

CASE STUDY – EDGE CITY MASTER PLAN

Shirlington Village Neighborhood Redevelopment Washington, D.C.

High Street Residential, a wholly owned subsidiary of Trammell Crow Company, is developing a 159 unit, 11-story high-rise condominium project in the Village of Shirlington, Arlington, Virginia. Shirlington Village is located 1.5 miles from the Pentagon (I-395) and is a major neighborhood attraction as one of the busiest restaurant acres in Arlington. The project will be one component of the 500,000 square foot mixed use expansion of the Village, which will consist of 59,745 square feet of retail, 400 residential units, a public library, a live performance theater, an outdoor plaza, and a more than 575 foot extension of the existing retail street “the Expansion”. Street Retail, Inc. is the owner of the existing Village and the master developer for the expansion.

The building will contain 176,579 sellable square feet. The first three floors will contain 36 loft style units. The loft units will have high ceilings (11’5” to 13’7”), exposed duct work, exposed concrete ceilings and hardwood floors in living spaces. Floors four through 11 will consist of 123 typical flat style units. These units will have nine foot ceilings and more typical finishes of a first class condominium building. The penthouse level will have ten foot ceilings and will enjoy tremendous views of Washington D.C.



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