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MEDIA RELEASE

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First mixed-Use development on Richmond Highway moves forward

Proffer condition amendment filed for Heights at Groveton

(August 19, 2008) Fairfax County, Virginia – The Southeast Fairfax Development Corporation (SFDC) announced today that Redbrick Development filed a proffer condition amendment for “The Heights at Groveton,” a 360,000 square foot multi-use development featuring retail, office, and luxury apartments in the 6800 block of Richmond Highway. The development is to be the first of its kind on the Richmond Highway corridor.

“The development is driven by the need for upscale rental living and for office space with the expansions at the Patent and Trademark Office (PTO) and Ft. Belvoir,” said Tim Mulcahy of Redbrick Development.

Plans along Richmond Highway feature a separate five-story office building with first floor retail and a six-story residential building also with first floor retail. The development is to be a total of 360,000 square feet, combining at least 20,000 square feet of retail space and 50,000 square feet of office space with 290 luxury-style rental units. Redbrick has planned an upscale rental community, emphasizing luxury amenities and facilities such as an outdoor courtyard with pool and grilling/picnic facilities, entertainment areas, fitness center, and cyber café. Rental units, mostly one and two bedrooms, will be located above first floor retail, with access to structured parking by way of walkways and elevators.

“We modified original plans for the structure to include rental units, rather than condominiums,” continued Mulcahy. “We are, however, providing for conversion to condominiums in the future.”

Redbrick hopes for comments and approval from Fairfax County by December of 2008, and to begin construction by second quarter 2009. Tentative plans include available residential units and retail space in the summer of 2010, occupied office and retail space by fall of 2010, and project completion by summer 2011.

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“The SFDC is pleased that Redbrick is moving forward with the Heights at Groveton, a cornerstone mixed-use project for Richmond Highway,” said SFDC President Rick Neel. “Yet another smart developer sees the strong investment opportunities on our corridor.”

The SFDC promotes the economic revitalization of Richmond Highway (U.S. Route 1) in Fairfax County, Virginia, by assisting businesses in identifying and procuring property to suit their needs. It also markets Richmond Highway as a commercial center, promotes active economic restructuring and develops urban design plans. Visit www.sfdc.org for more information.

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