

Age-Restricted Approved Residential Projects -- Loudoun County, Virginia

This listing includes age-restricted projects that were approved and had units remaining to be issued building permits as of July 1, 2017. As of July 1, 2017, there were 5,297 age-restricted approved units yet to be permitted. Of these 5,297, there were 3,295 (61%) independent living/active adult units and 1,132 (39%) assisted living/nursing home units. Completed projects, which are those for which all units in the project were built or issued building permits as of July 1, 2017, are not shown in this table. A list of housing units for completed, age-restricted projects is available in the Demographics and Data section of the Department of Planning and Zoning website.

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Loudoun County, Virginia



Planning Subarea/ Project Name	Approved Units as of 7/1/17					Units Built or Permitted as of 7/1/17					Units Remaining to be Permitted as of 7/1/17							
	Independent Living/ Active Adult			Assisted Living/ Nursing Home		Total	Independent Living/ Active Adult			Assisted Living/ Nursing Home		Total	Independent Living/ Active Adult			Assisted Living/ Nursing Home		Total
	SFD	SFA	MF	GQ	SFD		SFA	MF	GQ	SFD	SFA		MF	GQ				
Ashburn	15	224	2,209	987	3,435	15	111	1,128	132	1,386	0	113	1,081	855	2,049			
Ashburn Village (Regency at Ashburn)	15	111	142	0	268	15	111	66	0	192	0	0	76	0	76			
Ashby Ponds	0	0	1,792	316	2,108	0	0	1,062	132	1,194	0	0	730	184	914			
Broadlands (Section 208)	0	0	45	0	45	0	0	0	0	0	0	0	45	0	45			
Lansdowne, Vistas At (Ashleigh At Lansdowne)	0	0	0	233	233	0	0	0	0	0	0	0	0	233	233			
Lexington 7	0	113	0	125	238	0	0	0	0	0	0	113	0	125	238			
Goose Creek Village North, Century Corner at Lansdowne, Hawthorn and Poet's Walk	0	0	230	80	310	0	0	0	0	0	0	0	230	80	310			
Dulles	244	553	1,071	259	2,127	0	0	0	0	0	244	553	1,071	259	2,127			
Birchwood at Brambleton (Brambleton Active Adult)	149	507	846	0	1,502	0	0	0	0	0	149	507	846	0	1,502			
Brambleton Brandt ⁽¹⁾	0	0	0	75	75	0	0	0	0	0	0	0	0	75	75			
Poland Hill	95	46	78	100	319	0	0	0	0	0	95	46	78	100	319			
Waltonwood South Riding	0	0	147	84	231	0	0	0	0	0	0	0	147	84	231			
Leesburg	0	0	144	0	144	0	0	0	0	0	0	0	144	0	144			
Cornwall Commons	0	0	19	0	19	0	0	0	0	0	0	0	19	0	19			
Crescent Parke ⁽²⁾	0	0	70	0	70	0	0	0	0	0	0	0	70	0	70			
Potomac Station Marketplace ⁽²⁾	0	0	55	0	55	0	0	0	0	0	0	0	55	0	55			
Northwest	12	68	0	0	80	0	32	0	0	32	12	36	0	0	48			
Heritage Highlands (Lovettsville Retirement Village)	12	68	0	0	80	0	32	0	0	32	12	36	0	0	48			
Potomac	10	32	349	108	499	20	60	235	90	405	-10	-28	114	18	94			
Falcons Landing	10	32	349	108	499	20	60	235	90	405	-10	-28	114	18	94			
Sterling	0	0	835	0	835	0	0	0	0	0	0	0	835	0	835			
Cascades Overlook, Gatherings at Waterside	0	0	440	0	440	0	0	0	0	0	0	0	440	0	440			
Total	281	877	4,608	1,354	7,120	35	203	1,363	222	1,823	246	674	3,245	1,132	5,297			

(1) The Brambleton Brandt project (ZMAP-2004-0024) is approved for a 60,000 square foot assisted living facility. The rezoning application does not specify how many units the facility will have. For purposes of this table, the Brambleton Group was contacted and reported that the project is proposed for 75 units.

(2) Crescent Parke and Potomac Station Marketplace are projects with both age-restricted and non-age-restricted units. The figures in this table only reflect the age-restricted units.

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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.