

# AROUND ARLINGTON



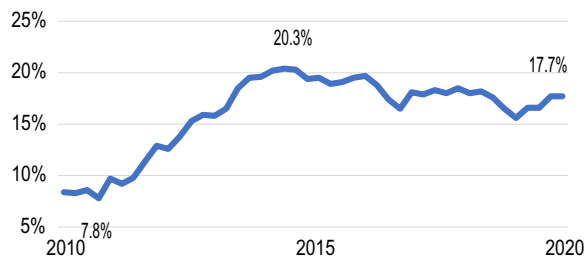
## REAL ESTATE UPDATE Q4 2020

### Market Snapshot

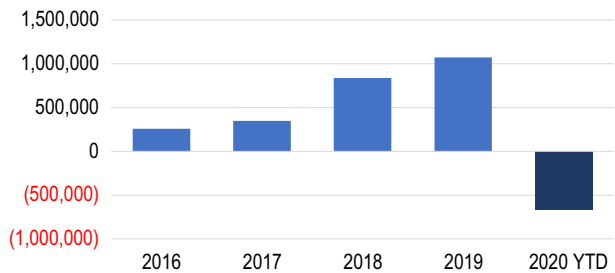
#### Office Q4 2020

Rentable Building Area (RBA) 41,814,574 ▲

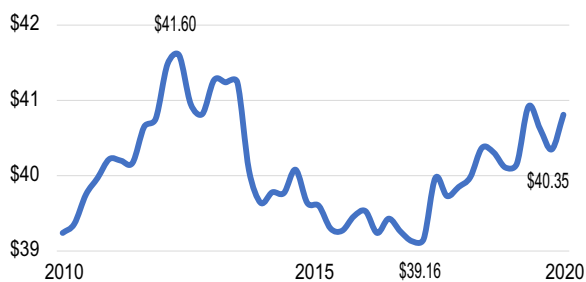
Overall Vacancy Rate (%) 17.7% ▲



Net Absorption (SF) (664,702) ▼

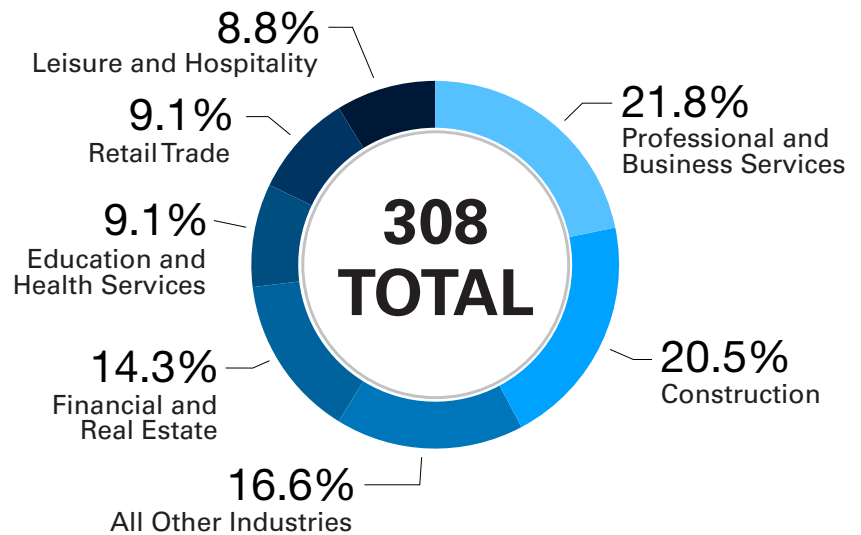


Average Base Rent (\$/SF) \$40.81 ▼



### Business Licenses

#### Commercial Business Licenses Issued Q4 2020



### Certificates of Occupancy

#### Notable Certificates of Occupancy Issued Q4 2020

Office	SF	Restaurants	SF
State Department	25-50K	Clarendon Popup Bar	10-25K
ISI Professional Services	25-50K	A Modo Mio	<5K
Hana	25-50K	Kabobistan of Arlington	<5K
Growing Results	10-25K	Stellina Pizza	<5K
Diplomatic Language Svcs	10-25K	Origin Coffee	<5K
SAIC	10-25K	Napoli Salumeria	<5K
Interos Solutions	10-25K		
ValueOptions	10-25K	<b>Retail</b>	<b>SF</b>
Airbus US Space & Defense, Inc.	10-25K	CVS	5-10K
Analysis and Resilience Cntr. for Systemic Risk	10-25K	All Star Sports	5-10K
IDG	5-10K	Fur-Get-Me-Not	<5K
CHAP	5-10K	Massage Envy	<5K
Institute for Justice	5-10K	Ultra Body Sculpt	<5K
CRDF Global	5-10K	My Eye Dr	<5K
Potomac Behavioral Solutions	5-10K		

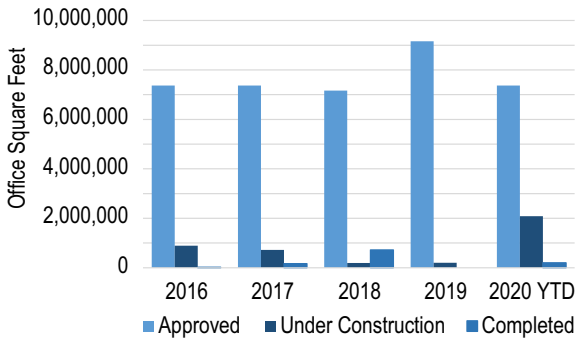


# Development Summary

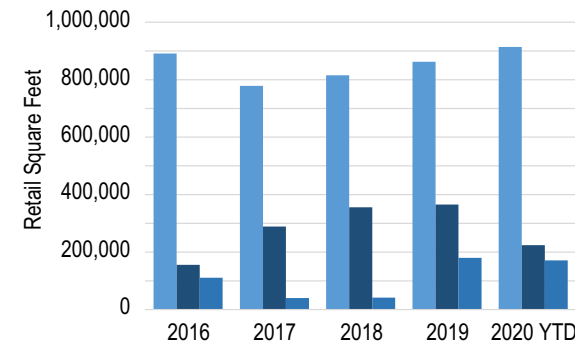
## Q4 2020 YTD

	Approved	Under Construction	Completed
<b>Office (SF)</b>	7,336,175	2,082,566	201,300
<b>Retail (SF)</b>	914,205	223,939	171,131
<b>Residential (Units)</b>	7,707	2,101	2,423
<b>Hotels (Rooms)</b>	1,383	-	-

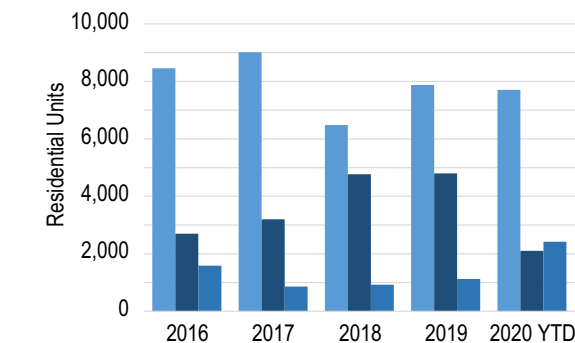
### OFFICE



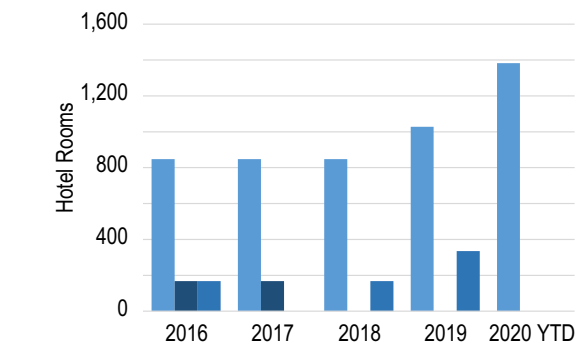
### RETAIL



### RESIDENTIAL



### HOTEL



# Economic Indicators

## AT-PLACE EMPLOYMENT

At-Place Employment*	Reporting Period	Current	Last Period	Last Year	Annual Change
Employees	2Q 2020	168,195	185,240	182,257	-7.7% ▼
Establishments	2Q 2020	9,143	9,213	9,144	0.0% ▼
Gross Wages (weekly)	2Q 2020	\$1,926	\$2,018	\$1,703	13.1% ▲

\*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	Nov-20	149,613	149,552	157,073	-4.7% ▼
Northern Virginia	Nov-20	1,611,975	1,614,285	1,688,054	-4.5% ▼

## Unemployment Rate

Arlington County	Nov-20	3.8%	4.0%	1.7%	2.1pp ▲
Northern Virginia	Nov-20	4.3%	4.7%	2.1%	2.2 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	Dec-20	202	3,925	3,237	21.3% ▲
New Pendings	Dec-20	179	2,839	2,790	1.8% ▲
Closed Sales	Dec-20	270	2,790	2,782	0.3% ▲

Source: Real Estate Business Intelligence

## HOUSING PRICES

Average Housing Prices	Reporting Period	Current	Last Period	Last Year	Annual Change
Single Family Detached	Dec-20	\$1,075,647	\$1,455,156	\$1,133,574	-5.1% ▼
Single Family Attached	Dec-20	\$808,428	\$886,211	\$824,204	-1.9% ▼
Condominium	Dec-20	\$477,668	\$468,353	\$456,968	4.5% ▲

Source: Real Estate Business Intelligence

## TOURISM

Tourism	Reporting Period	Current	Year To Date	Last Year To Date	Annual Change
Hotel Occupancy	Dec-20	19.7%	30.4%	74.5%	-59.2% ▼
Average Daily Room Rate	Dec-20	\$96.00	\$130.51	\$168.19	-22.4% ▼

Source: Smith Travel Research

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# DEVELOPMENT SUMMARY



ARLINGTON, VA | Q4 2020

## 4<sup>th</sup> QUARTER APPROVALS

[101 12<sup>th</sup> ST S – CRYSTAL GATEWAY](#)  
[843 S GREENBRIER ST – MERION PIKE WEST](#)  
[1200 NORTH COURTHOUSE ROAD – PARK ARLINGTON AT COURTHOUSE](#)

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](mailto: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

### PROJECTS OF INTEREST

- 11<sup>th</sup> and VERMONT

<b>County Board Date:</b>	February 2018	<b>Office SF:</b>	-
<b>Project Status:</b>	Approved	<b>Other SF:</b>	
<b>Developer:</b>	NVR, Inc.	<b>Residential Units:</b>	85
<b>Estimated Delivery:</b>	-	<b>Hotel Rooms:</b>	-

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 73 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**

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

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.

- **600 NORTH GLEBE ROAD—HARRIS TEETER SITE**

<b>County Board Date:</b>	November 2019	<b>Office SF:</b>	-
<b>Project Status:</b>	Approved	<b>Retail SF:</b>	84,643; ~13,000 additional
<b>Developer:</b>	SEHT North Glebe, LLC	<b>Residential Units:</b>	685
<b>Estimated Delivery:</b>	-	<b>Hotel Rooms:</b>	-

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.

## RECENTLY COMPLETED

- **4040 WILSON BOULEVARD**

<b>County Board Date:</b>	July 2016	<b>Office SF:</b>	191,300
<b>Project Status:</b>	Completed	<b>Retail SF:</b>	33,400
<b>Developer:</b>	Shooshan Company	<b>Residential Units:</b>	250
<b>Estimated Delivery:</b>	1Q 2020	<b>Hotel Rooms:</b>	-

The 20-story mixed-use building at the southwest corner of Wilson Blvd. and N. Quincy St. is the fourth and final major building at Founder’s Square. The project gained a Major Site Plan Amendment approval decreasing the office square footage from 419,830 SF to 191,300 SF, as well as increasing the retail square footage from 7,670 SF to 33,400 SF and adding 250 residential units.

- 750 NORTH GLEBE ROAD—THE WAYCROFT

<b>County Board Date:</b>	June 2016	<b>Office SF:</b>	-
<b>Project Status:</b>	Completed	<b>Retail SF:</b>	68,185
<b>Developer:</b>	Saul Centers	<b>Residential Units:</b>	483
<b>Estimated Delivery:</b>	1Q 2020	<b>Hotel Rooms:</b>	-

The Waycroft, located on the former Mazda site at 750 N. Glebe Rd. and the adjacent 730 N. Glebe Rd., is a 483-unit apartment building with 68,185 SF of ground floor retail, including a new Target, Silver Diner and car rental business. Building heights range from nine to twelve stories.

- 4000 and 4040 FAIRFAX DRIVE—J-SOL

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

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

- MARKET COMMON CLARENDON—PHASE 2

<b>County Board Date:</b>	January 2018	<b>Office SF:</b>	-
<b>Project Status:</b>	Under Construction	<b>Retail SF:</b>	27,945
<b>Developer:</b>	Clarendon Regency	<b>Residential Units:</b>	-
<b>Estimated Delivery:</b>	1Q 2021	<b>Hotel Rooms:</b>	-

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 proposed development adds 27,95 SF of GFA. The building is LEED Gold Certified and historic façade preservation of the Engraver's Building is planned.

- CLARENDON WEST—RED TOP CAB PROPERTIES

<b>County Board Date:</b>	October 2015	<b>Office SF:</b>	-
<b>Project Status:</b>	Under Construction	<b>Retail SF:</b>	3,477
<b>Developer:</b>	Shooshan Company	<b>Residential Units:</b>	580
<b>Estimated Delivery:</b>	3Q 2021	<b>Hotel Rooms:</b>	-

The County Board approved 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.

## COLUMBIA PIKE

### UNDER CONSTRUCTION

- AXUMITE VILLAGE

<b>County Board Date:</b>	Form Based Code	<b>Office SF:</b>	-
<b>Project Status:</b>	Under Construction	<b>Retail SF:</b>	-
<b>Developer:</b>	ECDC	<b>Residential Units:</b>	36
<b>Estimated Delivery:</b>	1Q 2021	<b>Hotel Rooms:</b>	-

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.

### PROJECTS OF INTEREST

- 2400 COLUMBIA PIKE

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

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

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

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

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

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

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

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

- THE TROVE

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

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

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

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.

## PROJECTS OF INTEREST

- 2025 WILSON BOULEVARD—WENDY’S/ WELLS FARGO

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

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

<b>County Board Date:</b>	October 2011	<b>Office SF:</b>	-
<b>Project Status:</b>	Approved	<b>Retail SF:</b>	-
<b>Developer:</b>	Kinney / Johnson	<b>Residential Units:</b>	188
<b>Estimated Delivery:</b>	-	<b>Hotel Rooms:</b>	-

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.

- 1731 NORTH VEITCH STREET–COLONIAL VILLAGE TOWNHOMES

<b>County Board Date:</b>	February 2020	<b>Office SF:</b>	-
<b>Project Status:</b>	Approved	<b>Retail SF:</b>	-
<b>Developer:</b>	1731 N. Veitch St., LLC	<b>Residential Units:</b>	7
<b>Estimated Delivery:</b>	-	<b>Hotel Rooms:</b>	-

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

- 1200 NORTH COURTHOUSE ROAD – PARK ARLINGTON AT COURTHOUSE

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

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

<b>County Board Date:</b>	TBD	<b>Office SF:</b>	-
<b>Project Status:</b>	Preliminary	<b>Retail SF:</b>	17,000
<b>Developer:</b>	Greystar Real Estate Partners, LLC	<b>Residential Units:</b>	418
<b>Estimated Delivery:</b>	-	<b>Hotel Rooms:</b>	-

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

- CENTRAL DISTRICT RETAIL PHASE I

<b>County Board Date:</b>	October 2018	<b>Office SF:</b>	-
<b>Project Status:</b>	Under Construction	<b>Retail SF:</b>	74,000
<b>Developer:</b>	JBG Smith	<b>Residential Units:</b>	-
<b>Estimated Delivery:</b>	1Q 2021	<b>Hotel Rooms:</b>	-

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.

### PROJECTS OF INTEREST

- NATIONAL GATEWAY 3-4-5-6

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

National Gateway 3-4-5-6 is approved for 1,064,298 office SF and 41,325 retail SF 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.

- NEW CENTURY CENTER RESIDENTIAL BUILDING

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

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

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

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.

- 1900 CRYSTAL DRIVE

<b>County Board Date:</b>	March 2020	<b>Office SF:</b>	-
<b>Project Status:</b>	Approved	<b>Retail SF:</b>	39,890
<b>Developer:</b>	JBG Smith	<b>Residential Units:</b>	811
<b>Estimated Delivery:</b>	-	<b>Hotel Rooms:</b>	-

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.

- 101 12<sup>TH</sup> ST S – CRYSTAL GATEWAY

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

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 23<sup>RD</sup> STREET S – CRYSTAL PLAZA 5

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

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

<b>County Board Date:</b>	TBD	<b>Office SF:</b>	-
<b>Project Status:</b>	Preliminary	<b>Retail SF:</b>	29,570
<b>Developer:</b>	JBG Smith	<b>Residential Units:</b>	786
<b>Estimated Delivery:</b>	-	<b>Hotel Rooms:</b>	-

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

- 3001 RICHMOND HIGHWAY–THE CLARK

<b>County Board Date:</b>	May 2007 / July 2015	<b>Office SF:</b>	-
<b>Project Status:</b>	Completed	<b>Retail SF:</b>	5,015
<b>Developer:</b>	The Praedium Group	<b>Residential Units:</b>	342
<b>Estimated Delivery:</b>	1Q 2020	<b>Hotel Rooms:</b>	-

The Clark is a 340-unit apartment development. The County Board approved a Phased Development Site Plan (PDSP) and site plan amendment to change 13,053 SF of planned residential and 10,853 SF of planned retail for use as religious institution space.

- 3400 POTOMAC STREET–THE SUR

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

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

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

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.

## LEE HIGHWAY

### UNDER CONSTRUCTION

- 6711 LEE HIGHWAY

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

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.

## PROJECTS OF INTEREST

- 2134 NORTH TAYLOR STREET – ARTIS SENIOR LIVING

<b>County Board Date:</b>	April 2020	<b>Office SF:</b>	-
<b>Project Status:</b>	Approved	<b>Retail SF:</b>	-
<b>Developer:</b>	Artis Senior Living	<b>Residential Units:</b>	255
<b>Estimated Delivery:</b>	-	<b>Hotel Rooms:</b>	-

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 15<sup>th</sup> STREET S –METROPOLITAN PARK PHASES 6/7/8

<b>County Board Date:</b>	December 2019	<b>Office SF:</b>	2,000,000
<b>Project Status:</b>	Under Construction	<b>Retail SF:</b>	67,000
<b>Developer:</b>	JBG Smith	<b>Residential Units:</b>	-
<b>Estimated Delivery:</b>	2Q 2023	<b>Hotel Rooms:</b>	-

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.

## PROJECTS OF INTEREST

- PEN PLACE (PHASED DEVELOPMENT SITE PLAN)

<b>County Board Date:</b>	September 2013	<b>Office SF:</b>	1,809,000
<b>Project Status:</b>	Approved PDSP	<b>Retail SF:</b>	50,000
<b>Developer:</b>	JBG Smith	<b>Residential Units:</b>	-
<b>Estimated Delivery:</b>	-	<b>Hotel Rooms:</b>	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.

- PENTAGON CENTRE (PHASE 1B)

<b>County Board Date:</b>	July 2008 / Sept 2015	<b>Office SF:</b>	-
<b>Project Status:</b>	Approved	<b>Retail SF:</b>	15,541
<b>Developer:</b>	Kimco Realty Corp.	<b>Residential Units:</b>	253
<b>Estimated Delivery:</b>	-	<b>Hotel Rooms:</b>	-

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 (PDSP) to allow the residential units to be built in Phase 1. In addition, the approved plan for Phase 1 calls for a total of 693 residential units proposed in two buildings and 36,100 SF of ground floor retail. 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.

- PENTAGON CENTRE (PHASE II AND III)

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

- 400 11<sup>th</sup> STREET SOUTH–VERIZON SITE

<b>County Board Date:</b>	October 2019	<b>Office SF:</b>	-
<b>Project Status:</b>	Approved	<b>Retail SF:</b>	10,653
<b>Developer:</b>	LCOR	<b>Residential Units:</b>	306
<b>Estimated Delivery:</b>	-	<b>Hotel Rooms:</b>	-

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.

## ROSSLYN

### UNDER CONSTRUCTION

- 1555 WILSON BOULEVARD—THE HIGHLANDS

<b>County Board Date:</b>	February 2017	<b>Office SF:</b>	-
<b>Project Status:</b>	Under Construction	<b>Retail SF:</b>	42,720
<b>Developer:</b>	West Rosslyn Development Company, LLC (Penzance)	<b>Residential Units:</b>	884
<b>Estimated Delivery:</b>	2Q 2021	<b>Hotel Rooms:</b>	-

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 two new multiple family buildings (27- and 23-stories) 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.

- 1801 NORTH QUINN STREET—QUEEN’S COURT APARTMENTS

<b>County Board Date:</b>	February 2017	<b>Office SF:</b>	-
<b>Project Status:</b>	Under Construction	<b>Retail SF:</b>	-
<b>Developer:</b>	Queen’s Court Development Corporation (APAH)	<b>Residential Units:</b>	249
<b>Estimated Delivery:</b>	1Q 2021	<b>Hotel Rooms:</b>	-

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.

### PROJECTS OF INTEREST

- ROSSLYN GATEWAY

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

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

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

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

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

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

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

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.

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

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





- 1401 LEE HIGHWAY—KEY BRIDGE MARRIOTT

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

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.

- 1820 FORT MYER DRIVE—AMES CENTER

<b>County Board Date:</b>	TBD	<b>Office SF:</b>	-
<b>Project Status:</b>	Preliminary	<b>Retail SF:</b>	9,371
<b>Developer:</b>	Snell Properties	<b>Residential Units:</b>	788
<b>Estimated Delivery:</b>	-	<b>Hotel Rooms:</b>	-

The redevelopment includes two new multifamily residential buildings with ground floor retail space, and incorporation of existing religious institutional and church uses. The first tower is 31 stories with 424 units and the second is a 30-story tower with 365 units, for total of 788 units.

- 1901 N MOORE ST – RCA SITE

<b>County Board Date:</b>	TBD	<b>Office SF:</b>	-
<b>Project Status:</b>	Preliminary	<b>Retail SF:</b>	11,355
<b>Developer:</b>	JAG DMV Development Company, LLC	<b>Residential Units:</b>	423
<b>Estimated Delivery:</b>	-	<b>Hotel Rooms:</b>	-

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.

## VIRGINIA SQUARE UNDER CONSTRUCTION

- 3445 WASHINGTON BOULEVARD – AMERICAN LEGION/APAH

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

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.

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



- 1122 NORTH KIRKWOOD ROAD–WASHINGTON BOULEVARD AT KIRKWOOD

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

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

- 3901 FAIRFAX DRIVE

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

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

<b>County Board Date:</b>	November 2018	<b>Office SF:</b>	-
<b>Project Status:</b>	Under Construction	<b>Retail SF:</b>	-
<b>Developer:</b>	Virginia Hospital Center	<b>Residential Units:</b>	-
<b>Estimated Delivery:</b>	-	<b>Other:</b>	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.

**PROJECTS OF INTEREST**

- 4333 ARLINGTON BOULEVARD—THE CADENCE

<b>County Board Date:</b>	April 2018	<b>Office SF:</b>	-
<b>Project Status:</b>	Approved	<b>Retail SF:</b>	-
<b>Developer:</b>	Wesley Housing Development	<b>Residential Units:</b>	131
<b>Estimated Delivery:</b>	-	<b>Hotel Rooms:</b>	-

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.

- 3939 CAMPBELL AVENUE - WETA

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

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

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

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

<b>County Board Date:</b>	May 2016	<b>Office SF:</b>	-
<b>Project Status:</b>	Under Construction	<b>Retail SF:</b>	-
<b>Developer:</b>	AHC, Inc.	<b>Residential Units:</b>	257
<b>Estimated Delivery:</b>	2Q 2020	<b>Hotel Rooms:</b>	-

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.