



# The Wendy

2025 Clarendon Boulevard • Arlington, VA 22201

**T**he Wendy sits on a challenging half-acre, triangular site in Arlington's Courthouse neighborhood, just one block from the Metro. Formerly a Wendy's restaurant, the site required rezoning and presented unique design constraints, including a tighter angle than New York's Flatiron Building. Arlington County mandated wider sidewalks—expanding from 5 to 16 feet—and a public plaza, both of which reduced the buildable area. To meet density goals, The Wendy cantilevered the building's upper floors to maximize the triangular footprint and worked with the County to allow the building mass to extend over the plaza, ensuring project viability. Differentiating themselves from a nearby sister property, The Wendy focuses on larger two- and three-bedroom units for families, which leased rapidly, including 13 premium "prow" units with floor-to-ceiling glass and sweeping views. The building features innovative 330-square-foot micro units with movable walls, integrated furniture, and flexible layouts, offering a diverse mix of living options in a vibrant urban setting.

## PROJECT TEAM

**Developer/Owner:** Greystar

**Architect and Design:** Cooper Carry; Streetsense

**Construction Contractor:** John Moriarty & Associates

**Other Key Team Members:** Bowman; Davis Utilities Consulting; Jensen Hughes; LandDesign; Miller Beam and Paganelli; Muesse Rutledge; Power Design; SGH; SK&A; Studio HDP; Sustainable Building Partners; Total Mechanical Systems; Walsh Colucci Lubeley & Walsh; Wells & Associates