

The up-to-date status of projects may always be checked at: <http://www.sfdc.org/whats-happening/>

Highlights:

- The Virginia Department of Rail and Public Transit (VDRPT) and contractor AECOM are studying various **public transportation options** for Richmond Highway. The second public meeting was held in March, and the third and final meeting is planned in September/October. Four transit options are under consideration: express bus, bus rapid transit (BRT), light rail, and a combination of Metro extension and BRT. A consistent six lanes for vehicles is recommended, as are wide pedestrian/bicycle trails on either side of the highway.
- The Fairfax County Department of Transportation (FCDOT) is concentrating on Sites B, C and an additional unnamed new site for a **Bus Transit Center**.
- Fairfax Water's **water main replacement** project is continuing. Fall 2014 completion is anticipated.
- A new **Fairfield Inn** at 6421 Richmond Highway is making progress. The Hersha Group has begun demolition and obtained construction permits. (A site plan was approved in 2011.)
- Bainbridge Development's PCA application for design changes at **Accotink Village** was approved.
- Residential leasing at **The Beacon of Groveton** is approximately 95% and a new leasing broker has been hired for the retail spaces.
- **Alexandria Neighborhood Health Services'** purchase of 6677 Richmond Highway, where the SFDC office is located, closed on Friday, June 27. ANHSI has a clinic in the building, The Board of Supervisors approved ANHSI's Industrial Revenue Bond in March, and it has obtained private financing for building renovations.
- **CVS** has filed a by-right site plan for the current Exxon property at the corner of Lockheed Boulevard. Several associated waiver requests have been approved.
- Two vacant retail spaces have been listed for rent in the Adler Shopping Center, meaning that work on the **Grande at Huntington** is not imminent.
- **Ross Dress for Less** at Mount Vernon Crossroads (7844 Richmond Highway) is progressing with demolition. (The leasing broker has publicized that **Mattress Warehouse** is also moving to this center.)
- **Starbucks Coffee** has applied for a tenant build-out permit for the former Checkers location at 7511 Richmond Highway.
- **Five Guys** near Mount Vernon Plaza is undergoing renovation.
- **Buffalo Wild Wings** will open a corporate restaurant in Mount Vernon Plaza.
- Habitat for Humanity's **ReStore** has closed its 7770 Richmond Highway location. **Gold's Gym** will expand into the space.
- Asif Mahmud filed a site plan as **4203 Buckman LLC** to demolish the old structure and construct five townhomes. However, a zoning issue was identified which caused the site plan to be disapproved. He met with Supervisor McKay to discuss options, and has hired a land use attorney to proceed.

INFRASTRUCTURE/TRANSPORTATION

Route 1 Widening – In November 2011 the US Department of Defense awarded \$180 million to the Virginia Department of Transportation (VDOT) and Fairfax County to widen the 3.5-mile segment of Richmond Highway between Mount Vernon Memorial Highway (Route 235) and Telegraph Road from four to six lanes, with accommodations for transit, bicycle, and pedestrian access. This funding was granted as an effort to mitigate the increased traffic resulting from the BRAC-related expansion of Fort Belvoir. After a process that included several public meetings, a final alignment was identified. Ground was broken on the project in April 2014, with construction completion scheduled for 2016.

Mulligan Road/Jeff Todd Way . Mulligan Road is a four-lane connector road that will run from the intersection of Richmond Highway and Mount Vernon Memorial Highway (Route 235) and Telegraph Road. Grading on the segment between Pole Road and Telegraph Road is complete and curbing and paving is under way. Ground clearing began in May 2012 for the segment of the road between Pole Road and Richmond Highway. The road is expected to open in August 2014. In December 2013 a ceremony was held to dedicate the roadway ~~Jeff Todd Way~~ in memory of the longtime business and community leader.

Transit & Transportation Studies –

1. The Virginia Department of Rail and Public Transportation (VDRPT) is conducting a multimodal transportation study for Richmond Highway (the ~~%Multimodal Alternatives Transportation Analysis~~). The study will address both transit and highway needs within the corridor and identify any multimodal solutions. VDRPT has hired contractor AECOM to conduct the study. The Technical Advisory Committee and Community Involvement Committee met in March, the second of three public meetings was held March 26 with the third planned for September/October. Four transit options are under consideration: express bus, bus rapid transit (BRT), light rail, and a combination of Metro extension and BRT. A final transit recommendation is expected early this fall. A consistent six lanes for vehicles is recommended, as are wide pedestrian/bicycle trails on either side of the highway.
2. The Fairfax County Department of Transportation (FCDOT) has prepared a Countywide Transit Network Study of 11 priority corridors throughout the county, including Richmond Highway. This study, which was completed by Renaissance Planning Group, examined the transit needs of the county major corridors through the year 2050, potentially including Bus Rapid Transit (BRT), light rail, and Metrorail extensions. FCDOT has posted a great deal of information on the project website at: <http://www.fairfaxcounty.gov/fcdot/2050transitstudy/>. The initial recommendation for Richmond Highway was light rail, but the status has been changed to reflect the ongoing VDRPT study (see below).
3. The ~~%Countywide Dialogue on Transportation~~, a of 214 projects approved for funding by the Fairfax County Board of Supervisors, includes widening Richmond Highway to a consistent six lanes.
4. FCDOT is concentrating its analysis of the sites under consideration for a Bus Transit Center on Sites B (located at Haft Drive), and Site C (at the South County Government Center) and an unnamed new site.

HUNTINGTON/NORTH GATEWAY

The Parker at Huntington (old VSE Office Building) . MRP Realty has torn down this 40-year old office building located immediately adjacent to the Huntington Metro on Huntington Avenue, and plans to replace it with a 390-unit, 4-6 story multifamily residential development, a 15-story, 260,000 square foot office/retail building, space and a 200-room hotel. The rezoning was approved in November 2012. A subsequent request to reduce the parking requirement for the residential component to 1.3 spaces per unit was granted by the Board of Supervisors in December 2012. MRP's site plan was approved, and the construction process has begun for the apartments and parking garage.

Huntington and Biscayne Avenue – A&R Development is planning a mixed-use redevelopment project at the corner of Huntington Avenue and Biscayne Drive, adjacent to the Huntington Metro station. After a long period of discussion, the Fairfax County Redevelopment and Housing Authority approved a change to the Huntington Conservation Plan at its June 2012 meeting and the Board of Supervisors approved the amendment in September 2012. A&R submitted a rezoning application in early 2013, later changed architects and reduced the number of units from 175 to 141. The project includes about 3,500 square feet of retail. The Board of Supervisors approved the rezoning application on January 28, 2014.

Huntington Club Condominiums . The Huntington Club Condominium Association's Comprehensive Plan amendment was approved by the Board of Supervisors on February 26, 2013. The amendment allows densities up to 3.0 FAR, which would accommodate the applicant's proposal for a mixed-use development containing 1,200 to 1,800 housing units, 600,000 to 1 million square feet of office space, and 127,000 square feet of retail space. Huntington Club has hired a commercial real estate services firm to help it issue an RFP to find a developer to obtain a rezoning and build the project.

Cityside Huntington Metro . The Carlyle Group is reviving its proposal for the addition of a five-story, 145-unit infill apartment building on the site of the existing Cityside property. The development would replace a surface parking lot with an underground parking structure for the entire property, and the new building would be constructed on top of the parking deck. Carlyle presented its preliminary plans to the Mount Vernon Council in July 2012 and to the SFDC Board of Directors in September 2012, but had delayed filing a rezoning application for corporate management reasons.

North Gateway Plan Amendment . APR items 09-IV-1MV and 09-IV-15MV received a recommendation of approval from the Planning Commission. The staff report recommends a mix of residential, office/hotel and retail uses up to 1.65 FAR, but the nominator (MVCCA) prefers language allowing up to 2.0 under certain conditions. On January 28, 2014, the Board of Supervisors approved the 1.65 or up to 2.0 if an additional traffic study is successfully done. (County staff is initiating the traffic study this summer.)

Sunoco Station . Sunoco was planning to reopen the shuttered gas station at 5928 Richmond Highway, however, the plan was dropped after difficulties in the Special Exception process. An offer was made for the property to become a car title lender, but Sunoco may want to re-open its Special Exception application.

PENN DAW

The Shelby . Insight Property Group's 240-unit luxury apartment building is under construction on a 3.38-acre site at the corner of N. Kings Highway and School Street. The Comprehensive Plan for the site was changed as part of the amendment for the Penn Daw area approved in April 2012. It is anticipated that this \$60 million development will open in fall 2014.

One Kings (Penn Daw Plaza) . 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 including 490 apartments and ground level retail. The development is in line with the 2012 Comprehensive Plan amendment for the Penn Daw area. The Board of Supervisors approved the rezoning application on January 14, 2014.

The Grande at Huntington . Following approval of a Comprehensive Plan Amendment in December 2012, Capital Investment Advisors' rezoning application to redevelop the Adler Shopping Center to a mixed-use project with 275 residential units and 25,000 square feet of ground-level retail space was approved by the Board of Supervisors in June 2013.

BEACON HILL / GROVETON

Fairfield Inn & Suites . Hersha Group, a Pennsylvania-based hotel developer and operator has an approved plan from 2011 to demolish the Fairview Motel at 6417 Richmond Highway and replace it with a 108 room Fairfield Inn & Suites. Hersha has completed demolition and obtained new building construction permits.

The Beacon of Groveton – Phase I of this mixed-use development, which consists of 290 upscale apartments and 10,000 SF of ground-level retail, opened in September 2012. Construction of all areas of the building is complete, and residential leasing is 95% complete. Retail spaces are being actively marketed. Phase II is to include additional retail and a 50,000 SF office building, but no start date has been announced.

North Hill Site . The Fairfax County Redevelopment and Housing Authority (FCRHA) owns a vacant 33-acre parcel on the east side of Richmond Highway near the intersection with Lockheed Boulevard, which has long been planned for use as an affordable housing development and a county park. In response to a January 2012 proposal from developer AHP Virginia, LLC, to develop the North Hill site as a multi-use development containing a mixed-use component along Richmond Highway, a 204-unit multifamily apartment complex, and some parkland, Fairfax County issued a Request for Proposals (RFP) for additional developer bids under Virginia's Public Private Educational Facilities Infrastructure Act (PPEA). Several proposals were received by the May 2013 deadline, and a committee has been assembled by FCRHA to review them.

Groveton Woods - Slightly off the corridor, Lennar Homes by-right site plan and subdivision to construct townhomes on .75 acre along Harrison Street just south of Groveton has been distributed to Bonding.

HYBLA VALLEY

Fordson Place – The development team of Merchants National Properties and Marx Realty has completed a new retail center of approximately 12,000 square feet on the east side of Richmond Highway between Fordson Road and Boswell Avenue, directly across from Mount Vernon Plaza. Verizon Wireless, Hair Cuttery and Vitamin Shoppe have opened. Peet's Coffee, Paisano's and Pollo Campero will open presently.

Inova Mount Vernon Hospital – The hospital broke ground in April 2012 on a \$43.6 million expansion of its Mount Vernon campus. Scheduled for completion in late 2014, the 65,000 SF addition will include a new patient tower, two new operating rooms, and space for future growth and infrastructure upgrades. Medical surgery, orthopedics, joint replacement and rehabilitation services will be specifically enhanced. In addition, an announcement was made by the hospital in December 2012 that it intends to build another 21,000 SF addition to the emergency room. Construction on the ER addition is planned to commence in 2015.

Best Way Center - The owner filed a by-right site plan in April 2013 for a two-story addition to the existing building, replacement of the Holly Woods and Vines structure, and a pad site at the southern front of the site. Although a soils report, service drive waiver and trail waiver were approved, VDOT issues were resolved, and the site plan was resubmitted in July 2014.

CVS . CVS filed a by-right site plan for a non-drive-thru pharmacy at 7312 Richmond Highway. It would replace an existing Exxon station. The site plan was disapproved in January. Required revisions are underway; waivers for service drive, right-of-way dedication, storm water detention, screening requirements, trail construction and on-road bike lane provision have all been approved.

2-story Office Building . Mohammad Chaudri filed a by-right site plan for a 2-story office building on less than a half-acre of property located at the corner of Richmond Highway and Napper Road. It was approved in June, and includes right-of-way dedication and easements for sanitary, public access and sight distance.

SOUTH COUNTY / WOODLAWN

Mount Vernon Gateway at Buckman Road . Landmark Atlantic Holdings has been working to assemble 17 acres of land along Richmond Highway between Buckman Road and Janna Lee Avenue that is mostly comprised of poorly maintained, older residential and retail structures. In April 2012 Landmark Atlantic obtained approval from the Fairfax County Board of Supervisors of its nomination to amend the Comprehensive Plan to remove commercial uses from its plans and permit about 500 residences, including 350 multi-family units and 150 townhouses. A proffer condition amendment (PCA) application is expected.

Skyview Section 2 . Landmark Communities has filed a site plan for the remaining section of Skyview, a two-over-two townhouse development. It is located in approximately an acre of land on Richmond Highway, just south of its intersection with Frye Road. The site plan was returned in July 2014, and must be resubmitted.

Towne Place Suites . Baywood Hotels has acquired a property at the corner of Richmond Highway and Woodlawn Court, adjacent to the Woodlawn Shopping Center, with plans to develop a 92-room Towne Place Suites by Marriott, an extended stay property. Baywood's rezoning application was approved by the Fairfax County Board of Supervisors in July 2012. Baywood's architectural design came in about 1,500 square feet larger than its approval; a PCA and SEA were filed to address the issue, and were approved in February.

FORT BELVOIR AREA

Accotink Village . A development partnership including The Bainbridge Companies and Eastwood Properties submitted a rezoning application for a mixed-use revitalization project on a 6.6-acre piece of historic Accotink Village, located along Richmond Highway between Fairfax County Parkway and Fort Belvoir's Tulley Gate. The application calls for 283 housing units and 24,000 square feet of retail space. The county approved a Comprehensive Plan amendment for this area that calls for walkable, mixed-use developments of ground floor retail with housing above. The Board of Supervisors approved the rezoning application in January 2013. The applicant made a design change and its PCA/CDPA was approved by the Board of Supervisors in June.

Fort Belvoir Expansion . The BRAC-related expansion of Fort Belvoir is complete and the new Fort Belvoir Community Hospital is up and running. There are now more than 26,000 employees working on post, eclipsing the Pentagon as the military's largest employment site in the DC area. The Army hired InterContinental Hospitality Group (IHG) to upgrade its lodging facilities, renovating one building as a Holiday Inn Express and demolishing other structures to build a new Staybridge Suites on post. The Army is also proceeding with plans for the National Museum of the U.S. Army near the Kingman Gate, with construction depending on the foundation's fund raising.

OTHER NEWS

Woodlawn Plantation - The National Trust for Historic Preservation, the entity that owns Woodlawn Plantation, had indicated its intention not to renew Woodlawn Stables' lease under the existing terms. The stables announced that it would close in June. Arcadia Farm will lease the property from the Trust; Arcadia has indicated that it will expand the size and scope of its organic farm, possibly to include a farm-to-table restaurant on site.