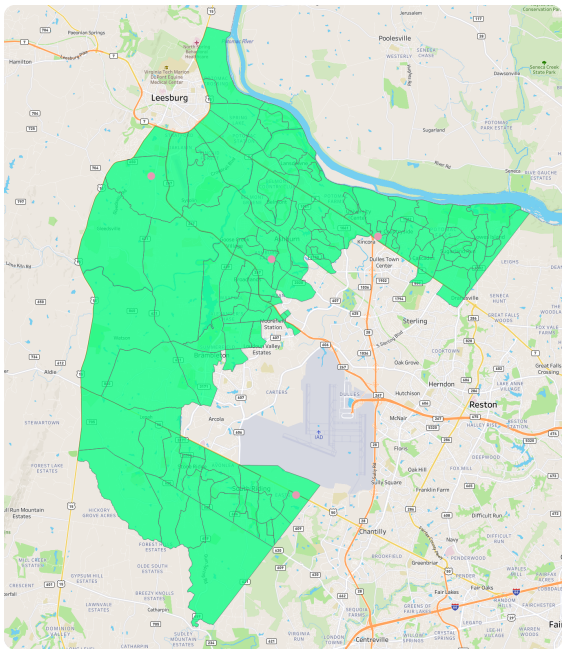
A MICRO-COMMUNITY PORTRAIT

Eastern Loudon

Explosive suburban growth along the Dulles corridor — planned communities, data centers, and tech campuses beside older neighborhoods.



Micro-community shown with block group boundaries

281,554	4	948	6
residents in 2025 294,888 projected by 2030 (+4.7%)	UM churches	average in worship	appointed UM clergy

WE ALREADY KNOW MANY OF OUR NEIGHBORS

948 average in worship × **150** Dunbar's Number* = **142,200** Number of people within the Micro-community we may already know

That is 51% of everyone who lives here.

It can seem daunting to reach a community of 281,554. Yet as neighbors we are already within meaningful relationship with about 142,200 of our neighbors.

***Dunbar's number (150)** the number of meaningful relationships a person can sustain, per anthropologist Robin Dunbar — a conservative gauge of a community's existing relational reach.

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WHERE WE CALL HOME

We live at the engine of Loudoun County's suburban growth, in the planned communities of Ashburn, Brambleton, Broadlands, One Loudoun, and South Riding. Our landscape mixes new town centers and tech campuses with the world's densest concentration of data centers, all within reach of the airport and the Silver Line's western end at Ashburn. We are deeply suburban but not uniform: older neighborhoods sit beside master-planned villages, and immigrant families from across the world make their homes among us. This is a place built quickly, and still building.

THE LIFE WE'VE BUILT

Our days are shaped by commuting, tech-driven work, and the amenities of master-planned living. Many of us work in data centers, IT, or government contracting, or at the airport; others make the long trek toward Tysons or Washington. Our neighborhoods in Brambleton, Broadlands, and One Loudoun give us walkable schools, tended greens, and a real sense of place, even as most of our shopping and work pulls us onto the highways. We have traded some quiet for opportunity, and built tight-knit communities inside the sprawl.

CHALLENGES WE FACE

Our biggest strains come from the infrastructure that powers our growth. In 2026, state regulators approved a high-voltage transmission route cutting directly through backyards in our Loudoun Valley Estates neighborhood in Ashburn, with 182 homes within 500 feet of the new lines. Countywide, data-center energy demand has quintupled in just a few years, and those facilities now supply nearly 40% of our county's tax revenue, a dependence that unsettles many of us. Housing keeps climbing too, with the typical Ashburn home selling near $660,000 this spring.

THE FUTURE WE'RE BUILDING

We are starting to shape growth rather than just absorb it. Since 2025, new data centers can no longer be approved by right in our county; they must win special-exception approval through public hearings, giving our neighborhoods a real voice on land use. Around the Ashburn Metro station and Moorefield Station, a walkable district of homes, offices, and retail is slowly taking form, though rail ridership has lagged early projections. We are betting that our next chapter balances the tech economy with places actually built for people.

SIGNS OF PROGRESS AND HOPE

There are real bright spots. Our new Ashburn Recreation and Community Center opened in 2025, and Reservoir Park is taking shape along Beaverdam Reservoir, adding public space our fast-built neighborhoods have lacked. Our Brambleton and Ashburn schools rank among Virginia's best, and every school in the county earned full accreditation in 2025. The same data-center growth that strains us also keeps our property-tax rate roughly a quarter below our Northern Virginia neighbors, helping fund those schools and parks. And when the power lines threatened Ashburn homes, neighbors organized and our county leaders stood with them.

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United Methodist Churches

4 congregations – our faithful presence within the micro-community

- **Crossroads UMC**
  43454 Crossroads Dr, Ashburn, 20147-7778
  (703) 729-5100

- **Evergreen UMC**
  19619 Evergreen Mills Rd, Leesburg, 20175-8736
  (703) 737-7700

- **Galilee UMC**
  45425 Winding Rd, Sterling, 20165-2594
  (703) 430-2203

- **Pleasant Valley UMC**
  43987 Little River Turnpike, Chantilly, 20152-1363
  (703) 327-4461

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