

CURRENT PROJECTS

richmond highway

revitalize.



redevelop.

reinvent.

SOUTHEAST FAIRFAX
DEVELOPMENT CORPORATION

Today, the bustling Richmond Highway business community is the result of remarkable cooperation between government, local businesses and investors. Every day brings new growth and continued potential.

Implementation of more than \$1 billion in projects over 25 years speaks directly to the faith of the private sector that the SFDC is implementing an effective strategy to transform the Richmond Highway corridor. The following is a list of current projects and investments on the highway. Please be sure to check www.sfdc.org often for updates and new information on these exciting projects.

1. HUNTINGTON RESERVE KB Homes, Inc. has started construction on this residential project which will include 94 new townhomes located on 14 acres along Huntington Avenue.

2. OURISMAN DODGE The dealership lost over an acre of land to the Woodrow Wilson Bridge project. As a result, Ourisman is planning to build a four story parking garage behind the dealership.

3. HUNTINGTON METRO PROJECT Stout and Teague's approved project contains 650 residential units (400 mid-and high-rise apartments, 250 townhouses), 225,000 square feet of office, 30,000 square feet of retail and ten acres of land designated as public parks. Site plans for the 176 townhomes (Pulte Homes' Pavilions at Huntington) and 203 apartments have been approved. Townhomes are complete, apartment construction to begin soon.

4. MARRIOTT SPRINGHILL SUITES On Friday, September 12, 2008, a three alarm fire occurred at the construction site burning the building to the ground. The cause of the fire is still unknown but, SFDC has heard that the owners are considering rebuilding.

5. CHUCK E. CHEESE JBG Rosenfeld continues to negotiate letters of intent with tenants to occupy the existing shopping center after renovations are completed.



6. FAIRVIEW

MOTEL Plans are underway to redevelop the closed Fairview Motel for a hotel/motel with up to 120 rooms. The SFDC has provided data and information for a national chain to include in the feasibility study for the site.



Heights at Groveton

7. WALGREENS Construction is completed at the corner of Richmond Highway and Beacon Hill Road.

8. HEIGHTS AT GROVETON A proffer condition amendment has been filed for approximately 300 housing units, 53,000 square feet of office space and 29,000 square feet of retail space.

9. LOCKHEED EXXON Owners have filed site plans for a convenience store and car wash after being granted a special exception.

10. AUTOZONE The owner of the vacant lot next to the Green Olive Restaurant has signed a lease with AutoZone.



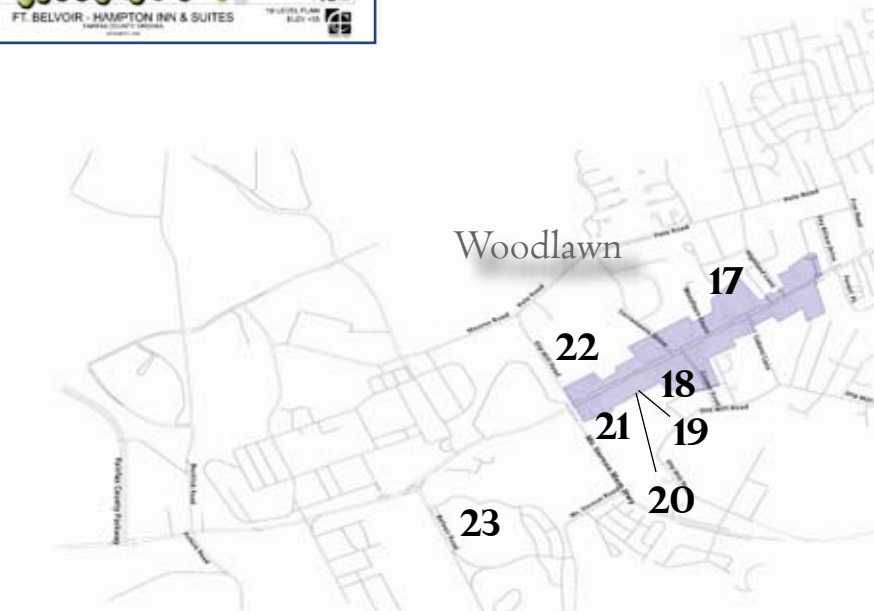
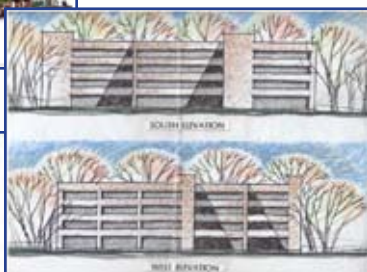
Walgreens at Boswell Ave. and Richmond Highway

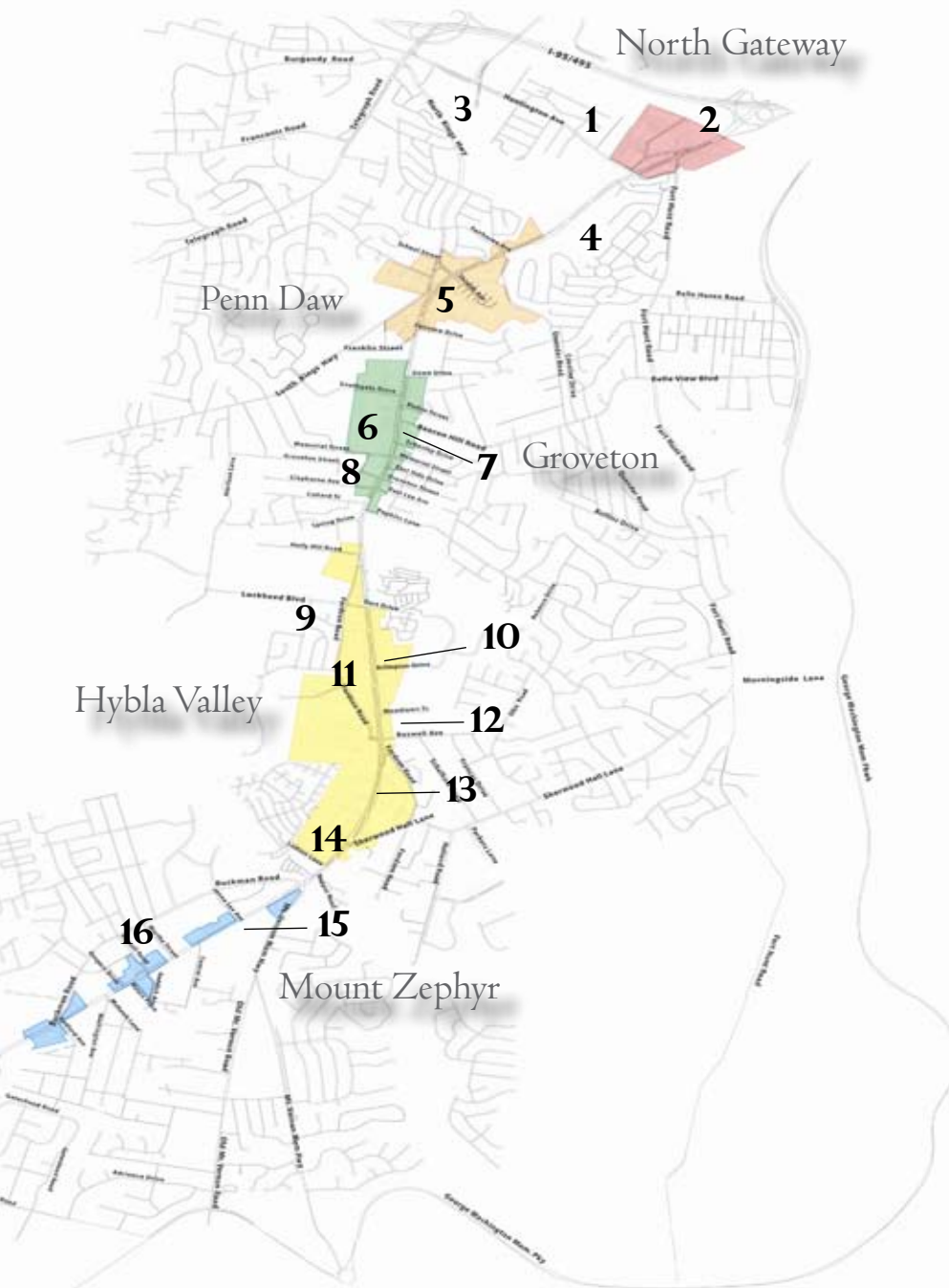
11. K&M SHOPPING CENTER

Construction is underway for a new retail shopping center, located on Fordson Road. The building has approximately 7,000 square feet of retail space available for lease.

12. WALGREENS The new 14,000 square foot Walgreen's pharmacy is now open for business.

SOUTHEAST FAIRFAX DEVELOPMENT CORPORATION





North Gateway

Penn Daw

Groveton

Hybla Valley

Mount Zephyr

Map Courtesy of
MERJE

13. GUM SPRINGS SHOPPING CENTER The SFDC Design Committee has supported the project for a grant of up to \$25,000 for the improvements to the center and owners have started work on the property.

14. MULTIPLEX CINEMAS Due to market conditions and organizational restructuring, owners of the Multiplex site have put a hold on all development for the site.

15. FORMER CASA FURNITURE Now home to Joe Shifflett Heating and Air Conditioning, the property owner, Amon Investment, has completed a rendering that has been supported by the SFDC Design Review Committee. The owners will be improving the existing façade soon.

16. SUNOCO AT RUSSELL ROAD Site plans have been filed for an expansion of the existing gas station.

17. DAKS RESTAURANT Following the dissolution of a business partnership, the owner of the proposed DAKS site has postponed plans to build a new restaurant while pursuing investors to fund the project. The property is currently for sale.

18. 8753 RICHMOND HIGHWAY The owners of the property at 8753 Richmond Highway have filed plans to build an office building on the vacant lot. The building would be class A, four-stories, and 50,000 square feet. The owner is currently seeking a tenant to kick-off the building construction.

19. HAMPTON INN AND SUITES

The new hotel broke ground on March 10, 2008 and is slated to open in May 2009. The 81,500 square-foot hotel is buing constructed so as to limit the encroachment to the natural resources on the 10 acre site.



Proposed Comfort Inn

20. COMFORT INN A site plan has been filed for a 60 room, 29,741 square foot hotel. This is a by-right development.

21. ECONO LODGE The Econo Lodge is under new management and has been rebranded as a Quality Inn.

22. IMP BUILDING Owners of the IMP building have filed a site plan to build two hotel buildings on the parking areas of the property. The owners recently met with the Historic District Architectural Review Board. They received positive comments and feedback on the design.

23. FORT BELVOIR The decision has been finalized determining the site plan for the construction needed to accommodate the realignment of the 13,000 Department of Defense jobs coming to the installation as a result of the BRAC 2005 actions. A new hospital and office space will account for the approximately 4,000 jobs to be relocated to South Post, adjacent to Richmond Highway. The National Museum of the United States Army is planned to be located at the Fairfax County Parkway and Kingman Road, bringing over a million new visitors to the area.

The Southeast Fairfax Development Corporation (SFDC), is a 501(c)3 non-profit organization that promotes the economic revitalization of Richmond Highway in the Alexandria section of Fairfax County, Virginia, by assisting businesses in identifying and procuring property to suit their needs.

The SFDC also markets Richmond Highway as a commercial center, promotes active economic restructuring and develops urban design plans. Visit www.SFDC.org to learn more about the SFDC.

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