ARLINGTON ECONOMIC DEVELOPMENT
CURRENT DEVELOPMENT SUMMARY
First Quarter 2012 (updated)

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

BALLSTON

Under Construction

♦ FOUNDER'S SQUARE

County Board Date:	July 2008	**Office SF:**	774,340
Project Status:	Under Construction	**Retail SF:**	26,585
Developer:	Shooshan Company	**Residential Units:**	257
Estimated Delivery:	2Q 13, 1Q 14	**Hotel Rooms:**	183

The Shooshan Company is developing four major buildings at Founder's Square. The secure office building, at 13 stories and 355,530 square feet, delivered in the second quarter of 2012 and will be occupied by the Defense Advanced Research Projects Agency (DARPA). A Marriott Residence Inn hotel of eleven stories with 183 rooms is under construction, delivering in the second quarter of 2013. A building on the west side of N. Quincy Street, with 257 residential units (17 stories) is expected by first quarter 2014. Lastly, a speculative 418,810 square foot, 20-story office building will be built on the northwest corner of the block. The site plan includes a total of 26,585 retail square feet. The County Board approved modifications to the site plan that will generate funds needed to build Mosaic Park. The modifications also brought the hotel use into the site plan. (Wilson Blvd., N. Randolph St. and N. Quincy St.)

Projects of Interest

♦ 650 N. GLEBE RD.

County Board Date:	May 2012	**Office SF:**	0
Project Status:	Preliminary	**Retail SF:**	2,230
Developer:	Crimson Partners	**Residential Units:**	163
Estimated Delivery:	--	**Hotel Rooms:**	0

650 N. Glebe Rd. is a five-story residential building proposed for the corner of N. Glebe Road and N. Carlin Springs Rd., where a Goodyear tire store stands today across from the Ballston Common Mall. It would have 165 apartment units and 9,234 square feet of first floor retail space. (N. Glebe Rd. and N. Carlin Springs Rd.)

- **THE SPIRE**

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

The Spire was going to replace the former INS building near the intersection of Fairfax Drive and N. Glebe Road. The proposed building is 23 stories with 237 units and 9,200 square feet of first floor retail space. The existing office building has been refurbished, and construction is on hold indefinitely. (N. Glebe Rd. and Fairfax Dr.)

Recently Completed

- **800 N. GLEBE RD.**

County Board Date:	February 2008	**Office SF:**	282,989
Project Status:	Recently Completed	**Retail SF:**	26,292
Developer:	JBG	**Residential Units:**	
Estimated Delivery:	--	**Hotel Rooms:**	0

800 N. Glebe Rd. has 282,989 office square feet, 26,292 retail square feet, and a LEED Gold certification. Construction began in the first quarter of 2011 and delivery occurred in the second quarter of 2012. This project is being built on the site of the former Bob Peck Chevrolet dealership. (N. Glebe Rd., Wilson Blvd. and N. Wakefield St.)

- **VIRGINIA TECH RESEARCH CENTER** (900 N. GLEBE RD.)

County Board Date:	February 2008	**Office SF:**	132,827
Project Status:	Recently Completed	**Retail SF:**	9,949
Developer:	JBG	**Residential Units:**	0
Estimated Delivery:	--	**Hotel Rooms:**	0

The Virginia Tech Research Center has 132,827 office square feet, 9,949 retail square feet, and a LEED Silver certification. Virginia Tech is partnering with IBM to operate an informatics lab called the Center for Community Security and Resilience. It incorporates next-generation Internet with direct fiber access to National LambdaRail, Internet 2, and multiple federal networks. The network provides access to international peering points in New York, Chicago, Seattle, Los Angeles, and Florida, and the building includes a secure data center for high performance computing (HPC)-based research.

♦ THE JORDAN

County Board Date:	February 2008	**Office SF:**	0
Project Status:	Recently Completed	**Retail SF:**	0
Developer:	AHC	**Residential Units:**	90
Estimated Delivery:	--	**Hotel Rooms:**	0

The Jordan, located west of the 800 N. Glebe office building, has 90 units of committed affordable housing. It was developed by AHC. (N. Glebe Rd., Wilson Blvd. and N. Wakefield St.)

CLARENDON (return to top)

Under Construction

♦ GARFIELD PARK AT CLARENDON VILLAGE

County Board Date:	June 2004	**Office SF:**	0
Project Status:	Under Construction	**Retail SF:**	20,757
Developer:	Ironwood Realty	**Residential Units:**	152
Estimated Delivery:	3Q 2012	**Hotel Rooms:**	0

Garfield Park at Clarendon Village is an apartment and retail project under construction in Clarendon. At five stories, the building will have 152 luxury apartment units, 20,757 square feet of retail space, and 295 underground parking spaces. The ground floor of the building will have a lobby, eight live/work units and six retail units. Completion is anticipated in the latter half of 2012. (N. 10th St. and Washington Blvd.).

♦ 3001 WASHINGTON BOULEVARD

County Board Date:	January 2012	**Office SF:**	284,012
Project Status:	Under Construction	**Retail SF:**	22,479
Developer:	Penzance	**Residential Units:**	0
Estimated Delivery:	1Q 2015	**Hotel Rooms:**	0

Penzance is underway with a ten-story office building with ground-floor retail at 3001 Washington Boulevard, on the block bounded by N. 11th, Highland and Garfield Streets. The building steps down from ten to seven and ultimately four stories. The development involves transferring development rights to this site from nearby sites in Clarendon. Historic structures on those sites are being preserved. (N. Garfield St. and Washington Blvd.).

Projects of Interest

♦ 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:	--	**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. (N. Washington Blvd. and N. Irving St.)

Recently Completed

- **vPOINT** (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:	1Q 2012	**Hotel Rooms:**	0

vPoint 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 educational building and daycare center on the north side of the block will remain. Seventy of the residential units are guaranteed at affordable rate. The project will be rated LEED-Silver. (N. Highland St. – N. Hartford St. – 13th St. N.)

- **CLARENDON CENTER**

County Board Date:	June 2006	**Office SF:**	220,919
Project Status:	Recently Completed	**Retail SF:**	61,380
Developer:	Saul Centers	**Residential Units:**	244
Estimated Delivery:	--	**Hotel Rooms:**	0

The Clarendon Center North block has 97,860 square feet of office, 23,047 square feet of retail space, and 129 parking spaces. The South block has 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 were renovated for historic preservation purposes. Trader Joe's grocery store has committed to occupy ground floor space in the South block. (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.)

COLUMBIA PIKE (return to top)

Under Construction

- **ARLINGTON MILL**

County Board Date:	June 2008	**Office SF:**	0
Project Status:	Under Construction	**Retail SF:**	0

Developer:	Arlington Co. / APAH	**Residential Units:**	122
Estimated Delivery:	3Q 2013, 4Q 2013	**Hotel Rooms:**	0

In December 2009 the County Board approved a modified plan for Arlington Mill, to assure that construction of the public component and the residential component could proceed separately. The Arlington Partnership for Affordable Housing (APAH) will develop 122 affordable units to deliver in the third quarter of 2013. The public component – a new community center, gymnasium and plaza – broke ground in August of 2011 and will deliver in the fourth quarter of 2013. (Columbia Pike, South Dinwiddie St., and Arlington Mill Dr.)

Projects of Interest

- **ROSENTHAL SITE**

County Board Date:	--	**Office SF:**	0
Project Status:	FBC	**Retail SF:**	15,079
Developer:	Penrose Company	**Residential Units:**	304
Estimated Delivery:	--	**Hotel Rooms:**	0

The Penrose Property Company has submitted plans for a six-story Form-Based Code development at the Rosenthal car dealership site on the southwest corner of Columbia Pike and Glebe Road. The project would have 259 units and 15,079 square feet of retail, with an additional 44 townhome units behind the main building. The main building would be comprised of 247 apartments and 12 stacked flats. (Columbia Pike at S. Glebe Rd.)

- **1100 S. EDGEWOOD STREET**

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

1100 S. Edgewood St. is a planned 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. (S. Edgewood St. at 11th St. S.)

- **AXUMITE VILLAGE**

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

Axumite Village is a planned 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. (S. Highland St. at 11th St. S.)

COURTHOUSE (return to top)

Under Construction

- **MOSAIC AT CLARENDON** (2201 N. PERSHING DR.)

County Board Date:	January 2008	**Office SF:**	--
Project Status:	Under Construction	**Retail SF:**	33,495
Developer:	Equity Residential	**Residential Units:**	188
Estimated Delivery:	3Q 2012	**Hotel Rooms:**	--

Mosaic at Clarendon will have 188 residential units (18 affordable) and over 30,000 square feet of retail. It is scheduled to deliver in the third quarter of 2012. Abbey Road Property Group sold the project to Equity Residential in the spring of 2010, and construction began earlier this year. Rising five stories, with shops in the ground floor, the project will be a gateway from Arlington Boulevard into nearby neighborhoods. New masthead traffic signals will be installed, bus shelters will be improved and utilities will be put underground. It will be LEED-certified. (N. Pershing St. and Arlington Blvd.)

Projects of Interest

- **WAKEFIELD MANOR**

County Board Date:	October 2011	**Office SF:**	--
Project Status:	Approved	**Retail SF:**	--
Developer:	Kinney/Johnson	**Residential Units:**	104
Estimated Delivery:	--	**Hotel Rooms:**	--

The County Board has 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 twelve-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.

- **1900 WILSON BLVD.**

County Board Date:	June 2010	**Office SF:**	0
Project Status:	Approved	**Retail SF:**	24,657
Developer:	ZOM Mid-Atlantic	**Residential Units:**	198
Estimated Delivery:	4Q 2013	**Hotel Rooms:**	0

1900 Wilson Boulevard will be built to a height of five stories on the Hollywood Video site between Wilson and Clarendon Boulevards. It will have 198 residential units, and 24,657 square feet of first floor retail space. The project provides a new connection through the block for North Troy Street. (Clarendon Blvd. and Wilson Blvd. east of N. Troy St.)

♦ 2001 CLARENDON BLVD.

County Board Date:	February 2007	**Office SF:**	0
Project Status:	Approved	**Retail SF:**	30,000
Developer:	Elm Street Development	**Residential Units:**	154
Estimated Delivery:	4Q 2013	**Hotel Rooms:**	0

2001 Clarendon is planned for the former Taco Bell and Dr. Dremo sites along Wilson and Clarendon Boulevards. Standing seven stories, the project will have 154 residential units and 30,000 square feet of first floor retail space. The County Board approved a site plan amendment for this project in December of 2009, bringing the number of units from 141 to 154 and modifying the amount of retail space. (Clarendon Blvd. and Wilson Blvd. east of N. Courthouse Rd.)

♦ 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:	4Q 2013	**Hotel Rooms:**	--

The Tellus is slated to replace the Executive Building at 2009 14th Street N. It will be a 16-story, 254-unit apartment 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 above. (14th St. 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. (Wilson Blvd. N. Rhodes St. and Clarendon Blvd.)

♦ 2311 WILSON BLVD. (CLEAN TECHNOLOGY CENTER)

County Board Date:	February 2012	**Office SF:**	166,380
Project Status:	Preliminary	**Retail SF:**	8,660

Developer:	Michael Foster	**Residential Units:**	--
Estimated Delivery:	--	**Hotel Rooms:**	--

A revised proposal has been submitted for 2311 Wilson Boulevard, calling for approximately 191,000 square feet of development. The predominant use would be office at 166,380 square feet, while supporting spaces would be used for conferences (9,432 s.f.), retail (8,660 s.f.), childcare (5,000 s.f.) and fitness (1,665 s.f.). The proposal is currently in review. The previous proposal for this site (approved in 1996) called for a 96,000 square-foot office building. (Wilson Blvd. and N. Adams St.)

CRYSTAL CITY - POTOMAC YARDS (return to top)

Under Construction

♦ **BOEING REGIONAL HEADQUARTERS**

County Board Date:	October 2011	**Office SF:**	453,422
Project Status:	Under Construction	**Retail SF:**	--
Developer:	Monument Realty	**Residential Units:**	--
Estimated Delivery:	3Q 2014	**Hotel Rooms:**	--

The Boeing Regional Headquarters includes two buildings (five and six stories) totaling approximately 453,422 square feet adjacent to Long Bridge Park in Crystal City. The buildings will be ready for occupancy in 2014 and have LEED-Gold certification. (S. 6th St., S. 10th St. and Old Jefferson Davis Hwy.)

Projects of Interest

♦ **BRITTANY EAST AND BRITTANY WEST**

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

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 Land Bay D, Brittany West will have 331 residential units and 15,868 square feet of retail space.

♦ **NATIONAL GATEWAY 3-4-5-6**

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

National Gateway 3-4-5-6 is approved for 1,064,298 office square feet and 41,325 retail square feet in Potomac Yard Land Bay C. Four office buildings will be developed with a 1.6 acre urban park. A total of 1,700 parking spaces will be provided.

- **CRYSTAL HOUSE LOFTS**

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

Crystal House Lofts consists of 247 units at four stories. The design is similar to the successful Lofts at Crystal Towers on S. 15th Street. The existing pair of 12-story residential towers with 828 units will remain. (S. 19th St., S. 22nd St., S. Eads, S. Fern St.)

- **1900 CRYSTAL DRIVE**

County Board Date:	TBD	**Office SF:**	735,365 or 729,722
Project Status:	Preliminary	**Retail SF:**	11,099
Developer:	Vornado	**Residential Units:**	--
Estimated Delivery:	--	**Hotel Rooms:**	--

Vornado has submitted plans for the first redevelopment site since the new Crystal City sector plan was adopted. There are two options under consideration: Option 1 is a 24-story building with 735,365 square feet of office; and Option 2 would be a 23 stories and 729,722 square feet of office. Under both scenarios 11,099 square feet of retail will be considered. (S. 18th St., Crystal Dr., S Bell St.)

LEE HIGHWAY (return to top)

Under Construction

- **DOMINION HEIGHTS**

County Board Date:	November 2012	**Office SF:**	801
Project Status:	Under Construction	**Retail SF:**	8,420
Developer:	Christopher Cos.	**Residential Units:**	66
Estimated Delivery:	1Q 2013	**Hotel Rooms:**	--

Dominion Heights is a 66-unit condominium development on an infill site along Lee Highway and N. Monroe St. by the Christopher Companies. The site will also have 8,420 square feet of ground-floor retail and a small amount of office. (N. Monroe St. and Lee Highway)

Projects of Interest

- **ARCHSTONE PARKLAND GARDENS**

County Board Date:	--	**Office SF:**	2,358
Project Status:	By-right development	**Retail SF:**	--
Developer:	Archstone	**Residential Units:**	325
Estimated Delivery:	--	**Hotel Rooms:**	--

Archstone is preparing to construct 325 by-right residential rental units on a large site along N. Glebe Rd. just before it intersects with Lee Highway. The developer has finalized permitting issues with the County and will proceed with construction once permanent financing is in place. The site abuts the commercial shopping center on the southeast corner of N. Glebe Rd. and Lee Highway. (N. Glebe Rd. and 20th Rd. N.)

- **BERGMANN'S SITE**

County Board Date:	TBD	**Office SF:**	--
Project Status:	Preliminary	**Retail SF:**	26,000
Developer:	McCaffrey Interests	**Residential Units:**	166
Estimated Delivery:	--	**Hotel Rooms:**	--

Plans are under review to redevelop the Bergmann's Cleaners site located on Lee Highway and N. Veitch St. The site encompasses the existing cleaners facility and the townhomes east of N. Uhle St. The developer, McCaffrey Interests, is proposing to build a new 10-story apartment tower and 26,000 square feet of retail, along with 226 parking spaces to service both. (Lee Highway, N. Veitch St., N. Uhle St.)

PENTAGON CITY (return to top)

Projects of Interest

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

County Board Date:	TBD	**Office SF:**	1,809,000
Project Status:	Preliminary	**Retail SF:**	--
Developer:	Vornado	**Residential Units:**	--
Estimated Delivery:	--	**Hotel Rooms:**	300

Vornado has submitted a preliminary development concept for the ten-acre parcel on the north side of Pentagon City abutting Army Navy Dr. and the existing Marriott Residence Inn. The proposal includes a total of four office buildings, two of which would be secure to Dept. of Defense standards, and a hotel building with conference space. The proposed heights range from twelve to twenty-two stories. (Army Navy Dr., S. Eads St., 18th St. S., and S. Fern St.)

- **PENTAGON CENTRE – 4.1 SITE PLAN**

County Board Date:	July 2008	**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. (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 St. at N. 12th St.).

ROSSLYN (return to top)

Under Construction

- **1776 WILSON BOULEVARD**

County Board Date:	October 2007	**Office SF:**	108,753
Project Status:	Under Construction	**Retail SF:**	27,996
Developer:	Skanska	**Residential Units:**	--
Estimated Delivery:	3Q 2012	**Hotel Rooms:**	--

1776 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 be rated LEED-Platinum and have 248 parking spaces. (Wilson Blvd., Clarendon Blvd. at future N. Quinn St. extension)

- **SEDONA AND SLATE (ROSSLYN COMMONS)**

County Board Date:	June 2008	**Office SF:**	--

Project Status:	Under Construction	**Retail SF:**	12,635
Developer:	JBG Companies	**Residential Units:**	479
Estimated Delivery:	4Q 2012	**Hotel Rooms:**	--

Sedona and Slate is a townhouse and high-rise residential project on the south side of Clarendon Boulevard. The project calls for 25 townhomes, 454 high-rise residential units (54 affordable) and 12,635 square feet of retail. One high-rise building will be 13 stories stepping down to 11 stories. The other apartment building will be 12 stories. (Clarendon Blvd., N. Ode St. and N. Oak St.)

- **GASLIGHT SQUARE**

County Board Date:	--	**Office SF:**	--
Project Status:	Under Construction	**Retail SF:**	--
Developer:	Abdo Development	**Residential Units:**	117
Estimated Delivery:	4Q 2012	**Hotel Rooms:**	--

Gaslight Square will be a luxury condominium project on a 2.5-acre site in the 1700 block of Clarendon Boulevard, just west of the Mercer and Wooster Lofts. The project will have 117 units and it will be five stories. Construction began in the first quarter of 2011 with completion anticipated by the fourth quarter of 2012. (Clarendon Blvd., N. Queen St ,16th St. N, and N. Quinn St.)

- **1812 N. MOORE STREET**

County Board Date:	December 2007	**Office SF:**	569,739
Project Status:	Under Construction	**Retail SF:**	11,020
Developer:	Monday Properties	**Residential Units:**	--
Estimated Delivery:	4Q 2013	**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. Site work is underway for construction of the garage podium. This will be the first LEED Platinum building in Virginia. The project area includes the Virginia Power substation site and the site of a former office building. Parking is provided for 480 vehicles. (N. Fort Myer Dr., N. 19th St. and N. Moore St.)

- **GRAYSON FLATS**

County Board Date:	--	**Office SF:**	--
Project Status:	Under Construction	**Retail SF:**	--
Developer:	Insight Property	**Residential Units:**	67
Estimated Delivery:	4Q 2012	**Hotel Rooms:**	--

Grayson Flats is an apartment project on a 1.6-acre site in the section of Rosslyn that is south of Arlington Boulevard. The project will have 67 units and it will be four stories. Above-grade construction began in the first quarter of 2012 with completion anticipated by the end of the year. (N. Rolfe St. & 12th St. N)

Projects of Interest

- **ROSSLYN PLAZA**

County Board Date:	--	**Office SF:**	1,868,529
Project Status:	Preliminary	**Retail SF:**	45,465
Developer:	Vornado / Gould	**Residential Units:**	300-350
Estimated Delivery:	--	**Hotel Rooms:**	300-500

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. Currently the concept and phasing are under review, with buildings to be processed as individual site plans as they are proposed.

- **ROSSLYN GATEWAY**

County Board Date:	--	**Office SF:**	510,513
Project Status:	Preliminary	**Retail SF:**	6,260
Developer:	JBG	**Residential Units:**	302
Estimated Delivery:	--	**Hotel Rooms:**	148

JBG is proposing to demolish two existing 12-story office buildings, the Rosslyn South Building and the Rosslyn North Building, in order to construct three buildings, to include a 20-story residential building, a 24-story hotel/residential building, and a 24-story office building. The office building would be 510,513 square feet of office, 6,260 square feet of retail, and 466 parking spaces. A residential/hotel building and a residential only building are proposed, with a total of 302 residential units and 148 hotel rooms. The office building will be LEED Gold and the others LEED Certified. (Lee Hwy., N. Moore St., 19th St. N. and Fort Myer Dr.).

- **CENTRAL PLACE**

County Board Date:	May 2007	**Office SF:**	570,549
Project Status:	Approved	**Retail SF:**	44,554
Developer:	JBG	**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 buildings has occurred. (North Lynn, North Moore and 19th Streets and Wilson Blvd.)

- **KEY BOULEVARD APARTMENTS**

County Board Date:	--	**Office SF:**	--
Project Status:	Preliminary	**Retail SF:**	--
Developer:	AHC	**Residential Units:**	159
Estimated Delivery:	--	**Hotel Rooms:**	--

AHC Inc. has submitted plans to develop a six-story, 159-unit residential building at 1545 Key Boulevard in the Rosslyn area. Eighty-four of the units would be committed affordable apartments, and seventy-five would be market-rate condos. The applicant has proposed a transfer of development rights from the Gates of Ballston project to attain the density needed for this project.

- **COLONY HOUSE**

County Board Date:	--	**Office SF:**	--
Project Status:	Preliminary	**Retail SF:**	--
Developer:	B.F. Saul	**Residential Units:**	--
Estimated Delivery:	--	**Hotel Rooms:**	168

B.F. Saul has submitted plans to develop a 168-room extended-stay hotel at 1700 Lee Highway between Rosslyn and Interstate 66. The building would be eight stories plus two levels of above-grade parking. The applicant has proposed a LEED-Gold certification for this project. (Lee Highway, North Quinn Street, and North Scott Street).

VIRGINIA SQUARE (return to top)

Projects of Interest

- **VIRGINIA SQUARE TOWERS**

County Board Date:	September 2011	**Office SF:**	--
Project Status:	Approved	**Retail SF:**	12,815
Developer:	Dittmar	**Residential Units:**	540
Estimated Delivery:	--	**Hotel Rooms:**	--

The County Board approved the Virginia Square Towers residential project in Virginia Square. The site is approximately 2.4 acres along the south side of Fairfax Drive between N. Lincoln St. and N. Kansas St. The proposal calls for two buildings (13 and 6 stories, respectively), a total of 540 rental units, and 12,815 square feet of ground floor commercial space. The project will also bring a new public plaza and a LEED-Gold rating. (Clarendon Blvd., N. Queen St ,16th St. N, and N. Quinn St.)

- **3901 FAIRFAX DRIVE** (ARLINGTON FUNERAL HOME SITE)

County Board Date:	January 2012	**Office SF:**	178,131
Project Status:	Approved	**Retail SF:**	3,200
Developer:	Crimson Partners	**Residential Units:**	--
Estimated Delivery:	--	**Other SF:**	12.985

Crimson Partners is proposing to build a mixed-use project with 173,131 square feet of office space and 3,200 of retail space, plus space for a plaza and a theater. Crimson purchased the site from WCI Communities, which filed for bankruptcy in 2008.. (N. Quincy St. at Fairfax Dr.)