**Avonlea II (The Linden Senior Residences) – Timeline and Summary**

*This development project is located off Route 50 (east) and Tall Cedars Parkway between Riding Center Drive and Pinebrook Road. 130 new affordable homes for independent seniors aged 55+ who earn 30-60% of the area median income.*

**September 30, 2026** – Grand opening for the Linden Senior Residences in Avonlea II took place last week.

If you are interested in contacting The Linden's leasing office for more information, please click here.

**May 29, 2026 –** Leasing has begun for The Linden. The property is under construction with an anticipated completion date of July 31, 2026. For more information about the available apartment units, visit TheLindenSeniorResidences.com.

**May 12, 2026** – The Linden Senior Residences (formerly Avonlea II) features new attainable apartment units for adults 55+. 130 available units financed by Loudoun County. Call 703-466-0538 or email thelinden@slnusbaum.net to inquire about a unit.

**April 1, 2025** – excerpt below is from the Dulles South County Supervisor Matt Letourneau's, March newsletter.

> *Congratulations to True Ground Housing Partners on the groundbreaking for the Avonlea Senior Apartments. They are the first to begin construction within the Avonlea Town Center, and this property will be their second in Loudoun. The five-story building will feature 130 affordable apartments for adults aged 55 and older who live independently. All units will be available to those earning 30-60% of the area median income and will consist of 109 one-bedrooms and 21 two-bedrooms. Residents will have access to free telehealth services and over 10,000 square feet of amenity space including a wellness suite, business center, and community rooms. There will be easy access to shopping and healthcare at both Avonlea Town Center and the future Cedar Terrace development next door.*
>
> *Construction is expected to take approximately 18 months, and I look forward to seeing the finished product.*

**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 30th and 31st.

**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.

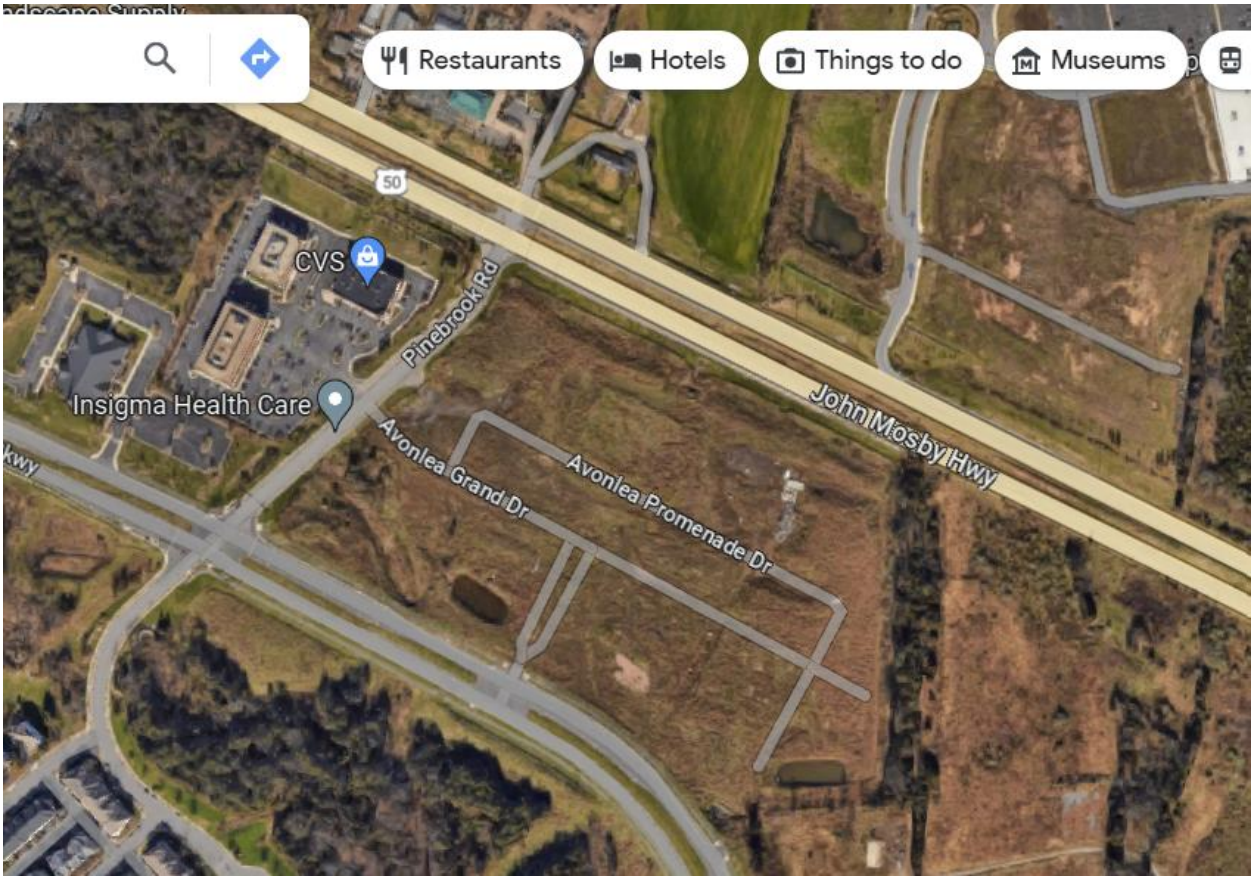
**May 20, 2023** - ground preparation well underway

**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.)


Restaurants
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50
CVS
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Insigma Health Care
John Mosby Hwy
Avonlea Grand Dr
Avonlea Promenade Dr