WASHINGTON BUSINESS JOURNAL

From the Washington Business Journal:
https://www.bizjournals.com/washington/news/2026/02/27/potomac-yard-multifamily-lidl.html?csrc=6398&link_source=ta_first_comment&taid=69a26848afe5d00001eff041&utm_campaign=trueAnthemTrendin

Commercial Real Estate

Mill Creek Residential under contract for Lidl's Potomac Yard parking lot

This conceptual rendering shows what the proposed residential complext in Potomac Yards Landbay C-West might look.
SK+I ARCHITECTURE LLC | MILL CREEK RESIDENTIAL

By Janani Jana – Staff Reporter, Washington Business Journal
Feb 27, 2026 **Updated** Feb 27, 2026 6:30pm EST

Listen to this article 2 min

Mill Creek Residential Trust filed a plan Wednesday to build an eight-story apartment building next to Lidl's U.S. headquarters in the Arlington section of Potomac Yard.

The privately held Florida developer pitched the 398-unit building on what is now a parking lot fronting Crystal Drive and known as Land Bay C-West. The building would have 286 parking spots.

German discount grocer Lidl has owned the 2.3-acre parcel since 2016. It won approval to build two office buildings up to 12 stories tall with a total 587,000 square feet, but was never able to advance the project and last year sought an extension on the entitlements.

Lidl last September tasked Cohn Property Group to market the site for sale. The filing identifies Mill Creek as the contract purchaser.

Both the developer and its land use attorney, Venable LLP, declined to comment.

Aerial view of the site location near Crystal city Metro station

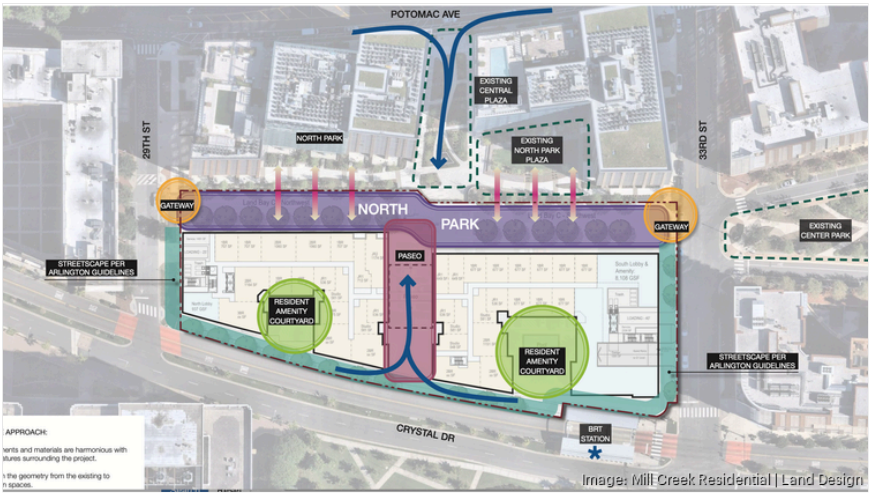
SK+I ARCHITECTURE LLC | MILL CREEK RESIDENTIAL

The site is one of the last stretches of that area of Potomac Yard, known as National Gateway, to be developed.

“The proposed development will serve as a milestone in that it will complete the original planning and development vision for Potomac Yard from over 25 years ago,” Venable LLP stated in the filing.

The proposal, designed by SK+I Architecture, features a single residential building with a two-story, mid-block paseo and two courtyards facing Crystal Drive.

Residential amenities are planned for the ground floor in the south portion, along with a pool in the southern courtyard, according to the plans filed with the county.



Concept Diagram for Potomac Yards, Land Bay C-West

MILL CREEK RESIDENTIAL | LAND DESIGN

The landscaping would complete the North Park Plaza, which was conceptualized as a neighborhood amenity in the Potomac Yard phased development site plan.

Venable said the proposal is in line with market conditions brought on by a “shift in demand in the regional office market” and the “continued need for new housing in the County.”

The multifamily proposal would add to the residential profile of the area, which is also home to the Hazel and Azure National Landing apartment buildings to the east and the Eclipse condos to the south.