

## **Avonlea II – Timeline and Summary**

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*This development project is located off Route 50 (east) and Tall Cedars Parkway between Riding Center Drive and Pinebrook Road.*

**August 29, 2024** – excerpt below is from the Dulles South County Supervisor Matt Letourneau's, newsletter.

*I have received several questions recently regarding Avonlea, especially given some activity that has taken place on the Avonlea Town Center property. As you'll recall from past correspondences, Peterson sold most of the Avonlea property to various tenants but retain the southwestern section, which they have been trying to sell to a retail/hotel provider. They have told me there is a serious purchaser for a hotel use that appears likely to close in the next few months. How soon they will move forward with anything on the site remains to be seen.*

### **Avonlea Town Center**

*Avonlea Town Center initially received approvals for commercial/retail and then went into foreclosure and languished for many years. Peterson Companies ended up acquiring the property, and they came forward with a revised mixed-use plan that included retail, office, residential, and a continuing care facility. Each of these four components will be separately owned and developed on individual timelines. Peterson completed the infrastructure that you see on the ground now and is in the process of turning over the lots to new owners. All of the site except the area that is currently being used for parking has been turned over to the various owners.*

### **Parking Area**

*I noticed - and I know many of you did as well - that personal vehicles and coach buses had begun parking on the Peterson part of the parcel. I made some inquiries and determined that the lot was being leased out for parking for construction workers who are working on data center projects further west on Route 50. While we do have issues with construction parking in some of these areas, I'm not sure that this is the best solution. I contacted our Zoning Enforcement office, and after review, they determined that this use is considered a commuter parking lot and is not permitted on the site. As a result, the parking will have to cease, and the applicant has 90 days to comply - which puts us into late November.*

### **Retail Component**

*In the plan approved by the Board, the area being used for temporary parking is designated for retail. We have recently learned that Peterson does have a buyer for this parcel - a hotel operator. I have no details about exactly what they are planning. Once the property closes, we will engage with this new owner and discuss their plans. Depending on the specifics, zoning changes on the property may be required.*

### **Residential Component**

*The residential portion of Avonlea Town Center is being developed by the Arlington Partnership for Affordable Housing. They are planning an affordable senior apartment building and a second*

*building that would not be age-restricted. APAH is currently working through the site plan process with the County and we could see construction starting in the next year, depending on how quickly they move with bonds, permits, and bringing a contractor on board.*

### ***Continuing Care Facility***

*The continuing care facility is being developed by Goodwin Living and will include a range of senior housing levels. They have an approved site plan for their building, but increased construction costs and high interest rates have caused them to put the project on hold until conditions improve enough that the project can be constructed within budget parameters.*

### ***Office Component***

*The office parcel is owned by Inova. They are planning to develop a medical office and care facility on the site and the expected timeline (~2028) is set to correspond with the end of their existing lease at the building next to CVS on the west side of Pinebrook Road. I anticipate that they will begin the site plan approval process with the County in 2025 and construction in the 2026-27 timeframe.*

**September 18, 2023** – there is a big sign up now at the corner of Pinebrook Road and Tall Cedars Parkway, it went up between August 30<sup>th</sup> and 31<sup>st</sup>.

**July 24, 2023** – roads, curb and gutter, trees and other landscaping have all gone in this summer. Rock walls and fencing along Route 50 is currently being installed.

**May 20, 2023** - ground preparation well underway

**April 19, 2022** - project approved by the Loudoun County Board of Supervisors

“Peterson project” - mixed-use development with 447 multi-family residential units, a 300,000 square foot continuing care facility with up to 220 beds, and up to 200,000 square feet of commercial uses - including office, retail, and restaurants.

Visit Loudoun County’s LandMarc site and search for information on the Avonlea II project

<https://www.loudoun.gov/5823/LandMARC-Land-Management-Applications-Re>



(See map of location area on the following page.)

