

PLANNING Information Report

PIR # 68

March 2010

DEVELOPMENT HIGHLIGHTS 2009

INTRODUCTION

Development Highlights 2009 summarizes residential and commercial development activity in Arlington, Virginia, in 2009. The objective of this report is to provide comprehensive information on development in Arlington County to the County Board, County staff, citizens, businesses and other decision-makers. This report is the 68th in a series of Planning Information Reports (PIRs), which are available from the Arlington County Planning Division at www.arlingtonva.us/PRAT.

This report is organized into three sections. The first section describes residential and commercial projects that were approved, started construction, completed or demolished in 2009. Historical data, summary tables and charts are included to supplement the text. The second section includes a map showing the location of these projects. The last section is a comprehensive list of each project approved, under construction, completed or demolished as of December 31st, 2009.

SUMMARY OF 2009 DEVELOPMENT ACTIVITY

- The Arlington County Board approved four residential projects which included a total of 723 residential units, 10,674 square feet of office space and 23,659 square feet of retail space.
- During 2009, nine projects with residential, commercial and educational uses started construction. Four of these projects are located in the Metro Station Areas of Clarendon, Virginia Square, East Falls Church and Crystal City.
- As of December 31, 2009, projects with ongoing construction – commencing in 2009 and preceding years – included 595,298 square feet of office space, 163,147 square feet of retail space, 296,502 square feet of other space, 1,538 residential units and 625 hotel rooms.
- A total of 209,650 square feet of office space, 86,193 square feet of retail space, 61,504 square feet of other space, 1,720 residential units and 318 hotel rooms were completed in 2009.

Table 1. Summary of 2009 Development Activity

	Approved by the County Board	Began Construction	Completed	Demolished
Office GFA	10,674	220,919	209,650	0
Retail GFA	23,659	78,010	86,193	80,683
Other* GFA	0	296,502	61,504	0
Residential Units	723	771	1,720	217
Hotel Rooms	0	625	318	0

GFA = Gross Floor Area (in square feet)

*Other includes schools, health care facilities, recreation/community centers, places of worship, fire houses, etc.



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- In preparation for new development activity, 80,863 square feet of retail space and 217 residential units were demolished in 2009.
- As in past years, the majority of development activity took place in Arlington’s Rosslyn-Ballston and Jefferson Davis Metro Corridors; however, other planning areas in the County, including Columbia Pike, Shirlington and Lee Highway experienced increases in new development.

A NOTE ON OUR METHODOLOGY

The Planning Research and Analysis Team (PRAT) tracks development using data on certificate of occupancy and building and demolition permits, as well as information from County Board minutes and County staff reports. In general, development projects are recorded as under construction when an above-grade building permit has been approved. Projects are considered complete when certificate of occupancy permits have been issued for at least 50 percent of the project’s total density or number of residential units. PRAT staff consults with Arlington Economic Development staff and conducts field checks to verify the accuracy of this development activity data.

This report contains information on new construction only and does not include data on alterations, renovations or changes of use. In addition, data on approved projects include only new density. The approved figures do not include density of renovated buildings that are part of new projects.

In some cases, large projects are split into different phases and tracked separately.

Development activity data are mapped using GIS and a map of the year-end data is included in the report. This map was produced using an interactive mapping browser produced by the Arlington County Mapping Center and it is available on the Arlington web site. This application allows the user to view patterns of development activity, click on individual projects to view detailed information, as well as produce queries and export the information. To access the interactive mapping browser, go to the County’s website www.arlingtonva.us and click on Online Services and County Maps. Also, pictures of development projects, data and maps are available on the web site at <http://www.arlingtonva.us/PRAT> => Development Information => Development Highlights.

APPROVED PROJECTS

Development projects in the County built under the site’s current zoning requirements are called by-right (B-R) projects. Within certain zoned districts, developers may apply for a “special exception” that allows for more flexibility in development form, use and density than that permitted by-right. These special exceptions must go through public review and be approved by the County Board. The primary special exception process for large residential and commercial projects is the “site plan” process. Other special exceptions are granted through use permits,

Table 2. Projects Approved by the Arlington County Board in 2009

Area	Project name	Site plan #	Office GFA	Retail GFA	Other GFA	Residential units	Hotel rooms
Court House	The Tellus (Executive Building Site)	403	10,674	4,354	0	254	0
Pentagon City	Three Metropolitan Park (Pentagon City PDSP)	105	0	16,345	0	411	0
Columbia Pike	Axumite Village	FBC	0	0	0	36	0
Columbia Pike	Columbia Place	FBC	0	2,960	0	22	0
Totals			10,674	23,659	0	723	0

See Appendix tables for detailed project data.
FBC = Form Based Code

Table 3. Approved Residential Units (2000 – 2009)

Location of Approved Units	Percent of Approved Units									
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
In Metro Corridors	60%	37%	97%	81%	76%	75%	63%	69%	82%	92%
Outside Metro Corridors	40%	63%	3%	19%	24%	25%	37%	31%	18%	8%

including unified residential, unified commercial mixed-use, and form based code development projects.

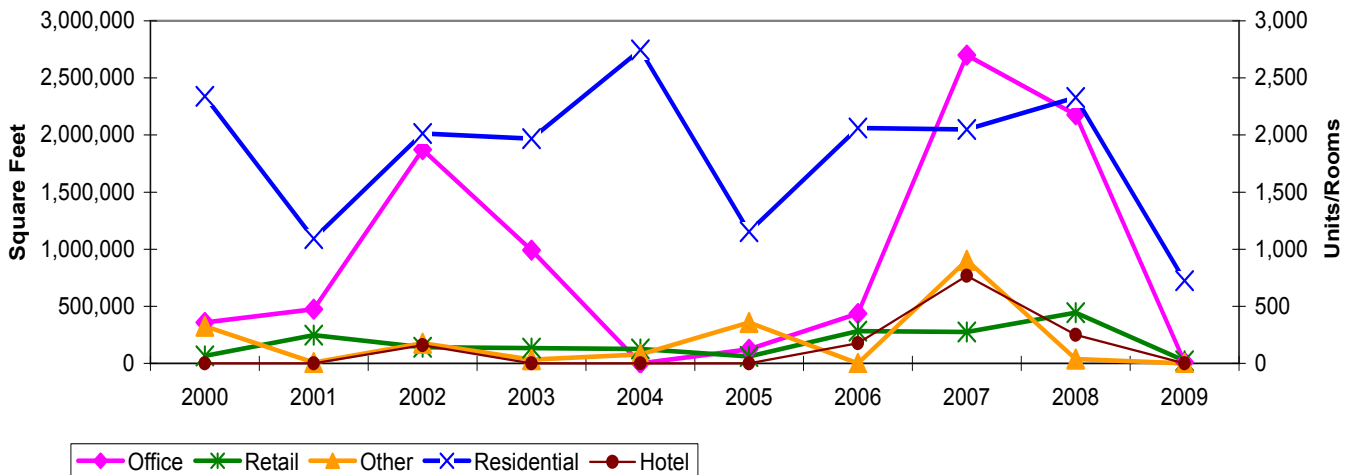
In 2009, the Arlington County Board approved two site plan and two form based code projects with residential and commercial uses. Combined, these projects totaled 723 residential units, 10,674 square feet of office and 23,659 square feet of retail.

About 92 percent of the new residential units approved by the County Board in 2009 are planned for the County’s Metro Corridors. This represents the second highest percentage of approved residential units concentrated in the Metro Corridors since 2000. The balance of the residential units (eight percent) is planned for areas outside of the

Metro Corridors. Specifically, for 2009 these projects are located in the Columbia Pike corridor.

Over the past ten years, the Arlington County Board has approved an average of over 900,000 square feet of office space, 1,840 residential units and 180,000 square feet of retail space. In 2009, there were 10,674 square feet of office space, 723 residential units and 23,659 square feet of retail space were approved. These represent 1.2 percent, 39.3 percent and 13.1 percent of their respective averages.

Figure 1. Density Approved by the County Board (2000 - 2009)



PROJECTS UNDER CONSTRUCTION

There were nine projects that started construction in 2009. These included Clarendon Center South in Clarendon with 244 units, Crescent Apartments in East Falls Church with 214 units and Alexan 24, outside of the Metro Areas with 217 units. Clarendon Center North and South will add almost 221,000 square feet of office space and over

61,000 square feet of retail space in Clarendon. In Crystal City, two hotels – the Marriot Renaissance and the Residence Inn – will add 625 hotel rooms. Two universities will be expanding, George Mason University will add 244,000 square feet of educational space and Marymount University will add 52,502 square feet of educational and dormitory space. In addition, 54 single-family houses started construction in Arlington in 2009.

Table 4. Construction Starts - Major Projects Under Construction in 2009

Area	Project name	Site plan #	Office GFA	Retail GFA	Other GFA	Residential units	Hotel rooms
Clarendon	Clarendon Center - North	397	97,860	23,047	0	0	0
Clarendon	Clarendon Center - South	397	123,059	38,333	0	244	0
Crystal City	Marriott Renaissance Hotel & Residence Inn (Potomac Yard - Land Bay B (Marriott))	346	0	10,000	0	0	625
East Falls Church	Crescent Apartments (The Easton)	391	0	6,630	0	214	0
Outside Metro	Alexan 24	387	0	0	0	217	0
Outside Metro	Cathedral View	407	0	0	0	4	0
Outside Metro	Marymount University's 26th St. Project	UP	0	0	52,502	0	0
Virginia Square	George Mason University - Phase II	Sp. Ag.	0	0	244,000	0	0
Virginia Square	Birchwood Apartments - Addition	B-R	0	0	0	38	0
N/A	Single Family Houses					54	
Total			220,919	78,010	296,502	771	625

See Appendix tables for detailed project data.
 B-R = By-Right
 UP = Use Permit
 Sp. Ag. = Special Agreement

Including projects that began construction prior to 2009, there were ten major office, residential and educational projects still under construction at year's end. In total, 595,298 square of office space was under construction in the County as of December 31, 2009. There were also 163,147 square feet of retail, 296,502 square feet of other space and 625 hotel rooms under construction (see appendix for a detailed list of project data).

There were 1,538 residential units under construction at the end of 2009. Some of these

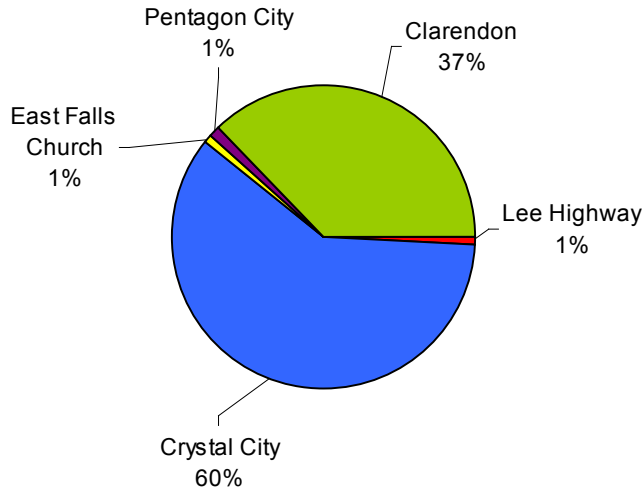
projects started construction before 2009. Of these residential projects, five were high-rises (above 4 stories), three were garden-style multi-family buildings (4 or fewer stories), and one was a townhouse project. About 70 percent of the residential projects under construction were planned as rental properties.

As of December 31, 2009, about 60 percent of commercial construction starts took place in Crystal City. This resulted from the development of Potomac Yard Land Bay E-West and the Marriot Renaissance

Figure 2. Type of Development by Area

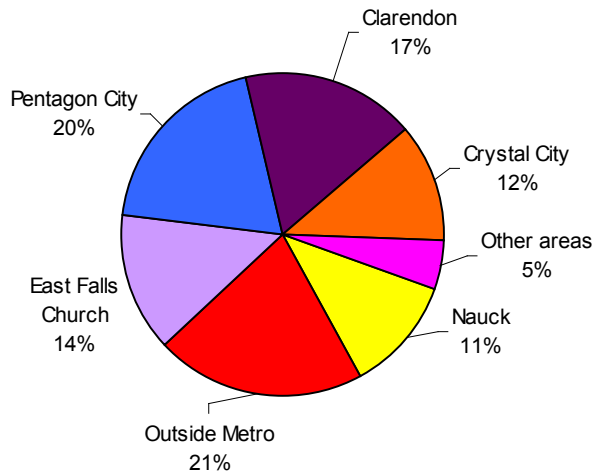
Commercial GFA (sq. ft.)

Total Under Construction 758,445 s.f.



Residential Units

Total Under Construction = 1,538 units



and Residence Inn hotels with a total of 455,797 square feet of commercial space. (See appendix for a detailed list of project data.)

At the close of 2009, about one-fifth of residential construction in the County took place outside of the Metro Station Areas with the construction start of the Alexan 24, adding 217 multi-family units, and the construction starts of 103 single family units. Pentagon City also saw one-fifth of all residential activity with the construction of 300 units at The Millennium.

In 2009 alone, 771 units were authorized by building permits. This number is significantly lower than the average of 1,666 residential units authorized by building permit since 2001. Multi-family construction continued to dominate the County's residential construction activity accounting for 93 percent of all units. Over the past four decades, the number of new residential construction starts has fluctuated significantly. The 2000-2009 decade has seen the most residential units built compared to each of the preceding four decades.

Year ^a	Total Units	Single-Family		Townhouse/ Duplex		Garden		Highrise/Midrise	
		No.	% of Total	No.	% of Total	No.	% of Total	No.	% of Total
1960-1969	14,045	1,994	14%	283	2%	2,479	18%	9,289	66%
1970-1979	5,914	829	14%	1,405	24%	55	1%	3,625	61%
1980-1989	12,046	632	5%	2,701	22%	344	3%	8,369	69%
1990-1999	6,741	764	11%	891	13%	326	5%	4,760	71%
2000-2009	17,203	1,229	7%	712	4%	2,105	12%	13,157	76%
TOTAL	55,949	5,448	10%	5,992	11%	5,309	9%	39,200	70%
Annual Data									
1980	581	64	11%	343	59%	0	0%	174	30%
1981	557	58	10%	227	41%	0	0%	272	49%
1982	410	14	3%	261	64%	0	0%	135	33%
1983	1,190	54	5%	697	59%	32	3%	407	34%
1984	1,289	53	4%	215	17%	24	2%	997	77%
1985	1,000	72	7%	185	19%	0	0%	743	74%
1986	1,421	78	5%	311	22%	8	1%	1,024	72%
1987	884	71	8%	166	19%	33	4%	614	69%
1988	2,036	88	4%	180	9%	0	0%	1,768	87%
1989	2,678	80	3%	116	4%	247	9%	2,235	83%
1990	577	72	12%	69	12%	111	19%	325	56%
1991	583	50	9%	56	10%	15	3%	462	79%
1992	607	63	10%	46	8%	47	8%	451	74%
1993	239	65	27%	118	49%	56	23%	0	0%
1994	348	93	27%	78	22%	21	6%	156	45%
1995	909	82	9%	207	23%	76	8%	544	60%
1996	660	52	8%	139	21%	0	0%	469	71%
1997	1,468	55	4%	62	4%	0	0%	1,351	92%
1998	380	89	23%	116	31%	0	0%	175	46%
1999 ^b	970	143	15%	0	0%	0	0%	827	85%
2000	2,213	111	5%	91	4%	664	30%	1,347	61%
2001	1,925	131	7%	83	4%	367	19%	1,344	70%
2002	1,656	111	6%	23	1%	0	8%	1,522	92%
2003	987	147	15%	65	7%	384	39%	391	40%
2004	1,837	147	8%	64	3%	23	1%	1,603	87%
2005	2,829	198	7%	65	2%	292	10%	2,274	80%
2006	1,865	170	9%	42	2%	21	1%	1,632	88%
2007	1,038	83	3%	17	1%	94	3%	844	81%
2008	2,082	77	4%	258	12%	222	11%	1,525	73%
2009	771	54	7%	4	1%	38	5%	675	88%
TOTAL 1980-2009	35,990	2,625	7%	4,304	12%	2,775	8%	26,286	73%

^a Data for 1960 through 1998 are from Development Highlights During 1998 (PIR #49), August 1999. Data for 1999 are from U.S. Census Bureau, Permits by County. Data for 2000 through 2009 are from the Planning Division's development tracking database.

^b Multi-family units for 1999 could not be separated into Garden and Highrise/Midrise and are therefore included in the Highrise/Midrise category.

COMPLETED PROJECTS

Thirteen multi-family and townhouses projects, with a total of 1,628 units were completed in 2009. Close to half of all residential units in this year were built in Columbia Pike and Rosslyn. Siena Park and 55 Hundred added 423 residential units to Columbia Pike. In Rosslyn, the Hilltop House 100 and Turnberry Tower added 347 residential units to this Metro Station Area.

In this same period, almost 210,000 square feet of office space and 86,000 square feet of retail space were added to the County. The majority of completed office space in 2009 was located at Randolph Square in Shirlington which added 195,000 square feet of office space. The Reed School/Westover Library added 61,504 square feet of other space in 2009.

Table 6. Projects Completed During 2009

Area	Project name	Site plan #	Office GFA	Retail GFA	Other GFA	Residential units	Hotel rooms
Ballston	Thomas St Apts.	B-R	0	0	0	33	0
Clarendon	Retail	B-R	0	5,760	0	0	0
Columbia Pike	Siena Park	FBC	14,650	34,341	0	188	0
Columbia Pike	55 Hundred (Columbia Village)	FBC	0	7,544	0	235	0
Court House	Residence Inn (Courthouse Plaza Hotel)	231	0	9,455	0	0	176
Court House	Rhodes Hills Square	B-R	0	0	0	89	0
Crystal City	220 20th Street (formerly Crystal Plaza 2)	11	0	1,563	0	266	0
Lee Highway	Culpeper Street Townhouses	B-R	0	0	0	4	0
Lee Highway	City View Town Homes	393	0	0	0	20	0
Nauck	The Shelton	UCMUD	0	2,500	0	94	0
Outside Metro	Reed School/Westover Library	UP	0	0	61,504	0	0
Outside Metro	Davis Place	B-R	0	0	0	10	0
Outside Metro	The Madison at Ballston Station	405	0	0	0	234	0
Rosslyn	Hilltop House 100	B-R	0	0	0	100	0
Rosslyn	Turnberry Tower	19	0	4,400	0	247	0
Shirlington	Randolph Square	106	195,000	16,472	0	0	0
Shirlington	Hilton Garden Inn (formerly Shirlington Hotel)	106	0	0	0	0	142
Virginia Square	Amelia Residential	108	0	4,158	0	108	0
N/A	Single Family Houses					92	
Totals			209,650	86,193	61,504	1,720	318

See Appendix tables for detailed project data.

B-R = By-Right

UCMUD = Unified Commercial Mixed Use Development

UP = Use Permit

FBC = Form Based Code

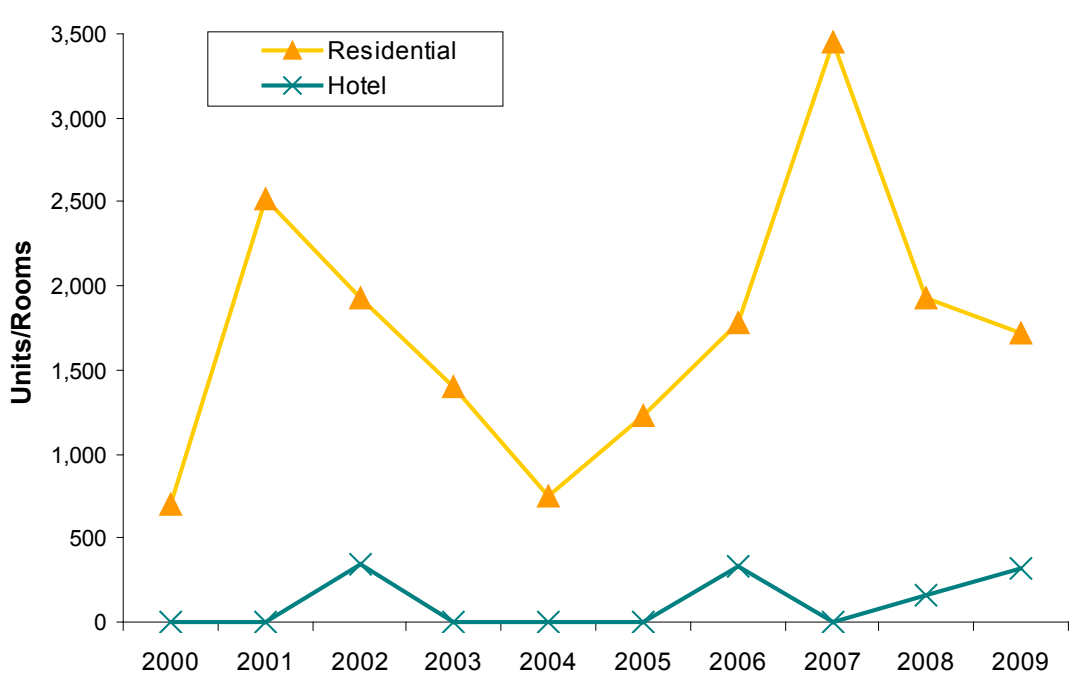
In 2009, the number of completed residential units, 1,720, approximated the average of 1,741 units built in the last ten years. Office construction in 2009 differed from the ten-year average of 637,705 square feet of completed office space per year. In

2009, the square feet of office space built was 32.9 percent lower than the average. Likewise, retail space saw a departure from the yearly average of 150,787 square feet. In 2009, about 57 percent of the average for retail was completed.

Figure 3a. Completed Commercial Development (2000 - 2009)



Figure 3b. Completed Residential and Hotel Development (2000 - 2009)



DEMOLITIONS

Each year, residential units and commercial space are demolished to make way for new development. Four retail projects were demolished, total-

ing 80,863 square feet of space. Four multi-family residential units were demolished, totaling 141 units. There were 76 single-family houses demolished during 2009.

Table 7. Demolitions in 2009

Area	Project name	Office GFA	Retail GFA	Other GFA	Residential units	Hotel rooms	New Project
Ballston	Restaurant	0	2,040	0	0	0	Retail
Ballston	Jordan Manor Apartments	0	0	0	21	0	The Jordan
Clarendon	Retail Demolition	0	14,865	0	0	0	Retail
Clarendon	CVS/Sala Thai	0	21,096	0	0	0	Retail
Columbia							
Pike	Adams Square	0	42,862	0	0	0	Penrose Square
Rosslyn	Arlington Blvd. Apts.	0	0	0	84	0	Rosslyn Commons
Virginia							
Square	Birchwood Apartments	0	0	0	36	0	New Birchwood Apartments
N/A	Single Family Houses	0	0	0	76	0	
Totals		0	80,863	0	217	0	

See Appendix tables for detailed project data.

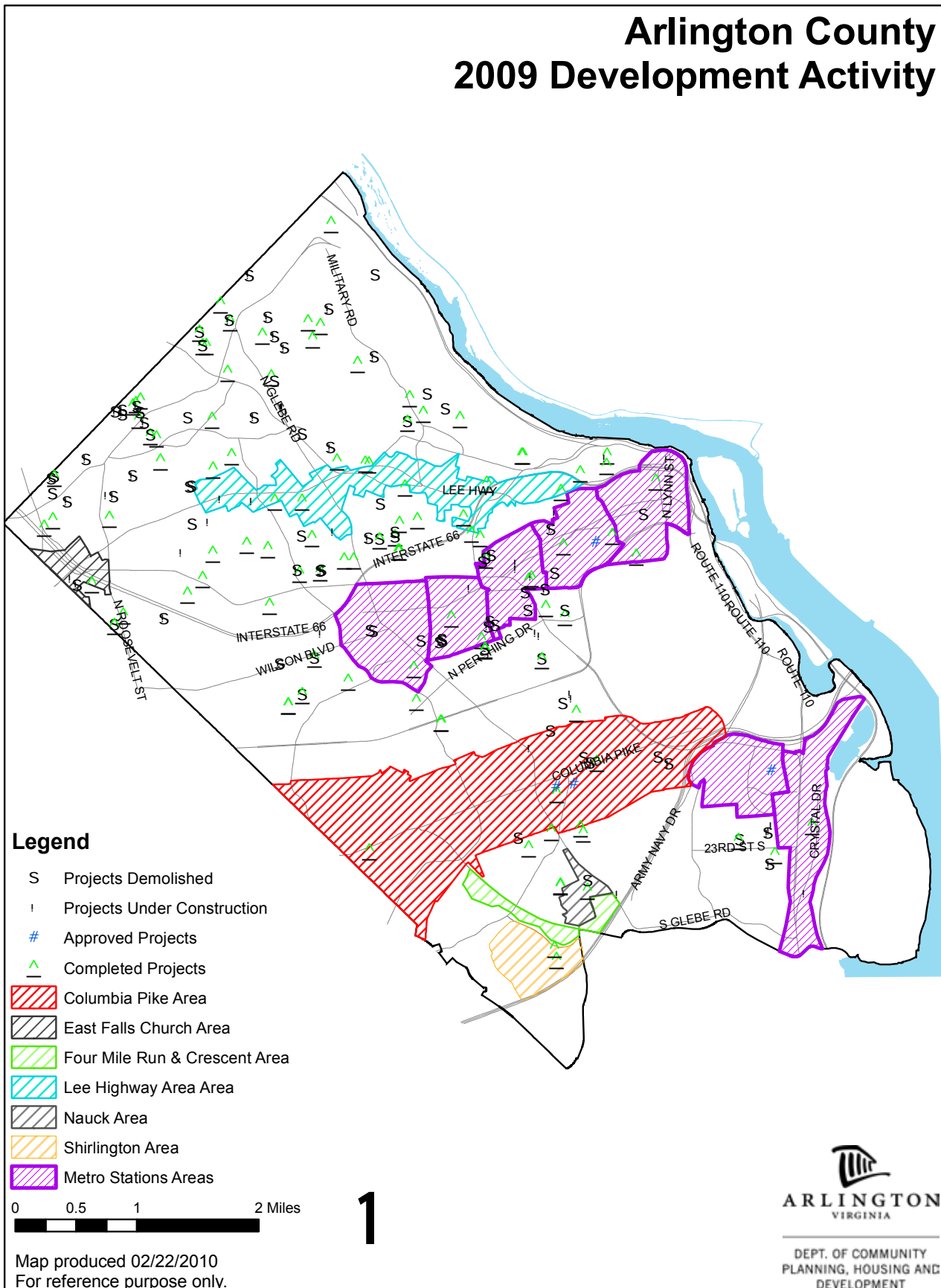
CONCLUSION

- During 2009, the County Board approved 723 residential units and 10,674 square feet of office space. This differs from the ten-year average of County Board approved development of 1,840 units and over 900,000 square feet of office space.
- About 92 percent of the 723 residential units will be located in the Metro Corridors. By contrast, the Metro Corridors comprise only 11 percent of the total land in Arlington County. The remaining eight percent will be located in the Columbia Pike corridor.
- At the end of 2009, there were a total of 1,538 residential units under construction, 771 units commenced construction just in 2009. Over 20 percent of the total residential units under construction were located outside the Metro areas.
- A total of 595,298 square feet of office space was under construction as of December 31, 2009. Of that, 220,919 square feet of office started construction in 2009. About 60 percent of the total square feet of office space under construction were located in Crystal City.
- There were 1,720 residential units built during 2009 which is about the average number of residential units built since 2000. At the same time, 209,650 square feet of office space was built which represents only 33.9 percent of the average built in the past ten years.

This report and other development data are available on the Arlington County website: www.arlingtonva.us/prat.

For more information, please contact the Planning Research and Analysis Team at PRAT@arlingtonva.us or (703) 228-3525.

Arlington County 2009 Development Activity



Summary of Site Plan and Other Projects

Arlington County, Virginia

Approved (Not Under Construction) As Of 12/31/2009

Project Name	Address	Office (s.f.)	Retail (s.f.)	Other* (s.f.)	Residential Units	Hotel Rooms	Approval Date	Site Plan Number**
ROSSLYN								
Rosslyn Commons - Apt. Building 1	1500 CLARENDON BLVD	0	12,635	0	262	0	06/17/2008	412
Rosslyn Commons - Apt. Building 2	1500 CLARENDON BLVD	0	0	0	192	0	06/17/2008	412
Rosslyn Commons - Townhouses	1500 CLARENDON BLVD	0	0	0	25	0	06/17/2008	412
1812 N Moore St	1812 N MOORE ST	569,739	11,020	21,031	0	0	12/15/2007	18
Contis Site	1716 WILSON BLVD	108,753	27,996	0	0	0	10/13/2007	409
Central Place	1801 N LYNN ST	570,549	44,554	9,072	350	0	05/05/2007	335
ROSSLYN SUBTOTAL		1,249,041	96,205	30,103	829	0		
COURT HOUSE								
The Tellus (Executive Building Site)	2009 14TH ST N	10,674	4,354	0	254	0	04/25/2009	403
Washington View (2000 Wilson Blvd Condo/Elm St)	2001 CLARENDON BLVD	0	34,685	0	141	0	02/26/2007	389
NSTA Office Site Plan	1840 WILSON BLVD	107,920	10,000	0	0	0	11/15/2005	382
Demar: Office Building	2311 WILSON BLVD	100,328	4,906	0	0	0	10/01/1996	263
COURT HOUSE SUBTOTAL		218,922	53,945	0	395	0		
CLARENDON								
The Views at Clarendon	1210 N HIGHLAND ST	0	0	62,834	116	0	02/24/2007	384
The Waverly	1200 N IRVING ST	0	18,299	0	155	0	12/13/2005	392
Garfield Park at Clarendon Village	2900 10TH ST N	4,085	20,757	0	149	0	06/12/2004	PROF
CLARENDON SUBTOTAL		4,085	39,056	62,834	420	0		
VIRGINIA SQUARE								
Club On Quincy	3901 FAIRFAX DR	12,009	2,705	11,081	120	0	11/27/2007	386
3803 Fairfax Drive Expansion	3803 FAIRFAX DR	43,045	0	0	0	0	01/27/1999	196
George Mason University - Phase III	3301 FAIRFAX DR	0	0	380,000	0	0	01/01/1994	Sp. Ag.
VIRGINIA SQUARE SUBTOTAL		55,054	2,705	391,081	120	0		
BALLSTON								
Founder's Square - North Office	707 N RANDOLPH	304,660	8,000	0	0	0	07/19/2008	413

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Project Name	Address	Office (s.f.)	Retail (s.f.)	Other* (s.f.)	Residential Units	Hotel Rooms	Approval Date	Site Plan Number**
Founder's Square - North Residential	707 N RANDOLPH	0	7,200	0	198	0	07/19/2008	413
Founder's Square - Retail Outparcel	707 N RANDOLPH	0	10,400	0	0	0	07/19/2008	413
Founder's Square - South Office	707 N RANDOLPH	355,530	0	0	0	0	07/19/2008	413
Founder's Square - South Residential	707 N RANDOLPH	0	1,300	0	164	0	07/19/2008	413
Peck/Staples/AHC - Off. Building A	800 N GLEBE RD	282,989	26,292	0	0	0	02/23/2008	401
Peck/Staples/AHC - Off. Building B	900 N GLEBE RD	132,827	9,949	0	0	0	02/23/2008	401
Peck/Staples/AHC - The Townhouses	815 N WOODROW ST	0	0	0	28	0	02/23/2008	401
The Jordan (Peck/Staples/AHC - AHC Building)	4525 WILSON BLVD	0	0	0	90	0	02/23/2008	401
The Spire/Fairmont	4420 FAIRFAX DR	0	9,200	0	237	0	01/21/2006	331
BALLSTON SUBTOTAL		1,076,006	72,341	0	717	0		
CRYSTAL CITY								
Monument View Office	608 S BALL ST	323,299	3,512	0	0	0	06/25/2008	400
Monument View Residential	320 6TH ST S	0	0	0	352	0	06/25/2008	400
Potomac Yard - Land Bay C (National Gateway 3-4-5-6)	JEFFERSON DAVIS HWY	1,064,298	41,325	0	0	0	12/18/2007	346
Potomac Yard - Land Bay D - West (Brittany West)	3001 JEFFERSON DAVIS HW	0	15,868	0	331	0	04/21/2007	346
Potomac Yard - Land Bay D-East (Brittany East)	JEFFERSON DAVIS HWY	0	16,503	0	360	0	04/21/2007	346
Lofts at Crystal Houses	1900 S EADS ST	0	0	0	252	0	11/14/2006	13
Crystal City Retail - Phase II	2010 CRYSTAL DR	92,920	84,034	0	0	0	05/19/2001	11/56
Airport Plaza IV	2600 CRYSTAL DR	0	0	0	198	0	01/01/1981	145
CRYSTAL CITY SUBTOTAL		1,480,517	161,242	0	1,493	0		
PENTAGON CITY								
Three Metropolitan Park (Pentagon City PDSP)	1201 S FERN ST	0	16,345	0	411	0	02/21/2009	105
Pentagon Centre PDSP & Final Site Plan - Phase I	1201 S HAYES	489,911	33,495	0	0	0	07/21/2008	297
Pentagon Centre PDSP & Final Site Plan - Phase II and III	1201 S HAYES	287,071	293,575	0	600	250	07/21/2008	297
PENTAGON CITY SUBTOTAL		776,982	343,415	0	1,011	250		
COLUMBIA PIKE								
Axumite Village	1100 S HIGHLAND ST	0	0	0	36	0	07/11/2009	FBC
Columbia Place	1100 S EDGEWOOD ST	0	2,960	0	22	0	07/11/2009	FBC

Project Name	Address	Office (s.f.)	Retail (s.f.)	Other* (s.f.)	Residential Units	Hotel Rooms	Approval Date	Site Plan Number**
Arlington Mill	4975 COLUMBIA PIKE	0	3,000	39,000	192	0	06/17/2008	FBC
Penrose Square	2405 COLUMBIA PIKE	0	97,044	0	299	0	10/18/2006	402/38
COLUMBIA PIKE SUBTOTAL		0	103,004	39,000	549	0		
LEE HIGHWAY								
4601-4607 Old Dominion Dr	4601 OLD DOMINION DR	5,570	6,272	0	12	0	02/25/2006	UCMUD
Fire Station #3	4045 LEE HWY	0	0	17,753	0	0	12/10/2005	396
3565 Lee Hwy	3565 LEE HWY	1,232	8,545	0	49	0	11/15/2005	395
LEE HIGHWAY SUBTOTAL		6,802	14,817	17,753	61	0		
NAUCK								
Macedonia Baptist Church	2219 SHIRLINGTON RD	2,300	0	0	36	0	09/13/2008	UMUD
NAUCK SUBTOTAL		2,300	0	0	36	0		
OUTSIDE METRO								
Lee Gardens Shopping Center	2201 N PERSHING DR	0	33,495	0	188	0	01/26/2008	406
Yorktown High School	5201 28TH ST N	0	0	364,142	0	0	10/13/2007	URD
Arlington VOA Assisted Living Residence, Inc.	2000 5TH STREET S	0	0	0	52	0	07/07/2007	408
Buckingham Village - Bldg. B	4319 PERSHING DR	0	0	0	272	0	06/09/2007	405
Buckingham Village - Townhomes	4319 PERSHING DR	0	0	0	68	0	06/09/2007	405
OUTSIDE METRO SUBTOTAL		0	33,495	364,142	580	0		
SUBTOTAL		4,869,709	920,225	904,913	6,211	250		
SINGLE-FAMILY HOUSES								
OUTSIDE METRO								
705/707 N Barton St	705 N BARTON ST	0	0	0	2	0	01/26/2008	URD
1600 Lexington URD	1600 N LEXINGTON ST	0	0	0	2	0	01/27/2007	URD
Rast Studio	4520 N OLD GLEBE RD	0	0	0	5	0	11/14/2006	URD
4717 24th Rd N	4717 24TH RD N	0	0	0	2	0	07/10/2006	URD
2244 N Upton St	2244 N UPTON ST	0	0	0	2	0	05/07/2005	URD
OUTSIDE METRO SUBTOTAL		0	0	0	13	0		
SINGLE-FAMILY HOUSES SUBTOTAL		0	0	0	13	0		

PIR #68

Project Name	Address	Office (s.f.)	Retail (s.f.)	Other* (s.f.)	Residential Units	Hotel Rooms	Approval Date	Site Plan Number**
ARLINGTON TOTAL		4,869,709	920,225	904,913	6,224	250		

* Includes schools, health care facilities, recreation centers, fire houses, etc.

** Numbers listed refer to the site plan number. Other codes are as follows: B-R = By-right; FBC = Formed Based Code; PROF = Proffer; UP = Use Permit; URD = Unified Residential Development; UCMUD = Unified Commercial Mixed Use Development; and Sp. Ag. = Special Agreement.



DEPARTMENT OF COMMUNITY PLANNING,
HOUSING AND DEVELOPMENT

Projects Under Construction

Arlington County, Virginia

Through 12/31/2009

Project Name	Address	Office (s.f.)	Retail (s.f.)	Other* (s.f.)	Residential Units	Hotel Rooms	Start Date	Site Plan Number**
CLARENDON								
Clarendon Center - North	3030 WILSON BLVD	97,860	23,047	0	0	0	11/20/2009	397
Clarendon Center - South	3028 WILSON BLVD	123,059	38,333	0	244	0	05/15/2009	397
3131 9th Rd N	3131 9TH RD N	0	0	0	17	0	10/15/2008	B-R
CLARENDON SUBTOTAL		220,919	61,380	0	261	0		
VIRGINIA SQUARE								
Birchwood Apartments - Addition	545 N POLLARD ST	0	0	0	38	0	08/27/2009	B-R
George Mason University - Phase II	3401 FAIRFAX DR	0	0	244,000	0	0	06/30/2009	Sp. Ag.
VIRGINIA SQUARE SUBTOTAL		0	0	244,000	38	0		
CRYSTAL CITY								
Marriott Renaissance Hotel & Residence Inn (Potomac Yard - Land Bay B (Marriott))	2400 CRYSTAL DR	0	10,000	0	0	625	04/13/2009	346
Potomac Yard Land Bay E-West (National Gateway 1 and 2)	3051 JEFFERSON DAVIS HW	374,379	71,418	0	0	0	11/29/2008	346
Aster at Crystal City (formerly North Tract Lofts)	305 10TH ST S	0	0	0	184	0	11/20/2008	390
CRYSTAL CITY SUBTOTAL		374,379	81,418	0	184	625		
PENTAGON CITY								
The Millennium (formerly Two Metropolitan Park)	1221 S FERN ST	0	8,119	0	300	0	12/11/2008	105
PENTAGON CITY SUBTOTAL		0	8,119	0	300	0		
LEE HIGHWAY								
Bromptons at Cherrydale (Apartments)	3800 LEE HIGHWAY	0	5,600	0	22	0	05/24/2004	360
LEE HIGHWAY SUBTOTAL		0	5,600	0	22	0		

PIR #68

Project Name	Address	Office (s.f.)	Retail (s.f.)	Other* (s.f.)	Residential Units	Hotel Rooms	Start Date	Site Plan Number**
EAST FALLS CHURCH								
Crescent Apartments (The Easton)	2101 N WESTMORELAND ST	0	6,630	0	214	0	02/02/2009	391
EAST FALLS CHURCH SUBTOTAL		0	6,630	0	214	0		
NAUCK								
Shirlington Crest	3500 S KEMPER RD	0	0	0	171	0	03/28/2008	B-R
2126 S Oakland St	2126 S OAKLAND ST	0	0	0	3	0	01/15/2008	B-R
NAUCK SUBTOTAL		0	0	0	174	0		
OUTSIDE METRO								
Marymount University's 26th Street project	4763 OLD DOMINION DR	0	0	52,502	0	0	11/12/2009	UP
Cathedral View	2929 N GLEBE RD	0	0	0	4	0	02/13/2009	407
Alexan 24	2485 S GLEBE RD	0	0	0	217	0	02/13/2009	387
OUTSIDE METRO SUBTOTAL		0	0	52,502	221	0		
SUBTOTAL		595,298	163,147	296,502	1,414	625		
SINGLE-FAMILY HOUSES								
COURT HOUSE								
2507 16th St N	2507 16TH ST N	0	0	0	1	0	10/19/2009	
1710 N Adams St	1710 N ADAMS ST	0	0	0	1	0	08/18/2009	
2507 11th St N	2507 11TH ST N	0	0	0	1	0	11/26/2008	
COURT HOUSE SUBTOTAL		0	0	0	3	0		
CLARENDON								
1403 N Hudson St	1403 N HUDSON ST	0	0	0	1	0	10/29/2009	
616 N Jackson St	616 N JACKSON ST	0	0	0	1	0	10/22/2009	
1044 N Edgewood St	1044 N EDGEWOOD ST	0	0	0	1	0	04/15/2009	
1504 N Hancock St	1504 N HANCOCK ST	0	0	0	1	0	09/26/2007	
1320 N Hudson St	1320 N HUDSON ST	0	0	0	1	0	06/06/2006	
CLARENDON SUBTOTAL		0	0	0	5	0		
VIRGINIA SQUARE								
635 N Jackson St	635 N JACKSON ST	0	0	0	1	0	03/19/2009	
VIRGINIA SQUARE SUBTOTAL		0	0	0	1	0		
BALLSTON								
601 N Abingdon St	601 N ABINGDON ST	0	0	0	1	0	06/09/2006	
BALLSTON SUBTOTAL		0	0	0	1	0		
COLUMBIA PIKE								
3232 7th St S	3232 7TH ST S	0	0	0	1	0	09/21/2009	

Project Name	Address	Office (s.f.)	Retail (s.f.)	Other* (s.f.)	Residential Units	Hotel Rooms	Start Date	Site Plan Number**
1326 S Quincy St	1326 S QUINCY ST	0	0	0	1	0	09/25/2008	
2822 12th St S	2822 12TH ST S	0	0	0	1	0	08/08/2008	
1048 S Edison St	1048 S EDISON ST	0	0	0	1	0	06/13/2008	
3507 16th St S	3507 16TH ST S	0	0	0	1	0	05/30/2007	
4640 5th St S	4640 5TH ST S	0	0	0	1	0	12/20/2006	
3616 8th St S	3616 8TH ST S	0	0	0	1	0	05/25/2006	
920 S Taylor St	920 S TAYLOR ST	0	0	0	1	0	05/16/2006	
1026 S Queen St	1026 S QUEEN ST	0	0	0	1	0	02/09/2006	
COLUMBIA PIKE SUBTOTAL		0	0	0	9	0		
LEE HIGHWAY								
5510 Lee Hwy	5510 LEE HWY	0	0	0	1	0	06/04/2009	
5115 22nd St N	5115 22ND ST N	0	0	0	1	0	09/04/2008	
LEE HIGHWAY SUBTOTAL		0	0	0	2	0		
OUTSIDE METRO								
2129 N Rolfe St	2129 N ROLFE ST	0	0	0	1	0	12/29/2009	
4862 30th St N	4862 30TH ST N	0	0	0	1	0	12/15/2009	
6201 29th St N	6201 29TH ST N	0	0	0	1	0	12/01/2009	
620 20th St S	620 20TH ST S	0	0	0	1	0	11/10/2009	
2223 N Greenbrier St	2223 N GREENBRIER ST	0	0	0	1	0	11/06/2009	
3523 N Nottingham St	3523 N NOTTINGHAM ST	0	0	0	1	0	11/04/2009	
4087 35th St N	4087 35TH ST N	0	0	0	1	0	11/03/2009	
629 21st St S	629 21ST ST S	0	0	0	1	0	10/30/2009	
6010 21st St N	6010 21ST ST N	0	0	0	1	0	10/16/2009	
6626 32nd St N	6626 32ND ST N	0	0	0	1	0	10/08/2009	
611 20th St S	611 20TH ST S	0	0	0	1	0	10/05/2009	
5700 36th St N	5700 36TH ST N	0	0	0	1	0	09/29/2009	
2806 4th St N	2806 4TH ST N	0	0	0	1	0	09/28/2009	
3517 N Somerset St	3517 N SOMERSET ST	0	0	0	1	0	09/28/2009	
6833 19th Rd N	6833 19TH RD N	0	0	0	1	0	09/28/2009	
4508 41st St N	4508 41ST ST N	0	0	0	1	0	09/24/2009	
5002 15th St N	5002 15TH ST N	0	0	0	1	0	09/24/2009	
5800 35th St N	5800 35TH ST N	0	0	0	1	0	09/22/2009	
4800 37th St N	4800 37TH ST N	0	0	0	1	0	09/14/2009	
3037 N Stafford St	3037 N STAFFORD ST	0	0	0	1	0	08/31/2009	
3618 John Marshall Dr	3618 JOHN MARSHALL DR	0	0	0	1	0	08/28/2009	
4623 24th St N	4623 24TH ST N	0	0	0	1	0	08/19/2009	
1615 13th St S	1615 13TH ST S	0	0	0	1	0	08/18/2009	
6141 12th Rd N	6141 12TH RD N	0	0	0	1	0	08/18/2009	
5128 9th St N	5128 9TH ST N	0	0	0	1	0	08/12/2009	
2516 1st Rd S	2516 1ST RD S	0	0	0	1	0	07/31/2009	
3301 John Marshall Dr	3301 JOHN MARSHALL DR	0	0	0	1	0	07/31/2009	
5655 Wilson Blvd	5655 WILSON BLVD	0	0	0	1	0	07/28/2009	
2636 N Roosevelt St	2636 N ROOSEVELT ST	0	0	0	1	0	07/27/2009	
2222 N Kensington St	2222 N KENSINGTON ST	0	0	0	1	0	07/22/2009	
2642 N Rockingham St	2642 N ROCKINGHAM ST	0	0	0	1	0	07/09/2009	
3708 N Woodstock St	3708 N WOODSTOCK ST	0	0	0	1	0	07/06/2009	
4507 16th St N	4507 16TH ST N	0	0	0	1	0	06/03/2009	

PIR #68

Project Name	Address	Office (s.f.)	Retail (s.f.)	Other* (s.f.)	Residential Units	Hotel Rooms	Start Date	Site Plan Number**
2513 2nd St S	2513 2ND ST S	0	0	0	1	0	05/28/2009	
1725 N Culpeper St	1725 N CULPEPER ST	0	0	0	1	0	05/13/2009	
6630 29th St N	6630 29TH ST N	0	0	0	1	0	05/12/2009	
3508 N Abingdon St	3508 N ABINGDON ST	0	0	0	1	0	04/27/2009	
2925 N Glebe Rd	2925 N GLEBE RD	0	0	0	1	0	04/08/2009	
2921 N Glebe Rd	2921 N GLEBE RD	0	0	0	1	0	04/07/2009	
2923 N Glebe Rd	2923 N GLEBE RD	0	0	0	1	0	04/07/2009	
628 25th St S	628 25TH ST S	0	0	0	1	0	03/25/2009	
4650 35th St N	4650 35TH ST N	0	0	0	1	0	03/20/2009	
936 N Danville St	936 N DANVILLE ST	0	0	0	1	0	03/16/2009	
1515 N George Mason Dr	1515 N GEORGE MASON DR	0	0	0	1	0	03/13/2009	
3547 N Nottingham St	3547 N NOTTINGHAM ST	0	0	0	1	0	01/13/2009	
407 N Fillmore St	407 N FILLMORE ST	0	0	0	1	0	01/05/2009	
145 S Cleveland St	145 S CLEVELAND ST	0	0	0	1	0	12/10/2008	
2032 S Lowell St	2032 S LOWELL ST	0	0	0	1	0	12/02/2008	
2034 S Lowell St	2034 S LOWELL ST	0	0	0	1	0	12/02/2008	
412 Chain Bridge Rd	412 CHAIN BRIDGE RD	0	0	0	1	0	11/20/2008	
2712 N Buchanan St	2712 N BUCHANAN ST	0	0	0	1	0	10/31/2008	
4910 Little Falls Rd	4910 LITTLE FALLS RD	0	0	0	1	0	10/10/2008	
127 S Highland St	127 S HIGHLAND ST	0	0	0	1	0	10/06/2008	
131 S Highland St	131 S HIGHLAND ST	0	0	0	1	0	10/06/2008	
2755 N Quincy St	2755 N QUINCY ST	0	0	0	1	0	09/18/2008	
2700 N Buchanan St	2700 N BUCHANAN ST	0	0	0	1	0	09/12/2008	
1149 N Ivanhoe St	1149 N IVANHOE ST	0	0	0	1	0	08/25/2008	
2125 N Rolfe St	2125 N ROLFE ST	0	0	0	1	0	08/05/2008	
1504 N Johnson St	1504 N JOHNSON ST	0	0	0	1	0	07/09/2008	
2143 N Rolfe St	2143 N ROLFE ST	0	0	0	1	0	06/27/2008	
5027 35th St N	5027 35TH ST N	0	0	0	1	0	06/27/2008	
2139 N Rolfe St	2139 N ROLFE ST	0	0	0	1	0	06/26/2008	
4614 19th St N	4614 19TH ST N	0	0	0	1	0	06/13/2008	
5624 27th St N	5624 27TH ST N	0	0	0	1	0	05/07/2008	
6248 23rd St N	6248 23RD ST N	0	0	0	1	0	05/07/2008	
2704 25th St N	2704 25TH ST N	0	0	0	1	0	04/11/2008	
1159 N Ivanhoe St	1159 N IVANHOE ST	0	0	0	1	0	03/12/2008	
1163 N Ivanhoe St	1163 N IVANHOE ST	0	0	0	1	0	03/12/2008	
2203 N Greenbrier St	2203 N GREENBRIER ST	0	0	0	1	0	03/12/2008	
823 N Harrison St	823 N HARRISON ST	0	0	0	1	0	03/12/2008	
5330 27th St N	5330 27TH ST N	0	0	0	1	0	02/26/2008	
2207 N Greenbrier St	2207 N GREENBRIER ST	0	0	0	1	0	02/21/2008	
1615 Mckinley Rd	1615 MCKINLEY RD	0	0	0	1	0	01/31/2008	
1611 Mckinley Rd	1611 MCKINLEY RD	0	0	0	1	0	01/22/2008	
3361 Dickerson St	3361 N DICKERSON ST	0	0	0	1	0	01/15/2008	
4007 Vacation Ln	4007 VACATION LN	0	0	0	1	0	11/16/2007	
1110 18th St S	1110 18TH ST S	0	0	0	1	0	10/31/2007	
700 24th St S	700 24TH ST S	0	0	0	1	0	10/25/2007	
3104 19th St S	3104 19TH ST S	0	0	0	1	0	10/17/2007	
2008 S Monroe St	2008 S MONROE ST	0	0	0	1	0	10/09/2007	
1901 N Stafford St	1901 N STAFFORD ST	0	0	0	1	0	09/05/2007	
928 20th St S	928 20TH ST S	0	0	0	1	0	08/29/2007	
1226 N Abingdon St	1226 N ABINGDON ST	0	0	0	1	0	07/11/2007	

Project Name	Address	Office (s.f.)	Retail (s.f.)	Other* (s.f.)	Residential Units	Hotel Rooms	Start Date	Site Plan Number**
2507 9th St N	2507 9TH ST N	0	0	0	1	0	06/22/2007	
2207 N Rolfe St	2207 N ROLFE ST	0	0	0	1	0	02/01/2007	
3511 22nd St S	3511 22ND ST S	0	0	0	1	0	12/15/2006	
3513 22nd St S	3513 22ND ST S	0	0	0	1	0	12/15/2006	
3515 22nd St S	3515 22ND ST S	0	0	0	1	0	12/15/2006	
1720 22nd St N	1720 22ND ST N	0	0	0	1	0	11/28/2006	
5221 31st Rd N	5221 31ST RD N	0	0	0	1	0	11/07/2006	
201 N Fillmore St	201 N FILLMORE ST	0	0	0	1	0	10/25/2006	
2711 19th St S	2711 19TH ST S	0	0	0	1	0	09/26/2006	
3131 N Piedmont St	3131 N PIEDMONT ST	0	0	0	1	0	09/21/2006	
855 N Jefferson St	855 N JEFFERSON ST	0	0	0	1	0	09/20/2006	
928 20th St S	928 20TH ST S	0	0	0	1	0	07/19/2006	
2117 S Monroe St	2117 S MONROE ST	0	0	0	1	0	06/15/2006	
3602 13th St N	3602 13TH ST N	0	0	0	1	0	06/06/2006	
1706 N Randolph St	1706 N RANDOLPH ST	0	0	0	1	0	05/09/2006	
4740 Dittmar Rd	4740 DITTMAR RD	0	0	0	1	0	04/28/2006	
920 N Daniel St	920 N DANIEL ST	0	0	0	1	0	04/24/2006	
2823 23rd Rd N	2823 23RD RD N	0	0	0	1	0	04/17/2006	
2326 N Vermont St	2326 N VERMONT ST	0	0	0	1	0	04/13/2006	
2636 N Sycamore St	2636 N SYCAMORE ST	0	0	0	1	0	03/14/2006	
OUTSIDE METRO SUBTOTAL		0	0	0	103	0		
SINGLE-FAMILY HOUSES SUBTOTAL		0	0	0	124	0		
ARLINGTON TOTAL		595,298	163,147	296,502	1,538	625		

* Includes schools, health care facilities, recreation centers, fire houses, etc.

** Numbers listed refer to the site plan number. Other codes are as follows: B-R = By-right; FBC = Formed Based Code; PROF = Proffer; UP = Use Permit; URD = Unified Residential Development; UCMUD = Unified Commercial Mixed Use Development; and Sp. Ag. = Special Agreement.



DEPARTMENT OF COMMUNITY PLANNING,
HOUSING AND DEVELOPMENT

PIR #68

Completed Projects

Arlington County, Virginia

01/01/2009 Through 12/31/2009

Project Name	Address	Office (s.f.)	Retail (s.f.)	Other* (s.f.)	Residential Units	Hotel Rooms	Completion Date	Site Plan Number**
ROSSLYN								
Turnberry Tower	1850 FORT MYER DR	0	4,400	0	247	0	09/09/2009	19
Hilltop House 100	1221 N PIERCE ST	0	0	0	100	0	06/11/2009	B-R
ROSSLYN SUBTOTAL		0	4,400	0	347	0		
COURT HOUSE								
Rhodes Hills Square	1501 N ROLFE ST	0	0	0	89	0	10/08/2009	B-R
Residence Inn (Courthouse Plaza Hotel)	2300 CLARENDON BLVD	0	9,455	0	0	176	09/16/2009	231
COURT HOUSE SUBTOTAL		0	9,455	0	89	176		
CLARENDON								
Retail	1025 N FILLMORE ST	0	5,760	0	0	0	10/02/2009	B-R
CLARENDON SUBTOTAL		0	5,760	0	0	0		
VIRGINIA SQUARE								
Amelia Residential	3801 WILSON BLVD	0	4,158	0	108	0	05/15/2009	108
VIRGINIA SQUARE SUBTOTAL		0	4,158	0	108	0		
BALLSTON								
Thomas St Apts.	461 N THOMAS ST	0	0	0	33	0	09/18/2009	B-R
BALLSTON SUBTOTAL		0	0	0	33	0		
CRYSTAL CITY								
220 20th Street (formerly Crystal Plaza 2)	220 20TH ST S	0	1,563	0	266	0	06/29/2009	11
CRYSTAL CITY SUBTOTAL		0	1,563	0	266	0		
COLUMBIA PIKE								
Siena Park	2301 COLUMBIA PIKE	14,650	34,341	0	188	0	12/11/2009	FBC
55 Hundred (Columbia Village)	5444 COLUMBIA PIKE	0	7,544	0	235	0	10/01/2009	FBC
COLUMBIA PIKE SUBTOTAL		14,650	41,885	0	423	0		

Project Name	Address	Office (s.f.)	Retail (s.f.)	Other* (s.f.)	Residential Units	Hotel Rooms	Completion Date	Site Plan Number**
SHIRLINGTON								
Hilton Garden Inn (formerly Shirlington Hotel)	4271 CAMPBELL AVE	0	0	0	0	142	12/23/2009	106
Randolph Square	2800 S RANDOLPH ST	195,000	16,472	0	0	0	03/30/2009	106
SHIRLINGTON SUBTOTAL		195,000	16,472	0	0	142		
LEE HIGHWAY								
Culpeper Street Townhouses	2020 N CULPEPER ST	0	0	0	4	0	09/29/2009	B-R
City View Town Homes	1908 N VANCE ST	0	0	0	20	0	06/12/2009	393
4359 Lee Hwy	4359 LEE HWY	0	0	0	2	0	05/14/2009	B-R
LEE HIGHWAY SUBTOTAL		0	0	0	26	0		
NAUCK								
The Shelton	3215 24TH ST S	0	2,500	0	94	0	04/30/2009	UCMUD
NAUCK SUBTOTAL		0	2,500	0	94	0		
OUTSIDE METRO								
Reed School/Westover Library	1644 N MCKINLEY RD	0	0	61,504	0	0	10/23/2009	UP
Davis Place	2900 17TH ST S	0	0	0	10	0	07/07/2009	B-R
The Madison at Ballston Station	4400 N 4TH ST	0	0	0	234	0	05/20/2009	405
OUTSIDE METRO SUBTOTAL		0	0	61,504	244	0		
SUBTOTAL		209,650	86,193	61,504	1,630	318		
SINGLE-FAMILY HOUSES								
CLARENDON								
1331 N Irving St	1331 N IRVING ST	0	0	0	1	0	08/24/2009	
1040 N Edgewood St	1040 N EDGEWOOD ST	0	0	0	1	0	05/21/2009	
CLARENDON SUBTOTAL		0	0	0	2	0		
VIRGINIA SQUARE								
515 N Lincoln St	515 N LINCOLN ST	0	0	0	1	0	11/24/2009	
413 N Lincoln St	413 N LINCOLN ST	0	0	0	1	0	09/28/2009	
419 N Lincoln St	419 N LINCOLN ST	0	0	0	1	0	09/28/2009	
VIRGINIA SQUARE SUBTOTAL		0	0	0	3	0		
COLUMBIA PIKE								
3106 12th St S	3106 12TH ST S	0	0	0	1	0	11/06/2009	
3815 14th St S	3815 14TH ST S	0	0	0	1	0	05/14/2009	
COLUMBIA PIKE SUBTOTAL		0	0	0	2	0		

PIR #68

Project Name	Address	Office (s.f.)	Retail (s.f.)	Other* (s.f.)	Residential Units	Hotel Rooms	Completion Date	Site Plan Number**
LEE HIGHWAY								
5119 22nd St N	5119 22ND ST N	0	0	0	1	0	07/28/2009	
3805 20th St N	3805 20TH ST N	0	0	0	1	0	04/03/2009	
6406 25th St N	6406 25TH ST N	0	0	0	1	0	04/03/2009	
2900 22nd St N	2900 22ND ST N	0	0	0	1	0	02/26/2009	
LEE HIGHWAY SUBTOTAL		0	0	0	4	0		
EAST FALLS CHURCH								
1609 N Roosevelt St	1609 N ROOSEVELT ST	0	0	0	1	0	07/24/2009	
EAST FALLS CHURCH SUBTOTAL		0	0	0	1	0		
OUTSIDE METRO								
4802 37th St N	4802 37TH ST N	0	0	0	1	0	12/18/2009	
824 N Greenbrier St	824 N GREENBRIER ST	0	0	0	1	0	12/11/2009	
1614 N Jackson St	1614 N JACKSON ST	0	0	0	1	0	12/07/2009	
124 N Fillmore St	124 N FILLMORE ST	0	0	0	1	0	12/01/2009	
3600 N Dickerson St	3600 N DICKERSON ST	0	0	0	1	0	11/25/2009	
3101 John Marshall Dr	3101 JOHN MARSHALL DR	0	0	0	1	0	11/23/2009	
4001 25th Pl N	4001 25TH PL N	0	0	0	1	0	11/23/2009	
1707 S Oakland St	1707 S OAKLAND ST	0	0	0	1	0	11/20/2009	
3800 N Albemarle St	3800 N ALBEMARLE ST	0	0	0	1	0	11/18/2009	
4413 16th St N	4413 16TH ST N	0	0	0	1	0	11/18/2009	
411 N Frederick St	411 N FREDERICK ST	0	0	0	1	0	11/17/2009	
4112 Lee Hwy	4112 LEE HWY	0	0	0	1	0	11/17/2009	
2155 S Ives St	2155 S IVES ST	0	0	0	1	0	11/10/2009	
2111 N Rolfe St	2111 N ROLFE ST	0	0	0	1	0	11/04/2009	
6614 32nd St N	6614 32ND ST N	0	0	0	1	0	11/04/2009	
5008 15th St N	5008 15TH ST N	0	0	0	1	0	11/03/2009	
1400 N Sycamore St	1400 N SYCAMORE ST	0	0	0	1	0	10/29/2009	
3427 N Utah St	3427 N UTAH ST	0	0	0	1	0	10/23/2009	
5501 36th St N	5501 36TH ST N	0	0	0	1	0	10/22/2009	
2608 24th St N	2608 24TH ST N	0	0	0	1	0	10/21/2009	
2612 24th St N	2612 24TH ST N	0	0	0	1	0	10/21/2009	
1611 N Taylor St	1611 N TAYLOR ST	0	0	0	1	0	10/06/2009	
6719 19th rd N	6719 19TH RD N	0	0	0	1	0	10/02/2009	
4722 33rd St N	4722 33RD ST N	0	0	0	1	0	09/29/2009	
4204 Arlington Blvd	4204 ARLINGTON BLVD	0	0	0	1	0	09/25/2009	
2915 John Marshall Dr	2915 JOHN MARSHALL DR	0	0	0	1	0	09/24/2009	
1736 N Quebec St	1736 N QUEBEC ST	0	0	0	1	0	09/17/2009	
5716 5th St N	5716 5TH ST N	0	0	0	1	0	09/17/2009	
5718 5th St N	5718 5TH ST N	0	0	0	1	0	09/17/2009	
5611 5th St N	5611 5TH ST N	0	0	0	1	0	09/11/2009	
4130 25th Pl N	4130 25TH PL N	0	0	0	1	0	08/31/2009	
4215 15th St N	4215 15TH ST N	0	0	0	1	0	08/25/2009	
4211 15th St N	4211 15TH ST N	0	0	0	1	0	08/20/2009	
4614 36th St N	4614 36TH ST N	0	0	0	1	0	08/07/2009	
3033 N Florida St	3033 N FLORIDA ST	0	0	0	1	0	08/03/2009	
3328 N Vermont St	3328 N VERMONT ST	0	0	0	1	0	07/23/2009	
5116 27th St N	5116 27TH ST N	0	0	0	1	0	07/10/2009	

Project Name	Address	Office (s.f.)	Retail (s.f.)	Other* (s.f.)	Residential Units	Hotel Rooms	Completion Date	Site Plan Number**
5921 15th St N	5921 15TH ST N	0	0	0	1	0	06/30/2009	
1730 N Harrison St	1730 N HARRISON ST	0	0	0	1	0	06/26/2009	
4100 N Randolph St	4100 RANDOLPH ST	0	0	0	1	0	06/24/2009	
3515 N Dickerson St	3515 DICKERSON ST	0	0	0	1	0	06/12/2009	
5901 Williamsburg Blvd	5901 WILLIAMSBURG BLVD	0	0	0	1	0	06/05/2009	
1716 N Stafford St	1716 N STAFFORD ST	0	0	0	1	0	06/03/2009	
1810 N Kenmore St	1810 N KENMORE STREET	0	0	0	1	0	06/03/2009	
2727 N Westmoreland St	2727 N WESTMORELAND ST	0	0	0	1	0	05/28/2009	
4202 Arlington Blvd	4202 ARLINGTON BLVD	0	0	0	1	0	05/28/2009	
609 24th St S	609 24TH ST S	0	0	0	1	0	05/28/2009	
2623 Military Rd	2623 MILITARY RD	0	0	0	1	0	05/14/2009	
3118 N Kensington St	3118 N KENSINGTON ST	0	0	0	1	0	05/13/2009	
5324 27th St N	5324 27TH ST N	0	0	0	1	0	05/13/2009	
3101 N Taylor St	3101 N TAYLOR ST	0	0	0	1	0	05/07/2009	
3518 N Dickerson St	3518 N DICKERSON ST	0	0	0	1	0	04/24/2009	
2235 N Upton St	2235 N UPTON ST	0	0	0	1	0	04/20/2009	
320 S Barton St	320 S BARTON ST	0	0	0	1	0	04/17/2009	
2203 N Rolfe St	2203 N ROLFE ST	0	0	0	1	0	04/10/2009	
5707 36th St N	5707 36TH ST N	0	0	0	1	0	04/09/2009	
5730 20th St N	5730 20TH ST N	0	0	0	1	0	04/09/2009	
711 N Barton St	711 N BARTON ST	0	0	0	1	0	04/09/2009	
1145 N Ivanhoe St	1145 N IVANHOE ST	0	0	0	1	0	03/31/2009	
1502 N Abingdon St	1502 N ABINGDON ST	0	0	0	1	0	03/23/2009	
6809 28th St N	6809 28TH ST N	0	0	0	1	0	03/20/2009	
4621 23rd St N	4621 23RD ST N	0	0	0	1	0	03/17/2009	
5151 15th St N	5151 15TH ST N	0	0	0	1	0	03/17/2009	
2134 S Lowell St	2134 S LOWELL ST	0	0	0	1	0	03/13/2009	
2136 S Lowell St	2136 S LOWELL ST	0	0	0	1	0	03/13/2009	
1830 N Inglewood St	1830 N INGLEWOOD ST	0	0	0	1	0	03/11/2009	
2513 N Pollard St	2513 N POLLARD ST	0	0	0	1	0	03/11/2009	
2105 N Courthouse	2105 N COURTHOUSE	0	0	0	1	0	03/10/2009	
4404 36th St N	4404 36TH ST N	0	0	0	1	0	03/06/2009	
3504 16th St S	3504 16TH ST S	0	0	0	1	0	02/26/2009	
4947 18th St N	4947 18TH ST N	0	0	0	1	0	02/26/2009	
1729 S Fillmore St	1729 S FILLMORE ST	0	0	0	1	0	02/20/2009	
4622 15th St N	4622 15TH ST N	0	0	0	1	0	02/11/2009	
1636 Kirkwood Rd	1636 KIRKWOOD RD	0	0	0	1	0	01/16/2009	
4389 Old Dominion Dr	4389 OLD DOMINION DR	0	0	0	1	0	01/16/2009	
4931 33rd Rd N	4931 33RD RD N	0	0	0	1	0	01/06/2009	
808 N Danville St	808 N DANVILLE ST	0	0	0	1	0	01/06/2009	
5607 36th St N	5607 36TH ST N	0	0	0	1	0	01/05/2009	
OUTSIDE METRO SUBTOTAL		0	0	0	78	0		
SINGLE-FAMILY HOUSES SUBTOTAL		0	0	0	90	0		

PIR #68

Project Name	Address	Office (s.f.)	Retail (s.f.)	Other* (s.f.)	Residential Units	Hotel Rooms	Completion Date	Site Plan Number**
ARLINGTON TOTAL		209,650	86,193	61,504	1,720	318		

* Includes schools, health care facilities, recreation centers, fire houses, etc.

** Numbers listed refer to the site plan number. Other codes are as follows: B-R = By-right; FBC = Formed Based Code; PROF = Proffer; UP = Use Permit; URD = Unified Residential Development; UCMUD = Unified Commercial Mixed Use Development; and Sp. Ag. = Special Agreement.



DEPARTMENT OF COMMUNITY PLANNING,
HOUSING AND DEVELOPMENT

Summary of Demolitions

Arlington County, Virginia
01/01/2009 Through 12/31/2009

Project Name	Address	Office (s.f.)	Retail (s.f.)	Other* (s.f.)	Residential Units	Hotel Rooms	Demolition Date	Site Plan Number**
ROSSLYN								
Arlington Blvd. Apts.	1523 16TH RD N	0	0	0	84	0	12/07/2009	
ROSSLYN SUBTOTAL		0	0	0	84	0		
CLARENDON								
CVS/Sala Thai	2900 10TH ST N	0	14,865	0	0	0	02/17/2009	B-R
CLARENDON SUBTOTAL		0	14,865	0	0	0		
VIRGINIA SQUARE								
Birchwood Apartments	535 N POLLARD ST	0	0	0	36	0	08/05/2009	B-R
VIRGINIA SQUARE SUBTOTAL		0	0	0	36	0		
BALLSTON								
Restaurant	607 N RANDOLPH ST	0	2,040	0	0	0	11/20/2009	B-R
Jordan Manor Townhouses (the Jordan)	4525 WILSON BLVD	0	0	0	21	0	01/27/2009	
BALLSTON SUBTOTAL		0	2,040	0	21	0		
COLUMBIA PIKE								
Adams Square (for Penrose Square)	2501 COLUMBIA PIKE	0	21,096	0	0	0	06/23/2009	402
Adams Square (for Penrose Square)	2405 COLUMBIA PIKE	0	42,862	0	0	0	06/23/2009	402
COLUMBIA PIKE SUBTOTAL		0	63,958	0	0	0		
SUBTOTAL		0	80,863	0	141	0		
SINGLE-FAMILY HOUSES								
COURT HOUSE								
2507 11th St N	2507 11TH ST N	0	0	0	1	0	11/25/2009	
2507 16th St N	2507 16TH ST N	0	0	0	1	0	10/19/2009	
COURT HOUSE SUBTOTAL		0	0	0	2	0		
CLARENDON								
1403 N Hudson St	1403 N HUDSON ST	0	0	0	1	0	10/27/2009	
1331 N Irving St	1331 N IRVING ST	0	0	0	1	0	02/19/2009	

PIR #68

Project Name	Address	Office (s.f.)	Retail (s.f.)	Other* (s.f.)	Residential Units	Hotel Rooms	Demolition Date	Site Plan Number**
CLARENDON SUBTOTAL		0	0	0	2	0		
VIRGINIA SQUARE								
616 N Jackson St	616 N JACKSON ST	0	0	0	1	0	11/30/2009	
552 N Piedmont St	552 N PIEDMONT ST	0	0	0	1	0	10/23/2009	
560 N Piedmont St	560 N PIEDMONT ST	0	0	0	1	0	08/20/2009	
419 N Lincoln St	419 N LINCOLN ST	0	0	0	1	0	04/02/2009	
635 N Jackson St	635 N JACKSON ST	0	0	0	1	0	02/18/2009	
VIRGINIA SQUARE SUBTOTAL		0	0	0	5	0		
COLUMBIA PIKE								
1102 S Queen St	1102 S QUEEN ST	0	0	0	1	0	09/24/2009	
3813 16th St S	3813 16TH ST S	0	0	0	1	0	07/13/2009	
COLUMBIA PIKE SUBTOTAL		0	0	0	2	0		
LEE HIGHWAY								
4410 20th St N	4410 20TH ST N	0	0	0	1	0	10/26/2009	
1727 N Edison St	1727 N EDISON ST	0	0	0	1	0	08/19/2009	
LEE HIGHWAY SUBTOTAL		0	0	0	2	0		
NAUCK								
2229 Shirlington Rd	2229 SHIRLINGTON RD	0	0	0	1	0	10/30/2009	
NAUCK SUBTOTAL		0	0	0	1	0		
OUTSIDE METRO								
2222 N Kensington St	2222 N KENSINGTON ST	0	0	0	1	0	12/23/2009	
2520 N Quebec St	2520 N QUEBEC ST	0	0	0	1	0	12/23/2009	
5808 23rd St N	5808 23RD ST N	0	0	0	1	0	12/14/2009	
4508 41st St N	4508 41ST ST N	0	0	0	1	0	12/11/2009	
1625 N Taylor St	1625 N TAYLOR ST	0	0	0	1	0	12/01/2009	
606 N Ivy St	606 N IVY ST	0	0	0	1	0	11/20/2009	
4862 30th St N	4862 30TH ST N	0	0	0	1	0	11/16/2009	
4087 35th St N	4087 35TH ST N	0	0	0	1	0	11/12/2009	
6201 29th St N	6201 29TH ST N	0	0	0	1	0	11/12/2009	
1310 N Jackson St	1310 N JACKSON ST	0	0	0	1	0	11/10/2009	
3523 N Nottingham St	3523 N NOTTINGHAM ST	0	0	0	1	0	11/09/2009	
4727 32nd St N	4727 32ND ST N	0	0	0	1	0	11/02/2009	
629 21st St S	629 21ST ST S	0	0	0	1	0	10/28/2009	
6626 32nd St N	6626 32ND ST N	0	0	0	1	0	10/08/2009	
5700 36th St N	5700 36TH ST N	0	0	0	1	0	10/06/2009	
5002 15th St N	5002 15TH ST N	0	0	0	1	0	09/30/2009	
6833 19th Rd N	6833 19TH RD N	0	0	0	1	0	09/28/2009	
5800 35th St N	5800 35TH ST N	0	0	0	1	0	09/16/2009	
3642 N Monroe St	3642 N MONROE ST	0	0	0	1	0	09/15/2009	
5655 Wilson Blvd	5655 WILSON BLVD	0	0	0	1	0	08/27/2009	
3517 N Somerset St	3517 N SOMERSET ST	0	0	0	1	0	08/21/2009	

Project Name	Address	Office (s.f.)	Retail (s.f.)	Other* (s.f.)	Residential Units	Hotel Rooms	Demolition Date	Site Plan Number**
5630 26th St N	5630 26TH ST N	0	0	0	1	0	08/19/2009	
5700 26th St N	5700 26TH ST N	0	0	0	1	0	08/19/2009	
6141 12th Rd N	6141 12TH RD N	0	0	0	1	0	08/19/2009	
4623 24th St N	4623 24TH ST N	0	0	0	1	0	08/18/2009	
3037 N Stafford St	3037 N STAFFORD ST	0	0	0	1	0	08/10/2009	
2636 N Roosevelt St	2636 N ROOSEVELT ST	0	0	0	1	0	08/03/2009	
3301 John Marshall Dr	3301 JOHN MARSHALL DR	0	0	0	1	0	07/31/2009	
3618 John Marshall Dr	3618 JOHN MARSHALL DR	0	0	0	1	0	07/24/2009	
3708 N Woodstock St	3708 N WOODSTOCK ST	0	0	0	1	0	06/24/2009	
124 N Fillmore St	124 N FILLMORE ST	0	0	0	1	0	06/23/2009	
1515 N George Mason Dr	1515 N GEORGE MASON DR	0	0	0	1	0	06/11/2009	
4507 16th St N	4507 16TH ST N	0	0	0	1	0	06/03/2009	
3547 N Nottingham St	3547 N NOTTINGHAM ST	0	0	0	1	0	06/02/2009	
1615 13th St S	1615 13TH ST S	0	0	0	1	0	05/22/2009	
4413 16th St N	4413 16TH ST N	0	0	0	1	0	05/19/2009	
2800 2nd St S	2800 2ND ST S	0	0	0	1	0	05/18/2009	
3008 6th St S	3008 6TH ST S	0	0	0	1	0	05/14/2009	
5611 5th St N	5611 5TH ST N	0	0	0	1	0	05/06/2009	
3017 N Underwood St	3017 N UNDERWOOD ST	0	0	0	1	0	05/05/2009	
6630 29th St N	6630 29TH ST N	0	0	0	1	0	05/01/2009	
3508 N Abingdon St	3508 N ABINGDON ST	0	0	0	1	0	04/27/2009	
1400 N Sycamore St	1400 N SYCAMORE ST	0	0	0	1	0	04/21/2009	
6614 32nd St N	6614 32ND ST N	0	0	0	1	0	04/20/2009	
4130 25th Pl N	4130 25TH PL N	0	0	0	1	0	04/14/2009	
3600 N Dickerson St	3600 N DICKERSON ST	0	0	0	1	0	04/09/2009	
1611 N Taylor St	1611 N TAYLOR ST	0	0	0	1	0	03/26/2009	
801 N Barton St	801 N BARTON ST	0	0	0	1	0	03/18/2009	
4650 35th St N	4650 35TH ST N	0	0	0	1	0	03/13/2009	
3101 John Marshall Dr	3101 JOHN MARSHALL DR	0	0	0	1	0	03/03/2009	
628 25th St S	628 25TH ST S	0	0	0	1	0	02/17/2009	
835 22nd St S	835 22ND ST S	0	0	0	1	0	02/12/2009	
4800 37th St N	4800 37TH ST N	0	0	0	1	0	02/11/2009	
938 N Danville St	938 N DANVILLE ST	0	0	0	1	0	02/09/2009	
824 N Greenbrier St	824 N GREENBRIER ST	0	0	0	1	0	02/06/2009	
3954 26th St N	3954 26TH ST N	0	0	0	1	0	01/30/2009	
800 N Fillmore St	800 N FILLMORE ST	0	0	0	1	0	01/28/2009	
815 N Woodrow St	815 N WOODROW ST	0	0	0	1	0	01/27/2009	
5008 15th St N	5008 15TH ST N	0	0	0	1	0	01/16/2009	
5313 31st rd N	5313 31ST RD N	0	0	0	1	0	01/16/2009	
3518 N Dickerson St	3518 N DICKERSON ST	0	0	0	1	0	01/13/2009	
4722 26th St N	4722 26TH ST N	0	0	0	1	0	01/05/2009	
OUTSIDE METRO SUBTOTAL		0	0	0	62	0		
SINGLE-FAMILY HOUSES SUBTOTAL		0	0	0	76	0		

PIR #68

Project Name	Address	Office (s.f.)	Retail (s.f.)	Other* (s.f.)	Residential Units	Hotel Rooms	Demolition Date	Site Plan Number**
ARLINGTON TOTAL		0	80,863	0	217	0		

* Includes schools, health care facilities, recreation centers, fire houses, etc.

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