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# REAL ESTATE BISNOW

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## THE GREEN ALTERNATIVE

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June 8, 2009



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## DEVELOPMENT DEADLINES EXTENDED

Big shoutout to sponsor **Hickok Cole Architects** that transformed a dated 2k SF lobby at **1250 Eye** into a "contemporary glowing jewel box of glass and steel." Please see story below.

PG County Council passed a measure last week to extend all development plan expiration dates by two years. We asked **Maryland-National Capital Building Industry Assn.** prez **Tom Farasy** why this is important.



The extra two years added to a plan's validity period before it must be re-approved is a relief for developers with projects in recession limbo, he says. MNCBIA pushed for this legislation with help from **Park and Planning**, the **County Council** and the **County Executive's** office. Extending expiration dates is catching on elsewhere in MD: **Montgomery County** passed something similar in April; **St. Mary's County** introduced two bills on May 26; **St. Charles** has a similar offering expected this month. Above, Tom at MNCBIA's awards picnic right after PG County Council passed the measure.



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MNCBIA's members are mainly residential builders but planned multifamily projects like **Mosaic at Turtle Creek** in College Park, pictured, will benefit too. (Tom's the head of multifamily development firm **Terra Verde** in College Park, whose 300-unit Mosaic is pending until **construction financing** can be secured.) "Other than HUD, no one is lending right now to the multifamily industry," Tom says, adding, "With these measures in place, when recovery does come, we will spend our time building houses, creating jobs, instead of **reinstating** our expired plans."

### Silver Line Takes Shape



Development along the Silver Line is becoming clearer, starting with the first stop in the Dulles Corridor: Wiehle Ave. **Comstock Partners** in Reston just landed development rights to build an **\$80M**, 2,300-space commuter parking garage there. It's also planning a 1M SF mixed-use project on top of the garage, called **Reston Station**, pictured. Groundbreaking on that part depends on the market when the approval process is complete, Comstock's **Chris Clemente** tells us. The company still has to secure rezoning and then get site plan approvals, expected in 2011.



Further down the line, Comstock's plans are more solid. It expects to **begin construction** in Q1 2010 on **Loudoun Station**, a 50-acre,

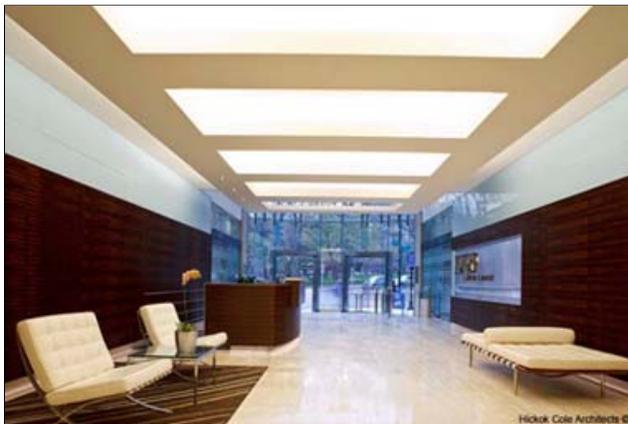
mixed use project at the Silver Line's last stop in the Dulles Corridor, the Route 772 station that will connect to **Dulles airport** and Loudoun county. It's been rezoned and approved for up to **3.5M SF**. Phase 1 will have **400 apartment units** and 100k SF of retail. At full build out, Loudoun Station will be a **\$500M** project with up to 1,500 apartment units, 600k SF of retail & entertainment, a hotel, and approximately 1.2M SF of office.

**Go To Burger**



Here's what happens when a certain **President** and **VP** visit your restaurant: a line like this at 2:45 PM on Saturday this weekend at **Ray's Hell Burger** on Wilson Blvd. in Rosslyn. We've circled it, because the place is so crazy modest it doesn't even have a **sign**.

**SPONSOR SPOTLIGHT**



Hats off to our sponsor **Hickok Cole**, that created a curved all-glass entrance facade at **1250 Eye St.**, accented by custom **stainless steel portals**, Macassar **Ebony wood panels**, and light blue back-painted glass walls. A floating **"trellis"** links the elevator lobby and main lobby and smooths the change in ceiling heights. Large openings are cut into the trellis to allow views of adjacent **Franklin Square**. Congratulations!

  
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(L-R): Rob Lavery, SVP; Dennis Griffith, EVP; Katie Golden, VP; Andy Peden, SVP.

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**For Immediate Release  
Washington, DC (6/2/2009)**

**Contact:** Marilyn Deane Mendell  
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**Complete: 1250 Eye Street  
Washington, DC: 1,875 sf Lobby Renovation**

- Hickok Cole Architects transformed the dated 1,875 sf lobby at 1250 Eye Street, NW into a contemporary glowing jewel box of glass and steel with enhanced day lighting and uninterrupted views of adjacent Franklin Square.
- Young architect, Andrew Schmidt, LEED® AP, worked closely with W&W Glass LLC., to create the tailored Pilkington point-supported glass system.
- The curved all-glass entrance façade is accented by custom stainless steel portals and prominent signage in a brushed stainless steel.
- Macassar Ebony wood panels and light blue back-painted glass walls reflect light into the space. Classic Barcelona Chairs adorn the lobby along with a curated selection of art.
- A floating “trellis” links the elevator lobby and main lobby and acts to mediate the change in ceiling heights. Large openings are cut into the trellis to allow more views of the two-story glass jewel box entry, and more importantly, Franklin Square.



*The original dark and uninviting lobby at 1250 Eye Street was clad with thick mullions that obstructed outside views of Franklin Square.*

**Great Design: Award Winning Projects**

- **Kenyon Square:** Washington Business Journal “Best Real Estate Deals of 2008” Award, Best Interior Design

**Hickok Cole Architects in the News**

- **NYU Featured:** “NYU to Construct Classrooms, Housing, at L Street NW Property”, *Washington Business Journal*, May 8, 2009
- **NYU Featured:** “NYU Builds Campus in DC”, *Washington Business Journal online*, May 5, 2009
- **Hickok Cole Architects Featured:** “A Perfect Union”, *OnSite* magazine, Summer 2009

**Low-resolution files are attached. If you would like hi-resolution files for press purposes, please ask!**

HICKOK COLE ARCHITECTS, INC is an award-winning Architecture, Housing, Interior Design and Master Planning firm in Washington, DC. It is also one of the most successful architectural firms in the region, experiencing steady growth over a period of twenty years. Led by Principals Michael E. Hickok, AIA and Yolanda Cole, AIA, LEED® AP, the fifty-five person firm specializes in commercial office buildings, multi-family housing and mixed-use projects as well as interior design for corporate, government, institutional, non-profit and law firm clients and has expertise in feasibility studies, land planning and facility planning.