

**ARLINGTON ECONOMIC DEVELOPMENT
CURRENT DEVELOPMENT SUMMARY
Fourth Quarter 2009**

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

BALLSTON	LEE HIGHWAY
CLARENDON	NAUCK VILLAGE – S. GLEBE – FOUR MILE RUN
COLUMBIA PIKE	PENTAGON CITY
COURTHOUSE	ROSSLYN
CRYSTAL CITY – POTOMAC YARDS	VILLAGE AT SHIRLINGTON
EAST FALLS CHURCH	VIRGINIA SQUARE

BALLSTON

Under Construction

◆ **800 N. GLEBE RD. & 900 N. GLEBE RD.**

County Board Date:	February 2008	Office SF:	415,816
Project Status:	Under Construction	Retail SF:	36,241
Developer:	JBG, AHC	Residential Units:	118
Estimated Delivery:	4Q 2010 (900 Glebe)	Hotel Rooms:	0

Two office buildings, twenty-eight 4-story townhouses, and a 90-unit affordable apartment building will be developed on the Bob Peck Chevrolet and Staples sites. 900 N. Glebe Rd. will have 132,827 office square feet, 9,949 square feet for the Ballston Science and Technology Alliance, and a LEED Silver certification. It was purchased by Virginia Tech, which is partnering with IBM to establish an informatics lab called the Center for Community Security and Resilience. Construction of 900 N. Glebe is underway and delivery is expected in fourth quarter 2010. 800 N. Glebe Rd. will have 282,989 office square feet, 26,292 retail square feet, and a LEED Gold certification. Delivery of 800 N. Glebe is to be determined. Construction of The Jordan, 90 units of affordable housing to be developed by AHC, will begin in June 2010 with completion in September 2011. The total site area is 4.82 acres. (N. Glebe Road, Wilson Boulevard and N. Wakefield Street)

◆ **FOUNDER'S SQUARE**

County Board Date:	July 2008	Office SF:	660,190
Project Status:	Under Construction	Retail SF:	26,900
Developer:	Shooshan Company	Residential Units:	362
Estimated Delivery:	4Q 2011 (Secure Office)	Hotel Rooms:	0

The Shooshan Company recently broke ground on the secure office building, the first of four major buildings planned at Founder's Square. The secure building is located along N. Randolph Street, with 13 stories and 355,530 square feet. The remainder of the project (not under construction) includes two residential buildings on the west side of N. Quincy Street, with heights of 17 and 12 stories and a total of 362 units; and a speculative 304,660 square foot, 15-story office building on the northwest corner of the block. The site plan has 26,900 retail square feet and total site area is 5.35 acres. Delivery of the secure office building is anticipated toward the end of 2011. Founder's Square is the last large undeveloped site in Ballston, which became available when WMATA moved the Arlington Division of Metrobus to Fairfax County. (Wilson Boulevard, N. Randolph Street and N. Quincy Street)

Projects of Interest

◆ THE SPIRE

County Board Date:	February 2008	Office SF:	0
Project Status:	Approved	Retail SF:	9,200
Developer:	JBG	Residential Units:	237
Estimated Delivery:	n/a	Hotel Rooms:	0

The Spire is planned for the site of the former INS building, near the intersection of Fairfax Drive and N. Glebe Road. It will be a 23-story building with 237 units and 9,200 square feet of first floor retail space. In 2008, the existing building was used by one of the presidential campaigns on a temporary basis. Construction of this project is on hold, as JBG intends to re-lease the existing office building for five to ten years. (N. Glebe Road and Fairfax Drive)

CLARENDON (return to top)

Under Construction

◆ CLARENDON CENTER

County Board Date:	June 2006	Office SF:	220,919
Project Status:	Under Construction	Retail SF:	61,380
Developer:	Saul Centers	Residential Units:	244
Estimated Delivery:	4Q 2010	Hotel Rooms:	0

Clarendon Center is planned for two blocks ('North' and 'South') in the middle of Clarendon. The North block (0.67 acres) will have 97,860 square feet of office, 23,047 square feet of retail space, and 129 parking spaces. The South block (1.54 acres) will have 123,059 square feet of office, 38,333 square feet of retail space, 244 residential units, and 471 parking spaces. Portions of the Underwood Building on the North Block and the Old Dominion Building on the South Block are being renovated. (North Block: Wilson Blvd., N. Garfield St., Clarendon Blvd., N. Highland St.; South Block: Clarendon Blvd., N. Garfield

St., 11th St. N, N. Highland St.)

◆ **VIEWS AT CLARENDON**

County Board Date:	February 2007	Office SF:	0
Project Status:	Under Construction	Retail SF:	0
Developer:	Bozzuto / Chesapeake	Residential Units:	116
Estimated Delivery:	4Q 2011	Hotel Rooms:	0

The Views at Clarendon is a mixed-use church and residential development one-half block from the Clarendon Metro station. The project preserves the existing 107-foot church steeple, reconstructs the church and provides 116 rental residential units. The existing low scale educational building and day care center on the north side of the block will remain. The building height will be 10 stories. Seventy of the residential units are guaranteed at affordable rate – 60% of area median income for 60 years. The project will be rated LEED-Silver. A groundbreaking occurred in October 2009, with major construction beginning in November 2009. (N. Highland Street – N. Hartford Street – 13th Street N.)

Projects of Interest

◆ **GARFIELD PARK AT CLARENDON VILLAGE**

County Board Date:	June 2004	Office SF:	20,757
Project Status:	Approved	Retail SF:	4,085
Developer:	Ironwood Realty	Residential Units:	149
Estimated Delivery:	2012	Hotel Rooms:	0

Garfield Park at Clarendon Village is planned for the southwest corner of N. 10th Street and Washington Boulevard. It will be a 5-story mixed-use development with 141 residential units, 8 live/work units, 20,757 square feet of office space and 4,085 square feet of retail space. The site had been occupied by CVS and a restaurant. Construction is anticipated in the near term. (N. 10th Street and Washington Boulevard).

◆ **THE WAVERLY AT CLARENDON STATION**

County Board Date:	December 2005	Office SF:	0
Project Status:	Approved	Retail SF:	18,299
Developer:	Zom Companies	Residential Units:	155
Estimated Delivery:	2012	Hotel Rooms:	0

The Waverly at Clarendon Station is planned for Washington Boulevard on the west side of N. Irving Street. It will be a high-rise mixed-use project with 155 condominiums and 18,299 square feet of first floor retail space. A construction timetable has not been established for this project. (N. Washington Boulevard and N. Irving Street)

COLUMBIA PIKE (return to top)

Under Construction

◆ *PENROSE SQUARE*

County Board Date:	October 2006	Office SF:	0
Project Status:	Under Construction	Retail SF:	97,044
Developer:	Carbon Thompson	Residential Units:	299
Estimated Delivery:	4Q 2011	Hotel Rooms:	0

Penrose Square occupies the site of the former Adams Square Shopping Center. The project will have 299 apartments, a new 61,500 square foot Giant grocery store, 36,000 square feet of additional retail space and 713 parking spaces. Arlington County will participate in the construction of 122 parking spaces to be reserved for public parking. The site area is 4.15 acres. (Columbia Pike, S. Barton Street, S. Adams Street)

Projects of Interest

◆ *1100 S. EDGEWOOD STREET*

County Board Date:	July 2009	Office SF:	0
Project Status:	Approved	Retail SF:	2,960
Developer:	Gosnell Company	Residential Units:	22
Estimated Delivery:	--	Hotel Rooms:	0

1100 S. Edgewood St. is an approved Form-Based Code project consisting of eight three-and-a-half story townhouses, and a 14-unit, multi-family residential building with 2,960 square feet of retail and 30 parking spaces. A construction timetable has not been established for this project. (S. Edgewood St. at 11th St. S.)

◆ *AXUMITE VILLAGE*

County Board Date:	July 2009	Office SF:	0
Project Status:	Approved	Retail SF:	0
Developer:	ECDC / VMS	Residential Units:	36
Estimated Delivery:	--	Hotel Rooms:	0

Axumite Village is a Form-Based Code project with 36 townhouse units (six affordable) of three and four stories and 41 parking spaces at the corner of S. Highland St. and 11th Street S. The development is a partnership between the Ethiopian Community Development Council (ECDC) and VMS LLC. This project is expected to begin construction in the near term. (S. Highland St. at 11th St. S.)

◆ *ARLINGTON MILL COMMUNITY CENTER*

County Board Date:	June 2008	Office SF:	0
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Project Status:	Approved	Retail SF:	3,000
Developer:	Arlington Co. / PPA	Residential Units:	192
Estimated Delivery:	1Q 2013 (Public elements)	Hotel Rooms:	0

In December 2009 the County Board approved a modified, phased plan for Arlington Mill, with the goal of opening the public elements of the project -- a new community center, gymnasium and plaza – in the first quarter of 2013. Development of the residential portions of the project will be postponed indefinitely, due to a lack of funding brought about by market conditions. The original proposal for Arlington Mill included a 159-unit residential building and 33 residential units as part of the community center building. Sixty-one of the project units would be designated affordable. (Columbia Pike, South Dinwiddie Street, and Arlington Mill Drive)

Recently Completed

◆ SIENA PARK

County Board Date:	October 2006	Office SF:	14,650
Project Status:	Recently Completed	Retail SF:	34,341
Developer:	Woodfield Investments	Residential Units:	188
		Hotel Rooms:	0

Siena Park is a Form-Based Code project on the site of a former Safeway grocery store along Columbia Pike. It has 188 residential units, 34,341 square feet of retail space and 14,650 square feet of office space. Construction was completed in the fourth quarter of 2009 and the project is now leasing. (Columbia Pike and S. Wayne Avenue)

◆ 55 HUNDRED

County Board Date:	July 2005	Office SF:	0
Project Status:	Recently Completed	Retail SF:	7,544
Developer:	Fairfield Residential	Residential Units:	234
		Hotel Rooms:	0

55 Hundred is a ten-story Form-Based Code project along the west end of Columbia Pike. It has 234 residential units and 7,544 square feet of retail space. (Columbia Pike at S. Greenbrier Street)

COURTHOUSE (return to top)

Projects of Interest

◆ 1900 WILSON BLVD.

County Board Date:		Office SF:	0
Project Status:	Preliminary	Retail SF:	12,430

Developer:	ZOM Mid-Atlantic	Residential Units:	188
Estimated Delivery:	--	Hotel Rooms:	0

1900 Wilson Boulevard is proposed for the Hollywood Video site between Wilson and Clarendon Boulevards. Standing five stories, the project will have 188 residential units, 12,430 square feet of first floor retail space, and 226 parking spaces. The project would provide a connection for North Troy Street between Wilson & Clarendon Boulevards. It has an elevated, central courtyard and ground-floor retail along both major frontages. The project requires rezoning from C-2 to C-O-2.5 and a GLUP amendment from General Commercial to Medium O-A-H (Clarendon Boulevard and Wilson Boulevard east of N. Troy Street)

◆ **WASHINGTON VIEW**

County Board Date:	February 2007	Office SF:	0
Project Status:	Approved	Retail SF:	34,685
Developer:	Elm Street Development	Residential Units:	141
Estimated Delivery:	--	Hotel Rooms:	0

Washington View is planned for the former Taco Bell and Dr. Dremo sites at 2000 Wilson Boulevard. Standing seven stories, the project will have 141 residential units, 34,685 square feet of first floor retail space, and 297 parking spaces. (Clarendon Boulevard and Wilson Boulevard east of N. Courthouse Road)

◆ **COURTHOUSE LANDMARK TOWER**

County Board Date:	--	Office SF:	418,452
Project Status:	Preliminary	Retail SF:	13,805
Developer:	JBG Companies	Residential Units:	0
Estimated Delivery:	--	Hotel Rooms:	0

Courthouse Landmark Tower is a proposed 290-foot, 21-story office building with 418,452 square feet of office space, 13,805 square feet of retail, and 505 parking spaces. Current users at the site include USA Print, Boston Market, Cosi, Ritz Camera, Summer's Restaurant, Jerry's Subs, and a homeless shelter. The site area is 2.39 acres. (Clarendon Blvd., N. Courthouse Rd., N. 15th Street and N. Uhle St.)

◆ **COURTHOUSE SQUARE**

County Board Date:	--	Office SF:	--
Project Status:	Preliminary	Retail SF:	--
Developer:	--	Residential Units:	--
Estimated Delivery:	--	Hotel Rooms:	--

Preliminary planning is underway for the east end of the Courthouse Plaza complex for commercial development, a cultural center, a civic urban plaza with underground parking and a new homeless shelter. The site consists of County-owned land currently occupied

by a surface parking lot and the Court Square West office building. (N. 15th Street, N. Courthouse Rd. and N. 14th Street)

◆ **2201 N. PERSHING DR. AT ARLINGTON BLVD.**

County Board Date:	January 2008	Office SF:	--
Project Status:	Approved	Retail SF:	33,495
Developer:	Abbey Road Property	Residential Units:	188
Estimated Delivery:	--	Hotel Rooms:	--

2201 N. Pershing Drive at Arlington Boulevard is approved for 188 apartments (including 18 affordable units) and 33,495 square feet retail space. The project is ¾ of a mile from Clarendon Metro Station. This redevelopment replaces two older strip shopping centers. The project has been recognized by the Washington Smart Growth Alliance as an example of infill development, mixed use and smart growth. A construction timetable has not been established for this project. (N. Pershing Street and Arlington Boulevard)

◆ **THE TELLUS**

County Board Date:	April 2009	Office SF:	10,674
Project Status:	Approved	Retail SF:	4,354
Developer:	Erkiletian	Residential Units:	254
Estimated Delivery:	--	Hotel Rooms:	--

The Tellus is going to replace the Executive Building, which is located at 2009 14th Street N. The project is a 16-story, 254-unit (rental) residential building with 8,127 square feet of office space and 4,354 square feet of retail, and 2,527 square feet of office or retail. A three-level garage will have 273 spaces, with a half-acre plaza situated above. (14th Street N. between N. Troy St and N. Taft St.)

◆ **NATIONAL SCIENCE TEACHER’S ASSOCIATION - ADDITION**

County Board Date:	November 2005	Office SF:	107,920
Project Status:	Approved	Retail SF:	10,000
Developer:	NSTA	Residential Units:	--
Estimated Delivery:	--	Hotel Rooms:	--

The National Science Teacher’s Association (NSTA) has an approved Site Plan to expand the current building at 1840 Wilson Boulevard. The expansion would occur eastward on sites presently occupied by single-story restaurants. The current NSTA building has 46,080 square feet of office space, and the expansion would result in total office square footage of 107,920 and 10,000 square feet of retail. The Rhodeside Grill and Il Radicio buildings would be demolished, as would the surface parking lot. The Site Plan was initially approved in November 2005, and Site Plan Amendments were approved in July 2008 and November 2008 to resolve façade and parking issues. A construction timetable has not been established for this project. (Wilson Blvd. N. Rhodes St. and Clarendon Blvd.)

◆ **2311 WILSON BLVD.**

County Board Date:	October 1996	Office SF:	100,328
Project Status:	Approved	Retail SF:	4,906
Developer:	Michael Foster	Residential Units:	--
Estimated Delivery:	--	Hotel Rooms:	--

Demar Office Building at 2311 Wilson Blvd. was approved with the site plan for the adjacent 2201 Wilson Blvd. Apartments. The apartments were completed in 2001 and the office building has not been built. The approval allows for 100,328 office square feet and 4,906 retail square feet. The structure would be seven stories (89 feet) in height, with 183 parking spaces. A site plan amendment is likely needed before this project can go forward. (Wilson Blvd. and N. Adams St.)

Recently Completed

◆ **RESIDENCE INN ARLINGTON COURTHOUSE**

County Board Date:	February 2005	Office SF:	0
Project Status:	Recently Completed	Retail SF:	10,000
Developer:	Donohoe Companies	Residential Units:	0
		Hotel Rooms:	176

The Residence Inn Arlington Courthouse delivered in the fall of 2009, bringing 176 rooms, 10,000 square feet of first floor retail space, and 180 parking spaces to the western end of Courthouse Plaza. A restaurant is planned for the retail space. The property is on a ground lease from Arlington County. (1425 N. Adams Street)

CRYSTAL CITY - POTOMAC YARDS (return to top)

Under Construction

◆ **MARRIOTT RENAISSANCE & RESIDENCE INN**

County Board Date:	December 2007	Office SF:	--
Project Status:	Under Construction	Retail SF:	10,000
Developer:	Marriott	Residential Units:	--
Estimated Delivery:	1Q 2011	Hotel Rooms:	625

Construction is underway on Marriott's 4.1 Site Plan for Potomac Yard Land Bay B. The Site Plan for Land Bay B calls for two hotels that will operate separately but will be joined at the garage and at the first few above-grade levels. One hotel will be a 300-room Renaissance while the second hotel will be a 325-room Residence Inn. The Marriott Renaissance will be the first Renaissance branded hotel in Arlington. The hotels will have separate lobbies but will share amenities and meeting rooms.

Projects of Interest

◆ *MONUMENT VIEW*

County Board Date:	June 2008	Office SF:	323,299
Project Status:	Approved	Retail SF:	3,512
Developer:	Monument Realty	Residential Units:	352
Estimated Delivery:	--	Hotel Rooms:	--

Monument View consists of two buildings on a 204,966 square foot site, once owned by Arlington County. Under the Site Plan agreement, Arlington County and Monument Realty are swapping land parcels between this site and the Boundary Channel site. This project consists of 352 residential units in a 7-story building and 323,299 square feet of office space in an 8-story building with 3,512 square feet of ground floor retail. A construction timetable has not been established for this project. (S. 6th Street, S. 10th Street and Old Jefferson Davis Highway)

◆ *BRITTANY EAST AND BRITTANY WEST (Potomac Yard Land Bay D)*

County Board Date:	May 2007	Office SF:	--
Project Status:	Approved	Retail SF:	16,503 / 15,868
Developer:	Meridian Group	Residential Units:	360 / 331
Estimated Delivery:	--	Hotel Rooms:	--

Located in 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 Potomac Yard Land Bay D, Brittany West will have 331 residential units and 15,868 square feet of retail space. A construction timetable has not been established for this project.

◆ *CENTER PARK AT POTOMAC YARD*

Center Park at Potomac Yards is a two acre park envisioned as the grand outdoor room for the Potomac Yard development. Primary features of Center Park include the Roundhouse retail pavilion that is a permanent, predominantly glass structure that will provide food and beverage services, indoor and outdoor seating, restrooms and a small venue for performances. The central portion of Center Park features a large, sweeping curve of open lawn. A small plaza located directly between the Land Bay D-East and D-West developments provides an additional performance venue or additional seating.

◆ *NATIONAL GATEWAY 3-4-5-6 (Potomac Yard Land Bay C)*

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 will have 1,064,298 office square feet and 41,325 retail square feet in Potomac Yard Land Bay C. Four office buildings will be developed along with a 1.6 acre urban park to be known as the North Park Plaza. A total of 1,700 parking spaces will be provided.

◆ **CRYSTAL DRIVE RETAIL EXPANSION, PHASE 2**

County Board Date:	May 2001	Office SF:	84,034
Project Status:	Approved	Retail SF:	92,920
Developer:	Vornado - CES	Residential Units:	--
Estimated Delivery:	--	Hotel Rooms:	--

With the completed Phase 1 retail improvements to Crystal Drive from S. 23rd Street to S. 20th Street, Vornado Charles E. Smith attained board approval for 84,034 square feet of office development and 92,920 square feet of additional retail development. The Phase 2 work would occur between S. 20th Street and S. 18th Street. (Crystal Drive between S. 18th and S. 23rd Street)

◆ **CRYSTAL HOUSE LOFTS (formerly Crystal House III)**

County Board Date:	November 2006	Office SF:	--
Project Status:	Approved	Retail SF:	--
Developer:	Archstone Smith	Residential Units:	247
Estimated Delivery:	--	Hotel Rooms:	--

Crystal House Lofts will be similar to the successful Lofts at Crystal Towers constructed on S. 15th Street. It will consist of 247 new 4-story lofts. The existing two 12-story residential towers with 828 units will remain. Upon completion there will be a total of 1,075 residential units with parking provided at a ratio of 1.01 spaces per unit. The surface parking lot at the corner of S. 22nd Street and S. Eads Street operates under an existing Use Permit but the parking spaces currently used by Crystal House will no longer be required. A construction timetable has not been established for this project. (S. 19th Street to S. 22nd Street, S. Eads and S. Fern Street)

Recently Completed

◆ **ASTER AT CRYSTAL CITY (formerly North Tract Lofts)**

County Board Date:	July 2005	Office SF:	--
Project Status:	Recently Completed	Retail SF:	--
Developer:	York Residential	Residential Units:	184
		Hotel Rooms:	--

The Aster at Crystal City is a York Residential project that was originally approved for Archstone-Smith. The Aster consists of 184 luxury apartment homes and 242 underground parking spaces. York Residential delivered the first set of units in the third quarter of 2009 with the balance delivered in fourth quarter 2009. (305 S. 10th St)

◆ **NATIONAL GATEWAY 1 & 2**

County Board Date:	May 2007	Office SF:	374,379
Project Status:	Recently Completed	Retail SF:	71,418
Developer:	Meridian Group	Residential Units:	--
		Hotel Rooms:	--

National Gateway 1 & 2 delivered in November 2009 on the west portion of Potomac Yard Land Bay E. The total office space in the project is 373,057 square feet, and the total retail space is 71,418 square feet. The retail space includes a 53,761 square-foot health club space for L.A. Fitness. The buildings are nine stories (119 feet) tall. The project has 684 parking spaces. (Potomac Yard Land Bay E - West)

EAST FALLS CHURCH (return to top)

Under Construction

◆ **CRESCENT APARTMENTS** (formerly *The Easton*)

County Board Date:	November 2005	Office SF:	--
Project Status:	Under Construction	Retail SF:	6,630
Developer:	Hanover Company	Residential Units:	205
Estimated Delivery:	2Q 2010	Hotel Rooms:	--

Crescent Apartments is a site plan project under construction at the former Tax Analyst site on Westmoreland Street. The project consists of 205 residential units and 6,630 square feet of retail space. Access is from Westmoreland Street. Construction began in the autumn of 2008. (Westmoreland Street east of Lee Highway)

NAUCK VILLAGE - S. GLEBE RD. - FOUR MILE RUN (return to top)

Under Construction

◆ **ALEXAN 24**

County Board Date:	May 2006	Office SF:	--
Project Status:	Under Construction	Retail SF:	--
Developer:	Trammell - Prudential	Residential Units:	217
Estimated Delivery:	3Q 2010	Hotel Rooms:	--

Alexan 24 will have 217 residential units, of which 197 are market-rate and 20 are committed affordable. The County Board originally approved plans for a 251 unit

residential complex consisting of a 4-story low rise building with 80 units and an 11-story high rise with 171 units. In May 2006, an amendment was approved to remove the high rise and make the entire project 4 stories. Alexan 24 is a joint venture between Trammell Crow Residential and Prudential Real Estate Investors. The demolition of the Econo-Lodge National Airport took place in 2007. (S. Glebe Road at I-395; 2485 S. Glebe Road)

◆ **SHIRLINGTON CREST**

County Board Date:	--	Office SF:	--
Project Status:	Under Construction	Retail SF:	--
Developer:	Stanley Martin	Residential Units:	171
Estimated Delivery:	3Q 2010	Hotel Rooms:	--

Shirlington Crest consists of 171 luxury townhomes at S. Shirlington Road and S. Four Mile Run Drive. Construction is underway, with incremental completion dates up to third quarter 2010. A set of 40 units has delivered and sales efforts have been successful on the remaining sets. (S. Kemper Rd., S. Shirlington Rd., S. Four Mile Run Dr.)

Projects of Interest

◆ **MACEDONIA BAPTIST CHURCH**

County Board Date:	September 2008	Office SF:	--
Project Status:	Approved	Retail SF:	--
Developer:	MBC – AHC, Inc.	Residential Units:	36
Estimated Delivery:	--	Hotel Rooms:	--

Macedonia Baptist Church has an approved use permit for a 4-story, 36-unit affordable apartment project along Shirlington Road at S. Garfield Street. The project is a partnership between the church, which owns the property, and AHC, Inc. which is acting as developer. In addition to affordable units, the project has 2,300 square feet of office space, which includes 1,000 ground floor square feet for a non-profit community development corporation. A groundbreaking has occurred and construction activity is anticipated in the near term (Shirlington Rd. at S. Garfield St.)

PENTAGON CITY (return to top)

Under Construction

◆ **THE MILLENNIUM** (formerly Two Metropolitan Park)

County Board Date:	March 2006	Office SF:	--
Project Status:	Under Construction	Retail SF:	8,119
Developer:	Kettler	Residential Units:	300
Estimated Delivery:	1Q 2010	Hotel Rooms:	--

The Millennium is the second building of the eight-phase, ten-building, Metropolitan Park

project. The 18-story building will have 300 apartments and 8,119 square feet of first floor retail space. Parking will be provided for 382 cars. (S. Fern Street north of S. 15th Street)

Projects of Interest

◆ **PENTAGON CENTRE – 4.1 SITE PLAN**

County Board Date:	July 2008	Office SF:	489,911
Project Status:	Approved	Retail SF:	33,495
Developer:	Kimco Realty Corp.	Residential Units:	--
Estimated Delivery:	--	Hotel Rooms:	--

Phase I of the Pentagon Centre project totals 489,911 square feet of office space and 33,495 new retail square feet. One office tower of 20 stories will be at the corner of 12th and Hayes, and a second office tower of 8 stories will occupy the corner of 15th and Hayes. A parking garage of 7 stories with a 2-story office-retail liner will be built along 15th Street. The County Board approved Phase I as part of a Phased Development Site Plan (PDSP) for the 16.8 acre site currently occupied by Costco, Best Buy, Borders Books & Music, CompUSA and other retail stores. Phases II and III of the PDSP will bring an additional 600 residential units, 293,575 square feet of retail space, 287,071 square feet of office space, and 250 hotel rooms. This site was not part of the 1976 Pentagon City PDSP approved by Arlington County. (12th St. S, S. Fern St., 15th St. S., S. Hayes St.)

◆ **THREE METROPOLITAN PARK**

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

Three Metropolitan Park is part of an eight-phase, ten-building project, near the intersection of 12th Street S. and S. Fern Street. Plans call for an 18-story, 411-unit residential building, with 16,350 square feet of ground-floor retail along the 12th and Fern Street frontages, a penthouse atop the 18th story, and two green rooftops. A 1/3-acre park will abut the south and east sides. (S. Fern Street at N. 12th Street).

ROSSLYN (return to top)

Projects of Interest

◆ **ROSSLYN PLAZA**

County Board Date:	--	Office SF:	1,832,922
Project Status:	Preliminary	Retail SF:	9,114
Developer:	Vornado / Gould	Residential Units:	350
Estimated Delivery:	--	Hotel Rooms:	300

Vornado/Charles E. Smith and Gould Property Company recently submitted a Phased Development Site Plan (PDSP) for Rosslyn Plaza. The applicants are proposing to redevelop the ten lots that collectively make up Rosslyn Plaza and Rosslyn Plaza North, currently developed with four office buildings and two residential buildings. The lots are zoned "C-O", which along with North Arlington Ridge Road right-of-way, would have to be rezoned to "C-O-Rosslyn". The proposed PDSP would allow for the coordinated development of three office buildings and a combination residential/hotel building. At this stage the concept and phasing are under review, with individual buildings to be processed as individual site plans as they are proposed.

◆ **ROSSLYN GATEWAY**

County Board Date:	--	Office SF:	536,290
Project Status:	Preliminary	Retail SF:	10,968
Developer:	JBG	Residential Units:	237
Estimated Delivery:	--	Hotel Rooms:	245

JBG is proposing to demolish the site's two existing 12-story office buildings, the Rosslyn South Building and the Rosslyn North Building, and to construct three (3) buildings in its place, to include a 20-story residential building, a 24-story hotel/residential building, and a 24-story office building. The office building would be 536,290 square feet of office, 6,260 square feet of retail, and 466 parking spaces. The residential/hotel building would have 245 rooms, 68 residential units, and 239 parking spaces. The residential building would have 169 units, 4,708 square feet of retail and 175 parking spaces. The office building would be LEED Gold and the other two buildings would be LEED Certified. (Lee Highway, N. Moore Street, 19th Street N. and Fort Myer Drive).

◆ **CENTRAL PLACE**

County Board Date:	May 2007	Office SF:	570,549
Project Status:	Approved	Retail SF:	44,554
Developer:	JBG Companies	Residential Units:	350
Estimated Delivery:	--	Hotel Rooms:	--

Central Place consists of a 31-story office building, a 30-story residential building, and 44,554 square feet of ground-floor retail. The residential building will have 350 apartment units and the office building will have 570,549 square feet. Both buildings will be 10.0 FAR with heights of approximately 390 feet. A 115-foot by 140-foot plaza is planned between the buildings. The office building will have a 9,555 square foot observation deck on top. Both buildings have been designed for LEED Silver. Demolition of the former low-rise uses, including Burger King and Orleans House, has taken place. (North Lynn, North Moore and 19th Streets and Wilson Boulevard)

◆ **1812 N. MOORE STREET**

County Board Date:	December 2007	Office SF:	569,739
Project Status:	Approved	Retail SF:	11,020

Developer:	Monday Properties	Residential Units:	--
Estimated Delivery:	--	Hotel Rooms:	--

1812 N. Moore St. will be a 30-story office building with 569,739 square feet of office and 11,020 square feet of retail space. The project area includes the Virginia Power substation site and the site of a former office building. The proposed development utilizes the air rights of the substation. Parking is provided for 480 vehicles. This building will be the first LEED Platinum building in Virginia. As part of the this project, Arlington County has access to the former Newseum, 54,000 square feet of first-class exhibition space at 1101 Wilson Boulevard, for 15 years. Demolition of the former office building is complete. (N. Fort Myer Drive, N. 19th Street and N. Moore Street)

◆ **1716 WILSON BOULEVARD**

County Board Date:	October 2007	Office SF:	108,753
Project Status:	Approved	Retail SF:	27,996
Developer:	Contis	Residential Units:	--
Estimated Delivery:	--	Hotel Rooms:	--

1716 Wilson Boulevard will be five stories with 108,753 square feet of office space and 27,996 square feet of retail space. Located between the WRIT Rosslyn Center and 1800 Wilson Boulevard project, the project will have 248 parking spaces. (Wilson Boulevard, Clarendon Boulevard at future N. Quinn Street extension)

◆ **ROSSLYN COMMONS**

County Board Date:	June 2008	Office SF:	--
Project Status:	Approved	Retail SF:	12,635
Developer:	JBG Companies	Residential Units:	479
Estimated Delivery:	--	Hotel Rooms:	--

Rosslyn Commons will be a large townhouse and high-rise residential development on the south side of Clarendon Boulevard between N. Ode Street and N. Oak Street. The project site is 2.77 acres, and plans call for 25 townhomes, 454 high-rise residential units (54 affordable) and 12,635 square feet of retail. The townhomes will range in size from 1,840 square feet to 2,340 square feet. One high-rise building will be 13 stories stepping down to 11 stories. The second apartment building will be 12 stories. (Clarendon Boulevard, N. Ode Street and N. Oak Street)

◆ **NEWSEUM**

With approval of the 1812 N. Moore Street project in December 2007, Arlington County attained access to the former-Newseum space from Monday Properties under a rent-free agreement for more than 15 years plus operating expenses. In July 2008 the County Board approved plans to transform the space into a cultural center that will host a mix of year-round performances, exhibits and events. Funding for the cultural center will come from existing cultural service program funds, the Rosslyn Business Improvement District,

earned income, sponsorship and grants. The space consists of approximately 54,000 square feet that was developed by the Freedom Forum in the mid-1990s. Re-use of the facility will include two performing arts spaces, an exhibition gallery, a ballroom, and restaurant and retail space. (Wilson Boulevard and N. Lynn Street)

VILLAGE at SHIRLINGTON (return to top)

Recently Completed

◆ **HILTON GARDEN INN**

County Board Date:	January 2007	Office SF:	--
Project Status:	Recently Completed	Retail SF:	--
Developer:	Shirlington HHG Hotel	Residential Units:	--
		Hotel Rooms:	142

The Hilton Garden Inn is a seven-story, 142-room hotel on the 0.79 acre site north of the cinema on Arlington Mill Drive. Delivery occurred in the fourth quarter of 2009. The hotel has a mixture of studio, 1-bedroom and 2-bedroom units along with a swimming pool/exercise facility and 1,290 square feet of meeting room space on the first floor. Parking is provided in the new 750- space garage across S. Stafford Street. (S. Randolph Street and Arlington Mill Drive)

VIRGINIA SQUARE (return to top)

Under Construction

◆ **GEORGE MASON UNIVERSITY ARLINGTON CAMPUS - PHASE II**

County Board Date:	October 2007	Other SF:	244,000
Project Status:	Under Construction		
Developer:	George Mason Univ.		
Estimated Delivery:	2Q 2010		

George Mason University Phase II is a \$50 million, 244,000 square foot, LEED-certified expansion of the campus for faculty offices, classrooms, a 438-seat library with 100,000 volumes, a 300-seat auditorium, and a public plaza. Upon completion, the Arlington Campus will have 750,000 square feet of space to accommodate 7,000 undergraduate, graduate and professional students. The law school building was completed in 1998, and the foundation building was completed in 2007. (Fairfax Dr. at N. Kenmore St.)

Projects of Interest

◆ **CLUB ON QUINCY**

County Board Date:	October 2007	Office SF:	--
Project Status:	Approved	Retail SF:	2,705
Developer:	WCI Communities	Residential Units:	120
Estimated Delivery:	--	Other SF:	11,081

The Club on Quincy is approved for 120 units, 2,705 square feet of retail space, a “black box” theater to be managed by Arlington County, and space for the Arlington Funeral Home. The developer of the project, Trammell Crow Residential, sold the project to WCI Communities. This project has no timetable. (N. Quincy Street at Fairfax Drive)