

RICHMOND HIGHWAY REVITALIZATION REPORT

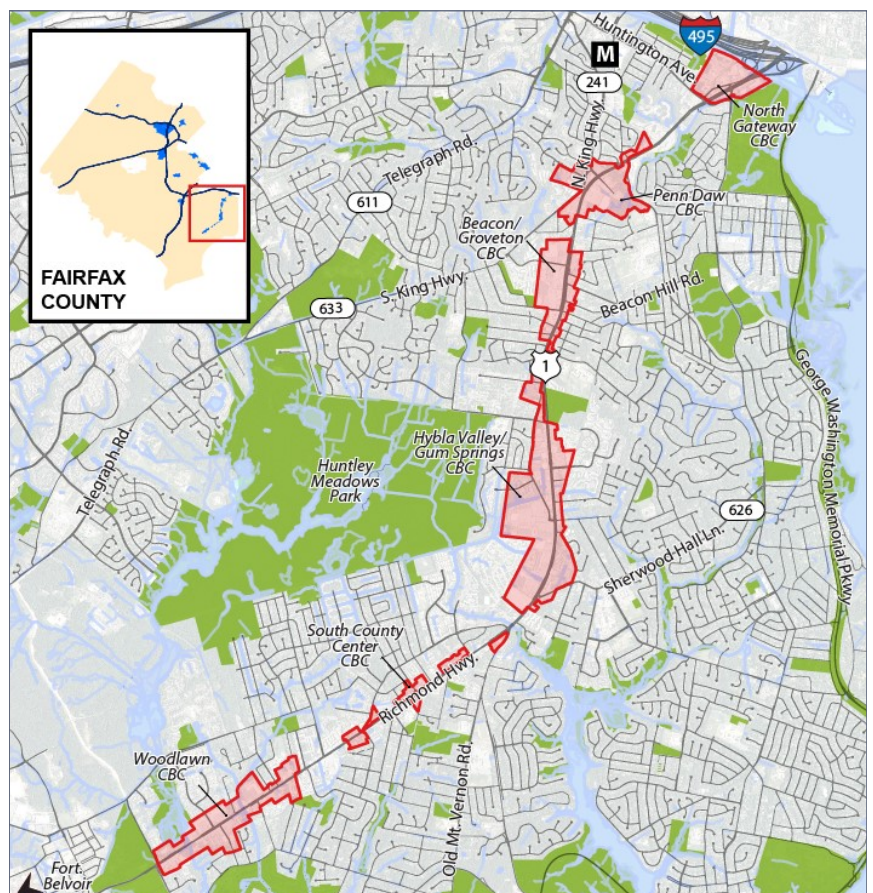
August 2015



The Shelby



The Parker



RICHMOND HIGHWAY AND HUNTINGTON AVENUE OVERVIEW

This report covers recent development and revitalization activity in the Richmond Highway Commercial Revitalization District and the Huntington Avenue corridor. The Richmond Highway corridor extends approximately 7.5 miles from the Capital Beltway on the north to Fort Belvoir and Woodlawn Plantation on the south. Within the Richmond Highway corridor are six Community Business Centers (CBCs) - North Gateway, Penn Daw, Beacon/Groveton, Hybla Valley/Gum Springs, South County Center and Woodlawn. Huntington Avenue from Telegraph Road to Richmond Highway and the Huntington Transit Station Area (TSA) are also areas of interest to revitalization and are thus included in this report.

The Richmond Highway corridor is a major commuter corridor that also serves the surrounding residential neighborhoods with commercial development concentrated in the CBCs. This includes neighborhood and community-serving shopping centers, car dealerships, local and big box retailers, hotels, and some office space. Multi-family and town-house development is interspersed primarily between the commercial areas.

The CBCs are envisioned to serve as focal points or nodes for community-serving retail, residential and mixed-use development. Allowable intensity of development within the CBCs ranges from 0.35 FAR to 1.5 FAR, with unlimited FAR in the core area of the Beacon Groveton CBC. A high standard of urban design and integration of land uses is envisioned. Areas between the CBCs are classified as Suburban Neighborhoods and include predominately residential use, but may include neighborhood serving retail and mixed-uses, among others. Intensity of development is lower in the Suburban Neighborhoods than in the CBCs.

The Huntington TSA is envisioned to include transit-focused housing and employment to take advantage of its location surrounding the Huntington Metro station. To achieve the desired Transit-Oriented Development (TOD), the Plan allows heights up to 200 feet and FAR up to 3.0.

Recent residential development activity resulting from a relatively strong multi-family residential market has been concentrated in the northern end of the Richmond Highway corridor and in the Huntington TSA, taking advantage of their proximity to the Huntington Metro station.

Southeast Fairfax Development Corporation (SFDC):

The SFDC assists Fairfax County with revitalization of the Richmond Highway corridor. Formed in 1981 and supported with county funding, the SFDC is a nonprofit economic development organization dedicated to promoting the redevelopment and revitalization of the Richmond Highway corridor from the Beltway (I-495) to Fort Belvoir, as well as the Huntington Avenue corridor. The organization's mission is to develop, implement and support projects designed to stimulate economic growth in the Richmond Highway corridor by working closely with business owners, developers and local residents.



Woodlawn Plantation

Woodlawn and Frank Lloyd Wright's Pope-Leighey House, located on the same grounds, are designated as a National Trust for Historic Preservation site. The National Trust for Historic Preservation and the Arcadia Center for Sustainable Food and Agriculture partnered to expand the mission of the historic Woodlawn Plantation to include a destination for visitors to eat, learn and garden. Arcadia has indicated that it will expand the size and scope of its organic farm, and has plans to include a farm-to-table restaurant, an outpost of the Neighborhood Restaurant Group, on site.



Arcadia Farm at Woodlawn

DEVELOPMENT ACTIVITY



Lobby of the Shelby

The Parker at Huntington

Mid-Atlantic Realty Partners (MRP) tore down a 40-year old office building located across from the Huntington Metro on Huntington Avenue, and plans to replace it with a 360-unit, 4-6 story multifamily residential development, a 15-story, 260,000 square foot office/retail building and a 200-room hotel. The rezoning was approved in late 2012, and construction of the residential building is nearly complete. MRP Realty expects to open the apartment building in September 2015.



The Parker at Huntington



South Alex at Penn Daw

South Alex at Penn Daw

Combined Properties plans to demolish the 50-year old Penn Daw Plaza shopping center and replace it with a mixed-use development including 400 apartments, 41 townhomes and 45,000 SF of ground-floor retail use. Following the 2012 Comprehensive Plan amendment for the Penn Daw area, the Board of Supervisors approved the rezoning application on January 14, 2014. Negotiations are underway to bring a grocery store to the development. Construction is anticipated to start by the end of 2015.

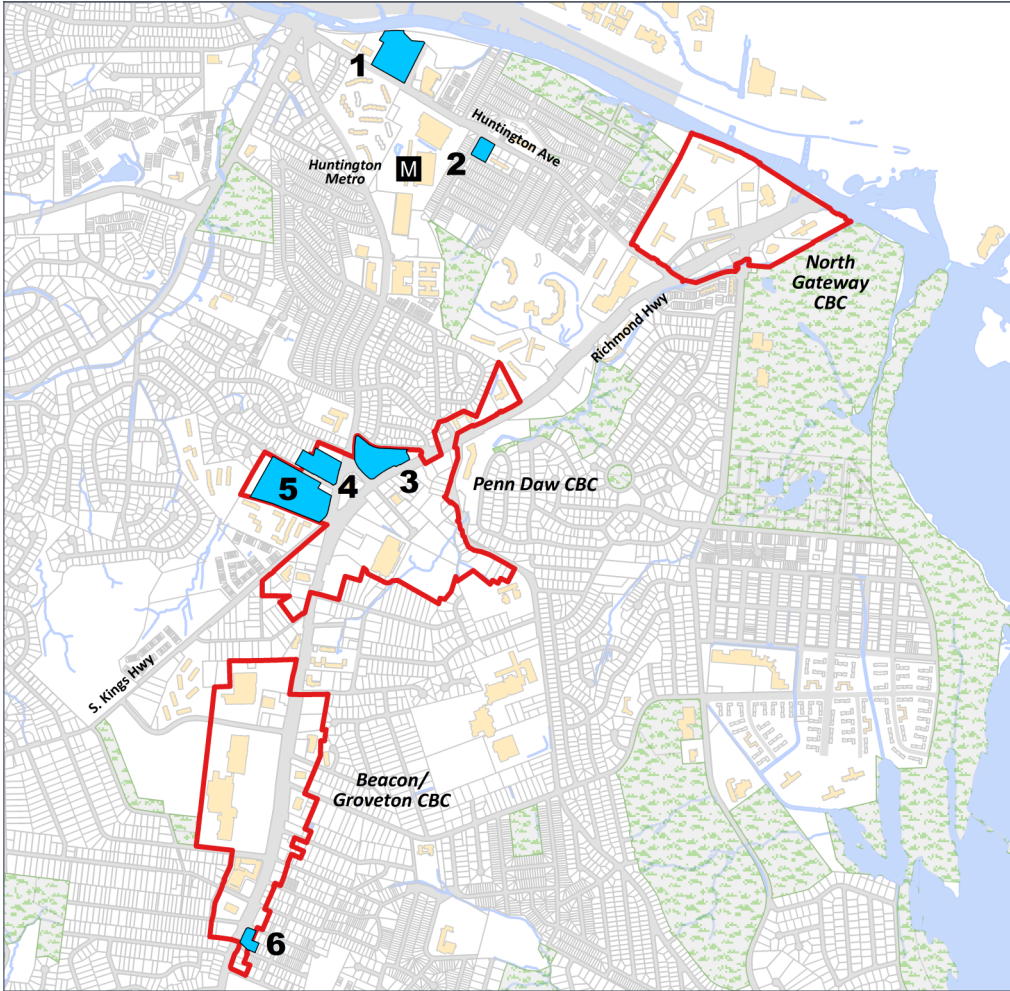
TownePlace Suites by Marriott

Baywood Hotels is developing a 92-room hotel on a 2-acre vacant site located at 8668 Richmond Highway, adjacent to the Woodlawn Shopping Center. The hotel will be a TownePlace Suites by Marriott, an extended-stay property. The developer is providing the full Richmond Highway streetscape as well as a sidewalk along Woodlawn Court. Due to the narrow lot, the main entrance was located off of Woodlawn Court; however, the building was designed to appear to have a main frontage along Richmond Highway. The site plan is approved and construction is anticipated to begin in the fall of 2015.



Marriott—Towne Place Suites

DEVELOPMENT ACTIVITY



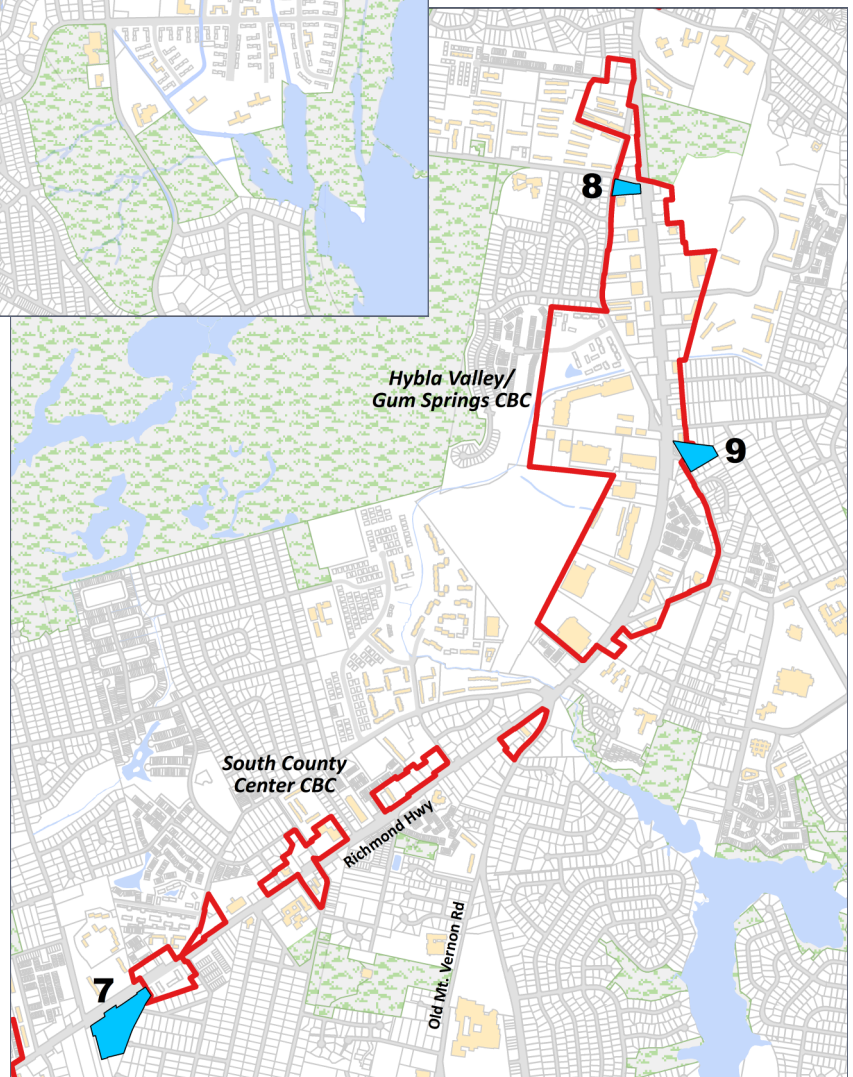
*North Gateway, Penn Daw and
Beacon Groveton CBCs
Development Activity Map*

TOTAL DEVELOPMENT LEVELS AND LAND USE MIX

As of 2015, the Richmond Highway CRD has approximately 7,627,000 square feet (SF) of existing development. Of this amount, 6,668,000 SF, or 87%, is commercial development, which include rental apartments, and 784,000 SF, or 10%, is non-apartment residential development. Apartments constitute approximately 32% of all commercial development in the Richmond Highway CRD, and include approximately 2,100 units.

The maps on this page and on page 6 depict the general location of recent rezoning and other development activity within the Richmond Highway Commercial Revitalization District (CRD) and the Huntington Corridor TSA. More information on each development can be obtained through the County's Land Development System, found online at:

<http://ldsnet.fairfaxcounty.gov/ldsnet>



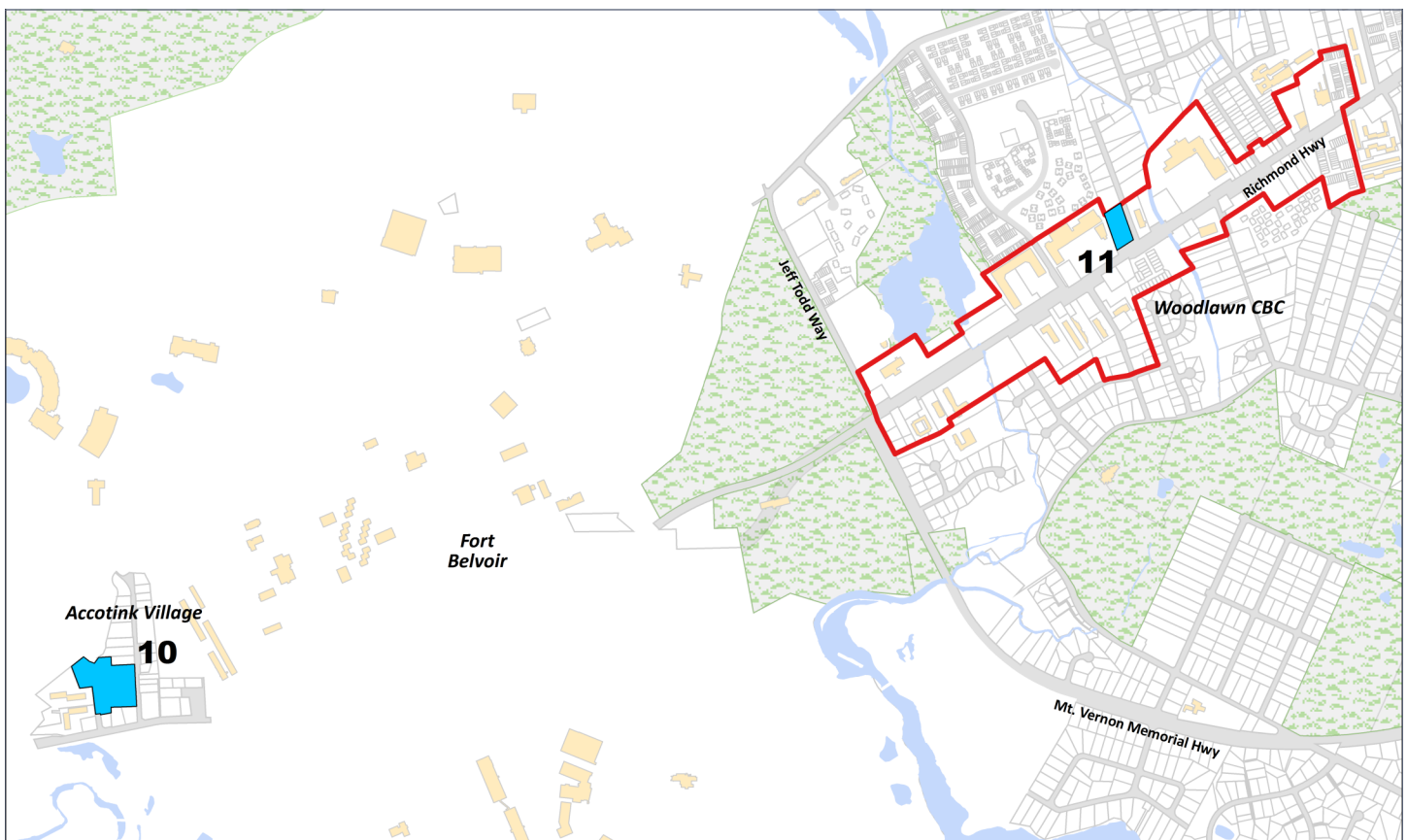
*Hybla Valley/Gum Springs and South County CBCs
Development Activity Map*

DEVELOPMENT ACTIVITY

Plan Amendment/Rezoning/Site Plan Number (Approval Date/Status)	Richmond Hwy. and Huntington Ave. Development Activity
1) MIDATLANTIC REALTY PARTNERS, LLC RZ 2011-MV-031 (approved 11/20/12) 001302-SP-002-2 (approved 11/19/13) (under construction)	Construction of a 360 dwelling unit, five-story apartment building, The Parker at Huntington, is underway and projected to be completed by fall 2015. Also approved are a 200 guest room hotel and 260,000 SF of office use. In the interim, an urban park will be constructed at the location of the non-residential uses.
2) A&R HUNTINGTON METRO RZ/FDP 2013-MV-001 (app. 1/28/14)	Approval of 141 multi-family dwelling units and 3,534 SF of retail space at an overall FAR of 2.99.
3) CAPITAL INVESTMENT ADVISORS, LLC PA S12-IV-MV1 (approved 9/20/12) RZ/FDP 2012-MV-018 (app. 6/04/13)	Approval of a mixed-use development of 280,000 SF of residential (up to 275 units), 18,000 SF of retail use, and an urban plaza.
4) INSIGHT PROPERTY GROUP, LLC RZ 2011-LE-016 (approved 7/10/12) FDP 2011-LE-016 (approved 6/28/12) 005940-SP-002-2 (construction complete)	Construction of a 245 dwelling unit 4-5 story apartment building called "The Shelby" and located at 6200 North Kings Highway was completed in September 2014. This project, which has distinctive art work and building signage, is currently fully leased.
5) PENN-DAW ASSO. LIMITED PARTNERSHIP — SOUTH ALEX AT PENN DAW RZ/FDP 2013-LE-008/ (app. 1/14/14) 003894-SP-004-1 (under review)	Combined Properties, the longtime owner of Penn Daw Plaza, plans to demolish the 50-year old shopping center and replace it with a mixed-use development. The development will include 400 multi-family residential dwelling units, 41 townhouse units and up to 45,000 SF of ground-floor retail uses. Construction is anticipated to start by the end of 2015.
6) MEMORIAL VENTURE, LLC RZ 2010-MV-011 (approved 9/27/11) 009605-SP-001-2 (approved 6/23/14)	The former Dairy Queen site was rezoned from the PRM District to the C-8 District to permit the development of 6,000 SF of retail space.
7) BEST WAY CENTER—MOUNT VERNON CENTER 25301-SP-001-3 (approved 7/14/2014)	Under review is a site plan for a by-right project consisting of a two-story addition to the existing building. The proposal would remove the Holly Woods and Vines structure, and add a pad site at the southern front of the site.
8) CVS 008707-SP-003-3 (approved 5/8/15)	Approval of a site plan for a by-right project to demolish an existing Exxon gas station and replace it with a non-drive-thru pharmacy at 7312 Richmond Highway. The project will provide sidewalks and trees along the Richmond Highway, Lockheed Boulevard and Fordson Road frontages.
9) MARX REALTY—SHOPS AT FORDSON PLACE 025561-SP-001-2 (approved 3/1/13) (construction complete 2013)	Construction of a 12,000 SF shopping center on the east side of Richmond Highway between Fordson Road and Boswell Avenue, directly across from Mount Vernon Plaza. The by-right development on an approximately two acre site was approved in March of 2013, with full occupancy achieved by the summer of 2014.

DEVELOPMENT ACTIVITY

Plan Amendment/Rezoning/Site Plan Number (Approval Date/Status)	Richmond Hwy. and Huntington Ave. Development Activity
10) CRP BELVOIR, LLC—ACCOTINK VILLAGE PA ST11-IV-LP1 RZ 2012-MV-007/FDP 2012-MV-007 PCA 2012-MV-007/FDPA 2012-MV-007 (approved 6/17/14) 5224-SP-001-1 (resubmitted 2/11/2015)	Approval to amend the previously approved FDP and proffers to allow a mixed-use development with 283 multi-family units and up to 24,700 SF of secondary uses. The amendment reduces the previously approved FAR from 1.3 to 1.25. The 6.6 acre site is located along Richmond Highway between the Fairfax County Parkway and Fort Belvoir's Tulley Gate. Demolition of the existing homes is complete, and the site plan is under review.
11) WOODLAWN HOSPITALITY, LLC—TOWNE PLACE SUITES RZ 2012-MV-001 (approved 7/31/12) PCA 2012-MV-001 (approved 2/25/14) SE 2012-MV-001 (approved 7/31/12) SEA 2012-MV-001 (approved 2/25/14) 24850-SP-001-2 (approved 7/6/15)	Approval of a Rezoning from the C-6 District to the C-8 District and of a Special Exception to increase the FAR to 6.0 and to permit an increase in the building height. Baywood Hotels plans to develop a property at the corner of Richmond Highway and Woodlawn Court with a 92-room TownePlace Suites by Marriott, an extended-stay property. The site plan is approved and construction is anticipated to begin in the fall of 2015.



Woodlawn CBC — Development Activity Map

TRANSPORTATION PROJECTS

A number of significant transportation related activities and studies were active in 2014/2015, including:

Richmond Highway Widening

Richmond Highway is currently being widened from four lanes to its ultimate six-lane section from Telegraph Road to Mount Vernon Highway (Route 235), an approximately 3.5 mile segment. The project includes a multi-use trail, pedestrian sidewalk, on-road bicycle lane and provision of a median to accommodate future transit. Begun in April 2014, the construction is projected to be completed in 2016.

The next portion of Richmond Highway scheduled for widening is an approximately 2.5 mile segment immediately to the north, from Route 235 to Napper Road. County staff has initiated the process of environmental documentation and preliminary design for this section of Richmond Highway. The project will include pedestrian and bicycle facilities and provisions to accommodate future transit. To-date, a total of \$10 million in funding has been approved for this portion of Richmond Highway widening, including \$1 million from the Northern Virginia Transportation Authority (NVTa) and \$9 million in federal funds from the Regional Surface Transportation Program (RSTP).

Fairfax County Department of Transportation Transit Center Study

In 2015, Fairfax County completed a transit center feasibility study for the Richmond Highway corridor. The selection of a site for the construction of a Richmond Highway Transit Center has been postponed to a later project phase. Fairfax County intends to continue the search for potential sites, suitable for this type of facility, in conjunction with the Bus Rapid Transit (BRT) plans for the Richmond Highway corridor (see discussion of Embark on p. 8).

Jeff Todd Way

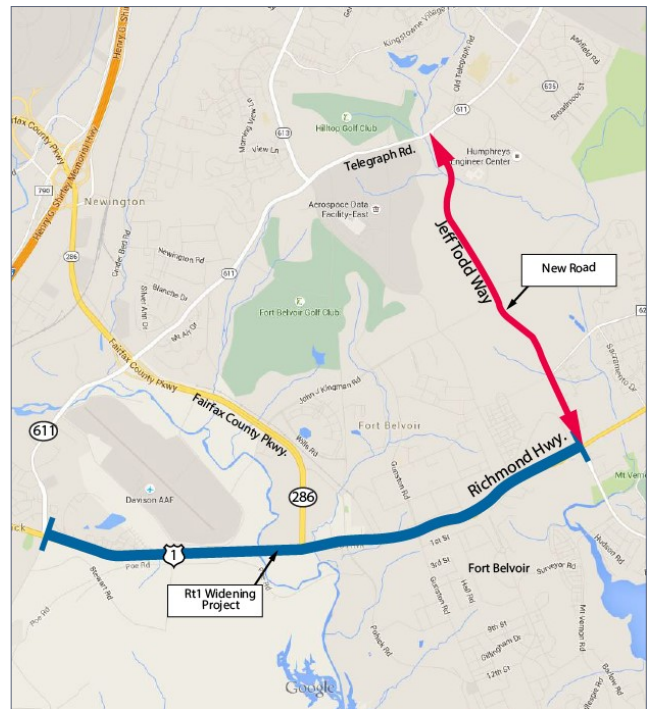
Jeff Todd Way is a new four-lane road that connects Richmond Highway with Telegraph Road. The road opened in August, 2014, and includes a sidewalk/trail along one side. There is an effort underway to explore adding on-road bicycle lanes.

North Kings Highway Intersection Improvement Study

Fairfax County is currently studying various options to improve the traffic and pedestrian circulation on North Kings Highway between School Street and the intersection of North Kings Highway and Richmond Highway. Information about the options under consideration will be made available for public comment and review in the fall of 2015.



Richmond Highway Widening Project



Jeff Todd Way & the Richmond Highway Widening Project

EMBARK RICHMOND HIGHWAY GETS UNDERWAY



In the summer of 2014, after an 18-month process involving significant community involvement, the Virginia Department of Rail and Public Transportation (DRPT) completed the Route 1 Multimodal Alternatives Analysis study. That October, the Executive Steering Committee for the study recommended “Alternative 4 BRT/Metrorail Hybrid” - a median-running Bus Rapid Transit (BRT) system in the corridor extending from the Huntington

Metrorail Station to Woodbridge, with a future Metrorail extension from the Huntington Metrorail Station to the Hybla Valley Community Business Center. In May 2015, the Fairfax County Board of Supervisors endorsed the Executive Steering Committee’s recommended multimodal improvements for implementation, authorized an amendment to the Comprehensive Plan to assess and refine the recommendations of the Route 1 Multimodal Alternatives Analysis from Huntington to Accotink Village, and directed staff to proceed with Environmental Assessments (EA) for BRT and the road widening of Richmond Highway. Additional information can be found at: <http://www.drpt.virginia.gov/media/1591/route-1-final-report-with-appendices-february-2015.pdf>

The collective approach for accomplishing these Board directives is being called “Embark Richmond Highway”. This approach will combine the efforts of county staff and an Advisory Group, in coordination with state and federal agencies. The Embark Advisory Group consists of representatives from the Southeast Fairfax Development Corporation and representatives appointed by Supervisors Hyland and McKay from the Mount Vernon and Lee Districts, respectively, and also a representative appointed by Chairman Bulova. The Advisory Group is responsible for providing guidance to staff and helping with community outreach. For more information, go to: <http://www.fairfaxcounty.gov/dpz/embarkrichmondhwy/>.

County staff has applied for \$3.9 million in funding from DRPT to continue work on the Richmond Highway BRT project. These funds have been approved by the Commonwealth Transportation Board (CTB) for DRPT in the FY 2016-2021 Six Year Improvement Program. Funds are expected to be used for the EA and some preliminary design work on both the road widening and BRT projects.



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