



2201 ARLINGTON BLVD
ARLINGTON, VA

MULTIFAMILY DEVELOPMENT SITE

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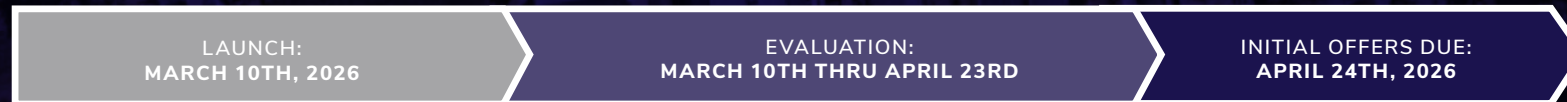
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BUSINESS TERMS

SALE PRICE	CONTACT CPG FOR PRICING GUIDANCE
STUDY PERIOD	60 DAYS
DEPOSIT	MINIMUM 5% OF PURCHASE PRICE
SETTLEMENT	CONTINGENT UPON APPROVALS
OFFERS DUE	FRIDAY, APRIL 17 TH BY COB

MARKETING TIMELINE



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EXECUTIVE SUMMARY

CPG is pleased to present, as the exclusive advisor to ownership, a premier multifamily development opportunity located at 2201 Arlington Boulevard in the heart of Arlington. Positioned along Route 50 with immediate access to Washington, D.C., this 270,000+ square foot site offers the opportunity to develop a thoughtfully designed, mid-rise residential community in one of the most supply-constrained and affluent submarkets in Northern Virginia.

Currently zoned **RA6-15/C-2**, the Property supports a development program of up to eight stories. Concept plans prepared by Studios Architecture and Bowman Consulting illustrate a best-in-class multifamily community totaling approximately **251 residential units**, structured parking, and activated ground-floor frontage. The site's scale, frontage, and topography allow for an efficient building envelope while maintaining strong street presence along Arlington Boulevard and N. Pershing Drive.

Strategically located just 2.3 miles from Washington, D.C., and minutes from the Rosslyn-Ballston Corridor, the Property benefits from proximity to some of the region's most dynamic economic drivers, including **Amazon HQ2 in National Landing and the Virginia Tech Innovation Campus**. These transformative investments have catalyzed billions of dollars in public and private capital, created tens of thousands of high-paying jobs, and fueled sustained rental demand across Arlington's multifamily sector.

The surrounding submarket is characterized by exceptional demographics, including a 3-mile population exceeding 259,000 residents and average household incomes approaching \$150,000. Arlington consistently ranks among the most educated and affluent counties in the United States, driven by a diversified employment base spanning technology, defense, government, and professional services. Limited remaining development sites of meaningful scale within this corridor further enhance the long-term investment thesis.

Multifamily fundamentals in Arlington remain strong despite broader capital markets volatility. Newly delivered product in adjacent submarkets such as Clarendon, Ballston, and National Landing continues to achieve premium rents, with weighted average effective rents exceeding \$4.00 per square foot among top-tier properties. The depth of renter demand, combined with barriers to entry created by entitlement timelines and construction costs, supports favorable long-term absorption and rent growth.

2201 Arlington Boulevard represents a rare opportunity to acquire a high-density residential development site in a premier infill location with direct commuter access, established retail amenities, and proximity to major employment centers. With conceptual planning already advanced and a clear path to an eight-story multifamily program, the Property is well-positioned to deliver a modern, transit-accessible residential community aligned with Arlington County's continued focus on smart growth and urban infill development.



PROPERTY SUMMARY

ADDRESS 2201 Arlington Blvd, Arlington, VA 22201

RPC NO. 16-033-025

MUNICIPALITY Arlington County

LAND AREA 103,559 SF

APPROVALS 4.1 Site Plan Approved for 251 Units

CURRENT ZONING RA6-15/C-2

DENSITY Up to 8 Stories

DEMOGRAPHICS (3MILE RADIUS)



259,091
POPULATION



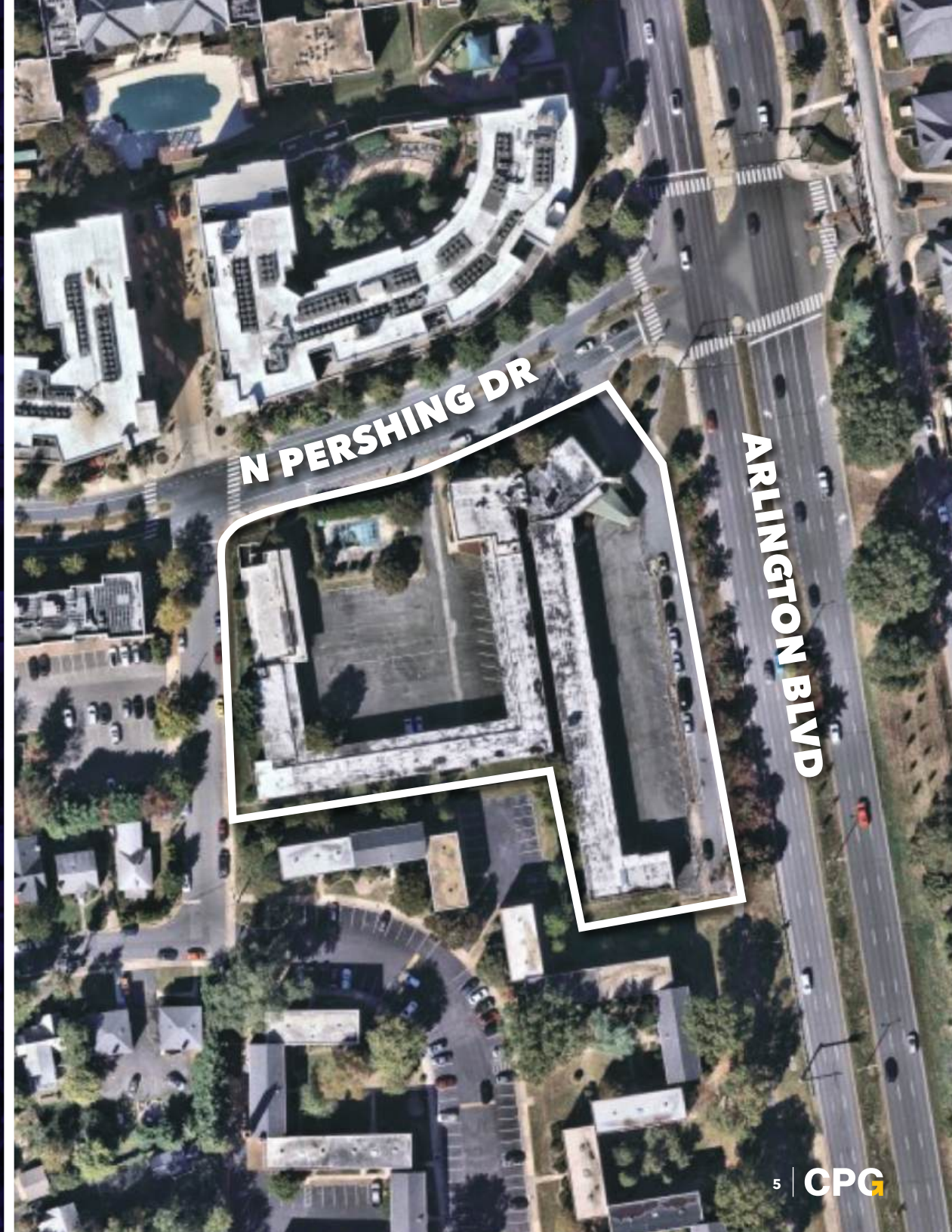
\$148,431
AVG INCOME



121,308
HOUSEHOLDS



27,110
BUSINESSES



SITE PLAN



CONCEPT PLAN 1

8 STORY 4.1 APPROVED



SUMMARY

Floor	Dwelling Unit Totals	Elevation (Sea Level) ASE=236'-0 15/32"	Floor to Floor Height (ft)	Gross Floor Area Density			Gross Parking Area			
				Retail	Residential	Total	# Spaces Retail	# Spaces Resi	# Spaces Total	Parking GSF
Roof	0	325'-8"	NA	0	0	0				
8th	15	314'-9"	10'-3"	0	20,232	20,232				
7th	14	304'-6"	10'-3"	0	20,232	20,232				
6th	41	294'-3"	9'-7"	0	35,637	35,637				
5th	41	284'-8"	9'-7"	0	35,637	35,637				
4th	41	275'-1"	9'-7"	0	35,637	35,637				
3rd	41	265'-6"	9'-7"	0	35,637	35,637				
2nd	32	255'-3"	10'-3"	0	37,381	37,381				
1st	26	235'-0" (varies)	varies	2,947	37,540	40,487	6	11	17	12,506
P1	0	229'-6" (varies)	varies	0	1,701	1,701		44	44	16,950
P2	0	218'-11" (varies)	varies	0	6,376	6,376		146	146	56,754
Total	251			2,947	266,010	268,957	6	201	207	86,210

UNIT MIX - 2201 Arlington Blvd								
floor	3 Bedroom	3 BR Loft	2 BR Loft	2 Bedroom	1 Bedroom	JR 1 Bed	Studio	TOTALS
Roof								0
8th				7	6			15
7th				6	6			14
6th				8	23	2	7	41
5th				8	23	2	7	41
4th				8	23	2	7	41
3rd				8	23	2	7	41
2nd				6	13	9	3	31
1st			3	17	6	1		27
P1								0
P2								0
Total	8	3	17	51	123	18	31	251
Percent	3.19%	1.20%	6.77%	20.32%	49.00%	7.17%	12.35%	



ARLINGTON BOULEVARD



N PERSHING DRIVE

FLOOR PLANS

ARVA APARTMENTS
2201 ARLINGTON BOULEVARD,
ARLINGTON, VA 22201

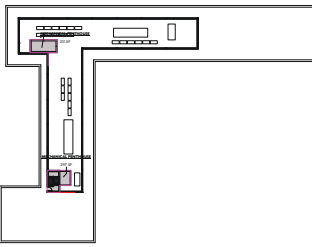
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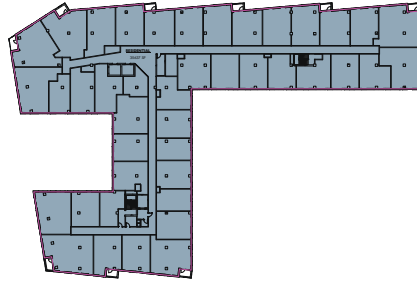
1025 M STREET, NW - WASHINGTON, DC 20006 - 202.738.5000

ISSUED FOR:	DATE
4.1 PRELIMINARY SUBMISSION	06/10/22
4.1 FIRST RESUBMISSION	06/16/22
POST-SFRC RESUBMISSION	05/01/23

NOT FOR CONSTRUCTION



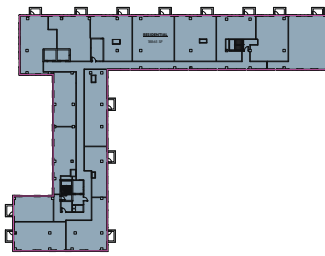
11. **ROOF**
ELEVATION: 336'-6"
GFA: 0 SF
1" = 50'-0"



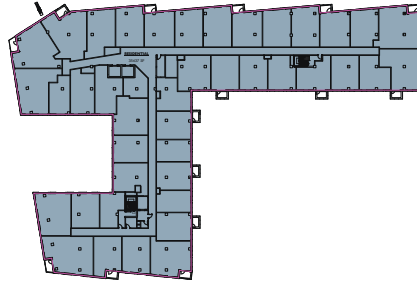
7. **LEVEL 5**
ELEVATION: 284'-0"
GFA: 35,637 SF
1" = 50'-0"



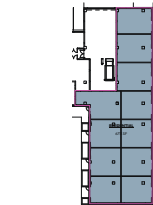
3. **LEVEL 1**
ELEVATION: 241'-0"
GFA: 36,610 SF
1" = 50'-0"



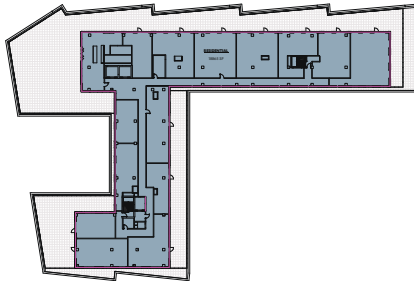
10. **LEVEL 8**
ELEVATION: 314'-9"
GFA: 18,865 SF
1" = 50'-0"



6. **LEVEL 4**
ELEVATION: 275'-11"
GFA: 35,637 SF
1" = 50'-0"



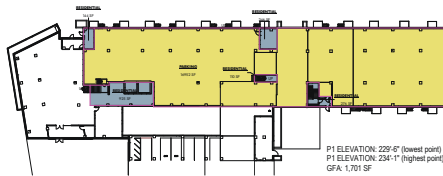
2. **LEVEL 1 - MEWS LL**
ELEVATION: 235'-0"
GFA: 6,711 SF
1" = 50'-0"



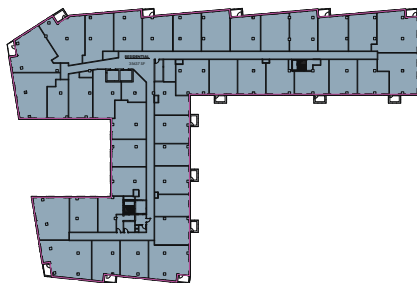
9. **LEVEL 7**
ELEVATION: 304'-6"
GFA: 18,865 SF
1" = 50'-0"



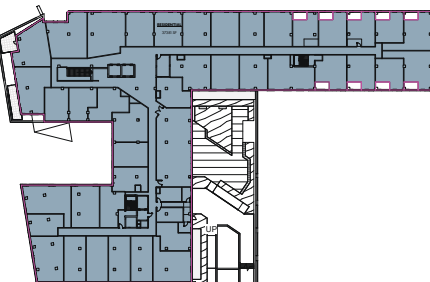
5. **LEVEL 3**
ELEVATION: 265'-0"
GFA: 35,637 SF
1" = 50'-0"



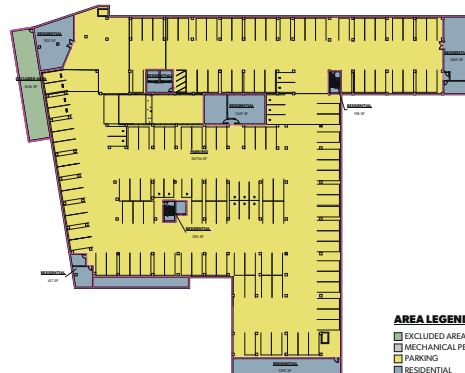
1. **LEVEL P1 - PARKING**
ELEVATION: 229'-6" (lowest point)
ELEVATION: 234'-11" (highest point)
GFA: 1,701 SF
1" = 50'-0"



8. **LEVEL 6**
ELEVATION: 294'-3"
GFA: 35,637 SF
1" = 50'-0"



4. **LEVEL 2**
ELEVATION: 255'-3"
GFA: 37,381 SF
1" = 50'-0"



1. **LEVEL P2**
ELEVATION: 218'-11" (lowest point)
ELEVATION: 225'-9" (highest point)
GFA: 6,378 SF
1" = 50'-0"

AREA LEGEND

- EXCLUDED AREA
- MECHANICAL PENTHOUSE
- PARKING
- RESIDENTIAL
- RETAIL/RETAIL EQUIVALENT

- AREA LEGEND**
- EXCLUDED AREA
 - MECHANICAL PENTHOUSE
 - PARKING
 - RESIDENTIAL
 - RETAIL/RETAIL EQUIVALENT

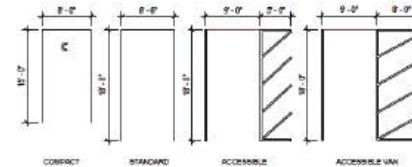
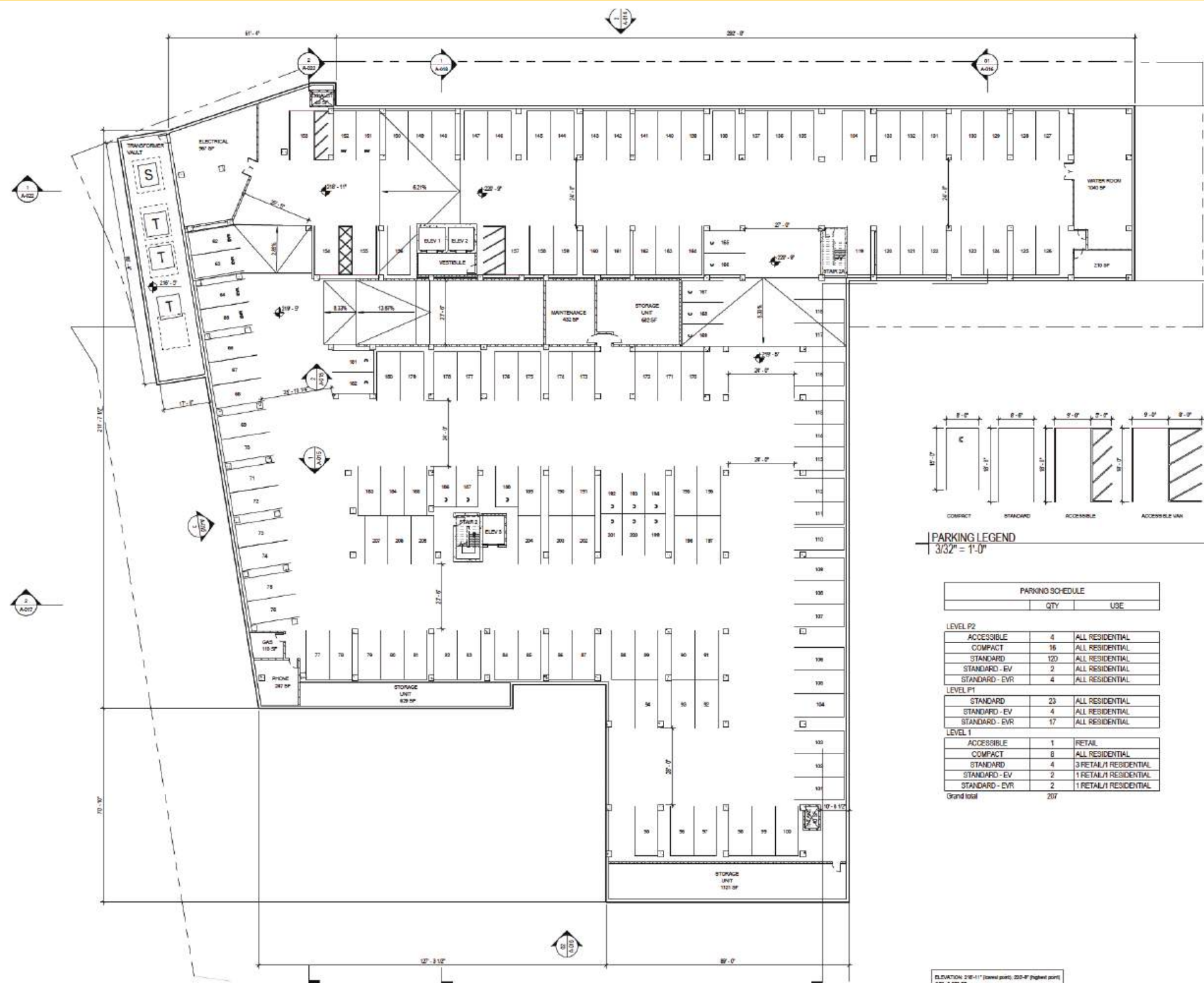


FAR TABULATIONS

A-002

PROJECT NO. 21130

PARKING PLAN



PARKING LEGEND
3/32" = 1'-0"

PARKING SCHEDULE		
	QTY	USE

LEVEL P2		
ACCESSIBLE	4	ALL RESIDENTIAL
COMPACT	16	ALL RESIDENTIAL
STANDARD	120	ALL RESIDENTIAL
STANDARD - EV	2	ALL RESIDENTIAL
STANDARD - EVR	4	ALL RESIDENTIAL

LEVEL P1		
STANDARD	23	ALL RESIDENTIAL
STANDARD - EV	4	ALL RESIDENTIAL
STANDARD - EVR	17	ALL RESIDENTIAL

LEVEL 1		
ACCESSIBLE	1	RETAIL
COMPACT	8	ALL RESIDENTIAL
STANDARD	4	3 RETAIL/1 RESIDENTIAL
STANDARD - EV	2	1 RETAIL/1 RESIDENTIAL
STANDARD - EVR	2	1 RETAIL/1 RESIDENTIAL
Grand Total	207	

ELEVATION: 2'-0" (11" lowest point), 202'-0" (highest point)
DATE: 4/20/22

ARVA APARTMENTS
2201 ARLINGTON BOULEVARD,
ARLINGTON, VA 22201

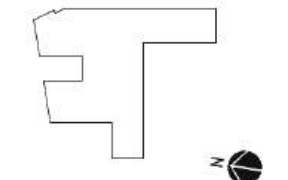
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ISSUED FOR:	DATE
4.1 PRELIMINARY SUBMISSION	08/10/22
4.1 FIRST RESUBMISSION	08/02/22
POST-SPRC RESUBMISSION	06/01/23

NOT FOR CONSTRUCTION



FLOOR PLANS - LP2

A-003

CONCEPT PLAN 2

7 STORIES STICK ON PODIUM



SUMMARY

Floor	Dwelling Unit Totals	Elevation (Sea Level) ASE=236'-0 15/32"	Floor to Floor Height (ft)	Gross Floor Area Density			Gross Parking Area				
				Retail	Residential	Total	# Spaces Retail	# Spaces Resi	# Spaces Total	Parking GSF	
Roof	0	320'-7"	NA	0	0	0					TYPE III
7th	14	309'-4"	11'-3"	0	20,232	20,232					
6th	42	298'-1"	11'-3"	0	35,637	35,637					
5th	42	287'-5"	10'-8"	0	35,637	35,637					
4th	42	276'-2"	10'-8"	0	35,637	35,637					
3rd	42	266'-1"	10'-8"	0	35,637	35,637					
2nd	31	255'-3"	10'-3"	0	37,381	37,381					
1st	27	235'-0" (varies)	varies	2,947	37,540	40,487	6	11	17	12,506	
P1	0	229'-6" (varies)	varies	0	1,701	1,701		44	44	18,950	
P2	0	218'-11" (varies)	varies	0	6,376	6,376		146	146	56,754	
Total	240			2,947	245,778	248,725	6	201	207	86,210	

UNIT MIX - 2201 Arlington Blvd - Concept 5 over 3								
floor	3 Bedroom	3 BR Loft	2 BR Loft	2 Bedroom	1 Bedroom	JR 1 Bed	Studio	TOTALS
Roof								0
7th				6	6			14
6th	2			8	19	7	7	42
5th	1			8	19	7	7	42
4th	1			8	19	7	7	42
3rd	1			8	19	7	7	42
2nd				6	13	9	3	31
1st			3	17	6	1		27
P1								0
P2								0
Total	6	3	17	44	101	38	31	240
Percent	2.50%	1.25%	7.08%	18.33%	42.08%	15.83%	12.92%	

LAND USE & ZONING

INTRODUCTION

The purpose of this Memorandum is to provide a summary of land use and zoning issues related to the 2023 redevelopment approvals for the property located at 2201 Arlington Boulevard (the “Property”), also known as the Arva. The Property is subject to County Board–approved Site Plan #469, which included a related General Land Use Plan (GLUP) amendment and rezoning. This Memorandum outlines the existing site plan entitlements, zoning regulations, and potential site plan modifications.

I. THE PROPERTY - OVERVIEW

The Property is located in Arlington County, Virginia, and is identified as RPC No. 18-059-020. The site is located at the corner of Arlington Boulevard and North Pershing Drive and is adjacent to the Lyon Park neighborhood. It contains 103,566 square feet (2.4 acres) prior to street dedication and is currently improved with a 128-unit motel with associated surface parking. The motel (previously a Day’s Inn) has permanently ceased operations. No redevelopment has occurred to date under the approved site plan.

The Property is bounded by Arlington Boulevard to the south, North Pershing Drive to the east, North Wayne Street to the west, and adjacent multifamily residential uses to the north. The site is adjacent to the Arlington Boulevard Trail and lies approximately one mile from the Clarendon and Court House Metrorail stations.



Aerial view with site boundary

II. GENERAL LAND USE PLAN (GLUP)

Prior to approval, the Property had a General Land Use Plan (GLUP) designation with low-intensity commercial and residential uses consistent with its historic operation as a motel along Arlington Blvd.

In July 2021, the County Board adopted the Pershing Drive Special GLUP Study, which evaluated land use patterns along the Arlington Boulevard and Pershing Drive corridor. The study identified the Property as an opportunity site for residential or mixed-use redevelopment due to its frontage on a major arterial, proximity to existing multifamily development, and the declining viability of legacy roadside commercial uses such as motels.

As part of the County Board’s approval of Site Plan #469 in July 2023, the Property was redesignated on the GLUP to “Low” Office-Apartment-Hotel under application GP-352-21-1. This designation supports mixed-use development, including office and retail/commercial uses at a base density (prior to any bonus) up to 1.5 FAR, multifamily residential uses at up to 72 dwelling units per acre, and hotel uses at up to 110 hotel rooms per acre.

III. REZONING (REZN22-00004)

The County Board approved a rezoning of the Property to the C-O-1.5 (Mixed Use) zoning district with the approval of Site Plan #469. Prior to this rezoning, the Property was split-zoned with a majority of the site zoned to the commercial C-2 district and a part of the site zoned to the RA6-15 district.

The approved rezoning implemented the County Board’s GLUP amendment and permits mixed-use development, including residential, office, hotel, and retail uses, subject to site plan approval by the County Board and the development standards under Article 7.11 of the C-O-1.5 zone.

IV. APPROVED 4.1 SITE PLAN ENTITLEMENTS

A. SITE PLAN APPROVAL

A new Site Plan (“SP”) #469 (SPLN22-00006) was approved by the Arlington County Board as part of the County Board’s July 15, 2023 action (see Exhibit A for Staff Report associated with approval).

The scope of SP #469 includes demolition of the existing motel use on the site and new construction of an up to eight-story mixed-use building comprised of approximately 251 multifamily dwelling units and approximately 3,000 square feet of ground-floor retail (or retail-equivalent) space.

SP #469 also included modifications from the Zoning Ordinance for additional density above the site plan base density standards, residential and retail parking ratios, and from the sign regulations, as detailed below.

B. APPROVED USES

The approved site plan permits a multifamily residential building with additional limited ground-floor retail. This includes associated accessory uses customarily incidental to residential development (leasing office, tenant amenity spaces, etc.), as reflected in the approved site plan.

The following development standards were approved with SP #469:

- A residential building with ground floor retail or retail equivalent uses
- 251 dwelling units (107 units/acre)
- 2,947 sq. ft. of retail/equivalent (1.75 FAR)
- A maximum of 8 stories (90 feet)
- Penthouse: 10 feet
- 201 residential parking spaces (0.8 space/unit)
- 6 retail parking spaces (1 space/580 square feet) and
- 2 loading spaces

C. APPROVED MODIFICATIONS TO ZONING ORDINANCE

The approved site plan permits a multifamily residential building with additional limited ground-floor retail. This As part of the overall site plan approval, the County Board authorized several modifications to the Arlington County Zoning Ordinance.

The Developer was granted additional density above the base C-O-1.5 levels, consisting of 83 dwelling units above the residential base density and 421 square feet of GFA above the retail base density, as described below.

Additionally, there was a reduction of the required residential parking ratio from 1.125 spaces per unit to 0.8 spaces per dwelling unit (201 spaces total). The Board also approved a modification to the retail parking requirement under 14.3.7.A, allowing one space per 492 square feet, with flexibility to provide up to one space per 580 square feet if the retail space is adjusted within the limits of the approved conditions.

Finally, pursuant to Article 13.3 of the Arlington County Zoning Ordinance (“ACZO”), the Board approved modifications to the sign regulations to allow recreation of the historic 47-foot-tall semi-freestanding “ARVA” sign on the Property.

D. HISTORIC DESIGN/PRESERVATION CONSIDERATIONS

Historic preservation was a material component of the Site Plan #469 approval. The approved development incorporates recreation of the Arva Motel’s historic roadside sign and a reconstructed lobby space reflecting the building’s mid-century modern character. The applicant committed to salvaging and reusing decorative stone from the existing structure within the recreated lobby design.

The project also includes conditions on interpretive signage describing the history and architectural character of the Arva Motel.



Motel lobby and sign design

E. DENSITY

A new Site Plan (“SP”) #469 (SPLN22-00006) was approved by the Arlington County Board as part of the County Board’s July 15, 2023 action (see Exhibit A for Staff Report associated with approval).

The scope of SP #469 includes demolition of the existing motel use on the site and new construction of an up to eight-story mixed-use building comprised of approximately 251 multifamily dwelling units and approximately 3,000 square feet of ground-floor retail (or retail-equivalent) space.

SP #469 also included modifications from the Zoning Ordinance for additional density above the site plan base density standards, residential and retail parking ratios, and from the sign regulations, as detailed below.

The Property is entitled for redevelopment with a total of 268,957 square feet of gross floor area (GFA), consisting of:

- 66,010 square feet of residential GFA
- 2,947 square feet of ground-floor retail/equivalent use

The approved development permits a total of 251 dwelling units, which is a residential density of approximately 107 units per acre, calculated based on the post-dedication site area of approximately 2.33 acres allocated to residential use.

LAND USE & ZONING

F. BONUS DENSITY

The site plan includes additional density consisting of 83 dwelling units above the residential base, and 421 square feet of GFA above the retail base density.

Under the C-O-1.5 zoning district, base density permits:

- Residential: up to 72 units per acre
- Retail/Commercial: up to 1.5 FAR

	Site Area Allocation (of 103,504.95 s.f.)	Base Density 1.5 FAR and 72 u/a	LEED Gold	Section 15.5.9	Total
Retail	1,684 s.f.	2,526 s.f.	421 s.f.	0 s.f.	2,947 s.f.
Residential	101,820.95 s.f. (or 2.3375 acres)	168 units	24 units ³	59 units	251 units

The site plan includes additional density consisting of 83 dwelling units above the residential base, and 421 square feet of GFA above the retail base density.

- LEED Gold certification, contributing 24 additional residential units and 421 square feet of retail GFA
- Additional density granted pursuant to Section 15.5.9 of the Zoning Ordinance, contributing 59 residential units.

The site plan will achieve LEED Gold certification from LEED Multifamily Midrise version 4, at the 0.25 FAR bonus density level, pursuant to the County's 2020 Green Building Density Incentive Policy, and Energy Star certification.

The applicant also earned density through the provision of community benefits pursuant to Section 15.5.9 of the ACZO. These community benefits included dedication of a new 10,000 square foot park at the corner of North Wayne Street and North Pershing Drive as shown below.



The applicant also agreed to modify the frontage road (Wainwright Road) into a widened and improved Arlington Boulevard Trail with new landscaping, including new shade trees on either side of the trail, and a landscaped berm to separate the trail users from vehicle traffic. At the corner of Arlington Boulevard and North Pershing Drive, the applicant agreed to provide a landscaped plaza area with a bicycle fixit station.

G. HEIGHT/BUILDING FORM

The County Board approved construction of an eight-story residential building with a main building height of 90 feet, and an additional 10 ft. of penthouse height.

The building is oriented along Arlington Boulevard (Route 50), with massing concentrating height toward the arterial roadway. Transitions are placed toward the interior and toward North Pershing Drive. The approved design incorporates upper-level step backs and façade articulation to reduce perceived mass, which provide a transition to the adjacent Lyon Park neighborhood.

H. AFFORDABLE HOUSING

The development is subject to the County's Affordable Housing requirements pursuant to Section 15.5.8 of the Arlington County Zoning Ordinance.

Base Affordable Housing Requirement (ZO §15.5.8)

For the base density associated with the C-O-1.5 designation (1.5 FAR), the applicant was required to satisfy the Affordable Housing Ordinance and may elect one of the following compliance options:

- Cash contribution of \$520,937
- On-site units equal to 5% of GFA between 1.0 and 1.5 FAR (approximately 2,547 square feet or three units)
- Off-site nearby units equal to 7.5% of such GFA (approximately four units); or
- Off-site units elsewhere equal to 10% of such GFA (approximately five units).

Additional Contribution for GLUP Amendment

In addition to the base requirement, the approved GLUP amendment has a separate affordable housing contribution pursuant to Section 15.5.8.H of the ACZO and the Pershing Drive Special GLUP Study. The applicant committed to provide seven (7) on-site Committed Affordable Units (CAFs), affordable to households earning up to 60% of Area Median Income (AMI) for a term of 30 years. These include two (2) 1-bedroom + den units, one (1) 2-bedroom + den unit, two (2) 2-bedroom loft units, and two (2) 3-bedroom units.

i. Parking

The County Board approved a total of 207 parking spaces, consisting of:

- 201 residential parking spaces - 0.8 spaces per dwelling unit
- 6 retail parking spaces - one space per 580 square feet of retail GFA

The approved parking was supported by staff due to the Property's location along Arlington Boulevard and access to transit and multimodal facilities. In addition, the approved site plan includes two (2) loading spaces.

J. ADDITIONAL CONTRIBUTIONS

The approved Site Plan includes standard conditions and additional certain features, improvements, and amenities to mitigate the impacts of the proposed development on adjacent properties and the neighborhood. These include:

i. Street Frontage Improvements

New pavement, sidewalk, curb and gutter on street frontages should be installed as described in Condition #8. In addition, streetscape and landscape improvements on-site to current County standards are required in accordance with Condition #9.

ii. Public Art Contribution

The applicant agreed to the standard \$75,000 public art contribution.

iii. Utility Undergrounding Fund

The total utility fund contribution for this site is \$154,656.38 (\$65,050 x 2.3775 acres).

iv. Transportation Demand Management

The applicant agreed to provide a Transportation Demand Management (TDM) plan to mitigate single-vehicle trips from this building.

v. First Responders' Network

The applicant agreed to design, construct, install, and maintain in an operable condition, an over-the-air radio in-building emergency responder communication and distribution system, as described in Condition #37.

vi. Off-site Transportation Improvements

The applicant agreed to construct a protected bicycle lane on the north (westbound) side of North Pershing Drive.

V. VALIDITY OF APPROVED SITE PLAN

In Arlington County, an Administrative 4.1 "Site Plan" is a legislative special exception approved by the County Board, rather than an administrative engineering plan. As such, the duration of validity for an approved Special Exception Site Plan is governed by the specific conditions of approval imposed by the County Board, not by the statutory provisions applicable to administratively approved subdivision or site development plans in other Virginia jurisdictions.

The County Board's site plan conditions typically include an expiration provision tied to issuance of a building permit milestone, such as a Footing to Grade Permit for the first building to be constructed pursuant to the approved Site Plan. If that milestone is not achieved by the stated date, the site plan approval expires unless extended by the County Board.

Here, the approved Site Plan expressly provides that it will expire on July 15, 2026, unless a Footing to Grade Permit has been issued or the County Board grants an extension. Extensions are discretionary with the County Board. The Board may impose amended or additional conditions as part of granting an extension.

VI. AMENDMENT OF APPROVED SITE PLAN

Once a 4.1 Site Plan has been approved by the County Board, development must proceed in accordance with the approved plans and associated site plan conditions. Any modification to an approved site plan must be processed pursuant to Section 15.5.3 of the Arlington County Zoning Ordinance ("ACZO"). That section establishes three general categories of post-approval modifications: Major Amendments, Minor Amendments, and Administrative Changes. The appropriate classification is governed by the objective thresholds and definitions set forth in the ordinance.

LAND USE & ZONING

A. MAJOR AMENDMENTS

Section 15.5.3.A provides that a modification constitutes a Major Amendment if it meets one or more enumerated criteria below:

1. Principal use of the building would change in more than five percent of the total floor area of the building.
2. Density would change by more than five percent of the total floor area of the building.
3. Building height would change by more than 12 feet.
4. Gross floor area of the first floor would change in more than 20 percent of the area of the first floor.
5. Change in the site area which is used to calculate density.
6. Any change which the zoning administrator determines is similar in significance to the above stated changes.

These objective thresholds control whether a proposed modification must be processed as a Major Site Plan Amendment (SPLA). If any one of these criteria is triggered, the modification must be processed as a Major Site Plan Amendment pursuant to ACZO § 15.5.3.A and Administrative Regulation 4.1.

Process and Timeline

A Major Amendment is processed similar to a new 4.1 Site Plan and is generally subject to the full public review procedures applicable to Special Exception Site Plans, including staff review, Site Plan Review Committee (SPRC) consideration, Planning Commission recommendation, and County Board approval.

The Major Amendment process and timeline often mirrors that of a new site plan depending on the scope of changes sought. After acceptance, the application is routed for interdepartmental staff review and scheduled for the Site Plan Review Committee (“SPRC”), which typically convenes for multiple meetings to review the proposal and incorporate community feedback. Following SPRC review, the amendment proceeds to the Planning Commission for a public hearing and recommendation, and then to the County Board for final action. From submission to County Board action, the process generally requires approximately nine to twelve months at a minimum, depending on the complexity of the proposal and the number of SPRC meetings required.

B. MINOR AMENDMENTS

Pursuant to Section 15.5.3.B of the ACZO defines a Minor Amendment as follows a Minor Amendment is a modification that does not trigger any of the objective Major Amendment thresholds in § 15.5.3.A, but exceeds what may be approved as an Administrative Change under § 15.5.3.C. In practice, Minor Amendments often involve measurable but limited revisions to building configuration, façade articulation, site layout, or condition language that do not alter density, height beyond the 12-foot threshold, principal use beyond five percent, or first-floor gross floor area beyond 20 percent.

Process and Timeline

Unlike Major Amendments, Minor Amendments typically do not proceed through the full SPRC process, although staff may solicit community input where appropriate. After staff review is completed, the amendment typically does not go to Planning Commission and is instead scheduled for a County Board hearing. The

process generally results in Board action within approximately 3 to 6 months of acceptance, subject to scheduling and the scope of review.

C. ADMINISTRATIVE CHANGES

Section 15.5.3.C defines an Administrative Change as: “Any minor modification of the approved site plan which complies with the spirit of this zoning ordinance, the intent of the County Board in its approval of the site plan, and the general purpose of the Comprehensive Plan for the development of the area. Administrative changes may be approved by the zoning administrator.”

Administrative Changes are therefore limited to minor modifications that remain consistent with the Board’s original intent and do not rise to the level of a Minor or Major Amendment. This is the narrowest amendment category and is reserved for adjustments that do not materially affect the approved development program.

Process and Timeline

Administrative Change applications typically include a narrative describing the proposed modification and revised plan sheets clearly identifying the changes. The Zoning Administrator reviews the request for consistency with § 15.5.3.C and may circulate it internally to relevant departments.

Because Administrative Changes do not require public hearings or County Board action, they are processed administratively. Once a complete application is submitted and fees are paid, review is typically completed within approximately thirty to sixty days, depending on the scope of the request and staff workload. If approved, the Zoning Administrator issues a written administrative change approval.

D. SUMMARY COMPARISON OF SITE PLAN AMENDMENT TYPES

Category	General Triggers	Required Materials (High-Level)	Typical Timing
Major Amendment	Material changes to the approved development program, such as significant changes to use, density, height, building form, or other core site plan elements.	Comprehensive amendment submission including detailed narrative, revised architectural and site plans, and any updated technical studies necessary to evaluate impacts.	~9-12+ months
Minor Amendment	Modifications that do not materially alter the development program but exceed what can be approved administratively; typically measurable but limited plan revisions.	Amendment narrative and revised plan sheets reflecting the proposed changes; supporting materials as needed.	~3-6 months
Administrative Change	Minor modifications that remain consistent with the original approval and do not materially affect approved density, height, use, or overall site layout.	Administrative change request with brief narrative and updated plan sheets.	~1-2 months

LAND USE & ZONING

E. APPLICATION TO A CHANGE IN STRUCTURAL SYSTEM (CONCRETE TO WOOD FRAME)

In evaluating whether a change from the approved design, which features a concrete construction type, to a wood-frame structure requires an Administrative Change, Minor Amendment, or Major Amendment, the analysis should begin with the objective thresholds in ACZO § 15.5.3.A.

A Major Amendment would generally only be required if the structural change results in one or more of the following: a change in principal use exceeding five percent of total floor area; a change in density exceeding five percent; a change in building height exceeding 12 feet; a change in first-floor gross floor area exceeding 20 percent; a change in the site area used to calculate density; or a change deemed by the Zoning Administrator to be “similar in significance” to those enumerated.

If the proposed change in structural system does not alter use, density, height beyond the 12-foot threshold, first-floor gross floor area beyond 20 percent, or other measurable site plan parameters, it would not meet the ordinance definition of a Major Amendment. The appropriate classification would then depend on whether the modification is sufficiently minor to qualify as an Administrative Change under § 15.5.3.C, or whether the scope of plan revisions exceeds what staff may approve administratively, thereby requiring a Minor Amendment under § 15.5.3.B.

In practice, a change in structure type would likely result in changes to the façade treatment, massing, building dimensions, unit count and/or layout. In this case, it would likely be treated as a minor amendment, provided it does not trigger any of the objective Major Amendment thresholds.

F. SPECIAL GLUP STUDY CONSIDERATIONS

The Pershing Drive Special GLUP Study will play a key role in any proposed changes to the Site Plan. The Special GLUP Study developed “Guiding Principles” and subsequent “Key Recommendations” that implement the Guiding Principles and provide guidance for redevelopment at the site. These Key Recommendations and Guiding Principles are too numerous to include here, but can be found in the public Special GLUP Study document here. The recommended heights map and layout of the site is below.



Please note that we have drafted this memorandum based on a review of applicable documents, but without consulting Arlington County Staff. We recommend scheduling a preliminary meeting with Arlington County Staff prior to moving forward with any redevelopment proposals. Please let us know if you have additional questions.

VENABLE LLP

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Venable, LLP
ZGWilliams@Venable.com
202.344.4369

MARKET SUMMARY

MULTIFAMILY IN ARLINGTON

The excitement surrounding the National Landing neighborhood, including the former Pentagon City and Crystal City neighborhoods, has returned in full force post-pandemic. New projects have started to bring the vision to life. National Landing is being redesigned as a mixed-use innovation district, creating live-work-play destinations.

Residential demand is supported by proximity to major employers, including Amazon HQ2, Boeing, and Virginia Tech's Innovation Campus. The employment base encompasses a wide range of roles, including federal and defense positions, corporate and tech jobs, hospitality and food service roles, as well as education and childcare positions.

All of these factors have positively impacted the multifamily market in National Landing, and new development activity has increased. The multifamily market in National Landing is outperforming the Washington region in several key metrics. Annual rent growth is well above the regional average, and hundreds of new units have been leasing quickly. In the last five years, 2,800 units have been added to the submarket.

LCOR redeveloped a Verizon parking lot into a 19-story tower with 306 units called The Sage. This project features smaller units, units set aside for below-market rents, and street-level retail space. The project is located across from Altaire, the 453-unit, \$200 million luxury apartment tower LCOR completed previously at 400 Army Navy Dr.

Rents changed by -1.6% over the past year, compared to the metro-wide average of -1.5%. The six properties that opened since 2024 have an average rent per square foot of over \$4.00, well above the submarket average of around \$3.00/SF.

The outlook for the submarket is strong. With a growing mix of employment, housing, and entertainment directly across from the District, the submarket is well-positioned to capture future rental demand. Risks include ongoing disruption among federal government employees, which could dampen apartment demand in submarkets near DC.





AMC THEATRES FIRE WORKS
 Sweet Leaf
 HYATT PLACE FIVE GUYS Starbucks
 Residence INN BY MARRIOTT



CLUB PILATES THE RENEGADE
 NORTH SIDE SOCIAL Toastique
 COMPASS COFFEE
 DUNKIN' brick oven pizza STONE HOLE
 THE LIBERTY TAVERN



TRADER JOE'S SOUTH BLOC EST. 2011
 The Cheesecake Factory CIRCA Kilwins
 wagamama WHOLE FOODS MARKET
 Crate&Barrel at&t
 COLONY GRILL

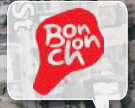
GEORGE MASON UNIVERSITY
 MASON SQUARE

TACO BAMBAs Andy's PIZZA
 ABC & pizza
 GOLD'S GYM THE SALT LINE
 tropical SMOOTHIE CAFE BAD ASS COFFEE HAWAII



Anita's
 SUGUSTO
 bb.q CHICKEN Giant

RenovaSmiles PIZZATO TEXAS JACKS BARBECUE
 TROY'S 7 ELEVEN



LOCAL RETAIL

MARKET SUMMARY

AMAZON HQ2 & ARLINGTON'S TECH CORRIDOR

amazon HQ 2

- ✓ **PHASE I** (Met Park) Delivered & Operational
- ✓ **THOUSANDS** of High-Paying Tech Jobs Active
- ✓ **MILLIONS** of SF Committed Long-Term
- ✓ **BILLIONS** in Public & Private Capital Investment

- ✓ **1M+ SF** Graduate Campus
- ✓ **AI, Cybersecurity & Engineering** Focus
- ✓ **LONG-TERM** Tech Talent Pipeline
- ✓ **750** Master's Students & 200 Doctoral Students



WHY IT MATTERS FOR 2201 ARLINGTON BLVD

The presence of these institutions is expected to generate significant direct rental demand from Amazon employees, many of whom are highly compensated professionals seeking nearby housing options. This influx of a high-income renter demographic supports stronger rental rates and occupancy levels in surrounding neighborhoods. As development and employment growth continues around National Landing, the positive spillover effects extend into North Arlington, further strengthening the area's desirability. Over time, these dynamics are expected to support sustained absorption and long-term rent growth for well-located residential properties such as 2201 Arlington Blvd.



WASHINGTON, D.C.

NATIONAL LANDING



THE PENTAGON

2.3 MILES 2201 ARLINGTON BLVD



HEADQUARTERS 2
NATIONAL LANDING

PURCHASED (NEW BUILDINGS)

- 1 PEN PLACE
- 2 METROPOLITAN PARK

LEASED (EXISTING BUILDINGS)

- 3 241 18TH STREET
- 4 1750 CRYSTAL DRIVE
- 5 1800 S BELL STREET

RESIDENTIAL LEASE COMPARABLES

NATIONAL LANDING

National Landing represents a unique blend of established urban infrastructure with cutting-edge redevelopment—making it one of the most closely watched real estate and economic growth stories in the U.S. today.

McWilliams
Ballard

For Residential Leasing
information please contact:

CHRIS BALLARD
703.869.3970
cballard@mcwb.com



HAZEL AT NATIONAL LANDING



AZURE NATIONAL LANDING



SAGE MODERN APARTMENTS



CORTLAND ROSSLYN | 1771 PIERCE



THE EARL



MODERA CLARENDON



CORTLAND ROSSLYN | 1788 PIERCE



VALEN



THE WAYCROT



J SOL APARTMENTS



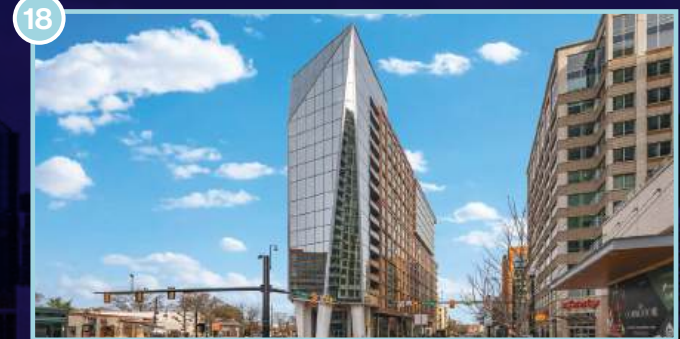
4040 WILSON



URBA



THE MILTON



THE WENDY



THE ZOE



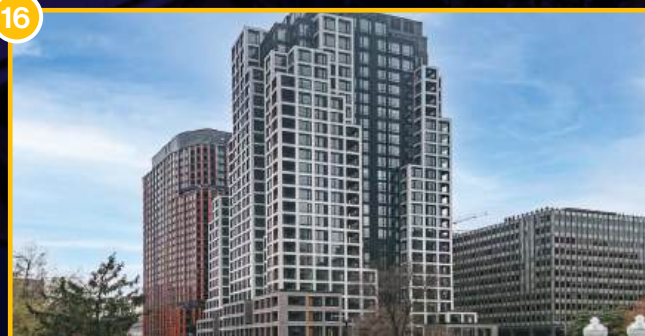
REVA



THE COMMODORE



FITZROY



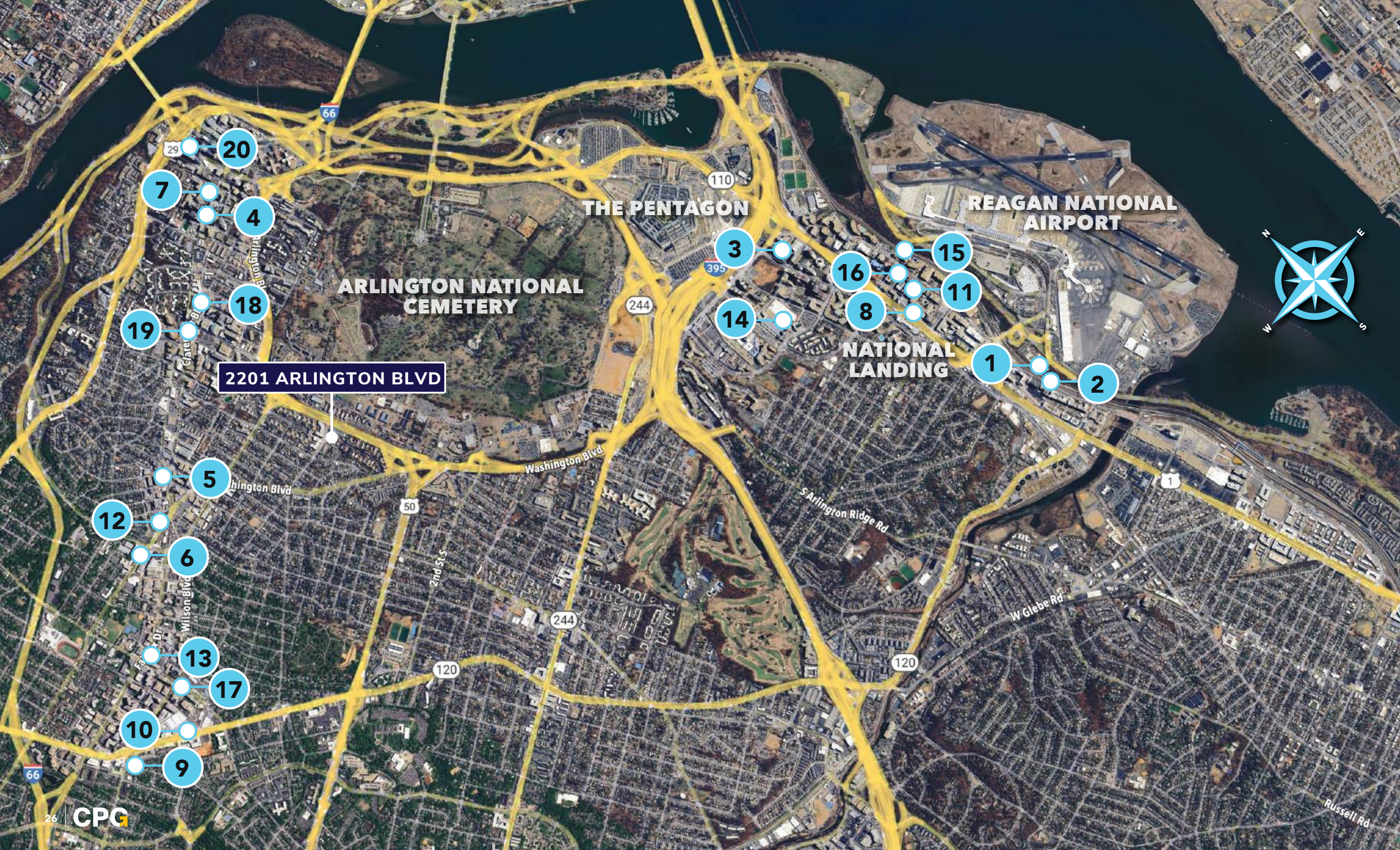
THE GRACE



ROSSLYN TOWERS

LEASE COMPARABLES

	COMPARABLE PROJECTS				OVERALL					STUDIO & JR 1BR				1BR & 1BR/DEN				2BR & 2BR/DEN				3BR & 3BR/DEN			
	PROPERTY NAME	DEVELOPER	LOCATION	YEAR BLT	UNITS	VACANCY (%)	AVG SF	AVG EFF. RENT	PSF	UNITS	AVG SF	AVG EFF. RENT	PSF	UNITS	AVG SF	AVG EFF. RENT	PSF	UNITS	AVG SF	AVG EFF. RENT	PSF	UNITS	AVG SF	AVG EFF. RENT	PSF
1	Hazel at National Landing	ZOM Mid-Atlantic	N. Potomac Yard	2024	303	51	826	\$2,974	\$3.60	67	542	\$2,113	\$3.90	153	765	\$2,734	\$3.57	83	1168	\$4,112	\$3.52	-	-	-	-
2	Azure National Landing	ZOM Mid-Atlantic	N. Potomac Yard	2024	189	60	947	\$3,442	\$3.63	16	546	\$2,021	\$3.70	86	784	\$2,909	\$3.71	85	1172	\$4,161	\$3.55	2	1681	\$7,230	\$4.30
3	Sage Modern Apartments	LCOR Inc.	Nat'l Landing	2022	306	5	719	\$2,734	\$3.80	-	-	-	-	177	593	\$2,333	\$3.93	129	894	\$3,283	\$3.67	-	-	-	-
4	Cortland Rosslyn - 1771 Pierce	Penzance	Rosslyn	2021	455	6	872	\$3,433	\$3.94	34	527	\$2,425	\$4.60	289	773	\$3,081	\$3.99	122	1147	\$4,231	\$3.69	10	1579	\$7,315	\$4.63
5	The Earl	Trammell Crow Residential	Clarendon	2021	333	2	828	\$3,240	\$3.91	39	578	\$2,388	\$4.13	168	721	\$3,033	\$4.21	126	1050	\$3,779	\$3.60	-	-	-	-
6	Modera Clarendon	Mill Creek Residential	Clarendon	2023	270	8	859	\$3,370	\$3.92	47	522	\$2,387	\$4.57	102	785	\$3,106	\$3.96	110	1027	\$3,865	\$3.76	11	1332	\$5,076	\$3.81
7	Cortland Rosslyn - 1788 Pierce	Penzance	Rosslyn	2021	331	10	987	\$3,790	\$3.84	60	680	\$2,803	\$4.12	144	837	\$3,252	\$3.89	106	1227	\$4,630	\$3.77	21	1682	\$6,060	\$3.60
8	Valen	JBG SMITH Properties	Nat'l Landing	2025	355	91	822	\$3,394	\$4.13	149	634	\$2,579	\$4.07	94	696	\$3,167	\$4.55	89	1144	\$4,420	\$3.86	23	1311	\$5,641	\$4.30
9	The Waycroft	B. F. Saul Company	Ballston	2020	491	1	828	\$3,320	\$4.01	57	573	\$2,504	\$4.37	299	752	\$3,036	\$4.04	122	1072	\$4,229	\$3.94	13	1440	\$4,903	\$3.40
10	UrbA	Southeastern Real Estate Group	Ballston	2023	310	4	837	\$3,398	\$4.06	65	609	\$2,610	\$4.29	160	781	\$3,146	\$4.03	85	1119	\$4,475	\$4.00	-	-	-	-
11	The Zoe	JBG SMITH Properties	Nat'l Landing	2024	420	62	635	\$2,756	\$4.34	281	505	\$2,337	\$4.63	52	664	\$2,866	\$4.32	86	1034	\$4,018	\$3.89	1	1416	\$6,500	\$4.59
12	Fitzroy	Trammell Crow Residential	Clarendon	2023	267	8	714	\$2,943	\$4.12	21	496	\$2,264	\$4.56	195	658	\$2,751	\$4.18	51	1020	\$3,957	\$3.88	-	-	-	-
13	J Sol Apartments	Mitsui Fudosan America, Inc.	Ballston	2020	326	1	775	\$3,228	\$4.17	19	470	\$2,427	\$5.16	191	654	\$2,866	\$4.38	116	1026	\$3,954	\$3.85	-	-	-	-
14	The Milton	Kimco Realty Corporation	Nat'l Landing	2023	253	5	823	\$3,444	\$4.18	9	459	\$2,361	\$5.14	195	743	\$3,118	\$4.20	45	1180	\$4,801	\$4.07	4	1579	\$6,545	\$4.15
15	REVA	JBG SMITH Properties	Nat'l Landing	2024	471	18	659	\$2,814	\$4.27	297	533	\$2,322	\$4.36	94	745	\$3,173	\$4.26	80	1028	\$4,218	\$4.10	-	-	-	-
16	The Grace	JBG SMITH Properties	Nat'l Landing	2024	337	14	852	\$3,729	\$4.38	84	598	\$2,630	\$4.40	124	745	\$3,302	\$4.43	75	1005	\$4,455	\$4.43	54	1281	\$5,412	\$4.22
17	4040 Wilson	The Shooshan Company	Ballston	2020	250	3	711	\$3,283	\$4.62	12	455	\$2,520	\$5.54	188	648	\$3,017	\$4.66	50	1012	\$4,468	\$4.42	-	-	-	-
18	The Wendy	Greystar Real Estate Partners	Courthouse	2025	231	41	893	\$4,174	\$4.67	50	446	\$2,460	\$5.52	80	675	\$3,169	\$4.69	60	1206	\$5,310	\$4.40	41	1408	\$6,559	\$4.66
19	The Commodore	Greystar Real Estate Partners	Courthouse	2023	423	6	747	\$3,538	\$4.74	77	418	\$2,433	\$5.82	208	644	\$3,028	\$4.70	133	1070	\$4,784	\$4.47	5	1607	\$8,602	\$5.35
20	Rosslyn Towers	Dittmar Company	Rosslyn	2024	514	13	810	\$4,050	\$5.00	129	404	\$2,255	\$5.58	187	622	\$2,993	\$4.81	95	1023	\$4,498	\$4.40	103	1465	\$7,802	\$5.33
TOTAL / WTD AVG					6835		800	\$3,350	\$4.19	1513	531	\$2,406	\$4.53	3186	713	\$2,993	\$4.20	1848	1076	\$4,229	\$3.93	288	1429	\$6,613	\$4.63



2201 ARLINGTON BLVD

THE PENTAGON

REAGAN NATIONAL AIRPORT

ARLINGTON NATIONAL CEMETERY

NATIONAL LANDING



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