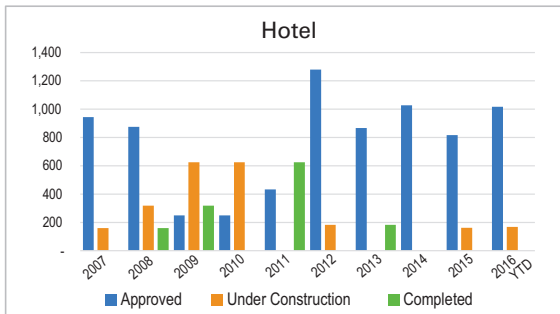
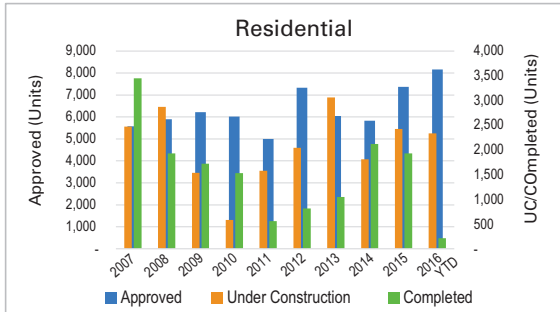
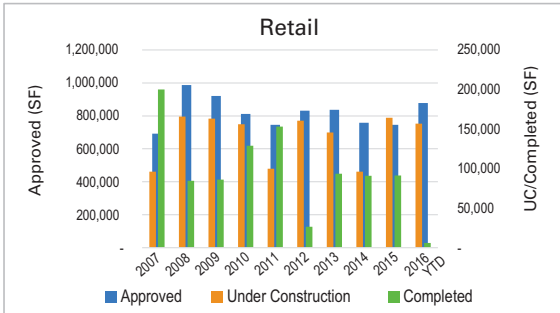
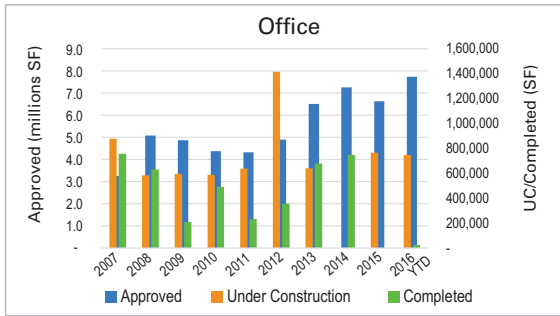


around arlington | 1st Qtr 2016

DEVELOPMENT SUMMARY

1Q 2016 YTD

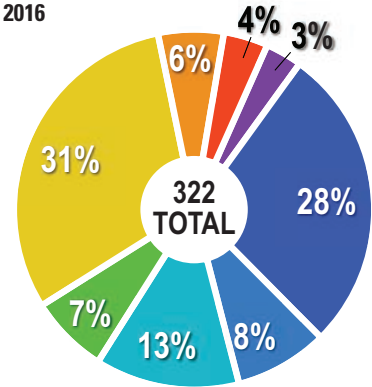
	Approved	Under Construction	Completed
Office (SF)	7,737,280	746,087	24,960
Retail (SF)	877,356	156,641	5,848
Residential (Units)	8,167	2,337	216
Hotels (Rooms)	1,016	168	-



\$\$\$ 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	SF
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

Retail	SF
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
Overall Vacancy Rate	1Q 2016	20.2%
	4Q 2015	19.6%
	3Q 2015	20.2%
	2Q 2015	20.2%
Absorption	1Q 2016	(252,209)
	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



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](#).

ECONOMIC INDICATORS

AT-PLACE EMPLOYMENT

At-Place Employment*	Reporting Period	Current	Last Period	Last Year	Annual Change
Employees	3rd Q 2015	171,828	169,824	164,722	4.3% ▲
Establishments	3rd Q 2015	9,267	9,093	8,498	9.0% ▲
Gross Wages (weekly)	3rd Q 2015	\$1,585	\$1,543	\$1,545	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	Feb-16	145,124	145,119	145,652	-0.4% ▼
Northern Virginia	Feb-16	1,572,412	1,571,247	1,576,206	-0.2% ▼

Unemployment Rate

Arlington County	Feb-16	2.6%	2.7%	3.1%	-0.5 pp ▼
Northern Virginia	Feb-16	3.4%	3.5%	4.1%	-0.7 pp ▼

pp = percentage points

* readjusted monthly

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

HOUSING

Housing	Reporting Period	Current	Year To Date	Last Year To Date	Annual Change
New Listings	Mar-16	463	961	964	-0.3% ▼
New Pendings	Mar-16	308	699	703	-0.6% ▼
Closed Sales	Mar-16	213	497	518	-4.1% ▼

Source: Real Estate Business Intelligence

HOUSING PRICES

Average Housing Prices	Reporting Period	Current	Last Period	Last Year	Annual Change
Single Family Detached	Mar-16	\$849,840	\$874,541	\$918,585	-7.5% ▼
Single Family Attached	Mar-16	\$655,758	\$669,039	\$621,759	5.5% ▲
Condominium	Mar-16	\$394,641	\$464,304	\$422,006	-6.5% ▼

Source: Real Estate Business Intelligence

TOURISM

Tourism	Reporting Period	Current	Year To Date	Last Year To Date	Annual Change
Hotel Occupancy	Mar-16	87.3%	71.1%	69.8%	1.9% ▲
Average Daily Room Rate	Mar-16	\$175.19	\$152.25	\$150.36	1.3% ▲

Source: Smith Travel Research

CONSUMER PRICE INDEX

Consumer Price Index (CPI-U All Items)	Reporting Period	Current	Last Period	Last Year	Annual Change
Washington - Baltimore DC/MD/VA/WVA	Mar-16	156.5	155.5	155.0	1.0% ▲

Source: US Bureau of Labor Statistics

RETAIL SALES

Taxable Retail Sales	Reporting Period	Current	Last Period	Last Year	Annual Change
Arlington	4th Q 2015	\$797,626,076	\$803,896,788	\$816,272,475	-2.3% ▼

Source: Virginia Department of Taxation

AIR TRANSPORTATION

Reagan National Airport	Reporting Period	Current	Last Period	Last Year	Annual Change
Total Aircraft Operations	Feb-16	22,822	22,587	21,302	7.1% ▲
Total Passengers	Feb-16	1,636,849	1,555,728	1,491,919	9.7% ▲

Source: Metropolitan Washington Airports Authority

Green indicates positive change
Red indicates negative change

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Arlington Economic Development
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development summary | 1st Qtr 2016

- 1st QUARTER APPROVALS
- [ROSSLYN PLAZA](#)
 - [VILLAGE CENTER](#)
 - [1411 KEY BOULEVARD](#)

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 kmccconnell@arlingtonva.us with any updates or changes. This listing is arranged alphabetically by the following submarkets:

- | | |
|--|---|
| <ul style="list-style-type: none"> BALLSTON CLARENDON COLUMBIA PIKE COURTHOUSE CRYSTAL CITY | <ul style="list-style-type: none"> EAST FALLS CHURCH LEE HIGHWAY PENTAGON CITY ROSSLYN VIRGINIA SQUARE |
|--|---|

BALLSTON

Under Construction

- 4318 NORTH CARLIN SPRINGS ROAD

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

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:	Under Construction	Retail SF:	3,000
Developer:	Marymount / Shooshan	Residential Units:	267
Estimated Delivery:	-	Other SF:	109,981

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

County Board Date:	November 2015	Office SF:	14,838
Project Status:	Approved	Retail SF:	389,772 ¹
Developer:	FC Ballston Common	Residential Units:	406
Estimated Delivery:	-	Hotel Rooms:	-

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

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

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	Office SF:	-
Project Status:	Approved	Retail SF:	4,400
Developer:	Penrose Group	Residential Units:	178
Estimated Delivery:	-	Hotel Rooms:	-

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	Office SF:	-
Project Status:	Preliminary	Retail SF:	68,185
Developer:	Saul Centers	Residential Units:	483
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 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	Office SF:	419,830 / 191,300
Project Status:	Approved / Preliminary	Retail SF:	7,670 / 33,400
Developer:	Shooshan Company	Residential Units:	0 / 244
Estimated Delivery:	-	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

County Board Date:	July 2014	Office SF:	4,835
Project Status:	Under Construction	Retail SF:	3,660
Developer:	Clark Realty Capital (CRC)	Residential Units:	145
Estimated Delivery:	-	Hotel Rooms:	-

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

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.

COLUMBIA PIKE

Projects of Interest

- 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.

- 3507 COLUMBIA PIKE—GILLIAM PLACE

County Board Date:	Form-Based Code	Office SF:	-
Project Status:	Approved	Retail SF:	8,900
Developer:	APAH	Residential Units:	173
Estimated Delivery:	-	Hotel Rooms:	-

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

County Board Date:	Form-Based Code	Office SF:	-
Project Status:	Approved	Retail SF:	8,000
Developer:	Pillars Development Group	Residential Units:	78
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.

- 1010 SOUTH FREDERICK STREET—COLUMBIA HILLS

County Board Date:	Form-Based Code	Office SF:	-
Project Status:	Approved	Retail SF:	-
Developer:	Columbia Grove Apts	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.

- VILLAGE CENTER

County Board Date:	Form-Based Code	Office SF:	-
Project Status:	Approved	Retail SF:	81,530
Developer:	Orr Partners	Residential Units:	365
Estimated Delivery:	-	Hotel Rooms:	-

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

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 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

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

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

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:	168

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

County Board Date:	May 2015	Office SF:	-
Project Status:	Preliminary	Retail SF:	1,921
Developer:	Bush Construction Corp.	Residential Units:	91
Estimated Delivery:	-	Hotel Rooms:	-

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

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 now-demolished 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.

- 2311 WILSON BOULEVARD

County Board Date:	December 2012	Office SF:	150,002
Project Status:	Approved	Retail SF:	7,812
Developer:	Carr Properties	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.)

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.

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.

- 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.

- 1770 CRYSTAL DRIVE—CRYSTAL SQUARE OFFICE 3

County Board Date:	December 2015	Office SF:	-
Project Status:	Approved	Retail SF:	10,000
Developer:	Vornado	Residential Units:	-
Estimated Delivery:	-	Hotel Rooms:	-

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

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.

Recently Completed

- 2221 SOUTH CLARK STREET—WE WORK/ WE LIVE

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

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

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.)

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—THE BARTLETT

County Board Date:	July 2013	Office SF:	-
Project Status:	Under Construction	Retail SF:	40,413
Developer:	Vornado	Residential Units:	699
Estimated Delivery:	2Q 2016	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.

Projects of Interest

- METROPOLITAN PARK PHASE 6

County Board Date:	June 2016	Office SF:	-
Project Status:	Preliminary	Retail SF:	10,178
Developer:	Vornado / Charles E. Smith	Residential Units:	568
Estimated Delivery:	-	Hotel Rooms:	-

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)

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 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

County Board Date:	July 2008 / Sept 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.)

ROSSLYN

Under Construction

- CEB TOWER

County Board Date:	May 2007	Office SF:	570,549
Project Status:	Under Construction	Retail SF:	11,000
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.)

- CENTRAL PLACE RESIDENTIAL

County Board Date:	May 2007	Office SF:	-
Project Status:	Under Construction	Retail SF:	33,500
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.)

- UNION ON QUEEN APARTMENTS

County Board Date:	March 2013	Office SF:	-
Project Status:	Under Construction	Retail SF:	-
Developer:	Buzzuto / 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

- 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

County Board Date:	March 2016	Office SF:	1,810,173
Project Status:	Approved	Retail SF:	45,000
Developer:	Vornado / Gould	Residential Units:	550
Estimated Delivery:	-	Hotel Rooms:	200

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

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.



VIRGINIA SQUARE

Under Construction

- LATITUDE APARTMENTS

County Board Date:	November 2013	Office SF:	-
Project Status:	Under Construction	Retail SF:	3,115
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 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

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.)