

The Arlington Newsletter

Covering Real Estate, Land Use, and Economic Development

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County Board Approves Virginia Square Towers

The Arlington County Board on September 17th voted unanimously to approve Dittmar Cos.' mixed-use "Virginia Square Towers" that will include two new high-rise residential buildings with ground-floor commercial space on the block bounded by Wilson Boulevard, North Kansas Street, Fairfax Drive, and North Lincoln Street.

The developer's plan to redevelop the entire 2.57-acre block within the Virginia Square Metro Station area won high marks from board members.

"This is a great project," remarked Board member Jay Fisette. "A thank you to Dittmar...and everyone who had a role in this, because this is a project to be excited about."

"This development will bring more homes – and more affordable homes – to a key location in the Rosslyn-Ballston Metro corridor," County Board Chairman Christopher Zimmerman said.

"[The project's] sustainable design, inviting architecture, public plaza and ground-floor retail will help make Virginia Square a livelier, more walkable, more enjoyable place," he remarked.

The developer hopes to get construction underway by the middle of 2012, and delivery by the middle or end of 2014.

The development will include a 13-story "North" building with 399 residential units, and a 6-story "South" building with 135 residential units. The buildings will be connected by a second-floor glass "causeway" for use of the residents, as well as 4-stories of below-grade parking.

A key feature of the Virginia Square Towers project is the 1,500-square foot private plaza in front of the

ground-floor retail space, which will have "splash fountains" and amphitheater-style seating, and the new 9th Street North, running east/west and bisecting the site.



9th Street North

MTFA

VIRGINIA SQUARE TOWERS

DITTMAR



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The new mid-block street – identified as a prominent feature of the plan – is designed as a “pedestrian/bicycle priority street” designed with special paving to slow traffic, parking on both sides of the street, extensive landscaping, wide, pedestrian-friendly sidewalks, and the public plaza. “A [street with a] bias toward community space that tolerates cars,” as the project’s architect Michael Foster (MTFA Architecture, Inc.) described it to the board.

The before and after for the site could also apply to the site plan, with the developer making significant changes to the buildings’ design as the plans moved through a series of Site Plan Review Committee (SPRC) meetings and planning commission review.

At the behest of the SPRC, the architecture “needed to move a little bit out of its comfort zone,” the applicant’s representative, attorney Nan Walsh (Walsh, Colucci, Lubeley, Emrich & Walsh, PC) told the board at the hearing.

The re-design efforts paid off, with recommendations for approval of the site plan and rezoning from the county staff, planning commission, transportation commission, and housing commission.

Reflecting positively on the design effort, Jay Fisette, who lives in the Virginia Square neighborhood, offered, “This... has so many benefits and advantages, and the first one is what the building looks like... It is really going to be a dramatic addition to this part of the community.”

Among the community benefits are the applicant’s commitment to keep six of the residences as affordable units for 30 years, aimed at households earning at or below 60-percent of the Area Median Income (currently, a family of four earning \$61,620 would be at 60-percent of the AMI). Of the six units, one will be a three-bedroom unit, three will be two-bedroom units and one will be a one-bedroom unit.

The developer also agreed to enough sustainable building features so that the project scored a “Gold” certification on the LEED (Leadership in Energy and Environmental Design) scale. The LEED scale was developed by the U.S. Green Building Council to promote sustainable development practices.

In terms of site-specific community benefits, the applicant agreed to contribute \$75,000 toward the installation of a new traffic light at North Kansas Street and Wilson Boulevard, and \$75,000 toward public art for the Virginia Square Metro station area.



Wilson Blvd and Kansas Street Perspective

MTFA

VIRGINIA SQUARE TOWERS

OUTMAR

Retail Flexibility Debated. One aspect of the applicant’s proposal spurred quite a bit of discussion among board members at the hearing: the request to allow some of the commercial space proposed along Wilson Boulevard to be converted to residential units as an interim use if efforts to lease the space proved unsuccessful.

This was the one area where the proposal is not consistent with the Virginia Square Sector Plan, Board Chairman Zimmerman pointed out, noting that both the civic associations and planning commission opposed the flex option. On the other hand, the county manager and staff had worked with the applicant to draft specific language that would benefit the community and the developer.

Board member Barbara Favola pointed out that there are places where the county has had difficulty filling store-front retail, adding “it was my expectation that the flexibility the county staff built in was intended to benefit the county.”

Although it is the staff’s preference to see commercial uses in these spaces, County Manager Barbara Donnellan said, “Given the economic times and the things we have seen in

other places, I would rather see something in this space at some point... than to have it vacant.”

Director of Economic Development Terry Holzheimer said that his department is looking at this very issue as part of an overview of the county’s retail policies.

“We are looking at interim conditions in places where the market or the physical conditions might not be conducive to retail space immediately” and as part of the review whether it might be appropriate to allow some modifications or special considerations to applicants in the short-term, with the anticipation that the long-term goal remains provide the street-level retail and commercial uses.

Although not recommending any long-term conversion of the space, he acknowledged that since this part of Wilson Boulevard was a “discontinuous retail block” the area might be appropriate for some short-term consideration.

At the same time, Holzheimer noted that “there isn’t anything about the building, or the physicality of the space, that biases it against commercial space. Just the opposite. It’s well-designed as commercial space. So if the market proves that it is not sufficient to be leased in an 18-month period, [the flexibility] provides some relief to the applicant.”

But Zimmerman objected to approving the flex space provision sought by the applicant. “I don’t feel that I can support this.... This was a fundamental point in the sector plan.”

“I don’t see an argument for doing something different here. This isn’t a side street, this is a main street,” he said. “It’s a big deal. If you can’t make it work here, I don’t know where else you can make it work.”

He suggested another option: allowing the developer to utilize the space for professional offices for doctors or dentists, or a child care center, in addition to the uses anticipated by the county’s retail action plan.

Fisette agreed. “I would encourage us to add this flexibility... but to create, by action, a gap [in the retail]... would be a mistake.”

The other board members also opposed the flex option, and as part of its approval of the site plan, included new language allowing commercial uses, including personal or business service uses, doctors’ and dentists’ offices, and child care center along the Wilson Boulevard ground-floor frontage.

The rezoning approved by the board changes the zoning from “C-2” Service Commercial Community Business Districts to “MU-VS” (Mixed-Use Virginia Square). The General Land

Use Plan designates the site as appropriate for “Medium Density Mixed Use,” and it is also identified as a “Special Coordinated Mixed-Use District.”

Dittmar, based in Vienna, has been building commercial and residential buildings in the D.C. area for over 50 years, and owns and manages over 15 properties in Arlington County, totaling approximately 4,000 residential units.

Vornado/Smith Files Plan for Office-Retail Building in Crystal City

Vornado/Charles E. Smith has filed a preliminary site plan and rezoning to allow construction of a new office building with ground-floor retail at 1900 Crystal Drive in Crystal City.

At the moment, the filing has not yet been finalized and officially accepted by the zoning office, so specifications are likely to change, and not all details are available.

In fact, in the preliminary filing contains two possible “options” which will be explored once the plan starts progressing through the review pipeline.

Under the first option, the applicant would build a 24-story building with 735,365 square feet of office and 11,099 square feet of ground-floor retail. Under the second option, the applicant would build a 23-story building with 729,722 square feet of office and, like the first option, 11,099 square feet of retail.

To build the project, the applicant is requesting a rezoning of the site, from the current designation of “C-0” to “C-O-Crystal City. The applicant would also agree to vacate 1,397 square feet of easements, including portions of public sidewalk and utility easements.

The project, although still in preliminary form, is in line with Vornado/Smith’s plan to upgrade many of its buildings in Crystal City. In Vornado’s 2010 annual report, the company wrote of its intention to begin “razing buildings to build bigger buildings, achieving higher-rise, new-built, state-of-the-art buildings.”

The preliminary filing is the “maiden project” of that larger plan. “We will take the 348,000 square foot 1851 South Bell Street out of service, with plans to replace it with a 700,000-square foot new-build to be readdressed 1900 Crystal Drive,” Vornado said in its report.

In September 2010, the county board approved the latest version of the Crystal City Sector Plan. The new sector plans calls for enhancing the area with more street-level retail, more

housing, improved street connectivity and greater transit options, including a streetcar.

Vornado plans to replace several of its buildings with newer and larger ones, and thus increase its overall owned space in Crystal City from the current 8.3 million square feet to 12.4 million square feet.

Since the new filing is still in the preliminary stage, the project will likely not enter the review pipeline for a few months.

New Arlington County Planning Director Named

Peter Katz, a nationally-recognized proponent of New Urbanism who played a key role in shaping the movement, has been named Director of Planning with the county's Department of Community Planning, Housing and Development. He will join the county on October 11th.



Source: Arlington County

Katz, who has a Bachelor's degree from Cooper Union, was a founding executive director of the non-profit organization Congress for the New Urbanism, serving in that position from 1995 to 1997. And his book, *The New Urbanism: Toward an Architecture of Community*, is considered one of the important books on the subject.

Katz was also the founding president of the national Form-Based Codes Institute. He is now a member of the group's board of directors.

Katz is also a founding member of the National Charrette Institute's board of advisors. He worked with Arlington County on the Columbia Pike Initiative, including the implementation strategy for the corridor that includes the form-based code that was adopted to guide development in the corridor.

"Peter brings to this critical position a deep knowledge of the planning principals that Arlington is all about," remarked Arlington County CPHD Robert Brosnan. "He understands and appreciates the robust community engagement that is a

hallmark of planning in Arlington. We expect Peter to provide strong leadership and vision as we continue the work of building a sustainable community."

Since 1990, Katz has been a planning consultant, and lived in the Washington, D.C. region from 1999 to 2004, during which time he was a professor in practice in the Department of Urban Affairs and Planning at Virginia Tech's Alexandria campus. Since 2008, he has been the director of Smart Growth/Urban Planning for Sarasota County, FL.

Briefly Noted...

The county board on September 20th deferred consideration of "Monument View," a new office project planned to serve as the operation headquarters for the Boeing Company.

The applicant, D.C.-based Monument Realty, requested a deferral, at the recommendation of the planning commission and county manager.

The new project calls for the construction of a 453,256-square foot, U-shaped office building on a 4.7 acre site between Crystal City and Long Bridge Park.

Given the classified nature of Boeing's defense work, the building would be designed as a secure facility, with protective setbacks and other security features.

At the September hearing, the planning commission said the project needed more work, characterizing it, in the words of some commission members, as "monolithic" and aesthetically dull, and not worthy of a site bordering Long Bridge Park.

The county board on September 17th approved \$2.8 million in Neighborhood Conservation bond funds to pay for five local projects in Arlington.

Arlington's neighborhood conservation advisory committee ranks proposed projects submitted by neighborhood representatives and makes a recommendation to the board.

The projects to be funded include:

- Tara Leeway Heights: \$717,897 for improvements to Patrick Henry Drive;
- Leeway: \$716,692 for improvements to North Illinois Street;
- Glencarlyn: \$653,033 for improvements to 4th Street South and South Lexington Street;
- Ashton Heights: \$519,345 for street improvements to North Piedmont Street;

- Yorktown: \$202,599 for pedestrian safety improvements to Yorktown Boulevard

The portion of Old Jefferson Davis Highway that runs between Boundary Channel Drive and 12th Street South has been officially renamed "Long Bridge Drive." effective April 1st, 2012. The street connects Crystal City and the soon-to-be-opened Long Bridge Park. Currently, the street has no amenities and poor drainage, so over the next year, county officials plan to upgrade the street as a tree-lined boulevard with sidewalks, bike lanes and transit stops.

The Arlington County Board today approved the award of \$935,000 in State Revenue Sharing funds, as well as another \$935,000 in matching local Transportation Capital Funds to advance four priority transportation projects. These projects will improve road safety and access, upgrade stormwater management infrastructure and provide amenities for pedestrians and bicyclists.

"The transportation projects that the board is authorizing today reflect the county's policy of building infrastructure to support many types of travel," Board Chairman Christopher Zimmerman stated. "Upgraded traffic signals on Old Dominion Drive, a more walkable Five Points Intersection, a trail parallel to Washington Boulevard and new sidewalks along Kirkwood Road will benefit all travelers."

The four projects funded by the agreement are:

- **Old Dominion Drive, Phase II:** Installation of curb, gutters, storm drains, sidewalks, upgraded traffic signals, street lights and bus stops on Old Dominion Drive between North Glebe Road and 38th Street North. The county and state will each provide \$500,000 toward this project. Total funding is \$4.37 million.
- **Washington Boulevard Trail Phase II:** Construction of a trail parallel to Washington Boulevard from 2nd Street South to Columbia Pike. The county and state will each provide \$170,000 toward this project. Total funding is \$1.6 million.
- **Five Points Intersection Improvements:** Pedestrian improvements to sidewalks and street crossings at the intersection of Old Dominion Drive, Lee Highway, Military Road, and North Quincy Street. The county and state will each provide \$225,000 toward this project. Total funding is \$650,000.

- **Kirkwood Road Pedestrian Improvements:** Construction of new sidewalks along the west side of Kirkwood Road from 17th Street North to Lee Highway. Work is slated to begin in the fall of 2011. The county and state will each provide \$40,000 toward this project. The total funding for this project is \$280,000.

The revenue sharing agreement between the Commonwealth of Virginia and Arlington County requires a 50-percent local match in order for the county to use State and Highway bond funds for these four projects. The total amount to be received from the commonwealth for FY 2012 is \$467,500 with a county match of \$467,500. The total amount to be received for FY 2013 is \$467,500 with a county match of \$467,500, with the State Revenue Sharing Funds to be received in FY 2012 through FY 2013 \$935,000. Arlington County will provide the match through local funding sources.



Board Land Use Actions of Interest September 17 and 20, 2011

SP #18 (Approved 09/17/11) - 1812 Holdings LLC Site Plan Amendment (1812 Holdings LLC, address n/a); count board on 9/17/11 approved a site plan amendment to modify several conditions related to the approved community benefits package to eliminate a requirement for a ramp and public access through the 1812 N. Moore St. office building lobby to the Rosslyn Metro Station, replacing it with an elevator to the Metro station from the vestibule at the Fort Myer Dr. side of the 1812 N. Moore Street lobby, 1812 and 1850 North Moore St., RPC # 16-037-004, 16-037-005, (agent: Walsh, Colucci, Lubeley, Emrich & Walsh, PC, 2200 Clarendon Blvd., Suite 1300, Arlington, VA 20001).

SP #193 (Approved 09/17/11) - Avalon at Ballston Site Plan Amendment (Avalon at Ballston, LLC, c/o Avalon Bay Communities, Inc., 671 N. Glebe Rd., Suite 800, Arlington, VA 22203); county board on 9/17/11 adopted the ordinance approving a site plan amendment to the comprehensive sign plan, with a modification of the zoning ordinance regulations for the number, size, type, and placement of signs subject to conditions, 4650 Washington Blvd., RPC # 14-013-050, (agent: Martin D. Walsh (Walsh, Colucci, Lubeley, Emrich & Walsh, PC), 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201).

SP #193 (Approved 09/20/11) - Site Plan Amendment Review for Live Entertainment at Union Jack's (Gary Ouelete, Union Jack's, 4238 Wilson Blvd., Arlington, VA 22203); county board on 9/20/11 approved renewal for live

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entertainment and dancing at Union Jack's, subject to conditions, and with a county board review in 3 years (September 2014), 671 North Glebe Rd., in the ground floor of the Ballston Common Mall, RPC # 14-059-035, 14-059-036.

SP #239 (Approved 09/17/11) - Pizza Autentica Site Plan Amendment (Hakan Ilhan, 4561 Indian Rock Terrace, N.W., Washington, D.C. 20007); county board on 9/17/11 approved renewal of the site plan amendment for an outdoor cafe (Pizza Autentica) in the public right-of-way, subject to conditions, and with county board review in 3 years (September 2014), 850 N. Randolph St., in the ground floor of the Lincoln Towers apartment building, RPC # 14-047-020.

SP #34 and SP #67 (Approved 09/20/11) - Art Associates Buildings Signs (Art Property Associates LLC, address n/a); county board on 9/20/11 adopted the ordinance to approve site plan amendments to SPs #34 and #67 for a comprehensive sign plan and a rooftop sign including modifications to the zoning ordinance requirements for signs above 35 ft., subject to conditions, 1501 and 1515 Wilson Blvd., RPC # 16-033-001 and 16-033-004, (agent: Walsh, Colucci, Lubeley, Emrich & Walsh, PC, 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201).

U-2318-81-2 (Approved 09/17/11) - N. Piedmont Transitional Parking Lot (S & S Car Wash, Inc., 5901 Munson Ct., Falls Church, VA 22041); county board on 9/17/11 approved renewal of a use permit for a transitional parking lot, subject to conditions, 700 N. Piedmont St. (rear of 3902 Wilson Blvd.), RPC # 20-004-006.

U-2890-96-3 (Approved 09/17/11) - Columbia Pike Vehicle Service Use Permit Review (Ali Asayesh, 1245 Reston Ave., Reston, VA 20170); county board on 9/17/11 approved renewal, subject to conditions, for a vehicle service establishment (gas station), 3100 Columbia Pike, RPC # 32-007-046, 32-007-020.

U-2973-99-1 (Approved 09/17/11) - Pike Pizza Live Entertainment Use Permit Review (Guillermo Molina, 4111 Columbia Pike, Arlington, VA 22204); county board on 09/17/11 approved renewal, subject to conditions, for live entertainment at Pike Pizza, with county board review in 3 years (September 2014), 4111 Columbia Pike, RPC # 23-033-075.

U-3165-06-1 (Approved 09/17/11) - N. 8th Place Day Care Use Permit Review (Rosalina Huaman, 6088 N. 8th Place, Arlington, VA 22205); county board on 9/17/11 approved renewal of use permit for a family day care home for up to 9 children, subject to conditions, with county board review in 5 years (September 2016), 6088 N. 8th Place, RPC # 12-009-037.

U-3205-08-1 (Approved 09/17/11) - Live Entertainment at El Manantial Use Permit Modification (Alvaro Ronquilla Barrera, 207 N. Wayne St., #2, Arlington, VA 22201); county board on 9/17/11 approved the use permit amendment for

permitted hours and days of live entertainment, subject to conditions, at El Manantial, with administrative review in 6 months (March 2012) and county board review in 1 years (September 2012), 2618 N. Pershing Dr., RPC # 18-056-005.

U-3266-10-1 (Approved 09/17/11) - 2nd Street S. Family Day Care Use Permit Review (Saadia Bovadis, 2411 2nd Street South, Arlington, VA 22204); county board on 9/17/11 approved renewal of a family day care home, subject to conditions, with county board review in 3 years (September 2014), 2411 2nd St. South, in the Penrose neighborhood, RPC # 24-005-027.

U-3302-11-3 (Approved 09/17/11) - 17th Street S. Family Day Care Use Permit (Ana Lucia Benavides, 937 17th Street South, Arlington, VA 22202); county board on 9/17/11 approved use permit for a family day care home for 9 children, subject to conditions, with county board review in 1 years (September 2012), 937 17th Street South, RPC # 36-001-001.

U-3303-11-1 (Approved 09/17/11) - AT&T Washington Boulevard Telecommunications Facility Use Permit (AT&T, Phil Stetler, zoning specialist, AT&T Authorized Agent, Site Link Wireless, LLC, 10015 Old Columbia Rd., Suite F-100, Columbia, MD 21046); county board on 9/17/11 approved use permit request to install antennas and related equipment on an existing telecommunications facility, subject to conditions, 2110 Washington Blvd. (Sequoia Plaza II), RPC # 24-004-016.

U-3304-11-1 (Approved 09/20/11) - Highland Street/ Columbia Pike Educational and Community Center Use Permit (Tsehaye Teferra, Ethiopian Community Development Council, Inc., 901 S. Highland Street, Arlington, VA 22204); county board on 9/20/11 approved the use permit for education and community uses in 18,461 sq. ft. of space two buildings for Ethiopian Community Council, subject to conditions, with administrative review in 3 months and county board review in 6 months, 901, 903 S. Highland St. and 3045 Columbia Pike, RPC # 25-014-006, 25-014-003.

U-3305-11-1 (Approved 09/17/11) - Use Permit for Spin Class at N. Fillmore Street (Revolve 1, LLC, 360 Madison Ave., Suite 2401, New York, NY 10017); county board on 9/17/11 approved the use permit to allow a spin class studio in retail space, subject to conditions, with county board review in 1 years (September 2012), 1025 N. Fillmore St., at the Zoso Building, RPC # 18-024-020, (agent: G. Evan Pritchard (Walsh, Colucci, Lubeley, Emrich and Walsh, PC), 2200 Clarendon Blvd., 13th Fl., Arlington, VA 22201).

Z-2372-89-1 (Approved 09/17/11) - Garfield Park Proffer Amendment (GWAY II, LLC, address n/a); county board on 9/17/11 adopted the resolution accepting the proposed proffer amendment to convert second-story office space to residential units at the Garfield Park project, subject to all previously approved proffers and amended proffers #1, 10, 47, 48, and 62, 925 N. Garfield Street, RPC # 18-029-007, (agent:

Benjamin T. Danforth (Lawson, Tarter & Charvet, PC), 6045 Wilson Blvd., Suite 100, Arlington, VA 22205).

Z-2552-11-1; SP #416 (Approved 09/17/11) - Virginia Square Towers Rezoning and Site Plan (Ashton Overlook, LC, address n/a); county board on 9/17/11 adopted the resolution to approve the rezoning from C-2, Service Commercial Community Business Districts, to MU-VS, Mixed-Use, Virginia Square; and adopted a resolution to approve site plan SP #416 for a mixed-use development of 534 residential multi-family units and 12,815 square feet of retail and service commercial, subject to the following modifications: (1) The architectural drawings and renderings be reviewed, and building materials be documented, to the extent necessary to clarify the building materials and to reconcile inconsistencies, and in particular that all spandrel glass be identified and all facades of the cooling tower be detailed; (2) Condition #53 be modified to include the provision for photographic documentation of the existing building on Fairfax Drive to be demolished; (3) Modify the plaza design to extend the smooth surface to the edge of the outer surfaces of the water elements; (4) Eliminate the option for residential flex spaces in favor of dedicated service commercial on Wilson Boulevard; and (5) Designate 9th Street North as a pedestrian- and bicycle-priority street, 900-920 N. Kansas St., 3440 and 3444 Fairfax Dr., 845-913 N. Lincoln St., and 3425 Wilson Blvd., PIN# 14-035-001, 14-035-002, 14-035-003, 14-035-005, 14-035-008, 14-035-010, 14-035-011, 14-035-013, 14-035-014, 14-035-015, 14-035-016, 14-035-018, 14-035-020, 14-035-021, 14-035-022, 14-035-023, 14-035-024, 14-035-025, (agent: Nan E. Walsh (Walsh, Colucci, Lubeley, Emrich & Walsh, PC), 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201).

Certificates of Occupancy Issued September 1 through 23, 2011 Residential

New Single Family Detached

Certificate of Occupancy, c/o Amir Mazaheri; for single family detached home at 5235 11th S. N, RPC # 09054001;

Certificate of Occupancy, c/o Caitlin Collins; for single family detached home at 4615 16th S. N, RPC # 07028013;

Certificate of Occupancy, c/o Charlee Santee; for single family detached home at 800 Wayne St., RPC # n/a;

Certificate of Occupancy, c/o David Springberg; for single family detached home at 4325 16th St. N, RPC # 06004018;

Certificate of Occupancy, c/o Frank Agnos; for single family detached home at 3617 N. Rockingham St., RPC # 02009040;

Certificate of Occupancy, c/o John Wallace; for single family detached home at 6006 35th St. N, RPC # 02013003;

Certificate of Occupancy, c/o Randy Stoker; for single family detached home at 5825 15th St. N, RPC # 10037031;

Certificate of Occupancy, c/o Tim Hood; for single family detached home at 2227 Greenbrier St., RPC # n/a;

Certificate of Occupancy, c/o Tim Hood; for single family detached home at 5215 22nd St. N., RPC # n/a.

New Single Family Attached

Certificate of Occupancy, c/o Russ Underwood; for 5 townhomes at 3443, 3445, 3447, 3449, 3451 Kemper Rd., RPC # 31033302, 31033303, 31033305, 31033309, 31033306.

Commercial

Certificate of Occupancy, c/o Jeff Adler; for army office at 2900 Crystal Dr., RPC # 34027027;

Certificate of Occupancy, David (Last Name n/a); for restaurant at 525 23rd St. S, RPC # 36018005;

Certificate of Occupancy, Phyllis Liebman; for government office at 2121 Crystal Dr., RPC # 34020234;

Certificate of Occupancy, c/o Dai Jin; for 192-seat restaurant at 3033 Wilson Blvd., RPC # 15067002;

Certificate of Occupancy, c/o Angel Holthus; for restaurant at 2931 S. Glebe Rd., RPC # 38019002;

Certificate of Occupancy, c/o Bill Gilliland; for software office at 1560 Wilson Blvd., RPC # 17004014;

Certificate of Occupancy, c/o Crawford Cole; for media monitoring and consulting office at 1655 Fort Myer Dr., RPC # 17002004;

Certificate of Occupancy, c/o Cuong Vu; for pharmacy at 6023 Wilson Blvd., RPC # 12024001;

Certificate of Occupancy, c/o Dan Kiser; do 1 \$0, tattoo removal at 820 Pollard St., RPC # n/a;

Certificate of Occupancy, c/o Deborah Taylor; for group home at 3100 Arlington Blvd., RPC # 24009015;

Certificate of Occupancy, c/o Doris Gantos; for education building, church classrooms on second floor, all of rooms 248, 247 & 244 at 1306 Highland St., RPC # n/a;

Certificate of Occupancy, c/o Doris Gantos; do 1 \$0, church daycare rooms 144-149, 154-159, 170-172, 341-345 at 1306 Highland St., RPC # n/a;

Certificate of Occupancy, c/o Doris Gantos; do 1 \$0, church classrooms on 1st floor rooms, etc. at 1306 Highland St., RPC # n/a;

Certificate of Occupancy, c/o James Mevers; for restaurant at 525 23rd St. S, RPC # n/a;

Certificate of Occupancy, c/o Jeff Adler; for office at 2900 Crystal Dr., RPC # 34027027;

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Certificate of Occupancy, c/o Joann Phенning; for group home at 3100 Arlington Blvd., RPC # 24009015;

Certificate of Occupancy, c/o Judy Siegal; for office at 1300 Wilson Blvd., RPC # 17003030;

Certificate of Occupancy, c/o Karen Orlando; do 1 \$0, 72-seat Mexicali Blues expansion into adjacent tenant space, new c.o for entire restaurant at 2933 Wilson Blvd., RPC # 15066019;

Certificate of Occupancy, c/o Kirk Bosworth; for office at 1005 Glebe Rd., RPC # n/a;

Certificate of Occupancy, c/o Margot Naessan; for office at 200 Glebe Rd., RPC # n/a;

Certificate of Occupancy, c/o Marty Dovell; do 1 \$0 at 2425 Wilson Blvd., RPC # 15060004;

Certificate of Occupancy, c/o Melissa Logsdon; for software office at 1555 Wilson Blvd., RPC # 16033018;

Certificate of Occupancy, c/o Michael Duke; for office at 4075 Wilson Blvd., RPC # 14044022;

Certificate of Occupancy, c/o Michael Kirby; for office at 2001 Jefferson Davis Hwy., RPC # 34020023;

Certificate of Occupancy, c/o Nadia Messersmith; for restaurant at 2716 Washington Blvd., RPC # 18054008;

Certificate of Occupancy, c/o Rahul Chopra; for 26-seat restaurant at 4815 Columbia Pi., RPC # 23006001;

Certificate of Occupancy, c/o Rainondo Russo; for 42-seat lobby bar at 1325 Wilson Blvd., RPC # 16036005;

Certificate of Occupancy, c/o Ray Trombly; do 1 \$0, retail, handbags & accessories at 1100 S. Hayes St., RPC # 35005025;

Certificate of Occupancy, c/o Simerjit K. Bhuller; for retail/office at 4710 Columbia Pi., RPC # 27004002;

Certificate of Occupancy, c/o Stair Calhoun; for yoga studio at 6025 Wilson Blvd., RPC # 12024001;

Certificate of Occupancy, c/o Stephen E. Sellick; for office at 4350 Fairfax Dr., RPC # 14051016;

Certificate of Occupancy, c/o Tara Sharma; for office at 900 Taylor St., RPC # n/a;

Certificate of Occupancy, c/o Theodore Sebastian; for medical office at 1715 George Mason Dr., RPC # n/a;

Certificate of Occupancy, c/o Tommy Tran; for barber shop at 325 S. Glebe Rd., RPC # 24015015;

**Building Permits Issued
September 1 through 23, 2011**

Residential

New Single Family Detached

Beaconcrest Homes, Inc.; build 1 \$200,000 SFD, 1,920 sq. ft. new single-family dwelling at 2613 11th St. N, RPC # n/a;

Beaconcrest Homes, Inc.; build 1 \$200,000 SFD at 2605 11th St. N, RPC # n/a;

Beaconcrest Homes, Inc.; build 1 \$200,000 SFD, 2,552 sq. ft. new single-family dwelling at 2609 11th St. N, RPC # n/a;

D & S Construction, Inc.; build 1 \$500,000 SFD, 5,434 sq. ft. new single-family dwelling at 6061 25th Rd. N, RPC # 01061015;

Green Vision Construction, LLC; build 1 \$500,000 SFD at 2332 Kenmore St., RPC # 05054055;

M4 Custom Builders; build 1 \$300,000 SFD at 2317 Utah St., RPC # 05028013;

Mario Ovando; build 1 \$150,000 SFD, new single-family dwelling at 510 Jefferson St., RPC # n/a;

Sagatov Associates, Inc., 400 N Washington St., #101, Falls Church, VA 22046-3433 703-534-2500; build 1 \$200,000 new single-family dwelling at 3809 20th St. N, RPC # 06026016;

Sarakinis Construction; build 1 \$200,000 SFD, total 4,000 sq. ft. new single-family house at 516 Greenbrier St., RPC # 13043037;

Scott L. Cunningham & Cristie L. March; build 1 \$550,000 new single-family dwelling at 1014 N. Frederick St., RPC # n/a;

Tradition Homes, LLC, 1497 Chain Bridge Rd., #100, McLean, VA 22101; build 1 \$300,000 SFD at 2616 24th St. N, RPC # 04028048.

Residential Totals

New Single Family Detached: 11

Commercial

AMP Electrical Service; do 1 \$63,000, installation of new radio cabinet inside existing penthouse equipment room; remove and replace 3 antennas, install 6 rf cables & upgrade to 400 amp electrical services at 2231 Crystal Dr., RPC # 34020235;

Advanced Design & Construction Co., Inc., 386 Maple Ave., East, Vienna, VA 22180 703-255-5522; do 1 \$20,000, 1st floor interior alteration to Suite 120 at 850 N. Randolph St., RPC # 14047020;

Alliance Roofing & Sheet Metal, Inc.; do 1 \$161,600, replace penthouse roof only at 1550 Crystal Dr., RPC # 34020248;

American Office, 14801 Willard Rd., #100, Chantilly, VA 20151-3716 703-788-0800; do 2 installation of 5th & 6th floor systems furniture @ \$300,000 each, totaling \$600,000 at 4301 Wilson Blvd., 5th & 6th Floors, RPC # 14051352;

Bognet Construction Associates, Inc., 1911 Fort Myer Dr., #705, Arlington, VA 22209-1605 703-807-0007; do 1

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\$159,925, 1st & 2nd floor interior alteration at 5232 Lee Hwy., RPC # 09001021;

Boguet Construction Associates, Inc., 1911 Fort Myer Dr., #705, Arlington, VA 22209-1605 703-807-0007; do 1 \$20,000, mechanical system replacement at 1800 N. Kent St., RPC # 16039006;

Boguet Construction Associates, Inc., 1911 Fort Myer Dr., #705, Arlington, VA 22209-1605 703-807-0007; do 1 \$175,000, total 5,008 sq. ft. interior alteration at 1800 N. Kent St., RPC # 16039006;

Boguet Construction Associates, Inc., 1911 Fort Myer Dr., #705, Arlington, VA 22209-1605 703-807-0007; do 1 \$265,000, interior alteration / installation of systems furniture at 1801 Bell St., RPC # n/a;

Boguet Construction Association, 1911 Fort Myer Dr., #705, Arlington, VA 22209-1605 703-807-0007; do 1 \$42,000, total 1,200 sq. ft. interior alteration at 1800 N. Kent St., RPC # 16039006;

Caitland Construction Co., Inc.; do 1 \$75,000, interior alteration to Suite 400 at 4600 Fairfax Dr., RPC # 14053055;

Caliber Construction, Inc., 11250 Roger Bacon Dr., #8, Reston, VA 20190-5202 703-904-1900; do 1 \$150,000, installation of supplemental hvac at 1700 N. Moore St., RPC # 16037001;

Camson Construction, Inc.; do 1 \$80,035, 1,967 sq. ft. interior alteration at 2200 Wilson Blvd., RPC # n/a;

Centimark Corporation, 4315 Sarellen Rd., Richmond, VA 23231-4311 804 727-6575; do 1 \$72,747, commercial re-roofing at 1201 S. Eads St., RPC # 35001019;

Commercial Waterproofing, Inc., 7950 Woodruff Ct. #3, Springfield, VA 22151-2109 703-321-7779; do 1 \$850,000, special insp. required earthquake damage repair to replace concrete slab & rebuild masonry walls at elevator machine room penthouse total 240 sq. ft. at 5101 8th Rd. S, RPC # n/a;

Complete Relocation; do installation of two systems furniture @ 10,000, totaling \$20,000 at 1300 Wilson Blvd., RPC # 17003030;

Consolidated Waterproofing Contractors, Inc.; do 1 \$400,000, facade patching & repairs & new railings at 1801 Crystal Dr., RPC # 34020232;

Crossection, Inc., 12721 Marblestone Dr., Woodbridge, VA 703-580-4806; do 1 \$70,000, patio addition at 2931 S. Glebe Rd., RPC # 38019002;

Doug Gehley-Architect; do 1 \$200,000, special insp. req. demo part of parking lot & build a segmental retaining wall at 6600 Little Falls Rd., RPC # 01037001;

Ellisdale Construction, LLC; do 1 \$20,000, installation of 7 door locks at 1425 Eads St., RPC # n/a;

Evigilant.com, Inc.; do 1 \$23,000, installation of access control cctv and alarm system at 3000 Wilson Blvd., RPC # n/a;

Focus Construction Corp., 8043 Main St., Middletown, VA 22645-9530 540-868-2216; do 1 \$250,000, renovation of existing exterior facade at 624 Glebe Rd., RPC # n/a;

Foulger Pratt Contracting, LLC; do 1 \$25,000, 435 sq. ft. 1st floor bathroom renovation at 2120 Washington Blvd., RPC # n/a;

GC Construction, LLC, 7812 Cliffside Ct., Springfield, VA 22153-2716 703-992-9660; do 1 \$24,000, relocation of bar & 560 sq. ft. interior alterations at 1301 S. Joyce St., RPC # 35005031;

Harkins Builders, Inc., 6735 Suffield Ln., Warrenton, VA 20187-7284 540-878-5160; do 1 \$110,000, new ADA ramp, access door & sidewalk at 374 Glebe Rd., RPC # 20022004;

Harvest GT-Bollston, Inc.; do 1 \$600,000, interior alteration for restaurant at 900 Glebe Rd., RPC # n/a;

Hitt Contracting, Inc., 2900 Fairview Park Dr., Falls Church, VA 22042-4518 703-846-9000; do 2 interior alterations to 9th & 15th floors @ \$24,750 each, totaling \$49,500 at 1300 Wilson Blvd., RPC # 17003030;

Hitt Contracting, Inc., 2900 Fairview Park Dr., Falls Church, VA 22042-4518 703-846-9000; do 1 \$375,000, 20,555 sq. ft. interior alteration at 1525 Wilson Blvd., RPC # 16033007;

Hitt Contracting, Inc., 2900 Fairview Park Dr., Falls Church, VA 22042-4518 703-846-9000; do 1 \$150,000, 5th floor interior alteration, Suite 500 at 4301 Wilson Blvd., RPC # 14051352;

Hitt Contracting, Inc., 2900 Fairview Park Dr., Falls Church, VA 22042-4518 703-846-9000; do 1 \$30,000, 4th floor interior alteration at 1200 S. Hayes St., RPC # 35005027;

Home & Property Resolutions, LLC; do 1 \$22,000, remodel kitchen, remove interior wall, install new wall, replace flooring in part, new heating, etc. at 1200 Nash St., RPC # n/a;

Interior Specialties, Inc.; do 1 \$82,000, Swarovski - interior alteration at 1100 S. Hayes St., RPC # 35005025;

Ira Sumkin; do 1 \$36,000, interior alteration at 1735 N. Lynn St., RPC # 16039018;

LCJ and Associates, LLC, 10825 Houser Dr., Fredericksburg, VA 22408-2401 540-834-0303; do 1 \$795,962, 4th floor interior alteration at 2451 Crystal Dr., RPC # 34020243;

Lindman C A, Inc.; do 1 \$200,000, special insp. required facade repair at 300 Army Navy Dr., RPC # 35001012;

Managanaro Mid Atlantic, LLC, 8300 Burdette Rd., Bethesda, MD 20817-2801; do 1 \$2,500,000, special insp. req. exterior facade repair at 1201 Courthouse Rd., RPC # n/a;

Milestone Construction Services, Inc., 14100 Page St., Woodbridge, VA 703-494-1591; do 1 \$132,980, interior alteration, Suite 500 at 2900 Crystal Dr., RPC # 34027027;

Milestone Construction Services, Inc., 21495 Ridgetop Ci., #300, Sterling, VA 20166-6512 703-406-0960; do 1

\$85,000, 1st floor interior alteration, Suite J at 1025 Fillmore St., RPC # n/a;

Monarc, Inc., 2781 Hartland Rd., Falls Church, VA 22043-3529 703-641-8500; do 1 \$400,000, sheeting & shoring, 810 lf (perimeter of hole) at 2101 Monroe St., RPC # n/a;

Monday Properties Construction, LLC, 230 Park Ave., New York, NY 10169; do 1 \$67,920, 12th floor interior alteration to restrooms & corridor only at 1100 Wilson Blvd., RPC # 17001010;

Monday Properties Construction, LLC, 230 Park Ave., New York, NY 10169; build 1 \$30,000, roof terrace screen wall 1000-1100 Wilson special inspection required at 1000 Wilson Blvd., RPC # 17001011;

Nova Commercial Interiors, Inc.; do 1 \$30,000, 2nd floor interior alteration at 4300 Wilson Blvd., RPC # 14059040;

Oxford Construction, Inc., 10005 Park Royal Dr., Great Falls, VA 22066-1847 703-759-7988; do 1 \$22,000, special insp. req. dumpster enclosure at 1121 Arlington Blvd., RPC # n/a;

Remco Homes & Design, Inc.; do 1 \$120,000, interior alteration to coffee shop at 2450 Crystal Dr., RPC # 34020034;

Shamrock Building Systems, Inc., 2955 Gallows Rd., Falls Church, VA 22042-1023; do 1 \$550,000, total 86,082 sq. ft. renovate/repair interior of existing self-storage building & heat to building, enlarge office at 399 Jefferson Davis Hwy., RPC # 34023003;

Simpson Unlimited, 11121 Industrial Rd., Manassas, VA 20109-3908 703-361-0841; do 1 \$100,000, remove/replace roof at 900 S. Orme St., RPC # 25024056;

Teel Construction, Inc., 768 Walker Rd., Great Falls, VA 22066-2660 703-759-4754; do 1 \$25,000, 11th floor interior alterations, Suite 1100 at 1600 Wilson Blvd., RPC # n/a;

The Donohoe Companies, Inc., 4029 Ridge Top Rd., Fairfax, VA 22030-6090 703-691-7333; do 1 \$35,000,000, sheeting & shoring total 35,287 sq. ft. at 650 Quincy St., RPC # n/a;

Therrien Waddell, Inc., 100 Lakeforest Blvd., #600, Gaithersburg, MD 20877 301-770-2275; do 1 \$450,000, 11th floor interior alteration at 2107 Wilson Blvd., RPC # 16030024;

Tishman Speyer, 45 Rockefeller Plz., New York, NY 10111; do 1 \$36,750, interior alteration at 1655 Fort Myer Dr., RPC # 17002004;

Turner Construction Co.; do 1 \$55,000, interior alterations at 2900 Crystal Dr., RPC # 34027027;

Valentine John & Co., 18777 N Frederick Ave., #E, Gaithersburg, MD 20879-3157 301-947-4125; do 1 \$80,000, 4th floor interior alteration, Suite 490 at 1635 George Mason Dr., RPC # n/a.

Real Estate Transactions of Interest September 1 through 26, 2011

Commercial/Land

Hassans Accounting & Tax Services, Inc., to Henry and Esther Hassan, 100 E. Broad Street, #100B; Falls Church, VA 22046; sale on 09/02/11 of Condo Unit(s) 100B, Independence Square Condo, improved, comm. condo, zoned OD-HA Historic, at 100 E. Broad Street, #100B, Falls Church, VA, 22046, (assessed value per deed of \$373,300), RPC # 53-107-029; \$373,300 (4484/747).

Robert P. Holman and Mary A. Buesing, to Virginia Hospital Center Arlington Health System, 1701 N. George Mason Dr.; Arlington, VA 22205; sale on 09/06/11 of Condo Unit(s) 180, Arlington Medical Center II Condominium, improved, comm. condo, zoned S-D, at 1635 N. George Mason Dr., #180, Arlington, VA, 22205, (assessed value per deed of \$884,700), RPC # 09-016-192; \$1,100,000 (4484/1911).

Falls Church Funeral Home, Inc., to SCI Virginia Funeral Services, Inc., 1929 Allen Parkway; Houston, TX 77019; sale on 09/12/11 of Lot 10, 42,308.00 sq. ft., improved, business use, zoned B-1, at 1102 W. Broad Street, Falls Church, VA, 22046, (assessed value of \$2,801,800), RPC # 51-219-002; \$4,202,700 (4486/237).

Murphy Family, LLC, to SCI Virginia Funeral Services, Inc., 1929 Allen Parkway; Houston, TX 77019; sale on 09/12/11 of Lots 8C, 63, and part of Lots 4, 5, 6, 7, 8A, & 8B, D'Astres Ballston, 41,759.56 sq. ft., commercial, zoned RA8-18, at 4510 Wilson Blvd., Arlington, VA, 22203, (assessed value of \$2,880,700), part of Lots 1 - 3, D'Astres Ballston, 8,651.65 sq. ft., vacant, commercial, zoned RA8-18, at and near Wilson Blvd., Arlington, VA, Lot 63, Outlot 6, alley, & part of Lots 4-6, 8B, D'Astres Ballston, 932.00 sq. ft., vacant, commercial, zoned RA8-18, at and near Wilson Blvd., Arlington, VA, Outlot 5, vac. adj. Alley, & parts of Lots 1 - 3, D'Astres Ballston, 341.00 sq. ft., commercial, zoned RA8-18, at and near Wilson Blvd., Arlington, VA, RPC # 13-021-012 13-021-057 13-021-056 13-021-026; \$6,049,300 (4486/241).

Edwin H. Enzor, Jr. and Mary Enzor Davis, to Rosoon, LLC, 3501 Washington Blvd.; Arlington, VA 22201; sale on 09/16/11 of Parcel A, Edwin Ball Estate, 13,133.00 sq. ft., improved, retail center, zoned C-2, at 3501 Washington Blvd., Arlington, VA, 22201, (assessed value per deed of \$1,065,000), RPC # 15-084-001; \$1,700,000 (4487/425).

Residential/Lots

N. Joyce Johnson, to American Signature Properties, LLC, 5283 Corporate Drive; Frederick, MD 21703; sale on 09/01/11 of Lot 28, Block 8, High View Park, 7,500.00 sq. ft.,

improved, SFD, zoned R-6, at 2107 N. Edison Street, Arlington, VA, 22207, (assessed value per deed of \$491,000), RPC # 08-009-010; \$468,000 (4483/2590).

Richard Ernest Switzer, to Potomac Reserve Investment, LLC, 10505 Judicial Dr., #306; Fairfax, VA 22030; sale on 09/01/11 of Lot 49, Block 1, Bon Air, 5,414.00 sq. ft., improved, SFD, zoned R-6, at 406 N. Frederick Street, Arlington, VA, (assessed value per deed of \$506,200), RPC # 13-044-022; \$400,000 (4483/2757).

Smith Property Holdings Crystal Plaza, LLC, to Portals Crystal, LLC and Park Crystal, LLC, 1730 M Street NW, Suite 408; Washington, DC 20036; sale on 09/01/11 of Parcel A-21-A1, Crystal Plaza N. Apartment, WBTC & Lipscomb Est., 102,894.00 sq. ft., apartment, zoned RA4.8, at 2101 Jefferson Davis Highway, Arlington, VA, (assessed value per deed of all properties of \$141,713,300), Parcel A-1-C1, Crystal Plaza S. Apartment, WBTC & Lipscomb Est., 140,962.00 sq. ft., improved, apartment, zoned RA4.8/C-O/M-2, at 2111 Jefferson Davis Highway, Arlington, VA, RPC # 34-020-256 34-020-255; \$191,000,000 (4483/2007).

Beverly H. & Robert A. Noble, to Virginia Mid-Atlantic Properties, LLC, 1807 N. Stafford Street; Arlington, VA 22207; sale on 09/02/11 of Lots 29 & 30, Glebe Highlands, 6,562.70 sq. ft., improved, SFD, zoned R-6, at 1807 N. Stafford Street, Arlington, VA, 22207, (assessed value per deed of \$537,800), RPC # 06-013-007; \$570,000 (4484/1188).

Gerald J. and Stella L. Whitman, to Phoenix House Mid-Atlantic Property Management, Inc., 3100 South Arlington Boulevard; Arlington, VA 22204; sale on 09/02/11 of Lots 1, 2, 32, and part of Lot 3, Block 1, B. M. Smith's Addition to Arlington Heights, 11,861.00 sq. ft., improved, SFD, zoned R-6, at 3100 Arlington Blvd., Arlington, VA, 22204, (assessed value per deed of \$614,900), RPC # 24-009-015; \$849,000 (4484/1232).

Glebe Road Development, LLC, to 2400 Property Corp., 1745 Shea Drive, Suite 200; Highlands Ranch, CO 80129; sale on 09/02/11, Nauck, 121,279.00 sq. ft., improved, apartment, zoned RA-H, at 2485 S. Glebe Road and 2400 24th Road S., Arlington, VA, (assessed value of \$35,056,300), RPC # 32-024-003; \$84,000,000 (4484/426).

Paul F., Luz A., and Mark A. Stroh, to Arlington Designer Homes, Inc., 4719 24th Road North; Arlington, VA 22207; sale on 09/09/11 of Lot 4, Property of Fred Brittingham and part of J. W. Harrill Property, 6,001.00 sq. ft., SFD, zoned R-6, at 2615 N. Nottingham Street, Arlington, VA, 22207, (assessed value of all properties per deed of \$881,800), Lot 7D, Samuel Birch Estate, 7,201.50 sq. ft., vacant, SFD, zoned R-6, at and near N. Nottingham Street, Arlington, VA, 22207, RPC # 01-075-020 01-075-004; \$825,000 (4485/1985).

New Home Sales

Waterford Arlington, LLC, to Bradley E. Abt and Erica Butts, 1418 N. Rhodes Street, #B101; Arlington, VA 22209; sale on 09/01/11 of Condo Unit(s) B101, Phase 2, Rhodes Hill Square Condominium, resid. condo, zoned RA8-18, at 1418 N. Rhodes Street, #B101, Arlington, VA, 22209, RPC # 17-023-049; \$695,300 (4483/2774).

Waterford Falls Church II, LLC, to Lubna Naseem, 444 West Broad Street, #721; Falls Church, VA 22046; sale on 09/01/11 of Condo Unit(s) 721, The Spectrum, resid. condo, at 444 W. Broad Street, #721, Falls Church, VA, 22046, (assessed value per deed of \$438,300), RPC # 51-133-721; \$438,300 (4484/31).

1881 Rosslyn Associates, LLC, to Shaun P. and Lynn J. Gilmore, 1881 N. Nash Street, #2210; Arlington, VA 22209; sale on 09/02/11 of Condo Unit(s) 2210, Tumberry Tower Condominium, improved, resid. condo, zoned C-O-Rosslyn, at 1881 N. Nash Street, #2210, Arlington, VA, 22209, (assessed value per deed of \$1,888,500), RPC # 16-022-223; \$2,100,000 (4484/1105).

Waterford Arlington, LLC, to Jeanne Skinner, 1511 N. Rolfe Street, #A106; Arlington, VA 22209; sale on 09/06/11 of Condo Unit(s) A106, Phase 1, Rhodes Hill Square Condominium, improved, resid. condo, zoned RA8-18, at 1511 N. Rolfe Street, #A106, Arlington, VA, 22209, (assessed value per deed of \$745,000), RPC # 17-023-024; \$770,000 (4484/2235).

Starbuck Realty, LLC, to Matthew M. and Angela S. Buchanan, 3617 North Rockingham Street; Arlington, VA 22213; sale on 09/16/11 of Lot 73, Section 2, Stoneleigh, 13,951.00 sq. ft., improved, SFD, zoned R-10, at 3617 N. Rockingham Street, Arlington, VA, 22213, (assessed value per deed of \$568,900), RPC # 02-009-040; \$1,681,700 (4487/942).

Waterford Falls Church II, LLC, to Raman Harupa, 444 West Broad Street, #501; Falls Church, VA 22046; sale on 09/16/11 of Condo Unit(s) 501, The Spectrum, improved, resid. condo, at 444 W. Broad Street, #501, Falls Church, VA, 22046, (assessed value per deed of \$414,100), RPC # 51-133-501; \$387,500 (4487/741).

Waterford Arlington, LLC, to Priya C., Chandra G., and Paras Shah, 1418 N. Rhodes Street, #B121; Arlington, VA 22209; sale on 09/20/11 of Condo Unit(s) B121, Phase 2, Rhodes Hill Square Condominium, resid. condo, zoned RA8-18, at 1418 N. Rhodes Street, #B121, Arlington, VA, 22209, RPC # 17-023-069; \$699,000 (4488/247).

Waterford Falls Church II, LLC, to Kathleen Schrok, 444 West Broad Street, #511; Falls Church, VA 22046; sale on 09/21/11 of Condo Unit(s) 511, The Spectrum, improved, resid. condo, at 444 W. Broad Street, #511, Falls Church, VA, 22046, RPC # 51-133-511; \$519,900 (4488/1232).

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1881 Rosslyn Associates, LLC, to Ross J. and Amy R. Kari, 1881 N. Nash Street, #1701; Arlington, VA 22209; sale on 09/22/11 of Condo Unit(s) 1701, Turnberry Tower Condominium, improved, resid. condo, zoned C-O-Rosslyn, at 1881 N. Nash Street, #1701, Arlington, VA, 22209, (assessed value per deed of \$1,124,000), RPC # 16-022-173; \$1,100,000 (4488/2157).

1881 Rosslyn Associates, LLC, to Timothy M. Murphy, 1881 N. Nash Street, #1209; Arlington, VA 22209; sale on 09/23/11 of Condo Unit(s) 1209, Turnberry Tower Condominium, improved, resid. condo, zoned C-O-Rosslyn, at 1881 N. Nash Street, #1209, Arlington, VA, 22209, (assessed value per deed of \$1,089,700), RPC # 16-022-133; \$935,000 (4489/479).

4615 16th Street Investment, LLC, to Wray C. Meltmar and Jennifer M. Sweeney, 4615 16th Street N.; Arlington, VA 22207; sale on 09/23/11 of Lot 5 and the West 1/2 of Lot 6, Block 3, Willett Heights, 12,562.50 sq. ft., improved, SFD, zoned R-6, at 4615 16th Street N., Arlington, VA, 22207, (assessed value of \$604,600), RPC # 07-028-013; \$1,531,286 (4489/859).

Comstock Potomac Yard, LC, to Eric T. Leake, 3650 S. Glebe Road, #747; Arlington, VA; sale on 09/23/11 of Condo Unit(s) 747, Phase 2, The Eclipse on Center Park Condominium, improved, resid. condo, zoned C-O-1.5, at 3650 S. Glebe Road, #747, Arlington, VA, 22202, (assessed value per deed of \$334,700), RPC # 34-027-507; \$355,000 (4489/178).

Foundations Under Development & Management, LLC, to Brent and Jennie Krasner, 1005 B Lincoln Avenue; Falls Church, VA 22046; sale on 09/23/11 of Lot 45, Block N, Ellison Heights, 6,002.00 sq. ft., improved, SFD, zoned R-1B, at 1005 B Lincoln Ave., Falls Church, VA, 22046, (assessed value per deed of \$916,500), RPC # 51-215-088; \$949,000 (4489/163).

Shirlington Neighborhoods, LLC, to Brian T. and Aimee A. Fogarty, 3443 Kemper Road; Arlington, VA 22206; sale on 09/23/11 of Lot 86, Section 4, Shirlington Crest, 970.00 sq. ft., improved, TH, zoned RA14-26, at 3443 Kemper Road, Arlington, VA, 22206, (assessed value per deed of \$250,000), RPC # 31-033-302; \$674,940 (4488/2703).

Waterford Arlington, LLC, to Josh Goldberg and Tiffani Manolis, 1418 N. Rhodes Street, #B106; Arlington, VA 22209; sale on 09/23/11 of Condo Unit(s) B106, Phase 2,

Rhodes Hill Square Condominium, improved, resid. condo, zoned RA8-18, at 1418 N. Rhodes Street, #B106, Arlington, VA, 22209, RPC # 17-023-054; \$695,000 (4489/330).

Great Jones Development, LC, to Joseph M. Poellnitz and Katherine L. Schroder, 6006 35th Street North; Arlington, VA 22207; sale on 09/26/11 of Lot 26, Section 2, Williamsburg Village, 10,000.00 sq. ft., improved, SFD, zoned R-10, at 6006 35th Street N., Arlington, VA, 22207, (assessed value of \$568,400), RPC # 02-013-003; \$1,630,000 (4489/1363).

Waterford Arlington, LLC, to Emre Yoldas and Zeynep Senyuz, 1418 N. Rhodes Street, #B116; Arlington, VA 22209; sale on 09/26/11 of Condo Unit(s) B116, Phase 2, Rhodes Hill Square Condominium, improved, resid. condo, zoned RA8-18, at 1418 N. Rhodes Street, #B116, Arlington, VA, 22209, RPC # 17-023-064; \$690,000 (4489/1644).

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