waterford	89	0	0	0	89	89	0	0	0	89	85	0	0	0	85	4	0	0	0	4	96%
Schoene Property	29	0	0	0	29	29	0	0	0	29	0	0	0	0	0	29	0	0	0	29	0%
Stone Fox Estates	15	0	0	0	15	15	0	0	0	15	13	0	0	0	13	2	0	0	0	2	87%
Tuscarora Crossing	140	266	324	0	730	140	266	324	0	730	0	0	0	0	0	140	266	324	0	730	0%
Waterford Crest	31	0	0	0	31	31	0	0	0	31	27	0	0	0	27	4	0	0	0	4	87%
Waterford Downs	79	0	0	0	79	79	0	0	0	79	68	0	0	0	68	11	0	0	0	11	86%
Waterford View Estates	73	0	0	0	73	73	0	0	0	73	70	0	0	0	70	3	0	0	0	3	96%
Wulf Crest Farm	25	0	0	0	25	25	0	0	0	25	21	0	0	0	21	4	0	0	0	4	84%
<b>Dulles</b>	<b>212</b>	<b>1,209</b>	<b>3,221</b>	<b>459</b>	<b>5,101</b>	<b>212</b>	<b>1,209</b>	<b>3,220</b>	<b>459</b>	<b>5,100</b>	<b>178</b>	<b>816</b>	<b>491</b>	<b>0</b>	<b>1,485</b>	<b>34</b>	<b>393</b>	<b>2,729</b>	<b>459</b>	<b>3,615</b>	<b>29%</b>
Avonlea II	0	0	447	275	722	0	0	447	275	722	0	0	0	0	0	0	0	447	275	722	0%
Brambleton <sup>(2)(5)</sup> [portion also in Blue Ridge]	0	252	0	0	252	0	252	0	0	252	0	252	0	0	252	0	0	0	0	0	100%
Bull Run Reserve	62	0	0	0	62	62	0	0	0	62	28	0	0	0	28	34	0	0	0	34	45%
Fox Gate	0	0	110	0	110	0	0	110	0	110	0	0	0	0	0	0	0	110	0	110	0%
Gum Spring Residential	0	12	0	0	12	0	12	0	0	12	0	0	0	0	0	0	12	0	0	12	0%
Moorefield Station [portion also in Broad Run]	55	518	414	0	987	55	518	413	0	986	55	518	413	0	986	0	0	0	0	0	100%
Poland Hill	95	46	78	100	319	95	46	78	100	319	95	46	78	0	219	0	0	0	100	100	69%
Silver District West [portion also in Broad Run]	0	381	2,025	0	2,406	0	381	2,025	0	2,406	0	0	0	0	0	0	381	2,025	0	2,406	0%
Waltonwood South Riding	0	0	147	84	231	0	0	147	84	231	0	0	0	0	0	0	0	147	84	231	0%
<b>Leesburg</b>	<b>192</b>	<b>651</b>	<b>1,764</b>	<b>0</b>	<b>2,607</b>	<b>192</b>	<b>651</b>	<b>1,764</b>	<b>0</b>	<b>2,607</b>	<b>52</b>	<b>215</b>	<b>523</b>	<b>0</b>	<b>790</b>	<b>140</b>	<b>436</b>	<b>1,241</b>	<b>0</b>	<b>1,817</b>	<b>30%</b>
Brickyard	0	59	0	0	59	0	59	0	0	59	0	0	0	0	0	0	59	0	0	59	0%
Church & Market	0	0	116	0	116	0	0	116	0	116	0	0	0	0	0	0	0	116	0	116	0%
Crescent Parke	0	178	166	0	344	0	178	166	0	344	0	0	0	0	0	0	178	166	0	344	0%
East Quarter	0	64	0	0	64	0	64	0	0	64	0	26	0	0	26	0	38	0	0	38	41%
Potomac Station Marketplace	0	61	97	0	158	0	61	97	0	158	0	20	24	0	44	0	41	73	0	114	28%
Tuscarora Village (Leegate) <sup>(6)</sup>	0	152	316	0	468	0	152	316	0	468	0	85	80	0	165	0	67	236	0	303	35%
Village at Leesburg	0	84	479	0	563	0	84	479	0	563	0	84	419	0	503	0	0	60	0	60	89%
Virginia Village	0	53	590	0	643	0	53	590	0	643	0	0	0	0	0	0	53	590	0	643	0%
White Oak	192	0	0	0	192	192	0	0	0	192	52	0	0	0	52	140	0	0	0	140	27%
<b>Sterling</b>	<b>195</b>	<b>205</b>	<b>531</b>	<b>0</b>	<b>931</b>	<b>195</b>	<b>205</b>	<b>531</b>	<b>0</b>	<b>931</b>	<b>41</b>	<b>51</b>	<b>196</b>	<b>0</b>	<b>288</b>	<b>154</b>	<b>154</b>	<b>335</b>	<b>0</b>	<b>643</b>	<b>31%</b>
Belfort Park Townhomes	0	20	0	0	20	0	20	0	0	20	0	0	0	0	0	0	20	0	0	20	0%
Cascades Parkway Subdivision	0	0	189	0	189	0	0	189	0	189	0	0	0	0	0	0	0	189	0	189	0%
Loudoun View	0	74	242	0	316	0	74	242	0	316	0	14	146	0	160	0	60	96	0	156	51%
Montebello Farms	195	111	100	0	406	195	111	100	0	406	41	37	50	0	128	154	74	50	0	278	32%
<b>Total</b>	<b>10,101</b>	<b>8,465</b>	<b>28,286</b>	<b>971</b>	<b>47,823</b>	<b>10,077</b>	<b>8,392</b>	<b>28,246</b>	<b>971</b>	<b>47,686</b>	<b>7,410</b>	<b>5,493</b>	<b>7,202</b>	<b>248</b>	<b>20,353</b>	<b>2,667</b>	<b>2,899</b>	<b>21,044</b>	<b>723</b>	<b>27,333</b>	<b>43%</b>

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## Residential Pipeline: Remaining Units to be Built/Permitted by Board of Supervisors Election District as of June 30, 2022

- (1) Falcon's Landing is approved to demolish 10 SFD and 28 SFA units. As of June 30, 2022, 3 SFD and 6 SFA units have been demolished, which is why the remaining number of units shown for SFD and SFA are negative.
- (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 Fiscal Planning Subarea.
- (3) The Broadlands Ashburn Metro CDP allows for an option to construct a 180 room hotel in lieu of 95 multifamily units in Land Bay A of the project's Outer Core area. The figures on this pipeline reflect the residential/non-hotel option.
- (4) Plans for The Hub (Dulles World Center) are anticipated to be superceded by the proposed Rivana development currently under review by the Planning and Zoning Department.
- (5) For projects spanning two or more Fiscal Planning Subareas, the percent complete calculation represents only the portion of the project within a specific Fiscal Planning Subarea. Portions of projects that are 100% complete within one Fiscal Planning Subarea are included in this table until all related portions of the project are completed.
- (6) Formerly Leegate

### 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.