Development Activity – Arlington County

Development Completions, 1Q2016 to 2Q2019

- Office (SF, 000's)
- Retail (SF, 000's)
- MF (Units)
- Hotel (Rooms)
## DEVELOPMENT PIPELINE

<table>
<thead>
<tr>
<th></th>
<th>Office (SF)</th>
<th>Retail (SF)</th>
<th>Residential Units</th>
<th>Hotel Rooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Approved</td>
<td>7,167,653</td>
<td>787,461</td>
<td>6,643</td>
<td>848</td>
</tr>
<tr>
<td>Under Construction</td>
<td>191,300</td>
<td>375,911</td>
<td>4,693</td>
<td>-</td>
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<tr>
<td>Under Review</td>
<td>-</td>
<td>134,208</td>
<td>3,839</td>
<td>934</td>
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<tr>
<td>TOTAL</td>
<td>7,358,953</td>
<td>1,297,580</td>
<td>15,175</td>
<td>1,782</td>
</tr>
</tbody>
</table>
HQ2 IN ARLINGTON

Penn Place

1800 S Bell St

Metropolitan Park

241 18th St S & 1750 Crystal Drive
PROPOSED NATIONAL LANDING INFRASTRUCTURE PROJECTS – ARLINGTON
GEORGE MASON UNIVERSITY
INSTITUTE FOR DIGITAL INNOVATION

• The university has pledged to invest more than $250 million over the next five years to grow computer science programs, hire large numbers of new faculty and expand its campus in Arlington.

• The Institute for Digital Innovation will be a university think tank and incubator, housing over 1,200 entrepreneurs, researchers, technologists and business leaders in the Rosslyn-Ballston corridor.

• These initiatives are expected to grow Mason’s enrollment in these programs to 15,000 undergraduate and graduate students in computer science, computer engineering, information technology and other closely related fields by 2024.
Central District Retail Ph II – 16,000 SF retail
Central District Retail Ph I – 74,000 SF retail, Alamo Theater and grocery store
1900 Crystal Drive – 790 apartments, 36,100 SF retail
Crystal Houses – 798 apartments
Land Bay C West – 342 apartments
The Sur – 360 apartments
Crystal City
Land Bay C West
1900 Crystal Drive
Central District Retail Ph I
Central District Retail Ph II
Crystal Houses
The Sur
Crystal City

CRYSTAL CITY

Arlington Virginia USA
CRYSTAL CITY INFRASTRUCTURE PROJECTS

Route 1 Improvements

CC2DCA Pedestrian Bridge

Crystal City Metro Second Entrance

VRE Station Improvements
INFRASTRUCTURE PROJECTS PRECEDING HQ2

Crystal City-Potomac Yard Transitway

Crystal Drive Two-Way Conversion

Aerial Ramp Demolition
PENTAGON CITY

River House – Possible additional apartments on existing surface lots

Brookfield Properties – Potential redevelopment, TSA moving to Springfield

Pentagon Centre – Redevelopment of existing power center, 440 apartments and 10,739 SF retail under construction. Future phases – 705,700 SF office, 326,041 SF retail, 253 residential units.
Army Navy Drive Complete Street Project
ROSSLYN

Key Bridge Marriott redevelopment – 451 residential units, 447 hotel rooms

Holiday Inn redevelopment – 490 residential units, 327 hotel rooms, 13,465 SF retail

Rosslyn Plaza – 1,810,173 SF office, 45,000 SF retail, 550 residential units, 200 hotel rooms

Rosslyn Gateway – 490,056 SF office, 273 residential units, 148 hotel rooms
2030 Preferred Alternative

Key Elements of 2030 Preferred Alternative
- Includes removal of the Fort Myer Dr tunnel and incremental conversion of Fort Myer Dr to a two-way street.
- Places emphasis on enhancing the bicycle and pedestrian networks within the Rosslyn core, including wider sidewalks and continuous, protected facilities on Fort Myer Dr, N Lynn St, and Wilson Blvd.
- Involves reconfiguration and signalization of the intersection of westbound US-50 and Meade St.
- Applies lessons learned and public input from Concepts 1 and 2 to better balance multimodal operations.

Legend:
- CORE OF ROSSLYN AREA BOUNDARY
- EXISTING BUILDING PER ARCLINGTON COUNTY GIS
- PROPOSED APPROVED DEVELOPMENT BUILDING PROVIDED BY ARLINGTON COUNTY
- TRAFFIC SIGNAL
- ONE-WAY CYCLE TRACK
- TWO-WAY CYCLE TRACK
- MULTI-USE PATH
- DIRECTION OF TRAVEL: BIKE LANE, Buffered Bike Lane
- PARKING LANE
- OFF-PeAK PARKING
- BUS LANE
- METRO STATION
BALLSTON

Ballston Exchange – Redevelopment of NSF building

4040 N Fairfax – 330 apartments, 8,400 SF retail

4040 Wilson – 191,300 SF office, 33,400 SF retail, 244 residential units

The Waycroft – 483 apartments, 68,185 SF retail

Harris Teeter redevelopment – 685 residential units, 84,643 SF retail

Ballston Quarter
BALLSTON QUARTER

BALLSTON EXCHANGE

FOUNDERS SQUARE

BALLSTON STATION MULTIMODAL