

Residential Pipeline: Remaining Units to be Built/Permitted by Fiscal Planning Subarea as of June 30, 2023

Fiscal Planning Subarea/ Project Name	Total Approved Units (Per Rezoning or By-right) as of 6/30/2023					Total Approved Units (Refined by Actual Subdivisions) as of 6/30/2023					Units Built or Permitted as of 6/30/2023					Units Remaining to be Permitted as of 6/30/2023					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	525	2,513	19,547	536	23,121	525	2,513	19,505	536	23,079	462	1,918	5,186	272	7,838	63	595	14,319	264	15,241	34%
Ashbrook Residential	0	0	190	0	190	0	0	152	0	152	0	0	151	0	151	0	0	1	0	1	99%
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	1,592	132	1,724	0	0	200	184	384	82%
Belmont Executive Plaza	0	60	142	0	202	0	60	142	0	202	0	0	0	0	0	0	60	142	0	202	0%
Belmont Park	0	57	106	0	163	0	57	106	0	163	0	0	0	0	0	0	57	106	0	163	0%
Broadlands Ashburn Metro ⁽¹⁾	0	89	754	0	843	0	89	754	0	843	0	54	197	0	251	0	35	557	0	592	30%
Broadlands, Section 23	60	0	0	0	60	60	0	0	0	60	57	0	0	0	57	3	0	0	0	3	95%
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	86	0	86	0	0	196	0	196	30%
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	0	113	12	11	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	1,269	754	0	2,078	0	31	3,896	0	3,927	35%
One Loudoun	265	397	2,350	140	3,152	265	397	2,350	140	3,152	265	397	605	140	1,407	0	0	1,745	0	1,745	45%
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	85	96	0	181	0	20	0	0	20	90%
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%
University Center Lakeview	0	0	597	0	597	0	0	597	0	597	0	0	0	0	0	0	0	597	0	597	0%
Waxpool Crossing	0	0	384	0	384	0	0	384	0	384	0	0	124	0	124	0	0	260	0	260	32%
Dulles	4,763	5,136	3,346	459	13,704	4,763	5,063	3,363	459	13,648	3,937	3,832	2,080	0	9,849	826	1,231	1,283	459	3,799	72%
Arcola Center	0	550	619	0	1,169	0	477	636	0	1,113	0	398	500	0	898	0	79	136	0	215	81%
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	84	417	403	0	904	65	90	443	0	598	60%
Brambleton ⁽²⁾	2,641	3,782	1,099	0	7,522	2,641	3,782	1,099	0	7,522	2,364	2,916	1,099	0	6,379	277	866	0	0	1,143	85%
Bull Run Reserve	62	0	0	0	62	62	0	0	0	62	61	0	0	0	61	1	0	0	0	1	98%
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	87	0	0	0	87	6	0	0	0	6	94%
Hartland South	575	0	0	0	575	575	0	0	0	575	427	0	0	0	427	148	0	0	0	148	74%
Hogan Kent Green	26	118	0	0	144	26	118	0	0	144	2	16	0	0	18	24	102	0	0	126	13%
Lenah Circle West	52	0	0	0	52	52	0	0	0	52	24	0	0	0	24	28	0	0	0	28	46%
Mountain View Residential	0	41	0	0	41	0	41	0	0	41	0	0	0	0	0	0	41	0	0	41	0%
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%
Tanager	31	0	0	0	31	31	0	0	0	31	1	0	0	0	1	30	0	0	0	30	3%
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	747	0	0	0	747	1	0	0	0	1	100%
Leesburg	1,427	1,032	2,088	0	4,547	1,432	1,032	2,088	0	4,552	859	252	596	0	1,707	573	780	1,492	0	2,845	38%
Beacon Hill [portion also in Rt. 15 North]	228	0	0	0	228	233	0	0	0	233	228	0	0	0	228	5	0	0	0	5	98%
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%

Residential Pipeline: Remaining Units by Fiscal Planning Subarea as of June 30, 2023

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)																					
East Quarter	0	64	0	0	64	0	64	0	0	64	0	40	0	0	40	0	24	0	0	24	63%
Foxfield	31	0	0	0	31	31	0	0	0	31	30	0	0	0	30	1	0	0	0	1	97%
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	57	0	0	0	57	1	0	0	0	1	98%
Ketocktin Farm Estates	24	0	0	0	24	24	0	0	0	24	18	0	0	0	18	6	0	0	0	6	75%
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	8	0	0	0	8	7	0	0	0	7	53%
Meadowbrook Farm Estates (Leesburg South)	400	0	0	0	400	400	0	0	0	400	394	0	0	0	394	6	0	0	0	6	99%
Meadowbrook Neighborhood Center	0	65	0	0	65	0	65	0	0	65	0	0	0	0	0	0	65	0	0	65	0%
Potomac Station Marketplace	0	61	97	0	158	0	61	97	0	158	0	31	97	0	128	0	30	0	0	30	81%
Tuscarora Crossing	140	266	324	0	730	140	266	324	0	730	17	12	0	0	29	123	254	324	0	701	4%
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	74	0	0	0	74	118	0	0	0	118	39%
Northwest	689	0	0	0	689	688	0	0	0	688	513	0	0	0	513	175	0	0	0	175	75%
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	6	0	0	0	6	4	0	0	0	4	60%
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	13	0	0	0	13	54	0	0	0	54	19%
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	30	0	0	0	30	2	0	0	0	2	94%
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	17	0	0	0	17	2	0	0	0	2	89%
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	8	0	0	0	8	2	0	0	0	2	80%
Waterford Downs	79	0	0	0	79	79	0	0	0	79	71	0	0	0	71	8	0	0	0	8	90%
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	305	108	838	71	-22	383	0	432	66%
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	46	0	46	0	0	120	0	120	28%
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	422	33	0	0	455	55	0	0	0	55	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	40	0	0	0	40	28	0	0	0	28	59%
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, 2023

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	196	0	0	0	196	109	0	0	0	109	64%	
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	10	0	0	0	10	22	0	0	0	22	31%	
Estates at Creighton Farms [portion also in Dulles]	139	0	0	0	139	139	0	0	0	139	78	0	0	0	78	61	0	0	0	61	56%	
Goose Creek Farms	73	0	0	0	73	73	0	0	0	73	60	0	0	0	60	13	0	0	0	13	82%	
Kingdom Farm [portion also in Leesburg]	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	14	0	0	0	14	1	0	0	0	1	93%	
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	387	0	40	8	435	387	0	40	8	435	308	0	0	8	316	79	0	40	0	119	73%	
Catoctin Creeks	55	0	0	0	55	55	0	0	0	55	54	0	0	0	54	1	0	0	0	1	98%	
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%	
Hoopoes Subdivision	47	0	0	8	55	47	0	0	8	55	38	0	0	8	46	9	0	0	0	9	84%	
Huntwick	26	0	0	0	26	26	0	0	0	26	6	0	0	0	6	20	0	0	0	20	23%	
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	32	0	0	0	32	1	0	0	0	1	97%	
Moorcones	63	0	0	0	63	63	0	0	0	63	30	0	0	0	30	33	0	0	0	33	48%	
Old Wheatland Estates ⁽³⁾ [portion also in Northwest]	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	263	0	0	0	263	263	0	0	0	263	136	0	0	0	136	127	0	0	0	127	52%	
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%	
Banbury Cross Reserve	38	0	0	0	38	38	0	0	0	38	5	0	0	0	5	33	0	0	0	33	13%	
Harwood Division	18	0	0	0	18	18	0	0	0	18	17	0	0	0	17	1	0	0	0	1	94%	
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	18	0	0	0	18	2	0	0	0	2	90%	
Middleburg Downs	42	0	0	0	42	42	0	0	0	42	39	0	0	0	39	3	0	0	0	3	93%	
Salamander Resort and Spa	49	0	0	0	49	49	0	0	0	49	9	0	0	0	9	40	0	0	0	40	18%	
Sterling	195	266	7,490	0	7,951	195	266	7,484	0	7,945	127	121	294	0	542	68	145	7,190	0	7,403	7%	
Belfort Park Townhomes	0	20	0	0	20	0	20	0	0	20	0	0	0	0	0	0	20	0	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%	
Colonnade	0	61	0	0	61	0	61	0	0	61	0	0	0	0	0	0	61	0	0	61	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%	
Innovation Multifamily	0	0	415	0	415	0	0	415	0	415	0	0	0	0	0	0	0	415	0	415	0%	
Loudoun View	0	74	242	0	316	0	74	242	0	316	0	38	194	0	232	0	36	48	0	84	73%	
Montebello Farms	195	111	100	0	406	195	111	100	0	406	127	83	100	0	310	68	28	0	0	96	76%	
Rivanna at Innovation Station	0	0	2,719	0	2,719	0	0	2,719	0	2,719	0	0	0	0	0	0	0	2,719	0	2,719	0%	
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	9,501	9,012	33,208	1,111	52,832	9,477	8,939	33,168	1,111	52,695	7,331	6,210	8,461	388	22,390	2,146	2,729	24,707	723	30,305	42%	

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Updated 12/01/2023

- (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, 2023, 3 SFD and 6 SFA units have been demolished, which is why the remaining number of units shown for SFD and SFA are negative.

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.