

AROUND ARLINGTON



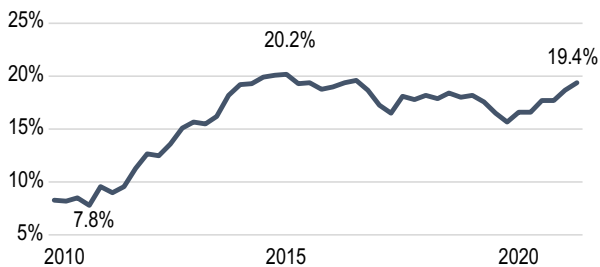
REAL ESTATE UPDATE Q2 2021

Market Snapshot

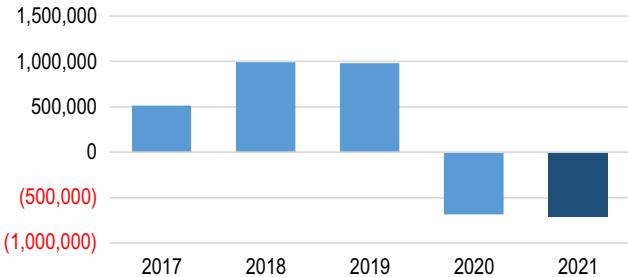
Office Q2 2021

Rentable Building Area (RBA) 41,842,836

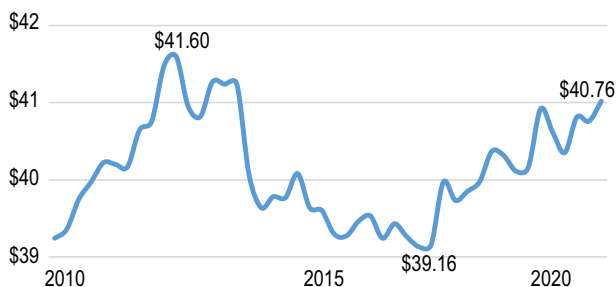
Overall Vacancy Rate (%) 19.4% ▲



Net Absorption (SF) (702,334) ▼



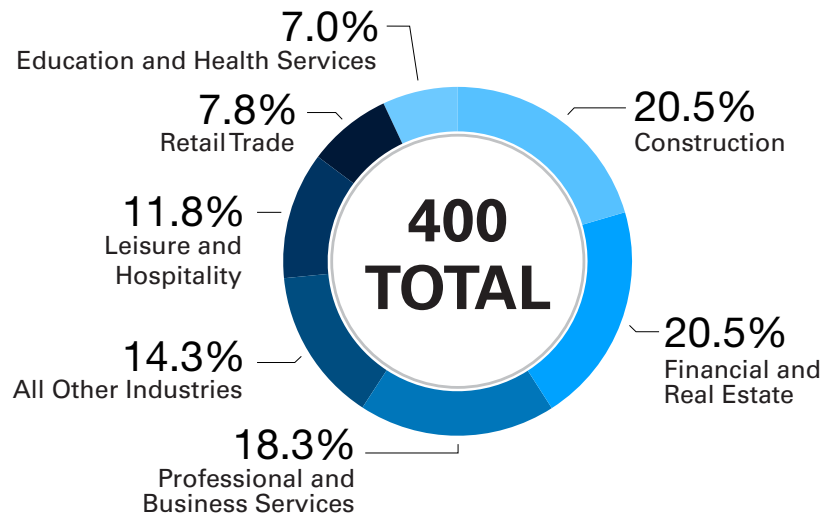
Average Base Rent (\$/SF) \$41.02 ▼



Source: CoStar 7/13/21

Business Licenses

Commercial Business Licenses Issued Q2 2021



Certificates of Occupancy

Notable Certificates of Occupancy Issued Q2 2021

Office	SF	Restaurants	SF
SAIC	25-50K	Tatte Bakery & Café	<5K
Deloitte	25-50K	The Salt Line	<5K
GSA	10-25K	Mah Ze Dahr	<5K
ICA Language Services	10-25K	Chiko	<5K
PFM Fin. Advisors, LLC	5-10K		
AND Technology Research	5-10K	Retail	SF
Strategic Insight, LTD	5-10K	Planet Fitness	10-25K
Govini	5-10K	American Eagle	10-25K
Department of Agriculture	5-10K	EVR Arcade	5-10K
Sierra Nevada Corporation	<5K	Ann Taylor Store/Loft	5-10K
Net Lease Fund	<5K	Tucker's Dog House	<5K
Northridge Capital	<5K	Solidcore	<5K
Human Capital Consult., LLC	<5K		
DeepSig	<5K		

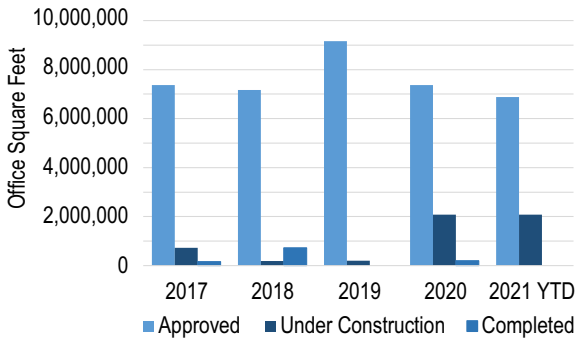


Development Summary

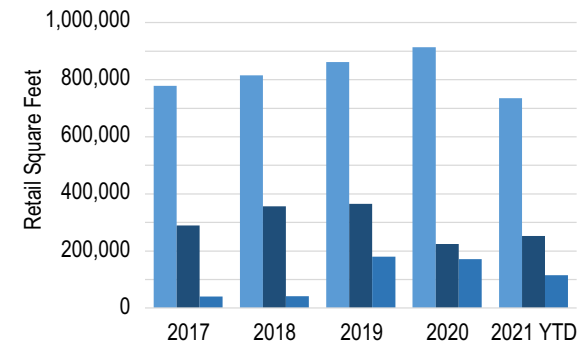
Q2 2021 YTD

	Approved	Under Construction	Completed
Office (SF)	6,871,449	2,082,566	-
Retail (SF)	735,346	252,666	114,972
Residential (Units)	7,458	4,375	618
Hotels (Rooms)	1,608	-	-

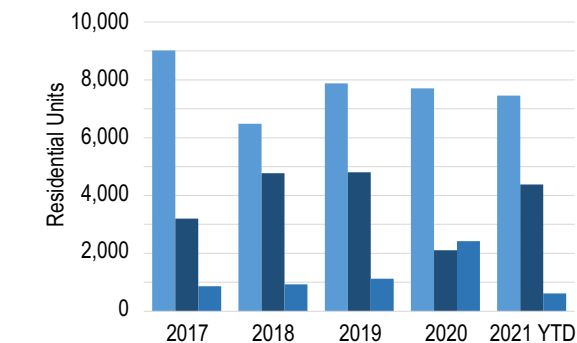
OFFICE



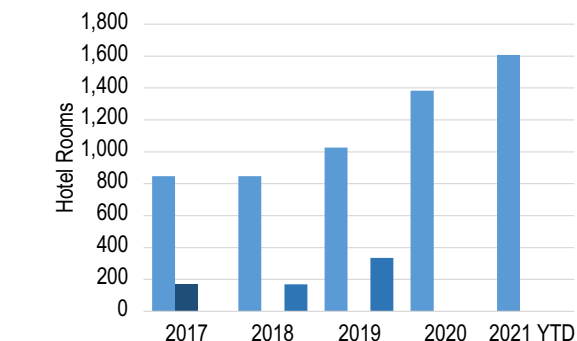
RETAIL



RESIDENTIAL



HOTEL



Economic Indicators

AT-PLACE EMPLOYMENT

At-Place Employment*	Reporting Period	Current	Last Period	Last Year	Annual Change
Employees	4Q 2020	171,714	171,957	184,622	-7.0% ▼
Establishments	4Q 2020	9,369	9,218	9,138	2.5% ▲
Gross Wages (weekly)	4Q 2020	\$2,227	\$1,845	\$1,963	13.4% ▲

*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	May-21	149,392	148,316	146,698	1.8% ▲
Northern Virginia	May-21	1,616,831	1,603,612	1,617,995	-0.1% ▼

Unemployment Rate

Arlington County	May-21	3.1%	3.1%	5.8%	-2.7 pp ▼
Northern Virginia	May-21	3.7%	3.5%	8.0%	-4.3 pp ▼

* readjusted monthly

pp = percentage points

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	Jun-21	505	2,652	1,690	56.9% ▲
New Pendings	Jun-21	371	1,973	1,312	50.4% ▲
Closed Sales	Jun-21	369	1,760	1,154	52.5% ▲

Source: Real Estate Business Intelligence

HOUSING PRICES

Average Housing Prices	Reporting Period	Current	Last Period	Last Year	Annual Change
Single Family Detached	Jun-21	\$1,217,376	\$1,327,176	\$1,109,179	9.8% ▲
Single Family Attached	Jun-21	\$916,497	\$790,354	\$800,586	14.5% ▲
Condominium	Jun-21	\$477,865	\$486,980	\$470,367	1.6% ▲

Source: Real Estate Business Intelligence

TOURISM

Tourism	Reporting Period	Current	Year To Date	Last Year To Date	Annual Change
Hotel Occupancy	Jun-21	44.7%	34.4%	37.3%	-7.8% ▼
RevPAR	Jun-21	\$53.97	\$39.51	\$54.09	-27.0% ▼
Average Daily Room Rate	Jun-21	\$120.66	\$114.92	\$145.19	-20.8% ▼

Source: Smith Travel Research

Marian Marquez
 Director, Business Investment Group
 Arlington Economic Development
 703.228.0807
 mmarquez@arlingtonva.us



DEVELOPMENT SUMMARY



ARLINGTON, VA | Q2 2021

2nd QUARTER APPROVALS

[2001 S CLARK ST \(2001 S BELL ST\) – CRYSTAL PLAZA 1](#)
[POTOMAC YARD PDSP – LAND BAY C - EAST](#)

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 Troy Palma at tpalma@arlingtonva.us with any updates or changes. This listing is may be found [online](#) or is arranged alphabetically below by the following submarkets:

BALLSTON	LEE HIGHWAY
CLARENDON	PENTAGON CITY
COLUMBIA PIKE	ROSSLYN
COURTHOUSE	VIRGINIA SQUARE
CRYSTAL CITY	OTHER

BALLSTON

UNDER CONSTRUCTION

- 600 NORTH GLEBE ROAD—HARRIS TEETER SITE

County Board Date:	November 2019	Office SF:	-
Project Status:	Under Construction	Retail SF:	84,643; ~13,000 additional
Developer:	SEHT North Glebe, LLC	Residential Units:	685
Estimated Delivery:	2Q 2023	Hotel Rooms:	-

The applicant, SEHT North Glebe, LLC, proposes redevelopment of the existing Harris Teeter grocery and American Service Center site with a mixed-use project, including a new flagship-level Harris Teeter, an additional ~13,000 SF of retail, 685 multi-family apartment units and a half-acre public park. The applicant proposes to re-zone the entire site to R-C, Multiple-family Dwelling and Commercial District, and to change the GLUP designation for 525 N. Thomas St. from "Low-Medium" Residential to "High-Medium" Residential Mixed-Use.

PROJECTS OF INTEREST

- 11th and VERMONT

County Board Date:	February 2018	Office SF:	-
Project Status:	Approved	Other SF:	
Developer:	NVR, Inc.	Residential Units:	84
Estimated Delivery:	-	Hotel Rooms:	-

Redevelopment of an existing two-story church and adjacent surface parking lot on a 55,667 SF (1.28 acre) site consisting of two contiguous blocks with 12 townhouse units (north block) and 72 multifamily and townhouse units (south block). The site is located at 1031 N. Vermont St. The site abuts the Westview at Ballston Metro development to the south and east, the Vermont Court development to the north and the Victoria at Ballston development to the east.

- BALLSTON STATION—BALLSTON CENTRAL UNITED METHODIST CHURCH

County Board Date:	February 2017	Office SF:	-
Project Status:	Approved	Other SF:	23,499
Developer:	Ballston Station Housing Corporation	Residential Units:	119
Estimated Delivery:	-	Hotel Rooms:	-

Ballston Station Housing Corporation (Bozzuto Development Company and Monticello Partners), proposes redevelopment of a consolidated site (4201 and 4203 N. Fairfax Dr.) in two Phases. Phase I would include land east of a public alley, currently owned by Ballston Central United Methodist Church, while Phase II would consist of land west of the public alley owned by Monticello Partners. Phase I is the subject of the site plan application and proposes to redevelop the site of the existing Ballston Central United Methodist Church. Proposed development includes construction of an eight-story residential building that would incorporate a new church, with on-site childcare and a preschool on the first two floors (23,499 SF). The housing component of the project would be mixed income with a total of 119 dwelling units of which 48 would be committed as affordable. A total of 131 parking spaces are proposed for the residential below grade.

RECENTLY COMPLETED

- 4000 and 4040 FAIRFAX DRIVE—J-SOL

County Board Date:	December 2015	Office SF:	-
Project Status:	Completed	Retail SF:	8,400
Developer:	Jefferson Apartment Group	Residential Units:	330
Estimated Delivery:	3Q 2020	Hotel Rooms:	-

This redevelopment plan replaces the single-story building at 4000 Fairfax Dr. (former home of 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 Dr. The 10-story, 185,000 SF Webb Building will remain for the near future.

CLARENDON

UNDER CONSTRUCTION

- CLARENDON WEST (WEST BLOCK)—RED TOP CAB PROPERTIES

County Board Date:	October 2015	Office SF:	-
Project Status:	Under Construction	Retail SF:	-
Developer:	Shooshan Company	Residential Units:	247
Estimated Delivery:	4Q 2022	Hotel Rooms:	-

Clarendon West is the redevelopment of 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 SF 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.

RECENTLY COMPLETED

- CLARENDON WEST (EAST BLOCK)—RED TOP CAB PROPERTIES

County Board Date:	October 2015	Office SF:	-
Project Status:	Completed	Retail SF:	3,477
Developer:	Shooshan Company	Residential Units:	333
Estimated Delivery:	2Q 2021	Hotel Rooms:	-

Clarendon West is the redevelopment of 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 SF 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.

- MARKET COMMON CLARENDON—PHASE 2

County Board Date:	January 2018	Office SF:	-
Project Status:	Completed	Retail SF:	27,945
Developer:	Clarendon Regency	Residential Units:	-
Estimated Delivery:	1Q 2021	Hotel Rooms:	-

The applicant, Clarendon Regency IV, LLC, received approvals to rezone a portion of the property occupied by IOTA and the Engraver's Building from "C-2" to "C-O-1.5" to be incorporated into Site Plan #339 and amend Site Plan #339 to renovate an existing office building. The amendment includes the addition of a fourth floor, outdoor terraces, creation of a ground-level arcade along N. Edgewood St., and modification of building uses to allow retail in addition to office and streetscape improvements. The development adds 27,95 SF of GFA. The building is LEED Gold Certified and historic façade preservation of the Engraver's Building is planned.

COLUMBIA PIKE

PROJECTS OF INTEREST

- 2400 COLUMBIA PIKE

County Board Date:	Form Based Code	Office SF:	-
Project Status:	Approved	Retail SF:	12,997
Developer:	Several	Residential Units:	105
Estimated Delivery:	-	Hotel Rooms:	-

Four Mile Run Associates, L.C.; 2338 Columbia Pike Associates, LLC; and Testamentary Trust of Benjamin M. Smith, proposes to build a six-story mixed-use building on approximately 55,883 SF of land on the site currently occupied by several retail businesses including the Rappahannock Coffee and a surface parking lot. The proposal would include approximately 105 new residential units, 12,997 SF of ground floor retail and two levels of below-grade parking containing approximately 140 parking spaces. The development will also preserve the historic facades of the two existing buildings by incorporating them into the new building.

- 3233-3263 COLUMBIA PIKE – WESTMONT SHOPPING CENTER

County Board Date:	Form Based Code	Office SF:	-
Project Status:	Approved	Retail SF:	23,000
Developer:	Several	Residential Units:	250
Estimated Delivery:	-	Hotel Rooms:	-

The applicant, Westmont Properties, L.C. proposes to build a 6-story mixed-use building on approximately 79,237 square feet of land on the site currently occupied by multiple retail businesses and a surface parking lot. The proposal would include 250 new residential units, approximately 23,000 square feet of ground floor retail, and two levels of below-grade parking containing approximately 345 parking spaces.

- 1420 S ROLFE ST – ARLINGTON VIEW TERRACE

County Board Date:	Form Based Code	Office SF:	-
Project Status:	Approved	Retail SF:	-
Developer:	Several	Residential Units:	77
Estimated Delivery:	-	Hotel Rooms:	-

The applicant, AHC Inc., proposes to build an affordable multi-family residential project consisting of a four-story building with 77 units with structured parking. This represents a portion of the overall Arlington View Terrace property, much of which will remain unchanged with this phase of development.

- 843 S GREENBRIER ST – MERION PIKE WEST

County Board Date:	Form Based Code	Office SF:	-
Project Status:	Approved	Retail SF:	-
Developer:	Merion Pike West, LLC	Residential Units:	400
Estimated Delivery:	-	Hotel Rooms:	-

The applicant, Merion Pike West LLC, proposes a two-phased development program. The applicant has currently applied for Phase 1 to build two new 6-story multifamily residential buildings with a common structured garage on approximately 169,827 sq. ft. of land on a site currently occupied by 14 multi-family apartment buildings totaling 90 units and 118 surface parking spaces. The proposal includes 400 new residential units, totaling approximately 413,400 sq. ft. of residential gross floor area, and six levels of above-grade parking containing approximately 418 parking spaces.

Phase 2 will be requested at a later date. Until then, 27 existing units and 20 existing parking spaces will remain, and 12 new spaces will be provided for existing residents.

RECENTLY COMPLETED

- AXUMITE VILLAGE

County Board Date:	Form Based Code	Office SF:	-
Project Status:	Completed	Retail SF:	-
Developer:	ECDC	Residential Units:	36
Estimated Delivery:	2Q 2021	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 3BR units.

- THE TROVE

County Board Date:	Form Based Code	Office SF:	-
Project Status:	Completed	Retail SF:	-
Developer:	WashREIT Wellington Apartments LLC	Residential Units:	402
Estimated Delivery:	2Q 2020	Hotel Rooms:	-

Washington Real Estate Investment Trust (WashREIT) Wellington Apartments LLC, proposes to build three, six-story residential buildings totaling 402 (market-rate) multi-family dwelling units on approximately 152,368 SF of land on the site currently occupied by the Wellington Apartments without removing any existing units. The new development will achieve LEED Silver energy efficiency and will additionally convert 105 of the existing units within the Wellington Apartment buildings to committed affordable units.



COURTHOUSE

UNDER CONSTRUCTION

- 2000 CLARENDON BOULEVARD

County Board Date:	June 2016	Office SF:	-
Project Status:	Under Construction	Retail SF:	1,921
Developer:	Bush Construction Corp.	Residential Units:	91
Estimated Delivery:	3Q 2021	Hotel Rooms:	-

The applicant gained approval to rezone the 18,380 SF 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.

- 1731 NORTH VEITCH STREET—COLONIAL VILLAGE TOWNHOMES

County Board Date:	February 2020	Office SF:	-
Project Status:	Under Construction	Retail SF:	-
Developer:	1731 N. Veitch St., LLC	Residential Units:	7
Estimated Delivery:	4Q 2022	Hotel Rooms:	-

The applicant received a new major site plan amendment to demolish a single-family home and build seven townhomes.

PROJECTS OF INTEREST

- 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 SF office and 6,960 SF of retail have been approved. The project will replace the now-demolished Wendy’s restaurant and Wells Fargo Bank buildings.

- WAKEFIELD MANOR

County Board Date:	October 2011	Office SF:	-
Project Status:	Approved	Retail SF:	-
Developer:	Kinney / Johnson	Residential Units:	188
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.

- 1200 NORTH COURTHOUSE ROAD – PARK ARLINGTON AT COURTHOUSE

County Board Date:	October 2020	Office SF:	-
Project Status:	Approved	Retail SF:	-
Developer:	Arlington Hotel Holdings, Inc.	Residential Units:	180
Estimated Delivery:	-	Hotel Rooms:	-

The applicant, Arlington Hotel Holdings, Inc., proposes to convert 187 hotel units of an existing nine-story building from to 180 residential units. The project proposes the addition of 18 parking spaces (171 total) and minor changes to the building façade, parking lot, and landscaping.

- 2050 WILSON BLVD – COURTHOUSE LANDMARK BLOCK

County Board Date:	March 2021	Office SF:	-
Project Status:	Approved	Retail SF:	17,000
Developer:	Greystar Real Estate Partners, LLC	Residential Units:	423
Estimated Delivery:	-	Hotel Rooms:	-

The applicant proposes redevelopment of the Landmark Block, comprised of seven parcels in the Courthouse neighborhood, with a 20-story residential apartment building with ground-floor retail, rooftop amenities and open space, and a below-grade parking structure.

CRYSTAL CITY

UNDER CONSTRUCTION

- 1900 CRYSTAL DRIVE

County Board Date:	March 2020	Office SF:	-
Project Status:	Under Construction	Retail SF:	39,890
Developer:	JBG Smith	Residential Units:	811
Estimated Delivery:	2Q 2023	Hotel Rooms:	-

The 1900 Crystal Dr. redevelopment offers 811 residential units in two buildings, 26- and 25-stories tall. Each one will also have space for ground floor retail, a total of 39,890 SF.

- 400 11th STREET SOUTH–VERIZON SITE

County Board Date:	October 2019	Office SF:	-
Project Status:	Under Construction	Retail SF:	10,653
Developer:	LCOR	Residential Units:	306
Estimated Delivery:	3Q 2022	Hotel Rooms:	-

The proposed redevelopment consists of a new multifamily residential building with ground floor retail space. The site is comprised of two parcels with the existing Verizon telecommunications facility to remain. The site will need to be rezoned from RA-H-3.2, Multiple-Family Dwelling and Hotel District, to C-O-Crystal City, Mixed Use Crystal City District. The 19-story multifamily building will offer 306 residential units, 10,653 SF of ground floor retail and 149 parking spaces.

PROJECTS OF INTEREST

- POTOMAC YARD PDSP – LAND BAY C - WEST

County Board Date:	December 2007	Office SF:	561,271
Project Status:	Approved	Retail SF:	26,170
Developer:	ZMA Development, LP	Residential Units:	-
Estimated Delivery:	-	Hotel Rooms:	-

Land Bay C is the remaining undeveloped parcel of the Potomac Yard PDSP and is approved for 1,064,298 office SF and 41,325 retail SF. The current owner, ZMA Development, LP is proposing to split Land Bay C into two sections. The West parcel will remain office and retail as approved. The East parcel (see below) is being proposed to be converted to residential use.

- POTOMAC YARD PDSP – LAND BAY C - EAST

County Board Date:	June 2021	Office SF:	-
Project Status:	Approved	Retail SF:	9,181
Developer:	ZMA Development, LP	Residential Units:	488
Estimated Delivery:	-	Hotel Rooms:	-

The applicant, ZMA Development, LP, proposes amendments to the existing Potomac Yard Phased Development Site Plan (PDSP) and final site plan for Land Bay C; to allow for an office to residential use conversion and to separate Land Bay C into discrete East and West site plans, respectively. Land Bay C – East will offer two residential towers with ground-level retail.

- NEW CENTURY CENTER RESIDENTIAL BUILDING

County Board Date:	July 2017	Office SF:	-
Project Status:	Approved	Retail SF:	21,836
Developer:	Commonwealth Crystal Holding I, Inc.	Residential Units:	287
Estimated Delivery:	-	Hotel Rooms:	-

Commonwealth Crystal Holding I, Inc. received approval for rezoning and a new residential building on a two-acre site at 2351 Richmond Highway. The proposed building would be built on top of the existing one-story retail space and the developer states that the existing retail tenants at the site will remain.

- 1900 SOUTH EADS STREET—CRYSTAL HOUSES

County Board Date:	December 2019	Office SF:	-
Project Status:	Approved	Retail SF:	-
Developer:	Crystal Houses Apartment Investors, LLC	Residential Units:	798
Estimated Delivery:	-	Hotel Rooms:	-

The developer gained approvals on a resubmittal for up to 798 units in four different buildings and amended zoning to C-O Crystal City, Mixed-Use Crystal City District. The development will offer two new public parks, measuring 31,456 and 23,986 SF, respectively.

- 101 12TH ST S – CRYSTAL GATEWAY

County Board Date:	November 2020	Office SF:	234,417
Project Status:	Approved	Retail SF:	5,195
Developer:	JBG Smith	Residential Units:	-
Estimated Delivery:	-	Hotel Rooms:	-

The applicant, JBG Smith, proposes a site plan amendment to construct a new office building with ground floor retail space. The nine-story building will offer 234,417 sq. ft. of office space, 5,195 sq. ft. of ground floor retail, and 68 new parking spaces in below-grade parking structure in addition to the 225 existing parking spaces.

- 2250 CRYSTAL DR/223 23RD STREET S – CRYSTAL PLAZA 5

County Board Date:	TBD	Office SF:	520,000
Project Status:	Preliminary	Retail SF:	35,000
Developer:	JBG Smith	Residential Units:	654
Estimated Delivery:	-	Hotel Rooms:	-

The applicant proposes to rezone the site to “C-O-Crystal City”, demolish the existing 223 23rd Street and 2250 Crystal Drive retail buildings, and construct two new buildings including a 31-story residential building with approximately 520,000 square feet of multi-family residential (approximately 645 units) and 20,000 square feet of ground floor retail, and a 24-story office building with approximately 520,000 square feet of office and 15,000 square feet of ground floor retail.

- 2001 S CLARK ST (2001 S BELL ST) – CRYSTAL PLAZA 1

County Board Date:	May 2021	Office SF:	-
Project Status:	Approved	Retail SF:	29,570
Developer:	JBG Smith	Residential Units:	786
Estimated Delivery:	-	Hotel Rooms:	-

The applicant, JBG Smith, proposes redevelopment of an existing office building into two residential towers with ground floor retail. The first building is 25 stories with 365 residential units and 18,510 sq. ft. of retail. The second building offers 19 stories with 421 residential units and 11,060 sq. ft. of retail.

RECENTLY COMPLETED

- 3400 POTOMAC STREET–THE SUR

County Board Date:	May 2007 / July 2015	Office SF:	-
Project Status:	Completed	Retail SF:	16,503
Developer:	Erkiletian	Residential Units:	360
Estimated Delivery:	3Q 2020	Hotel Rooms:	-

The Sur is a rental apartment project with 360 residential units and 16,503 SF of retail space.

- 1770 CRYSTAL DRIVE - CENTRAL DISTRICT RETAIL PHASE II

County Board Date:	October 2018	Office SF:	-
Project Status:	Completed	Retail SF:	16,000
Developer:	JBG Smith	Residential Units:	-
Estimated Delivery:	4Q 2020	Hotel Rooms:	-

Minor site plan amendment to renovate the existing 1750 Crystal Drive office building. Applicant did not pursue at this time the previously proposed new site plan to convert the twelve-story office building to residential.

- CENTRAL DISTRICT RETAIL PHASE I

County Board Date:	October 2018	Office SF:	-
Project Status:	Completed	Retail SF:	74,000
Developer:	JBG Smith	Residential Units:	-
Estimated Delivery:	2Q 2021	Hotel Rooms:	-

Approximately 74,000 SF of new street-fronting retail space including a movie theater and potential grocery store. The block is bounded by 15th Street S., Crystal Drive, 18th St. S. and Richmond Highway. The proposed new theater and grocery store will front on Crystal Drive.

LEE HIGHWAY

UNDER CONSTRUCTION

- 6711 LEE HIGHWAY

County Board Date:	November 2017	Office SF:	-
Project Status:	Under Construction	Retail SF:	-
Developer:	NVR Inc.	Residential Units:	27
Estimated Delivery:	-	Hotel Rooms:	-

The applicant, NVR Inc., received approval to construct 27 townhouses on the site of the three-story SunTrust Bank building and its surface parking lot. The 73,730 SF (1.69 acres) site is located at 6711 Lee Highway, in the Arlington-East Falls Church neighborhood at the northwest corner of Lee Highway and North Underwood St. It is bounded on the north by Charles A. Stewart Park and on the west by the Fenwick Court townhouse development.

- 2134 NORTH TAYLOR STREET – ARTIS SENIOR LIVING

County Board Date:	April 2020	Office SF:	-
Project Status:	Under Construction	Retail SF:	-
Developer:	Artis Senior Living	Residential Units:	255
Estimated Delivery:	-	Hotel Rooms:	-

The project is a 6-story 175-unit general assisted living facility with 80 memory care units and 95 assisted living units, including 112 proposed parking spaces to be located in partially below-grade parking garage (0.62 spaces per unit).

PENTAGON CITY

UNDER CONSTRUCTION

- 1400 SOUTH EADS STREET/501 15th STREET S –METROPOLITAN PARK PHASES 6/7/8

County Board Date:	December 2019	Office SF:	2,082,566
Project Status:	Under Construction	Retail SF:	69,545
Developer:	JBG Smith	Residential Units:	-
Estimated Delivery:	2Q 2023	Hotel Rooms:	-

The project is part of Amazon HQ2 in Arlington County and includes two office buildings (Metropolitan Park 6 and Metropolitan Park 7/8) containing a total of approximately 2 million SF and approximately 67,000 SF of ground floor retail and retail equivalent uses.

- 1200 S FERN ST – THE MILTON

County Board Date:	July 2008 / Sept 2015	Office SF:	-
Project Status:	Under Construction	Retail SF:	15,541
Developer:	Kimco Realty Corp.	Residential Units:	253
Estimated Delivery:	3Q 2022	Hotel Rooms:	-

The Milton is the remaining residential units in Phase I of the Pentagon Centre PDSP. A 426-space above ground parking garage with 8,900 SF of retail (12th St. S., S. Fern St., 15th St. S. and S. Hayes St.) and the first residential phase of 440 units (1201 S. Hayes St.) are complete.

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:	JBG Smith	Residential Units:	-
Estimated Delivery:	-	Hotel Rooms:	300

The site is currently approved as a phased development site plan (PDSP) including four office buildings and a hotel building with conference space. Amazon has recently acquired this site as one of the initial phases of new construction associated with Amazon’s Arlington Headquarters.

- PEN PLACE (PHASED DEVELOPMENT SITE PLAN) – AMAZON HQ2 PHASE 2

County Board Date:	TBD	Office SF:	3,213,173
Project Status:	Preliminary	Retail SF:	115,257
Developer:	Acorn LLC/JBG Smith	Residential Units:	-
Estimated Delivery:	-	Hotel Rooms:	

The next phase of Amazon’s HQ2 is a proposed redevelopment of the PenPlace block in Pentagon City. The applicants, Acorn LLC and JBG Smith, acting as Amazon’s development consultant, submitted a proposed site plan application on February 2, 2021. The proposal includes approximately 3.3 million square feet divided across four buildings: Three 22-story office buildings with ground floor retail, and one destination- and amenity-focused building called “The Helix,” a unique biophilic double helix structure with plantings native to the Mid-Atlantic region. In addition, the proposal includes a 2.5-acre public open space, detached retail pavilions, and underground vehicular access. Buildings will be designed for LEED Platinum certification and tailored towards achieving the County’s Community Energy Plan goals. In addition, the project would contribute to the County’s utility fund, public art, and streetscape improvements. The proposed development would supersede the approved plan for Pen Place adopted by the County Board in 2013 (see above).



- PENTAGON CENTRE (PHASE II AND III)

County Board Date:	July 2008 / Sept 2015	Office SF:	705,700
Project Status:	Approved	Retail SF:	310,500
Developer:	Kimco Realty Corp.	Residential Units:	-
Estimated Delivery:	-	Hotel Rooms:	200

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 stores. Changes include a reordering of the Phased Development Site Plan (PDSP) to allow the residential units to be built in Phase I and the office, hotel and nearly three acres of open space to be built in Phases II and III.

ROSSLYN

UNDER CONSTRUCTION

- 1555 WILSON BOULEVARD–THE HIGHLANDS

County Board Date:	February 2017	Office SF:	-
Project Status:	Under Construction	Retail SF:	42,720
Developer:	West Rosslyn Development Company, LLC (Penzance)	Residential Units:	884
Estimated Delivery:	3Q 2021	Hotel Rooms:	-

West Rosslyn Development Company, LLC (Penzance) gained approval to redevelop the site of an existing commercial office building at 1555 Wilson Blvd. and Fire Station No. 10 and Rosslyn Highlands Park located at 1559 Wilson Blvd. The development includes both land owned by the Applicant (1555 Wilson Blvd.) and land owned by Arlington County. Under ground lease to the Applicant and specific terms of a Development Agreement with the County, the Applicant would incorporate into its development of the subject site, construction of a new fire station and public park. The development includes three new multiple family towers (two rental apartment buildings and one condominium development) with ground floor retail and Fire Station 10. The buildings would be bisected by an extension of North Pierce St. through the site and frame the new Rosslyn Highlands Park. There will be a total of 1,050 below grade parking spaces.

PROJECTS OF INTEREST

- 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 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 SF and 8,688 retail SF. The residential/hotel building will have 148 hotel rooms and 133 residential units and 10,001 retail SF. 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 SF.

- 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 SF 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 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 SF 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 I-66, and a new public park.

- 1501 ARLINGTON BOULEVARD—BEST WESTERN SITE

County Board Date:	April 2019	Office SF:	-
Project Status:	Approved	Retail SF:	-
Developer:	Gran Investment Properties, LLC	Residential Units:	64
Estimated Delivery:	-	Hotel Rooms:	160 ¹

Grant Investment Properties, LLC, proposes redevelopment of an existing hotel site with a 12-story hotel building, an adjacent garden apartment site with a 10-story residential building and an above-grade parking structure.

- 1900 FORT MYER DRIVE—HOLIDAY INN

County Board Date:	September 2019	Office SF:	-
Project Status:	Approved	Retail SF:	13,465
Developer:	Dittmar	Residential Units:	490
Estimated Delivery:	-	Hotel Rooms:	327 ²

The applicant, Rosslyn Syndicate, LC (Dittmar), proposes new construction of a 732,600 SF building containing two towers of 26 and 38 stories. This building will consist of 327 hotel units, 490 residential units and 13,465 SF of civic or retail space.

- 1401 LEE HIGHWAY—KEY BRIDGE MARRIOTT

County Board Date:	March 2020	Office SF:	-
Project Status:	Approved	Retail SF:	-
Developer:	Woodridge Capital Partners	Residential Units:	490
Estimated Delivery:	-	Hotel Rooms:	447 ³

The proposed redevelopment of the 583-room hotel includes partially demolishing the building and reducing the number of hotel rooms to 447. The redevelopment would also construct a 300-unit apartment building on top of the existing parking structure, and two condo buildings totaling 151 units on the existing surface lot.

¹ Number of hotel rooms after redevelopment. This is an addition from the current 141 hotel rooms.

² Number of hotel rooms after redevelopment. This is an addition from the current 307 hotel rooms.

³ Number of hotel rooms after redevelopment. This is a reduction from the current 583 hotel rooms.

- 1820 FORT MYER DRIVE—AMES CENTER

County Board Date:	January 2021	Office SF:	8,291
Project Status:	Approved	Retail SF:	10,146
Developer:	Snell Properties	Residential Units:	515
Estimated Delivery:	-	Hotel Rooms:	225 ⁴

The redevelopment includes two new multifamily residential buildings with ground floor retail space, and incorporation of existing religious institutional and church uses. The mixed-use development will offer 740 residential units within 30-story and 31-story towers. Up to 225 units are proposed for interim hotel use for the first five years.

- 1901 N MOORE ST – RCA SITE

County Board Date:	June 2021	Office SF:	-
Project Status:	Approved	Retail SF:	11,355
Developer:	JAG DMV Development Company, LLC	Residential Units:	423
Estimated Delivery:	-	Hotel Rooms:	-

The applicant, JAG DMV Development Company, LLC, proposes redevelopment of the existing RCA office building site with a 26-story residential building with ground floor retail and a partially below-grade parking garage.

RECENTLY COMPLETED

- 1801 NORTH QUINN STREET—QUEEN’S COURT APARTMENTS

County Board Date:	February 2017	Office SF:	-
Project Status:	Completed	Retail SF:	-
Developer:	Queen’s Court Development Corporation (APAH)	Residential Units:	249
Estimated Delivery:	2Q 2021	Hotel Rooms:	-

The County Board approved the redevelopment of the existing Queen’s Court Apartments, located at 1801 N. Quinn St. in the Western Rosslyn Coordinated Redevelopment District. The proposed development includes a 12-story apartment building containing 249 Committed Affordable (CAF) dwelling units, 175 below-grade parking spaces and dedication of a 9,000 SF site for the northern leg of Rosslyn Highlands Park.

⁴ Approved for interim hotel use for the first five years.

VIRGINIA SQUARE

PROJECTS OF INTEREST

- 3901 FAIRFAX DRIVE

County Board Date:	January 2012	Office SF:	184,036
Project Status:	Approved	Retail SF:	10,280
Developer:	Skanska	Residential Units:	-
Estimated Delivery:	-	Hotel Rooms:	-

Skanska purchased this site to build a mixed-use project with 184,036 SF of office space and 10,280 SF of retail space. The original site plan included a 12,985 square-foot black box theater, which was later removed and replaced by ground floor retail.

OTHER

UNDER CONSTRUCTION

- 1701 NORTH GEORGE MASON DRIVE—VIRGINIA HOSPITAL CENTER EXPANSION

County Board Date:	November 2018	Office SF:	-
Project Status:	Under Construction	Retail SF:	-
Developer:	Virginia Hospital Center	Residential Units:	-
Estimated Delivery:	-	Other:	245,428

The site is located at 1800 N. Edison St. and is bounded by N. George Mason Dr., 19th St. N. and N. Edison St. and the existing Virginia Hospital Center campus. In 2015, Virginia Hospital Center (VHC) proposed the expansion of the hospital on an adjacent parcel of land at 1800 N. Edison St. Generally known as the Edison Site, the 5.6-acre site was owned by the County at the time. This initiated a process to evaluate the site and community needs, consider options of purchase agreements and collect public input. At the end of that process, a purchase agreement including a land swap was finalized between the County and VHC. VHC intends to incorporate the Edison Site into their existing, adjacent campus for a total site area of 21.6 acres. VHC's rezoning, site plan amendment, and use permit amendment applications propose to: 1) Rezone Edison Site from "S-3A" to "S-D"; 2) Replace existing buildings on Edison Site with a new seven-story medical office building and a six-story parking garage; and 3) Convert 120,000 SF of medical office use on the current VHC campus to hospital use.

- 4333 ARLINGTON BLVD – THE CADENCE

County Board Date:	April 2018	Office SF:	-
Project Status:	Under Construction	Retail SF:	-
Developer:	Wesley Housing Development	Residential Units:	131
Estimated Delivery:	4Q 2022	Hotel Rooms:	-

The applicant, Wesley Housing Development Corporation, gained approvals to rezone portions of the property and construct a new multifamily residential building with 112 units and two rows of townhouses totaling 19 units. The site area includes the existing 63-unit Whitefield Commons buildings, which will remain. Proposed parking includes 102 structured parking spaces in the multifamily residential building and a net increase of five on-site surface parking spaces for Whitefield Commons residents and townhouse visitor parking. The 3.953-acre site is located at 4333 Arlington Blvd. between N. Trenton St. and N. Thomas St., in the Buckingham neighborhood.

- 3445 WASHINGTON BOULEVARD – AMERICAN LEGION/APAH

County Board Date:	February 2019	Office SF:	-
Project Status:	Under Construction	Retail SF:	-
Developer:	APAH	Residential Units:	160
Estimated Delivery:	1Q 2022	Hotel Rooms:	-

Arlington Partnership for Affordable Housing (APAH) and the American Legion proposes a new seven-story, 160-unit multi-family building with 96 underground parking spaces. A new American Legion Hall will be located on the ground floor. Bonus density is requested for the provision of on-site affordable housing. A modification to the parking regulations is requested.

- 1122 NORTH KIRKWOOD ROAD–WASHINGTON BOULEVARD AT KIRKWOOD

County Board Date:	June 2019	Office SF:	-
Project Status:	Under Construction	Retail SF:	-
Developer:	Eleventh Street Dev., LLC	Residential Units:	255
Estimated Delivery:	3Q 2022	Hotel Rooms:	-

The 75,187 SF (1.726 acres) site is located at 1122 N. Kirkwood Rd. at Washington Blvd. The applicant, Eleventh Street Development, LLC, proposes redevelopment of the site, comprised of five parcels with a mixture of one-story retail and office uses, to construct a new multifamily residential building with 255 units.

PROJECTS OF INTEREST

- 3939 CAMPBELL AVENUE - WETA

County Board Date:	TBD	Office SF:	17,000
Project Status:	Approved	Retail SF:	-
Developer:	WETA	Residential Units:	-
Estimated Delivery:	-	Hotel Rooms:	-

The applicant proposes an approximately 17,000 sq. ft, 4-story addition to the WETA headquarters building, with modifications requested for additional density and parking modifications.

- 2409 S LOWELL ST – FORT HENRY GARDENS

County Board Date:	TBD	Office SF:	-
Project Status:	Preliminary	Retail SF:	-
Developer:	FHG Limited Partnership (AHC, Inc.)	Residential Units:	300
Estimated Delivery:	-	Hotel Rooms:	-

The applicant proposes the redevelopment of existing garden style apartments (Fort Henry Gardens) with four buildings of multi-family housing with above-grade parking structures. The proposals call for the removal of 82 existing garden style apartments on the existing residential site and replacing with four new buildings offering 300 affordable residential units.

RECENTLY COMPLETED

- APEX

County Board Date:	May 2016	Office SF:	-
Project Status:	Completed	Retail SF:	-
Developer:	AHC, Inc.	Residential Units:	257
Estimated Delivery:	2Q 2020	Hotel Rooms:	-

The applicant, AHC Inc., built two five-story apartment buildings at 2900 and 2910 S. Glebe Rd. The project demolishes and replaces the two existing four-story apartment buildings (built in 1961). The existing buildings provide 137 dwelling units, 110 of which are committed affordable housing units. The two new apartment buildings provide 257 units and 241 parking spaces. The proposed project offers 155 affordable units to households earning less than 60% of the area median income.