



development summary | 3rd Qtr 2015

The following is a list of commercial, mixed-use and residential projects grouped as **Under Construction, Projects of Interest** (site plan approved but not yet under construction, site plan projects being reviewed by the County and sometimes including planned projects being considered but not yet submitted to the County for review) and **Recently Completed Projects**. This listing is arranged alphabetically by the following submarkets:

BALLSTON
CLARENDON
COLUMBIA PIKE
COURTHOUSE
CRYSTAL CITY

EAST FALLS CHURCH
LEE HIGHWAY
PENTAGON CITY
ROSSLYN
VIRGINIA SQUARE

BALLSTON

Under Construction

- 4318 NORTH CARLIN SPRINGS ROAD—THE SPRINGS

County Board Date:	January 2014	Office SF:	5,630
Project Status:	Under Construction	Retail SF:	0
Developer:	APAH	Residential Units:	104
Estimated Delivery:	4Q 2016	Hotel Rooms:	0

The Arlington Partnership for Affordable Housing’s (APAH) five-story, 104-unit residential building at 4318 N. Carlin Springs Rd. approximately three blocks from the Ballston Common Mall is under construction. In addition to affordable housing units, plans call for 5,630 square feet of ground floor office space to be occupied by the applicant.

- 1000 NORTH GLEBE ROAD—MARYMOUNT UNIVERSITY

County Board Date:	January 2014	Office SF:	55,067
Project Status:	Approved	Retail SF:	3,000
Developer:	Marymount/ Shooshan	Residential Units:	267
Estimated Delivery:	-	Hotel Rooms:	109,981

Demolition is complete and site work is underway on the former “Blue Goose” building site. The new nine-story building will have 109,981 square feet of educational space and 55,067 square feet of office space, accompanied by a 15-story residential building with 267 units.



Projects of Interest

- BALLSTON QUARTER

County Board Date:	November 2015	Office SF:	-
Project Status:	Preliminary	Retail SF:	51,860
Developer:	FC Ballston Common	Residential Units:	405
Estimated Delivery:	-	Hotel Rooms:	-

Three site plan amendments have been submitted for the proposed redevelopment of the Ballston Common shopping mall. Known collectively as Ballston Quarter, the proposals include significant upgrades to the existing facility's Wilson Blvd. and Glebe Rd. frontages, development of a 405-unit residential tower with more than 51,000 square feet of ground floor retail on the site of the former Macy's furniture store, and renovations to the office building above the Macy's department store.

- 4040 WILSON BOULEVARD

County Board Date:	July 2008	Office SF:	418,810
Project Status:	Approved	Retail SF:	7,670
Developer:	Shooshan Company	Residential Units:	-
Estimated Delivery:	-	Hotel Rooms:	-

The Shooshan Company has approvals to develop a 418,810 square-foot office building with 7,670 retail square feet at the southwest corner of Wilson Blvd. and N. Quincy St. Standing 20 stories, it will be the fourth and final major building at Founder's Square. Construction of the 550-space underground parking garage is complete.

- 672 NORTH GLEBE ROAD—672 FLATS

County Board Date:	October 2015	Office SF:	-
Project Status:	Approved	Retail SF:	4,400
Developer:	Penrose Group	Residential Units:	173
Estimated Delivery:	-	Hotel Rooms:	-

The County Board approved plans for a six-story, 173-unit residential building at 672 N. Glebe Rd. across the street from the Ballston Common Mall. The 184,129 square foot project will consolidate multiple parcels currently used as a surface parking lot, a car sales lot and an Exxon station. The proposal includes 4,400 square feet of retail along N. Glebe Rd.

- 4000 and 4040 FAIRFAX DRIVE—CARPOOL and WEBB BUILDING

County Board Date:	November 2015	Office SF:	-
Project Status:	Preliminary	Retail SF:	8,400
Developer:	Lionstone Investments & Penzance	Residential Units:	330
Estimated Delivery:	-	Hotel Rooms:	-

The applicant proposes to amend an existing site plan for the Webb (office) Building by adding the site currently occupied by the Carpool restaurant. On the combined site, the applicant proposes to construct a 22-story, 330-unit apartment building. The Webb Building will remain for the near future.



- 750 NORTH GLEBE ROAD—MAZDA SITE

County Board Date:	February 2016	Office SF:	-
Project Status:	Preliminary	Retail SF:	67,257
Developer:	Saul Centers	Residential Units:	435
Estimated Delivery:	-	Hotel Rooms:	-

Saul Centers is proposing to transform the Mazda site at 750 N. Glebe Rd. and the adjacent 730 N. Glebe Rd. into a 435-unit apartment building with 67,257 square feet of ground floor retail. The building would total 500,000-plus square feet. The applicant is seeking to rezone the land to allow for a single building with tapered heights ranging from 12 stories to nine stories.

Recently Completed

- 650 NORTH GLEBE ROAD—MAXWELL APARTMENTS

County Board Date:	May 2012	Office SF:	-
Project Status:	Completed	Retail SF:	2,203
Developer:	Crimson Partners	Residential Units:	163
Estimated Delivery:	4Q 2014	Hotel Rooms:	-

Construction is complete on a five-story residential building at the corner of N. Glebe Rd. and N. Carlin Springs Rd. across from the Ballston Common Mall. The building has 63 apartment units and 9,234 square feet of first floor retail space.

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CLARENDON

Projects of Interest

- 3132 10TH STREET NORTH—10TH STREET FLATS

County Board Date:	July 2014	Office SF:	4,704
Project Status:	Approved	Retail SF:	3,660
Developer:	Clark Realty Capital	Residential Units:	135
Estimated Delivery:	-	Hotel Rooms:	-

Clark Realty Capital has County Board approval to develop 135 residential units and 3,660 square feet of ground floor retail along the south frontage of 10th St. N. in Clarendon.



- CLARENDON WEST—RED TOP CAB PROPERTIES

County Board Date:	October 2015	Office SF:	-
Project Status:	Approved	Retail SF:	3,477
Developer:	Shooshan Company	Residential Units:	580
Estimated Delivery:	-	Hotel Rooms:	-

The County Board approved the site plan to redevelop the Red Top Cab properties in Clarendon with three free standing multi-family residential buildings consisting of 580 dwelling units and up to 3,477 square feet of retail use. Building heights will range from 55 feet adjacent to 13th St. N. and will taper up in height away from existing single-family dwellings to a maximum height of 110 feet. The resulting density of the proposal is 3.79 FAR.

Recently Completed

- CLARENDON WEST—THE BEACON

County Board Date:	December 2005	Office SF:	-
Project Status:	Completed	Retail SF:	18,299
Developer:	Zom Companies	Residential Units:	195
Estimated Delivery:	3Q 2014	Hotel Rooms:	-

The Beacon at Clarendon West is on the west side of N. Irving St. at Washington Blvd. It is a high-rise mixed-use development with 195 apartments and 18,299 square feet of first floor retail space. (N. Washington Blvd. and N. Irving St.)

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COLUMBIA PIKE

Projects of Interest

- 4707 COLUMBIA PIKE

County Board Date:	Form-Based Code	Office SF:	-
Project Status:	Approved	Retail SF:	8,000
Developer:	Pillars Development Group	Residential Units:	73
Estimated Delivery:	-	Hotel Rooms:	-

4707 Columbia Pike is a proposed four-story mixed-use building on 38,000 square feet of land on the site currently occupied by El Tutumaso restaurant. The new building would include 8,000 square feet of ground floor retail, 78 residential units, 87 underground parking spaces and a 3,572 square foot private courtyard.



- AXUMITE VILLAGE

County Board Date:	Form-Based Code	Office SF:	-
Project Status:	Approved	Retail SF:	-
Developer:	ECDC	Residential Units:	36
Estimated Delivery:	-	Hotel Rooms:	-

Axumite Village is a residential project overlaying three parcels along S. Highland St. between Columbia Pike and 12th St. S. The project will enable the extension of 11th St. beyond S. Highland St. where it is currently a dead-end. The project will have 36 units including studios, 1BR, 2BR and 3 BR units.

- 1010 SOUTH FREDERICK STREET—COLUMBIA HILLS

County Board Date:	Form-Based Code	Office SF:	-
Project Status:	Approved	Retail SF:	-
Developer:	Columbia Grove Apartments	Residential Units:	229
Estimated Delivery:	-	Hotel Rooms:	-

Columbia Hills located at 1010 S. Frederick St. is an eight-story residential building with 229 multi-family dwelling units to be built on 52,796 square feet of land on the site currently occupied by Columbia Grove apartments without removing any existing units. The new development will achieve Earthcraft Platinum energy efficiency while all 229 units will be affordable.

Recently Completed

- COLUMBIA PLACE

County Board Date:	Form-Based Code	Office SF:	-
Project Status:	Completed	Retail SF:	2,960
Developer:	Evergreene Homes	Residential Units:	22
Estimated Delivery:	3Q 2015	Hotel Rooms:	-

Construction is substantially complete on the 14 condos and eight townhomes across from the intersection of S. Walter Reed Dr. and 11th St. S. Joined in one building footprint, the project has both a mid-rise residential and townhome construction types. The condos are located above two retail storefronts totaling 2,960 square feet.

- PIKE 3400

County Board Date:	May 2012	Office SF:	-
Project Status:	Completed	Retail SF:	15,443
Developer:	Penrose Property Company	Residential Units:	301
Estimated Delivery:	3Q 2015	Hotel Rooms:	-

Construction is complete on the six-story Form-Based Code development at the Rosenthal car dealership site on the southwest corner of Columbia Pike and S. Glebe Rd. The project has 257 units (including 12 stacked flats) and 15,443 square feet of retail, and 44 townhome units behind the main building.



- THE SHELL

County Board Date:	Form-Based Code	Office SF:	-
Project Status:	Completed	Retail SF:	6,700
Developer:	AHC	Residential Units:	83
Estimated Delivery:	1Q 2015	Hotel Rooms:	-

The Shell consists of 83 affordable units and 6,700 square feet of retail on the site of a former gas station at 5511 Columbia Pike. The development is across the street from the 55 Hundred building and walking distance to the new community center and apartments at Arlington Mill.

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COURTHOUSE

Under Construction

- 2401 WILSON BOULEVARD—HYATT PLACE

County Board Date:	February 2014	Office SF:	-
Project Status:	Under Construction	Retail SF:	1,280
Developer:	Schupp Cos.	Residential Units:	-
Estimated Delivery:	2Q 2016	Hotel Rooms:	161

Construction is underway on the 161-room hotel with 2,096 square feet of retail approved for the north side of Wilson Blvd. in the Courthouse neighborhood. Four single-family dwellings will be constructed on an adjacent lot. (Wilson Blvd. and N. Adams St.)

Projects of Interest

- 2311 WILSON BOULEVARD

County Board Date:	December 2012	Office SF:	150,002
Project Status:	Approved	Retail SF:	7,812
Developer:	Michael Foster	Residential Units:	-
Estimated Delivery:	-	Hotel Rooms:	-

Demolition is complete at the 2311 Wilson Blvd. project site. The new building, adjacent to Hyatt Place (under construction), will have 150,002 square feet of office, 7,812 square feet of retail and supporting spaces for conferences (5,600 square feet), childcare (7,000 square feet) and fitness (2,300 square feet). (Wilson Blvd. and N. Adams St.)



- 1307 NORTH ROLFE STREET—GABLES NORTH ROLFE STREET

County Board Date:	February 2015	Office SF:	-
Project Status:	Approved	Retail SF:	-
Developer:	LG Rolfe St	Residential Units:	409
Estimated Delivery:	-	Hotel Rooms:	-

LG Rolfe Street, LLC proposes to redevelop the 2.17-acre site with three buildings: two residential buildings (approximately 403,000 square feet) that will provide 409 housing units and a County transitional living facility with 14 housing units (approximately 16,500 square feet). The site plan calls for an approximately 8,000 square-foot park.

- 2038 WILSON BOULEVARD—WENDY’S / WELLS FARGO

County Board Date:	March 2015	Office SF:	188,910
Project Status:	Approved	Retail SF:	6,960
Developer:	Carr Properties	Residential Units:	-
Estimated Delivery:	-	Hotel Rooms:	-

Plans to construct a nine-story commercial building comprised of 188,910 square feet office and 6,960 square feet of retail have been approved. The project will replace the existing Wendy’s restaurant and Wells Fargo Bank buildings. (Wilson Blvd. and N. Courthouse Rd.)

- WAKEFIELD MANOR

County Board Date:	October 2011	Office SF:	-
Project Status:	Approved	Retail SF:	-
Developer:	Kinney / Johnson	Residential Units:	104
Estimated Delivery:	-	Hotel Rooms:	-

The County Board approved a site plan for the Wakefield Manor apartment complex in the Courthouse area. Incorporating historic preservation of 66 existing units, the project adds a 12-story, 104-unit building to the site at the corner of N. Courthouse Rd. and Fairfax Dr. The project is LEED-Silver. The existing buildings are rated Essential on the Arlington County Historic Resources Inventory.

Recently Completed

- 19NINETEEN CLARENDON APARTMENTS

County Board Date:	June 2010	Office SF:	-
Project Status:	Completed	Retail SF:	24,657
Developer:	ZOM Mid-Atlantic	Residential Units:	198
Estimated Delivery:	3Q 2014	Hotel Rooms:	-

Construction is complete at the former Hollywood Video site between Wilson Blvd. and Clarendon Blvd. The five-story building has 198 residential units and 24,657 square feet of first floor retail space. The project provides a new connection through the block for N. Troy St. (Clarendon Blvd. and Wilson Blvd., east of N. Troy St.)



- 2001 CLARENDON APARTMENTS

County Board Date:	February 2007	Office SF:	-
Project Status:	Completed	Retail SF:	32,840
Developer:	Elm Street Development	Residential Units:	154
Estimated Delivery:	3Q 2014	Hotel Rooms:	-

Construction is complete at 2001 Clarendon Apartments. At seven stories, the project has 154 residential units and 32,840 square feet of first floor retail space. (Clarendon Blvd. and Wilson Blvd. east of N. Courthouse Rd.)

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CRYSTAL CITY

Under Construction

- 1720 SOUTH EADS STREET—M. FLATS

County Board Date:	February 2013	Office SF:	-
Project Status:	Under Construction	Retail SF:	-
Developer:	Kettler	Residential Units:	198
Estimated Delivery:	2Q 2016	Hotel Rooms:	-

Kettler is developing 198 units on the Crystal City Post Office site, located at the northwest corner of S. Eads St. and 18th St. The project will be an 11-story building with 181 parking spaces. The developer is targeting a LEED-Silver rating.

- 2221 SOUTH CLARK STREET—WE WORK/ WE LIVE

County Board Date:	July 2014/ Feb. 2015	Office SF:	24,960
Project Status:	Under Construction	Retail SF:	5,848
Developer:	Vornado	Residential Units:	216
Estimated Delivery:	-	Hotel Rooms:	-

The County Board approved plans to repurpose an existing, 12-story office building to a 216-unit residential building with 25,000 square feet of office space and 5,800 retail square feet. The project combines the concept of WeWork, which provides flexible, shared work spaces alongside collaborative environments, with the residential concept WeLive. The residential element connects primarily small, efficient units to common spaces between floors.

Projects of Interest

- 400 ARMY NAVY DRIVE—THE ALTAIRE

County Board Date:	June 2014	Office SF:	-
Project Status:	Approved	Retail SF:	-
Developer:	LCOR	Residential Units:	453
Estimated Delivery:	2018	Hotel Rooms:	-

The Altaire is a 20-story, multi-family residential building with a common podium and two towers containing 453 residential units. Delivery of the residential project is expected in 2018.



- 223 23RD STREET

County Board Date:	TBD	Office SF:	658,365
Project Status:	Preliminary	Retail SF:	30,429
Developer:	Vornado	Residential Units:	353
Estimated Delivery:	-	Hotel Rooms:	-

Vornado is seeking approvals to develop a 658,365-square foot office building and a 353-unit residential tower under the zoning provisions made possible by the Crystal City Sector Plan. The office building known as Crystal Plaza 5 became vacant due to lease departures associated with Base Realignment and Closure (BRAC).

- 1900 CRYSTAL DRIVE

County Board Date:	September 2012	Office SF:	719,704
Project Status:	Approved	Retail SF:	11,290
Developer:	Vornado	Residential Units:	-
Estimated Delivery:	-	Hotel Rooms:	-

The 24-story building will have 719,704 square feet of office and 11,290 square feet of retail. It will be the tallest building in Crystal City and the second largest office building (by square footage) in Arlington. Improvements include a 16,000 square-foot open space, LEED-Gold certification and a \$3 million contribution to the County's Affordable Housing Investment Fund. (S. 18th St., Crystal Dr., S Bell St.)

- BRITTANY EAST and BRITTANY WEST

County Board Date:	May 2007/ July 2015	Office SF:	-
Project Status:	Approved	Retail SF:	16,503
Developer:	Archstone	Residential Units:	360 / 331
Estimated Delivery:	-	Hotel Rooms:	-

The eastern portion of Potomac Yard Land Bay D, Brittany East, will have 360 residential units and 16,503 square feet of retail space. In the western portion of Land Bay D, the County Board recently approved a Phased Development Site Plan (PDSP) and site plan amendment to change 13,053 square feet of planned residential and 10,853 square feet of planned retail for use as religious institution space.

- NATIONAL GATEWAY 3-4-5-6

County Board Date:	December 2007	Office SF:	1,064,298
Project Status:	Approved	Retail SF:	41,325
Developer:	Meridian Group	Residential Units:	-
Estimated Delivery:	-	Hotel Rooms:	-

National Gateway 3-4-5-6 is approved for 1,064,298 office square feet and 41,325 retail square feet in Potomac Yard Land Bay C. Four office buildings will be developed with a 1.6-acre urban park. A total of 1,700 parking spaces will be provided.

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LEE HIGHWAY

Recently Completed

- 2145 LEE HIGHWAY—VERDE POINTE

County Board Date:	December 2012	Office SF:	-
Project Status:	Completed	Retail SF:	13,257
Developer:	McCaffrey Interests	Residential Units:	202
Estimated Delivery:	3Q 2015	Hotel Rooms:	-

Construction is complete at the former Bergmann's Cleaners site at 2145 Lee Highway. The new 10-story apartment tower has 202 residential units, 13,257 square feet of retail and 242 parking spaces. (Lee Highway, N. Veitch St., N. Uhle St.)

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PENTAGON CITY

Under Construction

- FASHION CENTRE EXPANSION

County Board Date:	November 2011	Office SF:	-
Project Status:	Under Construction	Retail SF:	50,965
Developer:	Simon Property Group	Residential Units:	-
Estimated Delivery:	3Q 2016	Hotel Rooms:	-

Construction is underway on the Fashion Centre at Pentagon City's 50,965 square feet addition. The two-story addition will create new space for retail and restaurants, including a new outpost of local restaurant chain Matchbox. The expansion also includes a new entrance to the mall along S. Hayes St., new outdoor seating options and improvements to the existing interior food court.

- METROPOLITAN PARK 4 and 5

County Board Date:	July 2013	Office SF:	-
Project Status:	Under Construction	Retail SF:	40,413
Developer:	Vornado	Residential Units:	699
Estimated Delivery:	4Q 2015	Hotel Rooms:	-

Construction is underway on the fourth and fifth phases of the Metropolitan Park project. This project combines two phases into one building with 699 residential units and 40,413 square feet of retail space. A Whole Foods grocery store will occupy the majority of the ground floor space. The building will reach a maximum height of 22 stories.



Recently Completed

- THE ACADIA AT METROPOLITAN PARK

County Board Date:	February 2009	Office SF:	-
Project Status:	Completed	Retail SF:	16,350
Developer:	Kettler	Residential Units:	411
Estimated Delivery:	2Q 2015	Hotel Rooms:	-

The Acadia at Metropolitan Park is the third of an eight-phase, 10-building project, near the intersection of 12th St. S. and S. Fern St. Construction is complete on the 18-story, 411-unit residential building with 16,350 square feet of ground floor retail along the 12th and Fern St. frontages, a penthouse atop the 18th story, and two green rooftops. A 1/3-acre park fronts the south and east sides. (S. Fern St. at N. 12th St.)

Projects of Interest

- PEN PLACE (PHASED DEVELOPMENT SITE PLAN)

County Board Date:	September 2013	Office SF:	1,809,000
Project Status:	Approved PDSP	Retail SF:	50,000
Developer:	Vornado	Residential Units:	-
Estimated Delivery:	-	Hotel Rooms:	300

The County Board approved a phased development site plan (PDSP) for the 10-acre parcel on the north side of Pentagon City abutting Army Navy Dr. and the existing Marriott Residence Inn. Plans includes a total of four office buildings, two of which would be secure to Dept. of Defense standards, and a hotel building with conference space. The planned heights range from 12 to 22 stories. (Army Navy Dr., S. Eads St., 18th St. S. and S. Fern St.)

- PENTAGON CENTRE—4.1 SITE PLAN

County Board Date:	July 2008/ September 2015	Office SF:	-
Project Status:	Approved	Retail SF:	36,100
Developer:	Kimco Realty Corp.	Residential Units:	693
Estimated Delivery:	-	Hotel Rooms:	-

In July, the County Board approved amendments to the Kimco Realty's previously approved site plan of the 17-acre site that is currently home to Costco and other big box stores. Changes include a reordering of the Phased Development Site Plan (PDSD) to allow the residential units to be built in Phase 1 and the office, hotel and nearly three acres of open space to be built in Phase 2 and 3. In addition, the approved plan for Phase 1 calls for a total of 693 residential units proposed in two buildings, 36,100 square feet of ground floor retail, 9,000 square feet of public open space and a 426-space above ground parking garage. (12th St. S., S. Fern St., 15th St. S. and S. Hayes St.)

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ROSSLYN

Under Construction

- CENTRAL PLACE RESIDENTIAL

County Board Date:	May 2007	Office SF:	-
Project Status:	Under Construction	Retail SF:	44,554
Developer:	JBG	Residential Units:	350
Estimated Delivery:	4Q 2017	Hotel Rooms:	-

The Central Place residential component is a 30-story building with 350 apartments. Now under construction, it will stand approximately 390 feet upon completion. A 115-foot by 140-foot plaza is planned between the office building and the residential building. The residential building has been designed for LEED Silver. (N. Lynn St., N. Moore St., 19th St. N. and Wilson Blvd.)

- CEB TOWER

County Board Date:	May 2007	Office SF:	570,549
Project Status:	Under Construction	Retail SF:	44,554
Developer:	JBG	Residential Units:	-
Estimated Delivery:	2018	Hotel Rooms:	-

Corporate Executive Board (CEB) has agreed to lease 350,000 square feet in the Central Place office building, which will be called CEB Tower and be ready for occupancy in 2018. The office tower will be 31 stories and have a total of 570,549 office square feet. It will be 10.0 FAR with a height of approximately 390 feet, and have a 9,555 square foot observation deck on top. It is designed for LEED Silver. (N. Lynn St., N. Moore St., 19th St. N. and Wilson Blvd.)

- UNION ON QUEEN APARTMENTS

County Board Date:	March 2013	Office SF:	-
Project Status:	Under Construction	Retail SF:	-
Developer:	Bozzuto, Wesley Housing Co.	Residential Units:	193
Estimated Delivery:	4Q 2016	Hotel Rooms:	-

Construction is underway on Union on Queen (formerly the Pierce Queen apartment community). When completed, the 12-story apartment project in the Fort Myer Heights neighborhood will have 193 units, including those preserved in the existing buildings. Of the 193 units, 76 will be committed affordable. (N. Rolfe St. and 12th St. N)



Projects of Interest

- 1401 WILSON BOULEVARD and 1400 KEY BOULEVARD

County Board Date:	April 2014	Office SF:	513,004
Project Status:	Approved	Retail SF:	55,540
Developer:	Monday Properties	Residential Units:	274
Estimated Delivery:	-	Hotel Rooms:	-

Approvals were granted for a 513,004 square-foot office building and a 274-unit residential building with a grocery store in the ground floor. The buildings will stand 29 and 32 stories respectively, in the block bounded by Oak St. and Nash St. (to the north and south) and Key Blvd. and Wilson Blvd. (to the east and west). The project will have a LEED-Silver rating for the residential building and a LEED-Platinum rating for the office building.

- ROSSLYN GATEWAY

County Board Date:	July 2012	Office SF:	490,056
Project Status:	Approved	Retail SF:	26,376
Developer:	JBG	Residential Units:	273
Estimated Delivery:	-	Hotel Rooms:	148

JBG plans to demolish Rosslyn Gateway South (1901 N. Fort Myer Dr.) and an adjacent parking garage in order to construct a new 25-story office building and a 25-story hotel/residential building. Rosslyn Gateway North (1911 N. Fort Myer Dr.) will remain. The new office building will have 490,056 office square feet and 8,688 retail square feet. The residential/hotel building will have 148 hotel rooms and 133 residential units and 10,001 retail square feet. The office building will be LEED Platinum and the hotel/residential building will be LEED Silver. (Lee Hwy., N. Moore St., 19th St. N. and Fort Myer Dr.). JBG has longer term plans to add another residential building with 140 units and 7,687 retail square feet.

- ROSSLYN PLAZA

County Board Date:	TBD	Office SF:	1,868,529
Project Status:	Preliminary	Retail SF:	83,500
Developer:	Vornado / Gould	Residential Units:	300 - 350
Estimated Delivery:	-	Hotel Rooms:	300 - 350

Vornado/Charles E. Smith and Gould Property Company submitted a Phased Development Site Plan (PDSP) for Rosslyn Plaza. The applicants propose to redevelop 10 lots that collectively make up Rosslyn Plaza and Rosslyn Plaza North, currently developed with four office buildings and two residential buildings. The proposed PDSP would allow for the coordinated development of three office buildings and a combination residential/hotel building. Currently the concept and phasing are under review, with buildings to be processed as individual site plans as they are proposed.



- COLONY HOUSE

County Board Date:	June 2013	Office SF:	-
Project Status:	Approved	Retail SF:	-
Developer:	B.F. Saul	Residential Units:	-
Estimated Delivery:	-	Hotel Rooms:	168

The County Board approved plans to develop a 168-room extended-stay hotel at 1700 Lee Highway between Rosslyn and Interstate 66. The building will be eight stories plus two levels of above-grade parking. The developer is seeking a LEED-Gold certification for this project. (Lee Highway, N. Quinn St. and N. Scott St.)

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VIRGINIA SQUARE

Under Construction

- LATITUDE APARTMENTS

County Board Date:	November 2013	Office SF:	-
Project Status:	Under Construction	Retail SF:	2,800
Developer:	Penrose Group	Residential Units:	265
Estimated Delivery:	2Q 2016	Hotel Rooms:	-

Latitudes Apartments will be a 12-story residential building with 265 units and 2,800 square feet of ground floor retail along Fairfax Dr. across from the Virginia Square Metro Station. In addition to Fairfax Dr., the site is bordered by N. Monroe, N. Nelson and 10th St. N. The site was formerly the location of a bank and a dance studio.

Projects of Interest

- 3901 FAIRFAX DRIVE

County Board Date:	January 2012	Office SF:	178,131
Project Status:	Approved	Retail SF:	3,200
Developer:	Crimson Partners	Residential Units:	-
Estimated Delivery:	-	Hotel Rooms:	12,985

Crimson Partners has County Board approval to build a mixed-use project with 173,131 square feet of office space and 3,200 of retail space, plus space for a plaza and a theater. (N. Quincy St. at Fairfax Dr.)

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