



Projects from Around the Region

(not to emulate – just a list of regional projects as examples of what’s being built in the market today in commercial areas)





2 - 4 stories

Less variety in mix of uses

Few examples of public gathering spaces

Typical current construction types are townhomes and stacked townhomes (condominiums)



COMPLETE STREETS

CentrepoinTE II – Fairfax Center



Townhomes and Multifamily
3-4 Stories
7.85 Acre Site



Density
120 multi-family du
(including 17 ADUs)
90 townhouses

Ownership
For rent (multi-
family)
For sale
(townhouses)

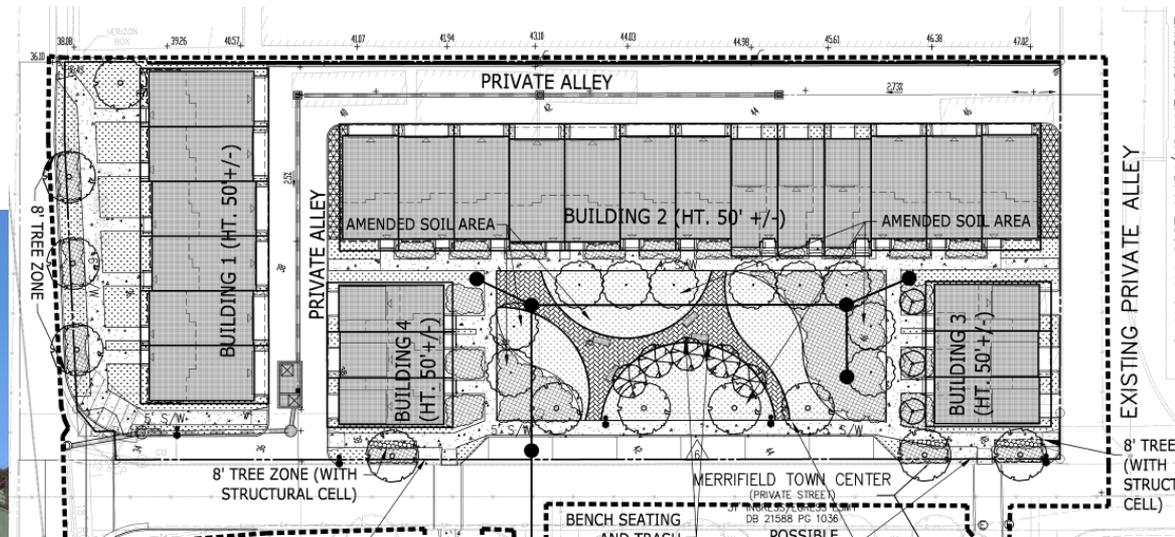
Shively Duplex - Ballston



Stacked Townhomes
4 Stories (43' tall)
0.14 Acre Site

Density
14.83 du/acre
0.80 FAR

Mosaic Townhomes Parcel K – Merrifield Town Center



3-4 Stories
25 units
1.07 Acres

Density
22 du/acre

East Market Condominiums – Fairfax Center



Stacked Townhomes
4 Stories

Part of a larger, 30.79
acre mixed-use project
with a Whole Foods,
grocery and rental
apartments.

Density

210 dwelling units
(including 13 ADUs)

Ownership: for sale



3-6 stories

Greater variety of uses including
ground floor retail – mixed use

Upgraded construction type
fire separation required

Higher quality materials



Mosaic at Merrifield



964 multi-family residential
112 townhomes
31.37 Acre site
1.9 million sf total

Density
1.45 FAR

Avalon Bay
Apartments



We need a 30-day notice to you, all a detailed floor plan that includes a model, apartment and many other details. If you wish to see the model, see a specific apartment or other community features, we can do so upon request. This plan is intended for illustrative purposes only.

Arlington Blvd – Seven Corners

3-5 story mixed-use development

2.58 acres

174 multifamily units

14 townhome-style units

14,800 SF of retail



Density
2.02 FAR

Shelby – Richmond Highway



4-5 Story Multifamily Project
245 Dwelling Units

Density
1.74 FAR

Kensington Senior Living- Falls Church

5 Stories

Ground Floor café

88 du

85,487.9 SF building

0.78 Acres

Density

FAR = 2.53



North Gate - Falls Church



Ground Floor Retail
plus 4 stories of
apartments

105 Apartments

15,000 SF office

23,000 SF
retail/restaurant/
commercial

37 surface spaces

2 levels of
underground parking

Beacon at Groveton –

in the Beacon/Groveton CBC (Richmond Highway)



6 Stories
4.59 acres
69 du/ac

Up to:
290,000 sf residential
50,000 sf office
20,000 sf retail

Density
1.8 FAR

Elm Street – McLean

4.43 Acres

6 story mid-rise residential building

Maximum of 240 dwelling units and a separate two story building

8,720 sf of retail uses

existing 109,600 sf office building

Density

1.95 FAR (35% Open Space)



Reserve at Tinner Hill - Falls Church

(anticipated completion – early 2015)

1.4 miles from Seven Corners



6 stories (1 level of retail + 5 stories of residential)
224 Apartments
20,000 SF Fresh market
Grocery
26,400 SF retail/restaurant



Goodyear Site – Ballston

(Glebe Road and Carlin Springs – 2.4 miles from Seven Corners)



6 stories
0.85 acre site
137,000 SF residential
2,200 SF retail
164 parking spaces



Over 6 stories

Higher Quality Construction
Can support more uses nearby
Underground parking more typical



COMPLETE
STREETS

Rushmark - Falls Church



7 Stories – 1 level of
retail with 6 stories
of apartments
288 Apartments
60,000 SF Harris
Teeter
3,000 SF
retail/restaurant
3 levels of
underground
parking

Elan at East Market Condominiums

8 Stories
Number of Units: 208
condominiums
Ownership: for sale



Wendy's Site - Clarendon

Signature Gateway
Architecture
recommended by
Arlington County Urban
Design Study

12 story office tower
0.57 Acre Site
6,837 SF ground-floor
retail
185,003 SF office space
237 underground parking
spaces

