

Residential Pipeline: Remaining Units to be Built/Permitted by Fiscal Planning Subarea as of June 30, 2021

Fiscal Planning Subarea/ Project Name	Total Approved Units (Per Rezoning or By-right) as of 6/30/2021					Total Approved Units (Refined by Actual Subdivisions) as of 6/30/2021					Units Built or Permitted as of 6/30/2021					Units Remaining to be Permitted as of 6/30/2021					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	531	2,506	15,450	661	19,148	531	2,506	15,408	661	19,106	404	1,680	4,098	272	6,454	127	826	11,310	389	12,652	34%
Ashbrook Residential	0	0	190	0	190	0	0	152	0	152	0	0	0	0	0	0	0	152	0	152	0%
Ashburn Station/Regency	0	0	224	0	224	0	0	224	0	224	0	0	0	0	0	0	0	224	0	224	0%
Ashby Ponds (Erickson Retirement)	0	0	1,792	316	2,108	0	0	1,792	316	2,108	0	0	1,328	132	1,460	0	0	464	184	648	69%
Broadlands Ashburn Metro ⁽¹⁾	0	89	754	0	843	0	89	754	0	843	0	0	0	0	0	0	89	754	0	843	0%
Broadlands, Section 23	60	0	0	0	60	60	0	0	0	60	0	0	0	0	0	60	0	0	0	60	0%
Cadence at Lansdowne ⁽²⁾	0	74	0	0	74	0	74	0	0	74	0	0	0	0	0	0	74	0	0	74	0%
Goose Creek Village East	0	0	282	0	282	0	0	282	0	282	0	0	0	0	0	0	0	282	0	282	0%
Goose Creek Village North, Century Corner at Gramercy District	0	0	230	80	310	0	0	230	80	310	0	0	230	0	230	0	0	0	80	80	74%
Kincora	0	0	1,400	0	1,400	0	0	1,400	0	1,400	0	0	614	0	614	0	0	786	0	786	44%
Lexington 7	0	113	0	125	238	0	113	0	125	238	0	113	0	113	0	0	0	125	125	47%	
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	1,173	550	0	1,778	0	127	4,100	0	4,227	30%
One Loudoun	265	397	605	140	1,407	265	397	605	140	1,407	265	380	605	140	1,390	0	17	0	0	17	99%
Potomac Farms	133	0	0	0	133	133	0	0	0	133	84	0	0	0	84	49	0	0	0	49	63%
Regency at Belmont (Belmont Executive Center)	0	105	100	0	205	0	105	96	0	201	0	14	96	0	110	0	91	0	0	91	55%
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	0	0	0	0	0	18	0	0	0	18	0%
Waxpool Crossing	0	0	384	0	384	0	0	384	0	384	0	0	0	0	0	0	0	384	0	384	0%
Weller's Corner	0	47	0	0	47	0	47	0	0	47	0	0	0	0	0	0	47	0	0	47	0%
Dulles	5,783	5,083	2,899	184	13,949	5,300	5,083	2,843	184	13,410	4,505	3,526	1,780	0	9,811	795	1,557	1,063	184	3,599	73%
Arcola Center	0	550	619	0	1,169	0	550	563	0	1,113	0	248	438	0	686	0	302	125	0	427	62%
Birchwood at Brambleton (Brambleton Active Adult)	149	507	846	0	1,502	149	507	846	0	1,502	56	392	243	0	691	93	115	603	0	811	46%
Brambleton ⁽³⁾	2,641	3,782	1,099	0	7,522	2,641	3,782	1,099	0	7,522	2,176	2,801	1,099	0	6,076	465	981	0	0	1,446	81%
Estates at Creighton Farms ⁽⁴⁾ [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%
Fox Gate	0	0	110	0	110	0	0	110	0	110	0	0	0	0	0	0	0	110	0	110	0%
Hartland	669	0	0	0	669	187	0	0	0	187	58	0	0	0	58	129	0	0	0	129	31%
Hogan Kent Green	26	118	0	0	144	26	118	0	0	144	0	0	0	0	0	26	118	0	0	144	0%
Lambert	75	0	0	0	75	75	0	0	0	75	45	0	0	0	45	30	0	0	0	30	60%
Lenah Mill (Westport)	867	0	0	0	867	866	0	0	0	866	837	0	0	0	837	29	0	0	0	29	97%
Poland Hill	95	46	78	100	319	95	46	78	100	319	86	46	0	0	132	9	0	78	100	187	41%
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 Grant	483	0	0	0	483	483	0	0	0	483	471	0	0	0	471	12	0	0	0	12	98%
Willowsford, The Greens	733	0	0	0	733	733	0	0	0	733	731	0	0	0	731	2	0	0	0	2	100%
Leesburg	1,434	1,039	1,585	0	4,058	1,439	1,039	1,585	0	4,063	703	264	563	0	1,530	736	775	1,022	0	2,533	38%
Beacon Hill [portion also in Rt. 15 North]	228	0	0	0	228	233	0	0	0	233	226	0	0	0	226	7	0	0	0	7	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%
Cornwall Commons	0	0	19	0	19	0	0	19	0	19	0	0	0	0	0	0	0	19	0	19	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 ⁽⁵⁾	0	64	0	0	64	0	64	0	0	64	0	0	0	0	0	0	64	0	0	64	0%
Foxfield	31	0	0	0	31	31	0	0	0	31	29	0	0	0	29	2	0	0	0	2	94%
Goose Creek Bend	36	0	0	0	36	36	0	0	0	36	33	0	0	0	33	3	0	0	0	3	92%
Goose Creek Club	33	125	0	0	158	33	125	0	0	158	33	95	0	0	128	0	30	0	0	30	81%
Grenata	58	0	0	0	58	58	0	0	0	58	51	0	0	0	51	7	0	0	0	7	88%

Residential Pipeline: Remaining Units by Fiscal Planning Subarea as of June 30, 2021

Fiscal Planning Subarea/ Project Name	Total Approved Units (Per Rezoning or By-right) as of 6/30/2021					Total Approved Units (Refined by Actual Subdivisions) as of 6/30/2021					Units Built or Permitted as of 6/30/2021					Units Remaining to be Permitted as of 6/30/2021					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)																					
Ketockin Farm Estates	13	0	0	0	13	13	0	0	0	13	4	0	0	0	4	9	0	0	0	9	31%
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%
King Street Station ⁽⁶⁾	0	0	68	0	68	0	0	68	0	68	0	0	64	0	64	0	0	4	0	4	94%
Lake Hill	48	0	0	0	48	48	0	0	0	48	0	0	0	0	0	48	0	0	0	48	0%
Leegate	0	152	316	0	468	0	152	316	0	468	0	85	80	0	165	0	67	236	0	303	35%
Meadowbrook Farm Estates (Leesburg South)	400	0	0	0	400	400	0	0	0	400	320	0	0	0	320	80	0	0	0	80	80%
Potomac Station Marketplace	0	61	97	0	158	0	61	97	0	158	0	0	0	0	0	0	61	97	0	158	0%
Tuscarora Crossing	140	266	324	0	730	140	266	324	0	730	0	0	0	0	0	140	266	324	0	730	0%
Village at Leesburg	0	84	479	0	563	0	84	479	0	563	0	84	419	0	503	0	0	60	0	60	89%
White Oak	192	0	0	0	192	192	0	0	0	192	7	0	0	0	7	185	0	0	0	185	4%
Northwest	690	0	0	0	690	689	0	0	0	689	470	0	0	0	470	219	0	0	0	219	68%
Caskey Farm	28	0	0	0	28	28	0	0	0	28	25	0	0	0	25	3	0	0	0	3	89%
Downey Farm	10	0	0	0	10	10	0	0	0	10	0	0	0	0	0	10	0	0	0	10	0%
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	14	0	0	0	14	14	0	0	0	14	50%
Glenmore Farm	68	0	0	0	68	68	0	0	0	68	0	0	0	0	0	68	0	0	0	68	0%
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	25	0	0	0	25	7	0	0	0	7	78%
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	14	0	0	0	14	18	0	0	0	18	44%
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	15	0	0	0	15	3	0	0	0	3	83%
Ridings, The	10	0	0	0	10	10	0	0	0	10	8	0	0	0	8	2	0	0	0	2	80%
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	0	0	0	0	0	10	0	0	0	10	0%
Waterford Downs	79	0	0	0	79	79	0	0	0	79	67	0	0	0	67	12	0	0	0	12	85%
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	515	108	1,107	442	32	515	108	1,097	369	54	259	108	790	73	-22	256	0	307	72%
Broad Run Farms	442	0	0	0	442	432	0	0	0	432	352	0	0	0	352	80	0	0	0	80	81%
Falcons Landing ⁽⁷⁾	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	0	0	0	0	0	166	0	166	0%
Rt. 15 North	495	33	0	0	528	477	33	0	0	510	417	33	0	0	450	60	0	0	0	60	88%
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	24	0	0	0	24	7	0	0	0	7	77%

Residential Pipeline: Remaining Units by Fiscal Planning Subarea as of June 30, 2021

Fiscal Planning Subarea/ Project Name	Total Approved Units (Per Rezoning or By-right) as of 6/30/2021					Total Approved Units (Refined by Actual Subdivisions) as of 6/30/2021					Units Built or Permitted as of 6/30/2021					Units Remaining to be Permitted as of 6/30/2021					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	170	0	0	0	170	135	0	0	0	135	56%	
Barclay Woods	17	0	0	0	17	17	0	0	0	17	12	0	0	0	12	5	0	0	0	5	71%	
Chudleigh Farm	32	0	0	0	32	32	0	0	0	32	8	0	0	0	8	24	0	0	0	24	25%	
Estates at Creighton Farms [portion also in Dulles]	139	0	0	0	139	139	0	0	0	139	58	0	0	0	58	81	0	0	0	81	42%	
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 [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	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	1,746	112	40	0	1,898	1,729	134	40	0	1,903	1,591	134	0	0	1,725	138	0	40	0	178	91%	
Catoctin Creeks	55	0	0	0	55	55	0	0	0	55	52	0	0	0	52	3	0	0	0	3	95%	
Country Club Hills	46	0	0	0	46	46	0	0	0	46	42	0	0	0	42	4	0	0	0	4	91%	
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%	
Hamilton Acres	97	0	0	0	97	97	0	0	0	97	92	0	0	0	92	5	0	0	0	5	95%	
Hamilton Meadow	12	0	0	0	12	12	0	0	0	12	11	0	0	0	11	1	0	0	0	1	92%	
Highlands, The	96	0	0	0	96	96	0	0	0	96	93	0	0	0	93	3	0	0	0	3	97%	
Hoopes Subdivision	47	0	0	0	47	47	0	0	0	47	38	0	0	0	38	9	0	0	0	9	81%	
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	24	0	0	0	24	9	0	0	0	9	73%	
Miller's Reserve	21	0	0	0	21	21	0	0	0	21	15	0	0	0	15	6	0	0	0	6	71%	
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 ⁽⁴⁾ [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%	
Poplar Hill	10	0	0	0	10	10	0	0	0	10	0	0	0	0	0	10	0	0	0	10	0%	
Stoneleigh	143	0	0	0	143	143	0	0	0	143	141	0	0	0	141	2	0	0	0	2	99%	
Villages at Round Hill ⁽⁸⁾	1,056	112	0	0	1,168	1,039	134	0	0	1,173	1,000	134	0	0	1,134	39	0	0	0	39	97%	
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	152	0	0	0	152	130	0	0	0	130	54%	
Airmont Farms	33	0	0	0	33	33	0	0	0	33	27	0	0	0	27	6	0	0	0	6	82%	
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	28	0	0	0	28	7	0	0	0	7	80%	
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	8	0	0	0	8	14	0	0	0	14	36%	
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	19	0	0	0	19	2	0	0	0	2	90%	
Meeting House Farm	20	0	0	0	20	20	0	0	0	20	15	0	0	0	15	5	0	0	0	5	75%	
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	0	0	0	0	0	49	0	0	0	49	0%	
Sterling	195	205	5,432	0	5,832	195	205	5,432	0	5,832	0	0	122	0	122	195	205	5,310	0	5,710	2%	
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%
Dulles Town Center	0	0	1,230	0	1,230	0	0	1,230	0	1,230	0	0	0	0	0	0	0	1,230	0	1,230	0%	
Hub, The (Dulles World Center) ⁽⁹⁾	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 ⁽¹⁰⁾	0	74	242	0	316	0	74	242	0	316	0	0	122	0	122	0	74	120	0	194	39%	
Montebello Farms	195	111	100	0	406	195	111	100	0	406	0	0	0	0	0	195	111	100	0	406	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	11,913	9,010	25,921	953	47,797	11,389	9,032	25,823	953	47,197	8,781	5,691	6,822	380	21,674	2,608	3,341	19,001	573	25,523	46%	

- (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) Formerly Lansdowne, National Conference Center East
- (3) 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.
- (4) 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.
- (5) Formerly River Creek Village
- (6) Formerly KMI South King Street
- (7) Falcon's Landing is approved to demolish 10 SFD and 28 SFA units. As of June 30, 2021, 3 SFD and 6 SFA units have been demolished, which is why the remaining number of units shown for SFD and SFA are negative.
- (8) The Villages at Round Hill project includes Lake Point, Mountain Valley, Round Hill Rural Estates Upper Lakes, Village at Round Hill, and West Lake.
- (9) 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.
- (10) Formerly Mount Sterling

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.