

This Development Tracking Report, produced by the CPHD Research and Strategic Initiatives Group, provides a summary of county-wide development activity for the First Quarter of 2025 (January 1, 2025 - March 31, 2025) and includes development highlights, summary statistics, and information on active development applications. Detailed data tables based on project status (approved, under construction, completed, and demolished) for this quarter are included as an attachment.

Highlights

- The Wendy (SP #435) with 231 residential units and 4,000 SF of retail was completed.
- The Melwood site located at 750 23rd Street South with 105 residential units and 17,033 SF of other space and 4230 Columbia Pike with 110 residential units were approved by the County Board.
- The Best Western in Rosslyn, garden apartments at 1501 N. Pierce Street and 1523 Fairfax Drive, 1401 Langston Boulevard (formerly Key Bridge Marriott), and Macy's Department Store and Offices in Ballston started demolition.
- The Expanded Housing Option (EHO) development statistics in this report are for 1st quarter 2025 and all project statuses are as of March 31, 2025.

Development Tracking Dashboard

projects.arlingtonva.us/data-research/development/

The Development Tracking Dashboard provides an online interactive experience with the development data for this quarter, ten year data trends, and development within and outside the Planning Corridors.



Project Photos

www.flickr.com/photos/arlingtonvt/

Project photos from staff site visits can be viewed through the Research Team Flickr account.



Summary of Development Statistics for First Quarter (1Q) 2025

	Office (GFA)	Retail (GFA)	Other (GFA)	Hotel (Rooms)	Residential Units			
					Total	Multi-Family*	Single-Family	AD
Approvals**	-	-	17,033	-	217	217	-	-
Construction Starts	-	-	-	-	46	-	42	4
Completions	-	4,000	-	-	264	233	30	1
Demolitions	141,992	206,522	-	726	59	27	32	-

*The multi-family residential unit subtotal includes high rise buildings, garden style buildings, townhouses, duplexes (both single parcel and side-by-side parcel duplexes), and EHOs.

**Includes Phased Development Site Plan (PDSP) projects.

Expanded Housing Option Statistics by Zoning District First Quarter (1Q) 2025

The development statistics in the chart below reflects permits and court rulings as of March 31, 2025. Please note, on June 24, 2025, the Virginia Court of Appeals has ruled in the EHO trial. For more information, please visit:

<https://www.arlingtonva.us/Government/Programs/Building/Permits/EHO>

	Permits				Units			
	Total	R-5	R-6	R-8, 10, 20	Total	R-5	R-6	R-8, 10, 20
Void*	42	10	28	4	173	47	113	13
Approved (<i>Lis Pendens recorded with land record</i>)	1	-	1	-	2	-	2	-
Complete	1	-	1	-	2	-	2	-

*Voided projects are not reflected in Summary of Development Statistics table above.

Development Summary

Approvals

- Melwood Site (SP #478) - 105 units and 17,033 SF other space
- 4230 Columbia Pike - 110 units
- 1 EHO approval (recorded *Lis Pendens* with land record)

Demolitions

- Best Western (SP #233) - 141 hotel rooms
- 1401 Langston Boulevard - SP #53 - 585 hotel rooms
- Macy's Department Store and Offices (SP #193) - 141,992 SF office and 206,522 SF retail
- 1501 N Pierce St (13 garden apartments) and 1523 Fairfax Dr (14 garden apartments)
- 32 single family homes

Construction Starts

- 42 single family homes
- 4 accessory dwellings

Completions

- The Wendy (SP #435) - 231 residential units and 4,000 SF of retail
- 2 EHO units
- 30 single family homes
- 1 accessory dwelling

Active Development Applications as of March 31, 2025

Active Development Applications are currently undergoing County review prior to consideration by the County Board. The following table shows the volume and type of projects currently going through the special exception process and includes Site Plan applications that have been accepted and filed or are currently under public review (but not on hold). Development statistics reflect the initial Administrative Regulation 4.1 submission (for Site Plan projects) or 4.1.2 submission (for Form Based Code projects), and they are subject to change during the public review process leading up to approval by the County Board. More information can be found at <https://www.arlingtonva.us/Government/Projects/Private-Development>

Development Name	Area	Project Type	Office (GFA)	Retail (GFA)	Other (GFA)	Residential Units	Hotel Rooms
RiverHouse Neighborhood	Pentagon City	SP #477	-	14,793	-	2,785	-
Clarendon Square	Clarendon	SP #479	-	6,700	-	312	-
Hotel Pentagon Site	Green Valley	SP #111	-	-	-	532	-
Inn of Rosslyn	Fort Myer Heights North	SP #471	-	-	-	141	-
One Rosslyn	Rosslyn	SP #419	-	14,979	-	854	-
Walgreen's Site	Lyon Village	SP #481	-	5,300	-	276	-
2500 Wilson Boulevard	Clarendon	SP #220	-	18,209	-	323	-
Shirlington House	Shirlington	SP #480	-	-	-	73	-
Ballston One	Ballston	SP #187	-	-	-	328	-
Total			-	59,981	-	5,624	-

Methodology

Quarterly development tracking reports are generated from County staff authored Board Reports, County Board minutes, and County data on Certificate of Occupancy (CO) permits, building permits, and demolition permits.

The projects contained in this report are only those that add or subtract new development potential (i.e., residential units, hotel rooms, or gross floor area) to current residential, hotel, office, retail and other space inventories in the County. This report does not include data on alterations or additions to single family attached or detached homes or accessory dwelling units, but does include information on demolition and new construction of such homes.

Approval Date: The approval date is the date the project was approved by the County Board (by-right projects are not approved by the County Board). The Virginia State Legislature has extended the blanket expiration of approved site plans and special exception use permits beyond the terms of most final site plans approved by the County Board, with the most recent extension to July 2025.

Construction Start Date: The construction start date is the date the first building permit was approved for by-right projects. For multi-family site plan and other County Board approved projects, the construction start date is when construction activity commences above grade as inspected by CPHD staff.

Completed Date: In most cases, a project is considered complete when a CO has been issued. A project is determined to be complete when a Master CO or partial COs have been issued for at least 50 percent of the GFA or units in the project. Some projects can be determined complete upon inspection by CPHD staff.

Demolition Date: The demolition date listed for demolished projects is the date the demolition permit was issued (not the date of actual demolition).

SP = Site Plan FBC = Form Based Code PDSP = Phased Development Site Plan B-R = By-Right UP = Use Permit UC = Use Conversion
AD = Accessory Dwelling EHO = Expanded Housing Option SF = Square Feet GFA = Gross Floor Area in Square Feet.

About the Department of Community Planning, Housing and Development

The Department of Community Planning, Housing and Development (CPHD) is comprised of six divisions- Planning, Housing, Neighborhood Services, Zoning, Inspection Services, and Business Operations. CPHD's mission is to support and guide how Arlington changes and grows physically, socially, culturally, and economically to create an environment that is vibrant, equitable, inclusive, and sustainable and which prioritizes public health and safety for all, now and in the future. CPHD staff have the experience, professionalism and expertise to work with our customers and partners to support projects and programs that meet the needs and priorities of the community.



ARLINGTON
VIRGINIA

If you have any questions or would like additional information, please contact CPHD at (703) 228-3525.

Summary of Site Plan and Other Projects

Arlington County, Virginia

Approved (Not Under Construction) As Of 3/31/2025

Project Name	Address	Office (s.f.)	Retail (s.f.)	Other* (s.f.)	Residential Units	Hotel Rooms	Approval Date	Site Plan Number**
ROSSLYN								
Red Lion Inn	1501 ARLINGTON BLVD	0	0	0	446	0	1/20/2024	233
Marbella Apartments - Phase II	1305 N PIERCE ST	0	0	0	321	0	2/12/2022	463
Ames Center	1820 FORT MYER DR		7,988	24,112	736		1/23/2021	1
Key Bridge Marriott	1401 LANGSTON BLVD	0	0	0	451	0	3/24/2020	53
Rosslyn Plaza PDSP	1001 WILSON BLVD	1,810,173	45,000	0	550	200	3/12/2016	422
1401 Wilson Blvd	1401 WILSON BLVD	513,004	55,540	0	274	0	6/14/2014	429
Rosslyn Gateway PDSP - FSP (Phase 1 - Office Building)	1901 FT MYER DR	490,056	8,688	0	0	0	7/21/2012	419
Rosslyn Gateway PDSP - FSP (Phase 1 - Residential/Hotel Building)	1901 FT MYER DR	0	10,001	0	133	148	7/21/2012	419
Rosslyn Gateway PDSP (Phase 2 - Remaining Allocation)	1901 FT MYER DR	0	7,687	0	140	0	7/21/2012	419
ROSSLYN SUBTOTAL		2,813,233	134,904	24,112	3,051	348		
COURT HOUSE								
NSTA Site Plan	1840 WILSON BLVD	0	11,948	0	187	0	9/14/2024	382
Park Arlington at Courthouse	1200 N COURTHOUSE RD	0	0	0	180	0	10/17/2020	76
Wakefield Manor	2025 FAIRFAX DR	0	0	0	104	0	10/15/2011	417
COURT HOUSE SUBTOTAL		0	11,948	0	471	0		
CLARENDON								
Bingham Center	3200 WILSON BLVD	0	16,169	0	290	229	9/23/2023	467
Joyce Motors	3201 10TH ST N	0	3,613	0	231	0	2/18/2023	465
CLARENDON SUBTOTAL		0	19,782	0	521	229		
BALLSTON								
1021 N Stafford St (EHO)	1021 N STAFFORD ST	0	0	0	6	0	12/2/2024	EHO
Ballston Holiday Inn	4600 FAIRFAX DR	0	0	0	450	0	7/15/2023	57
Ballston Macy's Site	685 N GLEBE RD	0	42,413	0	553	0	12/17/2022	193
Harris Teeter Phase 2	600 N GLEBE RD	0	0	0	195	0	11/16/2019	315
Harris Teeter Phase 3	600 N GLEBE RD	0	10,177	0	227	0	11/16/2019	315
The Spire/Fairmont	4420 FAIRFAX DR	0	9,200	0	237	0	1/21/2006	331
BALLSTON SUBTOTAL		0	61,790	0	1,668	0		
CRYSTAL CITY								
Crystal House 7 and 8	1900 S EADS S	0	0	0	42	0	11/14/2024	451
Crystal Towers 3	1600 S Eads St	0	28,076	0	209	0	6/10/2023	13
1400 Richmond Highway (Formerly Americana Hotel)	1400 Richmond Hwy	0	4,212	0	572	0	4/22/2023	466

Project Name	Address	Office (s.f.)	Retail (s.f.)	Other* (s.f.)	Residential Units	Hotel Rooms	Approval Date	Site Plan Number**
Crystal Plaza 5 - East Tower	2250 Crystal Dr	0	14,929	0	826	0	1/21/2023	464
Crystal Plaza 5 - West Tower	223 23rd St S	0	7,998	0	613	0	1/21/2023	464
101 12th Street South	101 12TH ST S	234,427	5,195	0	0	0	11/14/2020	229 & 456
Crystal Houses 3	501 20TH ST S	0	0	0	432	0	12/14/2019	451
Crystal Houses 4	2020 S EADS ST	0	0	0	222	0	12/14/2019	451
Crystal Houses 5	1900 S EADS ST	0	0	0	81	0	12/14/2019	451
Crystal Houses 6	550 18TH ST S	0	0	0	80	0	12/14/2019	451
New Century Center Residential	2351 RICHMOND HWY	0	21,836	0	308	0	7/15/2017	442
Boeing Site - Phase II	608 S BALL ST	131,338	0	0	0	0	10/15/2011	400
Potomac Yard PDSP - Land Bay C - West (Remaining Allocation)	RICHMOND HWY	561,271	26,170	0	0	0	12/18/2007	346
Airport Plaza IV	2600 CRYSTAL DR	0	0	0	198	0	1/1/1981	145

CRYSTAL CITY SUBTOTAL		927,036	108,416	0	3,583	0		
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PENTAGON CITY

12th Street Landing - Pentagon City PDSP Amendment - Baseline Option	601 12th St S	527,000	23,000	0	1253	0	9/14/2024	105
Pentagon Centre PDSP - Phase II and III (Remaining Allocation)	1201 S HAYES	1,039,000	233,820	0	1195	310	7/22/2024	297
Westpost (Pentagon Row)	1101 S Joyce St	0	1,300	0	0	0	6/10/2023	105-8
PenPlace - Below Grade	535 12TH ST S	178,080	0	0	0	0	4/23/2022	105
PenPlace - Helix Building	1080 S EADS ST	213,683	13,490	0	0	0	4/23/2022	105
PenPlace - Tower 1 and Pavilions 1 and 3	535 12TH ST S	937,572	47,566	0	0	0	4/23/2022	105
PenPlace - Tower 2 and Pavilion 2	1125 S FERN ST	909,485	33,302	0	0	0	4/23/2022	105
PenPlace - Tower 3	1075 S FERN ST	919,709	0	43,261	0	0	4/23/2022	105

PENTAGON CITY SUBTOTAL		4,724,529	352,478	43,261	2,448	310		
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COLUMBIA PIKE

4230 Columbia Pike	4230 COLUMBIA PIKE	0	0	0	110	0	2/22/2025	FBCN/UP
3411 7th St S (EHO)	3411 7TH ST S	0	0	0	4	0	12/4/2024	EHO
2300 9th St S	2300 9TH ST S	0	0	0	16	0	11/14/2024	FBCN/UP
2801 Columbia Pike (Elkins Building)	2801 COLUMBIA PIKE	0	6,593	0	88	0	11/14/2024	FBCN/UP
Arlington View Terrace West	1429 S ROLFE ST	0	0	0	78	0	1/22/2024	FBCN/A
Sunrise Senior Living Facility	716 S GLEBE RD	0	0	96,291	0	0	10/14/2023	473
Bank of America Site	3401 COLUMBIA PIKE	0	5,000	0	250	0	2/18/2023	FBC/UP
Merion Pike West (Greenbrier Apartments)	843 S GREENBRIER ST	0	0	0	400	0	11/14/2020	FBC/UP
Rappahannock Coffee	2400 COLUMBIA PIKE	0	12,997	0	105	0	6/18/2016	FBC/UP

COLUMBIA PIKE SUBTOTAL		0	24,590	96,291	1,051	0		
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LANGSTON BOULEVARD

Artis Senior Living	2134 N TAYLOR ST	0	0	0	175	0	4/25/2020	452
2515 Langston Blvd	2515 LANGSTON BLVD	0	12,200	0	22	0	7/8/2006	UCMUD
4601-4607 Old Dominion Dr	4601 OLD DOMINION DR	6,272	5,570	0	12	0	2/25/2006	UCMUD

LANGSTON BOULEVARD SUBTOTAL		6,272	17,770	0	209	0		
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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**
GREEN VALLEY								
2608 Shirlington Rd	2608 SHIRLINGTON RD	0	0	0	30	0	6/18/2022	UCMUD
GREEN VALLEY SUBTOTAL		0	0	0	30	0		
OUTSIDE PLANNING AREA								
Melwood Site	750 23RD ST S	0	0	17,033	105	0	2/22/2025	478
VHC Health - Expansion	1635 N GEORGE MASON DR	0	0	17,015	0	0	7/22/2024	177
Goodwill Site	10 S GLEBE RD	0	31,385	3,000	128	0	2/24/2024	474
The Arva	2201 ARLINGTON BLVD	0	3,000	0	251	0	7/15/2023	469
OUTSIDE PLANNING AREA SUBTOTAL		0	34,385	37,048	484	0		
SUBTOTAL		8,471,070	766,063	200,712	13,516	887		
SINGLE-FAMILY HOUSES								
VIRGINIA SQUARE								
700 N Lincoln St URD	700 N LINCOLN ST	0	0	0	1	0	2/18/2023	URD
VIRGINIA SQUARE SUBTOTAL		0	0	0	1	0		
LANGSTON BOULEVARD								
Honeysuckle Hills URD	6122 LANGSTON BLVD	0	0	0	3	0	2/22/2014	URD
LANGSTON BOULEVARD SUBTOTAL		0	0	0	3	0		
SINGLE-FAMILY HOUSES SUBTOTAL		0	0	0	4	0		
ARLINGTON TOTAL		8,471,070	766,063	200,712	13,520	887		

* 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; Sp. Ag. = Special Agreement. ADU = Accessory Dwelling Unit.

Projects Under Construction

Arlington County, Virginia

Through 3/31/2025

Project Name	Address	Office (s.f.)	Retail (s.f.)	Other* (s.f.)	Residential Units	Hotel Rooms	Start Date	Site Plan Number**
ROSSLYN								
Rosslyn RCA Site	1901 N MOORE ST	0	12,130	0	423	0	9/1/2024	66
Marbella Apartments - Phase I	1300 N PIERCE ST	0	0	0	234	0	3/1/2024	463
Rosslyn Holiday Inn	1900 FORT MYER DR	0	13,476	44,641	0	331	6/1/2022	79
1201 N Quinn St	1201 N QUINN ST	0	0	0	12	0	5/2/2018	
ROSSLYN SUBTOTAL		0	25,606	44,641	669	331		
COURT HOUSE								
1717 N Cleveland St (AD)	1717 N CLEVELAND ST	0	0	0	1	0	1/8/2025	
COURT HOUSE SUBTOTAL		0	0	0	1	0		
CLARENDON								
909 N Irving St	909 N IRVING ST	0	0	0	1	0	10/4/2024	
911 N Irving St	911 N IRVING ST	0	0	0	1	0	10/4/2024	
913 N Irving St	913 N IRVING ST	0	0	0	1	0	10/4/2024	
915 N Irving St	915 N IRVING ST	0	0	0	1	0	10/4/2024	
3128 Key Blvd (AD)	3128 KEY BLVD	0	0	0	1	0	10/5/2022	
CLARENDON SUBTOTAL		0	0	0	5	0		
BALLSTON								
1129 N Utah St	1129 N UTAH ST	0	0	0	2	0	11/14/2024	476
BALLSTON SUBTOTAL		0	0	0	2	0		
COLUMBIA PIKE								
Arlington Career Center	816 Walter Reed Dr	0	0	261,000	0	0	9/30/2024	UP
619 S Quincy St (AD)	619 S QUINCY ST	0	0	0	1	0	4/27/2022	
COLUMBIA PIKE SUBTOTAL		0	0	261,000	1	0		
LANGSTON BOULEVARD								
2004 N Nelson St	2004 N NELSON ST	0	0	0	1	0	11/19/2024	
2008 N Nelson St	2008 N NELSON ST	0	0	0	1	0	11/19/2024	
2129 N Troy St (EHO)	2129 N TROY ST	0	0	0	2	0	9/17/2024	EHO
3308 21st Ave N (AD)	3308 21ST AVE N	0	0	0	1	0	7/10/2024	
4040 20th Rd N (AD)	4040 20TH RD N	0	0	0	1	0	4/14/2023	
1814 N Danville St (AD)	1814 N DANVILLE ST	0	0	0	1	0	1/12/2023	
Fire Station No. 8	4845 LANGSTON BLVD	0	0	2,023	0	0	8/17/2022	
4111 18th Rd N (AD)	4111 18TH RD N	0	0	0	1	0	11/1/2021	

Project Name	Address	Office (s.f.)	Retail (s.f.)	Other* (s.f.)	Residential Units	Hotel Rooms	Start Date	Site Plan Number**
LANGSTON BOULEVARD SUBTOTAL		0	0	2,023	8	0		
OUTSIDE PLANNING AREA								
1708 S Quincy St (AD)	1708 S QUINCY ST	0	0	0	1	0	3/12/2025	
4623 2Nd Rd N (AD)	4623 2ND RD N	0	0	0	1	0	2/17/2025	
956 N Livingston St (AD)	956 N LIVINGSTON ST	0	0	0	1	0	1/30/2025	
4707 25Th St N (AD)	4707 25TH ST N	0	0	0	1	0	11/25/2024	
4602 15th St N (AD)	4602 15TH ST N	0	0	0	1	0	11/1/2024	
2809 N Quebec St (AD)	2809 N QUEBEC ST	0	0	0	1	0	10/11/2024	
3215 1St Rd N (AD)	3215 1ST RD N	0	0	0	1	0	10/1/2024	
Arlington Montessori House Expansion	3817 Washington Blvd	0	0	1,000	0	0	8/14/2024	UP
732 20Th St S (AD)	732 20TH ST S	0	0	0	1	0	7/9/2024	
5205 2nd St N (AD)	5205 2ND ST N	0	0	0	1	0	1/10/2024	
429 N Lincoln St (AD)	429 N LINCOLN ST	0	0	0	1	0	10/25/2023	
821 26th St S (AD)	821 26TH ST S	0	0	0	1	0	6/28/2023	
4612 2nd St S (AD)	4612 2ND ST S	0	0	0	1	0	10/25/2022	
3121 1st Rd N (AD)	3121 1ST RD N	0	0	0	1	0	6/22/2022	
5732 2nd St S (AD)	5732 2ND ST S	0	0	0	1	0	3/29/2022	
6033 Washington Blvd (AD)	6033 WASHINGTON BLVD	0	0	0	1	0	2/16/2022	
1114 17th St S (AD)	1114 17TH ST S	0	0	0	1	0	9/20/2021	
5208 Washington Blvd (AD)	5208 WASHINGTON BLVD	0	0	0	1	0	9/15/2021	
3524 N Valley St (AD)	3524 N VALLEY ST	0	0	0	1	0	7/9/2021	
424 N Lincoln St (AD)	424 N LINCOLN ST	0	0	0	1	0	6/1/2021	
303 S Illinois St (AD)	303 S ILLINOIS ST	0	0	0	1	0	3/3/2021	
2906 20th St S (AD)	2906 20TH ST S	0	0	0	1	0	2/1/2021	
1202 N Columbus St (AD)	1202 N COLUMBUS ST	0	0	0	1	0	9/9/2020	
OUTSIDE PLANNING AREA SUBTOTAL		0	0	1,000	22	0		
SUBTOTAL								
		0	25,606	308,664	708	331		
SINGLE-FAMILY HOUSES								
COURT HOUSE								
2504 11Th St N	2504 11TH ST N	0	0	0	1	0	6/3/2024	
COURT HOUSE SUBTOTAL		0	0	0	1	0		
CLARENDON								
1004 N Daniel St	1004 N DANIEL ST	0	0	0	1	0	3/31/2025	
907 N Highland St	907 N HIGHLAND ST	0	0	0	1	0	3/28/2025	
1619 N Edgewood St	1619 N EDGEWOOD ST	0	0	0	1	0	3/4/2025	
1606 N Danville St	1606 N DANVILLE ST	0	0	0	1	0	11/21/2024	
1416 N Hancock St	1416 N HANCOCK ST	0	0	0	1	0	9/9/2024	
1404 N Hudson St	1404 N HUDSON ST	0	0	0	1	0	9/5/2024	
1313 N Hudson St	1313 N HUDSON ST	0	0	0	1	0	1/2/2024	
1507 N Hancock St	1507 N HANCOCK ST	0	0	0	1	0	12/13/2023	
818 N Edgewood St	818 N EDGEWOOD ST	0	0	0	1	0	12/8/2023	
3128 Key Blvd	3128 KEY BLVD	0	0	0	1	0	2/16/2023	
904 N Irving St	904 N IRVING ST	0	0	0	1	0	2/18/2022	
807 N Jackson St	807 N JACKSON ST	0	0	0	1	0	10/12/2021	

Project Name	Address	Office (s.f.)	Retail (s.f.)	Other* (s.f.)	Residential Units	Hotel Rooms	Start Date	Site Plan Number**
1308 N Irving St	1308 N IRVING ST	0	0	0	1	0	9/27/2021	
CLARENDON SUBTOTAL		0	0	0	13	0		
VIRGINIA SQUARE								
632 N Kenmore St	632 N KENMORE ST	0	0	0	1	0	1/24/2025	
502 N Jackson St	502 N JACKSON ST	0	0	0	1	0	12/18/2024	
630 N Kenmore St	630 N KENMORE ST	0	0	0	1	0	12/10/2024	
VIRGINIA SQUARE SUBTOTAL		0	0	0	3	0		
BALLSTON								
735 N George Mason Dr	735 N GEORGE MASON DR	0	0	0	1	0	11/9/2022	
4611 N Carlin Springs Rd	4611 N CARLIN SPRINGS RD	0	0	0	1	0	3/28/2022	
BALLSTON SUBTOTAL		0	0	0	2	0		
COLUMBIA PIKE								
901 S Oak St	901 S OAK ST	0	0	0	1	0	3/12/2025	
4015 7Th St S	4015 7TH ST S	0	0	0	1	0	3/6/2025	
4019 7Th St S	4019 7TH ST S	0	0	0	1	0	2/28/2025	
1505 S Pollard St	1505 S POLLARD ST	0	0	0	1	0	1/7/2025	
3920 7th St S	3920 7th ST S	0	0	0	1	0	3/29/2023	
620 S Veitch St	620 S VEITCH ST	0	0	0	1	0	8/5/2020	
COLUMBIA PIKE SUBTOTAL		0	0	0	6	0		
LANGSTON BOULEVARD								
3168 21St St N	3168 21ST ST N	0	0	0	1	0	3/25/2025	
3411 17Th St N	3411 17TH ST N	0	0	0	1	0	3/24/2025	
2641 N Ohio St	2641 N OHIO ST	0	0	0	1	0	3/6/2025	
2308 N Kensington St	2308 N KENSINGTON ST	0	0	0	1	0	2/26/2025	
4102 18Th Rd N	4102 18TH RD N	0	0	0	1	0	2/25/2025	
5617 23Rd St N	5617 23RD ST N	0	0	0	1	0	2/24/2025	
2129 N Courthouse Rd	2129 N COURTHOUSE RD	0	0	0	1	0	2/12/2025	
2315 N Tuckahoe St	2315 N TUCKAHOE ST	0	0	0	1	0	2/5/2025	
2414 N Nottingham St	2414 N NOTTINGHAM ST	0	0	0	1	0	1/30/2025	
2213 Military Rd	2213 MILITARY RD	0	0	0	1	0	1/6/2025	
2321 N Vernon St	2321 N VERNON ST	0	0	0	1	0	11/22/2024	
3501 17Th St N	3501 17th ST N	0	0	0	1	0	11/19/2024	
3804 Lorcom Ln	3804 LORCOM LN	0	0	0	1	0	9/25/2024	
1905 N Taylor St	1905 N TAYLOR ST	0	0	0	1	0	8/1/2024	
1908 N Quebec St	1908 N QUEBEC ST	0	0	0	1	0	7/18/2024	
3810 Lorcom Ln	3810 LORCOM LN	0	0	0	1	0	6/14/2024	
6400 26Th St N	6400 26TH ST N	0	0	0	1	0	3/4/2024	
3150 20th St N	3150 20TH ST N	0	0	0	1	0	3/1/2024	
2017 N Greenbrier St	2017 N GREENBRIER ST	0	0	0	1	0	2/22/2024	
2826 Lorcom Ln	2826 LORCOM LN	0	0	0	1	0	1/1/2024	
2150 N Stafford St	2150 N STAFFORD ST	0	0	0	1	0	12/20/2023	
2420 N George Mason Dr	2420 N GEORGE MASON DR	0	0	0	1	0	11/29/2023	
2029 N Kenmore St	2029 N KENMORE ST	0	0	0	1	0	7/20/2023	

Project Name	Address	Office (s.f.)	Retail (s.f.)	Other* (s.f.)	Residential Units	Hotel Rooms	Start Date	Site Plan Number**
1800 N Harvard St	1800 N HARVARD ST	0	0	0	1	0	3/31/2023	
3173 20th St	3173 20th ST N	0	0	0	1	0	3/21/2023	
2826 Lorcom Ln	2826 LORCOM LN	0	0	0	1	0	1/1/2023	
5408 23rd St N	5408 23RD ST N	0	0	0	1	0	3/23/2021	
LANGSTON BOULEVARD SUBTOTAL		0	0	0	27	0		

OUTSIDE PLANNING AREA

2929 N Greencastle St	2929 N GREENCASTLE ST	0	0	0	1	0	3/27/2025	
600 29Th Rd S	600 29TH RD S	0	0	0	1	0	3/27/2025	
6613 31St St N	6613 31ST ST N	0	0	0	1	0	3/27/2025	
809 22Nd St S	809 22ND ST S	0	0	0	1	0	3/27/2025	
1854 N Columbus St	1854 N COLUMBUS ST	0	0	0	1	0	3/25/2025	
5104 14Th St N	5104 14TH ST N	0	0	0	1	0	3/19/2025	
5113 33Rd St N	5113 33RD ST N	0	0	0	1	0	3/18/2025	
5859 15Th Rd N	5859 15TH RD N	0	0	0	1	0	3/18/2025	
2024 S Monroe St	2024 S MONROE ST	0	0	0	1	0	3/11/2025	
2909 2Nd Rd N	2909 2ND RD N	0	0	0	1	0	3/5/2025	
3031 N Stuart St	3031 N STUART ST	0	0	0	1	0	2/25/2025	
3241 N Ohio St	3241 N OHIO ST	0	0	0	1	0	2/19/2025	
3623 N Rockingham St	3623 N ROCKINGHAM ST	0	0	0	1	0	2/19/2025	
5716 19Th St N	5716 19TH ST N	0	0	0	1	0	2/18/2025	
2616 S Joyce St	2616 S JOYCE ST	0	0	0	1	0	2/6/2025	
4777 26Th St N	4777 26TH ST N	0	0	0	1	0	2/6/2025	
6424 29Th St N	6424 29TH ST N	0	0	0	1	0	1/22/2025	
2145 S Monroe St	2145 S MONROE ST	0	0	0	1	0	1/21/2025	
5810 20Th Rd N	5810 20TH RD N	0	0	0	1	0	1/21/2025	
3131 N Piedmont St	3131 N PIEDMONT ST	0	0	0	1	0	1/16/2025	
2830 N Tacoma St	2830 N TACOMA ST	0	0	0	1	0	1/14/2025	
5306 32Nd St N	5306 32ND ST N	0	0	0	1	0	1/10/2025	
3010 N Tacoma St	3010 N TACOMA ST	0	0	0	1	0	1/6/2025	
1615 N Wakefield St	1615 N WAKEFIELD ST	0	0	0	1	0	1/2/2025	
3718 N Woodrow St	3718 N WOODROW ST	0	0	0	1	0	12/31/2024	
5427 3Rd St S	5427 3RD ST S	0	0	0	1	0	12/28/2024	
1015 20Th St S	1015 20th ST S	0	0	0	1	0	12/26/2024	
3400 N Dickerson St	3400 N DICKERSON ST	0	0	0	1	0	12/18/2024	
853 N Manchester St	853 N MANCHESTER ST	0	0	0	1	0	12/11/2024	
869 N Manchester St	869 N MANCHESTER ST	0	0	0	1	0	12/10/2024	
4909 Rock Spring Rd	4909 ROCK SPRING RD	0	0	0	1	0	12/9/2024	
4911 37Th St N	4911 37th ST N	0	0	0	1	0	12/6/2024	
2132 S Oakland St	2132 S OAKLAND ST	0	0	0	1	0	11/18/2024	
3609 N Upland St	3609 N UPLAND ST	0	0	0	1	0	11/14/2024	
5017 17Th St N	5017 17TH ST N	0	0	0	1	0	11/12/2024	
3617 John Marshall Dr	3617 JOHN MARSHALL DR	0	0	0	1	0	11/8/2024	
5935 Washington Blvd	5935 WASHINGTON BLVD	0	0	0	1	0	11/8/2024	
2933 N Nottingham St	2933 N NOTTINGHAM ST	0	0	0	1	0	10/30/2024	
2615 3Rd St N	2615 3rd ST N	0	0	0	1	0	10/25/2024	
3514 N Potomac St	3514 N POTOMAC ST	0	0	0	1	0	10/25/2024	
5008 17Th St N	5008 17th ST N	0	0	0	1	0	10/10/2024	
3840 Chesterbrook Rd	3840 CHESTERBROOK RD	0	0	0	1	0	10/1/2024	
1011 N Kennesaw St	1011 N KENNESAW ST	0	0	0	1	0	9/27/2024	
4763 Williamsburg Blvd	4763 WILLIAMSBURG BLVD	0	0	0	1	0	9/25/2024	
1453 N Lancaster St	1453 N LANCASTER ST	0	0	0	1	0	9/24/2024	

Project Name	Address	Office (s.f.)	Retail (s.f.)	Other* (s.f.)	Residential Units	Hotel Rooms	Start Date	Site Plan Number**
3108 6Th St N	3108 6TH ST N	0	0	0	1	0	9/24/2024	
844 N Manchester St	844 N MANCHESTER ST	0	0	0	1	0	9/24/2024	
848 N Manchester St	848 N MANCHESTER ST	0	0	0	1	0	9/24/2024	
852 N Manchester St	852 N MANCHESTER ST	0	0	0	1	0	9/24/2024	
1712 N Hartford St	1712 N HARTFORD ST	0	0	0	1	0	9/23/2024	
112 N Highland St	112 N HIGHLAND ST	0	0	0	1	0	9/19/2024	
4705 25Th St N	4705 25TH ST N	0	0	0	1	0	9/13/2024	
4612 27Th St N	4612 27TH ST N	0	0	0	1	0	9/11/2024	
5016 6Th St N	5016 6TH ST N	0	0	0	1	0	9/10/2024	
3424 N Randolph St	3424 N RANDOLPH ST	0	0	0	1	0	9/6/2024	
5613 34Th St N	5613 34TH ST N	0	0	0	1	0	9/6/2024	
2928 1St Rd N	2928 1ST RD N	0	0	0	1	0	9/3/2024	
2909 N Sycamore St	2909 N SYCAMORE ST	0	0	0	1	0	8/28/2024	
841 N Manchester St	841 N MANCHESTER ST	0	0	0	1	0	8/27/2024	
849 N Manchester St	849 N MANCHESTER ST	0	0	0	1	0	8/27/2024	
857 N Manchester St	857 N MANCHESTER ST	0	0	0	1	0	8/22/2024	
5832 Little Falls Rd	5832 LITTLE FALLS RD	0	0	0	1	0	8/9/2024	
4012 N Stafford St	4012 N STAFFORD ST	0	0	0	1	0	8/6/2024	
845 N Manchester St	845 N MANCHESTER ST	0	0	0	1	0	8/1/2024	
2541 23Rd Rd N	2541 23RD RD N	0	0	0	1	0	7/29/2024	
2561 N Vermont St	2561 N VERMONT ST	0	0	0	1	0	7/26/2024	
876 N Manchester St	876 N MANCHESTER ST	0	0	0	1	0	7/26/2024	
1607 S Arlington Ridge Rd	1607 S ARLINGTON RIDGE RD	0	0	0	1	0	7/2/2024	
4810 3Rd St N	4810 3RD ST N	0	0	0	1	0	6/27/2024	
1811 N Underwood St	1811 N UNDERWOOD ST	0	0	0	1	0	6/18/2024	
2520 5Th St S	2520 5TH ST S	0	0	0	1	0	6/17/2024	
873 N Manchester St	873 N MANCHESTER ST	0	0	0	1	0	5/23/2024	
4612 37Th St N	4612 37TH ST N	0	0	0	1	0	5/21/2024	
6580 Williamsburg Blvd	6580 WILLIAMSBURG BLVD	0	0	0	1	0	5/15/2024	
6301 31St St N	6301 31ST ST N	0	0	0	1	0	4/18/2024	
880 N Madison St	880 N MADISON ST	0	0	0	1	0	4/9/2024	
236 N Greenbrier St	236 N GREENBRIER ST	0	0	0	1	0	3/15/2024	
1237 N Stuart St	1237 N STUART ST	0	0	0	1	0	2/23/2024	
2100 S Nelson St	2100 S NELSON ST	0	0	0	1	0	2/21/2024	
3532 N Valley St	3532 N VALLEY ST	0	0	0	1	0	12/7/2023	
6181 8Th Pl N	6181 8TH PL N	0	0	0	1	0	9/14/2023	
1818 N Inglewood St	1818 N INGLEWOOD ST	0	0	0	1	0	8/28/2023	
4701 Dittmar Rd	4701 DITTMAR RD	0	0	0	1	0	8/24/2023	
5516 31St St N	5516 31ST ST N	0	0	0	1	0	7/21/2023	
224 N Fillmore St	224 N FILLMORE ST	0	0	0	1	0	7/13/2023	
2007 S Joyce St	2007 S JOYCE ST	0	0	0	1	0	6/22/2023	
5225 Little Falls Rd	5225 LITTLE FALLS RD	0	0	0	1	0	6/20/2023	
637 21st St S	637 21st ST S	0	0	0	1	0	6/14/2023	
3120 N Thomas St	3120 N THOMAS ST	0	0	0	1	0	5/24/2023	
4930 Rock Spring Rd	4930 ROCK SPRING RD	0	0	0	1	0	3/28/2023	
6581 Little Falls Rd	6581 LITTLE FALLS RD	0	0	0	1	0	2/2/2023	
5208 Washington Blvd	5208 WASHINGTON BLVD	0	0	0	1	0	12/20/2022	
6704 31st St N	6704 31ST ST N	0	0	0	1	0	10/28/2022	
2785 N Wakefield St	2785 N WAKEFIELD ST	0	0	0	1	0	8/18/2022	
3452 N Emerson St	3452 N EMERSON ST	0	0	0	1	0	4/29/2022	
1215 N Buchanan St	1215 N BUCHANAN ST	0	0	0	1	0	2/16/2022	
2300 N Richmond St	2300 N RICHMOND ST	0	0	0	1	0	2/4/2022	

Project Name	Address	Office (s.f.)	Retail (s.f.)	Other* (s.f.)	Residential Units	Hotel Rooms	Start Date	Site Plan Number**
6704 31st St N	6704 31ST ST N	0	0	0	1	0	1/24/2022	
1809 N Cameron St	1809 N CAMERON ST	0	0	0	1	0	9/29/2021	
2945 N Westmoreland St	2945 N WESTMORELAND ST	0	0	0	1	0	9/13/2021	
5815 Little Falls Rd	5815 LITTLE FALLS RD	0	0	0	1	0	8/19/2021	
3306 N Peary St	3306 N PEARY ST	0	0	0	1	0	8/5/2021	
3577 N Powhatan St	3577 N POWHATAN ST	0	0	0	1	0	6/15/2021	
6606 31st St N	6606 31ST ST N	0	0	0	1	0	4/15/2021	
4645 4th St S	4645 4TH ST S	0	0	0	1	0	3/30/2020	
3400 N Vermont St	3400 N VERMONT ST	0	0	0	1	0	2/11/2019	
919 N Cleveland St	919 N CLEVELAND ST	0	0	0	1	0	9/17/2018	
OUTSIDE PLANNING AREA SUBTOTAL		0	0	0	107	0		
SINGLE-FAMILY HOUSES SUBTOTAL		0	0	0	159	0		
ARLINGTON TOTAL		0	25,606	308,664	867	331		

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

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Completed Projects

Arlington County, Virginia

1/1/2025 Through 3/31/2025

Project Name	Address	Office (s.f.)	Retail (s.f.)	Other* (s.f.)	Residential Units	Hotel Rooms	Completion Date	Site Plan Number**
COURT HOUSE								
The Wendy	2025 CLARENDON BLVD	0	4,000	0	231	0	3/7/2025	435
COURT HOUSE SUBTOTAL		0	4,000	0	231	0		
OUTSIDE PLANNING AREA								
3101 17th Rd S (AD)	3101 17TH RD S	0	0	0	1	0	3/20/2025	
5041 25th St S (EHO)	5041 25TH ST S	0	0	0	2	0	3/10/2025	EHO
OUTSIDE PLANNING AREA SUBTOTAL		0	0	0	3	0		
SUBTOTAL		0	4,000	0	234	0		
SINGLE-FAMILY HOUSES								
CLARENDON								
805 N Highland St	805 N HIGHLAND ST	0	0	0	1	0	1/13/2025	
CLARENDON SUBTOTAL		0	0	0	1	0		
LANGSTON BOULEVARD								
1923 N Vance St	1923 N VANCE ST	0	0	0	1	0	3/27/2025	
3427 17Th St N	3427 17TH ST N	0	0	0	1	0	2/20/2025	
5307 20Th St N	5307 20TH ST N	0	0	0	1	0	1/31/2025	
LANGSTON BOULEVARD SUBTOTAL		0	0	0	3	0		
OUTSIDE PLANNING AREA								
606 N Jefferson St	606 N JEFFERSON ST	0	0	0	1	0	3/31/2025	
4216 16Th St S	4216 16TH ST S	0	0	0	1	0	3/24/2025	
2321 N Richmond St	2321 N RICHMOND ST	0	0	0	1	0	3/21/2025	
4007 N Stuart St	4007 N STUART ST	0	0	0	1	0	3/19/2025	
3154 N Quincy St	3154 N QUINCY ST	0	0	0	1	0	3/17/2025	
2920 N Edison St	2920 N EDISON ST	0	0	0	1	0	3/12/2025	
5504 33Rd St N	5504 33RD ST N	0	0	0	1	0	3/10/2025	
3514 N Ohio St	3514 N OHIO ST	0	0	0	1	0	3/6/2025	
2909 N Edison St	2909 N EDISON ST	0	0	0	1	0	3/5/2025	
3501 N Powhatan St	3501 N POWHATAN ST	0	0	0	1	0	3/5/2025	
2420 1St Rd S	2420 1ST RD S	0	0	0	1	0	2/28/2025	
2936 N Oxford St	2936 N OXFORD ST	0	0	0	1	0	2/28/2025	
6301 35Th St N	6301 35th ST N	0	0	0	1	0	2/24/2025	
6300 31St St N	6300 31ST ST N	0	0	0	1	0	2/20/2025	
1824 N Quantico St	1824 N QUANTICO ST	0	0	0	1	0	2/19/2025	
962 N Longfellow St	962 N LONGFELLOW ST	0	0	0	1	0	2/19/2025	

Project Name	Address	Office (s.f.)	Retail (s.f.)	Other* (s.f.)	Residential Units	Hotel Rooms	Completion Date	Site Plan Number**
1527 McKinley Rd	1527 MCKINLEY RD	0	0	0	1	0	2/5/2025	
6180 8Th Pl N	6180 8TH PL N	0	0	0	1	0	2/5/2025	
5108 9Th St N	5108 9TH ST N	0	0	0	1	0	1/15/2025	
2814 N Lexington St	2814 N LEXINGTON ST	0	0	0	1	0	1/10/2025	
845 McKinley Rd	845 MCKINLEY RD	0	0	0	1	0	1/10/2025	
849 McKinley Rd	849 MCKINLEY RD	0	0	0	1	0	1/10/2025	
853 McKinley Rd	853 MCKINLEY RD	0	0	0	1	0	1/10/2025	
868 N Manchester St	868 N MANCHESTER ST	0	0	0	1	0	1/10/2025	
719 N Cleveland St	719 N CLEVELAND ST	0	0	0	1	0	1/9/2025	
4126 34Th Rd N	4126 34TH RD N	0	0	0	1	0	1/2/2025	
OUTSIDE PLANNING AREA SUBTOTAL		0	0	0	26	0		
SINGLE-FAMILY HOUSES SUBTOTAL		0	0	0	30	0		
ARLINGTON TOTAL		0	4,000	0	264	0		

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

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Summary of Demolitions

Arlington County, Virginia

1/1/2025 Through 3/31/2025

Project Name	Address	Office (s.f.)	Retail (s.f.)	Other* (s.f.)	Residential Units	Hotel Rooms	Demolition Date	Site Plan Number**
ROSSLYN								
Key Bridge Marriott	1401 LANGSTON BLVD	0	0	0	0	585	3/26/2025	53
1501 N Pierce St	1501 N PIERCE ST	0	0	0	13	0	2/5/2025	
1523 Fairfax Dr	1523 FAIRFAX DR	0	0	0	14	0	1/31/2025	
Best Western Rosslyn/Iwo Jima	1501 ARLINGTON BLVD	0	0	0	0	141	1/29/2025	233
ROSSLYN SUBTOTAL		0	0	0	27	726		
BALLSTON								
Macy's Department Store and Office	701 N GLEBE RD	141,992	206,522	0	0	0	3/5/2025	193
BALLSTON SUBTOTAL		141,992	206,522	0	0	0		
SUBTOTAL		141,992	206,522	0	27	726		
SINGLE-FAMILY HOUSES								
CLARENDON								
1004 N Daniel St	1004 N DANIEL ST	0	0	0	1	0	3/31/2025	
907 N Highland St	907 N HIGHLAND ST	0	0	0	1	0	3/28/2025	
1619 N Edgewood St	1619 N EDGEWOOD ST	0	0	0	1	0	3/6/2025	
3108 Key Blvd	3108 KEY BLVD	0	0	0	1	0	2/14/2025	
CLARENDON SUBTOTAL		0	0	0	4	0		
COLUMBIA PIKE								
901 S Oak St	901 S OAK ST	0	0	0	1	0	3/7/2025	
COLUMBIA PIKE SUBTOTAL		0	0	0	1	0		
LANGSTON BOULEVARD								
3168 21st St N	3168 21ST ST N	0	0	0	1	0	3/25/2025	
2414 N George Mason Dr	2414 N GEORGE MASON DR	0	0	0	1	0	3/12/2025	
2641 N Ohio St	2641 N OHIO ST	0	0	0	1	0	3/5/2025	
1808 N Randolph St	1808 N RANDOLPH ST	0	0	0	1	0	2/25/2025	
2308 N Kensington St	2308 N KENSINGTON ST	0	0	0	1	0	2/24/2025	
2129 N Courthouse Rd	2129 N COURTHOUSE RD	0	0	0	1	0	2/12/2025	
2315 N Tuckahoe St	2315 N TUCKAHOE ST	0	0	0	1	0	2/5/2025	
2414 N Nottingham St	2414 N NOTTINGHAM ST	0	0	0	1	0	2/3/2025	
LANGSTON BOULEVARD SUBTOTAL		0	0	0	8	0		

Project Name	Address	Office (s.f.)	Retail (s.f.)	Other* (s.f.)	Residential Units	Hotel Rooms	Demolition Date	Site Plan Number**
OUTSIDE PLANNING AREA								
2929 N Greencastle St	2929 N GREENCASTLE ST	0	0	0	1	0	3/27/2025	
600 29Th Rd S	600 29TH RD S	0	0	0	1	0	3/27/2025	
809 22Nd St S	809 22ND ST S	0	0	0	1	0	3/27/2025	
6613 31St St N	6613 31ST ST N	0	0	0	1	0	3/25/2025	
1854 N Columbus St	1854 N COLUMBUS ST	0	0	0	1	0	3/24/2025	
5113 33Rd St N	5113 33RD ST N	0	0	0	1	0	3/18/2025	
5859 15Th Rd N	5859 15TH RD N	0	0	0	1	0	3/14/2025	
2909 2Nd Rd N	2909 2ND RD N	0	0	0	1	0	3/5/2025	
3623 N Rockingham St	3623 N ROCKINGHAM ST	0	0	0	1	0	2/28/2025	
3241 N Ohio St	3241 N OHIO ST	0	0	0	1	0	2/20/2025	
5716 19Th St N	5716 19TH ST N	0	0	0	1	0	2/18/2025	
2616 S Joyce St	2616 S JOYCE ST	0	0	0	1	0	2/6/2025	
3815 N Abingdon St	3815 N ABINGDON ST	0	0	0	1	0	1/31/2025	
2145 S Monroe St	2145 S MONROE ST	0	0	0	1	0	1/21/2025	
5810 20Th Rd N	5810 20TH RD N	0	0	0	1	0	1/21/2025	
2830 N Tacoma St	2830 N TACOMA ST	0	0	0	1	0	1/14/2025	
5306 32Nd St N	5306 32ND ST N	0	0	0	1	0	1/10/2025	
1615 N Wakefield St	1615 N WAKEFIELD ST	0	0	0	1	0	1/8/2025	
3010 N Tacoma St	3010 N TACOMA ST	0	0	0	1	0	1/2/2025	
OUTSIDE PLANNING AREA SUBTOTAL		0	0	0	19	0		
SINGLE-FAMILY HOUSES SUBTOTAL		0	0	0	32	0		
ARLINGTON TOTAL		141,992	206,522	0	59	726		

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

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