TOTAL DEVELOPMENT - PAST, PRESENT, & PIPELINE

Highlights

The 22202 zip code area contains over 13 million square feet of office development and over 15,100 residential units. Projects that are under construction or approved as part of a final site plan and unbuilt will add an additional 1.2 million square feet of office space and over 3,400 residential units.

Description

Development data from Arlington County’s Community Planning, Housing and Development Department (CPHD), Planning Division is provided at ten year intervals going back to 1980. This provides a strong context for past changes in traffic and transit patterns in the area over time. Data from the first quarter of 2015 is provided to represent the current development pattern of the area. For the study area, under construction and approved future “pipeline” development is provided to show current development activity and planned development that has been approved and is currently unbuilt. There are three categories of pipeline development that are shown 1) development that actively under construction, 2) development with approved final site plans and 3) development that is approved as part of a phased development site plan (PDSP) but does not have a final site plan approved.

These charts and tables show past, present, and future pipeline total development square footage (gross floor area (GFA)) by land use type for the overall study area.

22202 Zip Code Area Past & Present Development (Between 1980 and 2015)
22202 Zip Code Approved Future Pipeline Development

Context in Planning Spectrum

Where in the planning spectrum does this data get used typically?

Coordinated Regional Planning  County Comprehensive Plan  Sector Plans & Small Area Plans  Site Plans & PDSPs  Building Level Transportation Studies

Background

Arlington County’s Community Planning, Housing and Development Department (CPHD), Planning Division tracks development activity, construction status, and development that has been approved and unbuilt. Projects that are under construction or approved and unbuilt form the county’s development pipeline. This pipeline development helps to inform the County’s estimates for future growth in the area and is used in part for coordinating development trends and land use assumptions with our regional planning partners at the Metropolitan Washington Council of Governments (MWCOG).

These charts and tables show past, present, and pipeline development by type for the study area. The total gross floor area (GFA) for the principal development types have been aggregated to help show the order of magnitude of development over time and into the future. Typically, residential and hotel development is reported based on the number of residential housing units and hotel rooms, not GFA. In order to make this data comparable to other development statistics, residential
housing units and hotel rooms were converted to estimate GFA using conversion factors established by the County.

For the study area, the approved future development pipeline shows how much and what type of development has either been approved by the County Board as part of a phased development site plan (PDSP) or with a final site plan approval (FSP). The approved PDSP development in the pipeline for the area is anticipated to take 15 to 30 years to be built out. Prior to construction of any PDSP approved development, final site plans must be approved for each component of the PDSP. Development that has been approved as a final site plan could begin to acquire permits for construction at any time.

Findings/Conclusions

- Within the 22202 zip code area office, hotel and retail development doubled between 1980 and 1990
- From the late 1980’s through 2000 development in the area was relatively slow compared to development activities that occurred earlier in the 1980s.
- In 1990, Pentagon City saw the opening of Fashion Centre Mall, adding over a million square feet of retail to the area.
- The 2000s saw another significant period of growth for the area, with the addition of over 4,000 residential units and the completion of Pentagon Row and projects in Potomac Yard.
- The majority of growth in the 2000s was residential (rather than office).
- Due to the recession, BRAC, and the federal budget sequester, little development has occurred in the area between 2010 and 2015.
- There is over 35 million square feet of development in the 22202 zip code area today with approximately 10 million square feet of new development in the pipeline.
- Approximately half of the development in the pipeline for the 22202 zip code area already has final site plan approval for construction.
- The majority of the development in the pipeline with approved final site plans is for new residential development (over 3,400 units).
**Data Source**

This data was generated from a variety of County and non-County data sources. The primary source for this was from the CPHD Planning Division’s development tracking database. The historical 1980, 1990, and 2000 residential housing unit data were provided from Census data available through the National Historical Geographic Information System (NHGIS) maintained by the University of Minnesota. The 2010 residential housing unit data were provided from the 2010 Census.

Current data (2015 data) represents development data as of July 1, 2015.

Data on the development pipeline is maintained by the Planning Division and published in quarterly development reports.

**Data Tables**

**Historic and Current Development**

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Office GFA (SF)</td>
<td>6,010,000</td>
<td>11,830,000</td>
<td>12,020,000</td>
<td>12,840,000</td>
<td>13,170,000</td>
</tr>
<tr>
<td>Retail GFA (SF)</td>
<td>675,000</td>
<td>1,840,000</td>
<td>2,255,000</td>
<td>2,802,000</td>
<td>2,802,000</td>
</tr>
<tr>
<td>Residential Units</td>
<td>8,200</td>
<td>10,400</td>
<td>11,100</td>
<td>15,100</td>
<td>15,100</td>
</tr>
<tr>
<td><strong>Residential GFA (Est. SF)</strong></td>
<td>9,020,000</td>
<td>11,440,000</td>
<td>12,210,000</td>
<td>16,610,000</td>
<td>16,610,000</td>
</tr>
<tr>
<td>Hotel Rooms</td>
<td>2,300</td>
<td>4,800</td>
<td>5,200</td>
<td>5,300</td>
<td>5,900</td>
</tr>
<tr>
<td><strong>Hotel GFA (Est. SF)</strong></td>
<td>1,668,000</td>
<td>3,480,000</td>
<td>3,770,000</td>
<td>3,843,000</td>
<td>4,278,000</td>
</tr>
<tr>
<td><strong>Total GFA (Est. SF)</strong></td>
<td>17,400,000</td>
<td>28,600,000</td>
<td>30,300,000</td>
<td>36,100,000</td>
<td>36,900,000</td>
</tr>
</tbody>
</table>

**Pipeline Development**

<table>
<thead>
<tr>
<th></th>
<th>Final Site Plan Development or Under Construction</th>
<th>Approved Phased Development Site Plans (PDSP) Requiring Future Final Site Plan Approvals</th>
<th>Total Pipeline Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office GFA (SF)</td>
<td>1,232,238</td>
<td>2,514,700</td>
<td>3,746,938</td>
</tr>
<tr>
<td>Retail GFA (SF)</td>
<td>196,923</td>
<td>384,318</td>
<td>581,241</td>
</tr>
<tr>
<td>Residential Units</td>
<td>3,419</td>
<td>1,403</td>
<td>4,822</td>
</tr>
<tr>
<td><strong>Residential GFA (Est. SF)</strong></td>
<td>3,760,900</td>
<td>1,543,300</td>
<td>5,304,200</td>
</tr>
<tr>
<td>Hotel Rooms</td>
<td>0</td>
<td>500</td>
<td>500</td>
</tr>
<tr>
<td><strong>Hotel GFA (Est. SF)</strong></td>
<td>0</td>
<td>362,500</td>
<td>362,500</td>
</tr>
<tr>
<td><strong>Total Estimated GFA</strong></td>
<td>5,190,061</td>
<td>4,804,818</td>
<td>9,994,879</td>
</tr>
</tbody>
</table>
**Development Name** | **Address** | **Metro Station Area** | **Census Block** | **Site Plan Number** | **Final Site Plan or PDSP Only** | **Under Construction** | **Office SF** | **Retail SF** | **Other SF** | **Residential Units** | **Hotel Rooms**
--- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | ---
Airport Plaza IV | 2600 CRYSTAL DR | CRYSTAL CITY | 103402 | 145 | Final Site Plan | No | 0 | 0 | 0 | 198 | 0 |
Potomac Yard - Land Bay C (National Gateway 3-4-5-6) | JEFFERSON DAVIS HWY | CRYSTAL CITY | 103402 | 346 | Final Site Plan | No | 1,064,298 | 41,525 | 0 | 0 | 0 |
Potomac Yard - Land Bay U-East (Brittany East) | JEFFERSON DAVIS HWY | CRYSTAL CITY | 103402 | 346 | Final Site Plan | No | 0 | 16,503 | 0 | 360 | 0 |
Laffs at Crystal Hours | 1900 S EADS ST | CRYSTAL CITY | 103602 | 13 | Final Site Plan | No | 0 | 0 | 0 | 152 | 0 |
Pentagon Yard - Land Bay D - West (Brittany West) | 3001 JEFFERSON DAVIS HWY | CRYSTAL CITY | 103402 | 346 | Final Site Plan | No | 0 | 5,015 | 23,906 | 342 | 0 |
Pentagon Centre PDSP - Phase I (FSP) | 1201 S HAYES | PENTAGON CITY | 103502 | 297 | Final Site Plan | No | 0 | 36,100 | 0 | 693 | 0 |
Pentagon Centre PDSP - Phase II and III (Remaining Allocation) | 1201 S HAYES | PENTAGON CITY | 103502 | 297 | PDSP Only | No | 705,700 | 510,500 | 0 | 0 | 200 |
The Bartlett (Metro Park 4 and 5) | 1200 S EADS ST | PENTAGON CITY | 103502 | 105 | Final Site Plan | Yes | 0 | 41,167 | 0 | 699 | 0 |
PenPlace (Pentagon City PDSP Parcel 1D - Remaining Allocation) | 1197 S FERN ST | PENTAGON CITY | 103502 | 105 | PDSP Only | No | 1,807,000 | 50,000 | 0 | 0 | 300 |
Pentagon City PDSP (Parcel 5/Metropolitan Park - Remaining Allocation) | 1400 S EADS S | PENTAGON CITY | 103502 | 105 | PDSP Only | No | 0 | 23,818 | 0 | 1,403 | 0 |
M.Flats | 3720 S EADS ST | CRYSTAL CITY | 103503 | 424 | Final Site Plan | Yes | 0 | 0 | 0 | 198 | 0 |
Long Bridge Park Aquatics and Fitness Facility (Phase I) | 333 Long Bridge Dr | CRYSTAL CITY | 103402 | Use Permit | NA | No | 0 | 0 | 120,420 | 0 | 0 |
Fashion Center Mall Expansion | 1200 S HAYES ST | PENTAGON CITY | 103502 | 105 | Final Site Plan | Yes | 0 | 50,965 | 0 | 0 | 0 |
WellLive (Crystal Plaza VI Conversion) | 2221 S CLARK ST | CRYSTAL CITY | 103402 | 11 | Final Site Plan | Yes | 24,960 | 5,848 | 0 | 216 | 0 |
400 Army Navy Drive | 400 ARMY NAVY DR | CRYSTAL CITY | 103503 | 2 | Final Site Plan | No | 0 | 0 | 0 | 453 | 0 |
Boeing Site - Phase II | 608 S BALL ST | CRYSTAL CITY | 103402 | 400 | Final Site Plan | No | 131,338 | 0 | 0 | 0 | 0 |
3770 Crystal Dr Expansion | 3750 CRYSTAL DR | CRYSTAL CITY | 103402 | 90 | Final Site Plan | No | 11,642 | 0 | 0 | 0 | 0 |
Single Family Detached New Construction | | | | | Yes | 0 | 0 | 0 | 8 | 0 | 0 |
**Total** | | | | | | | 3,746,938 | 581,241 | 144,326 | 4,822 | 500 |

Source: Arlington County Planning Division, Development Tracking Database, data valid for 1/1/16
SF = Square Feet