

The **ARLINGTON** Newsletter

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County Board Approves Carr's 2025 Clarendon Boulevard

The county board in March voted unanimously to approve Carr Properties' 2025 Clarendon Boulevard project, a 12-story, 195,870-square foot landmark office tower proposed at the Wendy's site in Courthouse.

The slender building will offer a smaller, less-traditional floorplate that the applicant is confident will meet the needs of niche tenants like technology companies or law firms – an alternate office model that the county hopes will help combat the 20-percent vacancy rate along the Rosslyn-Ballston corridor.

“What you have brought us today is an incredibly strategic response to what is going on in Arlington,” Board Chair Mary Hynes told the applicant at the March 14th hearing.

The approval marks a number of “firsts” for the county: the first project to utilize the new office parking reduction program (see the December 2013 issue of *The Arlington Newsletter*) and the first transfer of development rights (TDR) deal where the sending site was approved without a corresponding receiving site, according to the applicant's attorney Jonathan Kinney (Bean Kinney & Korman).

The TDR deal – which will transfer 104,000-square feet of density from the nearby Wakefield and Courthouse Manor property where 84 units of market-rate affordable housing will be preserved in a pair of historic 1940s-era buildings to the 0.57-acre site at the intersection of Wilson and Clarendon boulevards – stands as the centerpiece of the applicant's community benefits package and achieves a number of long-term county goals.

“This is a very big success in the use of this tool which is a difficult one to apply in a dense urban place like Arlington,” said Board member Jay Fisette.

The board discussion at the meeting was confined largely to the economic viability of a speculative office project in a market plagued by high vacancy rates. “Why do you think your building is a breed apart?” Board member John Vihstadt asked the applicant.

Carr Properties cited the smaller floorplates, “phenomenal” views, prominent location, and a different tenant demographic as reasons why 2025 Clarendon Boulevard will be successful. “With this building we are servicing a new, different tenant base... that some of the other office buildings in Arlington have not,” explained Austen Holderness, development director at Carr Properties.



2025 Clarendon Boulevard Rendering; Source: Arlington County

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The ARLINGTON Newsletter

Andrew Rollman of SmithGroupJJR told the board that the development team has already seen interest from prospective tenants. The unconventional floorplates “can accommodate smaller tenants – the tech tenants, the start-ups – that could have their own floor and own identity within the building,” he said.

The reported positive market response led Board member Jay Fisette to ask staff: is the county’s prevailing assumption of a “minimum” 20,000-square foot office floorplate properly aligned with its new economic development policy, which is pivoting toward courting smaller tech-sector companies and away from the traditional large-scale federal tenants?

“Today’s applicant is coming in with a smaller floorplate and telling us that it is in fact a more appealing to a slice of today’s office market,” Fisette noted. “There is a story there we need to follow up on.”

The design of the glass-and-terra-cotta tower evolved over the course of three Site Plan Review Committee (SPRC) meetings, Rollman told the board. The design team reduced the height of the darker terra-cotta façade by a floor to mitigate the perceived mass of the building, squeezed in an additional retail bay to offset the more passive bank use, and added an outdoor food/drink kiosk concept to enliven the 3,350-square foot outdoor plaza. “The SPRC really left us with a better building than we came in with,” Rollman said.

The building cantilever, which bumps out six feet above the retail podium to create more floor space in the eleven office floors above, was the one design element that encountered some resistance in the review process. The applicant argued that the design move, which runs counter to the guidance for a “tapered” building in the Rosslyn to Courthouse Urban Design Study (also known as the In-Between Study), was not about squeezing more density on site; instead, it was essential to the very viability of the project. “If we did not have [the cantilever],” Rollman explained, “the floorplate really would not be viable for a commercial office building.”

SPRC chair Erik Gutshall told the board that while the applicant demonstrated to the planning commission that the cantilevered design was indeed essential to the project, he advised that it should be viewed as a precedent to guide future projects. “It is not generally a direction we think the county should go in terms of having our buildings cantilever over the sidewalk,” he said.

When pressed by the board on a possible start date, Kinney responded that the developer has plans “to go full speed ahead;” however, he stated that the ultimate start date may depend on the successful lease-up of Carr’s recently completed 4500 East West Highway office building in Bethesda.

SPRC Holds First Meeting on Penrose Group’s 672 Flats

The Penrose Group’s proposal for a 178-unit apartment building across Glebe Road from Ballston Commons Mall began the site plan review process this month. Dubbed 672 Flats, the six-story, 184,000-square foot apartment building must overcome a number of issues on massing, circulation, and ground-floor uses, according to a March 9th county staff report. A second SPRC meeting is scheduled for April 16th.

The shallow one-acre site, currently occupied by an Exxon gas station and surface parking, occupies the full southern frontage of Glebe Road between 7th Road North and North Carlin Springs Road. Penrose acquired five of the six parcels on the subject site for \$7.5 million last January; the applicant has an undisclosed purchase agreement with the owner of the sixth parcel, Mt. Vernon Petroleum Realty, to allow the gas station to remain open until October 2015. A prior site plan to develop a nine-story, 3.8 FAR residential building at the subject site was submitted and ultimately withdrawn by Silverwood Homes in 2006.



672 Flats Rendering; Source: Arlington County

The 672 Flats design concept – a shallow mid-rise structure with an extremely long frontage (400-plus feet long) and corner retail – is similar in form to Clark Realty Capital’s 10th Street Flats (approved by the board in July 2014) and reprises many of the same site-specific circulation and

The ARLINGTON Newsletter

design challenges. Preliminary issues cited by county staff include:

- **Public alley.** Submitted plans show the building's two loading docks and the entrance to the two-level 178-space garage on the 7th Street frontage as opposed to the public alley. The staff report indicates that such a configuration is inconsistent with the Master Transportation Plan, which states that "the primary purpose of alleys is to provide for loading and parking access that is not obtrusive to the activity on the adjacent sidewalks and streets." A June 2014 pre-filing memorandum also revealed staff concerns that "three consecutive curb cuts could result in pedestrian safety hazards and architectural dead zones at a prime corner."

Relocating the service entrances to the public alley, however, creates a conflict with the two-story townhomes that share the narrow rear accessway. County staff had previously encouraged the applicant to consider a "mews effect" where paving as a design element could encourage pedestrian accessibility along the alley. The county staff report asks: "Is the proposed treatment of the alley surface, setbacks, and proposed landscaping an appropriate transition to the adjacent townhouses?"

- **Ground-floor uses.** The applicant is proposing 4,488-square feet of retail at both the 7th Street North and North Carlin Springs Road corners. The remaining ground-floor frontage is slated for building amenities – such as bike storage, the leasing office, a club room, and a fitness room, among others. While the applicant proposes to design this space to accommodate a wider range of uses should a retail market emerge, the staff report questions whether the initial uses will be "sufficient to activate" the Glebe Road frontage.
- **Massing and architecture.** The proposed building creates a 400-foot-plus-long wall along the Glebe Road frontage with little to no variation in massing other than a central tower feature, a uniformity that county staff believes could be "broken up or provide other massing elements such as recesses and projections to provide relief along the long block frontage."

Vornado to Include Two Office Floors in Crystal City Micro-Unit Project

Vornado/Charles E. Smith recently filed a site plan amendment to reallocate a portion of its approved 252-unit WeLive building to office use. The board approved in July 2014 the applicant's plans to convert the 1960s-era office building at 2221 South Clark Street into a micro-unit apartment project, with efficiency apartments as small as 360 square feet organized around communal kitchens and living spaces.

"The tech workforce tends to favor open, unstructured work environments and a seamless lifestyle in which work, home, and play are intertwined and indistinguishable," the original statement of justification reads.

According to plans submitted with the county in February, the applicant plans to convert the top two floors into 24,960-square feet of WeWork-branded office space. The membership-based shared office concept – with its flexible, collaborative workspaces set in open floor plans – would "further the sharing of ideas and space beyond the residential community into the work environment," according to the March 23rd county staff report.

With the exception of permitting two floors for office use and a reduction in residential units (from 252 to 216), the building would remain as approved. This includes the brightly-colored "lenticular field" façade that the design architect ARExA says will "change, vibrate, and shimmer" depending on one's perspective, 5,844-square feet of retail, 156 committed parking spaces, and a modest open space. A previous administrative change was granted to reduce the number of WeLive "neighborhoods" – three-floor blocks that share amenities like community and fitness rooms – in the building from five to three.

No major issues were raised at either the March 23rd SPRC meeting or in the county staff report. The board is expected to consider the amendment at its April meeting.

The ARLINGTON Newsletter

Building Permits Submitted March 2015 Residential

Christopher Management Inc., 2324 North Glebe Road, Arlington, VA 22207; for 1 \$358,000 SFD at 2324 North Glebe Road;

Classic Cottages LLC, 3407 North Randolph Street, Arlington, VA 22207; for 1 \$600,000 SFD at 3407 North Randolph Street;

David Kay and Lisa Roberts, 2600 North 12th Street, Arlington, VA 22201; for 1 \$1,000,000 SFD at 2600 North 12th Street;

GP Real Estate Holding LLC, 1792 Westwind Way, McLean, VA 22102; for 1 \$420,000 SFD at 1720 North Cameron Street;

Great Jones Developments LLC, 1817 North Monroe Street, Arlington, VA 22207; for 1 \$600,000 SFD at 1817 North Monroe Street;

HP Homes Inc., 1332 McCay Lane, McLean, VA 22101; for 1 \$350,000 SFD at 3081 North Pollard Street;

HP Homes Inc., 809 Cameron Street, Alexandria, VA 22314; for 1 \$400,000 SFD at 5029 North 38th Street;

HP Homes Inc., 1816 North Quantico Street, Arlington, VA 22205; for 1 \$350,000 SFD at 1816 North Quantico Street;

Hemang and Cyndi Gadhia, 703 North Fillmore Street, Arlington, VA 22201; for 1 \$350,000 SFD at 703 North Fillmore Street;

JAK Enterprises Inc., 731G1 Walker Road, Great Falls, VA 22066; for 1 \$400,000 SFD at 6615 North 19th Street;

Jefferson Builders, 2608 Hunter Mill Road, Oakton, VA 22124; for 1 \$650,000 SFD at 1529 North Randolph Street;

Lane Homes of Virginia Inc., 5104 Blue Ridge Avenue, Annandale, VA 22003; for 1 \$300,000 SFD at 134 South Abingdon Street;

Luis Construction Company, 5005 North 13th Street, Arlington, VA 22205; for 1 \$187,000 SFD at 5005 North 13th Street;

M4 Custom Builders, 4848 North 30th Street, Arlington, VA 22207; for 1 \$350,000 SFD at 4848 North 30th Street;

Staats Developers Inc., P.O. Box 111631, Naples, FL 34108; for 1 \$1,500,000 SFD at 3155 North 20th Street;

Stanley Martin Custom Homes LLC, 3624 John Marshall Drive, Arlington, VA 22207; for 1 \$300,000 SFD at 3624 John Marshall Drive;

Sunnyside Development LLC, 1400 North Buchanan Street, Arlington, VA 22205; for 1 \$300,000 SFD at 1223 North Abingdon Street;

The Audrey Inc., 525 North Piedmont Street, Arlington, VA 22203; for 1 \$280,000 SFD at 525 North Piedmont Street;

Tradition Homes LLC, 1497 Chain Bridge Road, #100, McLean, VA 22101; for 1 \$350,000 SFD at 2712 North Buchanan Street;

Whitestone Home Improvement Inc., 4938 North 34th Street, Arlington, VA 22204; for 1 \$450,000 SFD at 4938 North 34th Street.

Residential Totals

New Single Family Detached: 20

Commercial

AHK Tavern of Clarendon LLC, 9830 Colonnade Boulevard, #600, San Antonio, TX 78230; for 1 \$1,500,000, tenant fit out for new restaurant at 1200 North Irving Street;

Clark Construction Group LLC, 3319 Prince William Drive, Fairfax, VA 22031; for 1 \$2,226,000, above grade plaza attached to building at 1800 North Lynn Street;

Gilbane Building Company, 1100 North Glebe Road, Arlington, VA 22203; for 1 \$780,000, interior alteration to the 10th and 11th floors, with connecting stair at 1100 North Glebe Road;

Monday Properties Construction LLC, 230 Park Avenue, New York, NY 10169; for 1 \$571,000, interior alteration at 1000 Wilson Boulevard;

Monday Properties Construction LLC, 1000 Wilson Boulevard, #700, Arlington, VA 22209; for 1 \$30,000, interior alteration (selective wall demo, addition of 3 small rooms, replacing floors & paint) at 1400 Key Boulevard;

Rand Construction Corporation, 210 Route 4 East, Paramus, NJ 07652; for 1 \$533,800, interior alteration to suite 1100 at 1550 Crystal Drive;

Rand Construction Corporation, 210 Route 4 East, Paramus, NJ 07652; for 1 \$275,880, interior alteration to suite 200 at 1550 Crystal Drive;

Stan Wilson, 4445 Willard Avenue, #400, Chevy Chase, MD 20815; for 1 \$116,639, construction of management office - suite 710 at 800 North Glebe Road;

TBD, P.O. Box 847, Carlsbad, CA 92018; for 1 \$55,000, interior alteration to suite 601 at 4301 Fairfax Drive;

TBD, 6110 Executive Boulevard, #800, Rockville, MD 20852; for 1 \$485,000, interior alteration to the 4th floor at 1600 Wilson Boulevard;

TBD, 8280 Greensboro Drive, #605, McLean, VA 22102; for 1 \$500,000, sheeting and shoring for new five story building at 1723 Fairfax Drive;

TBD, P.O. Box 1368, Carlsbad, CA 92018; for 1 \$60,000, interior alteration to bathrooms at 4601 Fairfax Drive;

The ARLINGTON Newsletter

TBD, 1530 Wilson Boulevard, #200, Arlington, VA 22209; for 1 \$554,620, interior alteration to suites 320, 330, 340, 350, and 360 at 1530 Wilson Boulevard;

TBD, 210 Route, 4 East Paramus, NJ 07652; for 1 \$50,000, interior demo to the 1st through 16th floors at 1215 South Clark Street;

TBD, 2100 Clarendon Boulevard, #800, Arlington, VA 22201; for 1 \$680,000, installation of a 1-350kw natural gas generator on rooftop with concrete slab at 2020 North 14th Street;

TBD, 1776 Eye Street, NW, #500, Washington, DC 20006; for 2 \$135,704, restroom renovation - G2 and corridor - G3 at 2000 North 15th Street;

TBD, 45 Rockefeller Plaza, New York, NY 10111; for 1 \$70,000, interior alteration to the 7th floor at 1655 Fort Myer Drive;

TBD, 555 12th Street, NW, #370N, Washington, DC 20004; for 1 \$71,260, interior demo at 4501 Fairfax Drive;

TBD, 1320 North Courthouse Road, Arlington, VA 22201; for 1 \$4,800,000, interior alteration to the 4th and 5th floors at 1320 North Courthouse Road;

TBD, 1010 North Glebe Road, Suite 100, Arlington, VA 22201; for 1 \$12,500,000, interior alteration to existing 9 story structure for corp. office upfit with new entrance & lobby with monumental stair on the ground floor & food lab (test kitchen), open offices on the 3rd, 4th & 5th floors at 3500 South Clark Street;

TBD, 2230 North Fairfax Drive, Arlington, VA 22201; for 1 \$75,000, renovation of two lounge areas into a clubroom and exercise room at 5539 Columbia Pike;

TBD, 45 Rockefeller Plaza, New York, NY 10111; for 1 \$88,960, interior alteration to 3rd floor suite 360 at 1655 Fort Myer Drive;

TBD, 1111 North Highland Street, Arlington, VA 22201; for 1 \$100,000, interior alteration to suite 800 at 3030 Clarendon Boulevard;

TBD, 210 Route 4 East, Paramus, NJ 07652; for 1 \$35,000, interior alteration to lobby on 8th floor at 251 South 18th Street;

TBD, 210 Route 4 East, Paramus, NJ 07652; for 1 \$125,000, interior alteration to the 1st floor at 1400 South Joyce Street;

TBD, 210 Route 4 East, Paramus, NJ 07652; for 1 \$200,000, interior alteration to suite 825 at 2300 Clarendon Boulevard;

TBD, 200 State Street, 5th Floor, Boston, MA 02109; for 1 \$217,949, interior alteration to conference center - suite 103 at 1735 North Lynn Street;

TBD, 2700 Clarendon Boulevard, #E416, Arlington, VA 22201; for 1 \$225,000, addition of new generator to first two floors and garage at 2800 Clarendon Boulevard;

TBD, 200 State Street, 5th Floor, Boston, MA 02109; for 1 \$250,000, interior alteration to suite 620 at 1735 North Lynn Street;

TBD, 1101 Connecticut Avenue, NW, #250, Washington, DC 20036; for 1 \$260,000, tenant build out to the 4th floor (partial) at 1400 Crystal Drive;

TBD, 801 North Randolph Street, #403, Arlington, VA 22203; for 1 \$31,250, interior alteration to suite 624 at 875 North Randolph Street;

TBD, P.O. Box 1368, Carlsbad, CA 92018; for 1 \$294,805, interior alteration to suite 800 at 4601 Fairfax Drive;

TBD, 8270 Greensboro Drive, #950, McLean, VA 22102; for 1 \$300,000, interior and exterior alteration to an existing shell building for a new Chipotle Mexican Grill restaurant at 3400 Columbia Pike;

TBD, 3020 Hamaker Court, #301, Fairfax, VA 22031; for 1 \$300,000, interior alteration to the 1st floor at 4201 Wilson Boulevard;

TBD, 210 Route 4 East, Paramus, NJ 07652; for 1 \$410,000 at interior alteration to suite 705, 251 South 918th Street;

TBD, 1700 North Moore Street, #2200, Rosslyn, VA 22209; for 1 \$30,000, interior alteration to suite 1510 at 1700 North Moore Street;

TBD, 210 Route 4 East, Paramus, NJ 07652; for 1 \$438,808, interior alteration to the 2nd, 5th, and 6th floors at 200 South 12th Street;

The Atlantic Company of America Inc., 2400 Clarendon Boulevard, Arlington, VA 22201; for 1 \$830,567, facade repair, install liquid applied air/water barrier, install through wall flashing, masonry replacement and repair, and seal replacement on enclosed balconies at 2400 Clarendon Boulevard;

Whiting-Turner Contracting, 3333 New Hyde Park Road, #100, New Hyde Park, NY 11042; for 1 \$140,000, structural foundation and pier only at 675 South 15th Street.

Building Permits Issued March 2015 Commercial

Dittmar Building Company\Offutt AJ & Albrittain, 8321 Old Courthouse Road, #300, Vienna, VA 22182; for 1 \$60,000, warm lit shell for future tenant at 3437 Wilson Boulevard;

One Courthouse Metro LP/Guardian Realty, 6000 Executive Boulevard, #400, North Bethesda, MD 20852; for 1 \$49,750, interior alteration to 6th floor restrooms at 2200 Wilson Boulevard;

The ARLINGTON Newsletter

Partners Contracting, 1700 K Street, NW, Suite 600, Washington, DC 20006; for 1 \$28,000, interior alteration to Suite 750 at 4300 Wilson Boulevard.

Board Land Use Actions March 2015

GP 329-14-1 (Approved 03/14/15) - General Land Use Plan Amendment (2038 Wilson Boulevard LLC, c/o Carr Properties, 1776 I Street NW, Suite 500, Washington DC 20006); Board approved amendment to the General Land Use Plan from "General Commercial" (shopper goods and other major mixed commercial uses, including offices' generally a maximum of 7 stories) to "Medium" office-apartment-hotel (up to 2.5 FAR office density, up to 115 units/acre residential density, up to 180 units, acre hotel density), located at 2026 & 2038 Wilson Blvd., on the western most portion of the block in the area bounded by N. Courthouse Rd., Wilson Blvd. & Clarendon Blvd., RPC # 17-011-011 & 17-011-012, (agent: Matthew Roberts, Esq. (Bean Kinney Korman P.C.), 2300 Wilson Blvd., Suite 700, Arlington, VA 22201).

Ordinance to Permit (Approved 03/14/15) - 2038 Wilson Boulevard Ordinance to Permit (2038 Wilson Boulevard LLC, c/o Carr Properties, 1776 I Street NW, Suite 500, Washington DC 20006); Board approved ordinance to permit the encroachment of a portion of an underground garage into the Clarendon Blvd. right-of-way running east to west abutting the southern boundary of property known as The Lands N/F McClaine Associates, LLC and part of lot 23 Washington View and encroachment of an electric vault into an alley abutting the eastern boundary of property known as part of lot 23 Washington View with conditions, located at 2026 & 2038 Wilson Blvd., RPC # 17-011-011 & 17-011-012, (agent: Bean Kinney & Korman, Attorneys, 2300 Wilson Blvd., 7th Floor, Arlington, VA 22201).

Ordinance to Vacate (Approved 03/14/15) - 2038 Wilson Boulevard LLC Ordinance to Vacate (2038 Wilson Boulevard LLC, c/o Carr Properties, 1776 I Street NW, Suite 500, Washington DC 20006); Board approved ordinance to vacate a 45 sq. ft. portion of the right-of-way of North Courthouse Road & a 384 sq. ft. portion of an easement for public street purposes running north to south between Wilson Blvd. & Clarendon Blvd. abutting the western boundary of property known as The Lands N/F McClaine Associates, LLC with conditions, located at 2038 Wilson Blvd., RPC # 17-011-011, (agent: Bean Kinney & Korman, Attorneys, 2300 Wilson Blvd., 7th Floor, Arlington, VA 22201).

Request to Advertise (Approved 03/14/15) - Historic District Designation (Arlington County Board,); Board approved request to advertise of public hearings by the planning Commission and the County Board to consider adoption of an ordinance to the local historic district designation of the Fort Myer Heights School and a portion of the property, located at 1601 Wilson Blvd., RPC # 16-032-001.

Request to Advertise (Approved 03/14/15) - Master Transportation Plan Map (Arlington County Board,); Board approved request to advertise public hearings by the Planning Commission and the County Board to consider an amendment to the Master Transportation Plan Map to remove a section of 32nd Street South between South Eads Street & Jefferson Davis Highway.

SP #269 (Approved 03/17/15) - A-Town Bar and Grill Site Plan Amendment Review Mike Cordero (A-Town Bar and Grill), 4100 N. Fairfax Drive, Arlington, VA 22203); Board approved ordinance to renew the site plan amendment for live entertainment and dancing subject to all previously approved conditions and revised condition #57, establishing term of use and correcting scrivener's errors with an administrative review in 3 months and a County Board review in 6 months, located at 4100 N. Fairfax Dr., RPC # 14-046-025.

SP #335 (Approved 03/14/15) - Central Place Residences Site Plan Amendment (Central Place Residences, L.L.C., c/o The JBG Companies, 4445 Willard Avenue, Suite 400, Chevy Chase, MD 20815); Board approved site plan amendment to permit the conversion of a residential lobby to retail space for Central Place subject to all previous conditions and additional Condition #99, located at 1201 & 1213 Wilson Blvd., 1730 North Lynn St., & 1811, 1812 & 1881 North Moore Street, RPC # 16-038-001, 16-038-002, 16-038-003, 16-038-004, 16-038-014, 16-038-015 & 16-038-016, (agent: Kedrick Whitmore (Venable LLP), 8010 Towers Crescent Drive, Suite 300, Tysons Corner, VA 22182).

SP #435 (Approved 03/14/15) - 2038 Wilson Boulevard LLC Site Plan (2038 Wilson Boulevard LLC, c/o Carr Properties, 1776 I Street NW, Suite 500, Washington DC 20006); Board approved site plan for a 195,870 sq. ft. gross floor area office building with approximately 6,960 sq. ft. of gross floor area ground floor retail with modifications of zoning ordinance requirements to include: density, parking and other modifications as necessary to achieve the proposed development plan, located at 2026 & 2038 Wilson Blvd., RPC # 17-011-011 & 17-011-012, (agent: Matthew Roberts, Esq. (Bean Kinney Korman P.C.), 2300 Wilson Blvd., Suite 700, Arlington, VA 22201).

The ARLINGTON Newsletter

Transfer of Development Rights (Approved 03/14/15) - Transfer of Development Rights (2038 Wilson Boulevard LLC, c/o Carr Properties, 1776 I Street NW, Suite 500, Washington DC 20006); Board approved resolution transferring 104,789 sq. ft. of commercial gross floor area of development rights from 1201, 1215, 1223 & 1233 N. Courthouse & 2025 Fairfax Dr. to SP#435 at 2026 & 2038 Wilson Blvd., RPC # 17-017-001, 17-017-002, 17-017-003 & 17-017-004 ("Sending Sites") & 17-011-011 & 17-011-012 ("Receiving Sites"), (agent: Matthew Roberts, Esq. (Bean Kinney Korman P.C.), 2300 Wilson Blvd., Suite 700, Arlington, VA 22201).

U-2968-99-1 (Approved 03/14/15) - Hard Times Cafe Use Permit Review Rich Kelly (Hard Times Cafe), 3028 Wilson Blvd., Arlington, VA 22201; Board approved the renewal of use permit for an outdoor café, subject to all previously approved conditions and with an administrative review in 3 months and a County Board review in 5 years, located at 3028 Wilson Blvd., RPC # 18-012-003.

U-2992-00-1 (Approved 03/14/15) - Christopher & Rae Lynn Guest Use Permit Amendment (Christopher & Rae Lynn Guest, 1819 North Randolph Street, Arlington, VA 22207); Board approved use permit amendment, for the construction of a rear porch and stairs on a residential property within a Unified Residential Development subject to all previously approved conditions and revised and new conditions, located at 1819 N. Randolph St., RPC # 06-015-044.

U-3391-14-1 (Approved 03/17/15) - Family Day Care Home Use Permit (Shaun Bissett, 3110 19th Street South, Arlington, VA 22204); Board approved use permit for a family day care home with up to 9 children subject to conditions and a County Board review in 1 year, located at 3110 19th St. S., RPC # 31-009-024.

Z-2571-14-1 (Approved 03/14/15) - 2038 Wilson Boulevard LLC Rezoning (2038 Wilson Boulevard LLC, c/o Carr Properties, 1776 I Street NW, Suite 500, Washington DC 20006); Board approved the rezoning from "C-2" (Service Commercial - Community business District) & "C-3" (General Commercial District) to "C-O-2.5" (Commercial Office Building, Hotel and Apartment District) and related update to ACZO Map 13-1 to indicate the Zoning District and extend Line A around the property boundary where necessary, located at 2026 & 2038 Wilson Blvd., RPC # 17-011-011 & 17-011-012, (agent: Matthew Roberts, Esq. (Bean Kinney Korman P.C.), 2300 Wilson Blvd., Suite 700, Arlington, VA 22201).

Real Estate Transactions of Interest February 19 through March 30, 2015

Commercial/Land

South 31st Street LLC, to Gregory H. Wood, 2601 N. 11th St., Arlington, VA 22201; sale on 02/23/15 of Lot 3, Fairlington, 57,604.00 sq. ft., improved, office, zoned C-O-1.0, at 4820 31st St., S., Arlington, VA 22206, small office; 2015 assessment: \$2,880,200 (land); \$1,183,300 (improvement), RPC # 29-015-017; \$5,166,000 (Instrument# 2015054053).

Archstone National Gateway I L.P. (f/k/a Tishman Speyer Archstone-Smith National Gateway I, L.P.), to Lava 3400 LLC, c/o The Erkiletian Companies, 4401 Ford Ave., Suite 400, Alexandria, VA 22302; sale on 03/02/15 of Parcel 5A, Potomac Yard, 72,649.00 sq. ft., vacant, mixed-use, zoned C-O-1.5, at 3400 Potomac Ave., Arlington, VA 22202, 2015 assessment: \$24,507,000 (land), RPC # 34-027-062; \$24,507,000 (Instrument# 20150100003866).

W2005/Potomac E-West LLC, to MGP Retail Consulting, LLC, 3033 Wilson Blvd., Suite 700, Arlington, VA 22201; sale on 03/03/15 of Parcel 8, Potomac Yard, 58,935.00 sq. ft., improved, office building, zoned C-O-1.5, at 3550 S. Clark St., Arlington, VA 22202, 7+ story office building built 2010; 2015 assessment: \$21,936,000 (land); \$75,732,900 (improvement), Parcel 15A, Potomac Yard, 46,168.00 sq. ft., vacant, commercial, zoned C-O-1.5, at S. Ball St., Arlington, VA 22202, 2015 assessment: \$46,200 (land), Parcel 19C, Potomac Yard, 8,513.00 sq. ft., vacant, commercial, zoned C-O-1.5, at S. Clark St., Arlington, VA 22202, 2015 assessment: \$8,500 (land), RPC # 34-027-552 34-027-548 34-027-046; \$56,585,000 (Instrument# 20150100004038).

CLPF - Metropolitan One Venture LP, to Gramercy Lincoln, LLC, Gramercy Park Center, LLC, Gramercy Equity Ardmore, LLC & Gramercy Louisiana Investors, LLC, 1730 M Street, N.W., Suite 408, Washington, D.C. 20036; sale on 03/13/15 of Lot 1, The Gramercy Condominium, 41,455.00 sq. ft., improved, Apt. Building, zoned C-O-2.5, at 550 14th Rd. S., Arlington, VA 22202, 143 unit high-rise apartment; ; 2015 assessment: \$11,221,300 (land); \$136,627,000 (improvement), Lot 2, The Gramercy, 37,275.00 sq. ft., improved, Apt. Building, zoned C-O-2.5, at 1411 S. Fern St., Arlington, VA 22202, 25,000 sq. ft. 128 unit high-rise apartment; 2015 assessment: \$10,089,900 (land), Lot 3, The Gramercy, 37,275.00 sq. ft., improved, Apt. Building, zoned C-O-2.5, at 1401 S. Fern St., Arlington, VA 22202, 25,000 sq. ft. 128 unit high-rise apartment; 2015 assessment:

The ARLINGTON Newsletter

\$10,089,900 (land), RPC # 35-003-003 35-003-005 35-003-004; \$190,000,000 (Instrument# 20150100004910).

Washington Real Estate Investment Trust, to Fairfield Country Club Towers LLC, 5510 Morehouse Drive, #200, San Diego, CA 92121; sale on 03/23/15 of Parcel , Country Club Towers Apartments, 134,827.00 sq. ft., improved, Apt. Building, zoned RA-H, at 2400 S. Glebe Rd., Arlington, VA 22206, 227 unit mid-rise apartment built 1965; 2015 assessment: \$10,804,100 (land); \$28,255,500 (improvement), RPC # 31-025-001; \$39,059,600 (Instrument# 20150100005441).

Pershing Square LLC, to Jean F. Steffen Irrevocable Trust, 5024 North 25th Place, Arlington, VA 22207; sale on 03/30/15 of Lots 219, 220 & 221, Section 2, Moore's Addition to Clarendon, 5,240.30 sq. ft., improved, commercial, zoned C-1, at 2649 N. Pershing Dr., Arlington, VA 22201, 4,860 sq. ft. retail strip built 1940; 2015 assessment: \$251,500 (land); \$1,918,100 (improvement), RPC # 18-041-002; \$2,639,250 (Instrument# 20150100006041).

North Tract Apartments LLC, to Crystal Lofts Lincoln, LLC, Crystal Lofts Park Center, LLC, Crystal Lofts Equity Ardmore, LLC & Crystal Lofts Louisiana Investors, LLC, 1730 M Street, N.W., Suite 408, Washington, D.C. 20036; sale on 03/31/15 of Parcel , North Tract Lofts, 92,354.00 sq. ft., improved, Apt. Building, zoned M-2, at 305 10th St. S., Arlington, VA 22204, 184 unit 228,282 sq. ft. mid-rise apartment building built 2006; 2015 assessment: \$12,144,000 (land); \$54,807,300 (improvement), RPC # 34-024-457; \$68,250,000 (Instrument# 20150100006063).

Residential/Lots

Elinor Scully, to Arlington Residences LLC, 2811 24th St. N., Arlington, VA 22207; sale on 02/19/15 of Lot 62, Section 1, Broyhill Heights, 8,025.00 sq. ft., improved, SFD, zoned R-8, at 5449 20th St., N., Arlington, VA 22205, 3-bedroom, 1 half bath, 2 full bath, 1-story 1,538 sq. ft. home built 1951; 2015 assessment: \$490,000 (land); \$152,200 (improvement), RPC # 09-012-018; \$750,000 (Instrument# 2015020028).

Sanford C. Robeck & Marsha D. Goldberg, to FDS Starbuck Realty LLC, 5310 North 37 St., Arlington, VA 22207; sale on 02/25/15 of Lot 45, Section 1, Allencrest, 5,600.00 sq. ft., improved, SFD, zoned R-6, at 2615 N. Powhatan St., Arlington, VA 22207, 2-bedroom, 1 full bath, 1-story 1,736 sq. ft. w/ 868 finished sq. ft. home built 1940; 2015 assessment: \$528,700 (land); \$68,100 (improvement), RPC # 01-052-019; \$630,000 (Instrument# 20150100003520).

Gregory E. & Janet Klein Moscatel, to 5005 13th Street N LLC, 2709 E. Side Drive, Alexandria, VA 22306; sale on 02/27/15 of Lot 5, Section 1, Block 3, Waycroft, 5,500.00 sq. ft., improved, SFD, zoned R-6, at 5005 13th St. N., Arlington, VA 22205, 2-bedroom, 1 full bath, 1-story 3,468 sq. ft. w/ 1,156 finished sq. ft. home built 1940; 2015 assessment: \$534,600 (land); \$102,600 (improvement), RPC # 07-045-026; \$637,200 (Instrument# 20150100003770).

Jason & Miluska McInerney, to Elitok Investment LLC, 3616 Rose Lane, Annandale, VA 22003; sale on 02/27/15 of Lot 682, Section 5, Greenway Downs, 16,447.00 sq. ft., improved, SFD, zoned 260 - R-1B Det. House, at 207 W. Westmoreland Rd., Falls Church, VA 22046, 2-bedroom, 1 half bath, 1 full bath, 1-story 1,116 finished sq. ft. home built 1942; 2015 assessment: \$539,200 (land); \$44,400 (improvement), RPC # 52-401-046; \$562,400 (Instrument# 20150100003755).

Nathan A. & Lisa B. Katzman, to BCN Ventures 4, LLC, 3346 N. Thomas St., Arlington, VA 22207; sale on 03/02/15 of Lot 103, Broyhill Forest, 10,097.00 sq. ft., improved, SFD, zoned R-10, at 3346 N. Thomas St., Arlington, VA 22207, 3-bedroom, 2 full bath, 1-story 2,552 sq. ft. w/ 1,366 finished sq. ft. home built 1952; 2015 assessment: \$590,000 (land); \$142,900 (improvement), RPC # 03-047-049; \$800,000 (Instrument# 20150100003872).

William R. McShea, to Sunnyside Development LLC, 1400 N. Buchanan St., Arlington, VA 22205; sale on 03/02/15 of Lot 55, Memorial Park, 6,250.00 sq. ft., improved, SFD, zoned R-6, at 1223 N. Abingdon St., Arlington, VA 22207, 2-bedroom, 2 full bath, 1-story 3,047 sq. ft. w/ 1,351 finished sq. ft. home built 1937; 2015 assessment: \$540,000 (land); \$93,700 (improvement), RPC # 07-047-005; \$650,000 (Instrument# 20150100003918).

George Daniel McCaffrey, to Delta Concrete Corporation, 10480 Colonel Court, Manassas, VA 20110; sale on 03/03/15 of Lot 1, Division of the Property of Stanley Rowland and Francis Fawcett, 12,127.00 sq. ft., improved, SFD, zoned R-10, at 3554 N. Nottingham St., Arlington, VA 22207, 2 half bath, 2 full bath, 1-story 2,593 sq. ft. w/ 1,489 finished sq. ft. home built 1953; 2015 assessment: \$565,600 (land); \$172,500 (improvement), RPC # 02-008-007; \$738,100 (Instrument# 20150100004024).

Jill Victoria Van Sant Batow, to Hafiz LLC, 5708 5th Street S., Arlington, VA 22204; sale on 03/10/15 of Lot 18, Block 24, Curtis and Burdetts Subdivision of Carlin Springs, 6,000.00 sq. ft., improved, SFD, zoned R-6, at 5708 5th St. S., Arlington, VA 22204, 3-bedroom, 1 full bath, 1-story 1,848 sq. ft. w/ 924 finished sq. ft. home built 1955; 2015 assessment: \$400,000 (land); \$117,700

The ARLINGTON Newsletter

(improvement), RPC # 21-028-050; \$517,700 (Instrument# 20150100004499).

Stuart Greenfield, to Noles, LLC, 1904 N. Quebec Street, Arlington, VA 22207-3021; sale on 03/10/15 of Lot F, 10,915.50 sq. ft., improved, SFD, zoned R-6, at 1904 N. Quebec St., Arlington, VA 22207, 2-bedroom, 2 full bath, 1-story 3,388 sq. ft. w/ 1,680 finished sq. ft. home built 1925; 2015 assessment: \$577,700 (land); \$179,100 (improvement), RPC # 06-015-026; \$756,800 (Instrument# 20150100004471).

Irene F. Nessler, to Classic Cottage, LLC, 1000 Pendleton Street, Alexandria, VA 22314; sale on 03/11/15 of Lot 1, Dennis Addition to Waycroft, 8,710.73 sq. ft., improved, SFD, zoned R-6, at 4804 11th St. N., Arlington, VA 22205, 1-bedroom, 1 half bath, 2 full bath, 1-story 3,096 sq. ft. w/ 1,368 finished sq. ft. home built 1937; 2015 assessment: \$567,000 (land); \$136,300 (improvement), RPC # 07-049-061; \$677,100 (Instrument# 20150100004578).

Steven A. Barrigar, to DRH1 LLC, 1600 Wilson Blvd., Suite 705, Arlington, VA 22209; sale on 03/11/15 of Lot 16, Jonstown, 10,012.00 sq. ft., improved, SFD, zoned R-10, at 3013 N. Underwood St., Arlington, VA 22213, 3-bedroom, 1 half bath, 2 full bath, 1-story 1,764 finished sq. ft. home built 1950; 2015 assessment: \$545,000 (land); \$129,100 (improvement), RPC # 01-006-051; \$674,100 (Instrument# 20150100004555).

Christopher C. & Julie R. Posteraro, to Weichert Workforce Mobility, Inc., 120 Longwater Drive, Norwell, MA 02061; sale on 03/13/15 of Lot 27, Golf Club Manor, 15,088.00 sq. ft., improved, SFD, zoned R-10, at 3616 N. Albermarle St., Arlington, VA 22207, 7-bedroom, 2 half bath, 6 full bath, 2-story 6,764 sq. ft. w/ 5,536 finished sq. ft. home built 1936; 2015 assessment: \$768,500 (land); \$826,200 (improvement), RPC # 03-030-004; \$1,954,000 (Instrument# 20150100004846).

Garrett J. & Jane S. Phelan, to 27th St. N, LLC, 6009 23rd St. N., Arlington, VA 22205; sale on 03/13/15 of Lot 1032, Section 7, Lyon Park, 6,925.00 sq. ft., improved, SFD, zoned R-6, at 213 N. Edgewood St., Arlington, VA 22201, 2-bedroom, 2 full bath, 1.5-story 1,830 sq. ft. w/ 948 finished sq. ft. home built 1938; 2015 assessment: \$560,600 (land); \$100,600 (improvement), RPC # 18-073-012; \$661,200 (Instrument# 20150100004875).

Jay W. Clark, Charles L. Clark, Jr. & Candace L. Brenner, to Arlington Restoration Builders, LLC, 2811 24th Street, North, Arlington, VA 22207; sale on 03/18/15 of Lot 18, Flower's Addition to Virginia Park, 6,675.00 sq. ft., improved, SFD, zoned R-6, at 410 S. Fenwick St., Arlington, VA 22204, 3-bedroom, 1 half bath, 1 full bath, 1-story 1,149 finished sq. ft. home built 1951; 2015 assessment: \$395,000 (land); \$137,200 (improvement),

RPC # 24-022-051; \$532,200 (Instrument# 20150100005229).

Keith E. & Zorayda L. Galloway, to G & H Homes LLC, 9701 Burwell Rd., Nokesville, VA 20181; sale on 03/23/15 of Lot 1, Section 1, Block 4, Stratford Hills, 10,175.00 sq. ft., improved, SFD, zoned R-10, at 3200 N. George Mason Dr., Arlington, VA 22207, 3-bedroom, 1 half bath, 2 full bath, 1-story 2,245 sq. ft. w/ 1,433 finished sq. ft. home built 1948; 2015 assessment: \$544,500 (land); \$166,900 (improvement), RPC # 02-024-025; \$720,000 (Instrument# 20150100005469).

Daniel & Paula Lynn Venuto Djakiew, to PRS Holdings LLC, 6447 Orland Street, Falls Church, VA 22043; sale on 03/24/15 of Lot 8, The Joseph G. Smith Property, 5,915.00 sq. ft., improved, SFD, zoned R-6, at 6518 16th St. N., Arlington, VA 22205, 2-bedroom, 1 full bath, 1-story 891 finished sq. ft. home built 1941; 2015 assessment: \$465,500 (land); \$51,300 (improvement), RPC # 11-023-007; \$516,800 (Instrument# 20150100005550).

Christopher J. Walz & Hope M. Hallock, to FMH Investments, LLC, 4619 7th Rd. North, Arlington, VA 22203; sale on 03/27/15 of Lot 58, Section 1, Brandon Village, 7,200.00 sq. ft., improved, SFD, zoned R-6, at 708 N. Harrison St., Arlington, VA 22205, 3-bedroom, 1 half bath, 1 full bath, 2-story 1,848 sq. ft. w/ 1,232 finished sq. ft. home built 1948; 2015 assessment: \$494,700 (land); \$155,200 (improvement), RPC # 13-033-032; \$649,900 (Instrument# 20150100005891).

Blanca Ximena Talero, to 3412 N. Randolph Street Investment LLC, 3412 N. Randolph St., Arlington, VA 22207; sale on 03/30/15 of Lot 74-A, Broyhill Forest, 11,155.00 sq. ft., improved, SFD, zoned R-10, at 3412 N. Randolph St., Arlington, VA 22207, 3 bath, 1-story 2,100 finished sq. ft. home built 1952; 2015 assessment: \$595,900 (land); \$177,900 (improvement), RPC # 03-048-009; \$850,000 (Instrument# 20150100006004).

New Home Sales

Bo-Bud Acquisitions LLC, to Lucinda & James A. Ryan, 4521 25th Rd., North, Arlington, VA 22207; sale on 02/19/15 of Lot 823, Section 8, Lee Heights, 5,500.00 sq. ft., improved, SFD, zoned R-8, at 4521 25th Rd. N., Arlington, VA 22207, 5-bedroom, 1 half bath, 4 full bath, 2.5-story 5,866 sq. ft. w/ 3,684 finished sq. ft. home built 2014; 2015 assessment: \$572,300 (land); \$793,300 (improvement), RPC # 03-063-103; \$1,455,000 (Instrument# 2015050090).

JC Builders Corp., to Brain Alan & Elvira S. Christiansen, 2804 Jefferson St., N., Arlington, VA 22207; sale on 02/19/15 of Lot 17, Lexington Park, 9,742.00 sq. ft., improved, SFD, zoned R-8, at 2804 N. Jefferson St.,

The ARLINGTON Newsletter

Arlington, VA 22207, 5-bedroom, 2 half bath, 5 full bath, 2-story 6,576 sq. ft. w/ 4,195 finished sq. ft. home built 2014; 2015 assessment: \$555,500 (land); \$1,320,600 (improvement), RPC # 02-035-077; \$1,876,000 (Instrument# 2015050004).

Ballston Row Associates LLC, to Justin Ryan Williams & Laura Nicole Burdine, 4342 North 4th St., Arlington, VA 22203; sale on 02/25/15 of Lot 40, Buckingham Commons, Village I, 776.00 sq. ft., improved, TH, zoned RA8-18, at 4342 N. 4th St., Arlington, VA 22203, 2-bedroom, 1 half bath, 3 full bath, 3-story 1,840 sq. ft. w/ 1,470 finished sq. ft. townhouse built 2014; 2015 assessment: \$415,000 (land); \$332,100 (improvement), RPC # 20-024-293; \$747,100 (Instrument# 20150100003604).

Wilson Condo LLC, to Joann Dulay, 3409 Wilson Blvd., Unit 313, Arlington, VA 22201; sale on 02/25/15 of Condo Unit(s) 313, ARC 3409 Condominium, 760.00 sq. ft., improved, resid. condo, at 3409 Wilson Blvd., Unit 313, Arlington, VA 22201, 2015 assessment: \$34,200 (land); \$410,000 (improvement), RPC # 14-034-039; \$459,900 (Instrument# 20150100003533).

Ballston Row Associates LLC, to David H. Martin, 4340 N. 4th Street, Arlington, VA 22203; sale on 02/26/15 of Lot 41, Buckingham Commons, Village I, 930.00 sq. ft., improved, TH, zoned RA8-18, at 4340 N. 4th St., Arlington, VA 22203, 3-bedroom, 2 half bath, 3 full bath, 3-story 2,268 sq. ft. w/ 1,868 finished sq. ft. townhouse built 2014; 2015 assessment: \$415,000 (land); \$407,800 (improvement), RPC # 20-024-294; \$881,568 (Instrument# 20150100003642).

Sabkar, Ltd., to Carey C. Majeski & Patricia Bohlen, 1881 N. Nash Street, Unit 1809, Arlington, VA 22209; sale on 02/26/15 of Condo Unit(s) 1809 & P5-20 & BS5-02, Turnberry Tower Condominium, 0.00 sq. ft., improved, resid. condo, zoned C-O-Rosslyn, at 1881 N. Nash St., Unit 1809, Arlington, VA 22209, 1-bedroom, 2 full bath, 1-story 1,642 finished sq. ft. condo built 2009; 2015 assessment: \$73,900 (land); \$1,155,100 (improvement), RPC # 16-022-193; \$1,229,000 (Instrument# 20150100003663).

Ballston Row Associates LLC, to George Wittman & Judith Tribble Waldner, 4346 North 4th Street, Arlington, VA 22203; sale on 02/27/15 of Lot 38, Buckingham Commons, 930.00 sq. ft., improved, TH, zoned RA8-18, at 4346 N. 4th St., Arlington, VA 22203, 3-bedroom, 1 full bath, 3-story 2,268 sq. ft. w/ 1,868 finished sq. ft. townhouse built 2014; 2015 assessment: \$415,000 (land); \$383,500 (improvement), RPC # 20-024-291; \$870,361 (Instrument# 20150100003771).

BCN Ventures 4 LLC, to Spencer I. & Teresa C. Jones, 3612 N. Dickerson Street, Arlington, VA 22207; sale on 03/03/15 of Lot 20, Country Club Manors,

12,932.00 sq. ft., improved, SFD, zoned R-10, at 3612 N. Dickerson St., Arlington, VA 22207, 5-bedroom, 1 half bath, 4 full bath, 2-story 5,712 sq. ft. w/ 3,801 finished sq. ft. home built 2014; 2015 assessment: \$575,700 (land); \$979,500 (improvement), RPC # 03-012-027; \$2,028,406 (Instrument# 20150100004016).

Ballston Row Associates LLC, to Courtney A. Sweeney, 4348 N. 4th St., Arlington, VA 22203; sale on 03/03/15 of Lot 37, Buckingham Commons, Village 1, 996.00 sq. ft., improved, TH, zoned RA8-18, at 4348 N. 4th St., Arlington, VA 22203, 3-bedroom, 2 half bath, 3 full bath, 3-story 2,268 sq. ft. w/ 1,868 finished sq. ft. townhouse built 2014; 2015 assessment: \$415,000 (land); \$407,800 (improvement), RPC # 20-024-290; \$959,317 (Instrument# 20150100003944).

Evergreene Companies LLC, to Delmar C. & Krista L. Crockett, 1019 N. Kensington Street, Arlington, VA 22205; sale on 03/03/15 of Lot 16, Westover Towns, 1,382.00 sq. ft., improved, TH, zoned RA14-26, at 1019 N. Kensington St., Arlington, VA 22205, 2,100 finished sq. ft. townhouse built 2015; 2015 assessment: \$400,000 (land), RPC # 09-072-028; \$873,463 (Instrument# 20150100004057).

Evergreene Companies LLC, to Joshua M. Brown & Angela E. Gibson, 1025 N. Kensington St., Arlington, VA 22205; sale on 03/03/15 of Lot 19, Westover Towns, 1,996.00 sq. ft., improved, TH, zoned RA14-26, at 1025 N. Kensington St., Arlington, VA 22205, 2,100 finished sq. ft. townhouse built 2015; 2015 assessment: \$400,000 (land), RPC # 09-072-031; \$877,618 (Instrument# 20150100004060).

Evergreene Companies LLC, to Marc B. & Danielle H. Englander, 1017 N. Kensington Street, Arlington, VA 22205; sale on 03/03/15 of Lot 15, Westover Towns, 1,464.00 sq. ft., improved, TH, zoned RA14-26, at 1017 N. Kensington St., Arlington, VA 22205, 2,100 finished sq. ft. townhouse built 2015; 2015 assessment: \$400,000 (land), RPC # 09-072-027; \$862,052 (Instrument# 20150100004055).

Starbuck Realty LLC, to Megan & Nathan Richter, 500 North Lincoln Street, Arlington, VA 22201; sale on 03/03/15 of Lots 27 & 28, Fuss Addition to Clarendon, 7,722.00 sq. ft., improved, SFD, zoned R-6, at 500 N. Lincoln St., Arlington, VA 22201, 4-bedroom, 1 half bath, 3 full bath, 2-story 1,569 finished sq. ft. home built 2014; 2015 assessment: \$597,400 (land); \$156,700 (improvement), RPC # 19-022-012; \$1,625,000 (Instrument# 20150100004041).

Ballston Row Associates LLC, to Manuj Bhandari & Pawandeep Kaur Chatha, 314 N. George Mason Drive, Arlington, VA 22203; sale on 03/04/15 of Lot 46, Buckingham Commons, Village I, 1,772.00 sq. ft.,

The ARLINGTON Newsletter

improved, TH, zoned RA8-18, at 314 N. George Mason Dr., Arlington, VA 22203, 2-bedroom, 1 half bath, 3 full bath, 3-story 1,840 sq. ft. w/ 1,470 finished sq. ft. townhouse built 2014; 2015 assessment: \$415,000 (land); \$205,900 (improvement), RPC # 20-024-299; \$791,588 (Instrument# 20150100004158).

N Edgewood LLC, to Richard Staley & Lindsey Wilkins-Staley, 908 N. Cleveland Street, Arlington, VA 22201; sale on 03/04/15 of Lot 37, Block 2, Arlington Park, 5,043.00 sq. ft., improved, SFD, zoned R-5, at 908 N. Cleveland St., Arlington, VA 22201, 4-bedroom, 2 half bath, 3 full bath, 2.5-story 3,836 sq. ft. w/ 2,417 finished sq. ft. home built 2014; 2015 assessment: \$555,000 (land); \$632,000 (improvement), RPC # 18-034-002; \$1,420,000 (Instrument# 20150100004170).

Oak Street Homes LLC, to Kevin Murphy & Kara Plaks, 207 Jackson Street, Falls Church, VA 22046; sale on 03/06/15 of Lot 16, North Devonshire Gardens, 9,449.00 sq. ft., improved, SFD, zoned 250 - R-1A Det.House, at 207 Jackson St., Falls Church, VA 22046, 5-bedroom, 1 half bath, 4 full bath, 2-story 3,487 finished sq. ft. home built 2014; 2015 assessment: \$448,600 (land); \$951,500 (improvement), RPC # 52-501-036; \$1,400,100 (Instrument# 20150100004213).

AJ Development LLC, to Omar Sider & Stara Morrad, 2244 24th Street North, Arlington, VA 22207; sale on 03/10/15 of Lot 15-B, Block 2, Woodmont Forest, 10,615.00 sq. ft., improved, SFD, zoned R-10, at 2244 24th St. N., Arlington, VA 22207, 6-bedroom, 1 half bath, 6 full bath, 2.5-story 9,756 sq. ft. w/ 5,907 finished sq. ft. home built 2014; 2015 assessment: \$638,000 (land); \$1,584,300 (improvement), RPC # 04-028-110; \$2,222,300 (Instrument# 20150100004507).

Sunnyside Development LLC, to Braden E. & Christine M. Cox, 1515 N. Edison Street, Arlington, VA 22205; sale on 03/10/15 of Lot 4A, Block 3, Forest Park Addition to Waycroft, 10,620.00 sq. ft., improved, SFD, zoned R-6, at 1515 N. Edison St., Arlington, VA 22205, 5-bedroom, 1 half bath, 5 full bath, 2-story 5,332 sq. ft. w/ 3,623 finished sq. ft. home built 2014; 2015 assessment: n/a, RPC # 07-034-040; \$1,650,000 (Instrument# 20150100004435).

Ballston Row Associates LLC, to Joshua A. & Amanda Zank Borders, 4344 N. 4th Street, Arlington, VA 22203; sale on 03/13/15 of Lot 39, Buckingham Commons, Village I, 1,776.00 sq. ft., improved, TH, zoned RA8-18, at 4344 N. 4th St., Arlington, VA 22203, 2-bedroom, 1 half bath, 3 full bath, 3-story 1,840 sq. ft. w/ 1,470 finished sq. ft. townhouse built 2014; 2015 assessment: \$415,000 (land); \$332,100 (improvement), RPC # 20-024-292; \$797,915 (Instrument# 20150100004866).

Novella Homes of Virginia LLC, to Jessica F. Miller & Richard H. Hayes, 4907 33rd Rd., N., Arlington, VA 22207; sale on 03/13/15 of Lot 23, Country Club Manors, 7,000.00 sq. ft., improved, SFD, zoned R-10, at 4907 33rd Rd. N., Arlington, VA 22207, 5-bedroom, 1 half bath, 4 full bath, 2-story 4,905 sq. ft. w/ 3,270 finished sq. ft. home built 2014; 2015 assessment: \$552,900 (land); \$851,000 (improvement), RPC # 03-025-011; \$1,403,900 (Instrument# 20150100004878).

Ballston Row Associates LLC, to Sanjeev Rukmana Williams & Jennifer Jo Resick, 312 N. George Mason Drive, Arlington, VA 22203; sale on 03/16/15 of Lot 47, Buckingham Commons, Village I, 1,938.00 sq. ft., improved, TH, zoned RA8-18, at 312 N. George Mason Dr., Arlington, VA 22203, 3-bedroom, 2 half bath, 3 full bath, 2-story 2,268 sq. ft. w/ 1,868 finished sq. ft. townhouse built 2014; 2015 assessment: \$415,000 (land); \$252,800 (improvement), RPC # 20-024-300; \$905,588 (Instrument# 20150100005018).

Ballston Row Associates LLC, to Scott C. Higgins & Ana Duque-Higgins, 320 N. George Mason Drive, Arlington, VA 22203; sale on 03/16/15 of Lot 43, Buckingham Commons Village I, 1,939.00 sq. ft., improved, TH, zoned RA8-18, at 320 N. George Mason Dr., Arlington, VA 22203, 3-bedroom, 2 half bath, 3 full bath, 3-story 2,268 sq. ft. w/ 1,868 finished sq. ft. townhouse built 2014; 2015 assessment: \$415,000 (land); \$252,800 (improvement), RPC # 20-024-296; \$919,659 (Instrument# 20150100005016).

Beacon Falls Properties, LLC, to Nathan L & Sarah M. Reynolds, 6321 36th Street, North, Arlington, VA 22213; sale on 03/16/15 of Lot 83-R, Section 2, Stoneleigh, 10,028.00 sq. ft., improved, SFD, zoned R-10, at 6321 36th Street, N., Arlington, VA 22213, 5-bedroom, 2 half bath, 5 full bath, 2-story 6,699 sq. ft. w/ 4,271 finished sq. ft. home built 2014; 2015 assessment: \$560,000 (land); \$1,005,600 (improvement), RPC # 02-009-037; \$1,750,000 (Instrument# 20150100005037).

Wilson Condo LLC, to Derek Paul Anderson, 3409 Wilson Blvd., Unit 203, Arlington, VA 22201; sale on 03/16/15 of Condo Unit(s) 203, ARC 3409 Condominium, 720.00 sq. ft., improved, resid. condo, at 3409 Wilson Blvd., Unit 203, Arlington, VA 22201, 1-bedroom, 1 full bath, 720 finished sq. ft. condo built 2008; 2015 assessment: \$32,400 (land); \$320,000 (improvement), RPC # 14-034-016; \$417,900 (Instrument# 20150100004987).

Prime Custom Homes LLC, to Daniel P. Keegan & Lisa Bellili, 1923 N. Cameron Street, Arlington, VA 22207; sale on 03/17/15 of Lot 2, Lewis Place, 7,947.00 sq. ft., improved, SFD, zoned R-6, at 1923 N. Cameron St., Arlington, VA 22207, 6-bedroom, 1 half bath, 4 full bath, 2.25-story 5,910 sq. ft. w/ 2,610 finished sq. ft. home built

The ARLINGTON Newsletter

2014; 2015 assessment: \$469,200 (land); \$349,000 (improvement), RPC # 08-011-017; \$1,270,000 (Instrument# 20150100005144).

836 Whann Avenue LLC, to Jason D. & Christina T. Mulvihill, 3483 N. Venice Street, Arlington, VA 22207; sale on 03/20/15 of Lot 1024-A, Section 10, Country Club Hills, 12,923.00 sq. ft., improved, SFD, zoned R-10, at 3483 N. Venice St., Arlington, VA 22207, 5-bedroom, 1 half bath, 4 full bath, 2-story 8,827 sq. ft. w/ 5,689 finished sq. ft. home built 2014; 2015 assessment: \$848,300 (land); \$1,221,100 (improvement), RPC # 03-074-017; \$2,629,595 (Instrument# 20150100005369).

GRO Development Group LLC, to Jeffrey Held, Mary Fairchild & Laura Held, 2457 Sycamore St., Arlington, VA 22207; sale on 03/24/15 of Lot 35, Sycamore Park, 7,000.00 sq. ft., improved, SFD, zoned R-6, at 2457 N. Sycamore St., Arlington, VA 22207, 6-bedroom, 1 half bath, 4 full bath, 2-story 5,623 sq. ft. w/ 3,580 finished sq. ft. home built 2014; 2015 assessment: \$512,300 (land); \$760,200 (improvement), RPC # 01-068-027; \$1,350,000 (Instrument# 20150100005535).

2633 N Greenbrier St. LLC, to Christopher J. Tucker & Jennifer Christoffer, 2633 N. Greenbrier Street, Arlington, VA 22207; sale on 03/25/15 of Lot 2, Country Club Estates, 5,332.00 sq. ft., improved, SFD, zoned R-6, at 2633 N. Greenbrier St., Arlington, VA 22207, 5-bedroom, 1 half bath, 4 full bath, 4,650 finished sq. ft. home built 2014; 2015 assessment: \$533,500 (land); \$671,500 (improvement), RPC # 02-056-013; \$1,250,000 (Instrument# 20150100005668).

Bridgewater Investments LLC, to Robert B. & Erin Patrice Thomson, 3906 North Wakefield Street, Arlington, VA 22207; sale on 03/30/15 of Lot 4, Blimcoe's Addition to Country Club Hills, 10,000.00 sq. ft., improved, SFD, zoned R-10, at 3906 N. Wakefield St., Arlington, VA 22207, 6-bedroom, 1 half bath, 5 full bath, 2.5-story 8,186 sq. ft. w/ 4,838 finished sq. ft. home built 2014; 2015 assessment: \$570,000 (land); \$977,900 (improvement), RPC # 03-011-034; \$1,840,000 (Instrument# 20150100006029).

NVR Inc., to Jeffery M. & Natalia D. Capel, 1137 S. Lincoln St., Arlington, VA 22204; sale on 03/30/15 of Lot 11, Pike 3400 Subdivision, 796.00 sq. ft., improved, TH, zoned R-5/C-2, at 1137 S. Lincoln St., Arlington, VA 22204, townhouse built 2015; 2015 assessment: \$257,000 (land), RPC # 26-001-124; \$745,048 (Instrument# 20150100006002).

October Properties, LLC, to Daniel Todd & Mary Hopkins Cregger, 5619 33rd St. N., Arlington, VA 22207; sale on 03/30/15 of Lot 107, Crescent Hills, 11,003.00 sq. ft., improved, SFD, zoned R-10, at 5619 33rd St. N., Arlington, VA 22207, 5-bedroom, 1 half bath, 5 full bath, 2-story 6,772 sq. ft. w/ 4,413 finished sq. ft. home built 2014; 2015 assessment: \$550,000 (land); \$1,229,400 (improvement), RPC # 02-030-008; \$1,830,000 (Instrument# 20150100006038).

Wilson Condo LLC, to Christopher Austin & Brenda Sue Lindley, 3409 Wilson Blvd., Unit 303, Arlington, VA 22201; sale on 03/30/15 of Condo Unit(s) 303, ARC 3409 Condominium, 720.00 sq. ft., improved, resid. condo, at 3409 Wilson Blvd., Unit 303, Arlington, VA 22201, 1-bedroom, 1 full bath, 720 finished sq. ft. condo built 2008; 2015 assessment: \$32,400 (land); \$330,000 (improvement), RPC # 14-034-029; \$409,900 (Instrument# 20150100005934).

NVR, Inc., to Ruben A. Marchiani, 1133 S. Lincoln Street, Arlington, VA 22204; sale on 03/31/15 of Lot 12, Pike 3400 Subdivision, 796.00 sq. ft., improved, TH, zoned R-5/C-2, at 1133 S. Lincoln St., Arlington, VA 22204, townhouse built 2015; 2015 assessment: \$257,000 (land), RPC # 26-001-125; \$747,218 (Instrument# 20150100006127).

The Evergreene Companies LLC, to Thomas J. Neville & Kristina M Lal, 1011 N. Kensington St., Arlington, VA 22205; sale on 03/31/15 of Lot 10, Westover Towns, 1,360.00 sq. ft., improved, TH, zoned RA14-26, at 1011 N. Kensington St., Arlington, VA 22205, 2,100 sq. ft. townhouse built 2015; 2015 assessment: \$400,000 (land), RPC # 09-072-022; \$844,540 (Instrument# 20150100006102).

The Evergreene Companies, LLC, to Weijon Din & Yue Meng, 1005 N. Kensington St., Arlington, VA 22205; sale on 03/31/15 of Lot 13, Westover Towns, 2,508.00 sq. ft., improved, TH, zoned RA14-26, at 1005 N. Kensington St., Arlington, VA 22205, 2,100 sq. ft. townhouse built 2015; 2015 assessment: \$400,000 (land), RPC # 09-072-025; \$876,990 (Instrument# 20150100006104).

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