



THE PHOENIX AT CLARENDON

Arlington, VA

Working with the United States Postal Service, Keating Partners conceived and implemented a major new mixed-use development for a two-block property located adjacent to the Clarendon Station in the vibrant Rosslyn-Ballston Metro corridor. The result of this effort was a 500,000 square foot development, including 40,000 square foot USPS retail and mail processing/distribution unit, 181 residential condominium units, 65,000 square feet of office condominiums, 20,000 square feet of retail storefront and four levels (525 spaces) of below-grade parking.

Keating Partners provided comprehensive development and management services, directing programming and conceptual design through design documentation and construction; transaction structure and financing; conducting market analysis and project sales program development; securing historic preservation analysis to satisfy both State Historic Preservation Office and National Capital Planning Commission requirements; site environmental analyses; and extensive project design review and refinement process with local neighborhood and community interests.

Services

Real Estate Development
Project Management

Owner/Developer

Keating Clarendon Development, LLC

Project Architect

Dorsky Hodgson Partners

Awards

Smart Growth Alliance Award

Value

\$111 Million



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