### DEVELOPMENT SUMMARY

**1Q 2016 YTD**

<table>
<thead>
<tr>
<th>Industry</th>
<th>Approved</th>
<th>Under Construction</th>
<th>Completed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office (SF)</td>
<td>7,737,280</td>
<td>746,087</td>
<td>24,960</td>
</tr>
<tr>
<td>Retail (SF)</td>
<td>877,356</td>
<td>156,641</td>
<td>5,848</td>
</tr>
<tr>
<td>Residential (Units)</td>
<td>8,167</td>
<td>2,337</td>
<td>216</td>
</tr>
<tr>
<td>Hotels (Rooms)</td>
<td>1,016</td>
<td>168</td>
<td>-</td>
</tr>
</tbody>
</table>

### BUSINESS LICENSES

**Commercial Business Licenses Issued 1Q 2016**

- **All Other Industries**
- **Construction**
- **Financial and Real Estate**
- **Leisure and Hospitality**
- **Other Services**
- **Professional and Business Services**
- **Retail Trade**
- **Education and Health Services**

**SOURCE:** Office of the Commissioner of Revenue
(Not including home-based businesses)

### CERTIFICATES OF OCCUPANCY

**Notable Certificates of Occupancy Issued 1Q 2016**

**Office**
- Medical Faculty Associates: 25-50K
- Chemonics: 25-50K
- Child Care Aware: 10-25K
- Bytecubed: 10-25K
- American Alliance of Museums: 10-25K
- Distil Networks Inc: 10-25K
- Cobham LLC: 10-25K
- Foreign Resource Dev Associates: 5-10K
- Salem Satellite Media & Web: 5-10K
- Winrock International: 5-10K
- Voxiva: 5-10K
- Inspire: 5-10K
- Blue Raster: < 5K
- Livesafe Inc: < 5K
- Form Architects: < 5K
- Enterprise Knowledge: < 5K

**Restaurants**
- Palette 22: 5-10K
- Park Lane Tavern: 5-10K
- New District Brewing Co: < 5K
- La Cote D’or: < 5K
- Atia Kabob Place: < 5K
- Sweet Green: < 5K
- Sofia Pupuseria: < 5K

**Retail**
- Champs: 5-10K
- Current Boutique: < 5K
- The Brew Shop: < 5K
- Ono Hair Cut: < 5K

### MARKET SNAPSHOT

**Office**

**Reporting Period**
- **Rentable Building Area (RBA):**
  - 1Q 2016: 40,950,794

**Vacancy Rate**
- 4Q 2015: 19.6%
- 3Q 2015: 20.2%
- 2Q 2015: 20.2%

**Absorption**
- 4Q 2015: 269,327
- 3Q 2015: (21,561)
- 2Q 2015: 414,065

**Average Asking Rent/SF**
- 1Q 2016: $38.98
- 4Q 2015: $39.45
- 3Q 2015: $39.29
- 2Q 2015: $39.32

**SOURCE:** CoStar
### AT-PLACE EMPLOYMENT

**At-Place Reporting**  
**Last Period**  
Employment*  
Current Period  
Year Change

- **Employees**  
  Third Q 2015: 171,828  
  Fourth Q 2015: 169,824  
  Fourth Q 2014: 164,722  
  Month Change: 4.3% ▲

- **Establishments**  
  Third Q 2015: 9,267  
  Fourth Q 2015: 9,093  
  Fourth Q 2014: 8,498  
  Month Change: 9.0% ▲

- **Gross Wages (weekly)**  
  Third Q 2015: $1,585  
  Fourth Q 2015: $1,543  
  Fourth Q 2014: $1,545  
  Month Change: 2.6% ▲

*Data excludes enlisted military personnel*

Source: Virginia Employment Commission, Quarterly Census of Employment and Wages (QCEW)

### LABOR FORCE

**Civilian Labor Force***  
**Reporting Period**  
Current  
Last Period  
Last Year  
Annual Change

- **Arlington County**  
  February 2016: 145,124  
  March 2015: 145,119  
  March 2014: 145,652  
  Month Change: -0.4% ▼

- **Northern Virginia**  
  February 2016: 1,572,412  
  March 2015: 1,571,247  
  March 2014: 1,576,206  
  Month Change: -0.2% ▼

**Unemployment Rate**  
**Reporting Period**  
Current  
Last Period  
Last Year  
Annual Change

- **Arlington County**  
  February 2016: 2.6%  
  March 2015: 2.7%  
  March 2014: 3.1%  
  Month Change: -0.5 pp ▲

- **Northern Virginia**  
  February 2016: 3.4%  
  March 2015: 3.5%  
  March 2014: 4.1%  
  Month Change: -0.7 pp ▼

*Percentage points readjusted monthly*

Source: Virginia Employment Commission, Local Area Unemployment Statistics (LAUS)

### HOUSING

**Reporting Period**  
Current  
Year To Date  
Last Year To Date  
Annual Change

- **New Listings**  
  March 2016: 463  
  March 2015: 961  
  March 2014: 964  
  Month Change: -0.3% ▼

- **New Pendings**  
  March 2016: 308  
  March 2015: 699  
  March 2014: 703  
  Month Change: -0.5% ▼

- **Closed Sales**  
  March 2016: 213  
  March 2015: 497  
  March 2014: 518  
  Month Change: -4.1% ▼

Source: Real Estate Business Intelligence

### HOUSING PRICES

**Reporting Period**  
Current  
Last Period  
Last Year  
Annual Change

- **Single Family Detached**  
  March 2016: $849,840  
  March 2015: $874,541  
  March 2014: $918,585  
  Month Change: -7.5% ▼

- **Single Family Attached**  
  March 2016: $655,758  
  March 2015: $669,039  
  March 2014: $621,759  
  Month Change: 5.5% ▲

- **Condominium**  
  March 2016: $394,641  
  March 2015: $464,304  
  March 2014: $422,006  
  Month Change: -6.5% ▼

Source: Real Estate Business Intelligence

### TOURISM

**Reporting Period**  
Current  
Last Year  
Annual Change

- **Hotel Occupancy**  
  March 2016: 87.3%  
  March 2015: 71.1%  
  March 2014: 69.8%  
  Month Change: 1.9% ▲

- **Average Daily Room Rate**  
  March 2016: $175.19  
  March 2015: $152.25  
  March 2014: $150.36  
  Month Change: 1.3% ▲

Source: Smith Travel Research

### CONSUMER PRICE INDEX

**Reporting Period**  
Current  
Last Year  
Annual Change

- **Washington - Baltimore**  
  March 2016: 156.5  
  March 2015: 155.5  
  March 2014: 155.0  
  Month Change: 1.0% ▲

**DC/MD/VA/WVA**


### RETAIL SALES

**Reporting Period**  
Current  
Last Year  
Annual Change

- **Arlington**  
  Fourth Q 2015: $797,626,076  
  Fourth Q 2014: $803,896,788  
  Fourth Q 2013: $816,272,475  
  Month Change: -2.3% ▼

Source: Virginia Department of Taxation

### AIR TRANSPORTATION

**Reporting Period**  
Current  
Last Year  
Annual Change

- **Total Aircraft Operations**  
  February 2016: 22,822  
  February 2015: 22,587  
  February 2014: 21,302  
  Month Change: 7.1% ▲

- **Total Passengers**  
  February 2016: 1,636,849  
  February 2015: 1,555,728  
  February 2014: 1,491,919  
  Month Change: 9.7% ▲

Source: Metropolitan Washington Airports Authority

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**Take Note – Arlington’s Second Quarter Event Lineup**

Coming off a busy first quarter, including a large presence at both SXSW and the Consumer Electronics Show, Arlington Economic Development (AED) has a packed second quarter with events focused on welcoming new businesses to Arlington, celebrating existing businesses and attracting new businesses from abroad. Second quarter recruitment and retention events include:

- **ICSC (May 22–25)** – For the second year in the row, Arlington Economic Development joined representatives from Arlington’s developer partners and BIDs at the International Conference of Shopping Centers’ (ICSC) RECon in Las Vegas. We showcased Arlington as “Young, Hip, and Hungry.” RECon is a global convention for the shopping center industry and provides networking, deal making and educational opportunities for retail real estate professionals from around the world.

- **ARLINGTON PREMIERE (June 1)** – An exclusive reception welcoming new businesses to Arlington County, hosted in collaboration with Arlington’s Business Improvement Districts (BIDs) and the Arlington Chamber of Commerce.

- **SELECTUSA (June 19–21)** – Following last year’s success, AED will be returning to the upcoming Select USA Investment Summit, promoting Arlington County to foreign investors from more than 70 international markets. In the spirit of regional cooperation, we are partnering with several other jurisdictions to host the Chinese investor delegation at a VIP welcome event ahead of the summit. SelectUSA is sponsored by the US Dept. of Commerce and is focused exclusively on connecting foreign investors with US economic development organizations.

To find out more about our events or to learn how you can get involved, please reach out to our Director of Global Markets and Retention, Marian Marquez.
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**. Please contact Katie McConnell at kmcconnell@arlingtonva.us with any updates or changes. This listing is arranged alphabetically by the following submarkets:

**BALLSTON**

**Under Construction**
- 4318 NORTH CARLIN SPRINGS ROAD

<table>
<thead>
<tr>
<th>County Board Date:</th>
<th>January 2014</th>
<th>Office SF:</th>
<th>5,630</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Status:</td>
<td>Under Construction</td>
<td>Retail SF:</td>
<td>-</td>
</tr>
<tr>
<td>Developer:</td>
<td>APAH</td>
<td>Residential Units:</td>
<td>104</td>
</tr>
<tr>
<td>Estimated Delivery:</td>
<td>4Q 2016</td>
<td>Hotel Rooms:</td>
<td>-</td>
</tr>
</tbody>
</table>

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

Demolition is complete and construction 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

Three site plan amendments have been approved for the planned redevelopment of the Ballston Common shopping mall. Known collectively as Ballston Quarter, the plans include significant upgrades to the existing mall and an additional 11,854 square feet of new space, development of a 406-unit residential tower with more than 66,000 square feet of retail at the site of the Macy’s Home Furniture Store, and renovations to the office building above the Macy’s Department Store.

• 4000 and 4040 FAIRFAX DRIVE—CARPOOL and WEBB BUILDING

---

1 Includes the addition of 66,475 sf of retail in the planned residential building (formerly the Macy’s Furniture Store) and 323,397 sf for the mall renovation (311,443 sf existing and 11,854 sf new).
The Arlington County Board approved a redevelopment plan to replace the single-story building at 4000 Fairfax Dr. (now housing Carpool restaurant) with a 22-story LEED Gold apartment building with 330 units. The plan combines the Carpool site with the adjacent Webb (office) Building site at 4040 Fairfax Drive. The 10-story, 185,000-square foot Webb Building will remain for the near future.

- **670 NORTH GLEBE ROAD—672 FLATS**
  - County Board Date: October 2015
  - Project Status: Approved
  - Developer: Penrose Group
  - Estimated Delivery: -
  - Office SF: -
  - Retail SF: 4,400
  - Residential Units: 178

The County Board approved plans for a six-story, 178-unit residential building at 672 N. Glebe Rd. across the street from the Ballston Common Mall. The approximately 185,000 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.

- **750 NORTH GLEBE ROAD—MAZDA SITE**
  - County Board Date: June 2016
  - Project Status: Preliminary
  - Developer: Saul Centers
  - Estimated Delivery: -
  - Office SF: -
  - Retail SF: 68,185
  - Residential Units: 483

Saul Centers is proposing to transform the Mazda site at 750 N. Glebe Rd. and the adjacent 730 N. Glebe Rd. into a 483-unit apartment building with 68,185 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.

- **4040 WILSON BOULEVARD**
  - County Board Date: July 2008 / TBD
  - Project Status: Approved / Preliminary
  - Developer: Shooshan Company
  - Estimated Delivery: -
  - Office SF: 419,830 / 191,300
  - Retail SF: 7,670 / 33,400
  - Residential Units: 0 / 244
  - Hotel Rooms: -
The Shooshan Company has approvals to develop a 419,830 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.

Update: The Shooshan Company is seeking a Major Site Plan Amendment for 4040 Wilson Blvd. Proposed changes include decreasing the office square footage from 419,830 square feet to 191,300 square feet, increasing the retail square footage from 7,670 square feet to 33,400 square feet and adding 244 residential units.

CLARENDON

Under Construction

- **3132 10TH STREET NORTH—10TH STREET FLATS**

<table>
<thead>
<tr>
<th>County Board Date:</th>
<th>July 2014</th>
<th>Office SF:</th>
<th>4,835</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Status:</td>
<td>Under Construction</td>
<td>Retail SF:</td>
<td>3,660</td>
</tr>
<tr>
<td>Developer:</td>
<td>Clark Realty Capital (CRC)</td>
<td>Residential Units:</td>
<td>145</td>
</tr>
<tr>
<td>Estimated Delivery:</td>
<td>-</td>
<td>Hotel Rooms:</td>
<td>-</td>
</tr>
</tbody>
</table>

Construction is underway on CRC’s project to develop 145 residential units and 3,660 square feet of ground floor retail along the south frontage of 10th Street N. in Clarendon.

Projects of Interest

- **CLARENDON WEST—RED TOP CAB PROPERTIES**

<table>
<thead>
<tr>
<th>County Board Date:</th>
<th>October 2015</th>
<th>Office SF:</th>
<th>-</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Status:</td>
<td>Approved</td>
<td>Retail SF:</td>
<td>3,477</td>
</tr>
<tr>
<td>Developer:</td>
<td>Shooshan Company</td>
<td>Residential Units:</td>
<td>580</td>
</tr>
<tr>
<td>Estimated Delivery:</td>
<td>-</td>
<td>Hotel Rooms:</td>
<td>-</td>
</tr>
</tbody>
</table>

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.
COLUMBIA PIKE

Projects of Interest

• AXUMITE VILLAGE

<table>
<thead>
<tr>
<th>County Board Date:</th>
<th>Form-Based Code</th>
<th>Office SF:</th>
<th>-</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Status:</td>
<td>Approved</td>
<td>Retail SF:</td>
<td>-</td>
</tr>
<tr>
<td>Developer:</td>
<td>ECDC</td>
<td>Residential Units:</td>
<td>36</td>
</tr>
<tr>
<td>Estimated Delivery:</td>
<td>-</td>
<td>Hotel Rooms:</td>
<td>-</td>
</tr>
</tbody>
</table>

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.

• 3507 COLUMBIA PIKE—GILLIAM PLACE

<table>
<thead>
<tr>
<th>County Board Date:</th>
<th>Form-Based Code</th>
<th>Office SF:</th>
<th>-</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Status:</td>
<td>Approved</td>
<td>Retail SF:</td>
<td>8,900</td>
</tr>
<tr>
<td>Developer:</td>
<td>APAH</td>
<td>Residential Units:</td>
<td>173</td>
</tr>
<tr>
<td>Estimated Delivery:</td>
<td>-</td>
<td>Hotel Rooms:</td>
<td>-</td>
</tr>
</tbody>
</table>

The Arlington County Board approved a plan to redevelop the Arlington Presbyterian Church site on Columbia Pike into an affordable housing apartment complex. The mixed-use apartment complex, named Gilliam Place, will be developed in one phase as two separate projects. Gilliam Place East, with 83 units, and Gilliam Place West, with 90 units, will have a combined total of 173 committed affordable units. On the ground floor, approximately 8,900 square feet of retail/civic uses are planned, along with a three-level below-grade parking garage with 205 parking spaces.

• 4707 COLUMBIA PIKE

<table>
<thead>
<tr>
<th>County Board Date:</th>
<th>Form-Based Code</th>
<th>Office SF:</th>
<th>-</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Status:</td>
<td>Approved</td>
<td>Retail SF:</td>
<td>8,000</td>
</tr>
<tr>
<td>Developer:</td>
<td>Pillars Development Group</td>
<td>Residential Units:</td>
<td>78</td>
</tr>
<tr>
<td>Estimated Delivery:</td>
<td>-</td>
<td>Hotel Rooms:</td>
<td>-</td>
</tr>
</tbody>
</table>

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.
1010 SOUTH FREDERICK STREET—COLUMBIA HILLS

<table>
<thead>
<tr>
<th>County Board Date:</th>
<th>Form-Based Code</th>
<th>Office SF:</th>
<th>-</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Status:</td>
<td>Approved</td>
<td>Retail SF:</td>
<td>-</td>
</tr>
<tr>
<td>Developer:</td>
<td>Columbia Grove Apts</td>
<td>Residential Units:</td>
<td>229</td>
</tr>
<tr>
<td>Estimated Delivery:</td>
<td>-</td>
<td>Hotel Rooms:</td>
<td>-</td>
</tr>
</tbody>
</table>

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.

VILLAGE CENTER

<table>
<thead>
<tr>
<th>County Board Date:</th>
<th>Form-Based Code</th>
<th>Office SF:</th>
<th>-</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Status:</td>
<td>Approved</td>
<td>Retail SF:</td>
<td>81,530</td>
</tr>
<tr>
<td>Developer:</td>
<td>Orr Partners</td>
<td>Residential Units:</td>
<td>365</td>
</tr>
<tr>
<td>Estimated Delivery:</td>
<td>-</td>
<td>Hotel Rooms:</td>
<td>-</td>
</tr>
</tbody>
</table>

The Arlington County Board approved the redevelopment of the Food Star grocery store site at the corner of Columbia Pike and S. George Mason Drive. The proposed Form-Based Code development, initially named Village Center, includes a mixed-use six-story apartment building with 365 market-rate units, more than 31,000 square feet of retail, underground parking, a new full-service grocery store and a public square at the prominent corner.

Recently Completed

COLUMBIA PLACE

<table>
<thead>
<tr>
<th>County Board Date:</th>
<th>Form-Based Code</th>
<th>Office SF:</th>
<th>-</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Status:</td>
<td>Completed</td>
<td>Retail SF:</td>
<td>2,960</td>
</tr>
<tr>
<td>Developer:</td>
<td>Evergreene Homes</td>
<td>Residential Units:</td>
<td>22</td>
</tr>
<tr>
<td>Estimated Delivery:</td>
<td>3Q 2015</td>
<td>Hotel Rooms:</td>
<td>-</td>
</tr>
</tbody>
</table>

Construction is substantially complete on the 14 condos and 8 townhomes across from the intersection of S. Walter Reed Drive & 11 Street S. Joined in one building footprint, the project has both mid-rise residential and townhome construction types. The condos are located above two retail storefronts totaling 2,960 square feet.
### Courthouse

#### Under Construction

- **1307 North Rolfe Street—Gables North Rolfe Street**

<table>
<thead>
<tr>
<th>County Board Date</th>
<th>Office SF</th>
<th>Project Status</th>
<th>Retail SF</th>
<th>Developer</th>
<th>Residential Units</th>
<th>Estimated Delivery</th>
<th>Hotel Rooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>February 2015</td>
<td>-</td>
<td>Under Construction</td>
<td>-</td>
<td>LG Rolfe St</td>
<td>409</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

Construction is underway on the transitional living facility at the Gables N. Rolfe St. project site. When complete, the 2.17-acre site will have 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.

- **2401 Wilson Boulevard—Hyatt Place**

<table>
<thead>
<tr>
<th>County Board Date</th>
<th>Office SF</th>
<th>Project Status</th>
<th>Retail SF</th>
<th>Developer</th>
<th>Residential Units</th>
<th>Estimated Delivery</th>
<th>Hotel Rooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>February 2014</td>
<td>-</td>
<td>Under Construction</td>
<td>1,280</td>
<td>Schupp Cos.</td>
<td>-</td>
<td>2Q 2016</td>
<td>168</td>
</tr>
</tbody>
</table>

Construction is underway on the 168-room hotel with 1,280 square feet of restaurant space on 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

- **2000 Clarendon Boulevard**

<table>
<thead>
<tr>
<th>County Board Date</th>
<th>Office SF</th>
<th>Project Status</th>
<th>Retail SF</th>
<th>Developer</th>
<th>Residential Units</th>
<th>Estimated Delivery</th>
<th>Hotel Rooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>May 2015</td>
<td>-</td>
<td>Preliminary</td>
<td>1,921</td>
<td>Bush Construction Corp.</td>
<td>91</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

The applicant proposes to rezone the 18,380 square-foot site located at 2000 Clarendon Blvd. from “C-2” to “C-O” and from “RA8-18” to “RA4.8,” demolish an existing office building and construct a 15-story residential building with 91 units, ground floor retail and 112 underground parking spaces.
• 2025 WILSON BOULEVARD—WENDY’S/WELLS FARGO

<table>
<thead>
<tr>
<th>County Board Date</th>
<th>Office SF: 188,910</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Status:</td>
<td>Approved</td>
</tr>
<tr>
<td>Developer:</td>
<td>Carr Properties</td>
</tr>
<tr>
<td>Estimated Delivery</td>
<td></td>
</tr>
</tbody>
</table>

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 now-demolished Wendy’s restaurant and Wells Fargo Bank buildings. (Wilson Blvd. and N. Courthouse Rd.)

• WAKEFIELD MANOR

<table>
<thead>
<tr>
<th>County Board Date: October 2011</th>
<th>Office SF: -</th>
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<tbody>
<tr>
<td>Project Status: Approved</td>
<td>Retail SF: -</td>
</tr>
<tr>
<td>Developer:</td>
<td>Residential Units: 104</td>
</tr>
<tr>
<td>Estimated Delivery:</td>
<td>Hotel Rooms: -</td>
</tr>
</tbody>
</table>

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.

• 2311 WILSON BOULEVARD

<table>
<thead>
<tr>
<th>County Board Date: December 2012</th>
<th>Office SF: 150,002</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Status: Approved</td>
<td>Retail SF: 7,812</td>
</tr>
<tr>
<td>Developer:</td>
<td>Residential Units: -</td>
</tr>
<tr>
<td>Estimated Delivery:</td>
<td>Hotel Rooms: -</td>
</tr>
</tbody>
</table>

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.)
### CRYSTAL CITY

#### Under Construction
- **1720 SOUTH EADS STREET—M. FLATS**

<table>
<thead>
<tr>
<th>County Board Date:</th>
<th>February 2013</th>
<th>Office SF:</th>
<th>-</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Status:</td>
<td>Under Construction</td>
<td>Retail SF:</td>
<td>-</td>
</tr>
<tr>
<td>Developer:</td>
<td>Kettler</td>
<td>Residential Units:</td>
<td>198</td>
</tr>
<tr>
<td>Estimated Delivery:</td>
<td>2Q 2016</td>
<td>Hotel Rooms:</td>
<td>-</td>
</tr>
</tbody>
</table>

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.

#### Projects of Interest
- **400 ARMY NAVY DRIVE—THE ALTAIRE**

<table>
<thead>
<tr>
<th>County Board Date:</th>
<th>June 2014</th>
<th>Office SF:</th>
<th>-</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Status:</td>
<td>Approved</td>
<td>Retail SF:</td>
<td>-</td>
</tr>
<tr>
<td>Developer:</td>
<td>LCOR</td>
<td>Residential Units:</td>
<td>453</td>
</tr>
<tr>
<td>Estimated Delivery:</td>
<td>2018</td>
<td>Hotel Rooms:</td>
<td>-</td>
</tr>
</tbody>
</table>

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.

- **BRITTANY EAST and BRITTANY WEST**

<table>
<thead>
<tr>
<th>County Board Date:</th>
<th>May 2007 / July 2015</th>
<th>Office SF:</th>
<th>-</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Status:</td>
<td>Approved</td>
<td>Retail SF:</td>
<td>16,503</td>
</tr>
<tr>
<td>Developer:</td>
<td>Archstone</td>
<td>Residential Units:</td>
<td>360 / 331</td>
</tr>
<tr>
<td>Estimated Delivery:</td>
<td>-</td>
<td>Hotel Rooms:</td>
<td>-</td>
</tr>
</tbody>
</table>

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.
The Arlington County Board approved Vornado’s plan to redevelop the 12-story office building. Built in 1979, the building, known as Crystal Square 3, will be rebranded as 1770 Crystal Drive. The approved plan includes replacing the building’s façade, reshaping the building to add approximately 10,000 square feet of office and retail space, and modifying the uppermost floors to create open terrace areas. The façade will be updated with glass and metal panels to replace the current concrete, and the retail space on the first floor will be reconfigured. The second floor plaza level will be approved as office but potentially convertible to retail space as demand warrants.

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.

Construction is complete on the conversion of an existing 12-story office building to a 216-unit residential building with nearly 25,000 square feet of office space and over 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.
LEE HIGHWAY

Recently Completed

- 2145 LEE HIGHWAY—VERDE POINTE

<table>
<thead>
<tr>
<th>County Board Date</th>
<th>Office SF</th>
<th>Project Status</th>
<th>Retail SF</th>
<th>Developer</th>
<th>Residential Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>December 2012</td>
<td>-</td>
<td>Completed</td>
<td>13,257</td>
<td>McCaffrey Interests</td>
<td>202</td>
</tr>
<tr>
<td>Estimated Delivery</td>
<td>3Q 2015</td>
<td></td>
<td>-</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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.)

PENTAGON CITY

Under Construction

- FASHION CENTRE EXPANSION

<table>
<thead>
<tr>
<th>County Board Date</th>
<th>Office SF</th>
<th>Project Status</th>
<th>Retail SF</th>
<th>Developer</th>
<th>Residential Units</th>
<th>Estimated Delivery</th>
<th>Hotel Rooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>November 2011</td>
<td>-</td>
<td>Under Construction</td>
<td>50,965</td>
<td>Simon Property Group</td>
<td>-</td>
<td>3Q 2016</td>
<td>-</td>
</tr>
</tbody>
</table>

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—THE BARTLETT

<table>
<thead>
<tr>
<th>County Board Date</th>
<th>Office SF</th>
<th>Project Status</th>
<th>Retail SF</th>
<th>Developer</th>
<th>Residential Units</th>
<th>Estimated Delivery</th>
<th>Hotel Rooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>July 2013</td>
<td>-</td>
<td>Under Construction</td>
<td>40,413</td>
<td>Vornado</td>
<td>699</td>
<td>2Q 2016</td>
<td>-</td>
</tr>
</tbody>
</table>
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.

Projects of Interest

- **METROPOLITAN PARK PHASE 6**

<table>
<thead>
<tr>
<th>County Board Date</th>
<th>Office SF</th>
<th>Project Status</th>
<th>Retail SF</th>
<th>Developer</th>
<th>Residential Units</th>
<th>Estimated Delivery</th>
<th>Hotel Rooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>June 2016</td>
<td></td>
<td>Preliminary</td>
<td>10,178</td>
<td>Vornado / Charles E. Smith</td>
<td>568</td>
<td>-</td>
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</tbody>
</table>

Vornado proposes to redevelop the Pentagon Industrial Center warehouse and adjacent parcels on a 122,368 square foot (2.81 acre) site with a 22-story building consisting of 568 dwelling units and 10,178 square feet of retail.

- **PEN PLACE (PHASED DEVELOPMENT SITE PLAN)**

<table>
<thead>
<tr>
<th>County Board Date</th>
<th>Office SF</th>
<th>Project Status</th>
<th>Retail SF</th>
<th>Developer</th>
<th>Residential Units</th>
<th>Estimated Delivery</th>
<th>Hotel Rooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>September 2013</td>
<td>1,809,000</td>
<td>Approved PDSP</td>
<td>50,000</td>
<td>Vornado</td>
<td>-</td>
<td>-</td>
<td>300</td>
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</tbody>
</table>

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 include 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**

<table>
<thead>
<tr>
<th>County Board Date</th>
<th>Office SF</th>
<th>Project Status</th>
<th>Retail SF</th>
<th>Developer</th>
<th>Residential Units</th>
<th>Estimated Delivery</th>
<th>Hotel Rooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>July 2008 / Sept 2015</td>
<td></td>
<td>Approved</td>
<td>36,100</td>
<td>Kimco Realty Corp.</td>
<td>693</td>
<td>-</td>
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</table>

In July, the County Board approved amendments to the Kimco Reality’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.)

ROSSLYN

Under Construction

- CEB TOWER

<table>
<thead>
<tr>
<th>County Board Date:</th>
<th>May 2007</th>
<th>Office SF:</th>
<th>570,549</th>
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</thead>
<tbody>
<tr>
<td>Project Status:</td>
<td>Under Construction</td>
<td>Retail SF:</td>
<td>11,000</td>
</tr>
<tr>
<td>Developer:</td>
<td>JBG</td>
<td>Residential Units:</td>
<td>-</td>
</tr>
<tr>
<td>Estimated Delivery:</td>
<td>2018</td>
<td>Hotel Rooms:</td>
<td>-</td>
</tr>
</tbody>
</table>

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.)

- CENTRAL PLACE RESIDENTIAL

<table>
<thead>
<tr>
<th>County Board Date:</th>
<th>May 2007</th>
<th>Office SF:</th>
<th>-</th>
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</thead>
<tbody>
<tr>
<td>Project Status:</td>
<td>Under Construction</td>
<td>Retail SF:</td>
<td>33,500</td>
</tr>
<tr>
<td>Developer:</td>
<td>JBG</td>
<td>Residential Units:</td>
<td>350</td>
</tr>
<tr>
<td>Estimated Delivery:</td>
<td>4Q 2017</td>
<td>Hotel Rooms:</td>
<td>-</td>
</tr>
</tbody>
</table>

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.)

- UNION ON QUEEN APARTMENTS

<table>
<thead>
<tr>
<th>County Board Date:</th>
<th>March 2013</th>
<th>Office SF:</th>
<th>-</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Status:</td>
<td>Under Construction</td>
<td>Retail SF:</td>
<td>-</td>
</tr>
<tr>
<td>Developer:</td>
<td>Buzzuto / Wesley Housing Co.</td>
<td>Residential Units:</td>
<td>193</td>
</tr>
<tr>
<td>Estimated Delivery:</td>
<td>4Q 2016</td>
<td>Hotel Rooms:</td>
<td>-</td>
</tr>
</tbody>
</table>
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
- **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.)

- **1411 KEY BOULEVARD**
  | County Board Date: | January 2015 | Office SF: | - |
  | Project Status: | Approved | Retail SF: | - |
  | Developer: | Insight Property Group | Residential Units: | 63 |
  | Estimated Delivery: | - | Hotel Rooms: | - |

The Arlington County Board approved the redevelopment plan to build a new six-story, 63-unit multifamily building at the northwest corner of Key Boulevard and North Nash Street in Rosslyn. Six of the units will be townhomes in a traditional row house style. Four two-bedroom units will be committed affordable – contractually obligated to remain affordable in perpetuity.

- **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**

<table>
<thead>
<tr>
<th>County Board Date:</th>
<th>March 2016</th>
<th>Office SF:</th>
<th>1,810,173</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Status:</td>
<td>Approved</td>
<td>Retail SF:</td>
<td>45,000</td>
</tr>
<tr>
<td>Developer:</td>
<td>Vornado / Gould</td>
<td>Residential Units:</td>
<td>550</td>
</tr>
<tr>
<td>Estimated Delivery:</td>
<td>-</td>
<td>Hotel Rooms:</td>
<td>200</td>
</tr>
</tbody>
</table>

The Arlington County Board approved a plan to redevelop a 7.65-acre superblock located along the eastern boundary of Rosslyn’s core into three new blocks with a total of up to 2.5 million square feet of offices, residences, retail, a hotel and public open space. The redevelopment, a joint project of Vornado/Charles E. Smith and Gould Property Company, will occur in five phases over the next 25 years. When built out, Rosslyn Plaza will be the largest single redevelopment in Rosslyn. It will offer five new buildings; major public street improvements including two new streets; portions of a planned, vehicle-free Esplanade that will front 1-66, and a new public park.

- **1401 WILSON BOULEVARD and 1400 KEY BOULEVARD**

<table>
<thead>
<tr>
<th>County Board Date:</th>
<th>April 2014</th>
<th>Office SF:</th>
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</tr>
</thead>
<tbody>
<tr>
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<td>55,540</td>
</tr>
<tr>
<td>Developer:</td>
<td>Monday Properties</td>
<td>Residential Units:</td>
<td>274</td>
</tr>
<tr>
<td>Estimated Delivery:</td>
<td>-</td>
<td>Hotel Rooms:</td>
<td>-</td>
</tr>
</tbody>
</table>

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.
VIRGINIA SQUARE

Under Construction

- LATITUDE APARTMENTS

<table>
<thead>
<tr>
<th>County Board Date</th>
<th>Office SF</th>
<th>Project Status</th>
<th>Retail SF</th>
<th>Developer</th>
<th>Residential Units</th>
<th>Estimated Delivery</th>
<th>Hotel Rooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>November 2013</td>
<td>-</td>
<td>Under Construction</td>
<td>3,115</td>
<td>Penrose Group</td>
<td>265</td>
<td>2Q 2016</td>
<td>-</td>
</tr>
</tbody>
</table>

Latitudes Apartments will be a 12-story residential building with 265 units and 3,115 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

<table>
<thead>
<tr>
<th>County Board Date</th>
<th>Office SF</th>
<th>Project Status</th>
<th>Retail SF</th>
<th>Developer</th>
<th>Residential Units</th>
<th>Estimated Delivery</th>
<th>Hotel Rooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>January 2012</td>
<td>178,131</td>
<td>Approved</td>
<td>3,200</td>
<td>Crimson Partners</td>
<td>-</td>
<td>-</td>
<td>12,985</td>
</tr>
</tbody>
</table>

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.)