

Residential Pipeline: Remaining Units to be Built/Permitted by Fiscal Planning Subarea as of June 30, 2022

Fiscal Planning Subarea/ 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	
Ashburn	278	2,133	16,494	396	19,301	278	2,133	16,452	396	19,259	157	1,515	4,249	132	6,053	121	618	12,203	264	13,206	31%
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 ⁽¹⁾	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%
Cadence at Lansdowne	0	74	0	0	74	0	74	0	0	74	0	58	0	0	58	0	16	0	0	16	78%
Commonwealth Center Residential	0	0	507	0	507	0	0	507	0	507	0	0	0	0	0	0	0	507	0	507	0%
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%
Gramercy District	0	0	590	0	590	0	0	590	0	590	0	0	0	0	0	0	0	590	0	590	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%
Lexington 7	12	124	0	0	136	12	124	0	0	136	0	113	0	113	12	11	0	0	0	23	83%
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	55	1,300	4,650	0	6,005	55	1,300	4,650	0	6,005	55	1,241	699	0	1,995	0	59	3,951	0	4,010	33%
Potomac Farms	133	0	0	0	133	133	0	0	0	133	85	0	0	0	85	48	0	0	0	48	64%
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	0	381	3,325	0	3,706	0	381	3,325	0	3,706	0	0	0	0	0	0	381	3,325	0	3,706	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%
Waxpool Crossing	0	0	384	0	384	0	0	384	0	384	0	0	52	0	52	0	0	332	0	332	14%
Dulles	5,617	5,095	3,346	459	14,517	5,617	5,022	3,363	459	14,461	4,486	3,625	1,961	0	10,072	1,131	1,397	1,402	459	4,389	70%
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%
Avonlea II	0	0	447	275	722	0	0	447	275	722	0	0	0	0	0	0	0	447	275	722	0%
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%
Brambleton ⁽²⁾	2,641	3,782	1,099	0	7,522	2,641	3,782	1,099	0	7,522	2,277	2,830	1,099	0	6,206	364	952	0	0	1,316	83%
Bull Run Reserve	62	0	0	0	62	62	0	0	0	62	28	0	0	0	28	34	0	0	0	34	45%
Estates at Creighton Farms ⁽³⁾ [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%
Fleetwood South	246	0	0	0	246	246	0	0	0	246	0	0	0	0	0	246	0	0	0	246	0%
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%
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%
Hogan Kent Green	26	118	0	0	144	26	118	0	0	144	0	0	0	0	0	26	118	0	0	144	0%
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%
Poland Hill	95	46	78	100	319	95	46	78	100	319	95	46	78	0	219	0	0	0	100	100	69%
South Fork	0	80	0	0	80	0	80	0	0	80	0	39	0	0	39	0	41	0	0	41	49%
Waltonwood South Riding	0	0	147	84	231	0	0	147	84	231	0	0	0	0	0	0	0	147	84	231	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%
Leesburg	1,427	967	2,088	0	4,482	1,432	967	2,088	0	4,487	795	215	523	0	1,533	637	752	1,565	0	2,954	34%
Beacon Hill [portion also in Rt. 15 North]	228	0	0	0	228	233	0	0	0	233	227	0	0	0	227	6	0	0	0	6	97%
Brickyard	0	59	0	0	59	0	59	0	0	59	0	0	0	0	0	0	59	0	0	59	0%
Cattail Run	200	50	0	0	250	200	50	0	0	250	0	0	0	0	0	200	50	0	0	250	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%
Foxfield	31	0	0	0	31	31	0	0	0	31	29	0	0	0	29	2	0	0	0	2	94%

Residential Pipeline: Remaining Units by Fiscal Planning Subarea as of June 30, 2022

Fiscal Planning Subarea/ 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
Leesburg (continued)																					
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%
Ketockin 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 [portion also in Rt. 15 South]	55	0	0	0	55	55	0	0	0	55	0	0	0	0	0	55	0	0	0	55	0%
Lake Hill	48	0	0	0	48	48	0	0	0	48	0	0	0	0	0	48	0	0	0	48	0%
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%
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 Crossing	140	266	324	0	730	140	266	324	0	730	0	0	0	0	0	140	266	324	0	730	0%
Tuscarora Village (Leegate) ⁽⁴⁾	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%
Northwest	689	0	0	0	689	688	0	0	0	688	490	0	0	0	490	198	0	0	0	198	71%
Caskey Farm	28	0	0	0	28	28	0	0	0	28	26	0	0	0	26	2	0	0	0	2	93%
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%
Glenmore Farm	67	0	0	0	67	67	0	0	0	67	1	0	0	0	1	66	0	0	0	66	1%
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%
Kings Ridge	89	0	0	0	89	88	0	0	0	88	80	0	0	0	80	8	0	0	0	8	91%
Old Wheatland Estates [portion also in Route 7 West]	32	0	0	0	32	32	0	0	0	32	29	0	0	0	29	3	0	0	0	3	91%
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%
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%
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%
Schoene Property	29	0	0	0	29	29	0	0	0	29	0	0	0	0	0	29	0	0	0	29	0%
Short Hills View	10	0	0	0	10	10	0	0	0	10	6	0	0	0	6	4	0	0	0	4	60%
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%
Potomac	452	32	697	108	1,289	442	32	688	108	1,270	371	54	273	108	806	71	-22	415	0	464	63%
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 ⁽⁵⁾	10	32	349	108	499	10	32	349	108	499	17	54	259	108	438	-7	-22	90	0	61	88%
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%
Rt. 15 North	495	33	0	0	528	477	33	0	0	510	420	33	0	0	453	57	0	0	0	57	89%
Beacon Hill [portion also in Leesburg]	31	0	0	0	31	36	0	0	0	36	30	0	0	0	30	6	0	0	0	6	83%
Carter Farm Estates	26	0	0	0	26	26	0	0	0	26	24	0	0	0	24	2	0	0	0	2	92%
Chestnut Hill Farms	24	0	0	0	24	24	0	0	0	24	19	0	0	0	19	5	0	0	0	5	79%
Elysian Heights	301	33	0	0	334	278	33	0	0	311	270	33	0	0	303	8	0	0	0	8	97%
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%
Waterford Crest	31	0	0	0	31	31	0	0	0	31	27	0	0	0	27	4	0	0	0	4	87%

Residential Pipeline: Remaining Units by Fiscal Planning Subarea as of June 30, 2022

Fiscal Planning Subarea/ 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	
Rt. 15 South	305	0	0	0	305	305	0	0	0	305	184	0	0	0	184	121	0	0	0	121	60%
Barclay Woods	17	0	0	0	17	17	0	0	0	17	13	0	0	0	13	4	0	0	0	4	76%
Chudleigh Farm	32	0	0	0	32	32	0	0	0	32	9	0	0	0	9	23	0	0	0	23	28%
Estates at Creighton Farms <i>[portion also in Dulles]</i>	139	0	0	0	139	139	0	0	0	139	70	0	0	0	70	69	0	0	0	69	50%
Goose Creek Farms	73	0	0	0	73	73	0	0	0	73	58	0	0	0	58	15	0	0	0	15	79%
Kingdom Farm <i>[portion also in Leesburg]</i>	4	0	0	0	4	4	0	0	0	4	0	0	0	0	0	4	0	0	0	4	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%
Wulf Crest Farm	25	0	0	0	25	25	0	0	0	25	21	0	0	0	21	4	0	0	0	4	84%
Rt. 7 West	361	0	40	8	409	361	0	40	8	409	295	0	0	8	303	66	0	40	0	106	74%
Catoctin Creeks	55	0	0	0	55	55	0	0	0	55	52	0	0	0	52	3	0	0	0	3	95%
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%
Highlands, The	96	0	0	0	96	96	0	0	0	96	94	0	0	0	94	2	0	0	0	2	98%
Hoopes Subdivision	47	0	0	8	55	47	0	0	8	55	38	0	0	8	46	9	0	0	0	9	84%
Jones Farm	11	0	0	0	11	11	0	0	0	11	5	0	0	0	5	6	0	0	0	6	45%
Longmoor Farm Estates	33	0	0	0	33	33	0	0	0	33	28	0	0	0	28	5	0	0	0	5	85%
Moorcones	63	0	0	0	63	63	0	0	0	63	29	0	0	0	29	34	0	0	0	34	46%
Old Wheatland Estates ⁽³⁾ <i>[portion also in Northwest]</i>	43	0	0	0	43	43	0	0	0	43	43	0	0	0	43	0	0	0	0	0	100%
Vineyard Square	0	0	40	0	40	0	0	40	0	40	0	0	0	0	0	0	0	40	0	40	0%
Southwest	282	0	0	0	282	282	0	0	0	282	171	0	0	0	171	111	0	0	0	111	61%
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%
Black Oak Creek	35	0	0	0	35	35	0	0	0	35	32	0	0	0	32	3	0	0	0	3	91%
Harwood Division	18	0	0	0	18	18	0	0	0	18	17	0	0	0	17	1	0	0	0	1	94%
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%
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%
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%
Sterling	195	205	5,621	0	6,021	195	205	5,615	0	6,015	41	51	196	0	288	154	154	5,419	0	5,727	5%
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%
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%
Hub, The (Dulles World Center) ⁽⁶⁾	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%
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%
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%
Total	10,101	8,465	28,286	971	47,823	10,077	8,392	28,246	971	47,686	7,410	5,493	7,202	248	20,353	2,667	2,899	21,044	723	27,333	43%

Residential Pipeline: Remaining Units to be Built/Permitted by Fiscal Planning Subarea as of June 30, 2022

- (1) 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.
- (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) 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.
- (4) Formerly Leegate
- (5) 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.
- (6) 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.

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.