



PRESS RELEASE

For Immediate Release

Contact: Ms. Lauri Payson

E-mail: lpayson@millerandsmith.com

(Leesburg, VA): One Loudoun, a proposed upscale mixed-use village and future home to the World Trade Center Dulles Airport, received final approval for rezoning Tuesday from the Loudoun County Board of Supervisors.

Located at the southwest corner of Route 7 and Loudoun County Parkway on 360 acres, One Loudoun will offer 3 million square feet of office, up to 700,000 feet of upscale retail that includes fine dining and shopping, integrated with a luxury hotel and a movie theater. One Loudoun includes a complementary residential neighborhood of up to 937 market rate homes built around a central park setting, walking trails, a town center and other public and civic spaces.

“We are extremely excited about this community and the economic development catalyst One Loudoun and the World Trade Center Dulles Airport will provide for Loudoun County,” said Bill May, Vice President, Miller and Smith.

The innovative community design is the only proposed project in Loudoun County to earn a “Smart Growth Project” award from the Smart Growth Alliance, a consortium of the Chesapeake Bay Foundation, the Greater Washington Board of Trade, the Coalition for Smarter Growth, the Metropolitan Washington Builders’ Council and ULI Washington (a district council of the Urban Land Institute).

The World Trade Center Dulles Airport at One Loudoun is projected to generate up to 14,000 new jobs and serve as a powerful economic development engine by promoting both international trade and domestic investment from around the world. One Loudoun is about 30 miles west of Washington DC and within three miles of Washington Dulles International Airport.

Other major benefits of the One Loudoun project include traffic relief on Route 7 through proffering to build a new interchange at the intersection of Route 7 and Ashburn Village Boulevard; donation of a new elementary school site; and construction of new ball fields for public use on an adjacent county owned site.

One Loudoun is a venture of Miller and Smith, and Meridian Group. Miller and Smith is the third largest privately held builder in the Washington, D.C. region and is widely recognized for its innovation and quality.

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