

Development Activity Report March 2019



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This report tracks land development projects, beginning with zoning actions (if necessary), through site plan review, to construction and culminating in the issuance of occupancy permits. Once an application completes one stage of the development process, it will remain in that section of the report as a completed project and will be added to the next section of the report as appropriate. Therefore, over the course of time, a single project may be listed in this report three times. The color coding is intended to clarify the current status of each application, and is explained at the bottom of each page for easy reference.

Note: The applications included in this report represent only the “parent” application of these projects. It should not be construed as a measure of workload within the departments involved in the land development process.

Development Pipeline Summary

	# of Applications	Office	Retail	Square Footage			Total	Residential Units
				Commercial	Institutional			
Active Zoning Cases ¹	8	0	69,010	163,200	93,000	325,210	274	
Approved Zoning Cases ²	5	616,791	282,000	0	0	898,791	703	
Active Site Plans	7	0	10,700	67,388	0	78,088	351	
Approved Site Plans/Subdivisions ³	1	0	0	0	92,000	92,000	0	
Pending Residential Subdivisions	7	--	--	--	--	--	524	
Under Construction ⁴	16	864	20,100	361,371	0	382,335	185	
Total	44	617,655	381,810	591,959	185,000	1,776,424	2,037	

Notes:

1. Rezoning and Special Exception applications involving new construction. Does not include amendments to existing zoning unless additional square footage is proposed. If concurrent Rezoning and Special Exception applications are in process for the same project, the project is only counted once here.

Projected Residential and Commercial Deliveries, 2019-2021

Residential Units

Development/Project Name	2019	2020	2021	2022 or later
105 & 107 Wirt St	2	-	-	-
104 Loudoun St SW	5	-	-	-
Brickyard	-	15	30	14
Crescent Parke	-	60	60	224
East Quarter (River Creek Village)	-	15	30	19
Harpers Runs (Leesburg West)	15	7	-	-
King Street Station	-	30	30	8
Leesburg Place (Banyan Cove)	17	7	-	-
Market Square at Potomac Station	-	35	107	16
Meadowbrook Farm	60	60	60	148
Somerset Park	42	-	-	-
Tuscarora Village (Leegate)	-	60	60	348
Valley View Estates	1	-	-	-
Village at Leesburg	-	60	-	-
Village Walk	48	21	-	-
White Oak	-	10	50	102
Total	190	380	427	879

Commercial Square Footage

Development/Project Name	2019	2020	2021	2022 or later
Brown's Automotive	-	16,700	16,800	-
Crescent Parke	-	-	-	162,000
Crosstrail Self Storage	110,000	-	-	-
Fort Evans Square	-	-	94,000	-
Georgetown Offices	-	51,000	-	-
ION International Training Facility	89,400	-	-	-
King Street Station	-	7,100	-	-
Leesburg Cottages	-	27,300	-	-
Leesburg Tech Park	162,000	-	-	-
Loudoun County Courthouse Expansion	-	92,000	-	-
Market Square at Potomac Station	6,000	5,000	18,000	-
Oaklawn Restaurants	10,000	-	-	-
Tuscarora Village (Leegate)	-	-	-	712,000
Total	377,400	199,100	128,800	874,000

Red text indicates developments with active building permits

Does not include proposed projects requiring legislative action (rezonings or special exceptions).

Updated: March 1, 2019

Rezoning Applications

Application Number	Name of Project	Location	Application Description	Acceptance Date	Staff Recommendation	PC Public Hearing	PC Recommendation	Council Public Hearing	Council Action	Current Status	Comments	
1	TLZM-2012-0003	Crescent Place	Harrison Street (near Catocin Circle)	Concept Plan and proffer amendment for 230 dwelling units and 30,000 sf commercial retail	26-Nov-12	Conditional Approval	8-Aug-13	Approval	22-Oct-13	Approved 10 Dec 12	Project Complete	
2	TLZM-2011-0002	Village at Leesburg, Land Bay C	Intersection of Crosstrail Boulevard and Russell Branch Parkway	Amend Concept Plan for Land Bay C to permit townhouses, and rezone Land Bays D and E from I-1 to PRC	12-Jul-11	Approval (w/ revisions)	3-May-12	Approval	12-Jun-12	Approved	Under Construction	
3	TLZM-2015-0003	Loudoun County Courts Phase III expansion parking facility	Pennington Lot, North Street	Request to rezone 9.9 acres from R-6 to GC to allow parking structure as part of Loudoun County Courts Phase III expansion project	3-Mar-15	Approval	7-Jan-16	Approval	9-Feb-16	Approved 23 Feb 16	Under Construction	
4	TLZM-2016-0002	Johnson Mini Warehouse	Land Bay D, Village at Leesburg	Proffer amendment to allow 110,000 SF mini warehouse/storage as a permitted use on 2.37 acres of Land Bay D.	15-Feb-16	Approval	4-Aug-16	Approval	13-Sep-16	Approved 13 Sep 16	Under Construction	See TLSE-2016-0002
5	TLZM-2013-0003	Somerset Park	SE corner of Battlefield Parkway and Tavistock Drive	Request for a rezoning of a PRN-zoned parcel in Tavistock Farms to construct two apartment buildings (48 units)	12-Jul-13	Approval	4-Jun-14	Approval	24-Jun-14	Approved 24 Jun 14	Under Construction	
6	TLZM-2017-0003	Village at Leesburg Theater Expansion	Cobb Theater	13,0500 square foot addition to Cobb Theater; Reduce seats by 100	24-Apr-17	Approval	7-Sep-17	Approval	26-Sep-17	Approved 26 Sep 17	Under Construction	See Special Exception app TLSE-2017-0002
7	TLZM-2017-0002	Leesburg Tech Park	Sycolin Road and Miller Drive	Proffer amendment to add uses to existing	24-Apr-17	Approval	17-May-18	Approval	12-Jun-18	Approved 12 Jun 18	Under Construction	See Special Exception app TLSE-2017-0001
9	TLZM-2015-0002	Loudoun County Courts Phase III expansion courts building	2 Church Street NE	Request to amend TLZM-98-155 to allow 92,000 square foot courts building	3-Mar-15	Approval	7-Jan-16	Approval	9-Feb-16	Approved 23 Feb 16	Plans approved and released for construction	
10	TLZM-2014-0001	Market Square at Potomac Station	Northeast corner of Battlefield Parkway and Potomac Station Drive	Amend Concept Plan and Proffers for TLZM-2006-0011 for 29,000 SF commercial and 162 residential units	9-Apr-14	Denial	2-Jul-15	Approval	10-Nov-15	Approved 13 Aug 16	Approved, site plan for infrastructure under review	
11	TLZM-2013-0001	Leegate	NW corner of Route 7 and Battlefield Parkway	Request to rezone from I-1 to PRN and B-4 to allow 512,000 sf of office, 200,000 sf of retail and 475 dwelling units	3-Mar-13	Denial	18-Dec-14	Denial	29-Nov-16	Approved 13 Dec 16	Approved, site plans under review 05 Jul 18	
12	TLZM-2013-0006	Crescent Parke	Properties bounded by First Ave, Davis Ave and Gateway Drive	Rezone CDD subdistricts to create mixed use community: 104,791 SF office, 72,000 SF retail and 456 dwelling units.	22-Oct-13	Denial	27-Aug-15	Denial (TP Amd and rezoning)	29-Nov-16	Approved 29 Nov 16	Approved, site plan under review	TC Denied 3-4 on 26 Jul 16; Back to Council on 15 Nov 16; Council Approved 29 Nov 16
13	TLZM-2015-0010	River Creek Village	Edwards Ferry Road, adjacent to Costco	Request to rezone 13.7 acres from B-3 to PRN to permit 64 SFA dwelling units.	1-Sep-15	Approval	19-Apr-18	None	26-Jun-18	Approved 14 Aug 18	Approved, site plan under review	Now known as "East Quarter"
14 (!)	TLZM-2012-0004	Brickyard (formerly Catocin Circle Center)	Catocin Circle NE, behind Giant	Request to rezone 8.03 acres from B-2 to PRN, to allow 62 SFA units	7-Nov-12	Approval	19-Oct-17	Approval	9-Jan-18	Approved 09 Jan 18	Approved, site plan under review	
15 (!)	TLZM-2015-0007	Brown's Automotive	Southside of Route 7 between Battlefield Pkwy and Crosstrail Blvd.	Request to rezone 23.84 acres from I-1 to B-3 to allow two vehicle sales facilities.	20-Nov-15	Approval	1-Dec-16	Approval	24-Jan-17	Approved 24 Jan 17	Approved, site plan under review	TLTA-2015-0003; Council approved 14 Jun 16 for land use change and removal of section of Keystone Drive. See also TLSE-2016-0001
16	TLZM-2017-0001	Village at Leesburg Pad X	Pad X, Russell Branch Parkway	Conversion of Pad X from office to 60 multi-family units	24-Apr-17	Approval	4-Jan-18	Approval	23-Jan-18	Approved 23 Jan 18	Approved, no site plan	
17	TLZM-2018-0001	Oaklawn Land Bay D	Corner of Miller Drive and Battlefield Parkway	Concept Plan and Proffer Amendment to allow two two eating establishments with drive throughs	24-Jan-18	Approval	6-Dec-18	Approval	8-Jan-19	Approved 8 Jan 19	Approved, no site plan	See also TLSE-2018-0001
18 (!)	TLZM-2017-0006	Cornerstone Chapel Parking Expansion	Sycolin Road and Battlefield Pkwy	Expansion of parking facility onto a new parcel to support chapel to the north	7-Nov-17	Approval	20-Dec-19	Approval	12-Feb-19	Approved 12 Feb 19	Approved, no site plan	
19	TLZM-2014-0009	Montfair (formerly Sycolin Commons)	Sycolin Road (directly across from Hope Parkway)	62 Townhomes on 7.9 acres	15-Dec-14	Denial	16-Mar-17	--	--	--	PC recommendation of denial of TP Amendment; Rezoning still pending, PC granted extension to act by 31 Mar 19	See also TLTA-2014-0002
20 (!)	TLZM-2017-0004	CVS at Allman property	Sycolin Road (near Woodlea Manor)	Concept plan amendment for pharmacy with drive thru and retail building of 29,000 SF	20-Jul-17	Denial	15-Nov-18	--	--	--	PC Public hearing held in December; PC extended 100-day deadline 07 Mar 19	
21 (!)	TLZM-2018-0003	Russell Branch Retail	Lowes site; Corner of Russell Branch and Battlefield Pkwy	Concept Plan and Proffer Amendment to allow 59,010 SF of retail; SPEX for gas station, vehicle service and grocery store	9-May-18	--	--	--	--	--	3rd submission under review 19 Mar 19	See also, TLSE-2018-0003, TLTA-2018-0001
22	TLZM-2018-0004	Westpark	Clubhouse Drive	Rezoning from B-3 to R-8 to permit construction of 96 townhouses	19-Nov-18	--	--	--	--	--	1st submission comments sent 07 Jan 19	See also, TLTA-2018-0003

(!) Indicates change to application in past month

	Completed project		Approved application, but no site plan submitted
	Approved application, with approved site plan		Active application
	Approved application, site plan submitted and in process		Inactive application


Special Exception Applications
pre - 2017

Application Number	Name of Project	Location	Application Description	Acceptance Date	Staff Recommendation	PC Public Hearing	PC Action	Council Public Hearing	Council Action	Current Status	Comments	
1 (!)	TLSE-2015-0002	Costco	Edwards Ferry Road (Battlefield Marketplace Shopping Center)	Request to increase the existing 140,864 SF store by approximately 6,100 SF. Request includes 3,340 SF retail store increase, a 1,920 SF cooler increase, an 840 SF increase to add one tire bay to the three existing, and a 2,800 SF seasonal outdoor area.	18-Jun-15	Project Complete	6-Oct-16	Approval	17-Jan-17	Approval	Project Complete	
2	TLSE-2016-0002	Johnson Mini-Warehouse	Land Bay D. Village st Leesburg	Proffer amendment to allow 110,000 SF mini warehouse/storage as a permitted use on 2.37 acres of Land Bay D.	15-Feb-16	Approval	4-Aug-16	Action	13-Sep-16	Approved 13-Sep 16	Under construction	See also TLZM-2016-0002
3	TLSE-2015-0011	KMI South King Street	South King Street, at intersection with South Street	Special Exception for 68 multi family units in four buildings and new office/retail of 7,100 sf.	13-Aug-15	Approval	6-Oct-16	Approval	25-Oct-16	Approval	Under construction	Project now called King Street Station
4	TLSE-2013-0003	Leegate	Intersection of Route 7 and Battlefield Parkway	Special Exception for parking structure A	11-Mar-13	Denial	18-Dec-14	Denial	29-Nov-16	Approved 13 Dec 16	Approved; site plan for infrastructure under review	See also TLZM-2013-0001
5	TLSE-2013-0004	Leegate	Intersection of Route 7 and Battlefield Parkway	Special Exception for parking structure B	11-Mar-13	Denial	18-Dec-14	Denial	29-Nov-16	Approved 13 Dec 16	Approved; site plan for infrastructure under review	See also TLZM-2013-0001
6	TLSE-2013-0014	Leegate	Intersection of Route 7 and Battlefield Parkway	Special Exception for a hotel	18-Nov-13	Denial	18-Dec-14	Denial	29-Nov-16	Approved 13 Dec 16	Approved; site plan for infrastructure under review	See also TLZM-2013-0001
7	TLSE-2015-0013	Brown's Automotive	Southside of Route 7 between Battlefield Pkwy and Crosstrail Blvd.	Request for special exception to permit two vehicle sales facilities of 67,004 SF	20-Nov-15	Approval	1-Dec-16	Approval	24-Jan-17	Approved 24 Jan 17	Approved; site plan for first (of two) dealerships under review	TLTA-2015-0003; Council approved 14 Jun 16 for land use change and removal of section of Keystone Drive. See also TLZM-2015-0007.

	Completed project		Approved application, but no site plan submitted
	Approved application, with approved site plan		Active application
	Approved application, site plan submitted and in process		Inactive application

Special Exception Applications
2017-2018






Application Number	Name of Project	Location	Application Description	Acceptance Date	Staff Recommendation	PC Public Hearing	PC Action	Council Public Hearing	Council Action	Current Status	Comments	
1	TLSE-2017-0002	Village at Leesburg Theater Expansion	Cobb Theater; Village at Leesburg	Special Exception to expand Cobb Theater by 13,000 SF, reduction of 100 seats	24-Apr-17	Approval	7-Sep-17	Approval	26-Sep-17	Approved	Under Construction	See also TLZM-2017-0003
2	TLSE-2017-0001	Leesburg Tech Park	Sycolin Road and Miller Drive	Request for 162,000 SF of industrial /flex industrial uses	24-Apr-17	Approval	17-May-18	Approval	12-Jun-18	Approved 12 Jun 18	Under Construction	See also TLZM-2017-0002
3	TLSE-2017-0004	Leesburg Plaza Café (Starbucks)	Leesburg Plaza, Market Street	Request for 2,500 SF eating establishment with drive through	7-Nov-17	Approval	15-Mar-18	Approval	24-Apr-18	Approved	Site Plan Under Review	
4	TLSE-2017-0003	Leesburg Cottages	Morven Park Road	Two assisted living residences, each of 13,650 feet and 24 beds (48 total max)	29-Sep-17	Approval	6-Sep-18	Approval	9-Oct-18	Approval	Site Plan Under Review	
5	TLSE-2018-0001	Oaklawn Land Bay D	Corner of Miller Drive and Battlefield Parkway	Concept Plan and Proffer Amendment to allow two eating establishments with drive throughs	24-Jan-18	Approval	20-Dec-18	Approval	8-Jan-19	Approval	Approved, no site plan	See also TLZM-2018-0001
6	TLSE-2018-0002	Old Mill Pet Center	61 Lawson Road	16,200 SF facility that will have a canine day care (8,700 SF), animal hospital (6,000 SF) and an eating establishment (1,500 SF)	26-Feb-18	--	--	--	--	--	1st submission comments sent 19 May 18	
7	TLSE-2018-0003	Russell Branch Retail (Lowe's)	Lowe's site; corner of Russell Branch and Battlefield Pkwy	Special Exception for gas station	9-May-18	--	--	--	--	--	2nd Submission comments sent 01 Feb 19	See also, TLZM-2018-0003, TLTA-2018-0001
8 (!)	TLSE-2018-0004	Russell Branch Retail (Lowe's)	Lowe's site; corner of Russell Branch and Battlefield Pkwy	Special Exception for vehicle service	9-May-18	--	--	--	--	--	2nd Submission comments sent 01 Feb 19	See also, TLZM-2018-0003, TLTA-2018-0001
9 (!)	TLSE-2018-0006	Russell Branch Retail (Lowe's)	Lowe's site; corner of Russell Branch and Battlefield Pkwy	Special Exception for car wash	9-May-18						2nd Submission comments sent 01 Feb 19	
10 (!)	TLSE-2018-0012	Russell Branch Retail (Lowe's)	Lowe's site; corner of Russell Branch and Battlefield Pkwy	Special Exception for stand alone car wash	19-Dec-18						2nd Submission comments sent 01 Feb 19	
11	TLSE-2018-0005	Church and Market	Corner of Church Street and Loudoun Street; former Loudon Times Mirror site	Special Exception for 127 multi family units and 10,00 SF retail	27-Apr-18	--	--	--	--	--	2nd submission comments sent 20 Dec 18	Formerly Courthouse Square
12 (!)	TLSE-2018-0007	RightAway Storage	Corner of Sycolin Road and Tavistock Drive	3-story, 118,000SF mini storage warehouse	20-Jun-18	--	--	--	--	--	2nd submission comments sent 11 Feb 19	
13 (!)	TLSE-2018-0008	LCPS School at CS Monroe	715 Childrens Center Way	New 2 story, 93,000 SF School for 450 daytime students	14-Aug-18	--	--	--	--	--	2nd submission comments sent 07 Feb 19	

	Completed project		Approved application, but no site plan submitted
	Approved application, with approved site plan		Active application
	Approved application, site plan submitted and in process		Inactive application

Commercial Development Applications - Final Site Plans
pre-2017

Application Number	Name of Project	Location	Project Description	Type of Site Plan	1st Submission Accepted	Date Approved	Total # of Submissions*	Current Status	Comments	
1	TLPF-2014-0020	7 West Market	7 West Market	Partial demolition of existing building and construction of an addition with two 2-bedroom apartments	Final	26-Jun-14	14-Jul-15	3	Project Complete	
2	TLPF-2014-0025	Crescent Place (Phases 1, 2 and 3)	Corner of Harrison Street and Catoctin Circle	137 Townhomes, 64 "2 over 2" multi family units, 23 live work units w/ 30,400 sf commercial retail	Final	10-Sep-14	17-Apr-15	4	Project Complete	
3	TLPF-2014-0023	Compass Creek Blvd (formerly Crosstrail) Phase I infrastructure	New Intersection of Battlefield Parkway and Compass Creek Blvd (Crosstrail)	Phase 1 improvements including 4,825 linear feet of 4-lane divided roadway, on site bmp, pond, watermain and sewer	Final	22-Aug-14	30-Sep-15	5	Under Construction	
4	TLPF-2013-0008	104 Loudoun Street	104 Loudoun Street	Three story building with 2,154 sf office and 3 residential units	Mini	17-Apr-13	17-Oct-16	3	Under Construction	
5	TLPF-2009-0020	Crescent Parke (Mass Grading)	South King Street and Davis Ave; behind Bloom	Mass grading of site	Final	30-Dec-09	1-Sep-17	12	Under Construction	
6	TLPF-2016-0004	Loudoun County Courts Phase III expansion - Pennington Garage	Church Street and North Street	Reconstruction of Church Street extended, construction of a four-story parking garage of 727 spaces, onsite stormwater management facility and improvements to existing surface parking lot	Final	4-Mar-16	6-Dec-16	3	Under Construction	
7	TLPF-2016-0015	Village at Leesburg Self-Storage	Golf Club Road, near Cochran Mill Rd.	110,000 SF self storage facility and infrastructure,	Final	4-Nov-16	5-Sep-17	4	Under Construction	
8	TLPF-2016-0014	Somerset Park	Tavistock Drive and Battlefield Parkway	42 multi-family units in two apartment buildings	Final	12-Sep-16	24-Apr-18	5	Under Construction	
9 (!)	TLPF-2016-0012	Loudoun County Courts Phase III expansion - courts building	Church Street and Edwards Ferry Road	92,000 square foot courts building	Final	19-May-16	22-Mar-19	6	Plans Approved	

(!) Indicates change to application in past month

	Occupancy permit issued by County		Approvable application, waiting on deeds, plats or bonding
	Building permit issued by County		Active application
	Approved application, but no building permit issued		Inactive application

Commercial Development Applications - Final Site Plans
2017

Application Number	Name of Project	Location	Project Description	Type of Site Plan	1st Submission Accepted	Date Approved	Total # of Submissions*	Current Status	Comments	
1	TLPF-2017-0002	Costco Expansion	Battlefield Marketplace (Target/Costco)	6,100 SF retail expansion	Final	17-Mar-16	30-Jan-18	4	Project Complete	
2	TLPF-2017-0011	Leesburg Tech Park	Sycolin Road (vicinity of Miller Drive)	159,749 SF flex industrial within 4 buildings	Final	25-Oct-17	6-Apr-18	3	Under Construction	
3	TLPF-2017-0014	Village at Leesburg; Cobb Theater Expansion	Village at Leesburg	18,000 SF expansion of Cobb theater	Final	18-Oct-17	24-May-18	3	Under Construction	
4	TLPF-2017-0009	King Street Station	King Street at the W & OD Trail	68 Multi family units in four buildings and 7,100 SF retail	Final	30-Jun-17	20-Sep-18	4	Under Construction	See TLSE-2015-0011
5	TLPF-2017-0010	Leegate Public Improvements	Leegate; Battlefield Pkwy and Route 7	Site Plan for roadway improvements	Final	10-Jun-17	19-Sep-18	5	Under Construction	

*Number of submissions includes signature sets, but not insert sheets

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- Inactive application

Commercial Development Applications - Final Site Plans
2018

Application Number	Name of Project	Location	Project Description	Type of Site Plan	1st Submission Accepted	Date Approved	Total # of Submissions*	Current Status	Comments	
1	TLPF-2018-0003	Ion Training Center	Compass Creek Pkwy and Battelfield Parkway	Indoor Ice Rink recreational facility of 89,340 Square feet (57,110 SF in Leesburg, 32,230 SF in Loudoun County)	Final	7-Feb-18	3-Aug-18	4	Under Construction	
2	TLPF-2018-0001	Ft. Evans Square	Ft. Evans Rd, next to Home Depot	131 room hotel and 10,700 square feet of retail	Final	2-Mar-18	n/a	2	2nd submission comments sent 11 Sep 18	
3 (1)	TLPF-2018-0005	Tuscarora Village (Leegate) Ph 1	Battlefield Parkway and Route 7	189 residential units; 30 front loaded townhomes, 67 rear loaded townhomes, 92 multi-family 2 over 2, clubhouse and pool.	Final	2-Jul-18	n/a	2	3rd submission under review 21 Feb 19	
4 (1)	TLPF-2018-0006	Leesburg Plaza Starbucks	Leesburg Plaza, Market Street	Redevelopment of site with 2,696 SF restaurant with drive through	Final	25-Jul-18	n/a	2	2nd submission comments sent 13 Mar 19	

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Commercial Development Applications - Final Site Plans
2019

Application Number	Name of Project	Location	Project Description	Type of Site Plan	1st Submission Accepted	Date Approved	Total # of Submissions*	Current Status	Comments	
1	TLPF-2019-0004	Potomac Station Marketplace Sheetz	Battlefield Parkway and Ft. Evans Rd	5,988 SF convenience store and gas pumps	Final	13-Feb-19	n/a	1	1st submission under review 13 Feb 19	
2	TLPF-2019-0005	Brown's Car Stores, Bldg A	Russell Branch Parkway	33,500 SF vehicle sales facility	Final	28-Jan-19	n/a	1	1st submission under review 28 Jan 19	
3 (1)	TLPF-2019-0006	Spring Arbor Memory Care (Leesburg Cottages)	Morven Park Road	29,900 SF assisted living facility and memory care	Final	4-Mar-19	n/a	1	1st submission under review 04 Mar 19	

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Commercial Development Applications - Final Site Plans
Pre-2013

Final Subdivision Plats

Application number	Name of Project	Location	Description	Application	Accepted	Approved	Submissions	Current Status	Comments	
1	TLFS-2015-0001	Crescent Place	Harrison Street near Catocotin Circle	137 townhouse lots	Final Subdivision	28-Jan-15	28-Apr-15	3-Jan-00	Project Complete	
2	TLFS-2010-0004	Valley View Estates	East side of Valley View Ave, between Davis Ave and Stratford Pl	8 single family homes and 15 townhomes on 5.1 acres, zoned R-4 and R-8	Final Subdivision	1-Apr-10	20-Apr-12	3	Under Construction	
3	TLPF-2013-0003	Village at Leesburg Land Bay C	Village at Leesburg (south of Russell Branch Parkway)	84 single family attached units, served by a private street	Final Subdivision	7-Jul-14	8-Aug-16	4	Under Construction	
4	TLFS-2015-0004	Leesburg South (Meadowbrook) Phase 1	Generally bounded by South King Street, Evergreen Mill Road and Masons Lane	70 lots of future 400 lot subdivision	Final Subdivision	2-Dec-15	19-Sep-16	3	Under Construction	
5	TLFS-2011-0005	Banyan Cove	Edwards Ferry Road, between Route 15 bypass and Catocotin Circle	24 townhouse units, zoned R-22	Final Subdivision	6-Sep-11	12-Dec-18	6	Under Construction	
6	TLFS-2016-0001	Leesburg West 2	Corner of West Market Street and Catocotin Circle	Subdivision of property into 23 lots and open space parcel under R-4 cluster	Final Subdivision	2-Aug-16	14-Feb-18	4	Under Construction	
7	TLFS-2017-0003	Leesburg South (Meadowbrook) Phase 2	East side of South King Street, north of Mason's Lane	84 single family detached units	Final Subdivision	7-Mar-17	1-Aug-17	4	Under Construction	400 single family homes on 213.34 acres, zoned R-1 w/ Traditional Design Option
8	TLFS-2018-0001	Leesburg South (Meadowbrook) Phase 3 & 4	East side of South King Street, north of Mason's Lane	162 single family detached units	Final Subdivision	23-Mar-18	29-Aug-18	4	Under Construction	


Preliminary Subdivision Plats

Application Number	Name of Project	Location	Description	Application	Accepted	Date	Submissions	Current Status	Comments	
9	TLPS-2010-0001 (TLPS-2006-0001)	Leesburg South (Meadowbrook)	Generally bounded by South King Street, Evergreen Mill Road and Masons Lane	400 single family homes on 213.34 acres, zoned R-1 w/ Traditional Design Option	Preliminary Subdivision	28-Jan-10	n/a	2	Conditional approval - 15 Apr 2010	Approved by PC on 15 Apr 2010. Four of five phases submitted for final approval as of 11 May 18
10 (!)	TLPS-2017-0001	Crescent Parke	Generally bounded by Davis Ave, Gateway Drive and the Dulles Toll Road	Subdivision plat for 178 townhomes, 9 multifamily parcels, 2 mixed use parcels, 1 commercial parcel and 1 open space parcel	Preliminary Subdivision	6-Jun-17		6	Conditional Approval 13 Mar 19	
11	TLPS-2017-0002	Leegate	Generally bounded by Route 7 and Battlefield Parkway	Subdivision plat for 152 SFA units and open space parcels	Preliminary Subdivision	15-May-17		4	Conditional approval - 15 May 18	
12	TLPS-2018-0001	White Oak	General vicinity of Davis Ave, Lee Ave and Drry Mill Rd	Subdivision plat for 192 single family detached residential units	Preliminary Subdivision	20-Feb-18		2	2nd Submission comments sent 12 Feb 19	
13	TLPS-2018-0002	East Quarter (River Creek Village)	Edwards Ferry Road adjacent to Costco	Subdivision plat for 62 single family attached townhome units with associated streets	Preliminary Subdivision	10-Dec-18		2	1st submission comments sent 08 Feb 19	
14	TLPS-2019-0001	Brickyard	Catocotin Circle and Market Street	Subdivision for 59 lots and infrastructure	Preliminary Subdivision	27-Feb-19		1	1st submission under review	

	Occupancy permits issued for all units		Approvable final or preliminary subdivision plat
	Active building permits for one or more units		Active application
	Final subdivision plat approved		Inactive application

CIP (Town Constructed)
Plan Review

Application Number	Name of Project	Project Description	1st Submission Accepted	Approved	Total # of Submissions	Current Status	Comments	
1	TLCI-2013-0001	South King Street Widening Ph II	Widen South King Street to four lanes from south of Greenway Dr to the southern corporate limits	4-Feb-13	11-Mar-15	4	Remaining work includes landscaping. 16 Feb 18	
2	TLCI-2011-0001	Battlefield Parkway	Battlefield Parkway, from Route 15 to Dulles Greenway	24-Jan-11	11-Jul-16	5	Construction substantially complete 04 Dec 18	Streetlight installation this spring and landscape installation fall 2019
3	TLCI-2009-00022	Downtown Street Lighting	Replacement of downtown streetlights (King, Market & Wirt Streets)	4-Apr-09	31-Aug-16	2	Construction substantially complete 04 Dec 18	Construction complete. Removal of old lights by Dominion partially complete
4	TLCI-2016-0002	Sycolin Road Widening, Phase IV	Widen road to four lanes from Tolbert to south corporate limits	2-Jun-17	8-May-18	3	Construction underway; NTP effective 04 Feb 19	
5 (!)	TLCI-2016-0001	Tuscarora Creek Flood Mitigation & Stream Restoration	Stream improvements near Virginia Knolls	10-Aug-16	n/a	5	5th submission under review. Construction contract awarded 12 Mar 19	Land and easement acquisition is underway
6	TLCI-2017-0003	Rte 15 Bypass/Edwards Ferry Rd. Interchange	New grade separated interchange	5-Jul-17	n/a	2	Design public hearing held 31 May 18. Town Council endorsement 10 Jul 18. NVTA awarded \$5.2 million for design 14 Jun 18.	
7	TLCI-2017-0002	E Market Street/Battlefield Pkwy Interchange	New grade separated interchange	1-Sep-17	n/a	2	Commonwealth Transportation Board will award Design-Build contract in March. All funding is in place. 1 Mar 19	
8	TLCI-2018-0001	Battlefield Pkwy Trail and Signal across Route 15 Bypass	New missing link trail across the Bypass	28-Aug-18	n/a	2	2nd submission under review. Easement acquisition is underway. 1 Mar 19	
9	TLCI-2019-0001	Airport Taxiway & Runway Lighting Improvements	Replace taxiway and runway lights	19-Feb-19	n/a	1	1st submission comments being addressed 1 Mar 19	

	Completed project		Plans approvable, waiting on deeds, plats or bonding
	Under construction		Plans under review
	Plans approved, no construction start		

Public Infrastructure (Developer Constructed)
Plan Review

Application Number	Name of Project	Developer/Associated Project	Project Description	1st Submission Accepted	Approved	Total # of Submissions	Current Status	Comments
1	TLCD-2008-0003	Valley View	Batu Homes	8 SFD & 15 SFA & public street	25-Aug-08	26-Apr-12	4	Under construction
2	TLCD-2014-0003	Leesburg South (Meadowbrook) Phase 1	Arcadia	Construct first 70 lots of a future 400 lot subdivision as well as infrastructure (roads, sidewalks, sanitary, storm and sewer)	16-May-14	19-Sep-16	4	Under construction
3	TLCD-2014-0001	Village at Leesburg Land Bay C	Arcadia	Construction drawings for mult family residential	21-Jul-14	9-Aug-16	5	Under construction
4	TLCD-2015-0002	Leesburg West 2	Catoctin Circle LLC	23 SFD dwellings in Cluster Subdivision	12-Feb-16	23-Feb-18	4	Under construction
5	TLCD-2016-0002	Leesburg South (Meadowbrook) Phase 2	Van Metre	Construct second 84 lots of a future 400 lot subdivision as well as infrastructure (roads, sidewalks, sanitary, storm and sewer)	11-Oct-16	2-Aug-17	4	Under construction
6	TLCD-2016-0001	102 Cornwall Street NW	Cornwall Partners LLC	Request to subdivide 102 Cornwall Street into four lots with four SFD houses and detached garages.	14-Jan-16	30-Aug-17	3	Under construction
7	TLCD-2017-0001	Leesburg South (Meadowbrook) Phase 3 and 4	Van Metre	Construct 3rd and 4th sections of 162 lots of a future 400 lot subdivision as well as infrastructure (roads, sidewalks, sanitary, storm and sewer)	2-Oct-17	30-Aug-18	3	Under construction
8	TLPF-2016-0013	Potomac Station Marketplace Infrastructure	Potomac Station Mixed Use LLC	Construction drawings for storm sewer, sanitary sewer, water utilities, a BMP facility and roadway.	28-Jun-16	18-Oct-18	6	Under construction
9	TLCD-2017-0002	107 Morven Park Road	Stanford Loudoun	Subdivide 1 lot into 10 residential subdivision lots	23-Oct-17	n/a	2	2nd submission comments sent to applicant 12 Oct 18
10	TLCD-2018-0002	Meadowbrook Phase V	Arcadia Communities	Construct 5th section of 162 lots of a future 400 lot subdivision as well as infrastructure (roads, sidewalks, sanitary, storm and sewer)	16-Oct-18	n/a	1	1st submission comments sent 24 Jan 19

Completed project
 Under construction
 Plans approved, no construction start

Plans approvable, waiting on deeds, plats or bonding
 Plans under review

Active Building Permits

Name of Project	Location	Project Description	Office	Square Footage			Residential Units	Comments
				Retail	Commercial	Institutional		
1	104 Loudoun Street	104 Loudoun Street	864 SF office and 5 Dus	864			5	
2	Crosstrail Self Storage	42810 Golf Club Road	Self Storage facility		112,282			
3	Harpers Run (Leesburg West)	Intersection of West Market Street and Catoctin Circle	22 single family homes				13	1 completed 13 under construction 8 remaining
4	Ion Training Center	Compass Creek, near Battlefield Parkway	Indoor Ice Rink recreational facility of 89,340 Square feet (57,110 SF in Leesburg, 32,230 SF in Loudoun County)		89,340			
5	Leesburg Place (Banyan Cove)	Edwards Ferry Road and Heritage Way	24 townhouse unit, by-right R-22 subdivision				10	1 completed 10 under construction 13 remaining
6	Leesburg Tech Park	Sycolin Road, near intersection of Tavistock Drive	New Flex Industrial Park		159,749			
7	Loudoun County Courts Phase III expansion - Pennington Garage	Church Street and North Street	Reconstruction of Church Street extended, construction of a four-story parking garage of 727 spaces, onsite stormwater management facility and improvements to existing surface parking lot					
8	Meadowbrook (Leesburg South) Phase 1	Route 15 (King Street), Evergreen Mills	70 lots of 400 lot subdivision				3	65 completed 3 under construction 2 remaining
9	Meadowbrook (Leesburg South) Phase 2	Route 15 (King Street), Evergreen Mills	East side of South King Street, north of Mason's Lane				17	26 completed 17 under construction 36 remaining
10	Somerset Park	Somerset Park Drive & Kincaid	Two new apartment buildings				42	
11	Tuscarora Village (Leegate) - public improvements	Intersection of Battlefield Parkway and Route 7	Roadway infrastructure improvements					
12	Valley View Estates	East side of Valley View Ave, between Davis Ave and Stratford Pl	8 single family homes and 15 townhomes on 5.1 acres, zoned R-4 and R-8				1	7 SFD & 15 SFA completed 1 SFD under construction 0 remaining
13	Village at Leesburg Theater Expansion	Village at Leesburg	Theater expansion		13,000			Reduction of seats by 100
14	Village Walk	Village at Leesburg; Russell Branch Parkway	168 units; 84 townhouses and 84 stacked townhouse				25	113 completed 25 under construction 25 remaining
15	King Street Station	King Street at South Street			7,100		68	
16	Meadowbrook (Leesburg South) Phases 3 & 4	Route 15 (King Street), Evergreen Mills	162 lots of 400 unit subdivision				1	0 completed 1 under construction 161 remaining

New Construction Summary

Commercial

Year	# of Projects*	New Construction (Square Feet)					Demolitions (Square Feet)					Net New Total
		Office	Retail	Commercial	Institutional	Total	Office	Retail	Commercial	Institutional	Total	
2018	2		7,700	37,300		45,000			(30,800)		(30,800)	14,200
2017	5		26,200	229,000		255,200					0	255,200
2016	8	81,700	165,300	80,400	109,500	436,900			(19,750)		(19,750)	417,150
2015	7		5,400	83,400		88,800					0	88,800
2014	4	38,400	17,900	4,200		60,500			(80,340)		(80,340)	(19,840)
2013	6	27,300	43,100			70,400			(52,000)		(52,000)	18,400
2012	6	30,300	5,100		129,400	164,800		(9,620)			(9,620)	155,180
2011	10	10,700	224,900	71,100		306,700			(20,523)		(20,523)	286,177
2010	10	30,700	31,600	41,300	279,400	383,000		(4,208)			(4,208)	378,792
2009	6	129,100	371,200	72,000	16,600	588,900		(3,990)		(31,300)	(35,290)	553,610
2008	10	238,400	357,800	54,200		650,400				(11,766)	(11,766)	638,634
2007	10	75,200	32,500	79,100		186,800		(2,987)	(52,522)		(55,509)	131,291
2006	3		14,900			14,900		(1,800)	(2,462)		(4,262)	10,638
2005	5	15,100	39,200	13,600		67,900					0	67,900
2004	7		500,400	49,600		550,000		(89,566)			(89,566)	460,434
2003	3	66,300	3,800		488,500	558,600					0	558,600
2002	5	89,600	3,400	58,200		151,200	(1,716)				(1,716)	149,484
2001	13	144,600	91,000	135,400	84,500	455,500					0	455,500
Total	120	977,400	1,941,400	1,008,800	1,107,900	5,035,500	(1,716)	(112,171)	(155,074)	(115,589)	(384,550)	4,650,950

*This number does not correlate to actual Occupancy Permits issued. Projects may have multiple buildings; buildings may have multiple spaces.

Residential

Year	Number of Units			Total
	Single Family	Townhomes	Multifamily	
2019	14	8	1	23
2018	62	30	48	140
2017	22	78	52	152
2016	8	80	36	124
2015	36	11	0	47
2014	38	60	0	98
2013	53	52	0	105
2012	24	54	0	78
2011	2	59	0	61
2010	3	62	121	186
2009	0	44	243	287
2008	1	68	0	69
2007	9	33	0	42
2006	60	77	114	251
2005	121	172	294	587
2004	188	187	29	404
2003	304	284	5	593
2002	368	193	207	768
2001	454	238	34	726
Total	1,767	1,790	1,184	4,741

Note: Numbers above reflect Occupancy Permits issued by Loudoun County

Bonding Status

March 2019

	Project name	Date of Bond Approval	Bond Amount	Date of 1st Bond Reduction	New Bond Amount \$	Date of Bond Release	Date of Maintenance Bond	Maintenance Bond Amount \$	Comments
1	Somerset Park Multifamily	4/10/2018	\$333,000.00						
2	Leesburg West 2	3/24/2018	\$1,533,000.00						
3	LoCo Courthouse Exp PH III	3/15/2018	\$1,831,000.00						
4	Danad Gallery	1/17/2018	\$89,000.00						
5	Costco Expansion	1/11/2018	\$77,000.00						Punch list sent 12/27/18
6	NA Properties-Parking Lot	12/18/2017	\$60,000.00						
7	Goose Creek Club-Cochran Mill Rd	11/15/2017	\$731,000.00						
8	Goose Creek Club	11/15/2017	\$1,569,000.00						
9	Banyan Cove-Beazer Homes LLC	10/26/2017	\$896,000.00	12/3/2018	\$175,000				
10	Meadowbrook-Residential Rec Ctr	10/26/2017	\$2,963,000.00	12/5/2018	\$297,000				
11	102 Cornwall Street	8/10/2017	\$75,000.00						
12	Village @ Leesburg Self Storage	7/31/2017	\$572,000.00						
13	J.Donegan Company	4/30/2017	\$157,000.00			3/28/18	3/22/2018	\$7,850.00	
14	Crescent Parke-Mass Grading Plan	3/17/2017	\$1,210,000.00						
15	Fairview BlkE Lots8-10	12/28/2016	\$33,000.00						
16	Crosstrail Blvd Seg B	12/21/2016	\$13,974,000.00						Loudoun County project Performance guaranteed waived
17	Edwards Fry Retail, Parcel 10B (LIDL Grading Plan)	11/29/2016	\$118,000.00						
18	104 Loudoun Street SW	10/17/2016	\$35,000.00						
19	LoCo Courthouse Expan, PH III, Pennin	10/13/2016	\$932,000.00						
20	Waverly Heights-Lot 17A	9/23/2016	\$17,000.00			1/22/18	1/22/18	\$850.00	
21	Village@Lees-LB-C-Stacked Townhouse	8/19/2016	\$91,000.00						
22	Leesburg South PH 1	8/9/2016	\$9,072,000.00						
23	Village@Leesburg Bldg M-Daycare	7/11/2016	\$81,000.00			1/25/17	1/24/17	\$4,050.00	
24	Leesburg South/Offsite SS	6/28/2016	\$1,354,000.00	8/9/2018	\$136,000.00				
25	Village at Leesburg LB-C	6/28/2016	\$4,838,000.00	11/14/2017	\$1,615,000.00				
26	Sugarland Learning Academy	5/23/2016	\$61,000.00						Need Utilities sign-off Need easements memo
27	Poets Walk at Oaklawn MUC2	4/26/2016	\$479,000.00			9/27/18	9/25/18	\$23,950.00	
28	Panera Bread	4/20/2016	\$36,000.00						
29	Airport Commerce Park PH 2	3/31/2016	\$1,263,000.00			11/6/18	10/30/18	\$63,150.00	

Bonding Status

	Project name	Date of Bond Approval	Bond Amount	Date of 1st Bond Reduction	New Bond Amount \$	Date of Bond Release	Date of Maintenance Bond	Maintenance Bond Amount \$	Comments
30	37 Catocin Circle-Destiny Church	2/3/2016				2/7/2017	2/3/2017	\$2,100.00	
31	Walmart #1904-05	11/25/2015	\$671,000.00						
32	Fort Evans Plaza II, Self Storage	9/15/2015	\$154,000.00						
33	Oaklawn@Stratf-LB D,Lot1B	9/10/2015	\$159,000.00						
34	Compass Creek	7/16/2015	\$7,474,000.00						
35	7 West Market Street	7/9/2015	\$64,000.00						Need punch list Need easements memo
36	Jerrys Ford of Leesburg	7/1/2015	\$717,000.00	7/25/2017	\$71,700.00				
37	Home Depot Mini Site Plan	4/23/2015	\$44,000.00						
38	Courthouse Commons	3/26/2015	\$112,000.00						
39	Crescent Place-Phase 1,2,3	2/24/2015	\$1,607,532.00	7/26/2016	\$875,000.00				
40	Crescent Place-Harriston St Rdwy Im	12/4/2014	\$1,379,000.00	2/23/2016	\$137,900.00				
41	Cornerstone Chapel, Phase 1	8/4/2014	\$1,434,000.00						
42	Chipotle #1539 Leesburg	7/29/2014	\$89,000.00						Dustin to inspect Need easements memo
43	Verizon Training Center	10/28/2013	\$69,000.00						
44	Valley View Subdivision	4/26/2012	\$280,000.00	3/13/2017	\$124,600.00				
45	Leesburg Central	9/20/2011	\$102,282.02						
46	PMW Farms - SEC 3 & 5	8/30/2011	\$1,948,000.00	11/12/2013	\$194,800.00				
47	Market Sq@PotStPH1-BB&T	2/1/2011	\$472,000.00						
48	Oaklawn @ Stratford Phs1B-PublicImp	11/24/2009	\$208,996.00						
49	Paxton Mem Learn&Res Campus	6/9/2009	\$372,000.00	4/22/2014	\$37,200.00				
50	Oaklawn @ Stratford Lbay D	5/13/2008	\$122,973.00	3/29/2016	\$87,549.00				
51	Kid's Domain, LLC	6/25/2007	\$187,000.00	4/4/2008	\$24,137.00				
52	Catocin Circle Center	4/14/2006	\$692,882.00						
53	Lansdowne 42 Child Care Ctr.	3/31/2006	\$6,392.10						
54	Holy Trinity Lutheran Church	1/6/2006	\$123,900.00						
55	God's Children Learning Center	11/29/2004	\$29,200.00	7/25/2006	\$2,920.00				
56	Leesburg Plaza Office Bldg.	5/7/2002	\$74,032.20						
57	Potomac Station Apartments	4/4/2001	\$193,390.00						? No file ?
58	Hotel Squared	11/19/1999	\$12,195.00						

Bonding Status

Project name	Date of Bond Approval	Bond Amount	Date of 1st Bond Reduction	New Bond Amount \$	Date of Bond Release	Date of Maintenance Bond	Maintenance Bond Amount \$	Comments
59	Exeter Hills Section 7A	7/15/1999	\$96,840.00					
60	Leesburg Park Retail "B"	10/23/1998	\$18,450.66					
61	Leesburg Park Phase I	7/25/1995	\$67,242.72					
62	209-211 Church Street SE				1/3/2018	1/3/2018	\$3,600.00	
63	Leesburg Commerce Center				1/11/2017	1/13/2017	\$5,461.00	
64	Leesburg Toyota				10/11/2016	10/11/2016	\$53,000.00	
65	Oaklawn @ Stratford MUC-5				3/20/2015	3/20/2015	\$16,350.00	
66	PMW Farms - SEC 1				1/10/2017	1/10/2017	\$174,700.00	
67	PMW Farms - SEC 4				2/8/2018	2/8/2018	\$61,500.00	
68	PMW Farms - SEC 6				2/8/2018	2/8/2018	\$75,950.00	
69	Potomac Station School/AccRoad		\$72,000.00					
70	St John the Apostle Church				1/24/2017	1/24/2017	\$12,650.00	
71	Courthouse Square		\$1,485,000.00					New application pending
72	Oaklawn Landbay C-Gas Station				9/27/2016	9/27/2016	\$23,700.00	
73	Russell Branch Parkway Ext.				7/11/2017	7/11/2017	\$332,000.00	
74	Lowe's of Leesburg				7/11/2017	7/11/2017	\$124,700.00	
75	PANDA Stonewall-Reclaimed Water Lin		\$8,262,537.00	4/25/2017	\$826,253.70			Bond release in process
76	MacDowell Brew Kitchen				2/28/17	2/28/2017	\$16,000.00	
77	ION International Training Center	8/1/2018	\$719,000					
78	King Street Station	8/21/2018	\$2,280,000.00					
79	Meadowbrook - Phases III & IV	8/29/2018	\$13,088,00.00					
80	Ketterman Retail @ Catocin	10/30/2018	\$67,000.00					
81	Potomac Station Marketplace Phase 2	11/28/2018	\$131,000.00					
82	Edwards Ferry Retail, Parcel 10B, Grading Only Plan (LIDL)	11/29/2016	\$118,000.00					Will remain posted
83	Loudoun County Animal Services Facility	1/18/2019	\$301,000.00					Loudoun County project Performance guaranteed waived
84	Edwards Ferry Rd Retail - NEW (LIDL)		\$1,688,000.00					Bond was never posted