

Town Plan 2008-2009 Monitoring Report

Growth Statistics



Growth Statistics

Demographic Profile

	Town of Leesburg	Loudoun County
Population		
• 2000 Census	28,311	169,599
 April 2009 Estimate 	38,301	283,315
Households		
• 2000 Census	10,325	59,900
 April 2009 Estimate 	13,872	99,837
Average Household Size		
• 2000 Census	2.69	2.82
 April 2009 Estimate 	2.72	2.83
Income –Median Household		
• 2000 Census	\$68,861	\$80,648
• 2005-2007 ACS	\$87,346	\$104,612
Income—Per Capita		
• 2000 Census	\$30,116	\$33,530
• 2005-2007 ACS	\$35,611	\$42,110

Sources: U.S. Census; Loudoun County Department of Economic Development; American Community Survey, 2007

Labor Force & Unemployment of Residents

	Loudoun County	Northern Virginia*
Civilian Labor Force		
• July 2000	100,050	1,208,698
• July 2009	170,001	1,472,295
Unemployment Rate		
• July 2000	1.7%	1.8%
• July 2009	5.3%	5.5%

Sources: U.S. Bureau of Labor Statistics *Virginia portion of Washington DC MSA

Local Employment & Wages at Place of Work

	Loudoun County	Northern Virginia*
Local Employment		
• 2000, 4 th Quarter	91,573	1,141,910
• 2008, 4 th Quarter	133,529	1,274,217
Average Weekly Wages		
• 2000, 4 th Quarter	\$999	\$943
• 2008, 4 th Quarter	\$1,091	\$1,253

Sources: Virginia Employment Commission; U.S. Bureau of Labor Statistics

*Virginia portion of Washington DC MSA

Town of Leesburg Active and Approved Projects*, July 2008--June 2009

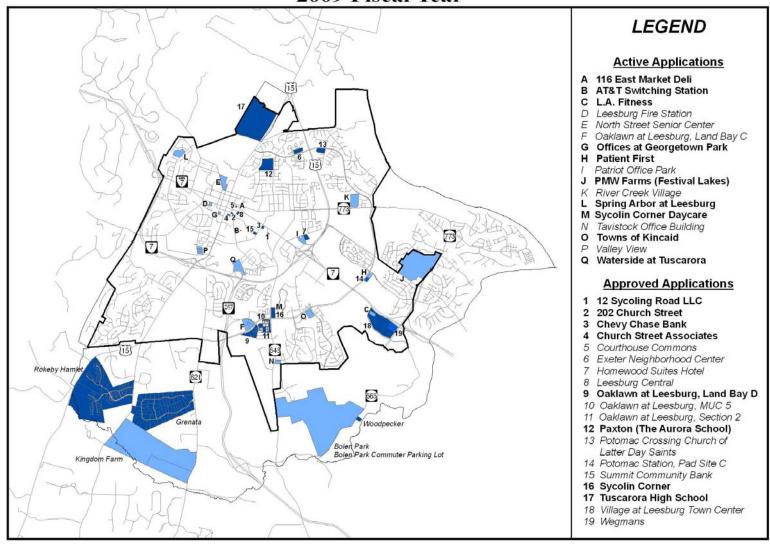
Project Name	Review Status	Description	Residential Units	Nonresidential Sq Ft
Oaklawn Townhouses, Section 2	Approved	Townhouses	100	0
Village at Leesburg	Approved	Mixed use	335	1,410,693
12 Sycolin Road LLC	Approved	Office	0	628
202 Church Street	Approved	Office	0	10,651
Chevy Chase Bank	Approved	Bank	0	3,650
Church Street Associates	Approved	Office	0	12,356
Courthouse Commons	Approved	Office	0	12,028
Exeter Neighborhood Center	Approved	Retail	0	43,000
Homewood Suites	Approved	Hotel	0	71,956
Leesburg Central	Approved	Office	0	22,297
Oaklawn, Land Bay D	Approved	Office, retail	0	81,214
Oaklawn, MUC 5	Approved	Office, retail	0	16,400
Potomac Crossing Church of Latter Day Saints	Approved	Church	0	16,600
Potomac Station Shopping Center, pad site C	Approved	Retail	0	5,763
Summit Community Bank	Approved	Bank	0	10,215
Sycolin Corner	Approved	Retail, bank	0	18,207
Tuscarora High School	Approved	High school	0	279,427
Wegman's	Approved	Retail	0	139,283
PMW Farms (Festival Lakes)	Active	Single-family detached & townhouses	275	0
Town of Kincaid	Active	Townhouses	38	0
Valley View	Active	Single-family detached & townhouses	23	0
Waterside at Tuscarora Creek	Active	Single-family detached & townhouses	43	0
116 East Market Street Deli	Active	Retail	0	2,000
AT&T Switching Station	Active	Commercial use	0	4,760
L.A. Fitness	Active	Health club	0	45,000
Leesburg Fire Station	Active	Fire station w/ office	0	44,056
North Street Senior Center	Active	Senior center		
Oaklawn, Land Bay C	Active	Retail, office	0	88,816
Offices at Georgetown Park	Active	Office	0	51,437
Patient First	Active	Medical clinic	0	6,959
Patriot Office Park	Active	Office	0	103,000
Paxton School Learning Center	Active	Private school		
River Creek Village	Active	Retail, office	0	124,850
Spring Arbor of Leesburg	Active	Assisted living facility	0	72,000
Sycolin Corner daycare	Active	Daycare, retail	0	13,891
Tavistock Office Building	Active	Office	0	32,690
Total			814	2,743,827

Urban Growth Area Active and Approved Projects*, July 2008--June 2009

Project Name	Review Status	Description	Residential Units	Commercial Sqft
BOLEN PARK	Approved	Regional park	n/a	n/a
BOLEN PARK COMMUTER PARKING I	Approved	Commuter parking lot	n/a	n/a
COOKE'S CROSSING	Approved	Single-family attached	14	0
GRENATA	Approved	Single-family detached	58	0
ROKEBY HAMLET	Approved	Single-family detached	86	0
WOODPECKER	Approved	Fuel distribution	0	6,060
PRECISION DOORS AND HARDWARE	Active	Warehouse	0	23,564
Total		•	150	20.624

^{*}Active = projects for which an application for subdivision or land development has been submitted, although the application has not yet been approved. Approved = subdivision or land development projects that have received approval and may be under construction. **Bold** = projects with application submittals or approvals that occurred within this fiscal year.

Subdivision and Land Development Status 2009 Fiscal Year



Key:

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Dark Blue = approved application Light Blue = active application Bold label = new application submitted in FY 2009 Italic label = application submitted prior to July 2008