

The *ARLINGTON* Newsletter

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Board to Consider Townhomes, Multifamily Housing in Single Family Zones at July Work Session

The county board will hold a work session next month on proposed zoning changes that would allow townhomes and multifamily development in zones currently limited to single family detached housing.

A raucous public comment period at the June county board meeting—where local organizations on both sides of the issue displayed signs and cheered on their speakers—foreshadows what is likely to be a contentious debate in July, similar to that seen in other jurisdictions where missing-middle housing has been encouraged at the perceived cost of single-family neighborhoods.

“As you can tell, this is a very lively and active community conversation,” commented Board Chair Katie Cristol at the June 18th meeting.

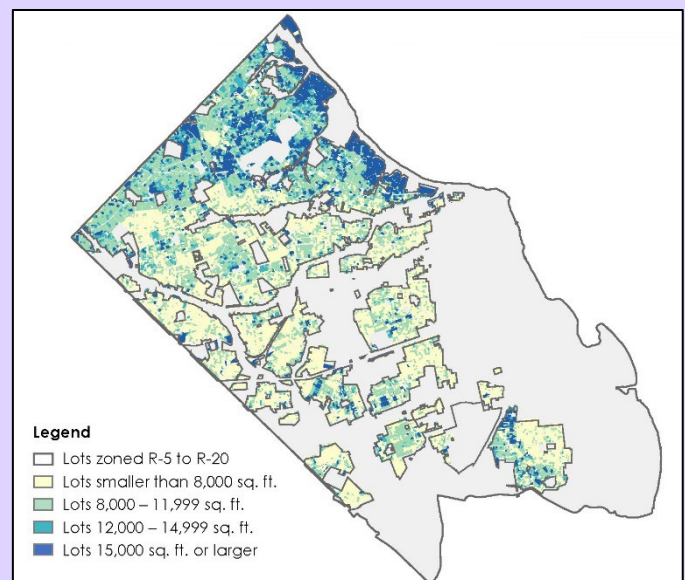
The MMH Study was initiated in January 2020 with the goal of increasing the county’s housing supply and diversify housing types amid a growing affordability crisis in the region. New housing construction in Arlington, according to the study, is primarily limited to one- and two-bedroom luxury apartments along major commercial corridors and large single family homes replacing teardowns in single-household neighborhoods. Further, nearly 80-percent of the county’s residential land area is zoned for single family homes and thus off-limits to other housing types.

To counter those trends, county staff is recommending the following:

- Allow townhouses and buildings with 2 to 8 units in zoning districts currently limited to single household development (R-5 to R-20 zones) to

“support equitable opportunities to increase housing options and supply, throughout the community,” according to the MMHS draft recommendations.

- Duplicate the same design standards for missing middle housing as required for single household development, including height, setbacks, and lot-coverage. Doing so would help promote context-sensitive development and support environmental goals, according to the recommendations.
- Reduce parking requirements to conserve trees, help manage stormwater, and support lower cost housing.



MMH Study – R5-R20 Zone Map by Lot Size

Source: MMH Study: Phase 2 Draft Framework (5/2/2022)

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Other recommendations include setting a maximum building size for new housing types and limiting townhouses to groups of three to help manage unit sizes and sales prices. County staff is not recommending the inclusion of small-lot, single family detached housing; further, a height limit of 35 feet is proposed, functionally excluding stacked townhomes.

A consultant analysis anticipates that the zoning changes would have a modest impact. Only 20 lots (94 to 108 units) are anticipated annually, largely due to market conditions that will favor the construction of single family housing.

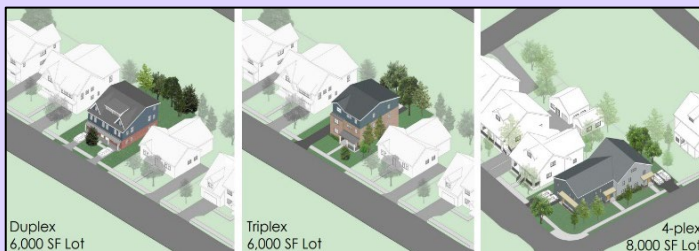
Number of Units	Max Total Building Sq Ft	Housing Type	Avg Sq Ft Per Unit (Gross)	Typical Number of Bedrooms (Per Unit)	Expected Viable Lot Size
2	4,800	Duplex	2,400	4	5,000 - 8,000 SF
3	6,000	Triplex	2,000	3	5,000 - 8,000 SF
3	6,000	Townhouses	2,000	3	8,000 - 12,000 SF
4	7,200	Fourplex	1,800	2-3	8,000 - 12,000 SF
5-6	8,000	Small Multiplex	1,333 - 1,600	2-3	12,000 - 15,000 SF
7-8	8,000	Small Multiplex	1,000 - 1,142	2	12,000 - 15,000 SF

MMH Study – Maximum Building Size

Source: MMH Study: Phase 2 Draft Framework (5/2/2022)

“MMH has inherent economic disadvantages compared with large single-detached homes, including increased costs to build, increased complexity for ownership and sales, and lack of familiarity in the market,” according to the draft framework.

Despite the county’s best efforts to head off organized opposition—“we want to be clear that this study is not going to lead to an across-the-board rezoning of all single family areas, it will not eliminate single family zoning in Arlington,” said Housing Arlington Coordinator Richard Tucker back in January 2020—the proposal to expand housing options into single family neighborhoods has been met with significant pushback from citizens’ groups, including Arlingtonians for Our Sustainable Future (ASF) and the Arlington Civic Federation.



MMH Study – MMH Housing Types Exhibit 1

Source: MMH Study: Phase 2 Draft Framework (5/2/2022)

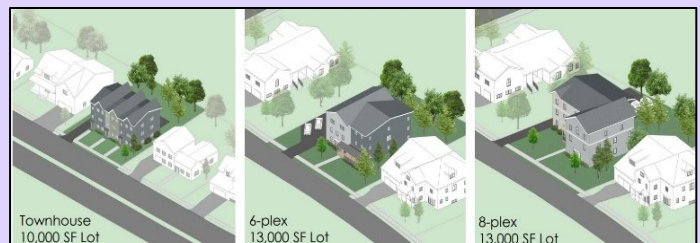
The ASF—which has referred to the July 12th work session as “D-Day”—is asking the county board to defer Phase 3 of the MMH Study (which would include the consideration of any zoning amendments) to September to allow county staff to further examine the budgetary and environmental impacts. Further, the group contends that the MMH Study failed to provide evidence that the zoning changes would increase affordability or benefit lower- to mid-income Arlingtonians.

“Without convincing evidence that MM achieves the goals of affordability, diversity, or inclusion, what is the justification for it?” asked ASF president Peter Rousselot in a June 3rd letter to the county board.

“Urban planning is a very tricky business, with a history of unfortunate unintended consequences for planners and communities who didn’t think things through carefully,” it continues. “Any benefits are purely speculative.”

Other groups argue that the proposed zoning changes do not go far enough. The Arlington Chamber of Commerce “strongly supports” the goals the MMH Study, according to a June 17th letter to the county; however, it expressed “disappointment” that the total annual yield would be limited to approximately 100 units.

“While that would represent a step forward,” reads the letter from Chamber CEO Kate Bates, “it barely scratches the surface of the problem of housing affordability in Arlington.”



MMH Study – MMH Housing Types Exhibit 2

Source: MMH Study: Phase 2 Draft Framework (5/2/2022)

Further, the letter noted that certain restrictions—namely the 35-foot maximum building height—would limit builders’ options for new housing types. Specifically, the zoning change would “effectively block” stacked townhomes, despite “a proven market for them in neighboring jurisdictions at reasonable price points,” including Fairfax and Loudoun counties.

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The Chamber agreed with those in opposition that the new duplexes and townhouses would do little to bring down affordability, with price points that could still exceed \$1 million in the current market. Additional flexibility—granting an additional five to ten feet in height or increases in lot coverage, for example—would help produce a greater variety of housing.

“We think it is important that the county get this right and would go further to bring real options to residents who would otherwise be unable to find them in these neighborhoods,” it adds.

A county board work session is planned for July 12th.

Board Approves 30-Unit Multifamily Building in Green Valley

The county board voted unanimously this month to approve a 30-unit, four-story multifamily building along a formerly-industrial corridor in the Green Valley neighborhood.

The residential rezoning, which utilizes the county’s Unified Commercial/Mixed-Use (UCMUD) permitting process and comes with the support of the Green Valley civic association, will deliver three affordable units and streetscape improvements within a county-identified revitalization district.



2608 Shirlington Road - Shirlington Road Rendering
Source: 4.1 Site Plan Architectural Drawings (6/18/2022)

“It seems like a real asset is coming to the neighborhood,” said Board Chair Katie Cristol at the June 18th public hearing.

The 14,704-square-foot site, currently occupied by a single-family home, sits on the northern edge of Shirlington Road, bound on three sides by commercial uses and to the west by a townhome community. The C-2-zoned property is located within the Green Valley Village Center Special Revitalization District, where 100-percent residential development on certain commercially-zoned properties is permitted through the UCMUD process.

Drawings by Richmond-based SMBW Architects show a four-story, C-shaped multifamily building clad in a white-and grey-brick façade. Access to the 27-space garage is proposed at the center of the building along the primary frontage, with the lobby and gym completing the ground-floor plan. A building cut-out at the second floor provides for a courtyard and pool facing south toward the Four Mile Run Valley.



2608 Shirlington Road - Site Map

Source: 4.1 Site Plan Architectural Drawings (6/18/2022)

The applicant made several changes during the public review process according to county planner Kevin Lam, installing an industrial-style garage door closer to the sidewalk, adding inset panels on a blank side wall, and enhancing the streetscape with furniture, trees, and concrete pavers.

"It fits well within the vision and aesthetic that we have for our community," Green Valley vice president Robin Stombler told the board.

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The board praised the use of the UCMUD permitting process, with county board member Takis Karantonis drawing a parallel to the current pushback against the Missing Middle Housing Study. That a zoning ordinance amendment adopted in 2003 could “bear fruit almost 20 years later”—producing 30 housing units where only one would otherwise be permitted—stands as a “great example of how we manage growth and long-term community development in Arlington,” he said.

“We took a leap of faith, and it is good to see the results,” added board member Christian Dorsey.

Orr Partners’ 241-Unit Multifamily Proposal in Clarendon Begins Public Review

After a two-year delay to allow for the completion of the Clarendon Sector Plan Update, Orr Partners’ 241-unit Joyce Motors redevelopment is headed for its first site plan review committee (SPRC) meeting in the fall.

“We believe the proposed project will build upon the significant redevelopment efforts that have occurred in this section of Clarendon,” Orr Partners’ chairman David Orr in a June community engagement presentation.



Joyce Motors Site – Corner Rendering
Source: Applicant Presentation (6/2/2022)

“The proposed building will provide new residential units with high quality architecture within easy walking distance to many community amenities.”

The applicant is the contract purchaser of the four-parcel, 0.74-acre assemblage, which sits at the northwest corner of the intersection of North Irving Street and 10th Street North on an underutilized block comprised of auto repair uses, low-rise commercial and restaurant, and associated parking lots. The property is bound to the west and north by redevelopment proposals of similar scale: The Bingham Center, Donohoe Development’s hybrid residential-hotel (290 multifamily units, 229 hotel rooms) project currently under SPRC review; and the Jefferson Apartment Group and Akridge’s proposal for 238 multifamily units, 66,840-square feet of office space, and 34,500-square feet of ground-floor retail at the Wells Fargo site, which is under conceptual site plan review.



Joyce Motors Site – Contextual Development Map
Source: Applicant Presentation (6/2/2022)

Drawings by Antunovich Associates show the U-shaped building clad in a muted light-gray masonry rising to a maximum of 110 feet atop a 2.5-level, 144-space underground garage. The 190,000-square-foot, LEED-Gold structure tapers down from eleven stories to the north to eight stories along the 10th Street North frontage. The design also incorporates the existing Art Deco-inspired Joyce Motors façade, which will mark a 3,500-square-foot retail bay at the southeast corner of the building.

The development scheme as proposed was made possible through the county board adoption of the Clarendon Sector Plan Update in April. The new plan includes several key changes—to the maximum heights map, as well as building taper and façade stepback requirements—that will help

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enable more than 850,000-square feet of mixed-use development in a nearly seven-acre area generally bound by Wilson Boulevard to the west, Washington Boulevard to the north, 10th Street North to the south, and Hudson Street to the east, to go forward.



Joyce Motors Site – Historic Façade Rendering
Source: Applicant Presentation (6/2/2022)

In a June 14th presentation, county staff identified the proposed 10th Street stepback as a potential outstanding issue. The Clarendon Sector Plan Update calls for a 10-foot stepback above the relocated Joyce Motors façade; however, the applicant is proposing two stepbacks that combined will reach 10 feet. While flagged as a sector plan deviation, county planner Adam Watson noted that “the “two-tier stepback does help fulfill other zoning ordinance requirements,” such as providing an interior retail height of at least 15 feet.

Other deviations include the loss of two feet of sidewalk width along portions of 10th Street and Irving Street where the historic facade will protrude over the build-to line, as well as the number of entries along the primary frontages.

As part of the community benefits, the applicant will be constructing a portion of the new 10th Road North to the north and a new alley to the west.

A first SPRC meeting is planned for September 12th.

Site Plan Filed for 251-Unit ARVA Apartments along Arlington Boulevard

The owner of an aging Arlington Boulevard hotel site filed a formal site plan application this month to redevelop the site into an eight-story, 251-unit apartment building. The proposal, which will deliver a new urban park and

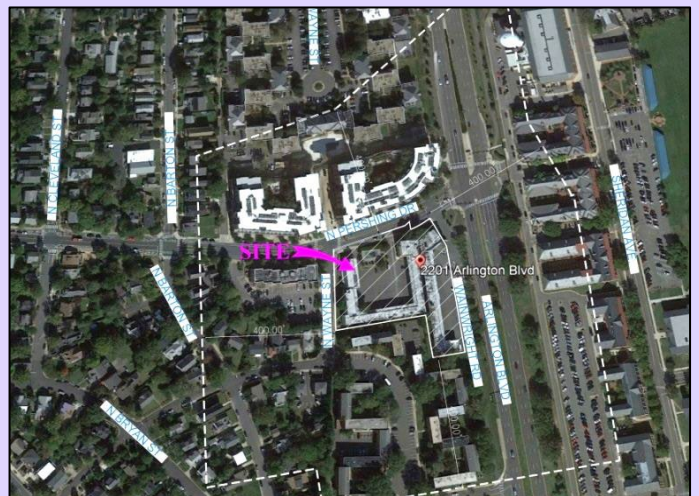
transform a service road into a multiuse trail, follows the adoption of General Land Use Plan (GLUP) Study last year.

The two-parcel site, once home to the 1960s-era, Art Deco-inspired ARVA Motor Hotel, sits at the southwest corner of North Pershing Drive and Arlington Boulevard. Drawings submitted by STUDIOS Architecture show a multi-wing building clad in variegated gray masonry rising eight stories along the Arlington Boulevard frontage and six stories along Pershing Drive.



The ARVA – Aerial Rendering (from NE)
Source: SPLN22-00006 Submission (6/10/2022)

Along the Pershing Drive frontage, a prominent, two-level building lobby and lounge will mark the northeast corner, with a 2,900-square-foot retail (or retail equivalent) space bookended to the west by a 10,000-square-foot urban park. The residential units above will be setback significantly, providing outdoor terrace space along the primary frontage.



The ARVA – Site Map
Source: SPLN22-00006 Submission (6/10/2022)

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“The combination of building height, architecture, landscaping, and homage to the site’s history will help create a distinctive corner and complete the ‘gateway’ into the neighborhood,” reads the statement of justification filed by land use attorney Matthew Roberts (Hirschler Fleischer P.C.).



The ARVA – Aerial Rendering (from West)
Source: SPLN22-00006 Submission (6/10/2022)

The building scale will step down along the lower-density residential uses to the south and west through a 20-foot-tall loft concept with rooftop amenity space. These ground-floor walkout units will “activate the streetscape along the revitalized Arlington Boulevard Trail and the new southern mews, while also providing a safety component by adding “eyes” on these areas,” according to the statement.



The ARVA – Pershing Drive Rendering
Source: SPLN22-00006 Submission (6/10/2022)

The Arlington Boulevard LLC site plan submission includes a slight reduction in unit count (262 originally proposed), retail (3,300 square feet), and parking (from 216 to 207 spaces) from that proposed in the conceptual site plan application filed in March.

The community benefits package includes the transformation of Wainwright Road into a new greenway (to become part of the Arlington Boulevard Trail network); the on-site open space; improvements to an off-site bus stop along Arlington Boulevard and off-site protected bike lanes; and LEED-Gold certification.

A date for the first SPRC meeting has not yet been set.



Building Permits of Interest Submitted May 27 through June 30, 2022 Residential

New Single Family Detached

Anchor Homes LLC, 45448 East Severn Way, Sterling, VA 20166; for 1 \$300,000 SFD at 3400 North Ohio Street;

Beaconcrest Homes Inc., 1355 Beverly Road, #330, McLean, VA 22101; for 1 \$550,000 SFD at 4912 17th Street North;

Beckwith Homes LLC, 1065 Rocky Run Drive, McLean, VA 22102; for 1 \$750,000 SFD at 650 North Jackson Street;

Classic Cottages LLC, 433 East Monroe Avenue, Alexandria, VA 22301; for 1 \$400,000 SFD at 3925 North Woodstock Street;

Classic Cottages LLC, 433 East Monroe Avenue, Alexandria, VA 22301; for 1 \$400,000 SFD at 4311 15th Street North;

Classic Partners 7 LLC, 5421 4th Street South, Arlington, VA 22204; for 1 \$400,000 SFD at 5421 4th Street South;

Enhanced Homes LLC, 414 North Monroe Street, Arlington, VA 22201; for 1 \$400,000 SFD at 414 North Monroe Street;

Focal Point Homes, address n/a; for 1 \$400,000 SFD at 3025 North Underwood Street;

Focal Point Homes, address n/a; for 1 \$400,000 SFD at 3024 North Underwood Street;

Greenway Building & Design Services, LLC, 1118 South Emerson Street, Arlington, VA 22204; for 1 \$250,000 SFD at 1118 South Emerson Street;

Matthew Gold Inc., 3362 North Dickerson Street, Arlington, VA 22207; for 1 \$500,000 SFD at 3380 North Dickerson Street;

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PDX Kitchen & Bath LLC, address n/a; for 1 \$400,000 SFD at 3400 North Thomas Street;

Peten Carpentry, LLC, 12587 Fair Lakes Circle, #302, Fairfax, VA 22033; for 1 \$450,000 SFD at 5543 10th Street North;

Snead Custom Homes LLC, 3903 9th Street South, Arlington, VA 22204; for 1 \$500,000 SFD at 3903 9th Street South;

Zimmermann Homes LLC, 2744 North Wyoming Street, Arlington, VA 22213; for 1 \$1,100,000 SFD at 2744 North Wyoming Street.

Residential Totals

New Single Family Detached: 15

Commercial

ADT Commercial LLC, 4747 Bethesda Avenue, #200 Bethesda, MD 20814; for 1 \$30,000, install access control on 32 doors - G3, G2, G1, 1st, 2nd, 3rd, and 9th floors at 2100 Clarendon Blvd.;

Choice Restoration Services Inc., 4747 Bethesda Avenue, #200, Bethesda, MD 20814; for 1 \$584,000, maintenance repairs in the garage at 2451 Crystal Drive;

Clay Construction LLC, 4747 Bethesda Avenue, #200, Bethesda, MD 20814; for 1 \$460,000, interior alterations to include 500 sq. ft. systems furniture installation on the 11th floor, Suite 1150, for Radiance Technologies at 1550 Crystal Drive;

Concrete Protection and Restoration Inc., 591 West Putnam Avenue, Greenwich, CT 06830; for 1 \$1,266,000, perform concrete repairs in the garage; replace expansion e-joint, install dewatering sumps, pumps, and associated electrical, new floor drains, new plumbing line, bollards, replace stair rails in stairwell 5, floor: 1-4 garage at 2399 Richmond Highway;

Consolidated Waterproofing Contractors Inc., 4040 Wilson Blvd., 10th Floor, Arlington, VA 22203; for 1 \$132,055, existing parking garage repairs - AvonlonBay at 2105 North Glebe Road;

Convergent Technologies LLC, P.O. Box 56607, Atlanta, GA 30343; for 1 \$25,000, replacement of existing delayed egress magnetic locks in the freight elevator vestibule with delayed egress vertical rod exit devices at 4250 Fairfax Drive;

DFS Construction Corp., 601 13th Street, NW, #300N, Washington, DC 20005; for 1 \$1,277,000, interior alterations on the 7th floor for DFS Construction at 3101 Wilson Blvd.;

DGS Construction, LLC, address n/a; for 1 \$37,500, 2 tower cranes at 2050 South Bell Street;

DPR Construction GP, 3939 Campbell Avenue, Arlington, VA 22206; for 1 \$25,000, construction/installation of a temporary covered walkway - overhead protection along sidewalk at 3939 Campbell Avenue;

Dittmar Building Company, 8321 Old Courthouse Road, #300, Vienna, VA 22182; for 1 \$120,000, Floor 1: interior alterations including new package lockers and new package room; Floor G1 - convert existing break room to maintenance shop, reduce community room and create new employee break room at 4001 9th Street North;

Infinity Building Services Inc., 1515 North Courthouse Road, #600, Arlington, VA 22201; for 1 \$25,000, interior demolition only on the basement and 1st floor to prepare for a future tenant at 237 North Glebe Road;

John Moriarty & Associates of Virginia LLC, 2461 South Clark Street, Arlington, VA 22202; for 1 \$1,015,000, sheeting and shoring to prepare for a future 3-level underground parking garage and future 24-story apartment building at 2350 Crystal Drive;

John Moriarty & Associates of Virginia LLC, 2461 South Clark Street, Arlington, VA 22202; for 1 \$1,015,000, sheeting and shoring to prepare for a future 3 level underground parking garage and future 24-story apartment building at 2350 Crystal Drive;

John Moriarty & Associates of Virginia LLC, 1615 I Street, NW, #650, Washington, DC 20036; for 1 \$20,000, new construction of a two-level underground parking garage levels G1 and G2 at 2025 Clarendon Blvd.;

John Moriarty & Associates of Virginia LLC, 2461 South Clark Street, Arlington, VA 22202; for 1 \$92,000,000, construction of a new 24-story apartment building at 2350 Crystal Drive;

John Moriarty & Associates of Virginia LLC, 465 Meeting Street, #500, Charleston, SC 29403; for 1 \$980,000, sheeting and shoring to prepare for 2-level underground parking garage and future 16-story apartment building at 2025 Clarendon Blvd.;

Johnson Controls Security Solutions LLC, 1211 South Eads Street, Arlington, VA 22202; for 1 \$20,000, access control door locks and strikes and equipment and internet on Floors 1, G1, and G2; existing equipment will be removed and new equipment will be installed; connection to existing control wires, power, and high speed internet at 1211 South Eads Street;

May Construction Group LLC, 8500 Andrew Carnegie Blvd., Charlotte, NC 28262; for 1 \$77,000,

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interior alterations on the 5th floor, Suite #510 for Public Financial Management, Inc. at 4350 Fairfax Drive;

Motechs, LLC, 4317 24th Street North, Arlington, VA 22207; for 1 \$70,000, tenant improvement for new Wagamama restaurant at 1700 North Moore Street;

Rand Construction Corp., 1585 Broadway, 37th Floor, New York, NY 10036; for 1 \$6,485,000, interior alterations on the 19th floor for Deloitte at 1919 North Lynn Street;

Rand Construction Corp., 1585 Broadway, 37th Floor, New York, NY 10036; for 1 \$4,560,000, existing tenant interior alterations on the 20th floor for Deloitte at 1919 North Lynn Street;

Rand Construction Corp., 4747 Bethesda Avenue, #200, Bethesda, MD 20814; for 1 \$3,300,000, interior alterations on the 10th floor, Suite 1001, for Textron Systems at 2231 Crystal Drive;

Skanska USA Building Inc., 1701 North George Mason Drive, Arlington VA 22205; for 1 \$75,000, Virginia Hospital expansion project: underpinning for the new outpatient pavilion building (under separate permit) at 1851 North George Mason Drive;

Spectrum Inc. General Contracting, Two North Riverside Plaza, #400, Chicago, IL 60606; for 1 \$215,000, interior alterations - 1st floor public access at 1200 North Herndon Street;

TBD, 285 Madison Avenue, #1800, New York NY 10017; for 1 \$35,700, interior alterations for a spec suite on the 9th floor, Suite 910 at 1655 Fort Myer Drive;

TBD, 65 East 55th Street, 27th Floor, New York, NY 10022; for 1 \$35,000, interior alterations on 19th Floor for Raytheon at 1100 Wilson Blvd.;

TBD, P.O. Box 3487, Chicago, IL 60654; for 1 \$34,000, interior tenant improvement of an existing Onelife fitness facility; demolish an existing sauna room and remodel an existing sauna room at 4238 Wilson Blvd.;

TBD, P.O. Box 790830, San Antonio, TX 78279; for 1 \$30,000, work to provide new acoustic ceiling within vacant retail suite, no change of use or occupancy (core and shell) at 2832 Wilson Blvd.;

TBD, Riverside Plaza, #400, Chicago, IL 60606; for 1 \$23,000, project involves removing 8 existing antennas and 8 existing RRHs; 12 new antennas will be installed and 12 new RRHs will be installed at 2201 North Pershing Drive;

TBD, 410 Terry Avenue North, Seattle, WA 98109; for 1 \$157,854, interior alterations on the 1st and mezzanine levels at 1350 South Eads Street;

TBD, 4747 Bethesda Avenue, #200, Bethesda, MD 20814; for 1 \$23,000, project involves removing 6 existing antennas and 6 existing RRHs; installation of 9 new antennas and 3 new RRHs at 2011 Crystal Drive;

TBD, 1 North Wacker Drive, #4025, Chicago, IL 60606; for 1 \$23,000, project involves adding 9 new antennas and 9 new RRHs; 6 existing antennas will be removed and 6 existing RRHs removed at 2110 Washington Blvd.;

TBD, 410 Terry Avenue North, Seattle, WA 98109; for 1 \$157,854, interior alterations on the 1st and mezzanine levels for Conte's Bike Shop at 1350 South Eads Street;

TBD, 285 Madison Avenue, #1800, New York, NY 10017; for 1 \$55,000, interior alterations for a spec suite on the 6th floor, #600 at 1655 Fort Myer Drive;

TBD, P.O. Box 4900, Dept. 113/Ryan LLC, Scottsdale, AZ 85261; for 1 \$164,822, interior alterations on the 12th floor, Suite 1200, for DRT Strategies at 1001 19th Street North;

TBD, 1100 North Glebe Road, Ph. 1, Arlington, VA 22201; for 1 \$75,000, interior demo only on the 1st floor at 1100 North Glebe Road;

TBD, 1901 North Moore Street, Suite 1001, Arlington, VA 22209; for 1 \$115,000,000, mixed-use building with retail spaces at ground level, two below-grade garage levels, two above-grade garage levels and residential rental units above. -27 above-grade levels, 2 below-grade levels - 422 residential units at 1901 North Moore Street;

TBD, 101 Marietta Street, #3600, Atlanta, GA 30303; for 1 \$110,986, interior alterations for a white-box space on the 2nd floor at 801 North Quincy Street;

TBD, 275 East Broad Street, Columbus, OH 43215; for 1 \$127,196, interior demo only on the entire 6th floor at 4301 Fairfax Drive;

TBD, 801 North Quincy Street, Arlington, VA; for 1 \$130,933, interior alterations for a conference room on the 2nd floor at 801 North Quincy Street;

TBD, 4747 Bethesda Avenue, #200, Bethesda, MD 20814; for 1 \$135,000, interior alteration of existing interior retail space for cookie and ice cream shop at 2200 Clarendon Blvd.;

TBD, P.O. Box 87407, Chicago, IL 60680; for 1 \$150,000, a re-siding project to update the exterior of all the apartment buildings; will include removal of existing projections at breezeways to be replaced with a pre-manufactured canopy and simplified/weather tight siding, flashing at 1957 Columbia Pike;

TBD, 601 13th Street, NW, #300N, Washington, DC 20005; for 1 \$150,000, interior demo and alterations to build demising walls on the 7th floor to prepare for future tenant spaces at 3101 Wilson Blvd.;

TBD, 591 West Putnum Avenue, Greenwich, CT 06830; for 1 \$1,200,000 at 2399 Richmond Highway;

TBD, 4601 North Fairfax Drive, #1115, Arlington, VA 22203; for 1 \$183,936, existing tenant alterations on the 6th

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floor for Suite 630 as well as alteration to 2 new spec suites, #620A and 620B at 801 North Quincy Street;

TBD, P.O. Box 6120, Indianapolis, IN 46206; for 1 \$200,000, new tenant layout for new restaurant - 5,553 sq. ft. - Rosa Mexicano at 1100 South Hayes Street;

TBD, 3 Bethesda Metro Center, #610, Bethesda, MD 20814; for 1 \$200,000, remove and replace storefront doors with sliding door; renovate existing exterior canopy, provide new lighting, and repaint columns at 3639 South Glebe Road;

TBD, 1701 North George Mason Drive, Arlington, VA 22205; for 1 \$400,000, interior alterations of the existing central sterile processing department that includes replacement of existing sterilizers, tie-ins to existing MEP; infrastructure is also included at 1635 North George Mason Drive;

TBD, 4747 Bethesda Avenue, #200, Bethesda, MD 20814; for 1 \$28,700, interior alterations on the 2nd floor, Suite 201; demo and provide a white-box space for CESC Gateway/Square LLC c/o JBG Smith Properties at 200 12th Street South;

TBD, 2461 South Clark Street, Arlington, VA 22202; for 1 \$485,880, interior alterations to elevator lobby, locker room, bike room, new gym, and new conference room, 1st floor at 2461 South Clark Street;

TBD, 7501 Wisconsin Avenue, Suite 1500 East, Bethesda, MD 20814; for 1 \$300,000, interior tenant fit-out for new pizza shop at 3009 Clarendon Blvd.;

TBD, 2350 Corporate Park Drive, Herndon, VA 20171; for 1 \$110,000, interior alterations on the 21st floor for a white-box space at 1700 North Moore Street;

TBD, 127 Public Square, #3200, Cleveland, OH 44114; for 1 \$950,000, interior alterations on the entire 11th floor for Marginedge at 4200 Wilson Blvd.;

TBD, 4747 Bethesda Avenue, #200, Bethesda, MD 20814; for 1 \$102,285, interior alterations on the 3rd floor, Suite 310, for Titanium, d/b/a Inlingua at 1911 Fort Myer Drive;

TBD, 4747 Bethesda Avenue, #200, Bethesda, MD 20814; for 1 \$2,500,000, renovation of 13,000 sq. ft. of existing office space; new finishes, mechanical and electrical upgrades at 2121 Crystal Drive;

TBD, 1600 Wilson Blvd., Arlington, VA 22209; for 1 \$25,000, AT&T is removing 2 existing antennas, 6 existing remote radio heads, and 2 antennas; addition of 2 antennas and 10 new remote radio heads at 1600 Wilson Blvd.;

TBD, 2100 Clarendon Blvd., 8th Floor, Arlington, VA 22201; for 1 \$935,000, new construction and installation of a temporary and permanent excavation support system for the future art operations and maintenance facility at 2629 Shirlington Road;

TBD, address n/a; for 1 \$23,000, project involves adding 3 new antennas and 9 new RRHs and removal of 3 existing antennas and 6 existing RRHs at 1125 Patrick Henry Drive;

TBD, 1420 Spring Hill Road, #420, McLean, VA 22102; for 1 \$100,000, new tenant fit-out for salon and spa tenant, 2,301 sq. ft., Unit 100, Aurora Spa at 4000 Fairfax Drive;

TBD, 3500 South Clark Street, Arlington, VA 22202; for 1 \$80,000, remove and replace loading dock garage door with overhead roll-up garage door at 3500 South Clark Street;

TBD, 4445 Willard Avenue, #400, Chevy Chase, MD 20815; for 1 \$35,280, demo of existing CMU wall and ramp; relocate CMU wall and rebuild ramp, floor 1 at 1550 Crystal Drive;

TBD, 65 East 55th Street, 27th Floor, New York, NY 10022; for 1 \$75,000, interior demolition of the 25th floor, Suite 2500 at 1000 Wilson Blvd.;

TBD, 2350 Corporate Park Drive, Suite 110, Herndon, VA 20171; for 1 \$70,000, interior alterations for a spec suite on the 15th floor, Suite #1502 at 1700 North Moore Street;

Test X LLC, 2 Bethesda Metro Center, Suite 800, Bethesda, MD 20817; for 1 \$178,000, installation of access control system to include installation of card readers, fair sale locks, Floors G3, G2, G1, 1, 2, 18, 20 and Unit B at 480 11th Street South;

The Donohoe Companies Inc., P.O. Box 1470, Annandale, VA 22003; for 1 \$30,000, installation of a pre-fabricated temporary construction trailer at 1031 North Vermont Street;

The Donohoe Companies Inc., 1420 Spring Hill Road, #420, McLean, VA 22102; for 1 \$30,000, temporary construction trailer placement at 1031 North Vermont Street;

The Severn Group Inc., 2350 Corporate Park Drive, Suite 110, Herndon, VA 20171; for 1 \$225,000, replacement of existing cooling towers and condenser water pumps and providing new electric boilers; on 16th floor at 1700 North Moore Street.

Building Permits of Interest Issued May 27 through June 30, 2022 Commercial

ADI Construction of Virginia LLC, 1850 M Street, NW, #820, Washington, DC 20036; for 1 \$215,000, interior alterations and repair to suit tenant BMC on the 4th floor at 901 North Stuart Street;

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ADT Commercial LLC, address n/a; for 1 \$30,000, install access control on 22 doors at 2100 Clarendon Blvd.;

Arbee Associates, P.O. Box 92129, Southlake, TX 76092; for 1 \$20,000, systems furniture installation only for tenant buildout at 1515 North Courthouse Road;

Bucaro LLC/Regency Commercial Construction, 65 East 55th Street, 27th Floor, New York, NY 10022; for 1 \$75,000, interior demolition only of the 25th floor, Suite 2500 at 1000 Wilson Blvd.;

Hope Builders, Inc., 2503 Brunswick Road, Charlottesville, VA 22903; for 1 \$140,000, interior alteration of existing Starbucks to include backbar equipment relocation, casework and associated electrical and plumbing adjustments, 1st floor at 5515 Langston Blvd.;

Infinity Building Services Inc., 1515 North Courthouse Road, #600, Arlington, VA 22201; for 1 \$25,000, interior demolition only on the basement and 1st floor to prepare for future tenant at 237 North Glebe Road;

May Construction Group LLC, 8500 Andrew Carnegie Blvd., Charlotte, NC 28262; for 1 \$77,000, interior alterations on the 5th floor, Suite 510, for Public Financial Management, Inc. at 4350 Fairfax Drive;

R D Bean Inc., 1420 Spring Hill Road, Suite 600, McLean, VA 22102; for 2 \$31,380, removal of existing roof down to decking; over existing concrete deck install one layer of new 2-ft. ISO insulation set in hot asphalt; install new fully adhered .60' white reinforced TPO membrane roofing at 2912, 2914 North Sycamore Street;

Turner Construction Co., P.O. Box 790830, San Antonio, TX 78279; for 1 \$150,000, selective demolition of basement slab at 1440 North Edgewood Street.

County Board Land Use Actions

SP #167 (Approved 06/18/22) - CESC Park Two Site Plan Amendment (CESC Park Two, LLC, c/o JBG Smith Properties, 4747 Bethesda Ave., Suite 200, Bethesda, MD 20814); County Board approved site plan amendment to revise the parking ratio and landscape plan to accommodate construction of an outdoor pavilion providing access to the underground parking garage via an elevator and stairs, subject to all previously approved conditions and new condition, located at 2121 Crystal Drive, RPC #: 34-020-234, (agent: Kedrick N. Whitmore, Venable LLP, 8010 Towers Crescent Drive, Suite 300, Tysons Corner, VA 22182).

SP #441 (Approved 06/18/22) - Bush Cos. Site Plan Amendment (Bush Cos.,); County Board approved site plan amendment to modify site plan conditions pertaining to sustainable design elements of the subject site plan,

subject to all previously approved conditions and revised condition, located at 2000 Clarendon Blvd., RPC #: 17-012-PCB, (agent: Nick Cumings, Esq., Walsh, Colucci, Lubeley & Walsh, P.C., 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201).

SP #65 (Approved 06/18/22) - Primrose Schools Site Plan Amendment (N2M Kids, LLC, d/b/a Primrose Schools); County Board approved site plan amendment to convert approximately 16,526 sq. ft. of retail space to an institutional use for a child care center (Primrose), subject to all previously approved conditions and new conditions, located at 2461 South Clark Street, RPC #: 34-020-035, (agent: Andrew A. Painter, Attorney/Agent, Walsh, Colucci, Lubeley & Walsh, P.C., 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201).

SP#193 (Approved 06/18/22) - Grace Community Church Site Plan Amendment (Grace Community Church,); County Board approved site plan amendment for the conversion of approximately 23,280 sq. ft. of retail space to institutional uses (Grace Community Church), subject to all previously approved conditions, amended condition and new condition, located at 4238 Wilson Blvd., RPC #: 14-059-047, (agent: Nicholas V. Cumings, Walsh, Colucci, Lubeley & Walsh, P.C., 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201).

SP335-U-17-1 (Approved 06/18/22) - FreshFarm Markets Use Permit Review (FreshFarm Markets, Inc., Pierre Grahn, 945 G Street, NW, Washington, DC 20001); County Board approved renewal of use permit associated with a site plan for an open-air/farmers market (FreshFarm Rosslyn Market), subject to the previously approved conditions and with a County Board review in 5 years, located at 1201 Wilson Blvd., 1730 N. Lynn Street, 1800 N. Lynn Street, 1881 N. Moore Street, 1811 N. Moore Street (Central Place Plaza), RPC #: 16-038-001, 16-038-002, 16-038-003, 16-038-004, 16-038-014, 16-038-015 & 16-038-016.

SP440-U-16-1 (Approved 06/18/22) - Enterprise Rent-a-Car Use Permit associated with a Site Plan Review (Enterprise Holdings,); County Board approved renewal of use permit associated with a site plan for a car rental agency (Enterprise Rent-a-Car), subject to all previously approved conditions, located at 750 N. Glebe Road, RPC #: 13-017-001, 13-017-002, 13-017-003, 13-017-009, 13-017-010, 13-017-012, 13-017-014, 13-017-015, 13-017-016 & 13-017-017, (agent: Joe Long, CFM, Group Property Development & Facilities Manager).

SP65-U-22-1 (Approved 06/18/22) - Primrose Schools Use Permit associated with a Site Plan (N2M Kids, LLC, d/b/a Primrose Schools); County Board approved use permit associated with a site plan to permit a child care

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center for up to 216 children (Primrose), subject to a County Board review in 1 year, located at 2461 S. Clark Street, RPC #: 34-020-035, (agent: Andrew A. Painter, Attorney/Agent, Walsh, Colucci, Lubeley & Walsh, P.C., 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201).

U-3411-15-1 (Approved 06/18/22) - Cafe Sazon Use Permit Review (Cafe Sazon, Claudio Camacho, 4704 Columbia Pike, Arlington, VA 22204); County Board approved renewal of use permit for live entertainment at Cafe Sazon, subject to all previously approved conditions with an administrative review in 3 years and a County Board review in 5 years, located at 4704 Columbia Pike, RPC #: 27-004-002.

U-3489-17-1 (Approved 06/18/22) - Kinhaven School Use Permit Amendment (Kinhaven School, Amy Hitchcock, Director, 4201 N. Fairfax Drive, Arlington, VA 22203); County Board approved use permit amendment for an increase in capacity for an existing child care center for up to 50 children (Kinhaven School), subject to proposed conditions and a County Board review in 1 year, located at 915 N. Oakland Street (St. George's Episcopal Church), RPC #: 14-039-001, 14-039-002 & 14-039-003, (agent: Timothy Dugan Attorney/Agent, Bean Kinney & Korman, 2311 Wilson Blvd., Suite 500, Arlington, VA 22201).

U-3612-21-1 (Approved 06/18/22) - Shirlington Investments Use Permit (Shirlington Investments LLC, 13520 Potomac Riding Lane, Rockville, MD 20850); County Board approved use permit for a Unified Commercial/Mixed Use Development consisting of up to 30 residential units, with modifications of zoning ordinance requirements including: density exclusions, building placement, required parking and other modifications as necessary to achieve the proposed development, subject to conditions, located at 2608 Shirlington Road and a 1,081 sq. ft. portion of Shirlington Road, located on the west side of Shirlington Road, adjacent to 2608 Shirlington Road, Arlington, VA, RPC #: 31-033-017.

New Applications Submitted

SPLA22-00023 (Submitted 06/07/22) - The Bartlett Minor Site Plan Amendment - SP #105 (1200 Eads Street Sub, LLC, c/o JBG Smith, 4747 Bethesda Avenue, Suite 200, Bethesda, MD 20814); minor site plan amendment to further reduce the parking ratio at The Bartlett to facilitate a new shared parking arrangement; applicant proposes to relocate the original 143 spaces allocated to Metropolitan Park Phase 6 and approx. 63 new spaces (for a total of 206 spaces) in existing below-grade garage to provide spillover parking for pending mixed-use development at Americana Hotel site; will result in 493 parking spaces for residents of

The Bartlett, 520 12th Street South, RPC #: 35-003-840, (agent: Kedrick N. Whitmore (Venable LLP), 8010 Towers Crescent Drive, Suite 300, Tysons Corner, VA 22182).

SPLA22-00024 (Submitted 06/09/22) - Village at Shirlington Phased Development Site Plan Amendment (PDSP #106) and Final Site Plan Amendment (SP #106-1, 6, 7, 8) (Street Retail, LLC, c/o Federal Realty Investment Trust, 909 Rose Avenue, #200, North Bethesda, MD 20852); applicant proposes streetscape and public space improvements along Campbell Avenue in the 27-acre Village at Shirlington; includes new seating, expanded planting areas, protection of existing trees, renovations and improvements to public spaces near library and theater, new light fixtures, bike racks, seat walls, and changes to physical layout of the street in the form of shifted curbs, new crosswalk locations and reimagined median on Campbell Avenue, 2800 South Randolph Street, 2766 South Arlington Mill Drive, 2780, 2700 South Quincy Street, 4013, 4015, 4017, 4021, 4025, 4031, 4039, 4043, 4047, 4115, 4220, 4150, 4251, 4200 Campbell Avenue, RPC #: 29-014-185, -186, -183, -016, -018, -017; 29-019-024; 29-020-014, -013, -22, -012, -011, -010, -009, -008, -007, -006, -005, -004, -023, -024, (agent: M. Catharine Puskar (Walsh, Colucci, Lubeley & Walsh, PC), 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201).

SPLA22-00025 (Submitted 06/17/22) - Minor Site Plan Amendment to SP #24 (Commonwealth Tower, LP, 45 Rockefeller Plaza, New York, NY 10111); proposal to amend SP#24 to permit retail equivalent uses in the two retail spaces totaling 2,268 sq. ft. located on both sides of the lobby to better respond to market demands through creation of a tenant amenity area (connecting lobby level with B2 level via an internal staircase), 1300 Wilson Blvd., RPC #: 17-003-030, (agent: Andrew A. Painter (Walsh, Colucci, Lubeley & Walsh, PC), 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201).

SPLA22-00026 (Submitted 06/21/22) - Crystal City Block Plan Minor Site Plan Amendment to SP #458 (2000-2001 S. Bell, LLC, c/o JBG Smith, 4445 Willard Avenue, #400, Chevy Chase, MD 20815); minor site plan amendment to reflect a refined, final building design; includes minor interior layout modifications including revisions to the West Tower 1st floor retail area; relocation of West Tower stormwater vault, reclassification of certain areas to reflect previously approved plan, revision of garage footprint to accommodate transformer vault and shift in various garage rooms and parking spaces, 2050 and 2051 South Bell Street, RPC #: 34-020-283, 34-020-284, (agent: Kedrick N. Whitmore (Venable LLP), 8010 Towers Crescent Drive, Suite 300, Tysons Corner, VA 22182).

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Real Estate Transactions of Interest June 1 through 27, 2022

Commercial/Land

Arlington Residential VA LLC, to South Eads VA Partners LLC, c/o Cortland, 3424 Peachtree Road, NE, Suite 300, Atlanta, GA 30326; sale on 06/01/22 of Parcel A-1, James A. Watson, Jr. Addition to Pentagon Industrial Center, 44,182.00 sq. ft., improved, Apt. Building, zoned RA-H-3.2, at 1331 S. Eads Street, Arlington, VA, 22202, 212-unit, apartment building built 2002; 2022 assessment: \$18,232,100 (land); \$52,837,400 (improvement), Parcel B-2, Stone & Davy's Addition to Pentagon Industrial Center, 67,106.00 sq. ft., improved, Apt. Building, zoned RA-H-3.2, at 1221 S. Eads Street, Arlington, VA, 22202, 321-unit, apartment building built 2000; 2022 assessment: \$27,691,900 (land); \$80,004,000 (improvement), RPC #: 35-001-374 35-001-376; \$305,200,000 (Instrument# 20220100010734).

Pillars Columbia Pike LLC, to Arlington VA Re LLC, 12210 Fairfax Towne Center, Unit 45, Fairfax, VA 22033; sale on 06/21/22 of Condo Unit(s) C1, Trafalgar Flats Condominium, 0.00 sq. ft., improved, comm. condo, at 4707 Columbia Pike, Unit C1, Arlington, VA, 22204, 2022 assessment: \$380,400 (land); \$2,702,300 (improvement), RPC #: 23-037-113; \$3,082,700 (Instrument# 20220100012050).

5054 Lee Highway LLC, to Valexa LLC, 762 26th Place South, Unit L, Arlington, VA 22202; sale on 06/27/22 of Lots 4, 5 & 6, Moses Jackson Estate & William T. Wilson Estate, 24,398.00 sq. ft., improved, commercial, zoned C-1, at 5054 Langston Blvd., Arlington, VA, 22207, 1-story retail strip built 1964; 2022 assessment: \$1,319,400 (land); \$880,400 (improvement), RPC #: 08-003-009; \$2,700,000 (Instrument# 20220100012330).

Residential/Lots

David W. Rockwell & Johannah E. Barry, to 111 E Jefferson LLC, 1355 Beverly Road, Unit 330, McLean, VA 22101; sale on 06/01/22 of Parcel B, 0.26 acres, improved, SFD, at 111 E. Jefferson Street, Falls Church, VA, 22046, 3-bedroom, 2 full bath, 2-story 3,729 sq. ft. w/ 1,851 finished sq. ft. home built 1919; 2022 assessment: \$582,100 (land); \$260,200 (improvement), RPC #: 53-101-071; \$842,300 (Instrument# 20220100010719).

Henry P. Noland & Tracy Y. Gorman, to 6007 Williamsburg LLC, 1620 Crim Dell Lane, Vienna, VA 22182; sale on 06/01/22 of Lot 37, Section Two, Reserve

Hill, 13,808.00 sq. ft., improved, SFD, zoned R-10/R-6, at 5119 Yorktown Blvd., Arlington, VA, 22207, 2-bedroom, 1 full bath, 1-story 1,190 finished sq. ft. home built 1950; 2022 assessment: \$792,700 (land); \$154,200 (improvement), RPC #: 02-041-013; \$950,000 (Instrument# 20220100010746).

Howard Ted Perlow & Nyoka White, to D & E Development LLC, 2113 N. Quebec Street, Arlington, VA 22207; sale on 06/01/22 of Lot 14, Lexington Park, 8,073.00 sq. ft., improved, SFD, zoned R-8, at 2816 N. Jefferson Street, Arlington, VA, 22207, 3-bedroom, 1 half bath, 1 full bath, 2-story 1,435 finished sq. ft. home built 1954; 2022 assessment: \$755,900 (land); \$119,200 (improvement), RPC #: 02-035-074; \$885,000 (Instrument# 20220100010744).

Shelly C. & Robert J. Strickland, to Matthew Gold Inc., 3721 N. Vermont Street, Arlington, VA 22207; sale on 06/01/22 of Lot 147, Section One, Lyon Village, 5,904.00 sq. ft., improved, SFD, zoned R-6, at 2716 Franklin Road, Arlington, VA, 22201, 4-bedroom, 2 full bath, 1.5+1-story 2,884 sq. ft. w/ 1,593 finished sq. ft. home built 1937; 2022 assessment: \$993,600 (land); \$258,100 (improvement), RPC #: 15-064-007; \$1,251,700 (Instrument# 20220100010729).

Timothy M. Duffey, to 1706 N Nelson St Investment LLC, 1706 N. Nelson Street, Arlington, VA 22207; sale on 06/01/22 of Lots 32 & 33, Wallis' Addition to Dominion Heights, 6,348.00 sq. ft., improved, SFD, zoned R-6, at 1706 N. Nelson Street, Arlington, VA, 22207, 1 full bath, 1-story 1,248 sq. ft. w/ 832 finished sq. ft. home built 1926; 2022 assessment: \$772,400 (land); \$79,700 (improvement), RPC #: 060-24-047; \$915,000 (Instrument# 20220100010811).

Veronica Denise Freeman, Valeria Jane Ofosu, Willette Cecilia Allen, Rochelle Adrian Allen, Wanda Lavonna Allen & Emma J. Allen, to Moumen and Rasheed Realty LLC, 9424 Lakeland Fells Lane, Lorton, VA 22079; sale on 06/01/22 of Lot 4-A, James Baker, 9,642.00 sq. ft., improved, SFD, zoned R2-7, at 3520 22nd Street South, Arlington, VA, 22204, 2-bedroom, 1 full bath, 1-story 1,728 sq. ft. w/ 864 finished sq. ft. home built 1904; 2022 assessment: \$553,200 (land); \$49,800 (improvement), RPC #: 31-021-010; \$790,000 (Instrument# 20220100010706).

703 N Barton LLC, to Roman Design LLC, 1324 N. Stuart Street, Arlington, VA 22201; sale on 06/02/22 of Lots 25 & 26, Block Twelve, Arlington Park, 7,258.45 sq. ft., improved, SFD, zoned R-5, at 703 N. Barton Street, Arlington, VA, 22201, 4-bedroom, 2 full bath, 1.75-story 2,520 sq. ft. w/ 1,470 finished sq. ft. home built 1920; 2022 assessment: \$827,600 (land); \$175,000 (improvement),

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RPC #: 18-038-001; \$1,015,000 (Instrument# 20220100010867).

Carol Vincenti, to Rosewood NB LLC, 2083 Grace Manor Court, McLean, VA 22101; sale on 06/02/22 of Lot 1103, Section Eleven, Country Club Hills, 13,659.00 sq. ft., improved, SFD, zoned R-10, at 3532 N. Valley Street, Arlington, VA, 22207, 3-bedroom, 3 full bath, 1-story 3,364 sq. ft. w/ 1,682 finished sq. ft. home built 1955; 2022 assessment: \$948,800 (land); \$174,300 (improvement), RPC #: 03-046-044; \$1,414,155 (Instrument# 20220100010871).

Babs Development LLC, to VP Construction LLC, 2006 Pony Island Lane, Berlin, MD 21811; sale on 06/03/22 of Lot 827, Section 5, Moore's Addition to Clarendon, 4,900.00 sq. ft., improved, SFD, zoned R-5, at 258 N. Barton Street, Arlington, VA, 22201, 3-bedroom, 1 half bath, 1 full bath, 1-story 2,466 sq. ft. w/ 1,081 finished sq. ft. home built 1930; 2022 assessment: \$805,200 (land); \$56,700 (improvement), RPC #: 18-060-008; \$861,900 (Instrument# 20220100011023).

John T. Ferguson, to Classic Partners 7 LLC, 433 E. Monroe Ave., Alexandria, VA 22301; sale on 06/03/22 of Lots 115 & 116, Section Two, Moore's Addition to Clarendon, 5,250.00 sq. ft., improved, SFD, zoned R-5, at 812 N. Edgewood Street, Arlington, VA, 22201, 4-bedroom, 1 half bath, 2 full bath, 2-story 2,403 sq. ft. w/ 1,659 finished sq. ft. home built 1937; 2022 assessment: \$815,000 (land); \$176,200 (improvement), RPC #: 18-044-008; \$991,200 (Instrument# 20220100011041).

Kurt Frederick Wehle, to Celebrity Homes LC, 712 West Broad Street, Suite 2, Falls Church, VA 22046; sale on 06/06/22 of Lot 88, Section 3, Falls Park, 0.34 acres, improved, SFD, at 608 Jackson Street, Falls Church, VA, 22046, 3-bedroom, 1 full bath, 1.5-story 3,104 sq. ft. w/ 1,262 finished sq. ft. home built 1942; 2022 assessment: \$647,600 (land); \$185,100 (improvement), RPC #: 52-205-005; \$832,700 (Instrument# 20220100011114).

Donna Jackson, to 1129 N Utah LLC, 1355 Beverly Road, Suite 330, McLean, VA 22101; sale on 06/13/22 of Lots 56 & 57, R.C.L. Moncure's Subdivision of Ballston, 6,000.00 sq. ft., improved, SFD, zoned R15-30T, at 1129 N. Utah Street, Arlington, VA, 22201, 3-bedroom, 3 full bath, 1.5-story 3,286 sq. ft. w/ 1,846 finished sq. ft. home built 1948; 2022 assessment: \$685,400 (land); \$119,100 (improvement), RPC #: 14-019-007; \$976,000 (Instrument# 20220100011551).

Elizabeth Anne Burt Kilbourne, to Stepup Associates LLC, 24196 Spring Meadow Circle, Aldie, VA 20105; sale on 06/15/22 of Lots 20 & 21, Block 22, Addison Heights, 3,300.00 sq. ft., improved, SFD, zoned R-5, at 2007 S. Joyce Street, Arlington, VA, 22202, 2-bedroom, 1 full bath,

1-story 1,013 finished sq. ft. home built 1910; 2022 assessment: \$668,600 (land); \$30,100 (improvement), RPC #: 36-022-002; \$698,700 (Instrument# 20220100011717).

Kathleen S. Brueger, to 5217 Yorktown Blvd LLC, PO Box 5722, Arlington, VA 22205; sale on 06/15/22 of Lot 30, Section Two, Reserve Hill, 12,705.00 sq. ft., improved, SFD, zoned R-10, at 5217 Yorktown Blvd., Arlington, VA, 22207, 3-bedroom, 1 half bath, 2 full bath, 1-story 2,760 sq. ft. w/ 1,380 finished sq. ft. home built 1954; 2022 assessment: \$779,500 (land); \$205,300 (improvement), RPC #: 02-039-015; \$984,800 (Instrument# 20220100011761).

Daniel John Roelker & Berta Treitl, to Stepup Associates LLC, 24196 Spring Meadow Circle, Aldie, VA 20105; sale on 06/16/22 of Lots 111 & 112, Section Two, Moore's Addition to Clarendon, 5,139.60 sq. ft., improved, SFD, zoned R-5, at 818 N. Edgewood Street, Arlington, VA, 22201, 2-bedroom, 1 full bath, 1-story 2,574 sq. ft. w/ 1,299 finished sq. ft. home built 1920; 2022 assessment: \$730,700 (land); \$61,400 (improvement), RPC #: 18-044-010; \$812,500 (Instrument# 20220100011857).

Anne Renee Christensen, to FMH Investments LLC, 4619 7th Road North, Arlington, VA 22203; sale on 06/21/22 of Lot 12, Ridgeview, 15,925.00 sq. ft., improved, SFD, zoned R-10, at 4010 25th Place North, Arlington, VA, 22207, 3-bedroom, 1 half bath, 3 full bath, 1-story 3,790 sq. ft. w/ 1,895 finished sq. ft. home built 1956; 2022 assessment: \$883,900 (land); \$300,700 (improvement), RPC #: 04-011-176; \$1,250,000 (Instrument# 20220100012029).

Joseph J. Peralta, to 6207 29th LLC, 1355 Beverly Road, Unit 330, McLean, VA 22101; sale on 06/21/22 of Lot 5, Fallview, 8,000.00 sq. ft., improved, SFD, zoned R-8, at 6207 29th Street North, Arlington, VA, 22207, 3-bedroom, 1 full bath, 1-story 1,000 finished sq. ft. home built 1950; 2022 assessment: \$780,000 (land); \$64,000 (improvement), RPC #: 01-022-018; \$900,000 (Instrument# 20220100012079).

James B. & Mary B. Warlick, to Orchard Homes III, LLC, 195 Broadway, 26th Floor, New York, NY 10007; sale on 06/27/22 of Lot 16, Section Four, Dover, 10,193.00 sq. ft., improved, SFD, zoned R-10, at 4033 27th Street North, Arlington, VA, 22207, 4-bedroom, 3 full bath, 1-story 4,073 sq. ft. w/ 2,198 finished sq. ft. home built 1965; 2022 assessment: \$815,100 (land); \$352,800 (improvement), RPC #: 04-039-003; \$1,410,000 (Instrument# 20220100012389).

Juanita O. & Stephen E. Misra, to K R Assets LLC, 12801 Darby Brook Court, Woodbridge, VA 22192; sale on 06/27/22 of Lot 55, Country Club Manors, 7,000.00 sq. ft., improved, SFD, zoned R-10, at 4929 34th Road North,

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Arlington, VA, 22207, 3-bedroom, 3 full bath, 2-story 2,024 sq. ft. w/ 1,426 finished sq. ft. home built 1949; 2022 assessment: \$757,300 (land); \$135,100 (improvement), RPC #: 03-027-013; \$973,750 (Instrument# 20220100012374).

Merla May Cumbow & John C. Scott, to 3SELS Properties LLC, PO Box 403, Bluemont, VA 20135; sale on 06/27/22 of Lots 70 & 71, Arlington Plateau, 6,250.00 sq. ft., improved, SFD, zoned R-6, at 615 South Garfield Street, Arlington, VA, 22204, 3-bedroom, 1 half bath, 1 full bath, 1.75-story 2,820 sq. ft. w/ 1,716 finished sq. ft. home built 1939; 2022 assessment: \$621,000 (land); \$169,100 (improvement), RPC #: 25-005-003; \$790,100 (Instrument# 20220100012386).

New Home Sales

MR Project Management Inc., to William Hood & Kay Sears, 3630 North Nelson Street, Arlington, VA 22207; sale on 06/03/22 of Lot 8, Section 16, Bellevue Forest, 17,023.00 sq. ft., improved, SFD, zoned R-10, at 3630 N. Nelson Street, Arlington, VA, 22207, 7-bedroom, 7 full bath, 2-story 7,361 finished sq. ft. home built 2022; 2022 assessment: \$869,800 (land); \$247,800 (improvement), RPC #: 04-002-061; \$3,445,000 (Instrument# 20220100011039).

Prime Custom Homes LLC, to Patrick Henry Collins, 803 S. Barton Street, Arlington, VA 22204; sale on 06/06/22 of Lots 103, 104 & 105, B.M. Smith's Fourth Addition to Arlington Heights, 9,884.00 sq. ft., improved, SFD, zoned R-6, at 803 S. Barton Street, Arlington, VA, 22204, 5-bedroom, 1 half bath, 4 full bath, 2-story 6,412 sq. ft. w/ 4,080 finished sq. ft. home built 2021; 2022 assessment: \$649,900 (land); \$337,400 (improvement), RPC #: 25-017-018; \$1,880,000 (Instrument# 20220100011072).

PAJ Corporation Inc., to Brett Sanders & Rachel Adrienne Sanders, 1003 Seaton Lane, Falls Church, VA 22046; sale on 06/09/22 of Lot 6, Section Three, Virginia Forest, 0.26 acres, improved, SFD, at 1003 Seaton Lane, Falls Church, VA, 22046, 7-bedroom, 2 half bath, 6 full bath, 2-story 6,829 finished sq. ft. home built 2022; 2022 assessment: \$580,800 (land); RPC #: 52-404-026; \$2,145,000 (Instrument# 20220100011347).

Christopher at the Townes at South Glebe LLC, to Thomas L. & Kathleen D. Vail, 2256 S. Glebe Road, Arlington, VA 22206; sale on 06/13/22 of Lot 10, Townes at South Glebe - South, 2,184.00 sq. ft., improved, TH, at 2256 S. Glebe Road, Arlington, VA, 22206, 3-bedroom, 1 half bath, 4 full bath, 3-story 2,520 sq. ft. w/ 1,890 finished sq. ft. townhouse built 2021; 2022 assessment: \$400,000

(land); \$108,900 (improvement), RPC #: 31-025-152; \$975,065 (Instrument# 20220100011537).

Classic Partners 6 LLC, to Keith & Ashley Jennings, 5743 4th Street North, Arlington, VA 22205; sale on 06/13/22 of Lot 13, Block Three, Bon Air, 6,000.00 sq. ft., improved, SFD, zoned R-6, at 5743 4th Street North, Arlington, VA, 22205, 5-bedroom, 1 half bath, 5 full bath, 2-story 4,728 sq. ft. w/ 2,676 finished sq. ft. home built 2022; 2022 assessment: \$672,900 (land), RPC #: 13-042-048; \$1,799,000 (Instrument# 20220100011519).

Griffin Head Renovation & Design Inc., to James Gordon, 2423 16th Street North, Arlington, VA 22201; sale on 06/13/22 of Lots 10 & 11, Block 3, Preston's Addition to Aurora Heights, 5,487.00 sq. ft., improved, SFD, zoned R-6, at 2423 16th Street North, Arlington, VA, 22201, 6-bedroom, 1 half bath, 5 full bath, 2-story 5,523 finished sq. ft. home built 2022; 2022 assessment: \$1,022,900 (land); \$116,500 (improvement), RPC #: 15-061-002; \$2,780,000 (Instrument# 20220100011543).

Christopher at the Townes at South Glebe LLC, to Jason Rogers & Shelbie Thaler Rogers, 2224 S. Glebe Road, Arlington, VA 22206; sale on 06/14/22 of Lot 2, Townes at South Glebe - North, 1,524.00 sq. ft., improved, TH, at 2224 S. Glebe Road, Arlington, VA, 22203, 3-bedroom, 1 half bath, 4 full bath, 3-story 2,520 sq. ft. w/ 1,890 finished sq. ft. townhouse built 2021; 2022 assessment: \$400,000 (land); \$108,900 (improvement), RPC #: 31-025-144; \$975,300 (Instrument# 20220100011626).

Christopher at the Townes at South Glebe LLC, to Rahsaan William Johnson & Alexis Rogers, 2244 S. Glebe Road, Arlington, VA 22206; sale on 06/14/22 of Lot 7, Townes at South Glebe - South, 1,404.00 sq. ft., improved, TH, at 2244 S. Glebe Road, Arlington, VA, 22206, 3-bedroom, 1 half bath, 4 full bath, 3-story 2,520 sq. ft. w/ 1,890 finished sq. ft. townhouse built 2021; 2022 assessment: \$400,000 (land); \$109,000 (improvement), RPC #: 31-025-149; \$951,125 (Instrument# 20220100011608).

4848 28th Street LLC, to Derek Russell Johnson & Brittany Lee Johnson, 4848 28th Street N., Arlington, VA 22207; sale on 06/15/22 of Lot 43, Section 2, Shirley Woods, 10,080.00 sq. ft., improved, SFD, zoned R-10, at 4848 28th Street North, Arlington, VA, 22207, 5-bedroom, 1 half bath, 4 full bath, 2-story 2,358 finished sq. ft. home built 2020; 2022 assessment: \$748,000 (land); \$251,700 (improvement), RPC #: 02-044-007; \$1,999,000 (Instrument# 20220100011757).

Christopher at the Townes at South Glebe LLC, to Lesley P. Wellener & Alberto L. Rodriguez, 2236 S. Glebe Road, Arlington, VA 22206; sale on 06/16/22 of Lot 5,

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Townes at South Glebe - South, 1,404.00 sq. ft., improved, TH, at 2236 S. Glebe Road, Arlington, VA, 22206, 3-bedroom, 1 half bath, 4 full bath, 3-story 2,520 sq. ft. w/ 1,890 finished sq. ft. townhouse built 2021; 2022 assessment: \$400,000 (land); \$109,000 (improvement), RPC #: 31-025-147; \$945,150 (Instrument# 20220100011801).

2704 1st Road LLC, to Cheryl Ann Feeley, 2704 1st Road North, Arlington, VA 22201; sale on 06/17/22 of Lot 1047A, Section 7, Lyon Park, 6,054.00 sq. ft., improved, SFD, zoned R-6, at 2704 1st Road North, Arlington, VA, 22201, 5-bedroom, 1 half bath, 4 full bath, 2-story 4,067 finished sq. ft. home built 2022; 2022 assessment: \$837,500 (land), RPC #: 18-074-011; \$2,215,791 (Instrument# 20220100011935).

Christopher at the Townes at South Glebe LLC, to Jonathan O. Martin, 2240 S. Glebe Road, Arlington, VA 22206; sale on 06/17/22 of Lot 6, Townes at South Glebe - South, 1,404.00 sq. ft., improved, TH, at 2240 S. Glebe Road, Arlington, VA, 22206, 3-bedroom, 1 half bath, 4 full bath, 3-story 2,520 sq. ft. w/ 1,890 finished sq. ft. townhouse built 2021; 2022 assessment: \$400,000 (land); \$108,900 (improvement), RPC #: 31-025-148; \$946,715 (Instrument# 20220100011897).

Christopher at the Townes at South Glebe LLC, to Yogesh & Masha Sharma, 2248 S. Glebe Road, Arlington, VA 22206; sale on 06/17/22 of Lot 8, Townes at South Glebe - South, 1,404.00 sq. ft., improved, TH, at 2248 S. Glebe Road, Arlington, VA, 22206, 3-bedroom, 1 half bath, 4 full bath, 3-story 2,520 sq. ft. w/ 1,890 finished sq. ft. townhouse built 2021; 2022 assessment: \$400,000 (land); \$108,900 (improvement), RPC #: 31-025-150; \$974,980 (Instrument# 20220100011894).

Christopher at the Townes at South Glebe LLC, to Wesley Elliot Joines & Timothy Branfield Claus, 2232 S. Glebe Road, Arlington, VA 22206; sale on 06/17/22 of Lot 4, Townes at South Glebe - South, 1,404.00 sq. ft., improved, TH, at 2232 S. Glebe Road, Arlington, VA, 22206, 3-bedroom, 1 half bath, 4 full bath, 3-story 2,520 sq. ft. w/ 1,890 finished sq. ft. townhouse built 2021; 2022 assessment: \$400,000 (land); \$106,600 (improvement), RPC #: 31-025-146; \$947,025 (Instrument# 20220100011943).

Classic Cottages LLC, to David Benjamin Orange & Zoe Szajnfarder, 1904 N. Tuckahoe Street, Arlington, VA 22205; sale on 06/17/22 of Lot 7, Block Four, Falls Church Park, 7,500.00 sq. ft., improved, SFD, zoned R-6, at 1904 N. Tuckahoe Street, Arlington, VA, 22205, 2022 assessment: \$662,300 (land); \$92,200 (improvement), RPC #: 11-021-004; \$1,772,285 (Instrument# 20220100011945).

Bush Group 2000 Clarendon LLLP, to Alice Xiaoqian Zhang & Shan-I Judy Severson, 2000 Clarendon Blvd., Unit PH02, Arlington, VA 22201; sale on 06/21/22 of Condo Unit(s) PH02, 2000 Clarendon - a Condominium, 0.00 sq. ft.,

improved, resid. condo, zoned RA4.8/C-O, at 2000 Clarendon Blvd., Unit PH02, Arlington, VA, 22201, 2-bedroom, 1 half bath, 2 full bath, 1-story 1,362 finished sq. ft. condo built 2021; 2022 assessment: \$118,500 (land); \$800,000 (improvement), RPC #: 17-012-386; \$1,404,000 (Instrument# 20220100012040).

Classic Cottages LLC, to Heath & Allison Bumgardner, 6128 35th Street North, Arlington, VA 22213; sale on 06/21/22 of Lot 22-A, Section One, Stoneleigh, 13,000.00 sq. ft., improved, SFD, zoned R-10, at 6128 35th Street North, Arlington, VA, 22213, 6-bedroom, 2 half bath, 6 full bath, 2-story 7,308 finished sq. ft. home built 2022; 2022 assessment: \$793,700 (land), RPC #: 02-012-002; \$2,905,024 (Instrument# 20220100012024).

Classic Partners 6 LLC, to Steven Joseph Fackler & Abigail Ruth Simmons, 5661 8th Road North, Arlington, VA 22205; sale on 06/21/22 of Lot 12A, Block 14, Bon Air, 10,906.00 sq. ft., improved, SFD, zoned R-6, at 5661 8th Road North, Arlington, VA, 22205, 5-bedroom, 1 half bath, 4 full bath, 2-story 4,113 finished sq. ft. home built 2022; 2022 assessment: \$723,100 (land); \$77,300 (improvement), RPC #: 13-040-013; \$1,768,540 (Instrument# 20220100012020).

Prime Custom Homes LLC, to Daniel & Becca Cheng, 2537 N. Granada Street, Arlington, VA 22207; sale on 06/21/22 of Lot 24, Section Five, Garden City, 6,300.00 sq. ft., improved, SFD, zoned R-6, at 2537 N. Granada Street, Arlington, VA, 22207, 5-bedroom, 1 half bath, 4 full bath, 2-story 3,800 finished sq. ft. home built 2022; 2022 assessment: \$692,800 (land), RPC #: 02-073-028; \$1,884,513 (Instrument# 20220100011972).

6325 36th St N, LLC, to Brendan & Carley Thompson, 6325 36th Street North, Arlington, VA 22213; sale on 06/22/22 of Lot 82-R, Section 2, Stoneleigh, 10,000.00 sq. ft., improved, SFD, zoned R-10, at 6325 36th Street North, Arlington, VA, 22213, 6-bedroom, 1 half bath, 6 full bath, 2-story 6,020 finished sq. ft. home built 2022; 2022 assessment: \$757,700 (land), RPC #: 02-009-038; \$2,500,000 (Instrument# 20220100012164).

Christopher at the Townes at South Glebe LLC, LLC, to Roya Azadarmaki, 2220 South Glebe Road, Arlington, VA 22203; sale on 06/22/22 of Lot 1, Townes at South Glebe - South, 2,408.00 sq. ft., improved, TH, at 2220 South Glebe Road, Arlington, VA, 22203, 3-bedroom, 1 half bath, 4 full bath, 3-story 2,520 sq. ft. w/ 1,890 finished sq. ft. townhouse built 2021; 2022 assessment: \$400,000 (land); \$113,400 (improvement), RPC #: 31-025-143; \$1,003,200 (Instrument# 20220100012097).

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