JOINT COMMITTEE MEETING

Redevelopment Activities in Commercial Revitalization Districts and Areas

Department of Housing and Community Development
Revitalization Programs

April 6, 2006
Revitalization = Prosperity

The Department of Housing and Community Development (DHCD) Revitalization Programs:

- Provide connectivity between community, developers and regulatory agencies to channel private development investment into areas that achieve the highest and best economic returns

- Provide financial development incentives to encourage private sector investment into Fairfax County’s older commercial areas and surrounding neighborhoods ensuring continued economic vitality

- Recognize market conditions to develop and expand financial tools, complimented by public investment, to realize community and revitalization goals
Commercial Revitalization Districts and Areas

Fairfax County Department of Housing and Community Development (DHCD), Revitalization Programs, monitor and provide project services for seven (7) designated Commercial Revitalization Districts and Areas.
Annandale Commercial Revitalization District
Park Hotel Project

- Moon Sik Park, owner/developer
- $20 million full service hotel project
- 2 acre site fronting Little River Turnpike, east of intersection with Backlick Road

Project components:
Seven (7) story
100 room, full service hotel
24,500 SF retail, including:
  - Shops
  - Restaurant
  - Banquet Facilities
370 parking spaces
K-Mart Property Project

- Michael Kim, owner/developer
- $80 million mixed use project
- 15 acre site at intersection of Little River Turnpike and John Marr Drive
- Seven (7) story building
- Mixed use office, retail, and residential components
Bailey’s Crossroads-Seven Corners Commercial Revitalization District
Southeast Quadrant Redevelopment Project

- Future development
- 4.5 acre site bounded by Moncure Avenue and Columbia Pike
- Mixed use redevelopment with office, retail, and residential components
- Potential East County Center
Lake Anne Commercial Revitalization Area
Crescent Apartments Acquisition

- $49.5 million FCRHA purchase of 180 unit Crescent Apartment Complex located adjacent to the Lake Anne Revitalization Area
- 16.5 acre site bounded by North Shore Village Drive and Village Road
- Preservation of affordable housing units
Lake Anne Commercial Revitalization Area Expansion

On-going Revitalization Activity:

- Special study Lake Anne redevelopment
- Lake Anne Architectural Guidelines for redevelopment
Wiehle Village Center and Metrorail Station

Leveraging Public Investment to Ensure Economic Vitality

Fairfax County Owned 9 Acre Site

- $500 million PPEA multi-modal transit oriented, mixed use redevelopment project

- Leverage Fairfax County owned 9 acre site bounded by the Dulles Toll Road, Wiehle Avenue, and Sunset Hills Road for design and construction of required project elements

- **Project components:**
  - High density retail, office and residential
  - 2,300 parking, and 46 kiss and ride spaces
  - 12 revenue, and 3 layover bus bays
  - Bike racks and lockers
McLean Commercial Revitalization District
The Palladium at McLean

• Waterford McLean LLC
• $70 million high-end mixed use project
• Bounded by Chain Bridge Road and Old Dominion Drive

Project components:

- 6,000 SF office
- 10,000 SF retail with restaurant
- 69 residential units
- 113 space, surface and structured parking
- Performing Arts Park
Merrifield Commercial Revitalization Area
Vantage at Merrifield Town Center Uniwest–Phase 1
Vantage at Merrifield Town Center
Uniwest – Phase 1

$125 million mixed use redevelopment project
Part of 80 acre Merrifield Town Center site
Minutes from the Dunn Loring Metro at Crossroads of Route 29, Route 50 and the Beltway

Project components:
Two (2) Seven (7) Story mixed use buildings
80,000 SF retail
25,000 SF office
270 residential units
Structured Parking;
4 stories per building
Merrifield Town Center
Clark Realty – Phase 2

Project components:
- 878,000 SF residential (926 units)
- 507,000 SF retail
- 20,000 SF office
- 120,000 SF theater
- 1.67 acres parkland
- 5,700 space underground parking

- $750 million mixed use redevelopment project
- 1.525 million SF total project
- 27 acre site continues “Main Street” Town Center theme
Courtyard Dunn Loring Fairfax

- Marriot
- $28 million redevelopment project
- Located at Dunn Loring Metro Stop at intersection of Prosperity Avenue and Gallows Road

Project components:
- Ten (10) story, select service hotel
- 206 rooms
- 1,650 SF total meeting space; Two (2) conference rooms and executive board room
- Restaurant

Open for Business
Wilton House

Project components:

- Fifteen (15) story high-rise residential condominium project
- 259 luxury studio, one and two bedroom units
- Public areas include a party room, health club, billiard room and business center
- Roof-top pool

- Wilton House Apartments LLC, a joint venture of LCOR, Lehman Brothers, and BlackRock Realty
- $44 million redevelopment project reporting $96 million in sales; Sold out
- Located directly across from the Dunn Loring Metro
Halstead at the Metro

• DSF/Long Metro LLC
• $48 million, 452,958 SF, mixed use redevelopment project
• Six (6) acre site, immediately across from Dunn Loring Metro

Project components:

Two (2) buildings housing:
   436 2 bedroom/2 bath luxury condominiums
   4,914 SF retail
   8,000 SF clubhouse, leasing office and conference center
   1,000 SF business center

Structured parking; 727 spaces
Surface parking - retail

Under Construction
Dunn Loring Metro Project

• Trammell Crow Residential Development

• $300 million redevelopment of Dunn Loring/Merrifield Metro 15 acre parking lot

Project components:

Merrifield Avenue, North of Prosperity:
Three separate residential buildings
720 residential units
Ground level retail

Merille Drive, Street level of the parking garage:
Retail stores line extended Merilee Drive
500 parking spaces stacked over stores
85,000 SF free-standing retail building

Encouraging high quality architectural and urban design that combines functionality with sophistication

Town Center Concept
Richmond Highway Commercial Revitalization District
Huntington Station

- Huntington Metro, LLC; a Stout and Teague Company; and, Clark Realty Capital Joint Venture
- $375 million mixed use redevelopment of Huntington Metro surface parking lot
- 31.5 acre site near intersection of Richmond Highway and I-495

**Project components:**

10-Story Story Office-Retail Building - Stout & Teague/Clark
- 250,000 SF office
- 30,000 SF retail

Residential units – 650 Total
- 48 Townhomes - Pulte
- 421 Low-rise, 4-Story - Centex
- 181 High-rise, 14-Story - Stout & Teague/Clark

1,450 parking - WMATA
Mid-Town Alexandria Station

• KSI
• $150 million redevelopment condominium project
• Across from Huntington Metro Station

Project components:
368 residential units
1 Guest Suite
5,000 SF fitness center, cyber café, party room with outdoor seating
8,000 SF pool deck with barbeque
Kings Crossing
Kings Crossing

- JPI Development Partners, Inc/Archon Group
- $500 million mixed-use redevelopment
- 42 acre site fronting Richmond Highway

Project components:
- 160,000 SF retail
- 100,000 SF office
- 750 residential
The Heights of Groveton

• MDP Groveton, LLC
• $100 million mixed use redevelopment
• 4.6 acre, former Groveton School site, at Richmond Highway and Memorial Street, 1.5 miles from Huntington Metro Station

Project components:

70,000 SF Mixed Use Building: 290,000 SF Residential:
50,000 SF office 282 Condominium
20,000 SF retail 15 Townhouse
Mt. Vernon Gateway

- Landmark Property Development, LLC
- $225 million mixed use redevelopment
- 15 acre site bounded by Buckman Road, Janna Lee Avenue and Richmond Highway

Project components:
- 70,000 SF office
- 10,000 SF retail
- 428 residential units
Springfield Commercial Revitalization District
Springfield Community Business Center (CBC) Park and Ride Facility
Springfield Community Business Center (CBC) Park and Ride Facility

- $20 million PPEA multi-modal transit oriented redevelopment project
- Potential development site located at Southwest Corner of Old Keene Mill Road and Amhurst Avenue
- Leverage $6 million dollars of public funds to activate construction of a 1,000 space structured parking facility within a mixed use project

Project components:

- Mixed use redevelopment with office, retail and residential

- Promote new business development by nesting a multi-modal transportation facility within a retail, office and residential mixed use development

- Accommodate “Slug Lines” and facilitate commuters unimpeded access to HOV lanes
Springfield Community Business Center (CBC)
Park and Ride Facility

Encouraging high quality architectural and urban design that combines functionality with sophistication
Mid-Town Springfield
Mid-Town Springfield

- KSI
- $500 million mixed-use redevelopment
- 9 acre site bounded by Commerce Street, Brandon Avenue, and I-95

Project components:

- Three (3) 28, 20, and 18-story towers
- 800 residential units
- 10-story 100,000 SF full service hotel
- 100,000 SF retail
- 40,000 SF office
- 7,000 SF community space
- 2,200 parking garage
Mid-Town Springfield

Architectural Rendering – View from Augusta Drive and I-95
Mid-Town Springfield

Architectural Rendering – Entrance from Bland Street
Springfield Residence Inn

Project components:
- Six (6) story, 110,000 SF building
- 163 suites
- Three (3) levels structured parking

- Marriot
- $22 million Marriot Extended Stay Hotel redevelopment project
- 1.2 acre site at intersection of Backlick and Old Keene Mill Road
Waterford at Springfield

• Springfield Hospitality, LLC
• $9 million rehabilitation of former Mattress Land/Carpetland site
• Intersection of Commerce Street and Franconia Road

Project components:

44,000 SF conference-wedding reception facility
1,400 person capacity
100 space structured parking; 330 space surface parking

Opening Spring 2006
Springfield Mall Redevelopment
Springfield Mall Redevelopment

- Franconia Two, LP (aka Vornado)
- $1 billion redevelopment of 49 acre Springfield Mall site
- Potential inclusion of four (4) neighboring parcels, totaling 31 acres, would increase development site to 81 acres
- Bounded by Spring Mall Road, Loisdale Road, Franconia Road, and Frontier Drive, site provides easy access to I-95; and, close proximity to Franconia-Springfield Metro Station
- Mixed use with office, retail and residential components
Commercial Redevelopment Activities

Featured Projects

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Total Investment

$4,915,500,000