

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

Fiscal Planning Subarea/ Project Name	Approved Units as of 6/30/22					Units Built or Permitted as of 6/30/22					Units Remaining to be Permitted as of 6/30/22				
	Independent Living/ Active Adult			Assisted Living/ Nursing Home		Independent Living/ Active Adult			Assisted Living/ Nursing Home		Independent Living/ Active Adult			Assisted Living/ Nursing Home	
	SFD	SFA	MF	GQ	Total	SFD	SFA	MF	GQ	Total	SFD	SFA	MF	GQ	Total
Ashburn	10	303	1,792	396	2,501	0	230	1,517	132	1,879	10	73	275	264	622
Ashby Ponds	0	0	1,792	316	2,108	0	0	1,517	132	1,649	0	0	275	184	459
Cadence at Lansdowne	0	74	0	0	74	0	58	0	0	58	0	16	0	0	16
Goose Creek Village North, Century Corner at Lexington 7	0	0	0	80	80	0	0	0	0	0	0	0	0	80	80
Regency at Belmont (Belmont Executive Center) ⁽¹⁾	10	124	0	0	134	0	113	0	0	113	10	11	0	0	21
	0	105	0	0	105	0	59	0	0	59	0	46	0	0	46
Dulles	178	553	1,071	459	2,261	104	446	398	0	948	74	107	673	459	1,313
Avonlea II ⁽¹⁾	0	0	0	275	275	0	0	0	0	0	0	0	0	275	275
Birchwood at Brambleton (Brambleton Active Adult)	149	507	846	0	1,502	75	400	320	0	795	74	107	526	0	707
Poland Hill ⁽¹⁾	29	46	78	100	253	29	46	78	0	153	0	0	0	100	100
Waltonwood South Riding	0	0	147	84	231	0	0	0	0	0	0	0	147	84	231
Leesburg	0	0	125	0	125	0	0	24	0	24	0	0	101	0	101
Crescent Parke ⁽¹⁾	0	0	70	0	70	0	0	0	0	0	0	0	70	0	70
Potomac Station Marketplace ⁽¹⁾	0	0	55	0	55	0	0	24	0	24	0	0	31	0	31
Potomac	10	32	349	108	499	17	54	259	108	438	-7	-22	90	0	61
Falcons Landing ⁽²⁾	10	32	349	108	499	17	54	259	108	438	-7	-22	90	0	61
Sterling	195	111	495	0	801	41	37	50	0	128	154	74	445	0	673
Montebello Farms	195	111	100	0	406	41	37	50	0	128	154	74	50	0	278
Waterside	0	0	395	0	395	0	0	0	0	0	0	0	395	0	395
Total	393	999	3,832	963	6,187	162	767	2,248	240	3,417	231	232	1,584	723	2,770

(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, 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.

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.