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After Two Years of Double Digit Growth, Commercial Property Value Goes Flat in 2013

After two consecutive years of double-digit increases, the growth in value of commercial real estate in Arlington has come to a screeching halt, according to the newly released calendar year 2013 assessment data.

Moreover, county officials say that the lagging value situation in the commercial property sector could persist for the next few years. Office vacancies caused by the Pentagon's Base Realignment and Closure (BRAC) plan, and concern about the uncertain federal budget situation, are affecting Arlington's commercial property values and may continue to do so over the next few years.

"These assessments reflect the impact that BRAC, and the slow economic recovery, continues to have on Arlington," County Manager Barbara Donnellan said in an announcement issued by the county. "While our balance of commercial and residential development continues to keep Arlington's economic outlook fundamentally sound, we are not immune from the larger economic forces that continue to buffet the nation."

Up until now, commercial property assessments have been rising significantly over the last few years, with assessments rising 12 percent from calendar year 2010 to calendar year 2011, then increasing 13.5 percent from CY 2011 to CY 2012.

But this year is a different story. Overall, commercial property values in the county decreased by one-tenth of one percent, to \$30.4 billion. However, when multi-family rental properties – which increased almost one percent – are removed from the mix, the remaining commercial categories show a decline of one-half of one percent. Not a huge drop, but not an encouraging development for the county's commercial tax base.

Commercial properties continue to account for 49-percent of the county's overall real estate tax base.

In terms of value, residential real estate fared slightly better. The average assessment for existing single-family properties, including condominiums, townhouses and detached homes, increased about 1.0 percent, from \$519,400 in CY 2012 to \$524,700 in CY 2013.

Within that group, the overall breakdown was such that 47-percent of residential owners saw no change in their assessment; 22 percent saw declines of varying amounts; and 31 percent saw increased values. Variations in residential assessments reflect, in part, the diversity of Arlington's housing stock.

The CY 2013 assessment is an estimate of the fair market value as of January 1st, 2013. Residential assessments were based primarily on neighborhood sales occurring July 1st, 2011 through June 30th, 2012.

Budget Gap Ahead. Unfortunately for the county, the lack of growth in property value comes in tandem with an anticipated budget gap. With slower revenue growth, county officials now project that overall county expenditures will outpace revenue (at current tax rates) by \$50 million for fiscal year 2014.

The county manager, who will propose her FY2014 budget in February, said that it will include a mix of spending cuts and proposed tax and fee increases to address the anticipated shortfall. Real estate tax revenues represent approximately 56-percent of total county revenues. Other sources, such as state and federal grant funding, are increasingly uncertain, given the

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continuing budget struggles on both the state and federal level.

“There will be about a \$50 million gap between the county’s revenues and expenses, and both county government and schools will need to make some tough choices to close that gap,” Donnellan said.

County Signs Agreement with U.S. Army for Future Land Exchange

The Arlington County Board on January 10th unanimously approved a Memorandum of Understanding with the U.S. Army that establishes a framework for a future land exchange agreement regarding the Navy Annex site.

“While there undoubtedly will be some time before property is actually exchanged, today’s action is an important first step in this process,” County Manager Barbara Donnellan said in a statement about the MOU.

Old Agreement Terminated. In 2008, the Department of Defense and Arlington officials agreed to a land exchange under which the county would receive 4.23 acres of land on the Navy Annex property north of Columbia Pike, while DOD would receive an equivalent amount of acreage in the Southgate Road right-of-way.

County officials said at the time that the received land would be used for an Arlington Heritage Center and a Freedman’s Village Museum. However, with the recent deaths of older veterans, combined with casualties from the wars in Iraq and Afghanistan, Arlington National Cemetery has a pressing need to expand. So, last year DOD terminated the 2008 agreement, so that it could retain land north of Columbia Pike for future cemetery expansion.

Since the termination, county officials have been working with the U.S. Army and Arlington National Cemetery to build a framework for a new exchange agreement.

“Arlington National Cemetery is sacred ground for our community, our region, and certainly, our nation. This MOU paves the way for an agreement that will allow us to support their expansion goals,” Board Chairman Walter Tejada said in the announcement.

“At the same time, it enables us to meet our goals: preserving and displaying Arlington County’s history and heritage by establishing an Arlington Heritage Center and Freedman’s Village Museum, and fulfilling our transportation and

economic development vision for Columbia Pike,” Tejada said.

Toward a New Agreement. The new MOU outlines the key objectives for both parties and lays out a framework for a future land exchange. The new framework attempts to satisfy both parties by realigning certain stretches of key roads, such as Columbia Pike and Southgate Road. Engineering and design work must be completed first to determine the exact location of a realigned Columbia Pike, and the parties still must work out the exact acreage and parcels to be exchanged.

As envisioned in the new framework, the Army will receive all property north of a realigned Columbia Pike in exchange for providing the county with land south of the Pike. Southgate Road would be realigned to the western edge of the Navy Annex site; this would link the Annex site to the existing Arlington National Cemetery grounds, and it would maintain access to Joint Base Myer-Henderson Hall.

“We look forward to continuing to work closely with our partners at Arlington National Cemetery, the Army and other stakeholders to realize the vision set forth in this MOU by executing a new land exchange agreement,” Donnellan said. “There is no doubt that this will be a huge win for the cemetery and for our community.”

Crystal City Plan Wins Award from American Planning Association

The Crystal City Sector Plan has won the American Planning Association’s 2013 National Planning Achievement Award for Innovation in Economic Planning and Development. County officials will accept the award on April 16th at APA’s national conference in Chicago.

In recognizing the Crystal City plan, the APA cited the fact that it grapples with hardship: vacancies that will be caused by the Pentagon’s Base Realignment and Closing (BRAC) plan. The BRAC process is expected to ultimately result in the vacancy of 4.2 million-square feet of office space, primarily in Crystal City and Rosslyn.

“The Crystal City Plan demonstrates how planning can address the challenges facing our communities,” said Ann Bagley, 2013 APA awards jury chair. “Combining economic analyses with planning best practices has created an implementable plan with an eye toward the future.”

The Economics of Demolition. County officials say that the Crystal City Sector Plan, a 40-year long-range plan, is

among the first of its kind to closely study the economics of demolishing and replacing major commercial buildings. Its economic findings led to an infrastructure finance plan that addressed costs and estimated tax yields anticipated in the coming decades.

The sector plan aims to provide a roadmap for ultimately transforming Crystal City into a walkable and transit-oriented neighborhood. Among the improvements planned for Crystal City are a streetcar line, along the Route 1 corridor, running from Pentagon City metro station through Crystal City to Potomac Yard; 300-foot-tall buildings strategic areas; 7,500 new homes; ground floor retail stores; and improved public open spaces.

In addition, the plan envisions Jefferson Davis Highway as an urban boulevard linking Crystal City's east and west neighborhoods.

"This ambitious, creative plan is already beginning to make Crystal City an even better place to live, work and play, and to help Arlington meet the serious challenges posed by BRAC," County Board Chairman J. Walter Tejada remarked.

The Crystal City Sector Plan was adopted by the county board in 2010 after a 4-year drafting process.

Green Valley Pharmacy Designated as Arlington Historic District

The Arlington County Board on January 29th designated the Green Valley Pharmacy, Arlington's longest continuously operating African American-owned drugstore, as Arlington's 33rd Historic District.

Located in the Nauck neighborhood, the pharmacy was opened in 1952 by its owner, Dr. Leonard Muse, to serve African Americans, who at the time were not served by the county's white-owned pharmacies.

"Green Valley Pharmacy is both a living reminder of Arlington's painful history of racial segregation and a testimony to the triumph of the spirit and the indomitable will of one man, Dr. Leonard Muse, who created not only a business but a community gathering place for Arlington's African American residents," County Board Chair Walter Tejada said.

The Green Valley Pharmacy is the second local historic district to be created within the past 12 months. Calloway Cemetery, a 120-year-old African American landmark,

became a designated historic site in March 2012. Both sites recognize Arlington's African American heritage.

Briefly Noted...

Fraser Forbes has reported the sale of the Columbia Place, a mixed-use development that when built will contain 14 multi-family units, 8 townhouse lots, 3,000 square feet of retail space, and 12 dedicated parking spaces.

The Evergreene Companies, based in Chantilly, Va., was the buyer. Purchase price was \$2.4 million, and the official closing date was Jan. 10, according to Fraser Forbes. The development is located on South Walter Reed Drive and 11th Street South, not far from Columbia Pike.

The Arlington County Board on January 26th awarded a \$733,315 contract to Jeffrey Stack, Inc. to reconstruct Tuckahoe Park playground. Stack, Inc. is based in King George, Virginia. Tuckahoe Park, located at 2400 North Sycamore Street, was last renovated in 1994. Improvements will include an accessible entrance for people with disabilities; new play equipment; pervious paths to enhance storm water run-off; synthetic turf safety surfacing; and bio-retention gardens. Funding comes from the county's Park Maintenance Capital Program.

Also approved was \$83,377 in funding for eight park enhancement grant (PEG) projects across the county, to include:

- Hillside Park, forest restoration, \$11,354
- Lubber Run Park, garden building, \$5,500
- Fort Barnard Community Canine Area, various improvements, \$15,000
- Thomas Jefferson Middle School, garden design and enhancement, \$13,718
- Fraser Park, table and bench construction, \$10,400
- Alcove Heights Park, volleyball court improvements, \$5,523
- John Marshall Drive, various improvements, \$9,290
- Woodlawn Park – walking and biking path, \$12,592

Board Land Use Actions of Interest January 2013

FBC-16 (Approved 01/26/13) - Columbia Pike Form Based Code Amendments (Arlington County, 2100 Clarendon Blvd., Arlington, VA 22201); county board approved amendments to Section 20, Arlington County

Zoning Ordinance, "CP-FBC" Columbia Pike Form Based Code Districts to Section II, revising existing definition for "Street Light" to remove requirements for location and illumination levels from definition; Section III, to require that placement of street lights be 2 to 4 feet behind the back of curb and clarify the descriptions of "shy zone" and "furniture zone;" Section V, to remove existing references to placement of street lights and to change minimum tree caliper size from 4 to 4 1/2 inches to 3 1/2 inches; and Section VI, to require a variety of heights and fixtures for street lights based on street typology and require the submission of a photometric analysis to determine the appropriate spacing of street lights, Columbia Pike Special Revitalization District.

SP #25 (Approved 01/26/13) - Waterview Site Plan Amendment (Arlington County Board of Supervisors, 2100 Clarendon Blvd., Arlington, VA 22201); county board approved a site plan amendment (on the board's own motion) to amend Condition #61 to eliminate the requirement for the placement of an electronic kiosk programmed to highlight events and businesses in Arlington, 1919 N. Lynn St., RPC # 16-018-010.

SP-346-U-11-1 (Approved 01/26/13) - Melody Tavern Live Entertainment Use Permit (Melody Tavern, LLC, Michael Daley, owner, 3650 Glebe Rd., Suite 170, Arlington, VA 22202); county board approved discontinuance of use permit for live entertainment and dancing due to closure of restaurant (Melody Tavern), 3650 S. Glebe Rd. (The Eclipse at Center Park Condominium Building at Potomac Yard), RPC # 34-027-322.

U-3171-07-4 (Approved 01/26/13) - Perfect Pointe Dance Studio Use Permit Review (Kendra M. and Christopher G. Slatt, t/a Perfect Pointe Dance Studio, 4650 Washington Blvd., #728, Arlington, VA 22201); county board approved renewal of use permit for an existing dance studio at Perfect Pointe Dance Studio, subject to conditions and with county board review in October 2018, 2425, 2433, 2435, 2499, 2503, and 2509 N. Harrison St. (within the 1LL and 5LL suites in the Lee Harrison Shopping Center), RPC # 02-073-084.

U-3208-08-1 (Approved 01/26/13) - Bissett Family Day Care Use Permit Review (Shaun Bissett, 3110 19th St. South, Arlington, VA 22204); county board approved discontinuance of family day care due to cessation of operation in October 2011, 3110 19th St. South, RPC # 31-009-024.

U-3223-09-1, U-3224-09-1, and U-3334-12-1 (Approved 01/26/13) - Use Permit Amendments on Board's Own Motion (Arlington County Board of Supervisors, 2100 Clarendon Blvd., Arlington, VA 22201); county board adopted ordinance to amend the conditions which stipulate minimum tree caliper size requirements from 4 to 4.5 inches to 3.5 inches, U-3223-09-1 (1100 S.

Edgewood Street), U-3224-09-1 (1036, 1100 and 1106 S. Highland Street) and U-3334-12-1 (3400, 3506 and 3514 Columbia Pike and 1100 and 1110 S. Glebe Road).

U-3321-11-1 (Approved 01/26/13) - Arlington Rooftop Bar & Grill Use Permit Review (Yogi Dumera, Owner, Arlington Rooftop Bar & Grill, 3120 N. Pershing Dr., Arlington, VA 22201); county board approved renewal of use permit for a restaurant providing live entertainment at Arlington Rooftop Bar & Grill, subject to conditions and with county board review in 3 years (January 2016), 2424 Wilson Blvd., RPC # 18-006-011, 18-006-017.

U-3323-11-1 (Approved 01/26/13) - P. Brennan's Irish Pub & Restaurant Use Permit Review (Mark Pantall, General Manager, 2910 Columbia Pike, Arlington, VA 22204); county board approved renewal of use permit for live entertainment at P. Brennan's Irish Pub and Restaurant, subject to conditions and with county board review in 3 years (January 2016), 2910 Columbia Pike, RPC # 32-006-030.

U-3324-11-1 (Approved 01/26/13) - Harvey Hall Child Care Center Use Permit Review (Jennifer Endo, Harvey Hall Housing Corp., c/o AHC, Inc., 2230 Fairfax Dr., Suite 100, Arlington, VA 22201); county board approved renewal of use permit for a child care center, subject to conditions, with county board review in 1 year (January 2014), 850 S. Greenbriar St. (Harvey Hall), RPC # 22-011-054.

U-3352-13-1 (Approved 01/26/13) - Metta Montessori Use Permit (Anne C. Runevald Perera, 3911 Ninth St. South, Arlington, VA 22204); county board approved use permit to expand a family day care home from 5 to 9 children, subject to conditions and with county board review in 1 year (January 2014), 3911 Ninth St. South, RPC # 23-032-044.

Amendments to the Zoning Ordinance Section 16A (authorized 01/26/13) - Amendments to Section 16A, R-C Apartment Dwelling and Commercial Districts (Arlington County, 2100 Clarendon Blvd., Arlington, VA 22201); county board authorized advertisement of public hearings (Planning Commission on 02/11/13 and Board on 02/23/13) to consider amendments to Section 16A, R-C Apartment Dwelling and Commercial ("High-Medium Residential Mixed-Use") Districts to confirm the location and designation of properties eligible for rezoning by the county board to R-C Districts through clarifying purpose language to state that properties designated "High-Medium Residential Use" located outside of the one-quarter mile radius from a Metro station entrance are eligible for rezoning by the county board to the R-C District.

North Quincy Street Plan Addendum (authorized 01/26/13) - North Quincy Street Plan Addendum and Associated GLUP and Master Transportation Plan Amendments (Arlington County, 2100 Clarendon Blvd.,

Arlington, VA 22201); county board authorized advertisement of public hearing (Planning Commission on 02/11/13 and Board on 02/23/13) for the adoption of the North Quincy Street Addendum and associated GLUP and MTP amendments to help guide future planning and development with regard to transportation, land use, building form, and open space, area generally bounded by N. Glebe Rd., N. Carlin Springs Rd., N. Henderson St., and a portion of N. Thomas St.

Zoning Ordinance Amendments to Sections 1, 3, 4, 5, 19, 21, 25C, 26A, 27A, and 33 (authorized 01/26/13) - Amendments to Parking Standards at Public Schools and Recreational Facilities (Arlington County, 2100 Clarendon Blvd., Arlington, VA 22201, (703)228-3000; board authorized advertisement of public hearings (Planning Commission on 02/11/13; Board on 02/23/2013) of zoning ordinance amendments to revise parking standards for elementary and middle schools; permit off-site vehicles to park at community swimming pools subject to use permit approval; and permit county board modification of parking standards for schools subject to use permit approval; and permit county board modification of parking standards for county-owned recreational facilities, subject to use permit approval, countywide.

Building Permits Issued January 1 through 31, 2013 Residential

No new building permits were reported as having been issued by Arlington County between January 1st and 31st, 2012.

Commercial

Breeding Construction Inc., 2001 South Arlington Ridge Road, Arlington, VA 22202; for 1 \$25,000, remove fiberglass corrugated roofing and install new standing seam metal roof w/ice and water shield and install new siding and windows tempered glass at 556 South 22nd Street;

Jones Lang Lasalle Construction Company Inc., 3020 Hamacker Court, #301, Fairfax, VA 22031; for 1 \$40,000, interior demo 7th, 8th, and 13th floor at 901 North Stuart Street;

T. Cook Company, P.O. Box 5643, Arlington, VA 22205; for 1 \$25,000, kitchen renovation replace cabinets at 6000 Wilson Boulevard.

Building Permits Submitted January 1 through 31, 2013 Residential

ANV Construction Group, 5601 North 24th Street, Arlington, VA 22205; for 1 \$410,000 SFD at 5601 North 24th Street;

BCN Design Build LLC, 10 Jackson Road, Newport, RI 02840; for 1 \$500,000 SFD at 3451 North 13th Street;

BCN Design Build LLC, 4535 North 25th Road, Arlington, VA 22207; for 1 \$500,000 SFD at 4531 North 25th Road;

Barrett Development LLC, 5335 Lee Highway, 3rd floor, Arlington, VA 22207; for 1 \$520,000 SFD at 1312 North Evergreen Street;

HP Homes Inc., 3509 North Jefferson Street, Arlington, VA 22207; for 1 \$380,000 SFD at 3509 North Jefferson Street;

Jackie Moore, 1916 North Cameron Street, Arlington, VA 22207; for 1 \$210,000 SFD at 2724 South 1st Street;

Parris Robert Andrew, 2608 North 9th Street, Arlington, VA 22201; for 1 \$400,000 SFD at 2608 North 9th Street;

Sagatov Associates Inc., 521 North Lincoln Street, Arlington, VA 22201; for 1 \$350,000 SFD at 3412 North 6th Street;

Stanley Martin Custom Homes LLC, 6119 Williamsburg Boulevard, Arlington, VA 22207; for 1 \$300,000 SFD at 6119 Williamsburg Boulevard;

Sunline Inc., 4521 Dittmar Road, Arlington, VA 22207; for 1 \$495,000 SFD at 4521 Dittmar Road.

Residential Totals

New Single Family Detached: 10

Commercial

BF Saul Company, 8401 Connecticut Avenue, Chevy Chase, MD 20815; for 1 \$56,140, interior alterations to suite 220 at 3000 Wilson Boulevard;

Dumera Properties One LLC, 2424 Wilson Boulevard, Arlington, VA 22201; for 1 \$35,000, relocating kitchen/update kitchen at 2424 Wilson Boulevard;

James G. Davis Construction Corp., 9302 Lee Highway, G Level, Fairfax, VA 22031; for 1 \$125,000, interior alteration to server room & rooftop at 4245 Fairfax Drive;

Miller Construction Services Inc., 3333 New Hyde Park Road, #100, New Hyde Park, NY 11042; for 1 \$110,000, replacement of 5,677 sq. ft. of concrete floor at 1200 South Fern Street;

Suffolk Construction Company Inc., 1700 Army Navy Drive, Arlington, VA 22204; for 1 \$85,000, sheeting and shoring at 1700 Army Navy Drive;

TBD, 115 Park Street, SE, #200, Vienna, VA 22180; for 1 \$303,000, modify existing single story building from three tenant spaces to one tenant space, change use from A-2 (restaurant) and B (auto repair) to retail at 3902 Wilson Boulevard;

TBD, 45 Rockefeller Plaza, New York, NY 10111; for 1 \$84,000, interior alterations to the 8th floor suite B at 1655 Fort Myer Drive;

TBD, 3020 Hamacker Court, #301, Fairfax, VA 22031; for 1 \$553,170, new tenant fit out at 901 North Stuart Street;

TBD, 1700 North Moore Street, #2200, Rosslyn, VA 22209; for 1 \$690,000, tenant layout at 1700 North Moore Street;

TBD, 210 Route 4 East, Paramus, NJ 07652; for 1 \$1,050,000, interior alteration at 2451 Crystal Drive;

TBD, 8750 North Central Expressway, #800, Dallas, TX 75201; for 1 \$135,000, interior alteration to suite 220 at 2111 Wilson Boulevard;

TBD, 1730 M Street, NW, #408, Washington, DC 20036; for 1 \$15,000,000, interior renovation to plaza and G1 levels including leasing office, social room, concierge, fitness room, common corridors, and game room business center at 2111 Jefferson Davis Highway;

TBD, 1101 Connecticut Avenue, NW, #250, Washington, DC 20036; for 1 \$59,725, interior alterations to suite 830 at 1421 Jefferson Davis Highway;

TBD, 1700 North Moore Street, #2200, Rosslyn, VA 22209; for 1 \$153,000, interior alterations for future tenant at 1700 North Moore Street;

TBD, 400 Montgomery Street, #400, San Francisco, CA 94104; for 1 \$170,000, interior alterations to suite 1000 at 1800 North Kent Street;

TBD, 2400 North Street, NW #600, Washington, DC 20037; for 1 \$48,000, interior alterations to suite 240 at 2000 North 14th Street;

TBD, 8401 Conn Avenue, Chevy Chase, MD 20815; for 1 \$180,000, tenant fit out at 3000 Wilson Boulevard;

TBD, 1101 Connecticut Avenue, NW, #250, Washington, DC 20036; for 1 \$84,760, interior alterations to suite 820 at 1421 Jefferson Davis Highway;

TBD, 2345 South Crystal Drive, 10th floor, Arlington, VA 22202; for 1 \$2,200,000, new office partitions, acoustic ceiling lighting, and HVAC at 1801 South Bell Street;

TBD, 210 Route 4 East, Paramus, NJ 07652; for 1 \$375,000, interior alteration to the 9th floor at 2011 Crystal Drive;

The Donohoe Companies Inc., 2101 Wisconsin Avenue, NW, Washington, DC 20007; for 1 \$145,000, interior alterations only/fit up of an existing shell tenant space of 3,748 sq. ft. at 1401 North Adams Street.

Real Estate Transactions of Interest January 2 through 31, 2013

Commercial/Land

Arc Club Associates, LP, to VM Club Properties, LLC, 1201 Seven Locks Road, Suite 350; Potomac, MD 20854; sale on 01/02/13 of Lots 3 & 4, Sports & Health Center, Thomas H. Fairbanks Property, 14,912.00 sq. ft., improved, commercial, zoned C-2, at 1122 Kirkwood Road, Arlington, VA, (assessed value of \$2,794,100), part of Lot 2, Thomas H. Fairbanks Property, 8,230.20 sq. ft., commercial, zoned C-2, at and near Kirkwood Road, Arlington, VA, (assessed value of \$582,700), RPC # 15-086-002 15-086-025; \$1,900,000 (4639/2014).

Columbia Place, LLC, to EVG-CP, LLC, 3684 Centerview Drive, #120; Chantilly, VA 20151; sale on 01/11/13 of Lots 29 & 30, Heads Addition to Arlington, 5,765.00 sq. ft., apartment, zoned CP-FBC, at 1105 S. Walter Reed Dr., Arlington, VA, (assessed value per deed of \$291,200) Note: additional addresses include addresses on 11th Ct. S., Edgewood Street, & S. Walter Reed Dr.), Outlot A, Capstone's Addition to Arlington, 1,548.00 sq. ft., apartment, zoned CP-FBC, at and near S. Walter Reed Dr., Arlington, VA, (assessed value per deed of \$4,600), Lot 1, Capstone's Addition to Arlington, 5,253.00 sq. ft., SFD, zoned CP-FBC, at and near S. Walter Reed Dr., Arlington, VA, (assessed value per deed of \$288,000), Lot 2, Capstone's Addition to Arlington, 5,398.00 sq. ft., vacant, SFD, zoned CP-FBC, at and near S. Walter Reed Dr., Arlington, VA, (assessed value per deed of \$288,000), Lot 3, Columbia Place, Capstone's Addition to Arlington, 5,966.00 sq. ft., apartment, zoned CP-FBC, at and near S. Walter Reed Dr., Arlington, VA, (assessed value per deed of \$291,200), Lot 4, Capstone's Addition to Arlington, 6,270.00 sq. ft., apartment, zoned CP-FBC, at and near S. Walter Reed Dr., Arlington, VA, (assessed value per deed of \$294,400), Lots 27 & 28, Columbia Place, Heads Addition to Arlington, 6,039.00 sq. ft., apartment, zoned CP-FBC, at 1106 & 1108 S. Edgewood Street, Arlington, VA, (assessed value per deed of \$371,100), RPC # 32-005-007 32-005-018 32-005-006 32-005-016 32-005-015 32-005-014 32-005-013; \$1,948,000 (4643/1628).

Elizabeth A. & Michael J. Bono, to Colonial Terrace 1622, LLC, 3200 Lee Highway; Arlington, VA 22207; sale on 01/15/13 of part of Lots 17, 18A, 19, 20, & 21, Bond Film & Video, Inc., Section 4, Lyon Village, 15,476.00 sq. ft., improved, commercial, zoned C-2, at 3200 Lee Highway, Arlington, VA, 22207, This is a commercial mixed/office building built in 1946 (assessed value per deed of \$1,558,500), RPC # 06-034-029; \$1,625,000 (4644/1073).

Residential/Lots

John Kenneth Fols, to LG Rolfe Street, LLC, c/o Lion Gables Realty, LP; 8280 Greensboro Drive, Suite 605; McLean, VA 22102; sale on 01/02/13 of Lot 7, Block 21, Ft. Myer Heights, 6,050.00 sq. ft., SFD, zoned RA8-18, at 1325 N. Rolfe Street, Arlington, VA, (assessed value of \$587,800), RPC # 17-024-005; \$1,505,500 (4639/2312).

K. Stewart Evans, Jr., to Complete Builders Suppliers, Inc., 1401 Parklawn Court; Chantilly, VA 20151; sale on 01/02/13 of Lot 8, Johnstons Addition to Country Club Hills, 13,061.00 sq. ft., SFD, zoned R-10, at 4503 32nd Road N., Arlington, VA, 22207, (assessed value per deed of \$1,107,700), RPC # 03-074-002; \$1,150,000 (4640/124).

Rhodes Street Apartments, LLC, to LG Rolfe Street, LLC, c/o Lion Gables Realty, LP; 8280 Greensboro Dr., Suite 605; McLean, VA 22102; sale on 01/02/13 of part of Lot 5, Cozzo Apartments, Block 21, Ft. Myer Heights, 8,615.00 sq. ft., improved, apartment, zoned RA8-18, at and near 1300 N. Rhodes Street, Arlington, VA, (assessed value of \$911,400), RPC # 17-024-010; \$2,400,000 (4639/2317).

Westover Place X, LLC; Westover Place II, LLC; & Westover Place VIII, LLC, to The Evergreene Companies, LLC, 3684 Centerview Drive, Suite 120; Chantilly, VA 20151; sale on 01/02/13 of Lot 1, Section 2, Westover Park, 13,773.00 sq. ft., apartment, zoned RA14-26, at 1015 N. Kensington Street, Arlington, VA, 22205, (assessed value per deed of \$1,250,000), Lot 5, Section 3, Westover Park, 14,960.00 sq. ft., apartment, zoned RA14-26, at 1009 N. Kensington Street, Arlington, VA, 22205, (assessed value per deed of \$1,125,000), Lot 6, Section 3, Westover Park, 18,218.00 sq. ft., apartment, zoned RA14-26, at 1005 N. Kensington Street, Arlington, VA, 22206, (assessed value per deed of \$1,000,000), RPC # 09-072-001 09-072-012 09-072-011; \$4,000,000 (4639/2742).

Ernest, Inc., to Medical Real Estate, LLC, 5730 Washington Boulevard; Arlington, VA 22205; sale on 01/04/13 of Lot 243, Parcel D, Westover Hills, 6,285.00 sq. ft., SFD, zoned R-6, at 5730 Washington Blvd., Arlington, VA, 22205, (assessed value per deed of \$529,400), RPC # 09-067-004; \$372,000 (4641/490).

Larry A. & Marjorie A. Stump, to LG Rolfe Street, LLC, c/o Lion Gables Realty, LP; 8280 Greensboro Dr., Suite 605; McLean, VA 22102; sale on 01/07/13 of Lot 15, Block 21, Ft. Myer Heights, 4,269.00 sq. ft., SFD, zoned RA8-18, at 1307 N. Rolfe Street, Arlington, VA, (assessed value of \$579,900), RPC # 17-024-001; \$826,700 (4641/2426).

Colum F. Sheehan and Mary E. Hall, to Blue Homes Ventures, LLC, 3408 25th Street S., #7; Arlington, VA 22206; sale on 01/16/13 of Condo Unit(s) 7, Valley Heights Condo, resid. condo, zoned RA6-15, at 3408 25th Street S., #7, Arlington, VA, 22206, (assessed value per deed of \$87,000), RPC # 31-033-038; \$95,000 (4644/2682).

Robert R. and Sherrard C. Foster, to Monarch Homes, Inc., P.O. Box 548; Vienna, VA 22183; sale on 01/17/13 of Lot 6, Section 1, Arlingwood, 20,877.00 sq. ft., SFD, zoned R-10, at 4129 N. Randolph St., Arlington, VA, (assessed value per deed of \$834,600), RPC # 03-003-037; \$725,000 (4645/1663).

Daniel Havey, to Aegean Mare, LLC, c/o Condo 1, Inc.; 3240 Wilson Blvd., #120; Arlington, VA 22201; sale on 01/23/13 of Condo Unit(s) 209, The Hartford Condominium, resid. condo, zoned C-R, at 1200 N. Hartford St., #209, Arlington, VA, 22201, (assessed value per deed of \$377,500), RPC # 15-071-051; \$402,000 (4646/1327).

Donna L. Rainbolt, to Celebrity Homes, LC, 6575 Little Falls Road; Arlington, VA 22213; sale on 01/23/13 of Lot 12, River Knoll, 8,940.00 sq. ft., SFD, zoned R-8, at 6575 Little Falls Road, Arlington, VA, 22213, (assessed value per deed of \$564,500), RPC # 01-017-008; \$565,000 (4646/997).

Lindsay B. Faeder, to Kerbs Vest Family, LLC, 1021 North Garfield Street, #436; Arlington, VA 22201; sale on 01/23/13 of Condo Unit(s) 436, Clarendon 1021 Condominium, improved, resid. condo, zoned C-R, at 1021 N. Garfield St., #436, Arlington, VA, 22201, (assessed value per deed of \$509,200), RPC # 18-025-207; \$561,000 (4647/101).

1881 Rosslyn Associates, LLC, to Interlink Asset Management, LLC, 1600 Wilson Blvd., Suite 1210; Arlington, VA 22209; sale on 01/24/13 of Condo Unit(s) 1408, Turnberry Tower Condominium, improved, resid. condo, zoned C-O-Rosslyn, at 1881 N. Nash St., #1408, Arlington, VA, (assessed value of \$719,900), RPC # 16-022-144; \$799,000 (4647/1540).

Edward A. Giarusso and Denise G. Bunch, to Sunnyside Development, LLC, 100 N. Buchanan Street; Arlington, VA 22205; sale on 01/25/13 of Lot 14, Section 3, Oakwood, 11,209.00 sq. ft., SFD, zoned R-8, at 6631 29th St. N., Arlington, VA, 22213, (assessed value per deed of \$593,200), RPC # 01-015-015; \$625,000 (4648/50).

Amrik Singh Choudhary and Joginder Paul Jassal, to Cornerstone Investments Builders, LLC, 11505 Vale Road; Oakton, VA 22124; sale on 01/28/13 of Lot 9 and part of Lot 11, Wallace Addition to Nauck, 3,401.00 sq. ft., SFD, zoned R2-7, at 3121 24th St. S., Arlington, VA, (assessed value per deed of \$228,300), RPC # 31-025-025; \$170,000 (4648/1125).

Melissa A. Gaulding, to New Spring, LLC, P.O. Box 2382; Fairfax, VA; sale on 01/28/13 of part of Lot 3, Lewis Place Halls Hill, 3,988.00 sq. ft., improved, SFD, zoned R-6, at 1919 N. Cameron St., Arlington, VA, 22207, (assessed value of \$485,100), RPC # 08-011-016; \$390,000 (4648/792).

Hans A. Stowasser, to 5805, LLC, 1825 N. Bryan St.; Arlington, VA 22201; sale on 01/31/13 of Lot 57, Section 4, Williamsburg Village, 11,595.00 sq. ft., SFD, zoned R-10, at 5805 37th St. N., Arlington, VA, 22207, (assessed value per deed of \$563,800), RPC # 02-083-004; \$605,000 (4650/361).

New Home Sales

Barrett Company No. 31, LLC, to Arman Kayablian, 4007 N. Richmond Street; Arlington, VA 22207; sale on 01/02/13 of Lot 2, Potomac Crest Subdivision, 9,188.00 sq. ft., improved, SFD, zoned R-10, at 4007 N. Richmond Street, Arlington, VA, 22207, (assessed value per deed of \$903,400), RPC # 03-004-025; \$1,819,253 (4640/99).

Kingdom Group, LLC, to Alexandra and Eric Bocian, 1913 N. Cameron Street; Arlington, VA 22207; sale on 01/02/13 of Lot 1, Kingdom Estates, 7,864.00 sq. ft., SFD, zoned R-6, at 1913 N. Cameron Street, Arlington, VA, 22207, (assessed value per deed of \$418,200), RPC # 08-011-081; \$1,075,000 (4640/328).

27th Street, LLC, to Brian T. Gilmore, 3603 27th Street N.; Arlington, VA 22207; sale on 01/03/13 of Lot 13-B, Riverwood, 31,560.00 sq. ft., SFD, zoned R-20, at 3603 27th Street N., Arlington, VA, 22207, (assessed value per deed of \$565,900), RPC # 04-011-517; \$1,775,000 (4640/529).

Waterford Falls Church II, LLC, to Rami O. Naser, 444 West Broad Street, #223; Falls Church, VA 22046; sale on 01/04/13 of Condo Unit(s) 223, The Spectrum, resid. condo, at 444 W. Broad Street, #223, Falls Church, VA, 22046, (assessed value of \$346,200), RPC # 51-133-223; \$355,900 (4641/468).

1881 Rosslyn Associates, LLC, to Solomon Bekele, 1881 N. Nash Street, #2201; Arlington, VA 22209; sale on 01/07/13 of Condo Unit(s) 2201, Turnberry Tower Condominium, improved, resid. condo, zoned C-O-Rosslyn, at 1881 N. Nash Street, #2201, Arlington, VA, 22209, (assessed value per deed of \$3,762,800), RPC # 16-022-218; \$3,700,000 (4641/2388).

Celebrity Homes, LC, to Jude Greg and Erin C. Nitsche, 1730 N. Harrison Street; Arlington, VA 22205; sale on 01/08/13 of Lot 156B, Section 3, Tara, 9,539.00 sq. ft., improved, SFD, zoned R-8, at 1730 N. Harrison Street, Arlington, VA, 22205, (assessed value per deed of \$1,341,100), RPC # 09-027-007; \$1,332,100 (4642/441).

GBI Lyon Pointe, LC, to Mallory Lobisser, 2702 Lee Highway, #2-B; Arlington, VA 22201; sale on 01/22/13 of Condo Unit(s) 2-B, Lyon Pointe Condominium, resid. condo, zoned RA8-18, at 2702 Lee Highway, #2B, Arlington, VA, 22201, (assessed value of \$703,600), RPC # 15-015-026; \$749,900 (4645/2538).

Crest Development, LLC, to Louis and Bonnie Robbins, 2215 N. Greenbrier Street; Arlington, VA 22205; sale on 01/23/13 of Lot 6, Garden Commons, 8,570.00 sq. ft., improved, SFD, zoned R-6, at 2215 N. Greenbrier St., Arlington, VA, 22205, (assessed value per deed of \$1,295,000), RPC # 09-001-036; \$1,295,000 (4646/1138).

EVG-RFT Ventures, LLC, to Henry H. Kim, 2207 19th Court North; Arlington, VA 22201; sale on 01/23/13 of Lot 4, Ritlands 19th Ct. N. Aurora Heights, 1,603.00 sq. ft., TH,

zoned RA8-18, at 2207 19th Ct. N., Arlington, VA, 22201, (assessed value of \$707,300), RPC # 15-023-035; \$1,097,621 (4646/856).

EVG-RFT Ventures, LLC, to Chikuang Patrick Cheng and Yisan Lee, 2213 19th Ct. N.; Arlington, VA 22203; sale on 01/23/13 of Lot 7, Ritlands 19th Ct. N. Aurora Heights, 1,843.00 sq. ft., TH, zoned RA8-18, at 2213 19th Ct. N., Arlington, VA, 22203, (assessed value of land only per deed of \$382,500), RPC # 15-023-038; \$942,830 (4646/883).

EVG-RFT Ventures, LLC, to Loni Jean Sherwin and Sean Christopher Gordon, 2209 19th Court North; Arlington, VA 22201; sale on 01/28/13 of Lot 5, Ritlands 19th Ct. N. Aurora Heights, 1,538.00 sq. ft., TH, zoned RA8-18, at 2209 19th Ct. N., Arlington, VA, 22201, (assessed value of \$675,800), RPC # 15-023-036; \$942,730 (4648/1582).

Waterford Falls Church II, LLC, to Judith Rodriguez, 444 West Broad Street, #513; Falls Church, VA 22046; sale on 01/28/13 of Condo Unit(s) 513, The Spectrum, resid. condo, at 444 W. Broad Street, #513, Falls Church, VA, 22046, (assessed value of \$423,300), RPC # 51-133-513; \$474,900 (4648/1531).

Abdo Quinn, LLC, to Alireza Haghighat and Mastaneh Javadi, 1700 Clarendon Blvd., #145; Arlington, VA 22209; sale on 01/29/13 of Condo Unit(s) 145 and parking spaces P-138 & P-109, Phase 1, Gaslight Square Condominium, resid. condo, zoned RA6-15, at 1700 Clarendon Blvd., #145, Arlington, VA, 22209, (assessed value of \$804,900), RPC # 17-008-037; \$820,000 (4649/246).

Comstock Potomac Yard, LC, to Tania Brunn, 3650 S. Glebe Road, #157; Arlington, VA 22202; sale on 01/31/13 of Condo Unit(s) 157, Phase 2, The Eclipse on Center Park Condominium, improved, resid. condo, zoned C-O-1.5, at 3650 S. Glebe Road, #157, Arlington, VA, 22202, (assessed value of \$532,100), RPC # 34-027-335; \$575,000 (4649/2516).

EVG-RFT Ventures, LLC, to Patricia C. Tobin, 2211 19th Court North; Arlington, VA 22201; sale on 01/31/13 of Lot 6, Ritlands 19th Ct. N. Aurora Heights, 1,538.00 sq. ft., TH, zoned RA8-18, at 2211 19th Ct. N., Arlington, VA, 22201, (assessed value of \$675,800), RPC # 15-023-037; \$935,174 (4650/848).

Sunnyside Development, LLC, to Mark A. and Kristina G. Rigopoulos, 5934 14th Street N.; Arlington, VA 22205; sale on 01/31/13 of Lot 3, Block 1, Fostoria, 7,500.00 sq. ft., improved, SFD, zoned R-6, at 5934 14th St. N., Arlington, VA, 22205, (assessed value of \$1,000,600), RPC # 10-031-012; \$1,265,000 (4650/961).

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