

Development Activity Report January 2017



1. Development Pipeline Summary	2
2. Rezoning & Special Exception Map	3
3. Rezoning Applications	4
4. Special Exception Applications	
a. Pre-2012	5
b. 2013-2014	6
c. 2015	7
5. Site Plan Map	8
6. Commercial Site Plan Applications	
a. Pre-2013	9
b. 2013	10
c. 2014	11
d. 2015	12
e. 2016	13
7. Residential Subdivisions	14
8. CIP Plans	15
9. Public Infrastructure Plans	16
10. Active Building Permits Map	17
11. Active Building Permits	18
12. New Construction Summary	19

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	7	542,000	376,290	67,004	0	985,294	599
Approved Zoning Cases ²	5	104,791	79,100	279,000	92,000	554,891	574
Active Site Plans	7	2,154	5,300	211,636	0	219,090	70
Approved Site Plans/Subdivisions ³	2	0	34,781	0	0	34,781	0
Pending Residential Subdivisions	5	--	--	--	--	--	593
Under Construction ⁴	7	22,940	30,700	207,113	38,000	298,753	25
Total	33	671,885	526,171	764,753	130,000	2,092,809	1,861

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.
2. Rezoning and Special Exception applications that have received Council approval since January 1, 2012 but have not yet submitted a site plan or subdivision plat. Applications that were approved prior to January 1, 2012 and have not submitted a site plan are considered inactive.
3. Site plans that have been approved since January 1, 2012 but have not had a building permit issued by Loudoun County. Site plans that were approved prior to January 1, 2012 but have not received a building permit are considered inactive.
4. Square footage numbers do not account for existing buildings that have been or will be demolished.

Rezoning Applications

January 2017

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-2015-0009	Village at Leesburg Daycare, Bldg M	NW corner of Russell Branch Pkwy & Village Market Blvd	request to amend TLZM-2014-0006 to permit a 4,480 SF child care center in Bldg M	27-Jul-15	Approval	3-Dec-15	Approval	9-Feb-16	Approved 09 Feb 16	Project Complete	
2	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	Under Construction	
3	TLZM-2015-0001	Poets Walk - Nursing Home/Memory Care facility	Oaklawn Landbay MUC2	Amendment to TLZM-2014-0004 to allow nursing home and memory care facility	9-Feb-15	Approval	17-Jul-15	Approval	11-Aug-15	Approved 11 Aug 15	Under Construction	
4	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	Approved, plans released for construction	
5	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	Approved, site plan under review	
6	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	Approved, site plan for infrastructure under review 13 Aug 16	
7	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	Approved, site plan under review	
8	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	Approved, site plan under review	See TLSE-2016-0002
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	Approved, site plan under review	
10	TLZM-2014-0005	Patriot Self Storage	Fort Evans Road	Request to rezone to allow two, five story self storage buildings. (App. 250,000 sf)	18-Jul-14	Approval	6-Aug-15	Approval	8-Sep-15	Approved 22 Sep 15	Approved, no site plan	
11	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, no site plan	TC Denied 3-4 on 26 Jul 16; Back to Council on 15 Nov 16; Council Approved 29 Nov 16
12	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, no site plan	Town Council PH held 29 Nov 16; back to Council 13 Dec 16
13	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	--	--	--	--	--	5th submission comments sent 02 Dec 16	
14	TLZM-2014-0009	Montfair (formerly Sycolin Commons)	Sycolin Road (directly across from Hope Parkway)	62 Townhomes on 7.9 acres	15-Dec-14	--	--	--	--	--	5th submission comments sent 18 Nov 16	See also TLTA-2014-0002
15	TLZM-2015-0006	Leesburg South	Corner of Evergreen Mills Road and South King Street (Rte. 15)	Request to rezone 24 acres from R-1 to B-3 for a 200,190 SF commercial center in 14 buildings	25-Jun-15	--	--	--	--	--	3rd submission comments sent to applicant 07 Oct 16	See also, TLSE 2015-0004,5,6,7,8,9 and 10
16	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	--	PC Approved 01 Dec 16; Council scheduled for 24 Jan 17	TLTA-2015-0003; Council approved 14 Jun 16 for land use change and removal of section of Keystone Drive. See also TLSE-2016-0001

(!) 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-2012

January 2017



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	TLSE-2008-0005	Cornwall Commons	200 Block of Gibson Street	Special Exception to allow 19 two-bedroom age-restricted (over 55) housing units	19-May-08	Approval	20-Nov-08	Approval	9-Dec-08	Approved	Site plan approvable pending plats & bonds - 12 Dec 2012	Special Exception expires 01 Jul 17

(!) 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
2013-2014

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-2013-0006	Jerry's Ford	847 East Market Street	Special Exception to allow vehicle sales and/or rental, and vehicle and/or equipment service	2-Apr-13	Approval	16-Jan-14	Approval	11-Feb-14	Approval	Project Complete for service building/carwash; showroom occupancy pending.	See also TLZM-2013-0002
2	TLSE-2014-0004	Uniwest/Fort Evans Plaza II	Battlefield Parkway	Request to modify TLSE-20004-0013 to allow a mini warehouse facility (3 story, 74,593 SF)	24-Jun-14	Approval	18-Dec-14	Approval	13-Jan-15	Approval	Under Construction	See TLPF-2015-0006
3	TLSE-2013-0013	Jerry's Ford	847 East Market Street	Special Exception for a private parking garage	1-Nov-13	Approval	16-Jan-14	Approval	11-Feb-14	Approval	Approved by Council; awaiting site plan 11 Feb 14	See also TLZM-2013-0002, TLSE-2013-0006
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; no site plan	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; no site plan	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; no site plan	See also TLZM-2013-0001

	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
2015-2016

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-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	Site Plan under review	See also TLZM-2016-0002
2	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	Approved w/ conditions; no site plan	
3 (!)	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	Approval	6-Oct-16	Approval	17-Jan-17	Approved 10 Jan 17	PC approved w/ conditions; TC PH scheduled for 17 Jan 17	
4	TLSE-2015-0004, 5,6,7, 8,9,and 10	Leesburg South	Intersection of Evergreen Mills Road and South King Street (Rte. 15)	Special exceptions for two automotive uses, three restaurants with drive throughs, one bank with a drive through and one for a retail center greater than 100,000 sf. All are part of a commercial center of 200,190 square feet	11-Mar-15	--	--	--	--	--	3rd submission comments sent to applicant 07 Oct 16	See also TLZM-2015-0006
5	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	--	TC PH scheduled for 24 Jan 17	TLTA-2015-0003; Council approved 14 Jun 16 for land use change and removal of section of Keystone Drive. See also TLZM-2015-0007.
6	TLSE-2016-0001	Milestone Communication Monopole Antenna	620 Sycolin Road; Dominion Virginia site	Special Exception and Commisison Permit for a 100 foot tall monopole antenna for Verizon.	6-Jan-16	Approval	5-Jan-17	Denial	--	--	PC recommendation of denial to TC; TC PH tentatively scheduled for 14 Feb 17	Applicant put case on extended hold over the summer

	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-2013

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-2009-0018	Cornwall Commons	Gibson St at Old Waterford Road	19 age-restricted townhomes	Final	28-Oct-09	n/a	3	3rd submittal approvable upon plat recorded/bond being posted. 1 Mar 2012	Active status extended to 1 Jul 17
2 (!)	TLPF-2009-0020	Crescent Parke (Mass Grading)	South King Street and Davis ave; behind Bloom	Mass grading of site	Final	30-Dec-09	n/a	7	8th submission under review 23 Dec 16	

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

(!) Indicates change to application in past month

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

Commercial Development Applications - Final Site Plans
2013

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-2013-0016	Cornerstone Chapel	SE corner of Sycolin Road and Battlefield Parkway	Construction of church, daycare and ancillary uses	Final	3-Oct-13	29-Jul-14	4	Project Complete 11 Oct 16	
2	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	n/a	3	Plans released for construction 17 Oct 16	
3	TLPF-2013-0003	Comfort Suites Conference Center	80 Prosperity Avenue	Addition of 16,636 SF conference center and parking modifications	Final	26-Feb-13	n/a	3	Conditions of Approval sent 14 Apr 14	Active Status extended to 12 Sep 17

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

Commercial Development Applications - Final Site Plans
2014

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-2014-0018	Jerry's Ford	610 East Market St	Redevelopment of existing car dealership and collision repair	Final	7-Jul-14	8-Jul-15	4	Service/carwash complete; showroom pending
2	TLPF-2014-0025	Crescent Place (Phases 1, 2 and 3)	Corner of Harrison Street and Catocin 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	5	Under Construction
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-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	Under Construction

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

(!) 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
2015

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-2015-0006	Ft. Evans Plaza Self Store	Battlefield Parkway at Ft. Evans Plaza II Shopping Center	3-story, 74,593 SF mini warehouse facility	Final	18-Mar-15	18-Dec-15	3	Under Construction	See also TLSE-2014-0004
2	TLPF-2015-0007	MacDowell Brew Kitchen	202 Harrison Street	Sidewalk, masonry fence and other improvements	Minor	18-Jun-15	20-May-16	4	Under Construction	See also TLZM-2013-0005 Plans approved 20 May 16
3	TLPF-2015-0012	Poets Walk	Oaklawn Land Bay MUC 2 (Oaklawn Drive and Brown Roan Drive)	38,000 SF Nursing home and memory care facility	Final	17-Jun-15	15-Jun-16	3	Under Construction	See also TLZM-2015-0001
4	TLPF-2015-0001	Edwards Ferry Retail (LIDL)	Edwards Ferry Road (Vacant property adjacent to REHAU)	34,781 square foot retail building and improvements	Final	14-Jan-15	2-Dec-16	6	Plans approved 02 Dec 16	

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

(!) 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
2016

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-2016-0002	Village at Leesburg Bldg M Daycare	Building M, Village at Leesburg, Russell Branch Parkway	3 SF Daycare Center at Village at Leesburg	Final	24-Feb-16	21-Jul-16	4	Project Complete	
2	TLPF-2016-0003	EPL Archives	Airport Commerce Park PH 2, Lots 2 and 3, Blue Seal Drive	22,940 SF two-story office building and 132,520 SF warehouse/light industrial	Final	8-Mar-16	29-Jul-16	3	Under Construction	
3	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	Plans Approved 06 Dec 16	
4 (!)	TLPF-2016-0005	Battlefield Marketplace Fast food restaurant	Battlefield Marketplace (Target/Costco)	5,284 SF fast food restaurant	Final	17-Mar-16	n/a	3	Signature Sets under review 11 Jan 17	
5	TLPF-2016-0011	Oaklawn Sportsplex	Hope Parkway and Miller Drive	85,000 square foot recreational facility	Final	12-May-16	n/a	2	Signature Sets requested 17 Nov 16	
6 (!)	TLPF-2016-0014	Somerset Park	Tavistock Drive and Battlefield Parkway	42 multi-family units in two apartment buildings	Final	12-Sep-16	n/a	1	2nd submission under review 5 Jan 17	
7 (!)	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	n/a	1	1st submission comments sent 13 Jan 17	
8 (!)	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	n/a	1	1st submission comments sent 06 Jan 17	

Final

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

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	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
Pre-2013

Final Subdivision Plats

Application number	Name of Project	Location	Description	Application	Accepted	Approved	Submissions	Current Status	Comments	
1	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	
2	TLFS-2015-0001	Crescent Place	Harrison Street near Catocin Circle	137 townhouse lots	Final Subdivision	28-Jan-15	28-Apr-15	3	Under Construction	Mixed Use Project of 64 two over two multi family, 137 SFA, 23 live work units, 30,400 SF comm retail on former Barber and Ross site
3	TLFS-2014-0002	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	Approved; released for construction 08 Aug 16	
4	TLFS-2015-0004	Leesburg South (Meadowbrook)	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	5	Approved; released for construction 19 Sep 16	400 single family homes on 213.34 acres, zoned R-1 w/ Traditional Design Option
5	TLFS-2011-0005	Banyan Cove	Edwards Ferry Road, between Route 15 bypass and Catocin Circle	24 townhouse units, zoned R-22	Final Subdivision	6-Sep-11	n/a	6	Approved pending bonding and deed approval 16 Jan 14	Active status extended until 15 Aug 17
6 (1)	TLFS-2016-0001	Leesburg West 2	Corner of West Market Street and Catocin Circle	Subdivision of property into 23 lots and open space parcel under R-4 cluster	Final Subdivision	2-Aug-16	n/a	3	Plans approvable pending bonding and plat recordation 19 Jan 17	






Preliminary Subdivision Plats

Application Number	Name of Project	Location	Description	Type of Application	1st Submission Accepted	Date Approved	Number of Submissions	Current Status	Comments	
7	TLPS-2010-0001 (TLPS-2006-0001)	Leesburg South Phase 2(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.

- Occupancy permits issued for all units
- Active building permits for one or more units
- Final subdivision plat approved
- Approvable final or preliminary subdivision plat
- Active application
- 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-2014-0008	Lower Sycolin Conveyance System Phase II	Sanitary sewer system between Sycolin Road and the existing pump station constructed as part of Phase I	15-Sep-14	4-Aug-15	4	Under Construction	
2	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	Under Construction	Lanes opened to traffic 23 Nov 16
3	TLCI-2016-0003	Skate Park Renovation	Reconstruction of skate park on Catoctin Circle	1-Jul-16	21-Sep-16	3	Under construction. Sitework/parking lot bids received 03 Nov 16	
4 (!)	TLCI-2015-0003	Chesapeake Bay TMDL/Greenway Pond retrofit	Modification of existing stormwater pond	4-May-15	18-Dec-15	4	Construction contract awarded 13 Dec 16	
5 (!)	TLCI-2015-0005	Chesapeake Bay TMDL/Foxridge Pond Retrofit	Modification of existing stormwater pond	14-May-15	18-Dec-15	4	Construction contract awarded 13 Dec 16	
6 (!)	TLCI-2011-0001	Battlefield Parkway	Battlefield Parkway, from Route 15 to Dulles Greenway	24-Jan-11	11-Jul-16	5	Construction to begin in early 2017	
7	TLCI-2009-00022	Downtown Street Lighting	Replacement of downtown streetlights (King, Market & Wirt Streets)	4-Apr-09	31-Aug-16	2	Light foundations bids received 20 Oct 16. Under review by VDOT	
8 (!)	TLCI-2016-0004	Chesapeake Bay TMDL/Stratford Pond Retrofit	Modification of existing stormwater pond	22-Sep-16	n/a	3	Construction contract awarded 13 Dec 16	
9	TLCI-2016-0001	Tuscarora Creek Flood Mitigation & Stream Restoration	Stream improvements near Virginia Knolls	10-Aug-16	n/a	1	1st Submission Plans Under Review 10 Aug 16	

 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-2011-0001	PMW Farms, Sec. 6	River Pointe (K Hovnanian)	30 SFD & public streets	27-Jan-10	41464	3	Project Complete	
2	TLCD-2008-0003	Valley View	Batu Homes	8 SFD & 15 SFA & public street	25-Aug-08	26-Apr-12	4	Under construction	
3	TLCD-2014-0003	Leesburg South 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	
4	TLCD-2014-0001	Village at Leesburg Land Bay C	Arcadia	Construction drawings for multit family residential	21-Jul-14	9-Aug-16	5	Plans released for construction 09 Aug 16	
5	TLCD-2014-0005	O'Connor Tract		28 lot subdivision; intersection of North King Street and Battlefield Parkway	19-Dec-14	n/a	1	1st submission comments sent to applicant 17 Feb 15	Active status extended to 10 Feb 17
6	TLCD-2015-0002	Leesburg West 2	Catoctin Circle LLC	23 SFD dwellings in Cluster Subdivision	12-Feb-16	n/a	3	Signature sets under review 07 Nov 16	
7 (!)	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	n/a	2	2nd submission under review 29 Dec 16	
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	n/a	2	2nd submission under review 17 Jan 17	
9 (!)	TLCD-2016-0002	Leesburg South Phase 2	Arcadia	Construct second 84 lots of a future 400 lot subdivision as well as infrastructure (roads, sidewalks, sanitary, storm and sewer)	11-Oct-16	n/a	1	1st submission comments sent to applicant 22 Dec 16	

 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	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					4	8 SFD 15 SFA Completed: 8 Under Construction: 11
2	Crescent Place	Harrison Street and Catoctin Circle	Concept Plan and proffer amendment for 230 dwelling units and 30,000 sf commercial retail		30,700			3	230 total units 20 Under Construction 104 Occupancy 30,400 sf retail
3	Uniwest/Fort Evans Plaza II	Fort Evans Plaza II	3-story, 74,593 SF mini warehouse facility			74,593			
4	MacDowell Brew Kitchen	Harrison Street	Sidewalk, masonry fence and other improvements						
5	7 West Market	7 West Market	Partial demolition of existing building and construction of an addition with two 2-bedroom apartments					2	
6	EPL Archives	EPL Archives	22,940 SF two-story office building and 132,520 SF warehouse/light industrial	22,940		132,520			
7	Poets Walk - Nursing Home/Memory Care facility	Oaklawn Landbay MUC2	38,000 SF Nursing home and memory care facility				38,000		

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	
2016	10	87,036	199,836	153,178	0	440,050	0	0	0	0	0	440,050
2015	7	0	6,259	0	0	6,259	0	0	0	0	0	6,259
2014	4	27,283	17,923	4,212	0	49,418	0	0	0	0	0	49,418
2013	6	11,084	49,369	10,900	0	71,353	0	0	0	0	0	71,353
2012	6	22,297	51,547	0	129,339	203,183	0	26	0	0	26	203,209
2011	10	10,651	185,696	71,113	0	267,460	0	0	0	(20,523)	(20,523)	246,937
2010	10	30,662	41,753	41,291	279,427	393,133	0	(4,208)	0	0	(4,208)	388,925
2009	6	129,148	498,390	1,007,602	16,600	1,651,740	0	(3,990)	0	(31,300)	(35,290)	1,616,450
2008	10	214,381	257,077	54,158	0	525,616	0	0	0	(11,766)	(11,766)	513,850
2007	10	75,150	20,723	79,107	0	174,980	0	(2,987)	(52,522)	0	(55,509)	119,471
2006	3	0	21,292	0	0	21,292	0	(1,800)	(2,462)	0	(4,262)	17,030
2005	5	15,126	91,718	13,613	0	120,457	0	0	0	0	0	120,457
2004	7	0	438,706	49,624	0	488,330	0	(89,566)	0	0	(89,566)	398,764
2003	3	66,300	3,700	0	242,603	312,603	0	0	0	0	0	312,603
2002	5	89,613	9,384	58,226	187,490	344,713	(1,716)	0	0	0	(1,716)	342,997
2001	13	134,122	206,725	260,270	84,540	685,657	0	0	0	0	0	685,657
Total	115	912,853	2,100,098	1,803,294	939,999	5,756,244	(1,716)	(102,525)	(54,984)	(63,589)	(222,814)	5,533,430

*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	
2016	0	73	33	105
2015	26	10	0	36
2014	35	60	0	95
2013	54	55	0	109
2012	21	56	0	77
2011	0	61	0	61
2010	1	63	112	176
2009	0	45	222	267
2008	1	68	0	69
2007	8	33	0	41
2006	60	77	108	245
2005	121	172	272	565
2004	188	187	28	403
2003	305	288	0	593
2002	369	193	202	764
2001	454	238	30	722
Total	1,643	1,679	1,007	4,328

Note: Numbers above reflect Occupancy Permits issued by Loudoun County