

## Is this the project to put an end to tired Route 1? Fairfax supervisors hope so.

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An amenity-rich residential project slated for Route 1 in the Alexandria section of Fairfax County is a key cog in the corridor's resurgence. At least that's what the Board of Supervisors, which unanimously backed the 350-unit Kings Crossing project on Tuesday, is hoping for.

"This development is crucial to the future revitalization of **Richmond Highway**," Supervisor **Dan Storck**, D-Mount Vernon, said of the project from Novus Property Holdings LLC, a subsidiary of Cafritz Interests. "This site as it is now visually reminds you of the **Richmond Highway** of the past. It's the 21st century. That's what this development is about."



Fairfax County planning staff had recently recommended denial of the application to redevelop the 5.29-acre site, home to a Wendy's and other low-density businesses — traditional Route 1, in other words. The recommendation to deny cited issues with underground utilities, a contribution to the Fairfax County Park Authority and road improvements.

By the time the county Planning Commission held a public hearing earlier this month, the majority of the outstanding issues had been settled. By the time supervisors heard the case, the Cafritz parks contribution was upped to \$250,000, though the supervisors still had traffic concerns.

"It is important to not let perfect get in the way of possible," said Board Chairman Sharon Bulova.

Kings Crossing amenities will include a dog spa, pool, business center, gym and bicycle repair room. Designed by Michael Winstanley Architects & Planners, the building will rise as high as six stories and there will be parking for 560 vehicles. The development site is steps from the Wal-Mart anchored Kings Crossing shopping center, and a mile and a half walk to the Huntington Metro station (or a 2.3-mile drive).

Also Tuesday, supervisors unanimously approved two other developments recently featured in WBJ:

- International Place, the Stafford-based Garrett Cos.' plan to redevelop 8201 Leesburg Pike, the former Tysons Ford dealership. That proposal was reduced from 500 multifamily units to 326 as it made its way through a four-year planning process. The eight-story building will also have up to 129,000 square feet of restaurants, office and retail, including, perhaps a grocery store. There are two parks, two recreation areas and a new road that bisects what is now a superblock. Andy Garrett, president of the **Garrett Cos.** said Wednesday he is in discussions with a number of retailers, that he hopes to choose a couple of anchors in relatively short order and be under construction in about a year.
- Columbia Crossroads, a venture between Weissberg Investment Corp. and Fairfax County aimed at the revitalization of Baileys Crossroads. Plans include a multifamily building of up to 370 units, ground-floor retail and restaurant space, an option for a future senior living center, an office building, several new roads and a 100-foot tall parking structure. The site is currently vacant low-rise businesses, the county's Bailey's Community Shelter, and a vacant office building.