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2-10-15

**Jackie Henderson**

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**From:** Kendel Taylor  
**Sent:** Thursday, February 26, 2015 2:37 PM  
**To:** City Council  
**Cc:** City Council Aides; Jackie Henderson; Laura Triggs; Bryan Page; Mark Jinks  
**Subject:** New Construction and Project Counts  
**Attachments:** 2015 Condo Projects and Unit Counts.pdf; 2015 Multi-Family Projects and Unit Counts.pdf; 2015 New, Proposed and On-Going.pdf; 2015 TH Projects and Unit Counts.pdf

After we published the 2015 Assessment Report, Councilman Wilson asked for a few of the attachments that we have included in prior years that relate to new construction projects. They are included in this email.

If you have any questions, Bryan Page would be more than happy to assist you. He can be reached at 703-746-4156.

We are wrapping up the work on the comparisons with Arlington County that were requested at the February 10<sup>th</sup> meeting and will be forwarding that to you shortly.

Thanks,

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### Proposed and Recently Completed Condominium Projects

Location	Project Name	Counts
<b>Potomac Yard</b>		
		Unit Count
		0 Totals
<b>Old Town</b>		
		Unit Count
	Old Town Commons	75
	The Oronoco	60
	King Street Condo	50
	Robinson Terminal - North	63
	Robinson Terminal- South	39
		287 Totals
<b>Del Ray</b>		
	In-Fill Oakville Industrial (TBD)	
		0 Totals
<b>Carlyle</b>		
		0 Totals
<b>West End</b>		
		0 Totals
		<b>287 Grand Total</b>

**Proposed, On-going and Recently Completed Multi-Family Projects**

<b>Location</b>	<b>Project Name</b>	<b>Unit Counts</b>
<b>Potomac Yard</b>		
		Unit Count
	Bell Del Ray	276
	Wood Partners	150
	Bozzuto Apt	249
	Gateway Residences	297
	JGB-Giant/Notch 8	211
		1,183 Totals
<b>Old Town</b>		
		Unit Count
	The Kingsley Apt	175
	1111 Belle Pre	360
	The Mill	34
	Braddock Metro Pl	165
	WRIT Apt	270
	Gateway Plaza Ph 2	175
	Hunting Terrace - FP	443
	Slaters Lane	31
		1,653 Totals
<b>Del Ray</b>		
		Unit Count
	The Calvart	334
	Alexandria Village	478
		812 Totals
<b>Carlyle</b>		
		Unit Count
	The Park Meridian	505
	Hoffman Blk 11&12	1,211
	Carlyle Plaza II	625
		2,341 Totals
<b>West End</b>		
		Unit Count
	Echols	132
	Mill Creek	502
	Cameron Park	391
	Home Properties	424
	Hawthorne Suites	185
	Washington Suites	219
	The Gateway @ King	453
		2,306 Totals
		<b>8,295 Grand Total</b>

**SIGNIFICANT ON-GOING, RECENTLY COMPLETED and PROPOSED NEW CONSTRUCTION**

Project Name and Address	Land Use	Estimate % Complete	Project Description	2015 Assessed Values
The Kingsley Apartments Harris Teeter 500 Madison St	Mixed Use: Apartments & Retail	100%	175 Unit Mid- Rise Apartment w/ below grade parking and Ground Floor Retail Grocer - Harris Teeter	\$ 82,670,000
The Oronogo Condos 601 N Fairfax St	Luxury Condos	100%	60 Waterfront Condos w/ below grade parking	\$ 117,130,350
Braddock Metro Place a/k/a - The Bradleys 1260 Braddock Pl	High- Rise Apartments	75%	165 High-Rise Apartment units w/ below grade parking	\$ 42,400,000
Old Town Commons	Mixed Use Residential & Condo	100%	Townhouse, Condo and ARHA	\$ 172,548,872
Prince Street Hotel 1620 Prince St	Boutique Hotel	50%	109 Key Hotel Project	\$ 13,000,000
Park Meridian at Eisenhower Station 2250 Mill Road (Carville)	High-Rise Luxury Apts	10%	505 Unit Apartments- 24 Story w/ below grade parking	\$ 29,000,000
Del Ray Tower 3110 Mt Vernon Ave	Mid and High-Rise Apts w/ Retail	100%	334 Apartment Units w/ below grade parking and ground floor retail	\$ 104,000,000
Notch 8- JBG Development 2900 Main Line Blvd Potomac Yard	Mixed Use - Apts/w Retail	33%	Ground Floor Grocer - Grant, 211 Market & 22 Affordable Mid- Rise Apartment units w/ below grade parking	\$ 42,000,000
The Alric 701 & 731 Seaton Ave Potomac Yard	Mixed Use: Mid- Rise Apts w/ Retail	95%	323 Mid- Rise Units w/ below grade parking and small retail component	\$ 99,900,000
The Frasier 2500 Main Line Blvd Potomac Yard	Mid- Rise Apartments	33%	249 Mid- Rise Apartments w/ below grade parking	\$ 41,000,000
Station 650 at Potomac Yard 1800 Main Line Blvd Potomac Yard	Mid- Rise Apartments	33%	150 Market & 33 Affordable Mid- Rise Apartments with below grade parking	\$ 31,250,000
Bell Del Ray Apartments 625 E Monroe (Potomac Yard)	Mid- Rise Apartments	100%	276 Apartment Units with above grade parking garage	\$ 80,000,000
Pulte Homes Potomac Yard	Mixed Use Residential	On-Going	Townhouse, Townhouse Condo, Apartments	\$ 385,817,655
Safeway 1526 King St	Life-Style Grocer	100%	57,622 SF Grocer with structured parking	\$ 22,000,000
Mill Creek Apartments aka/ Modero Tempo 650 S Van Dorn	Mid- Rise Apartments w/ Retail	85%/25%	Two Phase Mid-Rise Apartments 371 Units - Phase I 131 Units - Phase II	\$ 112,000,000
Hunting Terrace Apartments aka/ Landmark Gateway 1199 S Washington	Mid- Rise Apartments	Final Site Plan Approved	442 Mid- Rise Apartments w/ 65 affordable units	\$ 23,440,000
Washington Suite Residences 100 S Reynolds	Hotel to Apartment Conversion	Interior Rehab in Progress	High Rise Conversion w/ above grade garage 187- One bedrooms 32- Two bedrooms	\$ 25,402,500
711 Wilkes 1323 Wilkes 1333 Powhatan 1505 Powhatan South Patrick Street 100 S Pickett (Pickett's Place)	In-fill townhouse projects	Final Site Plans Approved	(6) Townhouses (22) Townhouses (18) Townhouses (22) Townhouses (5) Townhouses (20) Townhouses (28) Townhouse Condos	\$ 2,445,000 \$ 6,100,000 \$ 4,150,000 \$ 4,401,000 \$ 1,931,411 \$ 9,100,000
Mahmood Investment Corp Motel Site 700 N Washington	Mixed Use -Retail/Apts	Final Site Plan Approved	1st floor Retail with 31 unit apartments Mid- Rise Structured Garage	\$ 3,267,000
National Science Foundation 2415 Eisenhower Ave	High- Rise Office	20%	19 Story Office 697,417 Net SF	\$ 52,500,000

**Proposed, On-Going and Recently Completed SF Projects**

<b>Location</b>	<b>Project Name</b>	<b>Unit Counts</b>
<b>Potomac Yard</b>		
Putle Homes		Unit Count
	Townhouses	367
	Townhouse Condos	476
		843 Totals
<b>Old Town</b>	Towns or Condo Towns	
The Park Residences North Parc Residences CIA-Wilkes Crowder Putle Homes Powhatan Partners GPC Patrick Robinson Terminal- South		Unit Count
	601 N Henry	20
	1101 N Washington	24
	1323 Wilkes	22
	711 Wilkes	6
	1505 Powhatan	16
	1333 Powhatan	18
	206 S Patrick	6
	2 Duke St	56
		168 Totals
<b>Del Ray</b>		
Lynhaven Towns		Unit Count
	Oakville	115
	101 E Reed	5
		120 Totals
<b>West End</b>		
Pickett's Place Cameron Park		Unit Count
	100 S Pickett	48
	450 S Pickett	70
		118 Totals
		<b>1,249 Grand Total</b>