

## Cedar Terrace – Timeline and Summary

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*This development project is located behind Home Depot, off Route 50 (east) and Tall Cedars Parkway between Riding Center Drive and Pinebrook Road. Toll Brothers and Rappaport Property Management are partnering to bring some residential units and more retail/commercial to the existing South Riding Market Square.*

Application materials submitted to the County can be viewed online at [www.loudoun.gov/3362/LOLA](http://www.loudoun.gov/3362/LOLA), select the 'searchable list' and

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**September 15, 2025** - One of the new leaseholders for this project will be Lifetime Fitness. The gym will include a large outdoor pool and six outdoor pickleball courts.

We missed this announcement by The Burn back in April <https://theburn.com/2025/04/23/lifetime-considering-huge-new-fitness-club-for-loudoun/>.

**October 31, 2024** - Below is an excerpt from Dulles South County Supervisor Matt Letourneau's October 31<sup>st</sup> newsletter.

*Construction will be underway for many months along Tall Cedars Parkway as the residential and commercial sections of Cedar Terrace are built. I have been frustrated by the impact of construction traffic and have also received some complaints from constituents. I have been in contact with Toll Brothers leadership including the Director of Land Development, and they have taken steps to improve the situation, including providing more supervision of contractors and drilling into drivers the need for caution while entering Tall Cedars, as well as additional signage warning drivers. We received some complaints about the hours of construction and those have been addressed as well. Obviously, construction is always disrupting to the surrounding community, but we want to make sure that it is safe and not causing undue issues for residents. I remain excited and optimistic about this project, and I appreciate the willingness of Toll leadership to be responsive to my concerns. However, if you do experience issues, please feel free to let us know.*

**September 10, 2024** – Yesterday the developer cleared much of the development area, removing trees, etc. Below is an excerpt from Dulles South County Supervisor Matt Letourneau's August 29<sup>th</sup> newsletter.

*The larger Toll Brothers/Rappaport Cedar Terrace project was approved earlier this year for over 220,000 square feet of commercial retail development as an extension of the existing South Riding Market Square. There will also be 350 residential units mixed into the newly developed area. Residential units increase the odds of the project being successful, as there is a lot of demand for these unit types and the residential traffic in a walkable community will support commercial and retail industries.*

*Rappaport has begun marketing the development; you can see the site layout and their materials [here](#). They are currently working through the process to get the property subdivided and post bonds and finalize deeds and plats for the infrastructure. Since a site plan isn't in process yet, we are probably 18-24 months out from construction taking place on the bulk of the site (although there may be some grading and infrastructure work sooner than that). It is likely that the anchor tenant will be a high end gym brand; conversations have been held with various restaurants as well. Route 50 access is another issue on this property, but that component is up to the Virginia Department of Transportation. My office has spoken to VDOT on the topic and is continuing to advocate for a solution that will give this development the best chance for success.*

**February 14, 2024** – The Board of Supervisors approved this project.

**January 12, 2024** – The update we received is there are some more traffic touch points to be addressed but this project should be on the Board of Supervisors agenda for action in February.

**January 2, 2024** – A public hearing is scheduled with the County's Board of Supervisors for January 10<sup>th</sup>.

**October 19, 2023** – On the 12<sup>th</sup>, this project was in front of the County's Planning Commission for a work session. We haven't heard any specifics on any changes. We believe they are still hoping to be in front of the Board of Supervisors for a public hearing late this year or early next.

**August 21, 2023** – Supervisor Letourneau's office scheduled a Town Hall meeting to discuss this project and other neighboring development projects. It will be on the evening of Wednesday, August 30 beginning at 7:00 p.m. in the auditorium at the J. Michael Lunsford Middle School (26020 Ticonderoga Road in South Riding) and live streamed via Facebook.

**July 27, 2023** – This project was moved to a "working session" with the planning commission.

**July 25, 2023** – the developer will have a Public Hearing before the Loudoun County Planning Commission - <https://www.loudoun.gov/2203/Meeting-Videos>

[https://loudoun.granicus.com/Viewer.php?view\\_id=88&event\\_id=3660&meta\\_id=233000](https://loudoun.granicus.com/Viewer.php?view_id=88&event_id=3660&meta_id=233000)

**May 20, 2023** - Developer, Toll Brothers, hopes to present this project to the Loudoun County Planning Commission sometime this Summer.

393 residential units, made up of mostly townhomes with some multi-family units, all outside of the 65+ DNL area. Approximately 13% of the residential units would be designated as Affordable Housing Units. The amount of retail/commercial space has now been increased to over 220,000 square feet and will be laid out as an extension of the existing South Riding Market Square. The proposal provides over 25% of the property as open space.

