Development Activity Report
August 2015

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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.

This report received a 2009 "Excellence in Economic Development Research" Award from the Council for Community & Economic Research (C2ER).

Development Pipeline Summary

	# of Applications	Square Footage Office	Retail	Commercial	Institutional	Total	Residential Units
Active Zoning Cases[1]	12	729,791	480,190	281,398	130,000	1,621,379	1,537
Approved Zoning Cases[2]	2	55,200	0	0	0	55,200	48
Active Site Plans	11	164,974	201,502	153,136	0	519,612	22
Approved Site Plans/Subdivisions[3]	6	0	0	0	0	0	19
Pending Residential Subdivisions	5	--	--	--	--	--	670
Under Construction[4]	11	87,036	74,816	83,395	109,339	354,586	247
Total	**47**	**1,037,001**	**756,508**	**517,929**	**239,339**	**2,550,777**	**2,543**

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 and Special Exception Cases
August 2015

Approved Zoning Cases

1. Somerset Park (RZ)
2. Village at Leesburg Vet Hospital (RZ)
3. Leesburg Memory Care (RZ)

Active Zoning Cases

A. Brickyard (Catoctin Circle Center) (RZ)
B. Crescent Parke (RZ)
C. Leegate (RZ/SE)
D. Marketplace at Potomac Station (RZ)
E. Patriot Self Storage (RZ)
F. Loudoun County Courts Ph. III Expansion (RZ)
G. LC Courts Ph. III Expansion-Parking Facility (RZ)
H. Montfair (Sycolin Commons) (RZ)
I. Leesburg Plaza Mixed-Use (RZ)
J. Leesburg South (RZ/SE)
K. Costco (SE)

RZ - Re-Zoning
SE - Special Exception
RZ/SE - Re-Zoning and Special Exception
(concurrent applications)

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-2006-0022**	PMW Farms (Festival Lakes)	Northwest quadrant of intersection of River Creek Parkway and Fort Evans Road	Rezoning 105.07 acres from RE to PRN.	14-Dec-06	Approval	4-Oct-07	Approval	27-Nov-07	Approved 11-Dec-07	All 6 sections under construction	
2	**TLZM-2014-0004**	Oaklawn at Stratford	Land Bays A and B, Brown Roan and Oaklawn Blvd.	Proffer and Concept Plan amendment to revise transportation proffers, permit light intensity industrial on land bay B, allow hotel and rec facility on land bays A or B	1-Jul-14	Approval	31-Jul-14	Denial	12-Aug-14	Approved 12 Aug 14	Under Construction 18 Nov 14	
3	**TLZM-2008-0001**	Cornerstone Chapel	Southeast corner of Sycolin Road & Battlefield Parkway	Rezoning 28.32 acres from PEC to B-3	19-May-08	Approval	1-Apr-10	Approval	11-May-10	Approved	Under Construction 29 Jul 14	
4	**TLZM-2012-0003**	Crescent Place	Harrison Street (near Catoctin 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	
5 (!)	**TLZM-2011-0002**	Lowes Home Improvement Center	Corner of battlefield Parkway and Russell Branch Pkwy	Rezoning from I-1 to B-3; development of a 152,245 SF Lowes and 120,093 SF of associated retail uses.	10-Sep-10	Conditional Approval	17-Oct-13	Approval	14-Jan-14	Approved 28 Jan 14	Under Construction	
6	**TLZM-2013-0002**	Jerry's Ford	847 East Market Street	Request to rezone from I-1 to B-3 to allow for auto sales	29-Apr-13	Approval	16-Jan-14	Approval	11-Feb-14	Approved 11 Feb 14	Under Construction	
7	**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	Preliminary Plat approved, construction drawings under review	
8	**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 aprtment buildings (48 units)	12-Jul-13	Approval	4-Jun-14	Approval	24-Jun-14	Approved 24 Jun 14	Approved, no site plan	
9 (!)	**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	Approved, no site plan	
10	**TLZM-2012-0004**	Brickyard (formerly Catoctin Circle Center)	Catoctin Circle NE, behind Giant	Request to rezone 8.03 acres from B-2 to PRN, to allow 62 SFA units	7-Nov-12	--	--	--	--	--	3rd submission received 01 Jul 15	
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	--	--	PC recommendation of denial (04 Jun 15) Awaiting TC Public Hearing	
12 (!)	**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	--	--	--	3rd submission under review 04 Apr 15	PC work session scheduled for September 3, 2015
13 (!)	**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	4-Jun-15	Denial (TP Amd)	--	--	PC recommendation of denial of TP Amd; Rezoning still under PC review 15 Jun 15	PC work session scheduled for September 3, 2015
14 (!)	**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	--	PC recommendation for approval; TCPH scheduled for 8 Sep 15	
15	**TLZM-2014-0009**	Montfair (formerly Sycolin Commons)	Sycolin Road (directly across from Hope Parkway)	62 Townhomes on 7.9 acres	15-Dec-14	--	--	--	--	--	2nd submission comments sent to applicant 18 Jun 15	
16	**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	--	--	--	--	--	1st submission consolidated comment letter sent 17 Apr 15	
17	**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	--	--	--	--	--	1st submission consolidated comment letter sent 17 Apr 15	
18	**TLZM-2015-0005**	Leesburg Plaza Mixed Use	Leesburg Plaza, general vicinity of Plaza Street and market Street	Crescent District rezoning request to permit 320 MF units, 38,000 SF retail and 83,000 SF office	3-Apr-15	--	--	--	--	--	1st submission comments sent to applicant 15 May 15	
19 (!)	**TLZM-2015-0006**	Leesburg South		Request to rezone 24 acres from R-1 to B-3 for a 200,190 SF commercial center in 14 buildings	25-Jun-15	--	--	--	--	--	1st submission comments sent to applicant 5 Aug 15	See also, TLSE 2015-0004,5,6,7,8,9 and 10

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

Special Exception Applications
Pre-2012

	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-2010-0009**	Leesburg Toyota	1 & 3 Cardinal Park Drive SE	SE to expand and reconstruct auto dealership in the B-3 district	18-Oct-10	Conditional approval	4-Aug-11	Conditional Approval	30-Aug-11	Conditional Approval	Project Complete 04 Apr 14	
2	**TLSE-2012-0003**	Home Depot - Outdoor Storage	280 Fort Evans Rd NE	Special Exception for outdoor storage of rental vehicles	18-Jun-12	Conditional Approval	21-Feb-13	Approval	11-Apr-12	Approved	Project Complete 05 Aug 15	
3	**TLSE-2012-0005**	Oaklawn Gas Station	Oaklawn, Land Bay C	Special Exception for gas station and convenience store	15-Jun-12	Deferral	17-Jan-13	Denial	26-Feb-13	Approved	Under Construction 29 May 15	
4	**TLSE-2010-0008**	Lowes Home Center - Outdoor Storage	Corner of Battlefield Pkwy and Russell Branch Pkwy	Outdoor garden storage for Lowe's store	10-Sep-10	Conditional approval	3-Oct-13	Approval	14-Jan-14	Approved 28 Jan 14	Under Construction 01 Jul 15	
5	**TLSE-2012-0006**	Lowes Home Center - Vehicle Rental	Corner of Battlefield Pkwy and Russell Branch Pkwy	Special Exception to allow vehicle rental for customers	11-Jul-12	Conditional approval	3-Oct-13	Approval	14-Jan-14	Approved 28 Jan 14	Under Construction 01 Jul 15	
6	**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 - 1 Mar 2012	
7	**TLSE-2011-0002**	Courthouse Square	Loudoun Times Mirror Site; Church, Market and Loudoun streets	Special Exception to permit a private parking structure in the B-1 district	3-Jun-11	Conditional approval	1-Mar-12	Denial	27-Mar-12	Conditional Approval	Site plan approvable pending plats & bonds - 12 Dec 2012	

(!) Indicates change to application in past month

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Approved application, site plan submitted and in process
Approved application, but no site plan submitted
Active application
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-2013-0012**	My Dogs Daycare	75 Lawson Road SE #110	Doggie daycare for up to 60 dogs (existing building)	14-Aug-13	Approval	7-Nov-13	Approval	12-Nov-13	Approved	Project Complete	
2 (!)	**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	Site Plan approved 8 Jul 15	See also TLZM-2013-0002
3	**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	Site Plan under review 18 Mar 15	See TLPF-2015-0006
4	**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
5	**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	--	--	PC Recommendation of denial (04 Jun 15); awaiting TC Public Hearing	See also TLZM-2013-0001
6	**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	--	--	PC Recommendation of denial (04 Jun 15); awaiting TC Public Hearing	See also TLZM-2013-0001
7	**TLSE-2013-0014**	Leegate	Intersection of Route 7 and Battlefield Parkway	Special Exception for a hotel	18-Nov-13	Denial	18-Dec-14	Denial	--	--	PC Recommendation of denial (04 Jun 15); awaiting TC Public Hearing	See also TLZM-2013-0001

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

Special Exception Applications
2015

	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-2015-0001**	Village at Leesburg Vet Hopsital	Building Q, Village at Leesburg	2,398 SF Vet Hospital	23-Mar-15	Approval	18-Jun-15	18-Jun-15	23-Jun-15	23-Jun-15	Council Approved 23 Jun 15	
2 (!)	**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	--	--	--	--	--	1st submission comments sent 05 Aug 15	See also TLZM-2015-0006
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	--	--	--	--	--	1st submission comments sent 07 Aug 15	

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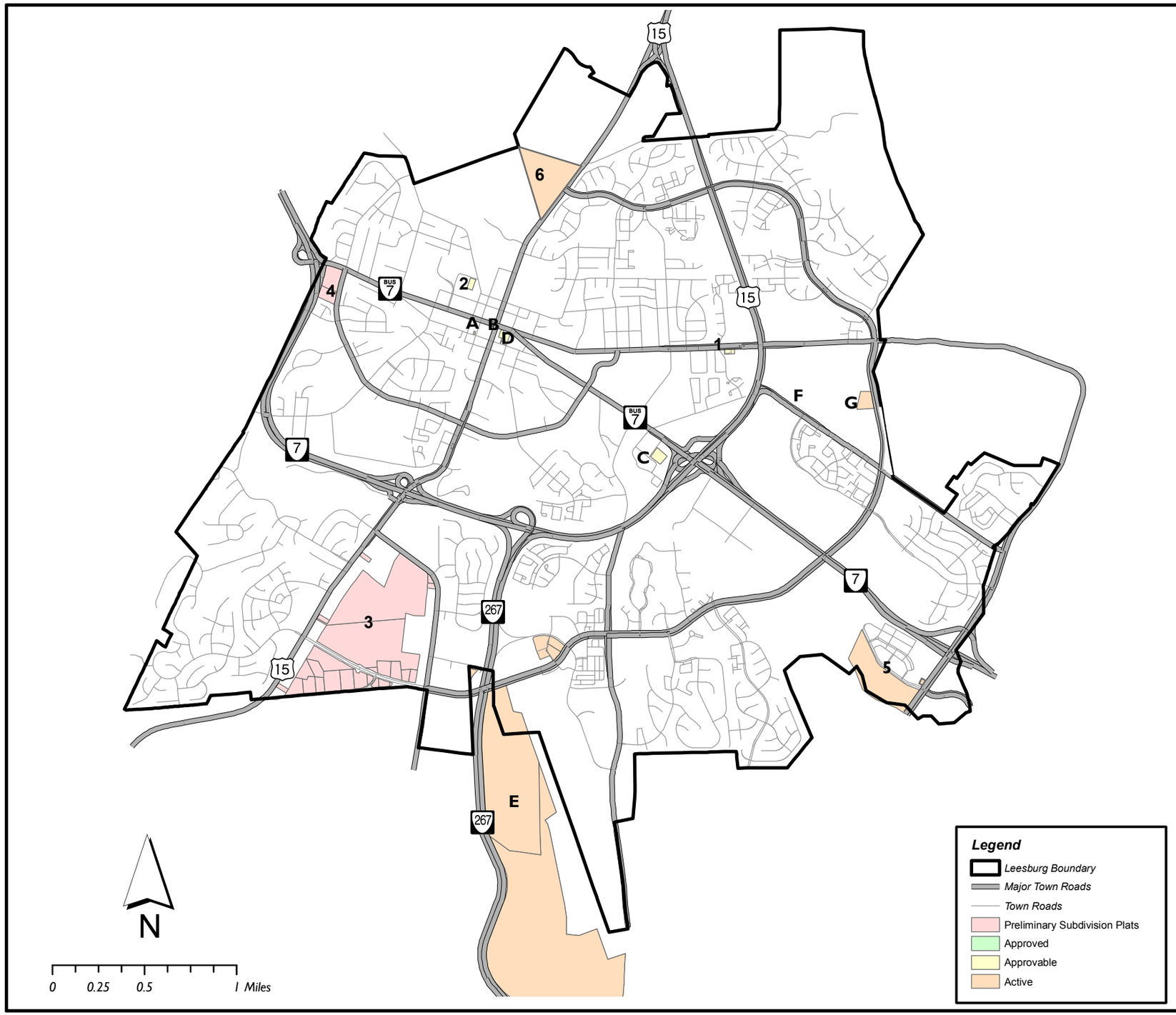

Site Plan & Subdivision Plats
August 2015

Residential Projects

1. Banyan Cove
2. Cornwall Commons
3. Leesburg South (Meadowbrook)
4. Leesburg West
5. Village of Leesburg, Land Bay C
6. O'Connor Tract

Mixed Use

A. 104 Loudoun Street
B. 7 West Market Street

Commercial Site Plans

C. Comfort Suites Conference Center
D. Courthouse Square
E. Compass Creek Blvd/Crosstrail Commerce
F. Edwards Ferry Retail
G. Ft. Evans Self Storage

Institutional

NONE

Commercial Development Applications - Final Site Plans
Pre-2012

	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-2007-0015**	211 Church Street	209-211 Church Street	12,356 SF office in two buildings; one new one renovated.	Final	9-Oct-07	23-Dec-08	4	Occupancy Permit issued 27 Jun 2014	This project was inactive for three years.
2	**TLPF-2011-0009**	Leesburg Toyota	Cardinal Park Drive and Route 7	Automobile showroom and service building (51,700 SF) on two parcels on Cardinal Park Drive	Final	18-Oct-11	28-Aug-12	3	Occupancy Permit issued 14 Feb 2014	
3	**TLPF-2009-0002**	116 East Market Street Deli	116 East Market St	New infill retail building in Historic District	Minor	31-Jan-09	24-Jul-13	4	Occupancy Permit issued 11 Oct 2014	
4	**TLRD-2014-0003**	Courthouse Commons	East Market Street	17,000 SF office building	Final	6-Jun-14	3-Apr-15	3	Under Construction	
5	**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 19 Oct 15
6 (!)	**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	5	5th submision comments sent to applicant 7 Sug 1524 Jun 15	
7	**TLPF-2010-0004**	Crossroads One at Leesburg (Parcel E1)	Davis Ave SE, behind Bloom	60,900 sq ft, 3-story office building	Final	7-May-10	n/a	4	4th submission approvable 27 Mar 2013	Plans approvable pending bonding and plat 26 Nov 14

*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
2012

	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-2012-0007**	Catoctin Veterinary Clinic	112 Dry Mill RD SW	Conversion of existing office building to a veterinary clinic (no new square footage)	Mini	20-Jun-12	4-Feb-13	3	Occupancy Permit Issued 2 May 2013	
2	**TLPF-2012-0008**	134 Ft. Evans Road Vet Office	134 Fort Evans Road	Construct two story vet office with parking and utility extensions	Final	6-Aug-12	20-Nov-12	2	Occupancy Permit Issued 15 Aug 2013	
3	**TLPF-2012-0005**	Village at Leesburg, Bld Q	Russell Branch Parkway	Approval of a 13,600 SF retail building	Final	24-Apr-12	20-Feb-12	3	Occupancy Permit Issued 21 Oct 2013	
4	**TLPF-2012-0012**	Greenway Preschool	25 Greenway Drive SW	Improvements to existing daycare center, expand parking lot, connect utilities.	Final	14-Dec-12	11-Sep-13	3	Occupancy Permit issued 15 Aug 2013	
5	**TLPF-2012-0002**	Inova Cornwall	Cornwall and Gibson Streets	Demolition of part of existing hospital (67,023 sq ft) and replace with surface parking	Final	25-Jan-12	7-Jun-13	3	Demolition and parking lot construction complete 10 Jun 2014	
6	**TLPF-2012-0001**	Chipolte Mexican Grill	Corner of Edwards Ferry Road and the Rte 15 bypass (Stein Mart Plaza)	2,143 SF restaurant	Mini	24-Jan-12	29-Jul-14	5	Occupancy Permiut Issued 12 May 15	
7	**TLPF-2012-0011**	Courthouse Square	Church Street and Loudoun Street	Addition to existing Loudoun Times Mirror building, proposed office and retail, new parking structure	Final	11-Dec-12	n/a	3	Plans Approvable; bond approved, waiting for plat recordation 24 feb 15	

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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-2013-0010**	Wegmans	River Creek Parkway	Construction of an egress lane to exit Wegmans through Villages site	Minor	15-May-13	16-Aug-13	3	Project Complete	
2	**TLPF-2013-0007**	Leesburg Airpark/ Loudoun County Sheriff HQ	801 Sycolin Road	Minor Site Plan for site and security upgrades	Minor	29-Apr-13	11-Jul-13	3	Project Complete	
3	**TLPF-2013-0011**	Taco Bell	982 Edwards Ferry Road	Exterior and Interior modification	Minor	20-Jun-13	18-Dec-13	3	Project Complete 4 Jun 14	
4	**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	Under Construction 15 Oct 14	
5	**TLPF-2013-0021**	Oaklawn Land Bay C Gas Station	Miller Drive	Gas station with convenience store and car wash	Final	13-Dec-13	11-Dec-14	3	Under Construction 29 May 15	
6	**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 approvable pending bonding 30 Sep 13	Active status extended to 30 Sep 15
7	**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 19 Sep 15

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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-2014-0001**	Verizon Training Center	511 Tolbert Lane SE	2-story training building (2,592 sq ft) and 1-story storage building with classroom (1,620 sq ft)	Minor	22-Jan-14	24-Jun-14	2	Project Complete	
2	**TLPF-2014-0024**	Oaklawn Land Bay B	Land Bay B, general vicinity of Oaklawn Blvd and Miller Drive	Site plan for 65,053 sf office building and 83,395 sf office/assembly facility	Final	28-Aug-14	18-Nov-14	3	Under Construction	
3	**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	5	Under Construction	
4 (!)	**TLPF-2014-0008**	Lowes Home Improvement Center	Russell Branch Parkway	Home Improvement Center with Outdoor garden Center	Final	2-Apr-14	28-May-15	3	Under Construction	
5 (!)	**TLPF-2014-0018**	Jerry's Ford	610 East Market St	Redevelopment of existing car dealership and collision repair	Final	7-Jul-14	n/a	4	Insert sheets received 26 Jun 15	
6 (!)	**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	n/a	3	Plans approved 17 Jul 15	
7	**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	n/a	3	Insert Sheets requested 21 Jul 15	

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Active application
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	102,800 square foot, four story self-storage facility	Final	18-Mar-15	n/a	2	2nd submission under review 08 Jul 15	See also TLSE-2014-0004
2 (!)	**TLPF-2015-0001**	Edwards Ferry Retail	Edwards Ferry Road (Vacant property adjacent to REHAU)	34,781 square foot retail building and improvements	Final	14-Jan-15	n/a	2	2nd submission comments sent 11 Jul 15	
3 (!)	**TLPF-2015-0005**	EIT (Oaklawn Land Bay D)	Battlefield Parkway	61,907 sf light assembly/manufacturing building	Final	30-Apr-15	n/a	2	Conditions of approval sent to applicant 30 Jul 15	
4 (!)	**TLPF-2015-0007**	MacDowell Brew Kitchen	202 Harrison Street	Sidewalk, masonry fence and other improvements	Minor	18-Jun-15	n/a	1	1st submission comments sent to applicant 04 Aug 15	See also TLZM-2013-0005

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Building permit issued by County
Approved application, but no building permit issued
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Active application
Inactive application

Final Subdivision Plats

Application number		Name of Project	Location	Description	Type of Application	1st Submission Accepted	Date Approved	Number of Submissions	Current Status	Comments
1	**TLFS-2011-0003**	PMW Farms, Sections 3 & 5 (River Pointe, formerly Festival Lakes)	River Creek Parkway & Fort Evans Road	135 SFA (entire project is 140 SFD & 135 SFA on 105 acres, zoned PRN)	Final Subdivision	40630	7-Sep-11	3-Jan-00	Under Construction	10 left to build 04 Apr 15
2	TLFS-2010-0006	PMW Farms, Section 1 (River Pointe, formerly Festival Lakes)	River Creek Parkway & Fort Evans Road	46 SFD (entire project is 140 SFD & 135 SFA on 105 acres, zoned PRN)	Final Subdivision	20-Oct-10	11-May-11	3	Under Construction	3 left to build, 2 lots to sell 04 Apr 15
3	TLFS-2010-0010	PMW Farms, Section 2 (River Pointe, formerly Festival Lakes)	River Creek Parkway & Fort Evans Road	37 SFD (entire project is 140 SFD & 135 SFA on 105 acres, zoned PRN)	Final Subdivision	8-Dec-10	22-Jun-11	3	Under Construction	4 left to build 04 Apr 15
4	TLFS-2011-0001	PMW Farms, Section 4 (River Pointe, formerly Festival Lakes)	River Creek Parkway & Fort Evans Road	27 SFD (entire project is 140 SFD & 135 SFA on 105 acres, zoned PRN)	Final Subdivision	25-Jan-11	11-Aug-11	3	Under Construction	6 left to build 04 Apr 15
5	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	
6	TLFS-2011-0004	PMW Farms, Section 6 (River Pointe, formerly Festival Lakes)	River Creek Parkway & Fort Evans Road	30 SFD lots	Final Subdivision	25-Jun-12	11-Jul-13	3	Under Construction	4 left to build, 2 lots to sell 04 Apr 15
7 (!)	TLFS-2015-0001	Crescent Place	Harrison Street near Catoctin 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
8	TLFS-2011-0005	Banyan Cove	Edwards Ferry Road, between Route 15 bypass and Catoctin 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 16
9	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	n/a	1	1st submission comments sent to applicant 29 Aug 14	

Preliminary Subdivision Plats

Application Number		Name of Project	Location	Description	Type of Application	1st Submission Accepted	Date Approved	Number of Submissions	Current Status	Comments
10	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.
11	TLPS-2014-0002	Leesburg West	Catoctin Circle SW	25 cluster lots on approx 11 acres	Preliminary Subdivision	3-Jun-14	n/a	1	1st submission comments sent to applicant 31-Jul 14	Replaces TLPS-2010-0002

- 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-2012-0003**	Sycolin Road Widening Ph III	Upgrade Sycolin Rd. in vicinity of Hope Parkway from 2 lanes to 4 lanes	18-Oct-12	13-Mar-14	3	Project Complete	Additional work by NOVEC remains
2	**TLCI-2013-0006**	Lowenbach Street Improvements Phase V	Street improvements on Washington, Prince and Blue Ridge	4-Oct-13	13-Jun-14	3	Under Construction	
3 (!)	**TLCI-2014-0003**	Airport Perimeter Fence/West side	New perimeter security fence on west side of airport	10-Feb-14	19-Sep-14	3	Substantially Complete	
4 (!)	**TLCI-2014-0006**	Downtown Improvements - Loudoun Street (Church Street to East Market Street)	Replace curb, gutter, and sidewalk as well as drainage improvements	22-Jun-14	11-May-14	4	Under Construction	
5 (!)	**TLCI-2014-0009**	Hope Parkway Extension	Extension of Hope Parkway from Whipp Drive to Miller Drive	13-Oct-14	19-May-15	3	Under Construction	
6	**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	VDOT authorization to advertise for construction received 07 Apr 15	Will be re-advertised in Fall 2015
7 (!)	**TLCI-2014-0011**	Downtown Improvements - King Street	Widen sidewalks and streetscape improvements	3-Dec-14	19-May-15	3	Construction scheduled to begin July15	Construction contract awarded for Loudoun Street to Market Street 09 Jun 15
8	**TLCI-2011-0001**	Battlefield Parkway	Battlefield Parkway, from Route 15 to Dulles Greenway	24-Jan-11	n/a	4	4th submission comments being addressed 01 Jul 15	Right of way easement acquisition underway
9	**TLCI-2009-0002**	Downtown Street Lighting	Replacement of downtown streetlights (King, Market & Wirt Streets)	4-Apr-09	n/a	1	Being coordinated with the Downtown Improvement Project.	
10	**TLCI-2015-0003**	Chesapeake Bay TMDL/Greenway Pond retrofit	Modification of existing stormwater pond	4-May-15	n/a	1	1st submission comments being addressed 10 Jun 15	
11	**TLCI-2015-0004**	Chesapeake Bay TMDL/Kohl's Pond retrofit	Modification of existing stormwater pond	7-May-15	n/a	1	1st submission comments being addressed 19 Jun 15	
12 (!)	**TLCI-2015-0005**	Chesapeake Bay TMDL/Foxridge Pond Retrofit	Modification of existing stormwater pond	14-May-15	n/a	1	1st submission comments being addressed 19 Jun 15	
13 (!)	**TLCI-2015-0007**	Browns Meadow/Woodberry Road Storm Drainage Improvements	Neighborhood drainage improvements	10-Jun-15	n/a	2	2nd submission signature set under review 01 Jul 15	Advertised for construction. Bids due 16 Jul 15

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

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-2010-0006**	PMW Farms, Sec. 3 & 5	River Pointe (K Hovnanian)	5 of 6 sections under construction	1-Oct-10	8-Aug-11	3	Project Complete	
2	**TLPF-2009-0014**	Fort Evans Road widening, Menlow Drive to Vista Ridge Dr	River Pointe (K Hovnanian)	Two lanes of Fort Evans Road, plus curb, gutter & sidewalk	19-Jun-09	15-Apr-11	3	Project Complete	
3	**TLPF-2009-0019**	Fort Evans Road widening, River Creek Parkway to Sentinel Dr	PMW Farms (Festival Lakes)	Two lanes of Fort Evans Road, plus curb, gutter & sidewalk	24-Dec-09	26-Feb-13	3	Project Complete	
4	**TLCD-2009-0002**	PMW Farms, Sec. 1	River Pointe (K Hovnanian)	5 of 6 sections under construction	9-Jan-09	13-May-11	3	Under construction	
5	**TLCD-2010-0005**	PMW Farms, Sec 2	River Pointe (K Hovnanian)	5 of 6 sections under construction	22-Jun-10	22-Jun-11	3	Under construction	
6	**TLCD-2010-0004**	PMW Farms, Sec 4	River Pointe (K Hovnanian)	5 of 6 sections under construction	28-Oct-10	15-Aug-11	3	Under construction	
7	**TLCD-2011-0001**	PMW Farms, Sec. 6	River Pointe (K Hovnanian)	30 SFD & public streets	27-Jan-10	9-Jul-13	3	Under construction	
8	**TLCD-2008-0003**	Valley View	Batu Homes	8 SFD & 15 SFA & public street	25-Aug-08	26-Apr-12	4	Under construction	
9	**TLPF-2014-0016**	Harrison Street Improvements	Crescent Place	Improvements to Harrison Street, between Catoctin Circle and Depot Court	28-Mar-14	10-Dec-14	3	Under construction	
10 (!)	**TLPF-2014-0007**	Russell Branch Parkway Extension	Lowes	Extension of Russell Branch Pky from Battlefield to Village at Leesburg	2-Apr-14	29-May-15	3	Under construction	
11	**TLPF-2011-0002**	Davis Avenue extension	Crossroads at Leesburg	Extension of Davis Ave into the Crossroads at Leesburg (R-6) property	31-Jan-11	n/a	2	2nd submission comments sent to applicant 26 Nov 14	Active status extended to 26 Nov 15
12	**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	n/a	1	1st submission comments sent 15 Jul 14	Active status extended to 15 Jul 16
13	**TLCD-2014-0001**	Village at Leesburg Land Bay C	Arcadia	Construction drawings for mulit family residential	21-Jul-14	n/a	1	1st submission comments sent to applicant 04 Sep 14	
14	**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	

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

Active Building Permits
August 2015

Residential Projects

A. RiverPointe (PMW Farms), Sections 1-5
B. Valley View Estates

Commercial Projects

C. Oaklawn at Stratford
D. Courthouse Commons
E. Crescent Place
F. Oaklawn Gas Station
G. Lowes Home Improvement Center
H. Jerry's Ford

Institutional

I. Cornerstone Chapel

Active Building Permits

	Name of Project	Location	Project Description	Square Footage Office	Square Footage Retail	Square Footage Commercial	Square Footage Institutional	Residential Units	Comments
1	PMW Farms (Festival Lakes) Sec. I	River Creek Parkway & Fort Evans Road	Project is 140 single family homes & 135 townhomes on 105 acres, zoned PRN					2	This section: 46 SFD.
2	PMW Farms (Festival Lakes) Sec. 2	River Creek Parkway & Fort Evans Road	Project is 140 single family homes & 135 townhomes on 105 acres, zoned PRN					3	This section: 37 SFD.
3	PMW Farms (Festival Lakes) Sec. 4	River Creek Parkway & Fort Evans Road	Project is 140 single family homes & 135 townhomes on 105 acres, zoned PRN					7	This section: 27 SFD
4	PMW Farms (Festival Lakes) Sec. 6	River Creek Parkway & Fort Evans Road	Project is 140 single family homes & 135 townhomes on 105 acres, zoned PRN					4	This section: 30 SFD.
5	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					7	8 SFD 15 SFA
6	Cornerstone Chapel	650 Battlefield Parkway, SE	New chapel, daycare and ancillary facilities				109,339		
7	K2M Company	Oaklawn Land Bay B	65,053 sf office; 83,395 sf light assembly	65,053		83,395			
8	Courthouse Commons	Market Street	21,983 SF office building downtown; reactivate of dormant project	21,983					
9	Crescent Place	Harrison Street and Catoctin Circle	Concept Plan and proffer amendment for 230 dwelling units and 30,000 sf commercial retail		30,400			224	
10	Oaklawn Gas Station	Oaklawn, Land Bay C	Gas station, convenience store and car wash on Land Bay C		4,116				
11	Jerry's Ford	Route 7	Redevelopment of existing car dealership and collision repair		40,300				Existing showroom will be demolished

New Construction Summary

Commercial

		New Construction (Square Feet)					Demolitions (Square Feet)					Net New
Year	**# of Projects***	**Office**	**Retail**	**Commercial**	**Institutional**	**Total**	**Office**	**8**	**Commercial**	**Institutional**	**Total**	**Total**
2014	1	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	**94**	**798,534**	**1,894,003**	**1,645,904**	**939,999**	**5,309,935**	**(1,716)**	**(102,525)**	**(54,984)**	**(63,589)**	**(222,814)**	**5,087,121**

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

Residential

	Number of Units			
Year	**Single Family**	**Townhomes**	**Multifamily**	**Total**
2015	19	8	0	**27**
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	**1,636**	**1,604**	**974**	**4,214**

Note: Numbers above reflect Occupancy Permits issued by Loudoun County