

South Riding Intergenerational Community (formerly Waltonwood South Riding) – Timeline and Summary

Several years ago, Waltonwood at South Riding was approved by Loudoun County for a 125-unit Congregate Living Facility (continuing care facility). The area is located near Tall Cedars Parkway and Eastgate View Drive intersection (across from Royal Farms). They are now seeking a zoning amendment to include an additional 360 units on that site (multi-family residential, 285 will be market-rate and 75 to be affordable dwelling units).

Application materials submitted to the County can be viewed online at <https://loudouncountyvaeg.tylerhost.net/prod/selfservice#/home> then select 'search public records', type the application number, LEGI-2023-0016, in the search box.

May 6, 2026 – At their April 28 Public Hearing, the Planning Commission discussed an application to develop 120 independent living and 80 adult assisted living units, memory care, nursing units, and 250 multifamily units inclusive of affordable dwellings. They forwarded the application to a future work session, which has not yet been scheduled. This application proposes additions to the previously approved Waltonwood South Riding, which as you'll recall was approved for a continuing care facility by the Board. That approval featured 147 independent living units, 62 adult assisted units, 22 memory care units, and 2 accessory units – so as you can see, the 250 multifamily units are new. The applicant has stated that following the COVID-19 pandemic, the continuing care model has changed, and families now prioritize living closer to their aging family members.

This is a substantial application and features a lot more units than many were expecting in this location. Supervisor Letourneau is paying close attention to the buffering around the boundaries of the project and associated traffic impacts. Updates will be posted as they are received.





February 27, 2026 – The February 24th Public Hearing has been deferred to April 28th. The Planning commission will be discussing an application to develop 120 independent living and 80 adult assisted living units, memory care, nursing units, and 250 multifamily units inclusive of affordable dwelling.

The previously approved Waltonwood South Riding application featured 147 independent living units, 62 adult assisted units, 22 memory care units, and 2 accessory units. The addition of 250 multigenerational units is new. The applicant has stated that following the COVID_19 pandemic, the continuing care model has changed, and families now prioritize living closer to their aging family members.

January 30, 2026 – In February, the Planning Commission will discuss an application to develop 120 independent living and 80 adult assisted living units, memory care, nursing units, and 250 multifamily units inclusive of affordable dwellings.

This application proposes additions to the previously approved Waltonwood South Riding. To speak at the Planning Commission’s February 24th Public Hearing on this item, please click [here](#).

March 25, 2024 – According to our research this zoning amendment is in process at the Staff level with Loudoun County, several iterations and public hearings are expected prior to review and decision by the Loudoun County Board of Supervisors late this year/early next.