

**Presentation to the Mount Vernon Lee  
Chamber of Commerce and SFDC  
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November 14, 2019**



**FAIRFAX COUNTY  
ECONOMIC DEVELOPMENT AUTHORITY**

# Fairfax County Economic Development Authority

The Fairfax County Economic Development Authority promotes Fairfax County as one of the world's best business locations.

- A wide array of free and confidential services to assist organizations moving to Fairfax County
- Three business investment divisions – National, International, and Business Diversity – that work with companies interested in starting, expanding and relocating businesses to the county
- Community access to the world: offices in Bangalore, London, Los Angeles, Berlin, Seoul, Tel Aviv

Focused on expanding the commercial tax base and creating jobs in the local community. In an effort to ensure that we have high quality services.

# Fairfax County Profile

- Number of jobs: 612,000
- Unemployment rate: 2.1%
- 101m square feet of occupied office space
- 16<sup>th</sup> most active office construction market nationally
- Second largest suburban office market in the U.S.
- Has 33% of the total office space in the state of Virginia
- AAA bond rating
- Ten Fortune 500 HQs
- Median household income: \$118,000
- 61% of residents have a bachelor's degree or higher
- Federal procurement: \$26.5B (FY18)
- 437 foreign-owned companies

# Background and Planning Studies

- Native Virginian and 19 year resident of Lee District
- Former Planning Commissioner
  - Served on BRAC, Springfield Mall, Springfield Connectivity, and two Area Plan Studies
- Our first study focused on BRAC
  - Initiated response to federal government decision to add 13,000 employees to Fairfax County. Supporting principally NGA and the new hospital at Fort Belvoir.

# Background and Planning Studies Continued

The BRAC study was focused on the need to identify office space for contractors to support the additional federal presence.

The adopted language permitted additional office development at the Franconia Springfield Metro, Loisdale Road, Backlick Road, the Newington and Lorton areas.

Our second study focused on the Springfield Mall and culminated in the adoption of language that permitted the redevelopment of the mall and will permit future development of office, residential units, retail and a hotel.

The third study focused on Springfield Connectivity and permits higher density uses in the Commercial Revitalization District including central Springfield to spur redevelopment supported by infrastructure, high quality design, streetscaping and placemaking.

# Outcomes Since These Studies

- Pre-BRAC office inventory has grown from 3.9 million square feet in Franconia Springfield market to 5.2 million square feet.
- In the Newington/ Lorton markets this office inventory has grown from 508,000 square feet to 1.3 million square feet today
- In total we have seen an increase of 2 million square feet of office inventory in these market areas.

# New Office Developments Have Included:

- COPT building on Backlick Road
- Metro Park office buildings on Walker Lane
- King Center Drive building (Kingstowne)
- Belvoir Corporate Buildings on Loisdale Road



# Pending Office/Multi-family Developments in the Springfield Franconia Area

## Kaiser Permanente

Constructing a 100K square foot medical center at 6551  
Loisdale Court

## Springfield Town Center Project

Existing: 1.78 million square feet of retail

Planned: 1 million square feet of office (four buildings)

2200 – 2700 multi-family units

225 room hotel



# Major Tenants That Are In This Market Include:

- 1) US Customs and Border Patrol
- 2) GDIT
- 3) CSC
- 4) SAIC
- 5) VSE
- 6) Booz Allen
- 7) Calibre Systems
- 8) Kaiser Permanente
- 9) Drug Enforcement Agency
- 10) Accenture

# Why I'm Bullish On This Market

- TSA's decision to locate at Franconia Springfield metro site currently owned by USAA Real Estate.
- This project will locate 1500 jobs and require 600,000 square feet of office space.
- TSA could generate additional spin-off from contractors that support the agency
- Future decisions on BRAC could position Ft. Belvoir to get additional uses.

# Fort Belvoir

- 8,766 acres
- 2,106 housing units
- Approximately 50,000 employees work on base today (10,120 military, 16,343 contractors, 24,258 civilians)
- Fort Belvoirs' pre-BRAC population was 27,395

# Fort Belvoir Continued

Select Agencies and Partners include:

- Fort Belvoir Community Hospital
- USA Nuclear and Chemical Agency
- Defense Threat Reduction Agency
- NGA
- Missile Defense Agency

# GSA Warehouse

The background of the slide is a photograph of a construction site during sunset. A tall construction crane is the central focus, with its lattice structure silhouetted against the bright orange and yellow sky. To the left, a multi-story building is under construction, showing its steel framework. The overall scene is hazy, with distant hills visible in the background.

Has been vetted by GSA for a possible federal government location. May be considered for a future agency location.



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