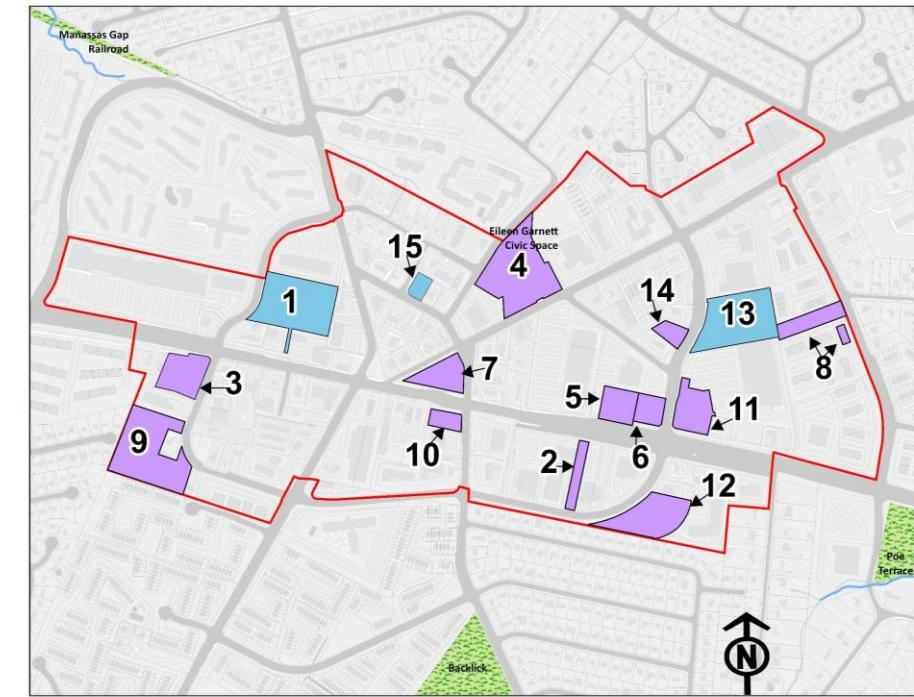


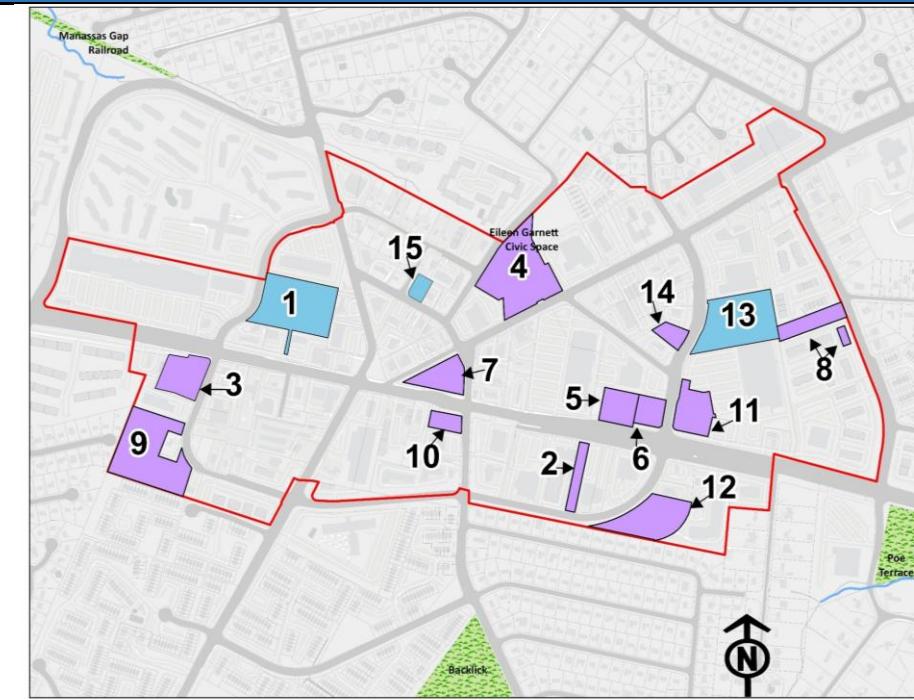
DEVELOPMENT ACTIVITY REPORT

AS OF JANUARY 2026

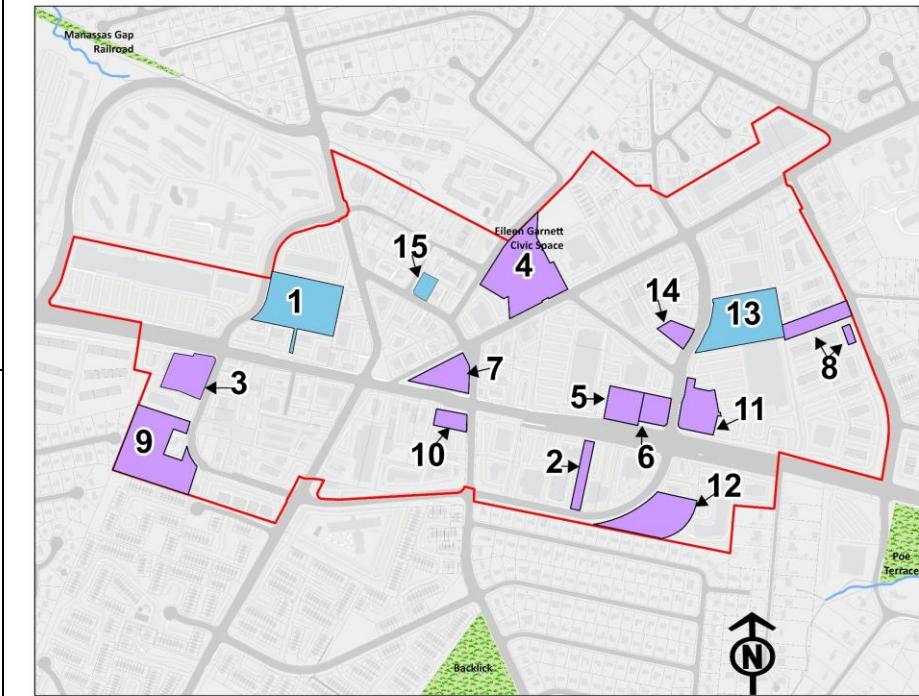
Rezoning/Site Plan Number (Status/Approval Date)	Annandale CRD Development Activity
1) MARKHAM PLACE, LLC RZ/FDP-2014-MA-003 (Approved 12/2/14) APPROVED, NEVER BUILT	<p>Approval to rezone a 3.44-acre site near the intersection of Markham Street and Little River Turnpike from the PDC District to the PRM District. The project is the first development approved under the new Plan and would consist of a 12-story, 310 unit, 349,330 square foot residential building, 6,000 square feet of non-residential use, 566 parking spaces, and 25 percent open space, at a total FAR of 2.42.</p>
2) 1004 PALACE PLAZA, LLC 004765-SP-004-3 (Approved 2/11/16) CONSTRUCTED (2019)	<p>The 6,000 square foot non-residential use by-right project is complete. The 0.6-acre site was previously vacant. The project is constructed.</p>
3) 4319 SK, LLC 005187-MSP-001-3 (Approved 3/25/16) UNDER CONSTRUCTON - NO GFA ↑	<p>A building improvement to an existing center called Hana Plaza with approximately 3,000 SF of financial institutional. The adjacent parcel, which contained an animal hospital, was included in the site plan. Streetscape modifications to improve walkability, including possibly closing existing curb cuts and planting street trees along Little River Turnpike are included in the project.</p>
4) ANNANDALE CHRISTIAN COMMUNITY FOR ACTION, INC. (ACCA, INC.) SEA-79-M-121 (Approved 7/11/17) CONSTRUCTED (2019) - NO GFA ↑	<p>Approval of a Special Exception Amendment to increase the number of children served on site by expanding the Center's footprint into a vacant area of the building at 7200 Columbia Pike. The SEA was approved with a development condition to allow the establishment of an innovative park/civic space on the site. The Eileen Garnett Civic Space opened in October 2023 and hosts frequent community events.</p>
5) CHICK-FIL-A SE-2019-MA-004 (Approved 1/14/20) 009832-SP-001-3 (Approved 6/21/21) CONSTRUCTED (2021)	<p>Redevelopment of a 1.12-acre site located at 7120 Little River Turnpike from an antiques center to a 4,400 square foot restaurant with a dual drive-through lane. The Project includes new streetscape along Little River Turnpike. The project is constructed.</p>
6) HESS EXPRESS SEA-2004-MA-022 (Approved 12/6/04) 006958-SP-001-4 (Approved 8/3/12) CONSTRUCTED (2019) - NO GFA ↑	<p>Construction is complete for a 2,480 square foot Hess mini mart. Improvements included a new canopy and pump islands at the site of an existing Hess Service Station located at 7100 Little River Turnpike. The project incorporated streetscape and landscaping along the site's Little River Turnpike and John Marr Drive frontage.</p>



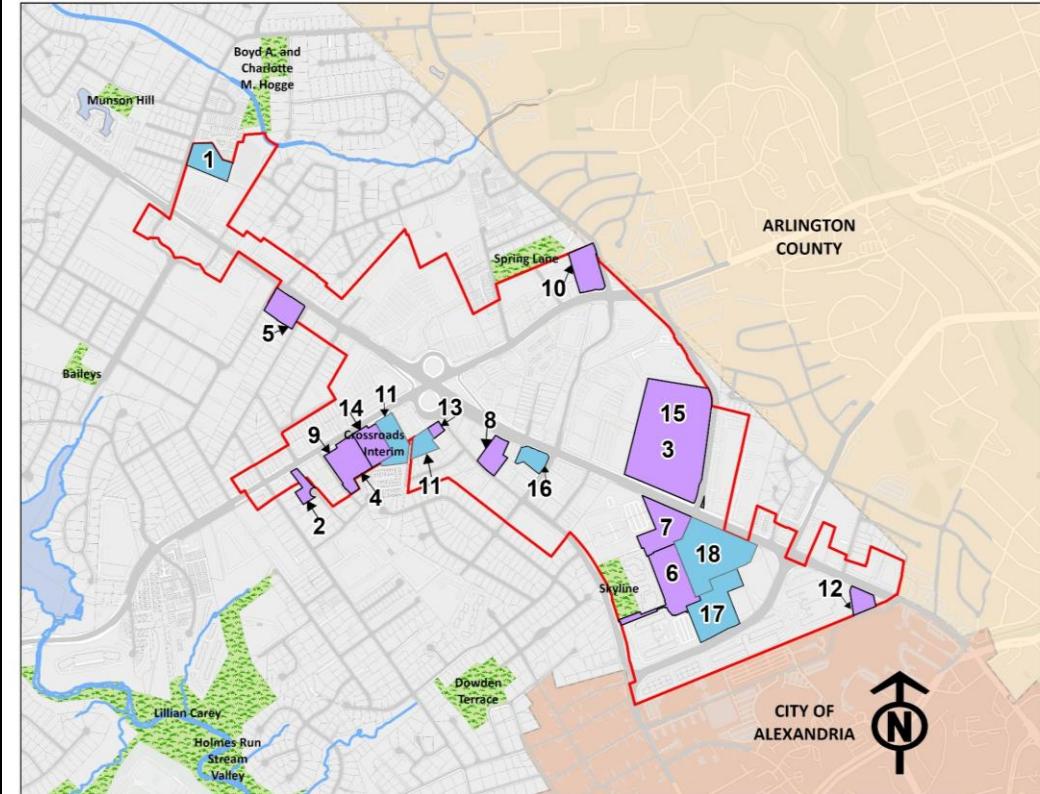
Rezoning/Site Plan Number (Status/Approval Date)	Annandale CRD Development Activity
7) WALGREENS 017852-SP-001-2 (Approved 4/16/13) CONSTRUCTED (2014)	<p>Construction of a 12,097 square foot Walgreens drive-through pharmacy on a 1.13-acre site at the intersection of Backlick Road and Little River Turnpike. The by-right development project provides streetscape improvements, 20% open space, and 50 parking spaces. The project is constructed.</p>
8) WASHINGTON BAPTIST UNIVERSITY, INC. SE-2012-MA-001 (Approved 6/7/11) CONSTRUCTED (2013) - NO GFA ↑	<p>Approval to establish a university use within two existing office buildings located at 4300 and 4302 Evergreen Lane. The project included streetscape improvements to Evergreen Lane.</p>
9) MCWHORTER PLACE RZ/FDP-2019-MA-018 (Approved 7/28/20) 001137-SP-002-4 (Approved 1/25/22) CONSTRUCTED (2025)	<p>Redevelopment of 3.83-acre site located near the intersection of McWhorter Place and Markham Street from commercial and residential land into 43 single-family attached dwellings (townhomes). The new development features a realigned McWhorter Place utilizing County-owned property, community open space, and a new neighborhood park on the residual County-owned property.</p>
10) TD BANK, N.A. SE-2007-MA-034 (Approved 5/4/09) CONSTRUCTED (2012)	<p>This 3,794 square foot freestanding financial institution with drive through and streetscape improvements at the corner of Little River Turnpike and Backlick Road is complete. The 0.64-acre site previously contained a gas station. The project is constructed.</p>
11) EASTGATE PAD 5485-SP-001-3 (Approved 7/29/21) CONSTRUCTED (2023)	<p>The 13,658 square foot by-right project replaced the vacant Wendy's drive-thru restaurant with a new retail building in the Eastgate parcel (the former Kmart Plaza property). The new retail building is oriented to Little River Turnpike and features several tenant spaces for in-line retail. The site's circulation is improved with a direct pedestrian connection from John Marr Drive. The project is constructed.</p>
12) MEGAMART JOHN MARR DRIVE 17707-MSP-002-2 (Approved 7/26/22) CONSTRUCTED (2025)	<p>Building improvements and minor site changes to establish a Megamart grocery store in an existing retail center. Enhancements to include a direct pedestrian connection from John Marr Drive, reconstruction of an ADA accessible ramp, additional handicap parking spaces, construction of an outdoor seating area, new site landscaping, and dumpster screening.</p>



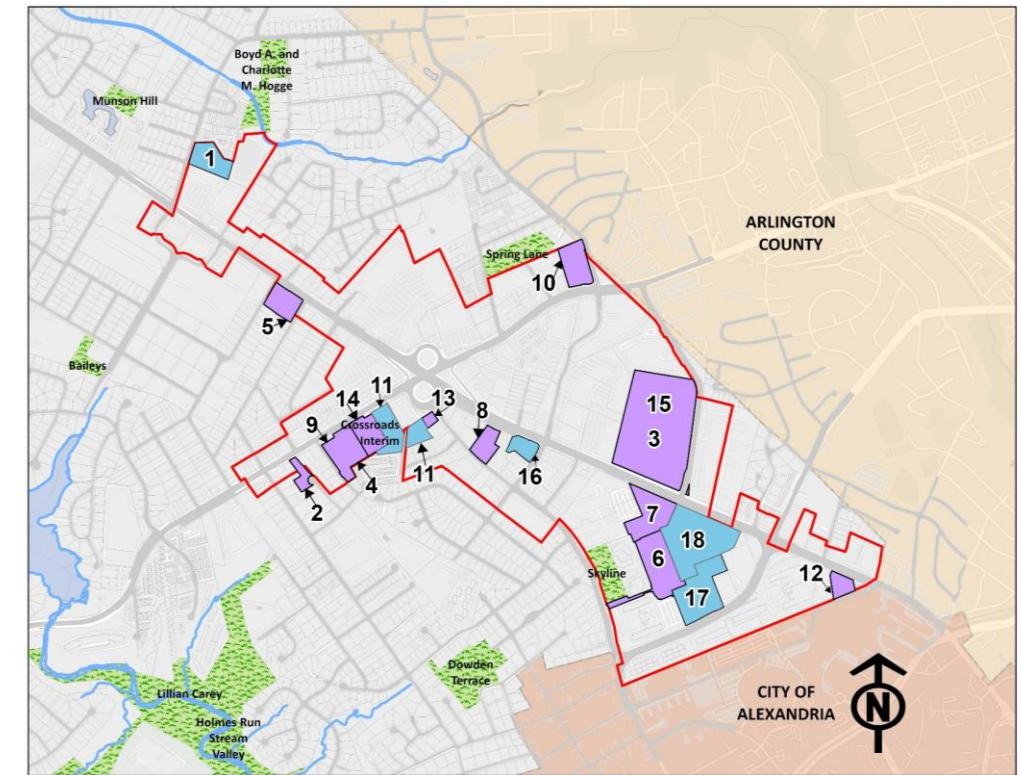
Rezoning/Site Plan Number (Status/Approval Date)	Annandale CRD Development Activity
13) EASTGATE ANNANDALE RZ-2023-MA-00001 (Approved 10/24/23) SP-2024-00018 (Under Review) APPROVED, NOT YET BUILT	<p>Redevelopment of a 3.21-acre portion of an 11.83 acre site to provide a mixed-use residential building of approximately 288,262 square feet or up to 273 multi-family dwelling units and 9,060 square feet of commercial retail use. Future build-out of the entire 11.83-acre site includes 2 additional urban blocks, a central open space amenity along with a new urban street grid.</p>
14) CHASE BANK SE-2024-MA-00023 (Under Review) MSP-2024-00018 (Approved 11/20/24) CONSTRUCTED (2025)	<p>Building improvements and site changes to operate a bank with ATM drive-through at a former SunTrust Bank to include a proposed 467 square foot addition and ADA improvement to address non-compliant slopes on existing sidewalks and ADA parking spaces. Operation of ATM drive-through is pending review and approval of a Special Exception.</p>
15) 7258 MAPLE PLACE SP-2025-0002 (Under Review) UNDER REVIEW	<p>Demolition of existing building and new construction of two story 4,000 square foot commercial building for a dental office and coffee shop.</p>



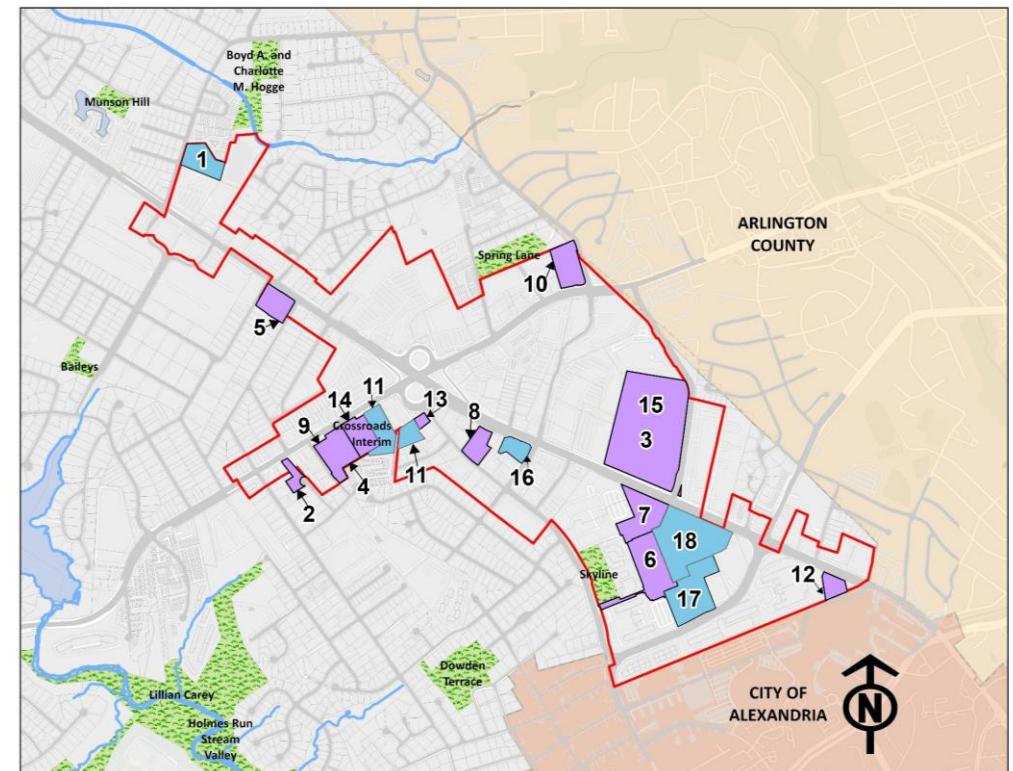
Rezoning/Site Plan Number (Status/Approval Date)	Bailey's Crossroads/Seven Corners CRD Development Activity
BAILEY'S CROSSROADS	
1) COLUMBIA BAPTIST CHURCH SP-2019-MA-062 (Approved 2/24/21) 4194-MSP-001-1 (Under Review) APPROVED, NEVER BUILT	Addition to the church and establishment of a child development center in two phases.
2) PAOLOZZI INVESTMENTS, INC PCA-92-M-038 (Approved 1/29/13) SE-2008-MA-019 (Approved 1/29/13) CONSTRUCTED (2015)	Construction is complete of a car wash with an automated wash line and two manual detail bays. The project is constructed.
3) ESTATE 22 PROPERTIES, LLC SEA-96-M-003-02 (Approved 10/24/17) CONSTRUCTED (2018) - NO GFA ↑	Approval of a Special Exception Amendment to update the design and add a tenant panel to an existing freestanding sign at the Crossroads Place Shopping Center on Leesburg Pike.
4) COLUMBIA CROSSROADS, LP RZ/CDP-2014-MA-023 (Approved 7/25/17) FDP-2014-MA-023-02 (Approved 10/13/21) 007385-SP-001-1 (Approved 2/7/23) SE-2023-MA-00042 (Approved 6/25/24) CONSTRUCTED (2025)	Redevelopment of 4.38 acres to include a maximum of 373 residential units (370 multi-family; 3 townhomes), enhanced streetscapes, and two park spaces along Columbia Pike and Moncure Avenue. Approval of Special Exception for proposed building signage.
5) SPECTRUM DEVELOPMENT, LLC RZ-2014-MA-011 (Approved 1/12/16) SE-2014-MA-013 (Approved 1/12/16) 7990-SP-003-2 (Approved 6/9/17) CONSTRUCTED (2019)	Approval for the development of a 14,280 square foot drive-through pharmacy and 11,625 square feet of retail space located at 5885 Leesburg Pike and called the Shops at Bailey's Crossroads. The development was constructed and includes outdoor seating and streetscape improvements along Leesburg Pike.
6) KIW SKYLINE 1, LLC, KIW SKYLINE 2, LLC, AND KIW SKYLINE 3, LLC PCA-C-052-09 (Approved 9/15/20) CDPA C-052-02 (Approved 9/15/20) FDPA C-052-15 (Approved 9/15/20) 004237-MSP-014-3 (Approved 6/11/21) CONSTRUCTED (2025)	Approval to amend the proffers and final development plan to allow three office buildings within the iconic Skyline complex in Baileys Crossroads to be repurposed into flexible "live/work" units with up to 720 live/work units; one entire building has the option to be set aside as age-restricted live/work units. The ground floors and site's grounds have been re-imagined to provide common areas and publicly-accessible park space. Ground floor uses may include restaurants and retail, tenant amenities, and small-scale manufacturing uses. The plan calls for a new park space and reinvigorated streetscape that will contribute to the activation of the Skyline complex for the enjoyment of residents and the greater community. Building 1 of the renamed Three Collective was completed in 2023; the other two buildings are projected to be completed in 2024-25.



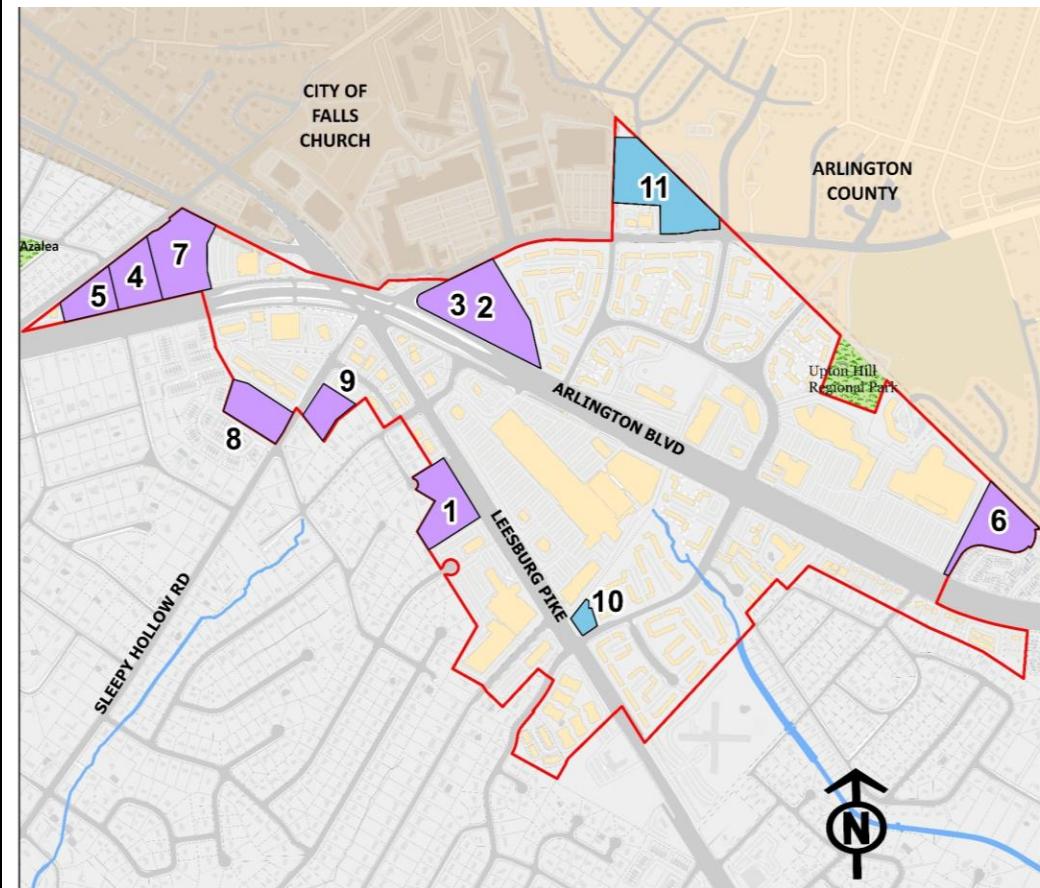
Rezoning/Site Plan Number (Status/Approval Date)	Bailey's Crossroads/Seven Corners CRD Development Activity
BAILEY'S CROSSROADS	
7) CESC SKYLINE, LLC PCA-C-052-08 (Approved 7/29/14) FDPA-C-052-14 (Approved 7/24/14) 4237-MSP-012-2 (Approved 11/10/14) CONSTRUCTED (2016) - CHANGE IN USE	Approval for the conversion of up to 32,325 square feet of first floor GFA and up to 71,597 square feet of cellar space to non-office use to include retail, eating establishments, fast food restaurants, quick service food stores, personal service establishments, etc. New establishments include Panera Bread, Buffalo Wild Wings and District Taco.
8) EXTRA SPACE STORAGE, INC SEA 97-M-016 (Approved 10/20/15) CONSTRUCTED (2019) - NO GFA ↑	Approval of a Special Exception Amendment for an Extra Space Storage facility located at 5821 Seminary Road. The application proposes modification to existing development conditions related to façade improvements and landscaping.
9) BAILEY'S CROSSROADS VOL. FIRE STATION (TEMPORARY) SEA 87-M-103 (Approved 2/28/12) CONSTRUCTED (2014) - NO GFA ↑	Approval of a temporary fire and rescue station is located at 3521 Moncure Avenue. A permanent fire station was constructed at 3601 Firehouse Ln. and completed in 2014.
10) NOVUS PROPERTY HOLDINGS, LLC RZ-2014-MA-014 (Approved 12/06/16) FDP-2014-MA-014 (Approved 11/17/16) 003721-SP-001-3 (Approved 7/24/19) CONSTRUCTED (2020)	Approval of a development to convert an existing, vacant office building located at 5600 Columbia Pike into 157 flexible live/work units, "co-working" office space and other accessory uses, and retrofit an existing surface parking lot along Columbia Pike into a gateway feature with publicly accessible open space. The project is constructed.
11) RADLEY MANAGEMENT, LLC. RZ-2020-MA-012 (Approved 8/2/22) SEA-85-M-086-02 (Approved 8/2/22) SEA-85-M-086-03 (Under Review) RZPA-2024-MA-0004 (Under Review) UNDER REVIEW	Proposal to construct a three-story parking garage on top of the existing car dealership buildings. Proposal also includes a dedication of ROW for the future Seminary Road alignment as well as for the future widening of Columbia Pike.
12) MCDONALDS CORPORATION SEA-81-M-058-03 (Approved 2/25/20) CONSTRUCTED (2022)	Renovation of an existing 3,086 square foot restaurant with drive-through at 4803 Leesburg Pike in the Baileys Crossroads CBC. The project is constructed.



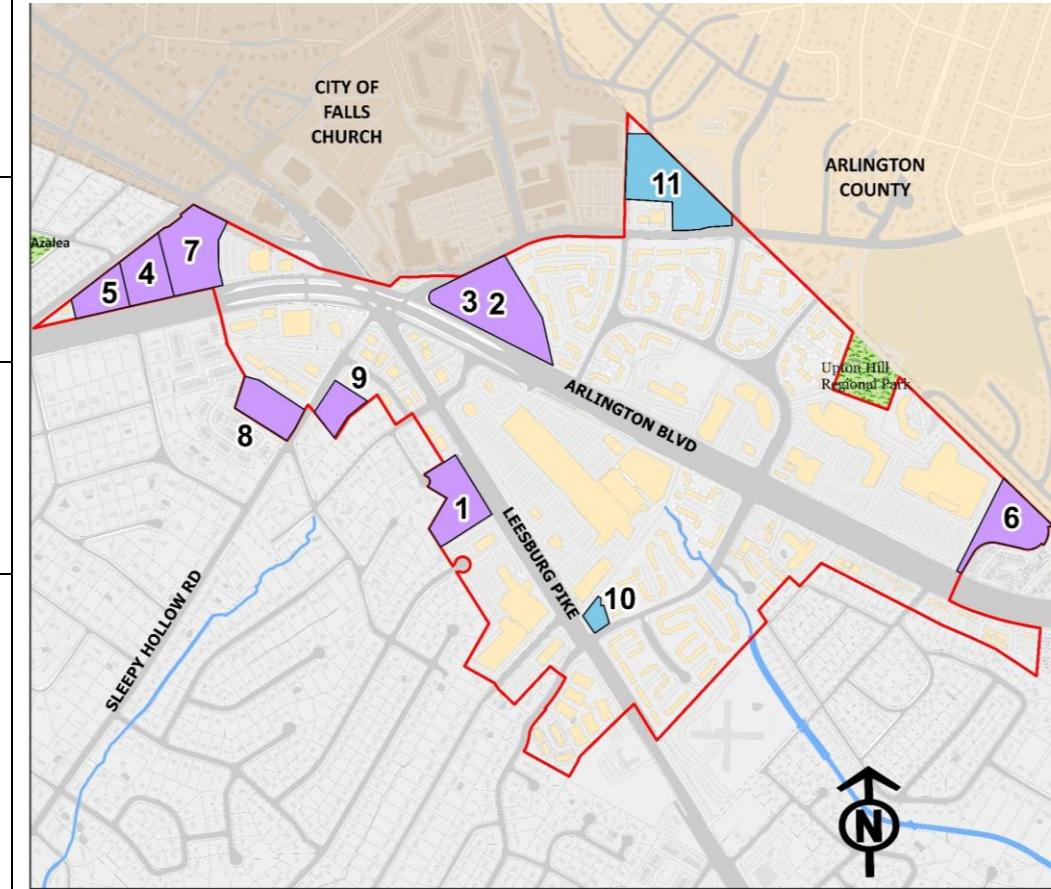
Rezoning/Site Plan Number (Status/Approval Date)	Bailey's Crossroads/Seven Corners CRD Development Activity
BAILEY'S CROSSROADS	
13) FAIRFAX COUNTY BOARD OF SUPERVISORS SE-2017-MA-005 (Approved 7/11/17) 25063-SP-003-3 (Approved 1/31/18) CONSTRUCTED (2019)	Approval of a new facility to house the relocated Bailey's Community Shelter, permanent supportive housing units, and on-site community services for the facility's clients. The development will include the removal of a vacant building and improved landscaping and streetscaping along the Seminary Road. The project is constructed.
14) FAIRFAX COUNTY PARK AUTHORITY RZ/CDP-2014-MA-023 (Approved 7/25/17) CONSTRUCTED (2019)	The establishment of a new, 2.9-acre interim public space at 5827 Columbia Pike. The park design includes a plaza area with seating and landscaping, an open play area, and space for pop-up and seasonal events. It is anticipated that the park will be in place for at least five years. Associated with RZ 2014-MA-023 and CDP 2014-MA-023.
15) DARDEN DEVELOPMENT 8667-SP-002-2 (Approved 10/8/15) CONSTRUCTED (2017)	Approval for the development of a by-right 6,275 square foot Longhorn Steakhouse pad-site in the Crossroads Place Shopping Center on Leesburg Pike. The project is constructed.
16) MCDONALDS CORPORATION SEA-95-M-029-02 (Approved 6/9/23) SP-2023-00061 (Approved 10/22/25) ATZED-2025-MA-0003 (Approved 01/13/26) APPROVED, NOT YET BUILT	A Special Exception request to allow for a 1,612 square foot building addition to an existing McDonalds located at 5603 Leesburg Pike, as well as the addition of dual drive-through lanes, façade updates, and modifications to the site's landscaping, streetscape, and parking layout and circulation in conjunction with a demolition of an office building on an adjoining parcel and a requested 20 percent parking reduction.
17) SKYLINE 4 LLC and 5111 LEESBURG LLC RZPA-2022-MA-00054 (Approved 03/16/23) SP-2023-00057 (Under Review) APPROVED, NOT YET BUILT	Proposal to allow the repurposing of Buildings 4 and 5 in the Skyline Center from office to live-work units along with providing some ground-floor commercial space and redesigned open spaces for residents.
18) TARGET SKYLINE T-1893 MSP-2025-00031 (Under Review) UNDER REVIEW	Proposal to upgrade the existing plaza between the Target and Three Collective (Skyline buildings 1-3) to provide site and ADA improvements including waterproofing, repaving and patio upgrades, green roof installation, and expanding the existing storm water draining system.



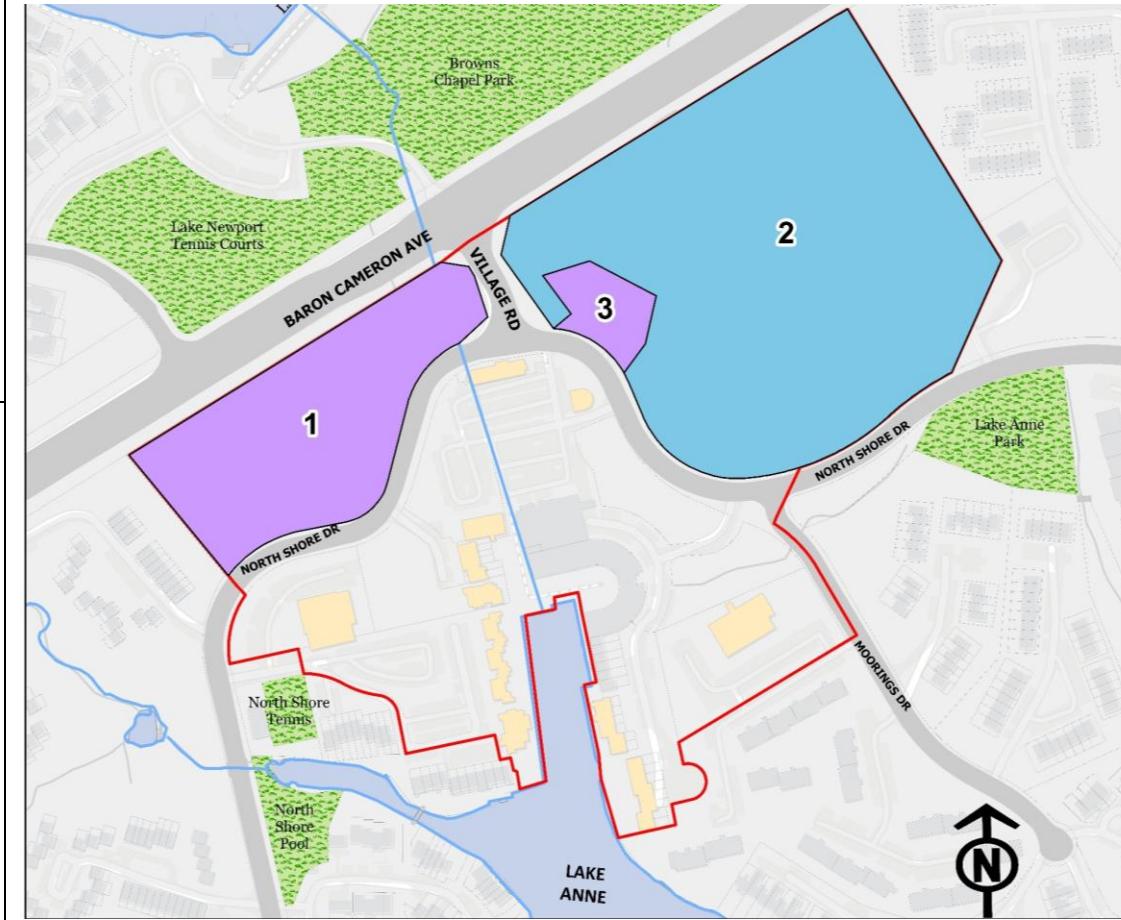
Rezoning/Site Plan Number (Status/Approval Date)	Bailey's Crossroads/Seven Corners CRD Development Activity
SEVEN CORNERS	
1) FAIRFAX COUNTY SCHOOL BOARD PCA-76-M-007-02 (Approved 6/23/15) 6494-MSP-002-3 (Approved 1/11/16) CONSTRUCTED (2016)	Approval for a new gymnasium and sport courts at Bailey's Upper Elementary School on Leesburg Pike. The project is constructed.
2) AAA MID-ATLANTIC, INC. SE-2014-MA-012 (Approved 10/28/14) 4946-SP-002-3 (Approved 12/14/15) CONSTRUCTED (2017)	Approval for a new vehicle light service establishment and retail services within the Corner at Seven Corners Shopping Center. The project is constructed.
3) THE CORNER AT SEVEN CORNERS SHOPPING CENTER SE-2014-MA-069 (Approved 4/28/15) CONSTRUCTED (2016) - NO GFA ↑	Replacement of two existing free-standing signs with new monument signs at The Corner at Seven Corners Shopping Center. The project is constructed.
4) ARLINGTON BOULEVARD DEVELOPMENT, LLC PCA-C-108/CDPA-C-108-02/FDPA-C-108-04/ SE-2012-PR-005 (Approved 4/30/13) 5636-SP-003-2 (Approved 10/20/15) CONSTRUCTED (2018)	Approval of a new 3- to 5-story mixed-used development located at 6404 Arlington Boulevard to consist of 174 multi-family residential units, 14 townhome-style units and 14,800 square feet of ground-floor retail use. The project is constructed.
5) SEVEN CORNERS HOSPITALITY, LLC 6402-SP-002-3 (Approved 11/15/13) CONSTRUCTED (2015)	Approval of a new 102,000 square feet Hampton Inn & Suites hotel located at 6430 Arlington Boulevard.
6) MEDICAL BUILDING, INCORPORATED RZ/FDP-2017-MA-005 (Approved 10/24/17) 002649-SP-004-2 (Approved 04/22/19) CONSTRUCTED (2020)	Approval of a rezoning to redevelop an existing, mostly vacant medical office facility into a new community consisting of 37 residential townhomes with open space, amenities, and enhanced landscaping throughout the site. The project is constructed.

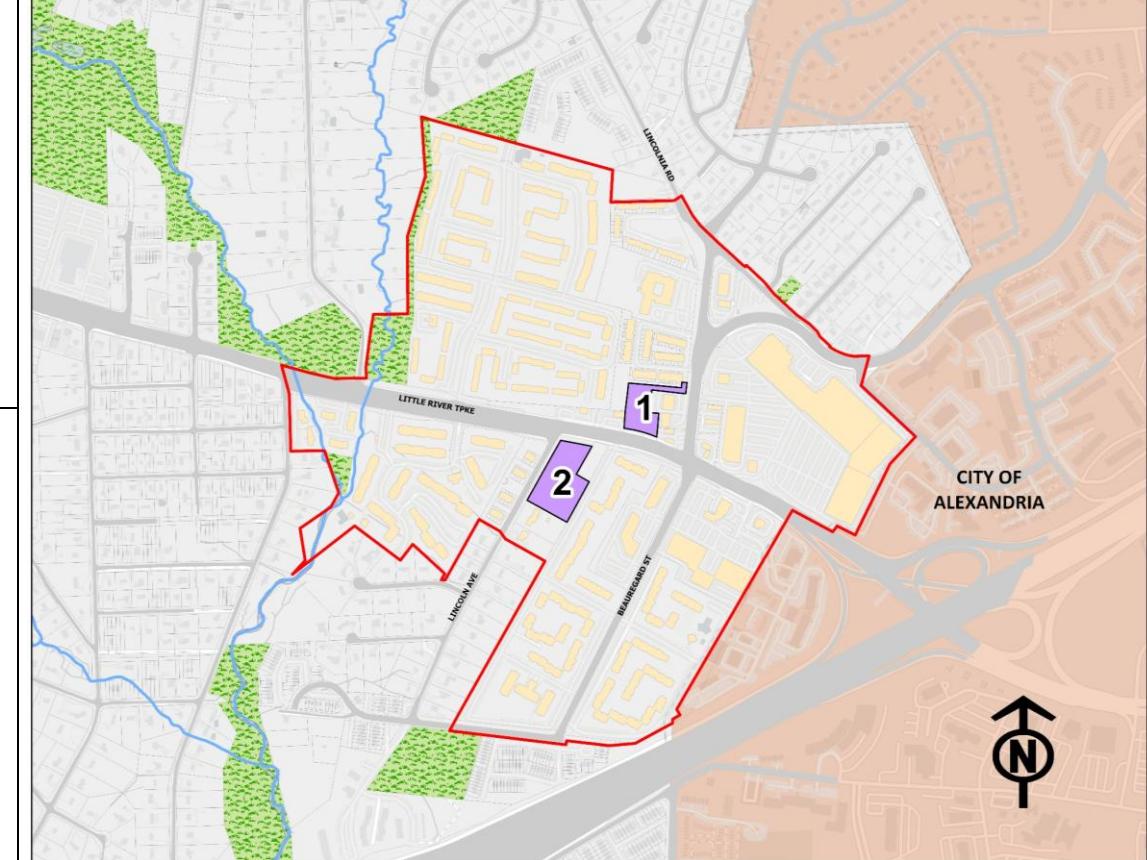


Rezoning/Site Plan Number (Status/Approval Date)	Bailey's Crossroads/Seven Corners CRD Development Activity
SEVEN CORNERS	
7) FT. BUFFALO, LLC (LOOKOUT AT 6400) CSP-C-108 (Approved 10/3/22) CONSTRUCTED (2022)	Proposal to install additional signage to rebrand the site "Lookout at 6400." Proposal includes penthouse, building mounted, pedestrian, and wayfinding signage types. The project is constructed.
8) VIRGINIA PSYCHIATRIC COMPANY, INC. (OLD DOMINION HOSPITAL) SEA-90-M-005-03 (Approved 11/9/21) APPROVED (2021)	Request to remove condition 11 from its previous agreement to allow for additional people to access their rehabilitation services.
9) SEVEN CORNERS FIRE STATION 001495-SP-002-3 (Approved 5/13/22) CONSTRUCTED (2025)	Replacement of existing fire station with new 13,474 square foot facility. Proposal includes re-construction of Sleepy Hollow Road streetscape including enhanced landscaping and 8-foot-wide sidewalk.
10) HOLLYBROOK II CONDOMINIUM PCA-84-M-016 (Approved 8/2/22) RZPA-2021-MA-00038 (Approved 8/2/22) 005016-SP-003-1-1 (Approved 10/21/24) APPROVED, NOT YET BUILT	Requests a Proffered Condition Amendment (PCA) to allow for the demolition of the existing Patrick Henry shelter located at 3800 Patrick Henry Drive and the construction of a new 24,000 SF shelter, four stories in height and with a cellar, encompassing a site area of 0.66 acres.
11) CAVALIER CLUB RZ/FDP-2024-MA-00013 (Under Review) UNDER REVIEW	Proposal to rezone the property from R-20 to PRM to develop an additional 300 multi-family dwelling units in new mixed-use building and construction of a new parking garage. The existing multi-family building is to remain.

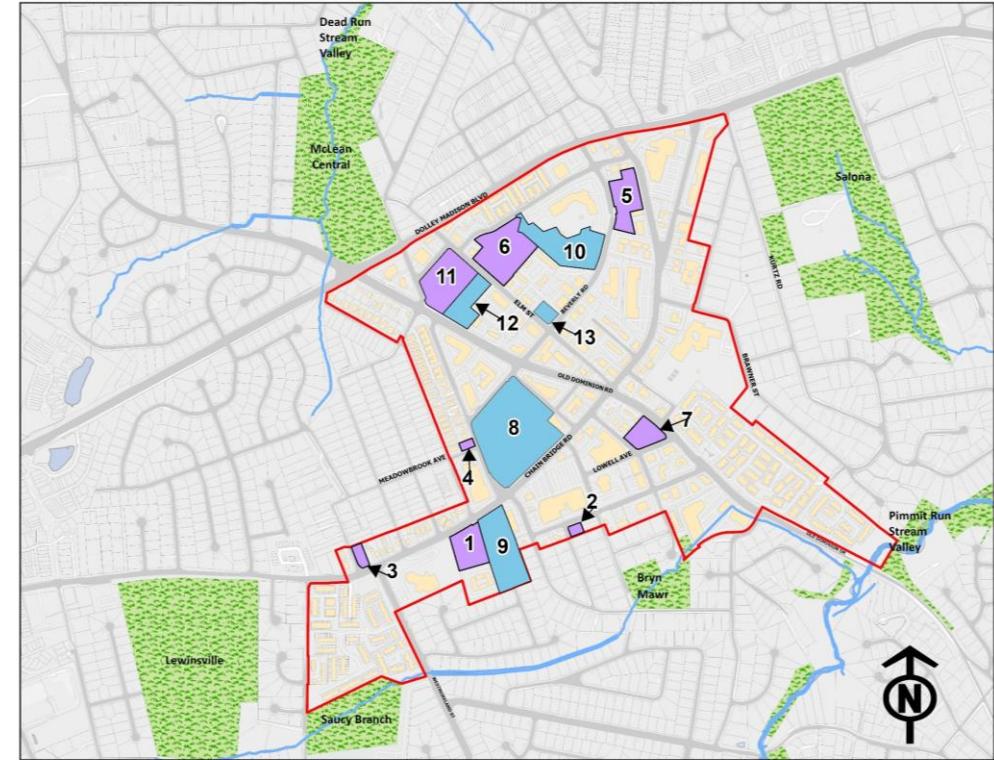


Rezoning/Site Plan Number (Status/Approval Date)	Lake Anne CRA Development Activity
<p>1) NEW LAKE ANNE HOUSE, LP (LAKE ANNE FELLOWSHIP HOUSE) LAND UNIT 'E' AT LAKE ANNE PCA A-502-03, DPA A-502-09 / PRC A-502-05 (Approved 10/16/18) 9357-SP-002-3 (Approved 3/20/20)</p> <p>CONSTRUCTED 2022 009357-SP-003-1 (Approved 9/12/23)</p> <p>UNDER CONSTRUCTION 2024</p>	<p>Approval to replace the Fellowship House, that collectively contain 240 affordable senior housing units, and construct an 8-story, 240-unit affordable senior housing building on the west side of Village Road at its intersection with North Shore Drive. The remainder of the property would be developed with 36 market-rate single-family attached dwelling units that would serve as an appropriate transition to the existing townhouse community to the west. 137 parking spaces would be provided in in-unit garages, surface parking lots, and along internal roadways.</p>
<p>2) LAKE ANNE DEVELOPMENT PARTNERS, LLC (LADP) PCA A-502 (Approved 3/3/15) DPA A-502-07 (Approved 3/3/15) PRC A-502-3 (Approved 3/3/15)</p> <p>Lake Anne Village Center 8260-SP-001-1 (Disapproved 10/9/15) Dissolution of PPEA (12/11/15)</p> <p>APPROVED, NEVER BUILT</p>	<p>Approval of a 1.17 million square foot mixed use project to add 1,037 residential units, 77,960 square feet of office, and 58,213 square feet of retail space. The development will include 732 multi-family units, 120 townhomes, and 185 affordable units to replace the existing 181 affordable Crescent Apartments; 20% of all non-replacement units will be affordable. The plan includes more than a dozen parks, pocket parks and plazas, including a new amphitheater.</p> <p>In December 2015, LADP announced that the project was no longer economically feasible due to unsurmountable market obstacles and requested the dissolution of the County-LADP Crescent/Lake Anne Redevelopment Project partnership.</p>
<p>3) G & K, INC. SE 2013-HM-013 (Approved 2/11/14)</p> <p>CONSTRUCTED (2015) - NO GFA ↑</p>	<p>Approval to add a truck rental business to existing service station/mini mart. As the property is located within the LAVC redevelopment project boundaries, the businesses will cease operation at such time as the Crescent site redevelops.</p>

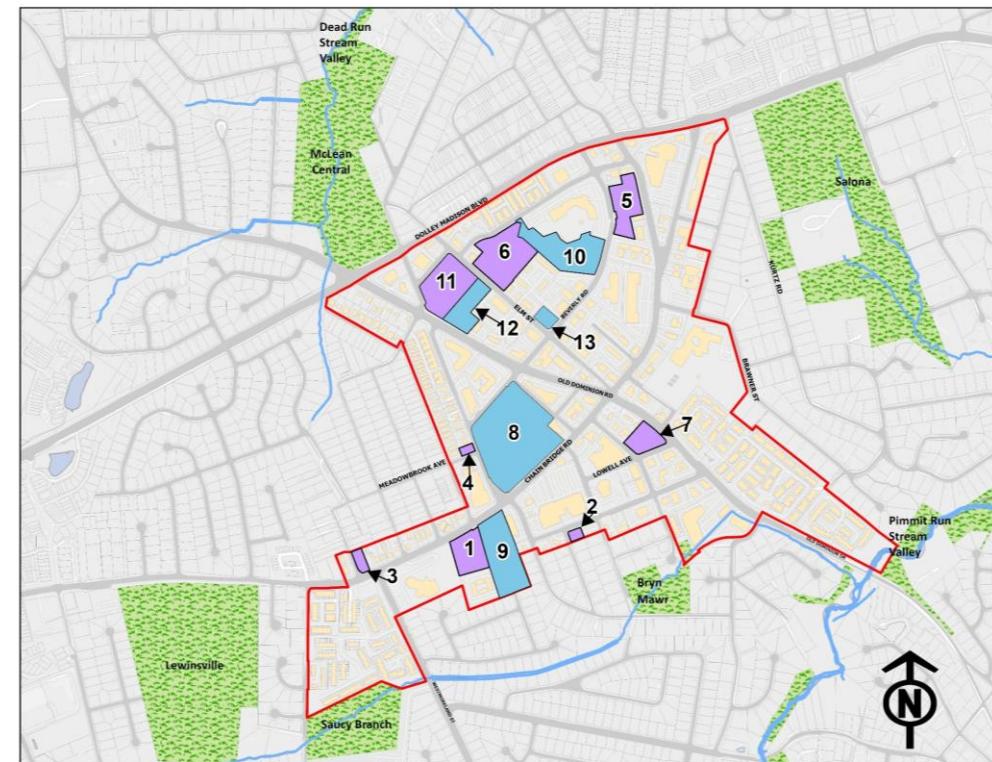


Rezoning/Site Plan Number (Status/Approval Date)	Lincolnia CRA Development Activity	
1) MCDONALDS CORPORATION RZ 2009-MA-013 / SEA 83-M-102-03 (Approved 4/27/10) CONSTRUCTED (2012) - NO GFA ↑	Approval to reconstruct a 4,200 square foot fast food restaurant, and permit a drive through, on a 1.23-acre property.	
2) TRUSTEES OF LINCOLN UNITED METHODIST CHURCH SE 2018-MA-008 (Approved 3/15/19) SEA 2018-MA-008 (Approved 11/17/20) CONSTRUCTED (2020) - NO GFA ↑	Approval of a childcare center with a maximum of 25 children within an existing place of worship on a 2.37-acre property.	

Rezoning/Site Plan Number (Status/Approval Date)	McLean CRD Development Activity
1) SUNRISE DEVELOPMENT INC. SE 2019-DR-009 (Approved 10/15/19) 007188-SPV-001-B -1 (Approved 8/16/21) CONSTRUCTED (2023)	Redevelopment of a 2.23-acre property located at 1515 Chain Bridge Road from an existing office building to a 90,000 square foot assisted living facility at a 0.926 FAR.
2) BRYN MAWR 017756-SP-001-3 (Approved 5/30/13) CONSTRUCTED (2014) - NO GFA ↑	Approval of a site plan to convert an existing residential structure to office use, and to install streetscape improvements. Work was completed in 2014.
3) SHORE ARMANI, TRUSTEE A/K/A SHOREH ARMANI SEA 2004-DR-004 (Approved 1/30/15) CONSTRUCTED (2015) - NO GFA ↑	Approval of a Special Exception Amendment to continue use of a single-family home as a medical office, and to add a part-time employee who will reside in the basement and provide security for the premises.
4) MARK DENNIS MCFADDEN, TRUSTEE/LYNNE MARIAN MCFADDEN, TRUSTEE SE 2014-DR-043 (Approved 1/13/15) CONSTRUCTED (2015) - NO GFA ↑	Approval of a Special Exception to continue use of a single-family home as a real estate office for ten years. Extensions beyond the initial term may be granted by the Zoning Administrator for five-year increments.
5) MADISON BUILDING ASSOCIATES LLC AND SECOND MADISON BUILDING RZ 2009-DR-016 (Approved 3/9/10) FDP 2009-DR-016 (Approved 3/9/10) CONSTRUCTED (2011)	Located at 1315 Beverly Road, the McLean Personal Storage project rezoned 2.66 acres from the C-6 District to the PDC District to retain an existing 81,180 square foot office building and construct a LEED certified 4-story, 59,728 square foot mini-warehouse with 235 parking spaces. The project provided 600 square feet of streetscape along Old Chain Bridge Road and Beverly Road, and undergrounded utilities along the project's Chain Bridge Road frontage.
6) ELM STREET RESIDENTIAL, LLC (THE SIGNET) RZ 2012-DR-019/ FDP 2012-DR-0217 (Approved 7/1/14) CONSTRUCTED (2018)	Approval to rezone the 4.43-acre site from C-3 District to PRM District, consistent with Plan Amendment (PA) S13-II-M. The 1.95 FAR Signet development will include a 263,806 square foot, 123-unit, 7-story multifamily residential building with 5,033 square feet of retail space, and 18,348 square feet of ancillary space. An existing 109,600 square foot office building will be retained and 4,252 square feet will be converted into ground floor retail use which, with the construction of an additional 2,758 square feet, brings the total retail space to 7,010 square feet. The plan includes a 461-space underground parking garage, 57 surface parking spaces, and 40% open space. Amenities include extensive streetscape improvements, active and passive open space areas, a sensory garden, a water feature, and public art.

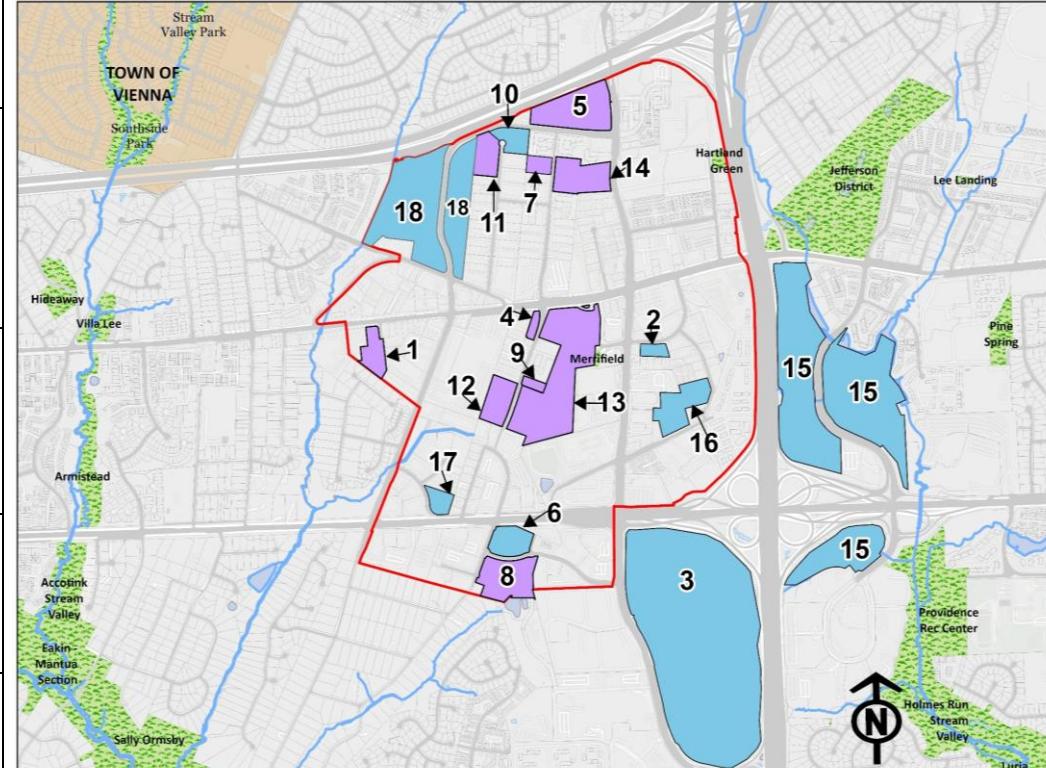


Rezoning/Site Plan Number (Status/Approval Date)	McLean CRD Development Activity
7) BENCHMARK ASSOCIATES, LP RZ/FDP 2017-DR-026 (Approved 10/16/18) 002769-SP-002-3-3 (Approved 7/02/24) CONSTRUCTED (2025)	Application to rezone a 1.4-acre property located within the McLean CRD at the intersection of Old Dominion Drive and Lowell Avenue from the C-8 Zoning District to the PRM Zoning District to construct a forty-four unit, six story, 94,700 square foot residential building over four levels of structured parking (1 ½ - 2 levels underground) on the surface parking lot. The plan retains an existing 3-story, 22,175 square foot mixed use office/retail building. The application is being processed concurrently with Plan Amendment 2017-II-M1.
8) CB CENTER (GIANT SHOPPING CENTER) 007352-SP-003-2 (Under Review) UNDER REVIEW	Proposal to demolish existing commercial buildings and replace with another group of commercial buildings including an inline retail strip and free-standing pharmacy.
9) T & M MCLEAN VENTURES, LLC (MCLEAN PROFESSIONAL PARK) RZ-2023-DR-00011 (Approved 5/07/24) SP-2024-00047 (Under Review) APPROVED, NOT YET BUILT	Proposal to rezone 2.80 acres from the C-2 District to the PRM District to construct a multi-family building. The Applicant proposed comprehensive streetscape improvements along Chain Bridge Road as well as a pocket park in the front of the property. A concurrent partial PCA to delete land area from RZ C-491 is also proposed.
10) WRIT, LP (THE ASHBY) RZ/FDP 2013-DR-002 (Approved 2/8/22) PCA C-220 (Approved 2/8/22) APPROVED, NOT YET BUILT	Proposal to convert 23,855 square feet of office space on the second floor of the existing Ashby at McLean apartment building into 18 residential units. No exterior changes to the site are proposed. Currently, the building contains 256 multifamily units at a density of approximately 60 du/ac. The conversion will result in a total of 274 dwelling units at a density of 64 du/ac, with a maximum Floor Area Ratio (FAR) of 1.95.
11) MARS, INC RZ 2022-DR-00008 (Approved 10/24/23) SP-2023-00066 (Approved 11/3/25) UNDER CONSTRUCTION	Approval to rezone from C-2 & C-3 to C-3 to allow for the expansion of the existing Mars corporate headquarters office by 41,590 square feet of net GFA. The Applicant proposed comprehensive streetscape improvements along Old Dominion Drive, Elm Street, Ingleside Avenue and Moyer Place, including undergrounding the overhead utilities. Parking will be placed in underground garages.
12) ASTORIA MCLEAN RZ-2022-DR-00028 (Approved 10/24/23) SP-2024-00013 (Under Review) APPROVED, NOT YET BUILT	Approval to rezone from C-3 & C-6 to PRM to allow the construction of a multifamily building with 130 dwelling units and up to 4801 square feet of ground floor retail and office spaces. The Applicant proposed comprehensive streetscape improvements along Old Dominion Drive and Elm Street. Also proposed is a pedestrian mid-block connection from Old Dominion Drive all the way to Elm Street and Signet Park, from which a network of open space will be established.

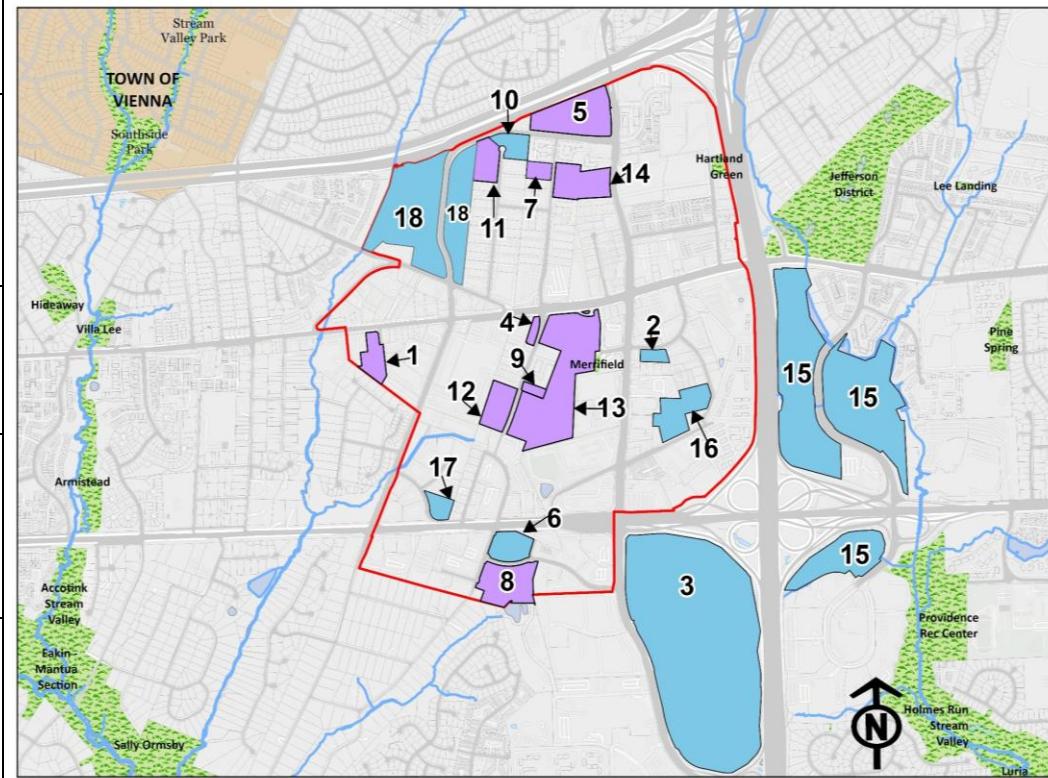


Rezoning/Site Plan Number (Status/Approval Date)	McLean CRD Development Activity
13) BEVERLY & ELM DEVELOPMENT, LLC RZ-2025-DR-00016 (Under Review) UNDER REVIEW	<p>Proposal to rezone the 0.56-acre property from C-6 to PRM. The applicant proposed to tear down the existing small buildings and build a seven-story residential building containing up to fifty-six (56) dwelling units and approximately 2,313 square feet of ground floor retail space at a maximum FAR of 3.36.</p>

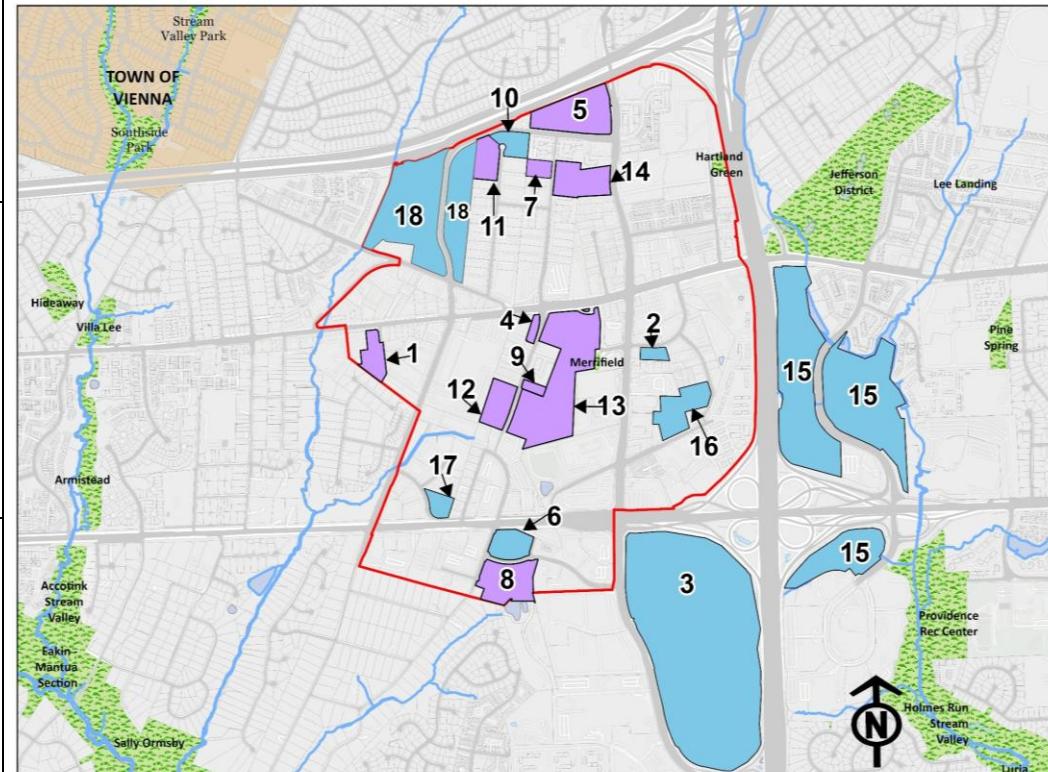
Rezoning/Site Plan Number (Status/Approval Date)	Merrifield CRD Development Activity
1) FAIRFAX COUNTY WATER AUTHORITY SE-2018-PR-023 (Approved 9/14/18) 005221-SP-002-3 (Approved 10/5/20) CONSTRUCTED (2023)	Redevelopment of site for the Central Distribution System Maintenance Facility includes two buildings for storage and facilities for vehicles and materials. Site to feature upgrade landscaping, and improved streetscape for Industry Lane.
2) TRUSTEES OF FIRST BAPTIST CHURCH OF MERRIFIELD RZ 2014-PR-006 (Approved 11/18/14) INTZED-2025-PR-00014 (Approved 1/13/26) APPROVED, NEVER BUILT	Approval of a rezoning for the consolidation and expansion of the existing church and childcare facility on 1.69 acres. The new building will total 31,000 square feet. Enhanced streetscape is to be provided.
3) INOVA HEALTH CARE SERVICES PCA/CDPA/FDPA 74-7-047-02-02 (Approved 10/15/19) APPROVED, NOT YET BUILT	Approval to amend the proffers, conceptual development plan and final development plan for RZ 74-7-047, previously approved for office development to permit a research, academic and clinical campus at a 0.70 FAR on 116.78 acres of land that is zoned PDC.
4) ESKRIDGE II, LLC SE 2014-PR-022 (Approved 12/2/14) CONSTRUCTED (2018)	Adaptive reuse of an existing industrial building as an alcohol production facility and brewery, including beer production, restaurant and retail sales. The development includes new landscaping and streetscape improvements.
5) DUNN LORING METRO, LLC RZ 2005-PR-039 (Approved 12/4/06) 0378-SP-002-3 (Approved 8/17/11) CONSTRUCTED (2015)	Construction of Phase I, including multi-family housing, retail, two Metro parking garages and a new road, is complete. Development includes 128,000 square feet of retail and 628 multi-family apartments, as well as a Harris Teeter grocery and 12 restaurants.
6) INOVA HEALTH CARE SERVICES PCA 2008-PR-009-02 (Approved 9/10/13) SE 2013-PR-004 (Approved 10/29/13) APPROVED, NEVER BUILT	Approved 258,000 sqft. expansion of the Fairfax Hospital campus includes a new Cancer Treatment and Research Center. Some infrastructure improvements have been completed, including new road connections & streetscape.
7) MERRILEE VENTURES, L.C. RZ 2020 PR-004 (Approved 1/26/21) 003300-SP-006-2 (Approved 7/17/25) UNDER CONSTRUCTION	Application to rezone from I-4 to Planned Residential Mixed-Use District (PRM), as a 7-story mixed use development consisting of 239 multifamily dwelling units and 3,875 sqft. of retail space. The total gross floor area of the project; 235,235 sqft. with a 2.70 FAR, is achieved with a density bonus by providing up to 40 workforce development units.



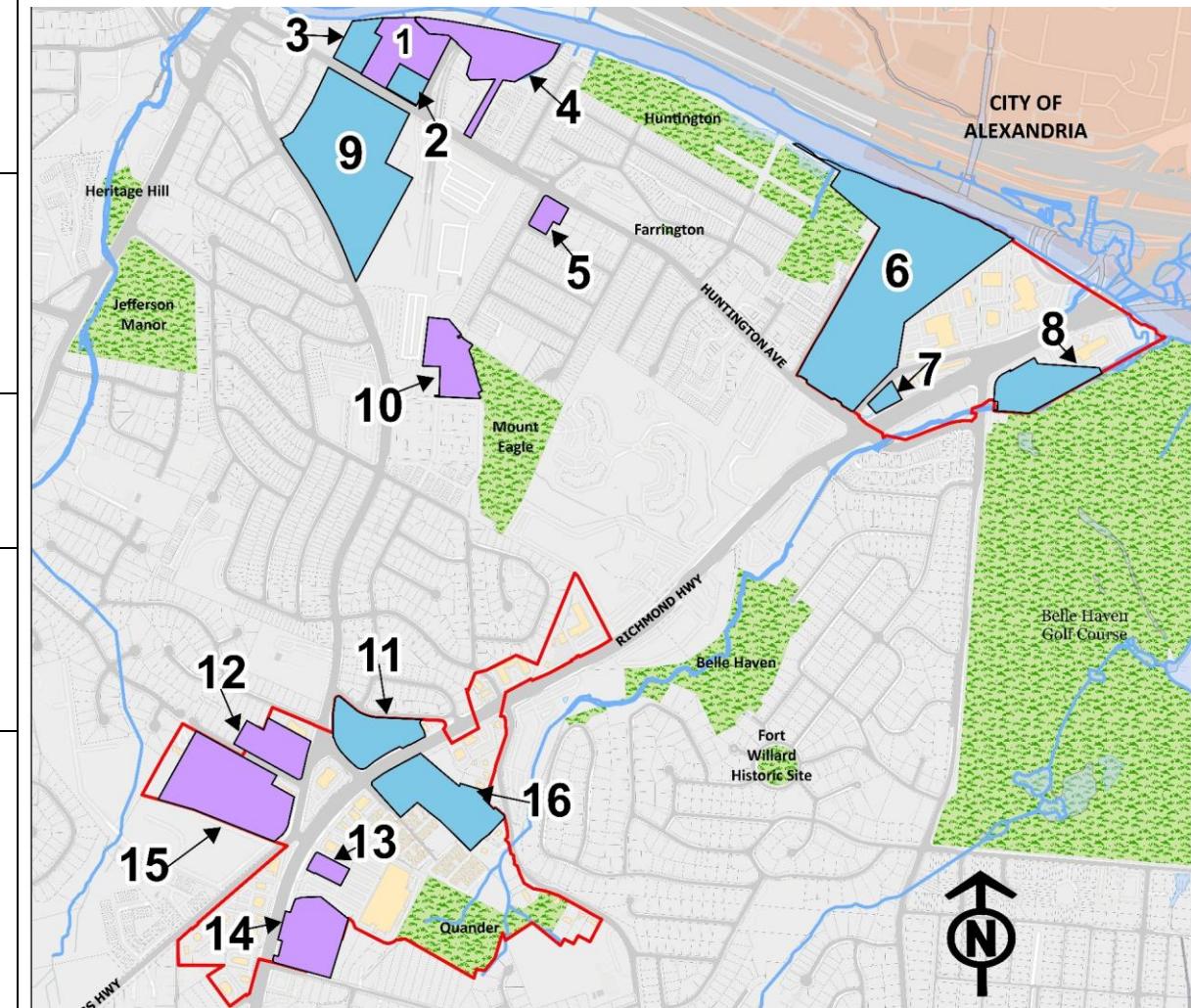
Rezoning/Site Plan Number (Status/Approval Date)	Merrifield CRD Development Activity
8) FAIRFAX COUNTY BOARD OF SUPERVISORS PCA 87-P-038-05 (Approved 7/26/11) 005544-SP-013-2 (Approved 5/31/12) CONSTRUCTED (2014)	A Fairfax County human services facility with 160,000 square feet of office use and 37,000 square feet of cellar space located on the Inova Fairfax Hospital campus.
9) EYA DEVELOPMENT, LLC RZ 2013-PR-007 (Approved 4/29/14) 0561-SP-010-2 (Approved 12/30/14) CONSTRUCTED (2015)	Now completed are 25 townhomes adjacent to the Mosaic District. The townhomes will be like those built previously by EYA Development within the Mosaic District.
10) PROSPERITY METRO PLAZA OF VIRGINIA RZ/FDP 2012-PR-009 (Approved 10/16/12) APPROVED, NEVER BUILT	Approval of a rezoning to expand existing office space in two buildings by 52,250 square feet.
11) SQUARE 1400, L.C. RZ 2009-PR-002 (Approved 10/19/10) 7813-SP-003-2 (Approved 7/30/13) CONSTRUCTED (2013)	Construction of a ten-story tower, with 327 residential units and 3,000 square feet of non-residential use, was completed in 2013.
12) FOUR SEASONS AT MOSAIC RZ 2016-PR-020 (Approved 10/24/17) FDP 2016-PR-20 (Approved 10/19/17) 0561-SP-014-3 (Approved 3/04/20) CONSTRUCTED (2019)	Approval of a rezoning for a mixed-use development of 285,000 SF, consisting of 40 single family townhouse units and 119 multi-family units in a 5-story structure with 16,040 SF of retail and service uses, including a child care center. Construction of townhouses complete. Multi-family parcel to be sold with multi-family entitlement.
13) MERRIFIELD MIXED USE, LLC RZ 2005-PR-041 (Approved 7/12/12) PCA 2005-PR-041-03 (Approved 7/31/12) 0561-SP-011-2 (Approved 3/21/16) CONSTRUCTED (2017)	All phases of the project are complete, encompassing 508,961 square feet of retail (including a 110,000 square foot anchor Target store), a 148-room hotel, 72,750 square feet of Class-A office, 112 townhomes and 1,004 apartments. A network of streets and public amenities, including a 1-acre park, has also been constructed.
14) DFS/LONG METRO II, LLC RZ 2007-PR-001 (Approved 10/15/07) 024817-SP-001-2 (Approved 4/24/13) CONSTRUCTED (2016)	Halstead Square is a mixed-use development of 1,150 apartments and 101,700 square feet of retail space. Four buildings are complete and occupied with a variety of restaurants and community serving retail.



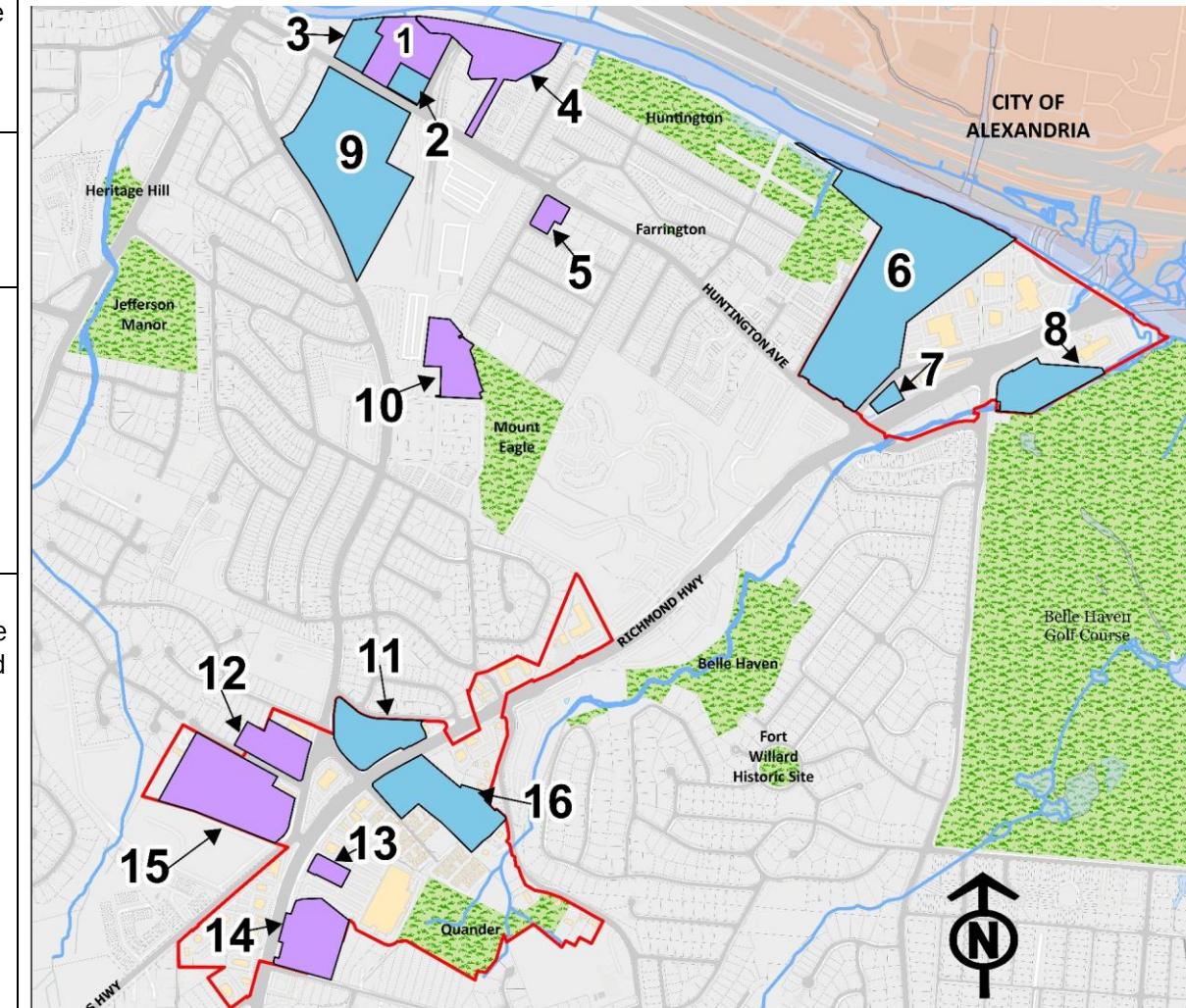
Rezoning/Site Plan Number (Status/Approval Date)	Merrifield CRD Development Activity
15) FAIRVIEW PARK SSPA 2018-I-1MS (Approved 9/24/19) APPROVED, NOT YET BUILT	<p>Approval of a Site-Specific Plan Amendment north of Arlington Blvd. within Land Unit I, for office, hotel, and residential mixed-use development at an intensity of between 0.80 to 1.0 FAR in Fairview Park, increasing the sustainability of the existing office park by adding new amenities, including retail, civic uses, and housing.</p>
16) MADISON HIGHLAND LIVE WORK LLC RZ-2022-PR-00017 (Approved 6/27/23) SP-2023-00086 (Approved 12/12/24) APPROVED, NOT YET BUILT	<p>Proposal to rezone from I-5 to PDC, to repurpose two existing office buildings: one with up to 210 live/work units and the other to accommodate up to 82 workforce housing dwelling units. Surface parking will be removed to accommodate three new park spaces with interconnecting walking paths and enhanced streetscapes.</p>
17) MAESBOY LLC RZ-2022-PR-00017 (Approved 1/23/24) APPROVED, NOT YET BUILT	<p>Proposal to rezone from C-6 back to C-3 so that anticipated future uses, and redevelopment would be allowed by-right. While there is no definitive use or specific development proposal, the rezoning request outlines three different scenarios for future use which would include: (i) retention of the existing building in its current configuration; (ii) expansion of the existing building with the addition of two stories; and (iii) full redevelopment of the site. Each scenario would provide increasingly more extensive streetscape improvements, landscaping and open space.</p>
18) SEQUOIA PROSPERITY OWNER LLC RZ-2025-PR-00001 (Under Review) UNDER REVIEW	<p>Rezoning of 14 parcels developed with office and light industrial uses from I-4 to the PRM District, to create a new residential community composed of approximately 1,500-1,868 residential units of townhouses and multi-family buildings, served by a new grid of streets and approximately 5 acres of park space.</p>



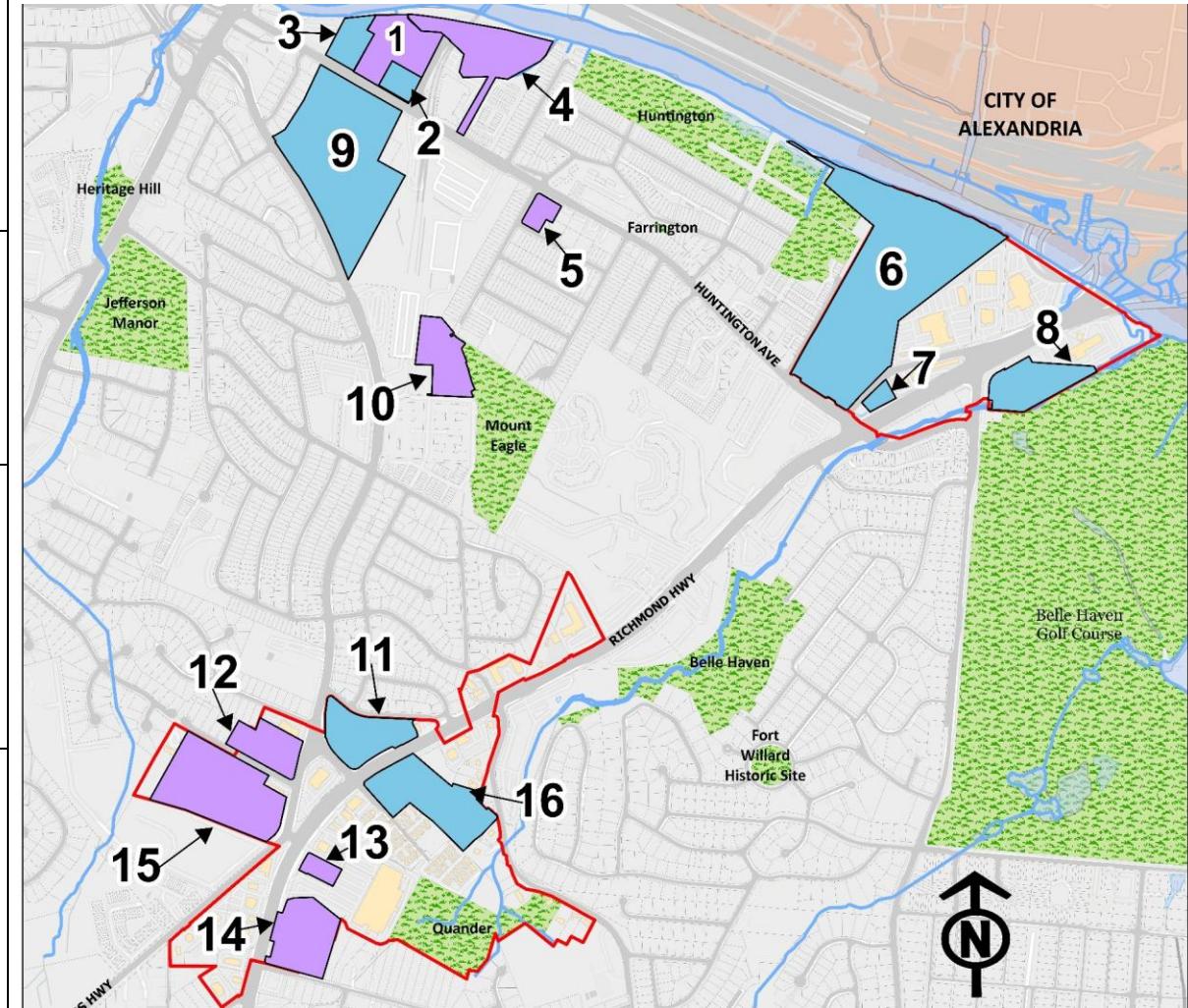
Rezoning/Site Plan Number (Status/Approval Date)	Richmond Highway and Huntington Area Development Activity
1) THE PARKER RZ 2011-MV-031 (Approved 11/20/12) 1302-SP-002-2 (Approved 11/19/13) CONSTRUCTED (2017)	<p>Construction is complete on the 360-dwelling unit, five-story apartment building called the Parker at Huntington. A Plan Amendment was approved for a later phase of development.</p>
2) 2550 HUNTINGTON AVE RZPA 2022-MV-00093 (Approved 9/24/24) APPROVED, NOT YET BUILT	<p>An interim park site at the corner of Huntington Ave and Metroview Parkway is approved for up to 200 residential units and approximately 9,700 square feet of ground floor retail. The building will be 7 stories tall. Site improvements include a programmed plaza and off-site improvements to Cameron Run Trail Park.</p>
3) 2560 HUNTINGTON AVE RZ/FDP 2022-MV-00015 DEFERRED INDEFINITELY (07/24)	<p>Proposal to demolish an existing office building to construct up to 225 residential units and a community center on 2.11 acres. The proposal includes an extension of the linear park along Cameron Run.</p>
4) HUNTINGTON CROSSING RZ/FDP 2018-MV-006 (Approved 9/25/18) 7878-SP-009-3 (Approved 12/30/19) CONSTRUCTED (2022)	<p>Construction is completed for 62 multi-family stacked townhomes on a 6.32-acre property located in the Huntington Transit Station Area.</p>
5) A&R HUNTINGTON METRO / WESLEY HOUSING / THE ARDEN RZ/FDP 2013-MV-001 (Approved 1/28/14) PCA 2013-MV-001 (Approved 4/19/19) CONSTRUCTED (2022)	<p>Construction is completed for 139 all affordable multi-family building at an overall FAR of 2.99. A PCA was approved to add 7,500 square feet of office use. Streetscape improvements and a corner plaza with a large art sculpture are among the various public improvements.</p>
6) WASHINGTON REAL ESTATE INVESTMENT TRUST / RIVERSIDE, LLC RZ/FDP 2016-MV-030 (Approved 10/24/17) 7995-SP-003 (Approved 1/29/20) APPROVED, NOT YET BUILT	<p>Approval of a 28.17-acre site with three existing residential high-rise buildings from the R-30 District to the PRM District to permit infill development consisting of 767 multi-family dwelling units, new parks, and access to Hunting Creek.</p>



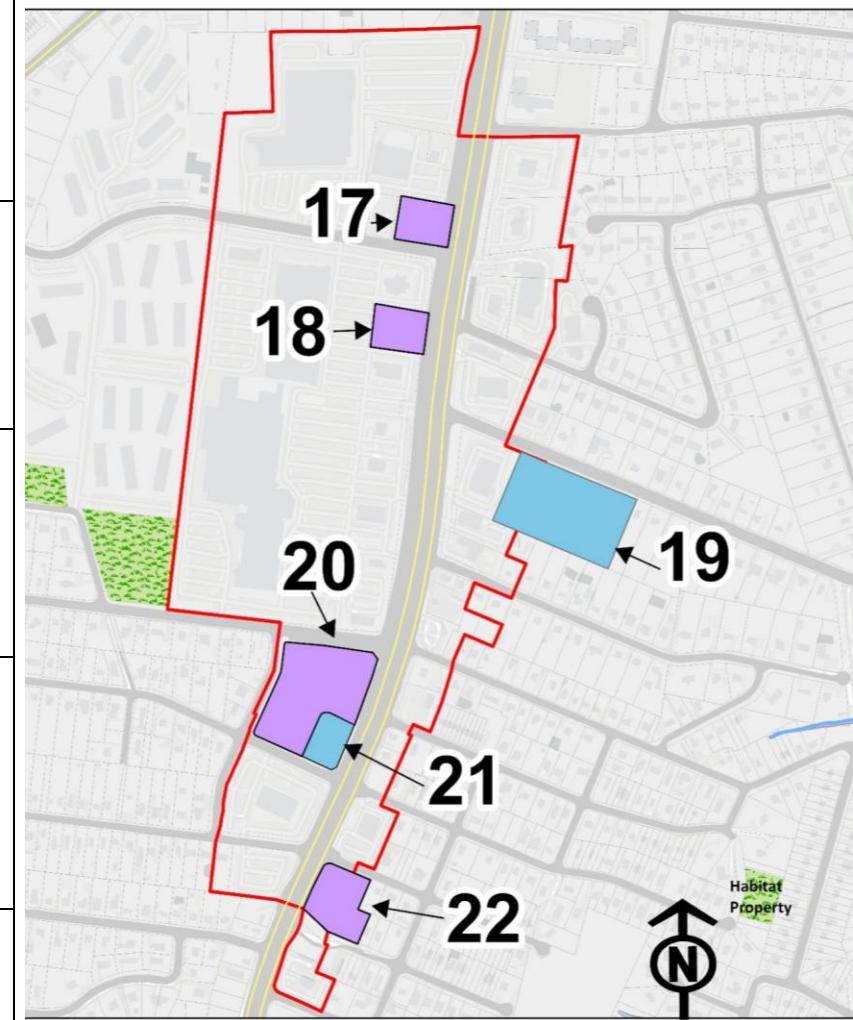
Rezoning/Site Plan Number (Status/Approval Date)	Richmond Highway and Huntington Area Development Activity
7) 5928 RICHMOND HIGHWAY 005001-MSP-002-2-1 (Under Review) UNDER REVIEW	Proposal to convert the former Sunoco Gas Station in the North Gateway CBC to a 2-story 4,392 square foot restaurant.
8) HUNTWOOD PLAZA SEA 84-V-035-03 (Approved 06/7/22) APPROVED, NOT YET BUILT	Approval to amend the previously approved SE for the development of an approx. 6,000 sf retail building at the corner of Fort Hunt Road and Richmond Highway in the North Gateway CBC.
9) IDI HUNTINGTON, LLC / HUNTINGTON CLUB RZ 2018-MV-005 (Approved 11/21) FDP 2018-MV-005 (Approved 11/16/22) APPROVED, NOT YET BUILT	Approved rezoning of the 19-acre Huntington Club Condominiums from the R-20 District to the PRM District to permit up to 1,760 total residences including up to 1,410 multi-family units, 200 single-family attached units, up to 231,000 square feet of office, 84,000 square feet of hotel, 39,000 square feet of retail, a 120,000 square foot continuing care facility and up to 150 independent living units.
10) AVENTON LLC PCA 2000-MV-046 (Approved 7/28/20) 7878-SP-010 (Approved 8/17/21) CONSTRUCTED (2023)	Construction is complete on a 379-unit rental apartment building in the Huntington Transit Development Area. The project includes an urban linear park providing enhanced pedestrian access for the broader community to the metro station. Improvements to the street network to support future development at the Huntington Metro Station property were also completed.
11) CAPITAL INVESTMENT ADVISORS, LLC PA S12-IV-MV1 (Adopted 9/20/12) RZ/FDP 2012-MV-018 (Approved 6/04/13) APPROVED, NEVER BUILT	Approval of a mixed-use development of 280,000 square feet of residential (up to 275 units), 18,000 square feet of retail use, and an urban plaza.

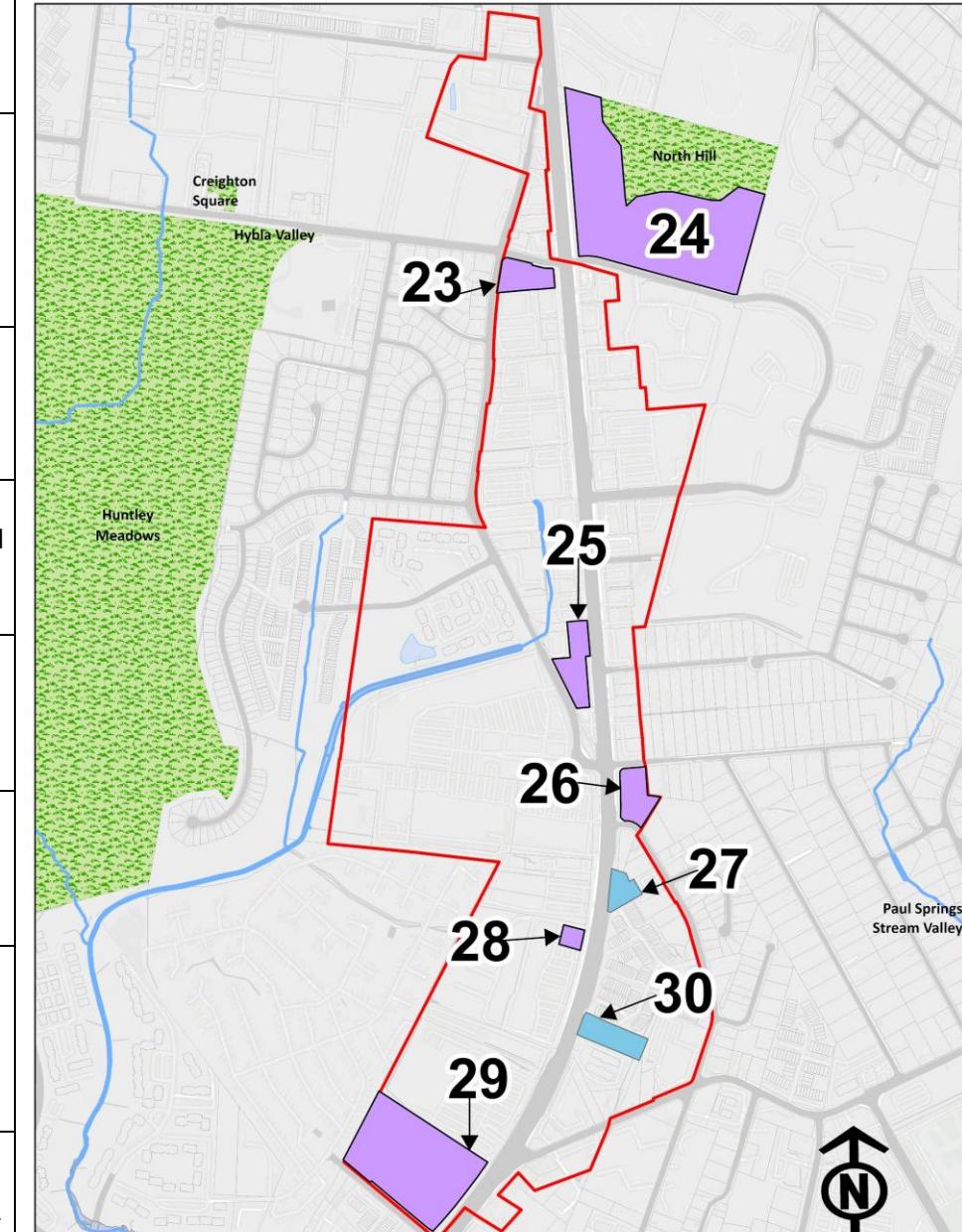


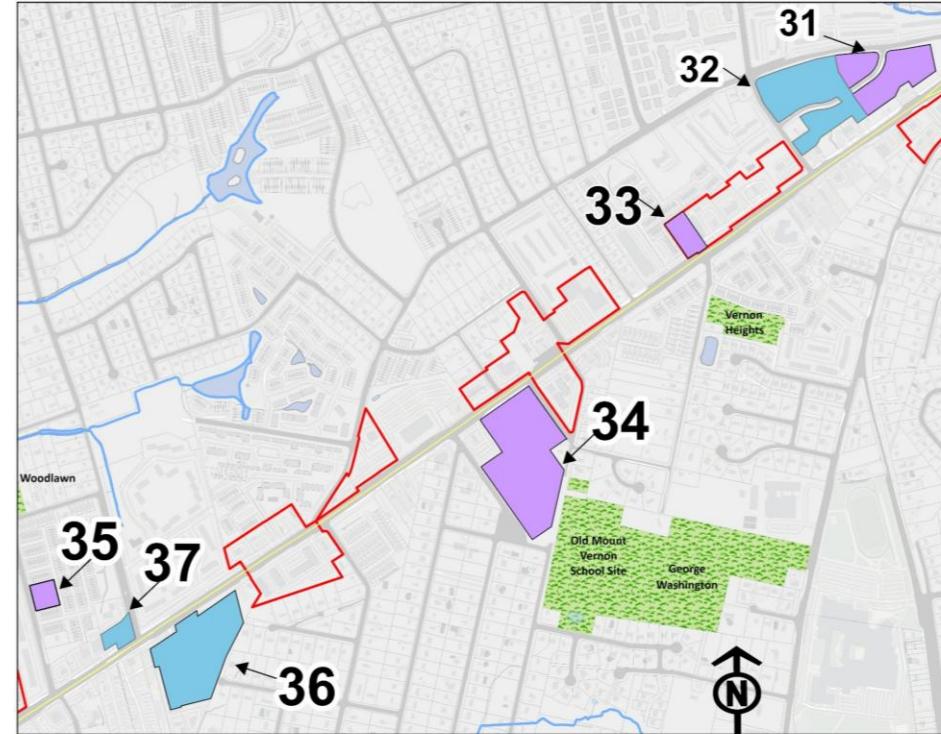
Rezoning/Site Plan Number (Status/Approval Date)	Richmond Highway and Huntington Area Development Activity
12) INSIGHT PROPERTY GROUP, LLC RZ 2011-LE-016 (Approved 7/10/12) FDP 2011-LE-016 (Approved 6/28/12) 005940-SP-002-2 (Approved 5/5/13) CONSTRUCTED (2014)	Construction is complete on the 245-dwelling unit, 4-5 story Shelby apartment building located at 6200 North Kings Highway. This project, which has distinctive artwork and building signage as well as a public dog park is fully leased.
13) CEC ENTERTAINMENT, INC SE 2009-MV-025 (Approved 5/5/10) 17636-SP-001-2 (Approved 1/18/12) CONSTRUCTED (2014)	Construction is completed on four pad sites with retail uses totaling approximately 20,000 square feet in the front of the Walmart in Penn Daw.
14) NOVUS PROPERTY HOLDINGS, LLC / KINGS CROSSING / BELHAVEN RZ/FDP 2016-MV-002 (Approved 7/25/17) 17636-SP-002 (Approved 8/19/20) CONSTRUCTED (2022)	Construction is complete on the rezoned 5.29-acre site from the R-4 and C-8 Districts to the PRM District to permit 375 multi-family dwelling units. The project includes a public park and streetscape improvements.
15) PENN-DAW ASSO. LIMITED PARTNERSHIP—SOUTH ALEX AT PENN DAW RZ/FDP 2013-LE-008 (Approved 1/14/14) 3894-SP-004-1 (Approved 10/26/15) CONSTRUCTED (2023)	Construction is complete on the mixed-use development to include 400 multi-family residential dwelling units, 45,000 square feet of ground-floor retail uses and 41 townhomes. Construction is complete for the townhomes. A fire in February 2020 severely damaged buildings under construction, delaying the project completion.
16) ALEXANDRIA CROSSING RZ 2021-MV-008 (Approved 2/22/22) SP-2023-00043 (Approved 12/19/25) APPROVED, NOT YET BUILT	Approval to rezone to the PRM district to construct 385 multifamily apartments, 46 stacked townhomes, and 35 townhomes for a total development of 466 units. The multifamily building is 6-7 stories tall. The project includes consolidation of 16 parcels along with the implementation of a portion of the street network.



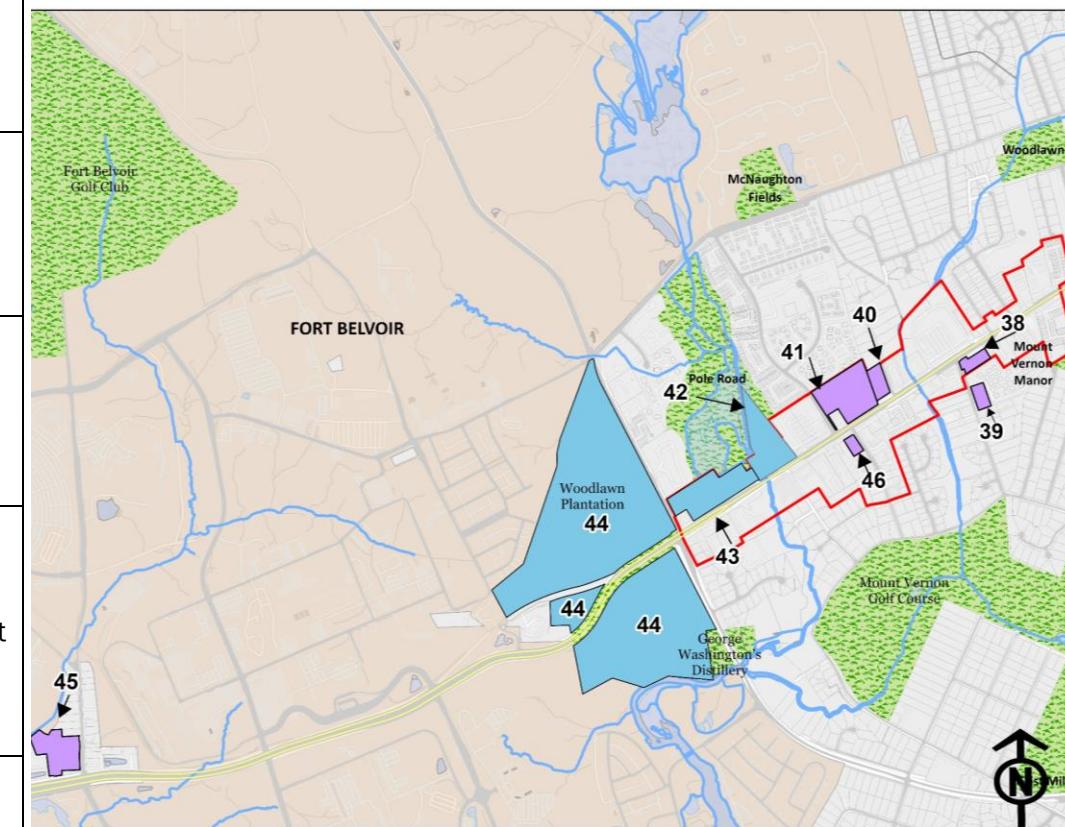
Rezoning/Site Plan Number (Status/Approval Date)	Richmond Highway and Huntington Area Development Activity
17) BB&T BANK SE 2009-LE-022 (Approved 3/23/11) CONSTRUCTED (2013)	Demolition of an existing 4,000 square foot BB&T Bank with two drive-in lanes and replacement with a new 4,500 square foot BB&T Bank with three drive-in lanes.
18) QUALITY BURGER / WENDY'S SE-2018-LE-019 (Approved 4/9/19) 007473-SP-012-5 (Approved 5/23/22) CONSTRUCTED (2023)	Construction is complete for a 2,640 square feet neighborhood-serving restaurant on a 21,772 square feet parcel in the Beacon Mall Shopping Center. The restaurant has a drive-through.
19) PENN-DAW FIRE STATION AND EMERGENCY & SUPPORTIVE HOUSING RZ-2025-MV-00022 (Under Review) UNDER REVIEW	Approval for rezoning from R-3 and C-8 to R-8 for new construction of the relocated Penn Daw fire station and Fairfax County emergency & supportive housing facility.
20) REDBRICK DEVELOPMENT GROUP / BEACON AT GROVETON RZ-2004-LE-012 (Approved 7/11/05) FDP 2004-LE-012 (Approved 7/11/05) CONSTRUCTED (2012)	Construction is complete for a 290 unit, five-story apartment building with 10,000 square feet of retail was completed in September 2012. Currently, 95% of the residential units are leased. A Comprehensive Sign Plan for the project was approved on 1/24/2018.
21) RH SENIOR HOUSING RZPA-2022-LE-00055 (Approved 9/26/23) APPROVED, NOT YET BUILT	Approval to construct 52 senior, affordable housing units on an interim park site.
22) MEMORIAL VENTURE, LLC RZ 2010-MV-011 (Approved 9/27/11) 9605-SP-001-2 (Approved 6/23/14) CONSTRUCTED (2018)	Construction is complete for the replacement of a former Dairy Queen to permit 6,000 square feet of retail space.



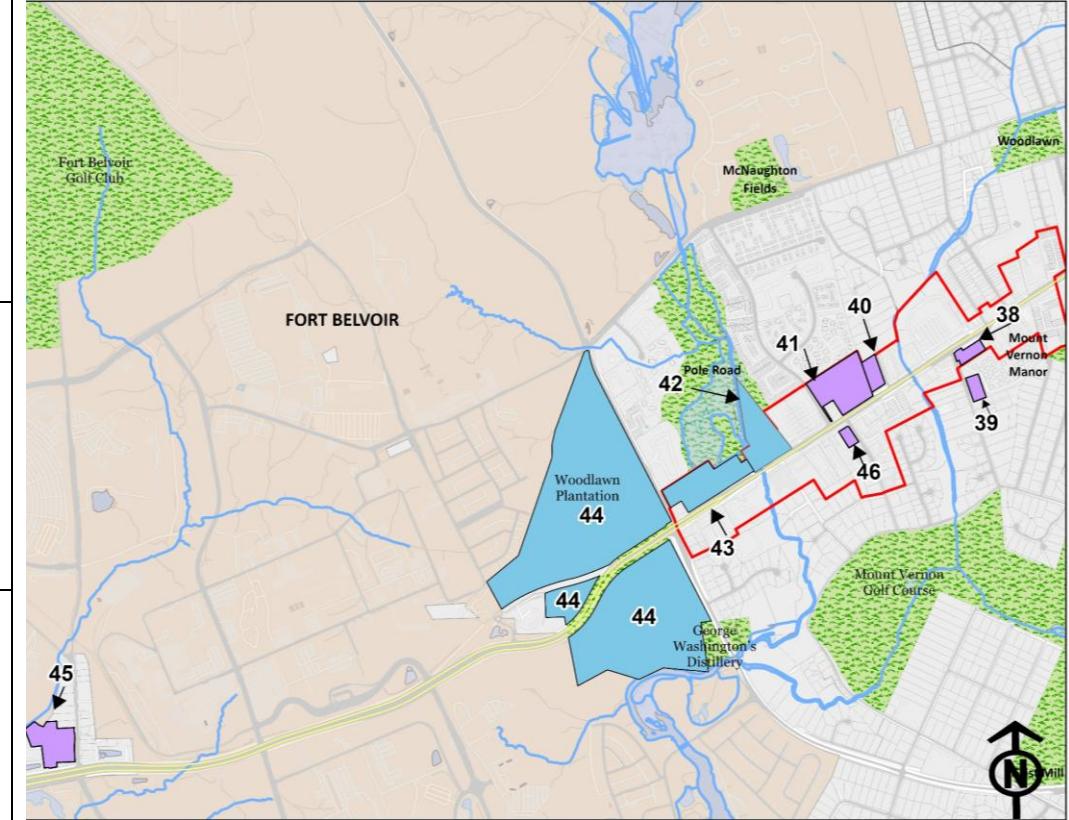
Rezoning/Site Plan Number (Status/Approval Date)	Richmond Highway and Huntington Area Development Activity	
23) CVS 8707-SP-003-3 (Approved 5/8/15) CONSTRUCTED (2016)	Construction is complete for a by-right project to demolish an existing Exxon gas station and replace it with a non-drive-thru pharmacy located at 7312 Richmond Highway. The project has provided sidewalks and trees along the Richmond Hwy, Lockheed Blvd and Fordson Rd frontages.	
24) CHIPPEPPEN I, LLC / NORTH HILL PCA-78-V-125RZ/ FDP 2016-MV-014 (Approved 2/8/17) 5563-SP-002 (Approved 1/19/20) CONSTRUCTED (2023)	Construction is complete for the 34.99-acre site that was rezoned from the C-8, R-2, and R-MHP Districts to the PDH-20 District for the development of 218 affordable multi-family units, 60 independent living units, and up to 195 market-rate townhomes, while preserving a significant portion of the site as open space.	
25) MCDONALD'S CORPORATION SEA 79-V-093-02 (Approved 4/27/10) CONSTRUCTED (2013)	Demolition of an existing 3,512 square foot McDonalds with drive-through and reconstruction with a new contemporary-styled 4,200 square foot McDonalds with a drive-through.	
26) MARX REALTY / SHOPS AT FORDSON PLACE 25561-SP-001-2 (Approved 3/1/13) CONSTRUCTED (2016)	Construction is complete of a by-right 12,000 square foot shopping center on the east side of Richmond Highway between Fordson Road and Boswell Avenue directly across from the Mount Vernon Plaza.	
27) AMERICAN TUKONG, LLC SE-2017-MV-012 DEFERRED INDEFINITELY (2018)	Proposal for a Special Exception to construct a 4,000 square foot private school of special education on a 0.89-acre site.	
28) BANK OF AMERICA 005095-SP-002-5 (Approved 9/18/19) CONSTRUCTED (2020)	Construction is complete on a 2,400 SF Bank of America in the Mount Vernon Crossroads Shopping Center. The project included new site and streetscape improvements.	
29) COSTCO WHOLESALE CORPORATION SEA-2010-LE-025 (Approved 10/15/19) 6036-SP-003 (Approved 3/20/21) CONSTRUCTED (2021) - NO GFA ↑	Construction is complete for a gas station at an existing 141,416 square foot Costco retail warehouse located at 7940 Richmond Highway.	
30) GUM SPRINGS TIRE SHOP SE-2024-MV-00008 (Under Review) UNDER REVIEW	Proposal for a Special Exception for reuse of an existing 4,000 square foot building with one service bay for a retail tire shop with tire installations. No building expansion or external changes are proposed for either the building or the site.	

Rezoning/Site Plan Number (Status/Approval Date)	Richmond Highway and Huntington Area Development Activity	
31) MOUNT VERNON GATEWAY / ELM STREET RZ/FDP 2021-LE-011 (Approved 4/12/22) 8972-SP-003-1 (Approved 6/27/24) UNDER CONSTRUCTION	Approval to rezone 5.42-acres near the corner of Buckman Road and Richmond Highway from PDH-30 to the PRM district. The proposed development includes a multi-family building with 280 dwelling units, structured parking, a public park space and gateway design features.	
32) K. HOVNANIAN AT MOUNT VERNON GATEWAY, LLC RZ-2025-FR-00027 (Under Review) UNDER REVIEW	Approval to rezone from PDH-30 to PDH-20 for demolition of 15 single-family homes and new construction of 66 townhomes and 78 stacked townhomes.	
33) ALWADI, LLC. PCA-2002-LE-00005 (Approved 10/29/19) RZPA-2021-LE-00008 (Approved 09/13/22) SP-2022-00003 (Approved 05/30/25) UNDER CONSTRUCTION	Approval to construct a preschool on 1.23 acres zoned C-8 at 8214/8218 Richmond Highway.	
34) ORIGINAL MOUNT VERNON HIGH SCHOOL SEA-88-V-064-05 (Approved 9/13/22) 18767-SP-001-1 (Approved 6/27/24) UNDER CONSTRUCTION	The Original Mount Vernon High School, constructed in 1939 and eligible for the National Register of Historic Places, is undergoing a restoration and renovation of the property to develop a community arts and training center. The approved Special Exception applies to a 2.24-acre portion of the 22.6-acre property. The site is currently developed with approximately 140,000 square feet and a recreational field to the south. The renovated high school will be suitable for educational, childcare and childhood education programs; art, recreational, and life skill training programs; and innovation and business incubation spaces.	
35) BLEVINS ADDITION TO SKYVIEW PARK / EASTWOOD PROPERTIES PA 2017-IV-MV1 (Approved 1/23/18) RZ/FDP 2017-MV-024 (Approved 2/05/19) 001622-SP-003-2 (Approved 1/22/20) CONSTRUCTED (2022)	Construction is complete on rezoning of a 0.88-acre site that was rezoned from the R-2 District to PDH-16 to construct up to 11 single-family attached townhomes.	
36) BESTWAY / MOUNT VERNON CENTER 025301-SP-001-4 (Approved 7/14/14) APPROVED, NOT YET BUILT	Approval of 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.	

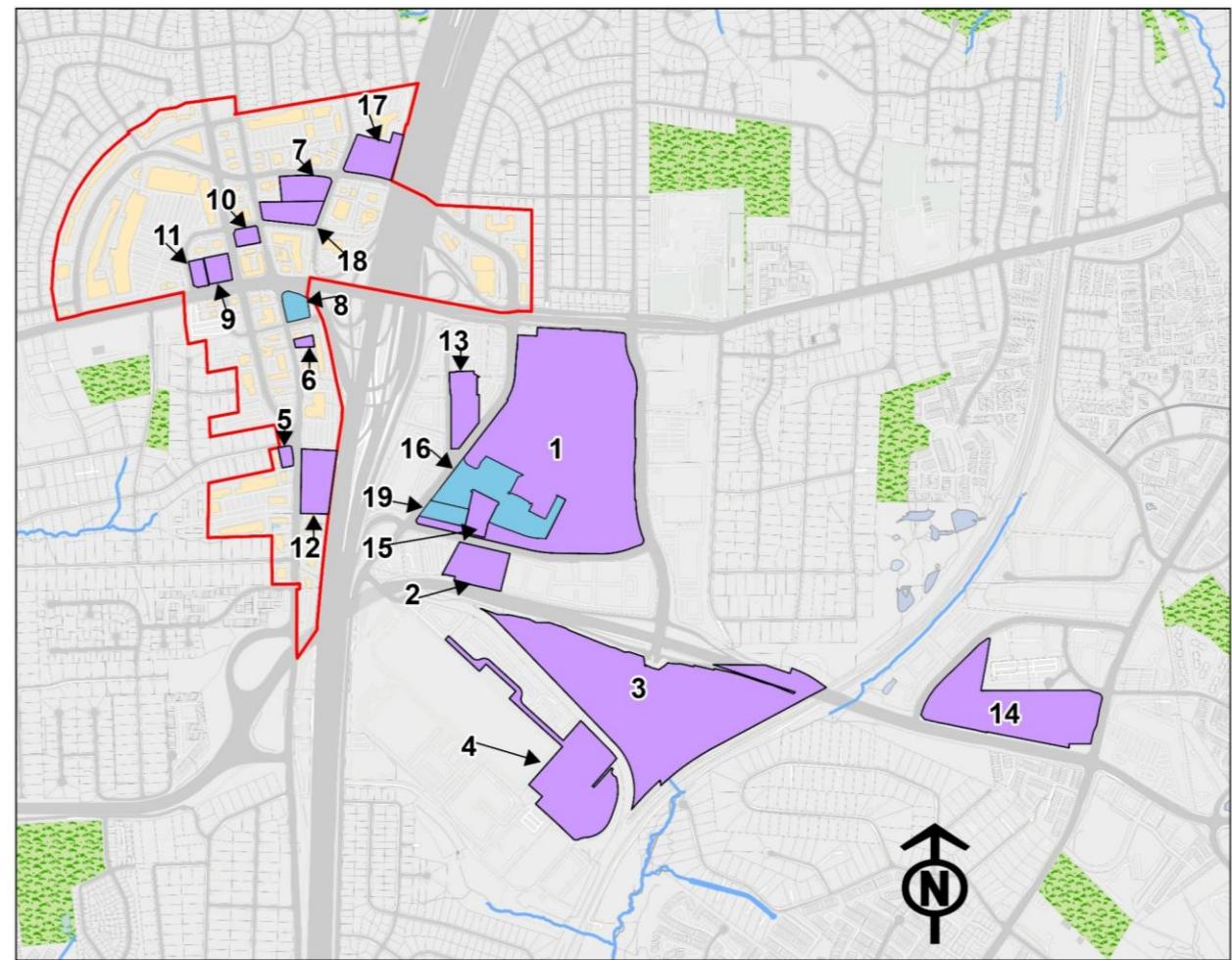
Rezoning/Site Plan Number (Status/Approval Date)	Richmond Highway and Huntington Area Development Activity
37) NOVA PETRO GAS STATION & CONVENIENCE STORE SE-2020-MV-008 (Under Review) UNDER REVIEW	Reconstruction and modernization of an existing gas station and convenience store.
38) 7-ELEVEN INCORPORATED SE 2019-MV-001 (Approved 7/16/19) 004860-SP-002-4 (Approved 6/17/21) CONSTRUCTED (2023)	Construction is complete for a service station with a quick service food store on 1.37 acres located at 8675 and 8629 Richmond Highway.
39) FAIRFAX COUNTY DPWES RZ 2018-MV-012 (Approved 1/22/19) 9382-SPV-001-A-3 (Approved 6/03/20) CONSTRUCTED (2021)	Construction is complete for a Fairfax County fire station on Lukens Lane in the Woodlawn area.
40) WOODLAWN HOSPITALITY, LLC / TOWNE PLACE SUITES RZ/SE 2012-MV-001 (Approved 7/31/12) SEA 2012-MV-001 (Approved 2/25/14) 24850-SP-001-2 (Approved 7/6/15) CONSTRUCTED (2016)	The application rezoned from the C-6 District to the C-8 District and included a Special Exception to increase the FAR to 6.0 and permitted an increase in the building height. Baywood Hotels completed construction of a 92-room TownePlace Suites by Marriott (an extended-stay property), which opened in late 2016.
41) FOREST GLEN VENTURES (DUNKIN DONUTS) RZ/SE 2020-MV-018 (Approved 4/13/21) CONSTRUCTED (2023)	Construction is complete for a 2,025 square foot restaurant with drive-through within the Woodlawn Shopping Center. The project required a Special Exception to permit development with a drive-through.
42) 8800 RICHMOND HIGHWAY PA 2018-IV-MV2, RZ/SE 2016-MV-018 DEFERRED INDEFINITELY (2019)	Proposed Plan Amendment and rezoning of 8.14 acres located at 8800 Richmond Highway to allow for 44 townhomes.
43) JK INVESTMENTS, INC. RZ 2008-MV-007 (Approved 5/25/10) SEA 85-L-137 (Approved 5/25/10) APPROVED, NEVER BUILT	Approval to build two (2) three-story hotels on an 8.8 site with an existing office building. The two hotels at 46,328 square feet and 80,899 square feet respectively would, along with the 65,000 square foot IMP Office building, result in a total FAR of 0.50.



Rezoning/Site Plan Number (Status/Approval Date)	Richmond Highway and Huntington Area Development Activity
44) NATIONAL TRUST FOR HISTORIC PRESERVATION / WOODLAWN SE 2018-MV-007 (Approved 10/29/19) APPROVED, NOT YET BUILT	Proposal to add new uses to the historic site while enhancing pedestrian, bicycle, and vehicular circulation. Possible new programming includes event space, agritourism, restaurant, and a farmer's market.
45) CRP BELVOIR, LLC / BELVOIR SQUARE RZ/PCA/FDP 2012-MV-007 (Approved 6/17/14) 5224-SP-001-1 (Approved 2/11/15) CONSTRUCTED (2017)	Construction is complete on a mixed-use development with 283 multi-family units and 24,700 square feet of secondary uses for a total FAR of 1.25. The 6.6-acre site is located along Richmond Highway between the Fairfax County Parkway and Fort Belvoir's Tulley Gate.
46) MCDONALDS CORPORATION SEA-79-V-093-02 (Approved 4/27/10) CONSTRUCTED (2013)	Demolition of an existing 3,512 square foot McDonalds with drive-through and reconstruction with a new contemporary-styled 4,200 square foot McDon with a drive-through.



Rezoning/Site Plan Number (Status/Approval Date)	Springfield CRD/TSA Development Activity
1) FRANCONIA TWO, LP RZ/FDP-2007-LE-007 (Approved 2/12/09) 7463-RGP-003 (Approved 8/7/12) 7463-SP-006 (Approved 1/31/13) APPROVED, NOT YET BUILT (PH I COMPLETE 2014)	Redevelopment plans for the Springfield Town Center include 1.3 million square feet of retail space. Phase I renovations to the interior and exterior of the existing mall structure and improvements to public facilities including new bicycle and pedestrian connections to the Metro and a new plaza have been completed.
2) DDR SOUTHEAST SPRING MALL SE-2013-LE-003 (Approved 1/19/13) CONSTRUCTED (2015) NO GFA ↑	Approval of a Special Exception to continue the use of an existing retail site as a fast-food restaurant. Construction of new planting beds and screening to the existing surface parking lot area are complete.
3) MTPD SUBSTATION SEA-91-L-053-06 (Approved 5/22/12) 9990-SP-007-2 (Approved 1/27/14) CONSTRUCTED (2015)	Approval to construct a 54,000 square foot Metro Transit Police Department sub-station and training facility.
4) SPRINGFIELD METRO CENTER II, LLC RZ/FDP-2011-LE-022 (Approved 5/1/12) PCA-2008-LE-015 (Approved 5/1/12) CONSTRUCTED (2020)	Approval to construct a 992,000 square foot, TSA Headquarters. A three-building office park with structured parking and a pocket park near the pedestrian connection to the Franconia-Springfield Metro Station.
5) VIRGINIA TIRE AND AUTO LLC SEA-82-L-062-02 (Approved 12/6/16) CONSTRUCTED (2018)	Approval for a Virginia Tire and Auto service station in a Highway Corridor Overlay District, to add two bays to service station, while improving the façade, landscaping, and lighting.
6) SKYLINE SERVICE STATIONS 2 LP 005545-SP-002-2 (Approved 1/09/18) CONSTRUCTED (2019)	Approval of a site plan for a 1,200 square foot Five Guys eating establishment to replace an existing structure, with enhanced seating capacity, landscaping and lighting.
7) LIDL AT SPRINGFIELD 017418-SP-001-2 (Approved 8/14/18) CONSTRUCTED (2019)	Approval of a site plan for a 40,000 square foot grocery store with 186 parking spaces, enhanced streetscape, landscaping and pedestrian amenities.



Rezoning/Site Plan Number (Status/Approval Date)	Springfield CRD/TSA Development Activity
8) SPRINGFIELD GATEWAYS LLC RZ/FDP-2017-LE-022 (Approved 7/31/18) APPROVED, NEVER BUILT	<p>Rezoning application for a 99,173 SF extended stay Hampton Inn & Suites hotel, with 165 rooms and 165 parking spaces in a three-story structured parking garage. Project on hold due to lack of financing. Owner is seeking other redevelopment options.</p>
9) WPPI SPRINGFIELD HS, LLC RZ/FDP-2010-LE-013 (Approved 6/7/11) 4072-SP-004 (Approved 4/16/12) CONSTRUCTED (2013)	<p>Approval of a Rezoning for the development of approximately 120,000 square feet, LEED silver certified, Homewood Suites hotel with 165 guest rooms and structured parking.</p>
10) SUNOCO, INC (R & M) SEA-89-L-080 (Approved 12/7/09) 8532-SP-002 (Approved 9/2/10) CONSTRUCTED (2012) NO GFA ↑	<p>Approval to expand a service station and convert auto repair bays into a quick-service food store.</p>
11) YAVARI BUILDING 3108-SP-002 (Approved 5/11/11) CONSTRUCTED (2012)	<p>Approval to demolish a vacant retail site and construct a 5,000 square foot structure with three retail bays.</p>
12) BACKLICK SHOPPING CENTER, LLC 2865-MSP-001 (Approved 7/11/11) CONSTRUCTED (2012) NO GFA ↑	<p>Approval of a Minor Site Plan to demolish a pad building and construct interior renovations to a Chick-fil-A fast-food restaurant in the Backlick Shopping Center.</p>
13) KAISER – PERMANENTE 000403-SP-002-2 (Approved 10/30/20) CONSTRUCTED (2022)	<p>Construction is complete on a 4-Story 98,458 square foot medical office building.</p>
14) INOVA SPRINGFIELD HOSPITAL RZ/FDP-2021-LE-000018 (Approved 9/13/22) SE-2023-FR-00033 (Approved 6/25/24) UNDER CONSTRUCTION	<p>Application to rezone two parcels from I-4 and PDC to Planned Development Commercial (PDC), as a new Inova Springfield Hospital, which will be constructed in two phases. The first phase will include a new Community Hospital consisting of approximately 425,000 SF and 125-150 inpatient beds, emergency department and approximately 140,000 SF outpatient center. The second phase will include a hospital expansion of approximately 144,000 SF and a medical office building of approximately 80,000 SF, for a total FAR not to exceed 1.0.</p>
15) HANOVER R.S. LIMITED PARTNERSHIP RZPA-2022-LE-00056 (Approved 12/06/22) UNDER CONSTRUCTION	<p>Application for a partial PCA, CDP, and FDPA to convert the two approved high-rise residential towers identified on the approved Conceptual/Final Development Plan as Buildings R4a and R4b into a single 90-foot tall, 475,000 SF mid-rise residential building with a maximum of 460 units. Proposal would include the extension of Village Drive and South Street, as envisioned in the approved CDP/FDP.</p>

Rezoning/Site Plan Number (Status/Approval Date)	Springfield CRD/TSA Development Activity
16) PR SPRINGFIELD TOWN CENTER LLC RZPA-2022-LE-00057 (Approved 12/06/22) APPROVED, NOT YET BUILT	<p>Application for a partial PCA, CDPa, and FDPA for the subject property to relocate the previously approved hotel to align the building with Loisdale Road. The proposed use will occupy a small surface parking lot within the West Area. This proposal would modify the locations of previously planned buildings, including the hotel, as well as an office building and parking structure. The proposed hotel will have approximately 140 rooms, with a landscaped pedestrian walkway connecting the hotel with the Springfield Town Center entrance on Village Drive.</p>
17) 6235 BRANDON AVENUE LLC RZ/FDP-2022-LE-00024 (Approved 10/10/23) UNDER CONSTRUCTION	<p>Proposal to rezone the property from the C-6 District to the PDC District in order to permit the construction of a seven-story self-storage building with a maximum of 167,000 square feet of gross floor area (GFA) on the vacant parcel. The ground floor of the self-storage building will include approximately 2,700 square feet dedicated to ancillary retail uses and/or community spaces. In addition to the ground floor space dedicated to community-serving purposes, additional features with community benefits include façade treatments to emulate a traditional commercial building and a new sculpture, plaza as well as streetscape improvements along adjacent roadways to the north and east.</p>
18) TOWER SHOPPING CENTER SP-2023-00056 (Approved 5/20/25) CONSTRUCTED (2025)	<p>Application for a Site Plan for the subject property to build a new Chase Bank building on the northeast side of Tower Shopping Center. The proposed development involves the demolition of a portion of the existing shopping center and development of a new bank with one drive through lane. The property will provide improved pedestrian access from Bland Street and incorporate additional landscaping, lighting and public art.</p>
19) ENTERPRISE RAC OF MARYLAND LLC SE-2022-LE-00047 (Approved 6/27/23) APPROVED, NOT YET BUILT	<p>Application for a Special Exception for the subject property to install a car wash to support the existing vehicle rental establishment. The application proposes two wash bays with vehicles entering and exiting through the same door. Other than converting the storefront to transparent roll-up gates, no other exterior changes will be made.</p>