

The **ARLINGTON** Newsletter

Your Real Estate News and Research Resource

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Crystal City Building Heights Study Likely To Recommend Height Maximum Increases

The Crystal City Building Heights Study is nearing completion, with the long-range planning committee (LRPC) wrapping up its review this summer and county staff's draft policy guidance and a potential zoning ordinance amendment expected later this fall.

The preliminary recommendations—which would allow additional height for select sites along Richmond Highway and several east-west corridors—received support from planning commissioners and civic association representatives, provided that no additional density beyond that envisioned in the Crystal City Sector Plan (CCSP) is considered.



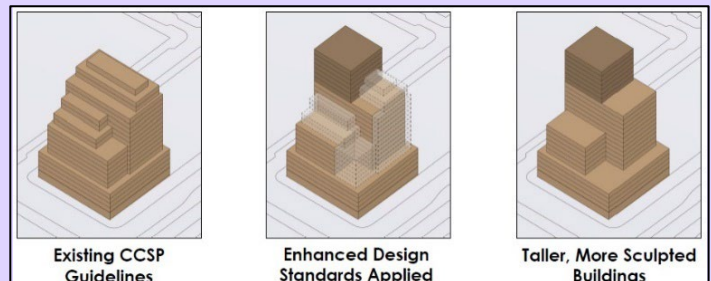
Crystal City Heights Study - Preferred Heights Scenario

Source: LRPC Meeting #6 Staff Presentation (7/28/2021)

Currently, the maximum building heights map in Crystal City is codified in the zoning ordinance, which, as in Clarendon, restricts the county board from considering additional height as part of the site plan approval process regardless of any offered community benefits. With the arrival of Amazon HQ2 and more than 1.7 million-square feet in the predevelopment pipeline, county staff undertook a limited study into the Crystal City Heights Map last year to examine whether site-by-site opportunities for additional height would be appropriate in exchange for enhanced community benefits.

After several modeling options were discarded in early meetings, county staff and the LRPC landed on the Preferred Height Scenario, which would allow additional height on specific sites along Richmond Highway, 15th Street, 18th Street, 23rd Street, and 26th Street. Under the proposed policy, redevelopment of those sites would be eligible to move up to the next CCSP height map category—from 110 feet to 150 feet, for example, or from 250 feet to 300 feet—provided that future buildings meet “enhanced” design standards that call for significant sculpting. The result, county staff hopes, would be iconic architecture and a more varied skyline, with smaller building footprints that could allow additional open space opportunities at the ground plane.

Consensus came with a significant caveat: LRPC members were adamant that the opportunity for additional height would not result in increased density beyond that already envisioned in the CCSP.



Crystal City Heights Study - Sculpting Diagram

Source: LRPC Meeting #6 Staff Presentation (7/28/2021)

“We heard pretty clearly from the community that additional density wasn’t something that was palatable to the community through this current study,” county planner Tim Murphy said at the July 28th LRPC meeting.

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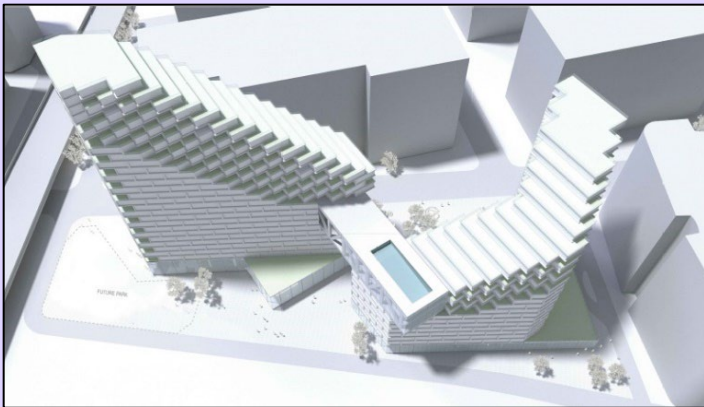
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Whether additional height alone would be enough of an incentive for the development community to provide enhanced benefits, however, remains unclear. At a June LRPC meeting, county planner Matt Mattauszek acknowledged the “potential tradeoff” for the height-only approach.

“Design requirements could result in higher development costs, which could limit achievement of additional community benefits,” he explained.

The proposed height changes may not be enough for at least one project—JBG Smith’s proposed 752-unit, 300-foot-tall proposal at 2525 Crystal Drive—that is currently in a holding pattern until the conclusion of the study. The preferred heights scenario does identify the site for additional height; however, only to 250 feet (from current height maximum of 200 feet).



Crystal City Heights Study – 2525 Crystal Drive
Source: Preliminary Site Plan Drawings (9/30/2019)

County staff also presented updated guidance on the CCSP’s architectural feature requirement, an issue that has bedeviled several recent Crystal City site plan approvals (JBG Smith’s Crystal Gateway office building and the 2001 South Bell multifamily towers). The LRPC was supportive of a new approach, which could include greater specificity and visual references.

“We have struggled with this at too many SPRCs and wasted too much time debating whether something is or is not an architectural feature,” said planning commission chair Jim Lantelme.

County staff is expected to reconvene with the LRPC in the fall with refined height framework and policy guidance update.

GLUP Study Applications Filed for Crystal City, Lee Highway Corridor Edge Sites

Two special GLUP study proposals are currently under consideration by the county: a request to expand the Crystal City Sector Plan (CCSP) boundary to allow for residential development on a two-parcel assemblage in the 2300 block of South Eads Street; and a change in GLUP designation to permit the redevelopment of an existing Sunrise Senior Living complex several blocks south of the Lee Highway Corridor into a modern assisted-living facility. Details on each proposal are below:

South Eads Street Residential. Outlier Realty Capital, along with the longtime owner of the commercially-zoned South Eads site, is proposing a GLUP change and associated rezoning to permit midrise multifamily development.

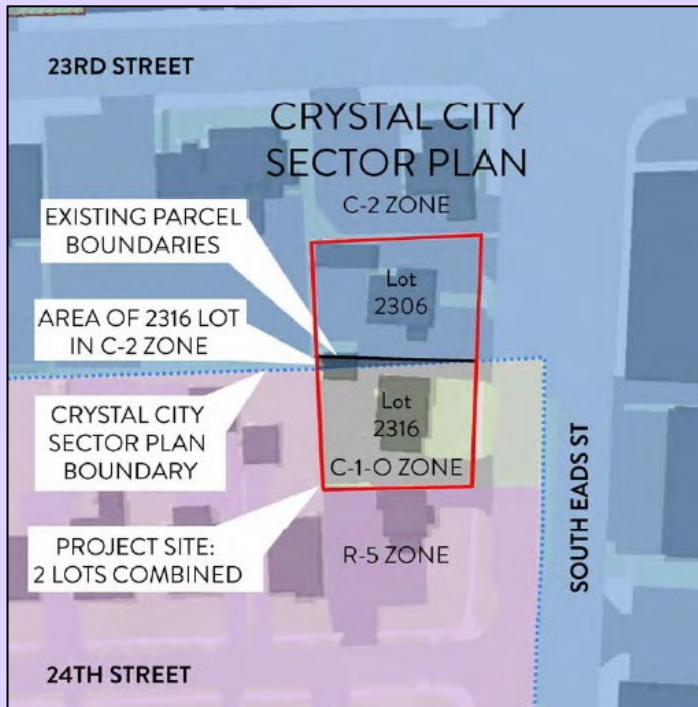


2306 South Eads Street GLUP Study – Site Map
Source: GLUP Study Application (6/25/2021)

Redevelopment of the “crossroads” site—which sits between the CCSP area planned for higher densities to the north and the unplanned low-density residential neighborhood to the south—into a “moderate-sized” residential building would provide a more suitable transition for the area and increased population to serve the adjacent “Restaurant Row,” according to a statement of justification filed by the law firm Wire Gill LLP.

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“The proposed GLUP amendment allows the property to develop and contribute to the revitalization of 23rd Street yet does not preclude the existing vital retail and commercial uses to remain or redevelop in the future,” it continues.



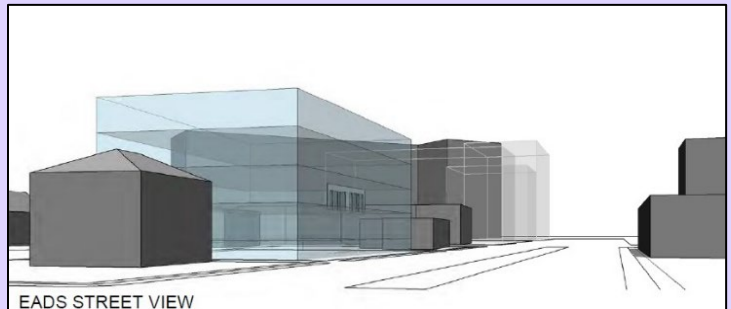
2306 South Eads Street GLUP Study - Existing GLUP/Zoning
Source: GLUP Study Application (6/25/2021)

The two-parcel assemblage, currently occupied by two 1930s single-family homes used as commercial establishments, sits mid-block on the western edge of South Eads, between 23rd Street to the north and 24th Street to the south. The quarter-acre site is split-zoned C-2/C-1-O and is designated for Service Commercial and Low-Residential uses on the GLUP.

The applicant is requesting a GLUP amendment to extend the CCSP area to include the entire site, which would enable a rezoning to C-O-Crystal City (CC). Development could then be pursued under special exception provisions at a density of 72 dwelling units per acre with heights up to 35 feet. If the Crystal City Heights Study recommendations allow for additional height at the site—a proposal that was not well-received at an LRPC meeting in July—then the applicant could potentially achieve heights up to 45 and 60 feet.

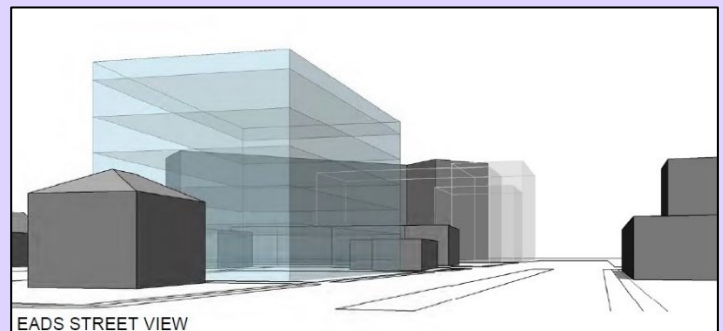
The GLUP study application cites several justifications for the proposed change, including the proximity to transit and

an emerging job center in Pentagon City and the need for a transition between Crystal City to the north, where 110-foot heights are allowed, and the low-density area to the south and west, where 35-foot height maximums are the norm. Development under other designations and zoning categories—including the UCMUD permitting process—have been explored and proven nonviable, according to the applicant.



2306 South Eads Street GLUP Study - Massing (45 ft. Height)
Source: GLUP Study Application (6/25/2021)

“A rezoning to the CO-Crystal City District is the only viable option for development and is the best tool to realize goals of CCSP and to create an appropriate transition to surrounding single family residential uses,” the application reads.



2306 South Eads Street GLUP Study - Massing (60 ft. Height)
Source: GLUP Study Application (6/25/2021)

“The alternative future of this property is piecemeal, commercial by right development for the foreseeable future, which is not consistent with the revitalization and goals of cohesive development in the CCSP.”

2000 N. Glebe Road (Sunrise Senior Living). Sunrise Development Inc. is also pursuing a GLUP change and associated rezoning to allow for the redevelopment of its first purpose-built Sunrise Senior Living site with a modern, 85-room assisted-living facility with below-grade parking. Built in the 1980s, the existing structure and

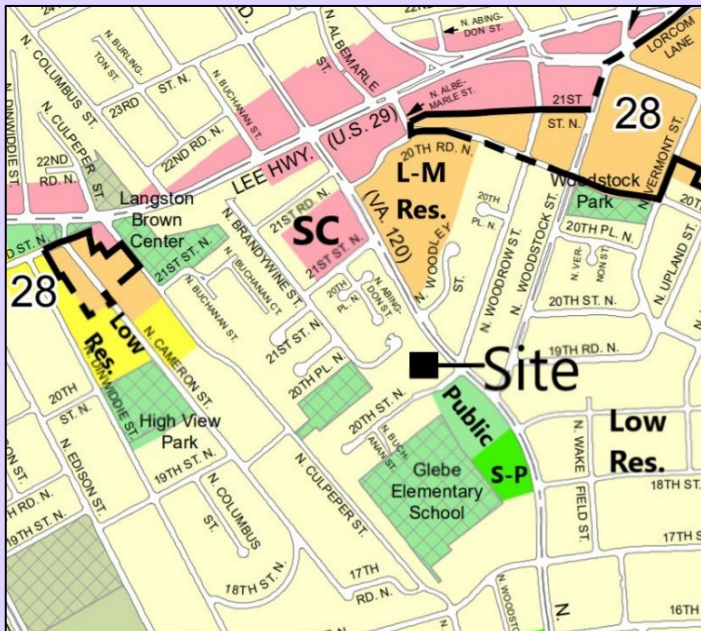
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layout is “significantly dated, and at this point, the facility is functionally obsolete,” explains the application filed by the law firm Venable LP.



2000 North Glebe Road GLUP Study - Site Map
 Source: GLUP Study Application (7/29/2021)

“This leaves redevelopment as the only viable option to allow this facility to continue serving Arlington County,” it continues.



2000 North Glebe Road GLUP Study - GLUP Map
 Source: GLUP Study Application (7/29/2021)

The existing 47-unit assisted living facility and surface parking occupies a three-parcel, 1.2-acre site at the southwest corner of North Glebe Road and 20th Street North. The three-parcel assemblage is currently designated

“Low” Residential (one to ten dwelling units per acre) on the GLUP and is zoned R-6, a zoning district that does not currently permit any elder care uses.

The applicant is requesting a GLUP change to “Low-Medium” Residential to facilitate a future rezoning to the RA8-18 zoning district, where assisted-living facilities uses are now permitted through site plan approval following the county board’s adoption of new elder care regulations in late 2019.

Use Permit Filed for 30-Unit Multifamily Building in Nauck

Shirlington Investments LLC filed plans for a 30-unit, four-story multifamily building on a commercial stretch of Shirlington Road in Nauck this month. The proposal utilizes the Unified Commercial/Mixed-Use (UCMUD) permitting process, which the county created in the early 2000s to encourage residential uses in select C-2 and C-3 zoning districts.

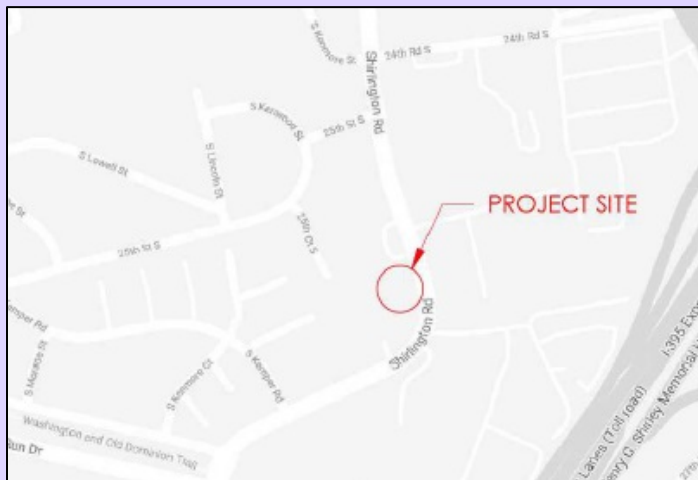


2608 Shirlington Road UCMUD - Rendering (front)
 Source: UCMU21-00001 Filing (8/24/2021)

“The proposed residential development will provide a balance of uses in the Nauck area and complement nearby office and commercial use,” wrote Shakil H. Siddiqui, president of Shirlington Investments LLC in a July 27th statement of justification.

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The 14,704-square-foot site, currently occupied by a single-family home, sits on the northern edge of Shirlington Road, bound to the north by surface parking and a barber shop, to the east by auto service centers, to the south by a restaurant, and to the west by a townhome community. To provide access to the landlocked property, the applicant plans to acquire a sliver of county-owned land along the primary frontage before final site plan approval.



2608 Shirlington Road UCMUD – Site Map
Source: UCMU21-00001 Filing (8/24/2021)

The C-2-zoned property is located within the Nauck Village Center Special Revitalization District, where all-residential development on certain commercially-zoned properties is permitted through the UCMUD process.



2608 Shirlington Road UCMUD – Courtyard Rendering
Source: UCMU21-00001 Filing (8/24/2021)

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 25-space garage is proposed at the center of the building along the primary frontage, with the lobby and gym completing the ground-floor plan. The unit mix (24 one-bedroom units; 8 two-bedroom units) will include three affordable units. A building cut-out at the second floor provides for a courtyard and pool facing south toward the Four Mile Run Valley.

The applicant is requesting several zoning modifications, including a parking reduction (0.83 spaces per unit proposed; 1.125 spaces required); relief from penthouse height requirements (12 feet maximum; 17 feet proposed) to allow the elevator to serve the roof level; and density exclusions for the below-grade stairs and pool room, as well as penthouse space. A \$25,000 contribution to the Green Valley Civic Association—which is “in full support of this development,” according to the applicant—for its arts and industry district fund is proposed.



Building Permits of Interest Submitted July 19 through August 26, 2021 Residential

New Single Family Detached

Angelo's Contracting Inc., 1829 North Columbus Street, Arlington, VA 22207; for 1 \$550,000 SFD at 1829 North Columbus Street;

Arta Construction, 1201 North Vernon Street, Arlington, VA 22201; for 1 \$800,000 SFD at 4515 Washington Boulevard;

BCN Design Build LLC, 3001 2nd Road North, Arlington, VA 22207; for 1 \$400,000 SFD at 3001 2nd Road North;

BCN Design Build LLC, 3119 Key Boulevard, Arlington, VA 22201; for 1 \$400,000 SFD at 3119 Key Boulevard;

BCN Design Build LLC, 1904 North Harvard Street, Arlington, VA 22201; for 1 \$400,000 SFD at 1904 North Harvard Street;

Beaconcrest Homes Inc., 2704 1st Road North, Arlington, VA 22201; for 1 \$550,000 SFD at 2704 1st Road North;

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Beaconcrest Homes Inc., 11614 Regency Drive, Potomac, MD 20854; for 1 \$550,000 SFD at 5619 8th Street North;

Clean-Side Inc., 2134 North Stafford Street, Arlington, VA 22207; for 1 \$400,000 SFD at 2134 North Stafford Street;

Danforth Homes, LLC, 110 Vizcaya Estates Drive, Palm Beach Gardens, FL 33418; for 1 \$240,000 SFD at 1624 12th Street South;

Endeavor Design & Build Inc., 412 North Cleveland Street, Arlington, VA 22201; for 1 \$250,000 SFD at 412 North Cleveland Street;

George F. DeFalco III, 5601 24th Street North, Arlington, VA 22205; for 1 \$750,000 SFD at 5601 24th Street North;

J & J Construction, 2510 North Upland Street, Arlington, VA 22207; for 1 \$1,800,000 SFD at 2510 North Upland Street;

McMullin Real Estate LLC, 4619 7th Road North, Arlington, VA 22203; for 1 \$500,000 SFD at 5601 23rd Street North;

New Dimensions Inc., 4902 14th Street North, Arlington, VA 22205; for 1 \$350,000 SFD at 4902 14th Street North;

RGS Chestnut Hill Construction Associates LLC, 1127 28th Street South, Arlington, VA 22206; for 1 \$250,000 SFD at 1127 28th Street South;

Sagatov Associates, Inc., 807 North Jackson Street, Arlington, VA 22201; for 1 \$600,000 SFD at 807 North Jackson Street;

Stanley Martin Custom Homes LLC, 6549 36th Street North, Arlington, VA 22213; for 1 \$500,000 SFD at 6549 36th Street North;

Stanley Martin Custom Homes LLC, 1305 North Vermont Street, Arlington, VA 22201; for 1 \$830,000 SFD at 1244 North Utah Street;

Stanley Martin Custom Homes LLC, 4747 Bethesda Avenue, Suite 200, Bethesda, MD 20814; for 1 \$950,000 SFD at 3812 North Nelson Street;

Whitestone Home Improvement Inc., 516 North Highland Street, Arlington, VA 22201; for 1 \$750,000 SFD at 509 North Hudson Street;

Zimmerman Homes LLC, 4201 Wilson Boulevard, #110-436, Arlington, VA 22203; for 1 \$750,000 SFD at 4611 North Carlin Springs Road;

Zimmerman Homes LLC, 5678 18th Road North, Arlington, VA 22205; for 1 \$800,000 SFD at 5678 18th Road North.

Residential Totals

New Single Family Detached: 22

Commercial

Balfour Beatty Construction, 2 Bethesda Metro Center, Suite 800, Bethesda, MD 20817; for 1 \$35,000, provide temporary walkway using connected freight containers for pedestrian protection during construction activities at 480 11th Street South;

Boguet Construction Associates Inc., 4747 Bethesda Avenue, Suite 200, Bethesda, MD 20814; for 1 \$25,000, interior demolition on the 9th floor only, Suite 900 at 2231 Crystal Drive;

C A Lindman Inc., 585 North Glebe Road, Arlington, VA 22203; for 1 \$113,000, provide deck coating on Level 4 of the parking garage as well as concrete repairs on the lower ramp at 585 North Glebe Road;

C-Con Inc., 6205 Old Keene Mill Court, Suite 100, Springfield, VA 22152; for 1 \$30,000, interior demolition only at 758 23rd Street South;

Clark Construction Group LLC, 410 Terry Avenue North, Seattle, WA 98109; for 1 \$37,321,000, interior tenant alterations for Floors 4 through 8 at 510 14th Street South;

Clark Construction Group LLC, 4747 Bethesda Avenue, Suite 200, Bethesda, MD 20814; for 1 \$1,000,000, tower crane permit to install a foundation designed and stamped by a PE; erect tower crane, and use crane to install work for permanent structure at 1900 Crystal Drive;

Clark Construction Group LLC, 410 Terry Avenue, Seattle, WA 98109; for 1 \$23,372,000, interior tenant alterations for Floors 4 through 8 at 525 14th Street South;

Clark Construction Group LLC, 4747 Bethesda Avenue, Suite 200, Bethesda, MD 20814; for 1 \$1,000,000, for a tower crane permit - scope of work is to install a foundation design and stamped by a PE, erect a tower crane, and use tower crane to install work for a permanent structure at 1900 Crystal Drive;

Clark Construction Group LLC, 410 Terry Avenue North, Seattle, WA 98109; for 1 \$100,000, temporary field office for Clark on mezzanine of Building 6 at Mets Park (Aug. 2021 to March 2023) at 525 14th Street South;

Clune Construction Co. LP, 4747 Bethesda Avenue, Suite 200, Bethesda, MD 20814; for 1 \$4,170,000, interior alterations on the 2nd, 3rd, and 4th floors at 2345 Crystal Drive;

Clune Construction Co. LP, 4747 Bethesda Avenue, Suite 200, Bethesda, MD 20814; for 1 \$50,000, interior

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demolition on the 4th floor, Suite 400 at 2345 Crystal Drive;

Clune Construction Co. LP, 4747 Bethesda Avenue, Suite 200, Bethesda, MD 20814; for 1 \$498,000, interior alterations on 7th Floor, Suite 700 at 241 18th Street South;

Clune Construction Co. LP, 4747 Bethesda Avenue, Suite 200, Bethesda, MD 20814; for 1 \$45,000, interior demolition on 3rd Floor, Suite 300 at 2345 Crystal Drive;

Concrete Protection and Restoration Inc., 2425 Wilson Boulevard, Arlington, VA 22201; for 1 \$900,000, garage concrete repairs, trench drain replacement, steel refurbishment, and sealant applications at 2425 Wilson Boulevard;

DPR Construction GP, 1800 Tysons Blvd., Suite 200, Tysons Corner, VA 22102; for 1 \$2,500,000, interior alterations on 7th floor, Suite 700, for Ramboll at 4245 Fairfax Drive;

DPR Construction GP, 3939 Campbell Avenue, Arlington, VA 22206; for 1 \$20,000, interior demolition only - Floors 1, 3 through 6 at 3939 Campbell Avenue;

David E. Harvey Builders Inc., P.O. Box 4900, Department 113/Ryan LLC, Scottsdale, AZ 85261; for 1 \$65,000, interior alterations - 15th floor at 1001 19th Street North;

Encore Construction of Maryland Inc., 2300 Wilson Boulevard, Arlington, VA 22201; for 1 \$700,000, interior alterations for Fitdistrict, new fitness center and cafe on the 1st floor at 2300 Wilson Boulevard;

Forrester Construction Company, 2640 Shirlington Road, Arlington, VA 22206; for 1 \$683,775, sheeting and shoring at 2640 Shirlington Road;

Grate Pools Inc., South Walter Reed Drive, Arlington, VA 22206; for 1 \$40,000, exact replacement of existing concrete deck at 2707 South Walter Reed Drive;

HBW Properties Inc., 3 Bethesda Metro Center, Suite 1400, Bethesda, MD 20814; for 1 \$80,000, interior demolition on the 9th floor, Suite 910 at 1525 Wilson Boulevard;

HBW Properties, Inc., 7501 Wisconsin Avenue, Suite 1300W, Bethesda, MD 20814; for 1 \$148,000 at 1528 Clarendon Blvd.;

Hitt Contracting Inc., 8701 Morrisette Drive, Springfield, VA 22152; for 2 \$583,900, removal and replacement of low-slope roof membrane assembly; installation of new roof anchors to supplement existing certified anchor layout for window washing rope descent at 600 Army Navy Drive and 700 Army Navy Drive;

JD Construction and Property Management Corp., P.O. Box 6120, Indianapolis, IN 46206; for 1 \$80,000, new tenant build-out at 1100 South Hayes Street;

John Moriarty & Associates of Virginia, 4747 Bethesda Avenue, Suite 200, Bethesda, MD 20814; for 1 \$10,000,000, construction of a 3-level underground parking garage; Levels B1, B2 and B3 at 2055 15th Street North;

Louise Kelly Craver, c/o Street Retail Inc., 6815 Poplar Avenue, Suite 500, Germantown, TN 38138; for 1 \$275,250, interior alteration of an existing 2,202 sq. ft. tenant space into a proposed Restore Hyper Wellness & Cryotherapy facility at 1101 South Joyce Street;

Mack Investments Inc., P.O. Box 1093, McLean, VA 22101; for 1 \$60,000, convert existing attic to office at 4416 36th Street South;

PLDA Construction LLC, 400 Montgomery Street, Suite 400, San Francisco, CA 94104; for 1 \$90,000, demo existing walls, doors, pull existing cable, remove existing switches, disconnect water supply lines and drain; framing; hang drywall, install new doors and sliding doors; relocate water supply; provide power and data conduits at 1800 North Kent Street;

Paul R. Lund, address n/a; for 1 \$100,000, reconfiguration of one classroom, absorbing some corridor space; redistribution of HVAC and lighting; moving one plumbing fixture at 1325 South Dinwiddie Street;

Pine Street Carpenters Inc., 11180 Sunrise Valley Drive, Suite 300, Reston, VA 20191; for 1 \$40,000, interior tenant fit-out for H&R Block, Suite 112 at 952 South George Mason Drive;

Rand Construction Corporation, 45 Rockefeller Plaza, New York, NY 10111; for 1 \$43,097,778, Level 2 commercial interior alterations to include new work in existing tenant spaces on Levels 1, 2, 3, 7, and 11 through penthouse (Units 700, 1100, 1200, 1300, 1400, 1500, penthouse) at 1300 Wilson Boulevard;

SMI Signs Systems Inc., 2350 Corporate Park Drive, Suite 110, Herndon, VA 20171; for 1 \$45,000, sign for Rosslyn Metro Center LLC at 1700 North Moore Street;

Scott-Long Construction Inc., 521 North Quincy Street, Arlington, VA 22203; for 1 \$800,000, provide a new elevator to service all 4 floors by adding an addition to the south side of the building at 521 North Quincy Street;

Sean V. Ploskina, 1148 Treefern Drive, Virginia Beach, VA 23451; for 1 \$70,000, roof replacement, removal of acoustic ceiling tiles on the 1st floor and replacement of all light fixtures at 2213 North Buchanan Street;

Secom Corporation, 3 Bethesda Metro Center, Suite 1400, Bethesda, MD 20814; for 1 \$177,380, replacement of access control system, card readers, and repurposing maglocks on Floor 1 (Main Entrance (2) maglocks; rear entrance (2) maglocks; installation of access control

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devices on 2nd floor conference room (1) maglocks at 1525 Wilson Boulevard;

Solar Energy Services Inc., 1800 Tysons Boulevard, Suite 200, Tysons, VA 22102; for 1 \$156,000, installation of an 111.87 roof-mount solar PV system consisting of 339 solar modules at 4245 Fairfax Drive;

Step 1 Enterprises LLC, 1001 North Vermont Street, Arlington, VA 22201; for 1 \$20,000, renovate first floor restroom, ADA improvements, kitchenette replacement at 1001 North Vermont Street;

TBD, 4747 Bethesda Avenue, Suite 200, Bethesda, MD 20814; for 1 \$337,875, interior alterations on the 3rd floor, Suite 301, for JBG Smith property management office at 2231 Crystal Drive;

TBD, 4747 Bethesda Avenue, Suite 200, Bethesda, MD 20814; for 1 \$375,000, interior alterations on the 13th Floor for US Nuclear Waste Technical Review Board, Units 1300 and 1305 at 2300 Clarendon Boulevard;

TBD, 3333 New Hyde Park Road, Suite 100, New Hyde Park, NY 11042; for 1 \$59,760, non-structural interior finish upgrade in an existing single floor tenant suite; scope of work includes adding additional electrical at 675 15th Street South;

TBD, 65 East 55th Street, 27th Floor, New York, NY 10022; for 1 \$350,000, interior alterations on the 27th floor, Suites 2701A and 2701B, for Sands Capital Management at 1000 Wilson Boulevard;

TBD, 4747 Bethesda Avenue, Suite 200, Bethesda, MD 20814; for 1 \$50,000, interior alterations on the 4th floor, Suite 460, for GSA to provide a hearing room at 1235 South Clark Street;

TBD, 65 East 55th Street, 27th Floor, New York, NY 10022; for 1 \$342,281, interior alterations on the 17th floor, Suite 1750, for ENHESA; operable partition framing support on the 18th floor at 1101 Wilson Boulevard;

TBD, 2620 North Pershing Drive, Arlington, VA 22201; for 1 \$45,000, tenant layout - 1st floor - Pollo Campesino's Rotisseries Chicken at 2616 North Pershing Drive;

TBD, 3298 Wilson Blvd., Arlington, VA 22201; for 1 \$30,000, install 8 drive-through elements - height bar, 10.22 SF menuboard, order canopy 5 directionals; 22.67 SF canopy at drive thru window; replace 41.25 SF panels on pylon; 4 building signs: 17.25 SF DD, 17.25 SF DD, 12.34 SF AROD, 22.29 SF Dunkin' Donuts at 3300 Wilson Blvd.;

TBD, 4747 Bethesda Avenue, Suite 200, Bethesda, MD 20814; for 1 \$45,000, interior alterations on the 3rd floor for Booz, Allen & Hamilton at 1550 Crystal Drive;

TBD, 4601 North Fairfax Drive, Suite 1115, Arlington, VA 22203; for 1 \$280,000, tenant improvement on the first floor of an existing 3,707 sq. ft. space, mid-rise mixed-use

building consisting of new non-structural partitions, ceilings, casework, finishes, MEP at 4300 Wilson Boulevard;

TBD, 1200 17th Street, NW, Suite 200, Washington, DC 20036; for 1 \$575,000, relocation of an existing boiler exhaust flue from an at-grade condition, up the building facade to terminate the high-roof; reroute exterior egress pathway for an existing egress door at 2111 Richmond Highway;

TBD, 2807 North Glebe Road, Arlington, VA 22207; for 1 \$42,000, install one access control guard gate for entry and exiting the Marymount University campus; provide concrete pads and bollards; install underground electrical and telecom lines at 2807 North Glebe Road;

TBD, 7501 Wisconsin Avenue, Suite 1500 East, Bethesda, MD 20814; for 1 \$250,000, renovation of existing tenant space for a juice bar restaurant; work includes new non-load bearing partition walls, food preparation area fit-out, new restroom, new lighting and electric outlets, new mechanical/HVAC, finishes, fixtures and equipment at 3011 11th Street North;

TBD, 4747 Bethesda Avenue, Suite 200, Bethesda, MD 20814; for 1 \$30,000, interior alterations on the 6th floor, Suite 600, for GSA; new dry cooler on rooftop at 200 12th Street South;

TBD, 7501 Wisconsin Avenue, Suite 1500 East, Bethesda, MD 20814; for 1 \$27,000, interior alteration for existing tenant, 3rd floor, Suite 350 at 3000 Wilson Blvd.;

TBD, 4747 Bethesda Avenue, Suite 200, Bethesda, MD 20814; for 1 \$220,000, interior alterations to the bathrooms and corridors on the 8th floor at 2300 Clarendon Boulevard;

TBD, 4747 Bethesda Avenue, Suite 200, Bethesda, MD 20814; for 1 \$3,000,000, removal of some existing precast panels; removal of glass entrance and entry doors; addition of new low-rise curtain wall system and metal entry facades; addition of roofing at new areas with roof drains; plumbing work on garage levels at 2231 Crystal Drive;

TBD, 4747 Bethesda Avenue, Suite 200, Bethesda, MD 20814; for 1 \$3,000,000, removal of some existing precast panels; removal of glass entrance and entry doors; addition of new low-rise curtain wall system and metal entry facades; addition of roofing at new areas with roof drains; plumbing work on garage levels at 2345 Crystal Drive;

TBD, 4747 Bethesda Avenue, Suite 200, Bethesda, MD 20814; for 1 \$3,000,000, removal of some existing precast panels; removal of glass entrance and entry doors; addition of new low-rise curtain wall system and metal entry facades; addition of roofing at new areas with roof drains; plumbing work on garage levels at 2451 Crystal Drive;

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TBD, address n/a; for 1 \$1,750,000, remodel of existing Starbucks at 1201 South Fern Street;

TBD, 1420 Springhill Road, Suite 420, McLean, VA 22201; for 1 \$28,000,000, construction of new 7-story, 2-level below-grade, multifamily building (99 units) at 1031 North Vermont Street;

TBD, 4445 Willard Avenue, Suite 400, Chevy Chase, MD 20815; for 1 \$314,000, interior alterations on the 11th floor for Zebox at 1550 Crystal Drive;

TBD, 3050 K Street, NW, Suite 125, Washington, DC 20007; for 1 \$75,000, interior demolition only on the 3rd floor, Suite 300 at 1310 North Courthouse Road;

TBD, P.O. Box 790830, San Antonio, TX 78279; for 1 \$95,000, new B-occupancy tenant within base building; entry provided via new pedestrian alley at 1440 North Edgewood Street;

TBD, 3100-3162 Jefferson Davis Highway, Arlington, VA 22202; for 1 \$2,500,000, construction of a garage repair building at 3150 Richmond Highway;

TBD, 3333 New Hyde Park Road, Suite 100, New Hyde Park, NY 11042; for 1 \$1,986,000, new shop-in produce cooler, new rotisserie, new rotisseri prep, new deli and dish prep, new meat prep, new tall meat and deli cooler, and an expansion to the existing electrical mezzanine at 1200 South Fern Street;

TBD, 5910 North Central Expressway, Suite 1200, Dallas, TX 75206; for 1 \$85,000, interior demolition on the 1st floor at 2101 Wilson Blvd.;

TBD, 7501 Wisconsin Avenue, Suite 1500, Bethesda, MD 20814; for 1 \$342,000, interior tenant fit-out of an existing space to include interior demolition of non-structural partitions and installation of new non-structural partitions, new MEP work, and new furniture and fixtures at 3017 Clarendon Boulevard;

TBD, 6205 Old Keene Mill Court, Suite 100, Springfield, VA 22152; for 1 \$350,000, interior renovations for existing tenant at 764 23rd Street South;

TBD, 5910 North Central Expressway, Suite 1200, Dallas, TX 75206; for 1 \$337,820, interior alterations on the 5th floor for AJW at 2101 Wilson Boulevard;

TBD, address n/a; for 1 \$700,000, alterations to replace 6 existing ATS, upgrade generator day tank, install load bank connections, 13th floor at 1425 North Courthouse Road;

TBD, 2350 Corporate Park Drive, Suite 110, Herndon, VA 20171; for 1 \$501,300, interior alterations on the 19th floor, Suite 1950, for Georgia Tech Research Institute at 1700 North Moore Street;

TBD, 601 13th Street, NW, Suite 300N, Washington, DC 20005; for 1 \$25,000, interior alterations on the 2nd

floor, Suite 200, for Blackfin Real Estate Investments, LLC at 3101 Wilson Boulevard;

TBD, 2461 South Clark Street, Arlington, VA 22202; for 2 \$18,904,968, interior and partial exterior renovations to Century Tower I and II with shared garage; facade and window removal and replacement; provision of new plaza, courtyard and terraces; renovations include B1-13th Floor and rooftop of both buildings at 2450 Crystal Drive and 2450 South Clark Street;

TBD, P.O. Box 130667, Carlsbad, CA 92013; for 1 \$540,000, approx. 2,217 sq. ft. interior tenant build-out for an immersive group gaming entertainment facility, on the 2nd floor of existing shopping mall (Suite 2233) at 4238 Wilson Boulevard;

Tech Systems of Virginia Inc., 4601 North Fairfax Drive, Suite 1115, Arlington, VA 22203; for 1 \$23,000, access control - 2 leaves, two doors, one maglock and one door strike at 4201 Wilson Boulevard;

Arta Construction, 1201 North Vernon Street, Arlington, VA 22201; for 1 \$800,000 at 4511 Washington Boulevard.

Building Permits of Interest Issued July 19 through August 26, 2021 Commercial

Clune Construction Co. LP, 4747 Bethesda Avenue, Suite 200, Bethesda, MD 20814; for 1 \$30,000, interior demolition on the 2nd floor at 2345 Crystal Drive;

F. H. Paschen, S.N. Nielsen & Associates, LLC, 4301 Wilson Boulevard, Arlington, VA 22203; for 1 \$20,500, interior alterations in the mechanical room on the 10th Floor for SEI at 4401 Wilson Boulevard;

HBW Properties Inc., 4601 North Fairfax Drive, Suite 1115, Arlington, VA 22203; for 1 \$25,000, interior alterations for NEC on 3rd floor, Suite 320 at 4201 Wilson Boulevard;

HBW Properties Inc., 3 Bethesda Metro Center, Suite 1400, Bethesda, MD 20814; for 1 \$50,000, interior demolition on the 5th floor, Suite 550, 8,385 sq. ft. at 1525 Wilson Boulevard;

Hitt Contracting Inc., 2425 Wilson Boulevard, Arlington, VA 22201; for 1 \$36,977, interior alterations on the 5th floor for a broadcast studio for AUSA at 2425 Wilson Boulevard;

Mark Construction Group LLC, 1680 Wisconsin Avenue, NW, Suite 300, Washington, DC 20007; for 1 \$50,000, interior alterations - 7th floor, HVAC at 4001 Fairfax Drive;

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Security & Energy Technologies Corporation, 3445 Washington Boulevard, Arlington, VA 22201; for 1 \$20,000, installation of 6 magnetic locks, 6 electric strikes, 12 electric leversets (total of 33 door leaves) on 1st floor, P1 level and rooftop level at 3445 Washington Boulevard.

New Applications Submitted

SPLA21-00030 (Submitted 08/04/21) - Potomac Gateway South Minor Site Plan Amendment (SP #189) (Service Neon Signs Inc., 6611 Iron Place, Springfield, VA 22151); minor site plan amendment to allow signage increase from 97.50 sq. ft. to 153.20 sq. ft. for Strategic Insight, on property zoned C-O-2.5, 2900 Crystal Drive, RPC #: 34-027-027.

SPLA21-00031 (Submitted 08/09/21) - Clarendon West Minor Site Plan Amendment SP#438 (PR III Maple Clarendon West, LLC, 1530 Wilson Boulevard, Suite 330, Arlington, VA 22209); request to amend condition relating to on-site construction hours to revised from 7 a.m. and 9 p.m. on weekdays (from 7 a.m. to 6:30 p.m) and 9 a.m. and 9 p.m. (from 10:00 a.m. and 6:30 p.m.) on weekends and defined holidays and redefine "Holiday" to conform to current county practice, on property zoned C-3, 3251 and 3275 Washington Boulevard, and 1227 North Ivy Street, RPC #: 15-078-006, 15-078-024, 15-078-026, (agent: Matthew G. Roberts (Bean Kinney & Korman), 2311 Wilson Boulevard, Suite 500, Arlington, V 22201).

SPLA21-00032 (Submitted 08/09/21) - Courthouse Landmark Block - Minor Site Plan Amendment to SP #457 (GS Courthouse Owner, LLC, c/o Greystar Real Estate Partners, LLC, 8405 Greensboro Drive, Suite 500, McLean, VA 22102); minor site plan amendment to make minor adjustment to Condition #32 relating to the retail parking ratio to correctly state the required ratio of one space per 386 (consistent with staff report and approved plans); project includes 423 residential units and 17,000 sq. ft. of retail GFA, 2042 16th Street North, 1520 North Courthouse Road, 2041, 2045, and 2049 15th Street North, and 2046 and 2050 Wilson Boulevard, RPC #: 18-001-0007, 18-001-0008, 18-001-001, 18-001-002, 18-001-003, 18-001-004, 18-001-005, (agent: Nicholas V. Comings (Walsh, Colucci, Lubeley & Walsh, PC), 2200 Clarendon Boulevard, Suite 1300, Arlington, VA 22201).

SPLA21-00033 (Submitted 08/16/21) - The Crossing at Clarendon Major Site Plan Amendment (SP#339) (Clarendon Regency IV, LLC, c/o Regency Centers LP, P.O. Box 790830, San Antonio, TX 78279); major site plan amendment to SP #339 to change the use designation on the 3rd floor of Building B in Block A of The Crossing at Clarendon from "office" to "office and/or retail" as well as

any other changes necessary to accommodate such a conversion; project permits mixed-use retail, office, and residential development, 2801 Wilson Boulevard, RPC #: 18-010-016, (agent: Andrew A. Painter (Walsh, Colucci, Lubeley & Walsh, PC), 2200 Clarendon Boulevard, Suite 1300, Arlington, VA 22201).

Real Estate Transactions of Interest July 30 through August 30, 2021

Commercial/Land

JBG Potomac Yards Hotel I LLC, to B9 Select Ren VA Owner LLC, c/o Blackstone Real Estate, 345 Park Ave., New York, NY 10154; sale on 07/30/21 of Parcel H1, Potomac Yard, 53,294.00 sq. ft., improved, hotel, at 2800 Potomac Ave., Arlington, VA, 22202, hotel built 2008; 2021 assessment: \$14,958,500 (land); \$53,214,700 (improvement), RPC #: 34-027-562; \$94,433,778 (Instrument# 20210100026528).

JBG Potomac Yards Hotel II LLC, to B9 Select Resi VA Owner LLC, c/o Blackstone Real Estate, 345 Park Ave., New York, NY 10154; sale on 07/30/21 of Parcel H2, Potomac Yard, 11,279.00 sq. ft., improved, hotel, at 2850 Potomac Ave., Arlington, VA, 22202, hotel built 2011; 2021 assessment: \$16,250,000 (land); \$38,468,600 (improvement), RPC #: 34-027-563; \$74,806,422 (Instrument# 20210100026529).

JBG Potomac Yards Retail LLC, to B9 Select Retail VA Owner LLC, Blackstone Real Estate, 345 Park Ave., New York, NY 10154; sale on 07/30/21 of Parcel R, Potomac Yard, 5,243.00 sq. ft., improved, commercial, at 2881 Crystal Drive, Arlington, VA, 22202, retail strip; 2021 assessment: \$326,400 (land); \$2,031,300 (improvement), RPC #: 34-027-564; \$2,357,700 (Instrument# 20210100026530).

WASHREIT Arlington Tower LLC, to Zircon Arlington Tower Property LLC, c/o Brookfield Properties Inc., 250 Vesey Street, 15th Floor, New York, NY 10281; sale on 08/10/21 of Parcel 2, Stevens Addition to Rosslyn, 20,167.00 sq. ft., vacant, commercial, zoned C-O, at 17th Street North, Arlington, VA, 22209, 2021 assessment: \$9,658,500 (land), Parcel 1, Stevens Addition to Rosslyn, 33,281.00 sq. ft., improved, office building, zoned C-O, at 1300 17th Street North, Arlington, VA, 22209, 19-story 397,724 finished sq. ft. office building built 1980; 2021 assessment: \$15,758,500 (land); \$173,337,700 (improvement), Parcel , 27,647.07 sq. ft., vacant, commercial, zoned C-O, at 17th Street North, Arlington, VA, 22209, 2021 assessment: \$100 (land), RPC #: 17-002-

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002 17-003-032 17-003-031; \$208,550,000 (Instrument# 20210100027706).

WRIT Fairgate LLC, to Zircon Fairgate Property LLC, c/o Brookfield Properties Inc., 250 Vesey Street, 15th Floor, New York, NY 10281; sale on 08/10/21 of Parcel B-1, Fairgate at Ballston, 57,413.00 sq. ft., improved, office building, zoned C-O-2.5, at 1005 N. Glebe Road, Arlington, VA, 22201, 8-story 143,485 finished sq. ft. office building built 1988; 2021 assessment: \$9,612,200 (land); \$45,773,600 (improvement), RPC #: 14-016-019; \$55,385,800 (Instrument# 20210100027702).

WRIT Limited Partnership, to Zircon 1600 Wilson Property LLC, c/o Brookfield Properties Inc., 250 Vesey Street, 15th Floor, New York, NY 10281; sale on 08/10/21 of property A-1, 1600 Wilson Land Condominium, 39,926.00 sq. ft., vacant, condo building, zoned RA-H-3.2/C-O/C-O-2.5, at 1600 Wilson Blvd., Arlington, VA, 22209, 2021 assessment: n/a, RPC #: 17-010-210; \$56,422,367 (Instrument# 20210100027698).

TLC3 LLC, to City of Falls Church Economic Development Authority, 300 Park Ave., Suite 106LC, Falls Church, VA 22046; sale on 08/11/21 of Lot 15, Virginia Village, 8,280.00 sq. ft., improved, multi-family, zoned 350 - R-M Res. Multifamily, at 310 Shirley Street, Falls Church, VA, 22046, 4 full bath, 2-story 2,560 finished sq. ft. multi-family home built 1941; 2021 assessment: \$417,600 (land); \$135,500 (improvement), Lot 16, Virginia Village, 8,290.00 sq. ft., improved, multi-family, zoned 350 - R-M Res. Multifamily, at 312 Shirley Street, Falls Church, VA, 22046, 4 full bath, 2-story 2,560 finished sq. ft. multi-family home built 1941; 2021 assessment: \$417,800 (land); \$143,500 (improvement), RPC #: 52-309-013 52-309-012; \$1,850,000 (Instrument# 20210100027891).

1555 Wilson Property Owner LLC, to Board of Arlington County, 2100 Clarendon Blvd., Suite 302, Arlington, VA 22201; sale on 08/12/21 of Parcel C, The Pierce, 8,803.00 sq. ft., vacant, Apt. Building, zoned C-O, at Wilson Blvd., Arlington, VA, 22209, 2021 assessment: n/a, RPC #: 16-033-027; \$8,500,000 (Instrument# 20210100027980).

Merion Pike West LLC, to Columbia Development Co. Inc., 8100 Old Dominion Drive, Suite G, McLean, VA 22102; sale on 08/17/21 of Lots 1, 2 & 3, Section Two, Columbia Heights, 102,818.00 sq. ft., improved, Apt. Building, zoned RA14-26, at 5309 8th Road South, Arlington, VA, 22204, 179-unit, apartment building built 1948; 2021 assessment: \$4,750,200 (land); \$6,330,200 (improvement), RPC #: 22-004-015; \$16,500,000 (Instrument# 20210100028396).

Sequoia Plaza Property Corp., to Arlington VA I SGF LLC, One North Wacker Drive, Suite 4025, Chicago, IL 60606; sale on 08/19/21 of Lot 1, Sequoia Plaza, a Condominium, 116,090.00 sq. ft., improved, office building, zoned C-2, at 2100 Washington Blvd., Arlington, VA, 22204, 4-story 149,500 finished sq. ft. office building built 1987; 2021 assessment: \$8,503,200 (land); \$59,462,500 (improvement), Lot 2, Sequoia Plaza, a Condominium, 105,337.00 sq. ft., improved, office building, zoned C-2, at 2110 Washington Blvd., Arlington, VA, 22204, 4-story 369,215 finished sq. ft. office building built 1991; 2021 assessment: \$9,129,600 (land); \$46,285,900 (improvement), Lot 3, Sequoia Plaza, a Condominium, 32,063.00 sq. ft., improved, office building, zoned C-2, at 2120 Washington Blvd., Arlington, VA, 22204, 4-story 57,404 finished sq. ft. office building built 1990; 2021 assessment: \$3,419,000 (land); \$17,720,100 (improvement), RPC #: 24-004-017 24-004-016 24-004-015; \$204,411,402 (Instrument# 20210100028641).

Residential/Lots

Benjamin Dale Bohannon & Billie Lynn Bohannon, to 5331 32nd St LLC, 5614 33rd Street North, Arlington, VA 22207; sale on 08/02/21 of Lot 189, Crescent Hills, 15,727.00 sq. ft., improved, SFD, zoned R-10, at 5331 32nd Street North, Arlington, VA, 22207, 3-bedroom, 2 full bath, 1-story 2,340 sq. ft. w/ 1,170 finished sq. ft. home built 1955; 2021 assessment: \$770,000 (land); \$128,900 (improvement), RPC #: 02-024-043; \$982,500 (Instrument# 20210100026730).

Ruthann M. & Delwyn C. Piepenburg, to 1521 Spring Vale LLC, 5614 33rd Street North, Arlington, VA 22207; sale on 08/02/21 of Lot 2, James C. Pette, 10,028.00 sq. ft., improved, SFD, zoned R-10, at 4950 Little Falls Road, Arlington, VA, 22207, 3-bedroom, 1 half bath, 1 full bath, 2-story 2,140 sq. ft. w/ 1,340 finished sq. ft. home built 1948; 2021 assessment: \$638,100 (land); \$146,900 (improvement), RPC #: 02-021-002; \$800,000 (Instrument# 20210100026689).

Cristhian A. Cabero Vasquez, to Classic Cottages LLC, 433 E. Monroe Ave., Alexandria, VA 22301; sale on 08/03/21 of Lots 35 & 36, Fairview, 5,600.00 sq. ft., improved, SFD, zoned R-6, at 2909 18th Street S., Arlington, VA, 22204, 2-bedroom, 1 full bath, 1-story 1,440 sq. ft. w/ 720 finished sq. ft. home built 1929; 2021 assessment: \$500,000 (land); \$62,900 (improvement), RPC #: 31-002-015; \$620,000 (Instrument# 20210100026868).

Seth C. & Julie F. Heminway, to Celebrity Homes LLC, 712 W. Broad Street, Unit 2, Fall Church, VA 22046; sale on 08/03/21 of Lots 3 & 4, Block G, Woodland,

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6,250.00 sq. ft., vacant, residential, at 602 Fulton Ave., Falls Church, VA, 22046, 2021 assessment: n/a, RPC #: 51-125-002; \$697,000 (Instrument# 20210100026964).

Linda R. Lovering, to Prime Custom Homes LLC, 2205 S. Shirlington Road, Arlington, VA 22206; sale on 08/05/21 of Lot 5, Alice Indermauer Property, 7,977.00 sq. ft., improved, SFD, zoned R-6, at 520 N. Monroe Street, Arlington, VA, 22201, 3-bedroom, 2 full bath, 2-story 2,244 sq. ft. w/ 1,572 finished sq. ft. home built 1939; 2021 assessment: \$839,500 (land); \$117,600 (improvement), RPC #: 19-021-006; \$957,100 (Instrument# 20210100027270).

Edward Dario Tirado, to 6008 27th LLC, 1355 Beverly Road, Unit 330, McLean, VA 22101; sale on 08/06/21 of Lot 13, 6,719.00 sq. ft., improved, SFD, zoned R-6, at 6008 27th Street North, Arlington, VA, 22207, 6-bedroom, 2 full bath, 1.5-story 1,638 finished sq. ft. home built 1950; 2021 assessment: \$726,400 (land); \$147,400 (improvement), RPC #: 01-054-002; \$873,800 (Instrument# 20210100027401).

Frederick H. Keel & Kyung S. Kim, to 6619 31st LLC, 1355 Beverly Road, Unit 330, McLean, VA 22101; sale on 08/06/21 of Lot 4, Section 5, Oakwood, 11,640.00 sq. ft., improved, SFD, zoned R-10, at 6619 31st Street N., Arlington, VA, 22213, 3-bedroom, 1-story 2,911 sq. ft. w/ 1,685 finished sq. ft. home built 1951; 2021 assessment: \$746,800 (land); \$124,900 (improvement), RPC #: 01-006-037; \$945,000 (Instrument# 20210100027402).

N. Carr Stogner & Mark C. Persian, to Classic Cottages LLC, 433 E. Monroe Ave., Alexandria, VA 22301; sale on 08/09/21 of Lots 21, 22 & 23, Block One, Addison Heights, 9,000.00 sq. ft., improved, SFD, zoned R-5, at 643 23rd Street S., Arlington, VA, 22202, 2-bedroom, 1 full bath, 1-story 2,520 sq. ft. w/ 1,050 finished sq. ft. home built 1920; 2021 assessment: \$722,300 (land); \$126,600 (improvement), RPC #: 36-029-022; \$950,000 (Instrument# 20210100027526).

Kenneth T. Erwin, to Capitol Services Group LLC, 3786 Center Way, Fairfax, VA 22033; sale on 08/10/21 of Lot 26, Block Two, Foxcroft Heights, 4,200.00 sq. ft., improved, SFD, zoned R-6, at 906 S. Oak Street, Arlington, VA, 22204, 2-bedroom, 1 full bath, 1.25-story 1,836 sq. ft. w/ 1,148 finished sq. ft. home built 1938; 2021 assessment: \$425,000 (land); \$85,900 (improvement), RPC #: 25-027-027; \$625,000 (Instrument# 20210100027714).

Leo Normand Graveline, to Mr Project Management Inc., 1408 North Fillmore Street, Suite 1, Arlington, VA 22201; sale on 08/17/21 of Lot 10, Section One, Block Four, Lacey Forest, 7,369.00 sq. ft., improved, SFD, zoned R-6, at 1119 N. Illinois Street, Arlington, VA, 22205, 3-bedroom, 1 half bath, 1 full bath, 1.75-story 2,432 sq. ft. w/

1,342 finished sq. ft. home built 1939; 2021 assessment: \$695,300 (land); \$96,400 (improvement), RPC #: 09-055-005; \$800,000 (Instrument# 20210100028437).

William Claude Buss, Malcolm Elwell Hannon & Arleen Elaine Hannon, to SA Tristate Investment LLC, 18 N. Garfield Street, Arlington, VA 22201; sale on 08/18/21 of Lots 18 & 19, Block 6, B.M. Smith's Section Addition to Arlington Heights, 6,232.00 sq. ft., improved, SFD, zoned R-6, at 18 N. Garfield Street, Arlington, VA, 22201, 3-bedroom, 1 half bath, 1 full bath, 1.5-story 2,340 sq. ft. w/ 1,170 finished sq. ft. home built 1947; 2021 assessment: \$815,000 (land); \$100,500 (improvement), RPC #: 18-083-010; \$915,500 (Instrument# 20210100028501).

Craig Scott Youman, to 1521 Spring Vale LLC, 5614 33rd Street North, Arlington, VA 22207; sale on 08/23/21 of Lot 105, Broyhill Forest, 11,200.00 sq. ft., improved, SFD, zoned R-10, at 3400 N. Thomas Street, Arlington, VA, 22207, 3-bedroom, 3 full bath, 1-story 3,052 sq. ft. w/ 1,526 finished sq. ft. home built 1952; 2021 assessment: \$789,500 (land); \$118,100 (improvement), RPC #: 03-047-047; \$1,000,000 (Instrument# 20210100028875).

Oneal R. & Shilpa O. Mistry, to Evergreene Companies LLC, 3684 Centerview Drive, Suite 120, Chantilly, VA 20151; sale on 08/23/21 of Lot 13-A, Block Four, Highview Park, 11,442.00 sq. ft., improved, SFD, zoned R-6, at 4933 18th Street North, Arlington, VA, 22207, 2-bedroom, 1 full bath, 1-story 925 finished sq. ft. home built 1958; 2021 assessment: \$650,400 (land); \$82,100 (improvement), RPC #: 08-016-002; \$755,000 (Instrument# 20210100028941).

Thomas Ware Fry, to New Dimensions Inc., 1204 N. Sycamore Street, Arlington, VA 22205; sale on 08/23/21 of Lot 27, Section 1, Whitehaven, 7,350.00 sq. ft., improved, SFD, zoned R-6, at 1204 N. Sycamore Street, Arlington, VA, 22205, 1 full bath, 1-story 891 finished sq. ft. home built 1941; 2021 assessment: \$635,000 (land); \$39,800 (improvement), RPC #: 11-023-016; \$760,000 (Instrument# 20210100028883).

Gary D. Light & Amanda Jane Stephens, to Mr Project Management Inc., 1408 N. Fillmore Street, Suite 1, Arlington, VA 22201; sale on 08/24/21 of Lot 1, Gladson Terrace, 9,220.00 sq. ft., improved, SFD, zoned R-6, at 1611 N. Lexington Street, Arlington, VA, 22205, 4-bedroom, 2 full bath, 1.5-story 2,604 sq. ft. w/ 1,302 finished sq. ft. home built 1939; 2021 assessment: \$688,200 (land); \$115,400 (improvement), RPC #: 10-025-006; \$875,000 (Instrument# 20210100029056).

Katrina Sharkey, to JKVA Properties LLC, 555 Bryant Street, Unit 506, Palo Alto, CA 94301; sale on 08/24/21 of Lot 10-B, Section 13, Dover, 10,022.00 sq. ft., improved, SFD, zoned R-10, at 2736 N. Randolph Street,

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Arlington, VA, 22207, 4-bedroom, 3 full bath, 1-story 3,240 sq. ft. w/ 2,980 finished sq. ft. home built 1969; 2021 assessment: \$770,900 (land); \$259,200 (improvement), RPC #: 04-011-463; \$1,280,000 (Instrument# 20210100028982).

Charles H. Lederer & Terry Fogle Lederer, to Broad Box LLC, 2752 Hyson Lane, Falls Church, VA 22043; sale on 08/25/21 of Lot 3, Kerr's Addition to Falls Church, 5,850.00 sq. ft., improved, SFD, zoned 450 - B-1 Ltd.Bus, at 907 W. Broad Street, Falls Church, VA, 22046, 2 half bath, 1-story 1,433 finished sq. ft. home built 1930; 2021 assessment: \$377,500 (land); \$217,100 (improvement), RPC #: 52-203-018; \$1,137,000 (Instrument# 20210100029121).

Ralph Gaeta, to Redfinnow Borrower LLC, 2611 Internet Blvd., Suite 201, Frisco, TX 75034; sale on 08/27/21 of Lot 1-A, Section Two, Garden City, 6,114.00 sq. ft., improved, SFD, zoned R-6, at 5100 25th Place North, Arlington, VA, 22207, 2-bedroom, 1.5-story 2,616 sq. ft. w/ 1,308 finished sq. ft. home built 1942; 2021 assessment: \$688,600 (land); \$91,400 (improvement), RPC #: 02-070-008; \$870,000 (Instrument# 20210100029385).

Timothy M. & Sarah C. Monahan, to Bode Residential 2 LLC, c/o Russell Boland and Gabriel Deukmaji, 2111 Wilson Blvd., Suite 1050, Arlington, VA 22201; sale on 08/27/21 of Lot 4, Payne's Addition to Fallview, 8,073.00 sq. ft., improved, SFD, zoned R-8, at 6301 31st Street North, Arlington, VA, 22207, 2 full bath, 1-story 2,532 sq. ft. w/ 1,266 finished sq. ft. home built 1954; 2021 assessment: \$739,900 (land); \$107,900 (improvement), RPC #: 01-020-028; \$900,000 (Instrument# 20210100029363).

New Home Sales

Axumite Village LLC, to Donika Peycheva Surcheva, 1116 South Highland Street, Unit 3, Arlington, VA 22204; sale on 07/30/21 of Condo Unit(s) 3, Phase 2, Axumite Village Condominium, 0.00 sq. ft., improved, resid. condo, zoned CP-FBC, at 1116 S. Highland Street, Unit 3, Arlington, VA, 22204, 2021 assessment: n/a, RPC #: 32-007-174; \$909,900 (Instrument# 20210100026608).

Classic Partners 5 LLC, to James & Meredith Houff, 1908 N. Underwood Street, Arlington, VA 22205; sale on 07/30/21 of Lot 12, Block 3, Falls Church Park, 7,500.00 sq. ft., improved, SFD, zoned R-6, at 1908 N. Underwood Street, Arlington, VA, 22205, 6-bedroom, 1 half bath, 5 full bath, 2-story 5,557 sq. ft. w/ 3,896 finished sq. ft. home built 2020; 2021 assessment: \$635,000 (land); \$1,076,400 (improvement), RPC #: 11-017-007; \$1,965,000 (Instrument# 20210100026564).

Vine Custom Homes LLC, to David William Ogden & Anne Harkavy, 2925 N. 26th Street, Arlington, VA 22207; sale on 08/03/21 of Lot 41, Section Six, Dover, 21,522.00 sq. ft., improved, SFD, zoned R-20, at 2776 N. Quebec Street, Arlington, VA, 22207, 6-bedroom, 2 half bath, 6 full bath, 2-story 9,217 sq. ft. w/ 5,906 finished sq. ft. home built 2021; 2021 assessment: \$885,900 (land); \$2,100,000 (improvement), RPC #: 04-011-129; \$3,120,000 (Instrument# 20210100026923).

Axumite Village LLC, to Jen Hsiang Chang, 1102 South Highland Street, Unit 2, Arlington, VA 22204; sale on 08/04/21 of Condo Unit(s) 1102-2, Axumite Village Condominium, 0.00 sq. ft., improved, resid. condo, zoned CP-FBC, at 1102 S. Highland Street, Unit 2, Arlington, VA, 22204, 2-bedroom, 1 full bath, 868 finished sq. ft. condo built 2021; 2021 assessment: n/a, RPC #: 32-007-202; \$494,900 (Instrument# 20210100027101).

Axumite Village LLC, to Cassandra R. Runevald & Anne Chrisanthie Perera, 1114 South Highland Street, Unit 3, Arlington, VA 22204; sale on 08/04/21 of Condo Unit(s) 1114-3, Phase 2, Axumite Village Condominium, 0.00 sq. ft., improved, resid. condo, zoned CP-FBC, at 1114 S. Highland Street, Unit 3, Arlington, VA, 22204, 4-bedroom, 1 half bath, 3 full bath, 2,365 finished sq. ft. condo built 2021; 2021 assessment: n/a, RPC #: 32-007-197; \$887,900 (Instrument# 20210100027074).

Axumite Village LLC, to Hiba Husham Atta Al Ajaj, 1100 South Highland Street, Unit 2, Arlington, VA 22204; sale on 08/05/21 of Condo Unit(s) 1100-2, Phase 3, Axumite Village Condominium, 0.00 sq. ft., improved, resid. condo, zoned CP-FBC, at 1100 S. Highland Street, Unit 2, Arlington, VA, 22204, 2-bedroom, 1 full bath, 868 finished sq. ft. condo built 2021; 2021 assessment: n/a, RPC #: 32-007-199; \$524,900 (Instrument# 20210100027301).

EVG Custom Homes LLC, to Hueifen Wu, 2449 N. Jefferson Street, Arlington, VA 22207; sale on 08/09/21 of Lot 29-A, Leeway Gardens, 8,700.00 sq. ft., improved, SFD, zoned R-6, at 2449 N. Jefferson Street, Arlington, VA, 22207, 6-bedroom, 1 half bath, 5 full bath, 2-story 6,906 sq. ft. w/ 4,471 finished sq. ft. home built 2021; 2021 assessment: \$663,800 (land); \$1,321,100 (improvement), RPC #: 02-053-002; \$2,050,000 (Instrument# 20210100027550).

NFD Tuckahoe II LLC, to Maju & Julie C. Varghese, 6565 Lee Highway, Arlington, VA 22205; sale on 08/09/21 of Lot 3, Tuckahoe Mews, 7,766.00 sq. ft., improved, SFD, zoned R-6, at 6565 Lee Highway, Arlington, VA, 22213, 5-bedroom, 1 half bath, 4 full bath, 2-story 5,206 sq. ft. w/ 3,290 finished sq. ft. home built 2020; 2021 assessment:

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\$672,700 (land); \$822,100 (improvement), RPC #: 01-069-057; \$1,599,990 (Instrument# 20210100027557).

NVR, Inc., to Samuel Benjamin Groh & Sarah Fontana Groh, 6728 24th Court N., Arlington, VA 22205; sale on 08/09/21 of Lot 11, Sycamore Square, 1,628.00 sq. ft., improved, TH, zoned RA8-18, at 6728 24th Court North, Arlington, VA, 22205, 4-bedroom, 1 half bath, 4 full bath, 3-story 3,674 sq. ft. w/ 2,574 finished sq. ft. townhouse built 2020; 2021 assessment: \$415,000 (land); \$805,300 (improvement), RPC #: 11-006-102; \$1,370,525 (Instrument# 20210100027581).

NVR, Inc., to Hongman Mu, 6730 24th Court North, Arlington, VA 22205; sale on 08/11/21 of Lot 10, Sycamore Square, 1,887.00 sq. ft., improved, TH, zoned RA8-18, at 6730 24th Court North, Arlington, VA, 22205, 4-bedroom, 1 half bath, 4 full bath, 3-story 3,674 sq. ft. w/ 2,574 finished sq. ft. townhouse built 2020; 2021 assessment: \$415,000 (land); \$803,700 (improvement), RPC #: 11-006-101; \$1,399,554 (Instrument# 20210100027850).

NVR, Inc., to William & Alanna Marx, 6726 24th Court N., Arlington, VA 22205; sale on 08/11/21 of Lot 12, Sycamore Square, 1,628.00 sq. ft., improved, TH, zoned RA8-18, at 6726 24th Court North, Arlington, VA, 22205, 4-bedroom, 1 half bath, 3 full bath, 3-story 3,674 sq. ft. w/ 2,574 finished sq. ft. townhouse built 2020; 2021 assessment: \$415,000 (land); \$805,300 (improvement), RPC #: 11-006-103; \$1,355,939 (Instrument# 20210100027801).

JL&M Home Developers Inc., to Allen Liang Huang & Nancy Alejandra Lopez, 2821 24th Road South, Arlington, VA 22206; sale on 08/12/21 of Lot 8, G&L Moore and E&P Moore, 925.00 sq. ft., improved, TH, at 2821 24th Road South, Arlington, VA, 22206, 3-bedroom, 1 half bath, 2 full bath, 3-story 2,632 sq. ft. w/ 2,001 finished sq. ft. townhouse built 2021; 2021 assessment: \$335,000 (land); \$504,100 (improvement), RPC #: 31-025-141; \$970,000 (Instrument# 20210100027935).

Beazer Homes, LLC, to Cailey S. & Kevin P. Sweeney, 1017 South Taylor Court, Arlington, VA 22204; sale on 08/16/21 of Lot 4, Morrison Hill, 1,201.00 sq. ft., improved, TH, at 1017 S. Taylor Court, Arlington, VA, 22204, townhouse built 2020; 2021 assessment: \$330,000 (land), RPC #: 27-002-014; \$801,204 (Instrument# 20210100028227).

Beazer Homes, LLC, to Thomas Richard J. Moran, 1016 South Taylor Court, Arlington, VA 22204; sale on 08/16/21 of Lot 14, Morrison Hill, 1,190.00 sq. ft., improved, TH, zoned RA14-26, at 1016 S. Taylor Court, Arlington, VA, 22204, townhouse built 2020; 2021

assessment: \$330,000 (land), RPC #: 27-002-024; \$801,137 (Instrument# 20210100028221).

Mr Project Management Inc., to Franklin Hopkins & Kathleen Battle Hopkins, 3008 North Rochester Street, Arlington, VA 22213; sale on 08/16/21 of Lot 5, Williamsburg Terrace, 10,006.00 sq. ft., improved, SFD, zoned R-10, at 3008 N. Rochester Street, Arlington, VA, 22213, 7-bedroom, 1 half bath, 6 full bath, 2-story 8,042 sq. ft. w/ 4,471 finished sq. ft. home built 2021; 2021 assessment: \$730,500 (land); \$1,225,900 (improvement), RPC #: 01-004-012; \$2,140,000 (Instrument# 20210100028265).

NVR, Inc., to Deborah Ben Canaan Eads, 6724 24th Court North, Arlington, VA 22205; sale on 08/16/21 of Lot 13, Sycamore Square, 1,628.00 sq. ft., improved, TH, zoned RA8-18, at 6724 24th Court North, Arlington, VA, 22205, 4-bedroom, 1 half bath, 4 full bath, 3-story 3,674 sq. ft. w/ 2,574 finished sq. ft. townhouse built 2020; 2021 assessment: \$415,000 (land); \$805,300 (improvement), RPC #: 11-006-104; \$1,370,379 (Instrument# 20210100028223).

Beazer Homes, LLC, to Nicholas J. Colabucci, 1022 South Taylor Court, Arlington, VA 22204; sale on 08/17/21 of Lot 11, Morrison Hill, 1,190.00 sq. ft., improved, TH, zoned RA14-26, at 1022 S. Taylor Court, Arlington, VA, 22204, townhouse built 2020; 2021 assessment: \$330,000 (land), RPC #: 27-002-021; \$800,573 (Instrument# 20210100028339).

Beazer Homes, LLC, to Nora M. Chazan, 1019 South Taylor Court, Arlington, VA 22204; sale on 08/17/21 of Lot 5, Morrison Hill, 1,201.00 sq. ft., improved, TH, zoned RA14-26, at 1019 S. Taylor Court, Arlington, VA, 22204, townhouse built 2020; 2021 assessment: \$330,000 (land), RPC #: 27-002-015; \$822,638 (Instrument# 20210100028349).

Beazer Homes, LLC, to Alaina D. & Givi Tibaneli, 1011 South Taylor Court, Arlington, VA 22204; sale on 08/17/21 of Lot 1, Morrison Hill, 1,201.00 sq. ft., improved, TH, zoned RA14-26, at 1011 S. Taylor Court, Arlington, VA, 22204, townhouse built 2020; 2021 assessment: \$330,000 (land), RPC #: 27-002-011; \$850,177 (Instrument# 20210100028354).

Beazer Homes, LLC, to Mahboud D. Nobakht & Anna C. Fowler, 1020 South Taylor Court, Arlington, VA 22204; sale on 08/17/21 of Lot 12, Morrison Hill, 1,190.00 sq. ft., improved, TH, zoned RA14-26, at 1020 S. Taylor Court, Arlington, VA, 22204, 3-bedroom, 2 half bath, 2 full bath, 1,870 finished sq. ft. townhouse built 2020; 2021 assessment: \$330,000 (land), RPC #: 27-002-022; \$795,661 (Instrument# 20210100028358).

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Beazer Homes, LLC, to Ian Alexander Laurie & Kelly Laurie, 1012 South Taylor Court, Arlington, VA 22204; sale on 08/17/21 of Lot 16, Morrison Hill, 1,190.00 sq. ft., improved, TH, zoned RA14-26, at 1012 S. Taylor Court, Arlington, VA, 22204, 4-bedroom, 1 half bath, 3 full bath, 1,846 finished sq. ft. townhouse built 2020; 2021 assessment: \$330,000 (land), RPC #: 27-002-026; \$800,187 (Instrument# 20210100028419).

FMH Investments LLC, to Neil Ashok Kapadia & Lisa Lee Kapadia, 1901 North Oakland Street, Arlington, VA 22207; sale on 08/17/21 of Lot 12, Block D, F.G. Schutt Property, 10,531.00 sq. ft., improved, SFD, zoned R-6, at 1904 N. Oakland Street, Arlington, VA, 22207, 6-bedroom, 1 half bath, 6 full bath, 2.5-story 8,315 sq. ft. w/ 5,046 finished sq. ft. home built 2020; 2021 assessment: \$790,300 (land); \$1,531,500 (improvement), RPC #: 06-025-015; \$2,400,000 (Instrument# 20210100028403).

Beazer Homes, LLC, to Itamar Antonio Chipani & Yvonne Cheng, 1015 South Taylor Court, Arlington, VA 22204; sale on 08/18/21 of Lot 3, Morrison Hill, 1,201.00 sq. ft., improved, TH, zoned RA14-26, at 1015 S. Taylor Court, Arlington, VA, 22204, townhouse built 2020; 2021 assessment: \$330,000 (land), RPC #: 27-002-013; \$798,903 (Instrument# 20210100028464).

Beazer Homes, LLC, to Lawrence NP Nguyen, 1024 South Taylor Court, Arlington, VA 22204; sale on 08/18/21 of Lot 10, Morrison Hill, 1,190.00 sq. ft., improved, TH, zoned RA14-26, at 1024 S. Taylor Court, Arlington, VA, 22204, townhouse built 2020; 2021 assessment: \$330,000 (land), RPC #: 27-002-020; \$825,580 (Instrument# 20210100028468).

Beazer Homes, LLC, to Kayla M. Futch & Damon T. Smith, 1027 South Taylor Court, Arlington, VA 22204; sale on 08/18/21 of Lot 9, Morrison Hill, 1,201.00 sq. ft., improved, TH, zoned RA14-26, at 1027 S. Taylor Court, Arlington, VA, 22204, townhouse built 2020; 2021 assessment: \$330,000 (land), RPC #: 27-002-019; \$847,226 (Instrument# 20210100028459).

Beazer Homes, LLC, to Jesse L. Reeves & Sara S. Sandoval, 1013 South Taylor Court, Arlington, VA 22204; sale on 08/18/21 of Lot 2, Morrison Hill, 1,201.00 sq. ft., improved, TH, zoned RA14-26, at 1013 S. Taylor Court, Arlington, VA, 22204, townhouse built 2020; 2021 assessment: \$330,000 (land), RPC #: 27-002-012; \$807,293 (Instrument# 20210100028456).

Trenton Street Venture LLC, to George A. Hartmann & Annie Chiang, 31 N. Trenton Street, Arlington, VA 22203; sale on 08/18/21 of Lot 9, Whitefield Crossing, 1,046.00 sq. ft., improved, TH, zoned R15-30T/RA8-18, at 31 N. Trenton Street, Arlington, VA, 22203, 3-bedroom, 1 half bath, 3 full bath, 3.5+1-story 2,622 sq. ft. w/ 2,118

finished sq. ft. townhouse built 2020; 2021 assessment: \$430,000 (land); \$533,300 (improvement), RPC #: 20-028-076; \$1,141,008 (Instrument# 20210100028566).

Troutman & Company, to Sleepy Sloth Sanctuary LLC, 2614 S. Ives Street, Arlington, VA 22202; sale on 08/18/21 of Lot 1-B, Section 9, Aurora Hills, 12,162.00 sq. ft., improved, SFD, zoned R-6, at 2614 S. Ives Street, Arlington, VA, 22202, 5-bedroom, 1 half bath, 4 full bath, 2-story 5,609 sq. ft. w/ 3,586 finished sq. ft. home built 2020; 2021 assessment: \$756,000 (land); \$904,100 (improvement), RPC #: 37-021-253; \$1,925,000 (Instrument# 20210100028491).

Beazer Homes, LLC, to Dominic K. So, 1025 South Taylor Court, Arlington, VA 22204; sale on 08/19/21 of Lot 8, Morrison Hill, 1,201.00 sq. ft., improved, TH, zoned RA14-26, at 1025 S. Taylor Court, Arlington, VA, 22204, 3-bedroom, 2 half bath, 2 full bath, 1,940 finished sq. ft. townhouse built 2020; 2021 assessment: \$330,000 (land), RPC #: 27-002-018; \$821,582 (Instrument# 20210100028590).

NVR, Inc., to Jon W. Kaufmann & Ann Marie U. Kaufmann, 6722 24th Court N., Arlington, VA 22205; sale on 08/19/21 of Lot 14, Sycamore Square, 2,011.00 sq. ft., improved, TH, zoned RA8-18, at 6722 24th Court North, Arlington, VA, 22205, 4-bedroom, 1 half bath, 4 full bath, 3-story 3,674 sq. ft. w/ 2,574 finished sq. ft. townhouse built 2020; 2021 assessment: \$415,000 (land); \$803,700 (improvement), RPC #: 11-006-105; \$1,422,444 (Instrument# 20210100028629).

Beazer Homes, LLC, to Montana Company LLC, 1018 S. Taylor Court, Arlington, VA 22204; sale on 08/20/21 of Lot 13, Morrison Hill, 1,190.00 sq. ft., improved, TH, zoned RA14-26, at 1018 S. Taylor Court, Arlington, VA, 22204, 4-bedroom, 1 half bath, 3 full bath, 1,846 finished sq. ft. townhouse built 2020; 2021 assessment: \$330,000 (land), RPC #: 27-002-023; \$782,515 (Instrument# 20210100028729).

Beazer Homes, LLC, to Mehroz Khan & Karem Saund, 1010 South Taylor Court, Arlington, VA 22204; sale on 08/23/21 of Lot 17, Morrison Hill, 1,190.00 sq. ft., improved, TH, zoned RA14-26, at 1010 S. Taylor Court, Arlington, VA, 22204, 4-bedroom, 1 half bath, 3 full bath, 1,970 finished sq. ft. townhouse built 2020; 2021 assessment: \$330,000 (land), RPC #: 27-002-027; \$832,075 (Instrument# 20210100028849).

Beazer Homes, LLC, to Kalyn A. Melanophy & Deion V. Jones, 1021 South Taylor Court, Arlington, VA 22204; sale on 08/25/21 of Lot 6, Morrison Hill, 1,201.00 sq. ft., improved, TH, zoned RA14-26, at 1021 S. Taylor Court, Arlington, VA, 22204, townhouse built 2020; 2021

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assessment: \$330,000 (land), RPC #: 27-002-016; \$820,667 (Instrument# 20210100029073).

Beazer Homes, LLC, to Barun Khatri, 1023 South Taylor Court, Arlington, VA 22204; sale on 08/26/21 of Lot 7, Morrison Hill, 1,201.00 sq. ft., improved, TH, zoned RA14-26, at 1023 S. Taylor Court, Arlington, VA, 22204, townhouse built 2020; 2021 assessment: \$330,000 (land), RPC #: 27-002-017; \$823,221 (Instrument# 20210100029231).

Beazer Homes, LLC, to Abirammy Sundaramoorthy, 1014 South Taylor Court, Arlington, VA 22204; sale on 08/26/21 of Lot 15, Morrison Hill, 1,190.00 sq. ft., improved, TH, zoned RA14-26, at 1014 South Taylor Court, Arlington, VA, 22204, townhouse built 2020; 2021 assessment: \$330,000 (land), RPC #: 27-002-025; \$794,063 (Instrument# 20210100029262).

Joy Custom Design Build LLC, to Robert A. Van Kirk & Christine Van Kirk, 3100 N. Dinwiddie Street, Arlington, VA 22207; sale on 08/30/21 of Lot 3-B, Ridgeview, 19,368.00 sq. ft., improved, SFD, zoned R-10, at N. Ridgeview Road, Arlington, VA, 22207, 2021 assessment: n/a, RPC #: 04-011-307; \$1,368,000 (Instrument# 20210100029508).

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