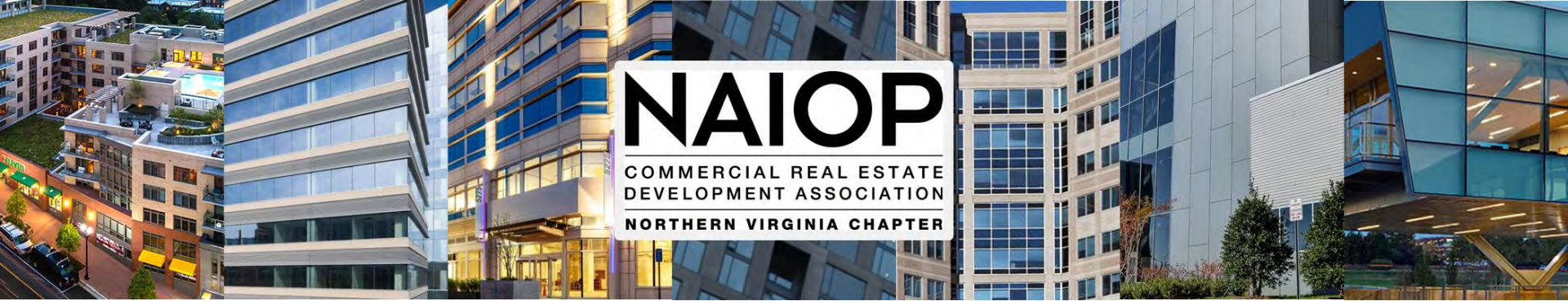


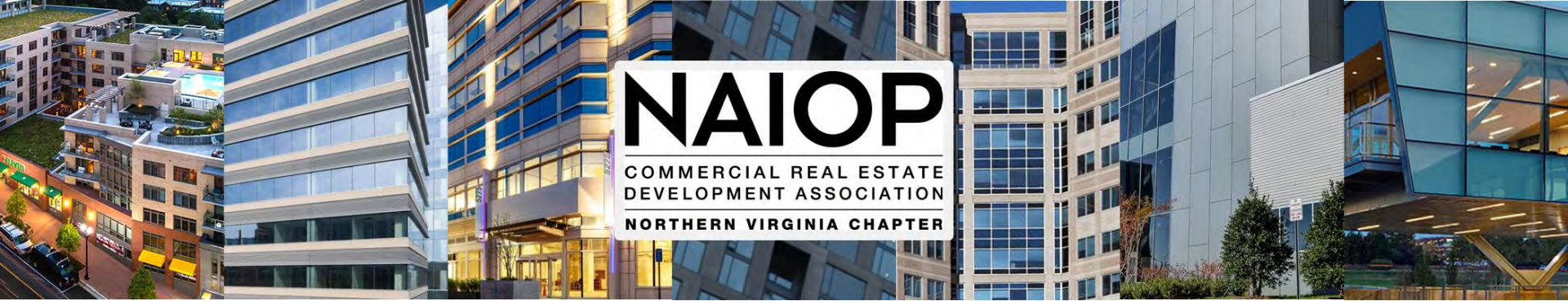
NAIOP Northern Virginia

The Transformation of Richmond Highway



Mark Viani

Bean, Kinney & Korman, PC



NAIOP

COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION

NORTHERN VIRGINIA CHAPTER

Edythe Frankel Kelleher

*Southeast Fairfax
Development Corporation*

Richmond Highway: The Early Days



Penn Daw, 1980's at the intersection of
North Kings Highway and Richmond
Highway

Richmond Highway, 1960



The Southeast Fairfax Development Corporation

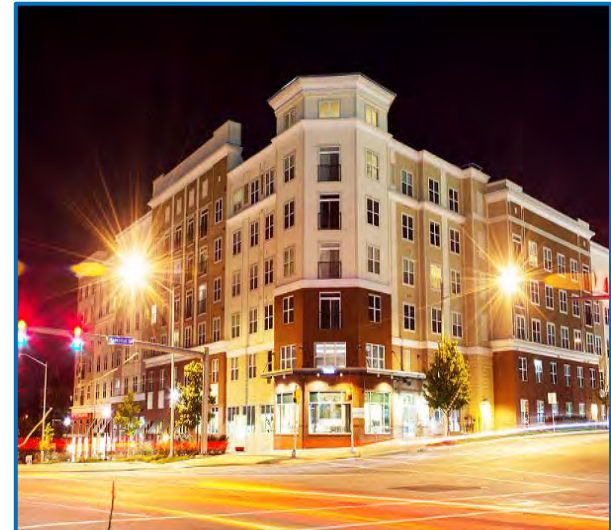


SFDC is a 501(c)(3) nonprofit economic development organization dedicated to promoting the redevelopment and revitalization of the Richmond Highway corridor of U.S. Route 1 from the beltway to Fort Belvoir in Fairfax County, Virginia

Each yellow area is a CBC, or community business center, and each is also a designated community revitalization district(CRD), that allows for expedited land-use permitting



Richmond Highway: Today



Richmond Highway: Future



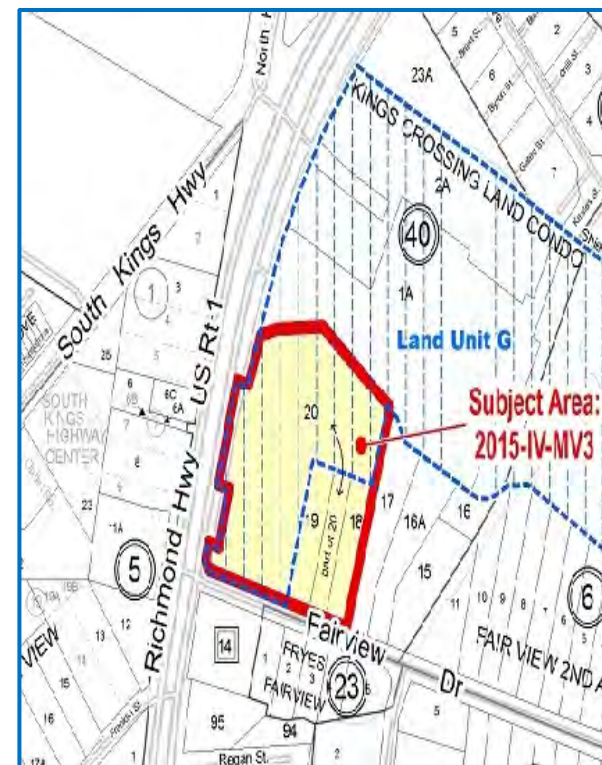
Huntington Crossing (N. Gateway CBC)

- Lennar Multifamily
- Multifamily, 360 units



North Hill (Beacon Hill/Groveton CBC)

- CHPENN I, LLC (Pennrose/Community Housing Partners)
- Multifamily, 278 Affordable/workforce housing Townhomes 195 for-sale townhomes



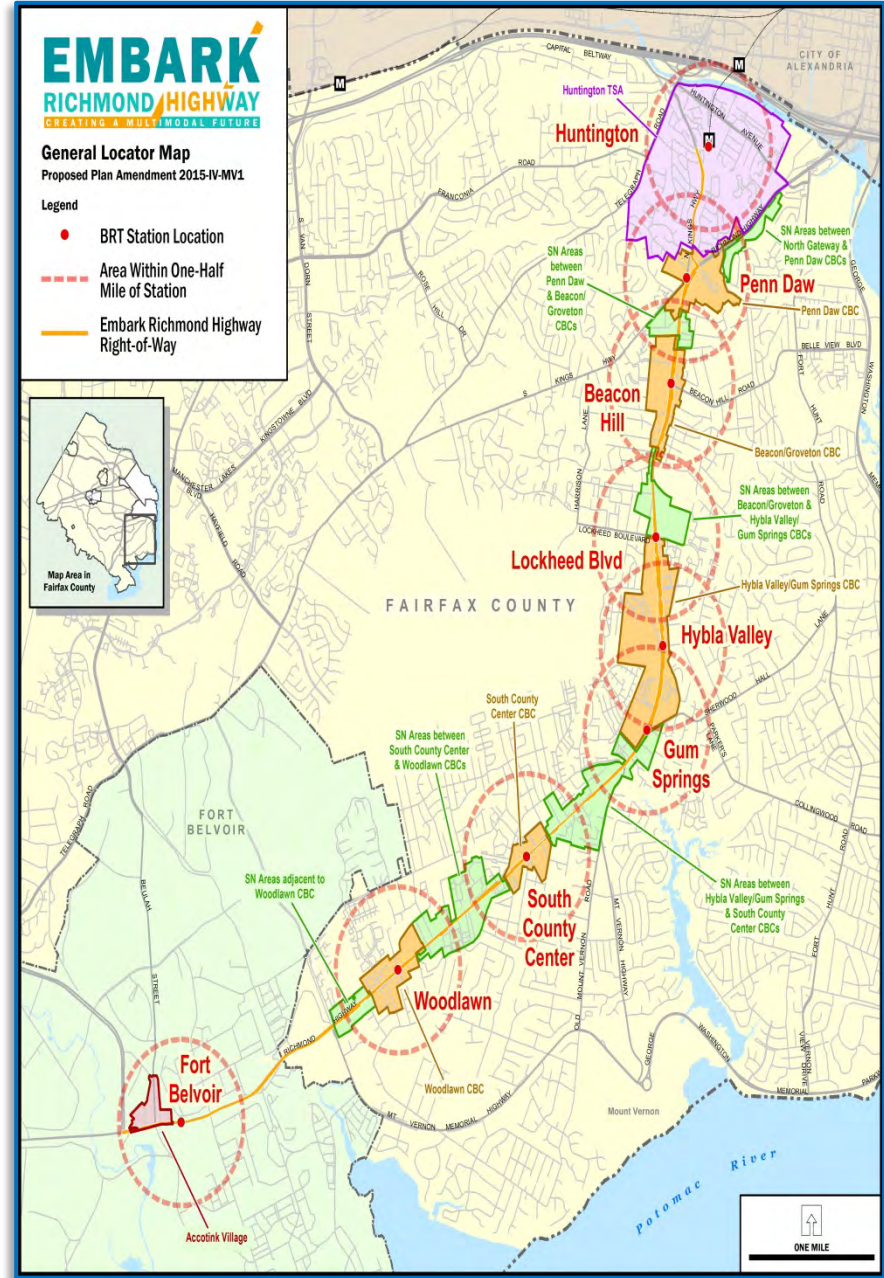
Cafritz Interests/Novus (Penn Daw CBC)

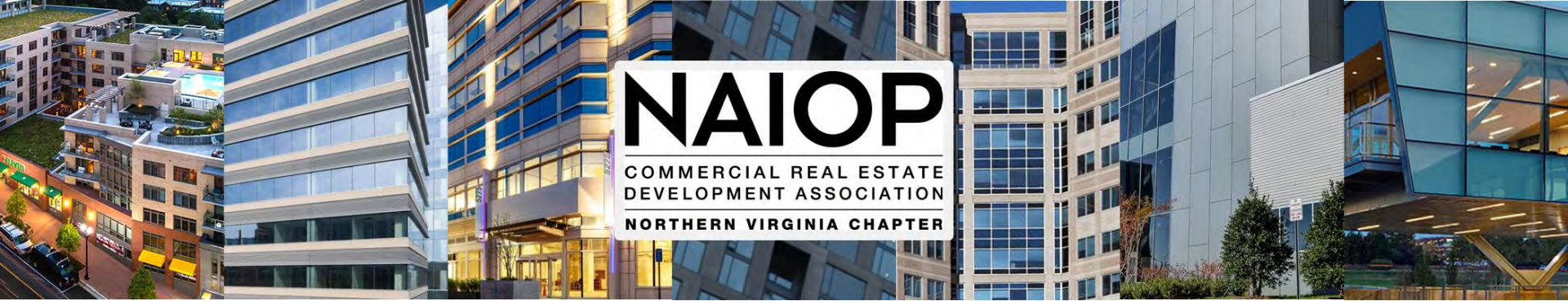
- Multifamily, 340 units

Richmond Highway: Long Term

Embark Richmond Highway:

- Fairfax County project to create Bus Rapid Transit (BRT) lane from Huntington to Ft. Belvoir by 2028
- Consistent six lanes with bicycle & pedestrian facilities
- Re-imagining landscape: Planning for walkable & urban environments in all six CBCs.
- New street grids and zoning to encourage great density, Beacon Hill/Groveton CBC example below:





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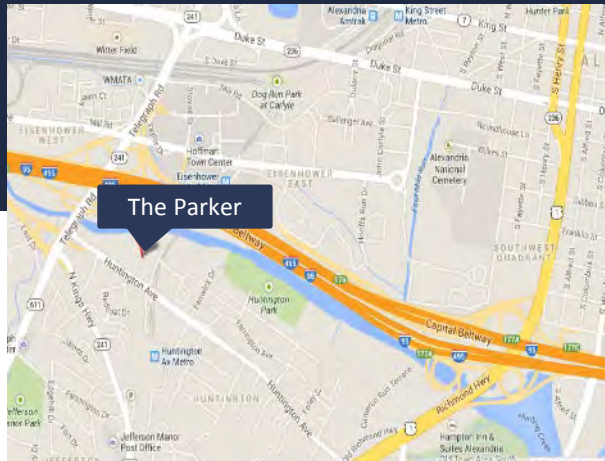
NORTHERN VIRGINIA CHAPTER

John Begert
MRP

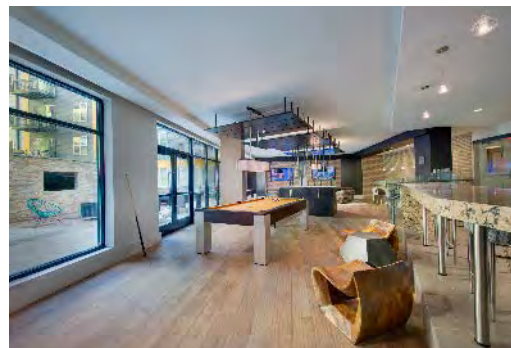
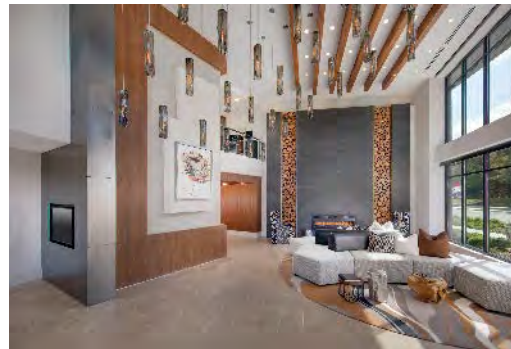
Alexandria, VA

The Parker at Huntington Station

This 6-acre site is located in the Huntington submarket of Alexandria. It is located directly across the street from the Yellow line Metro station and provides excellent access to the amenities of Old Town Alexandria and major employment centers in the region. The Parker is a 360-unit multi-family residential building with 360,000 SF of planned commercial density.



MRP purchased the vacant office building and property with AEW in 2012, ascribing nearly all value to the multi-family density. The multi-family development phase is fully capitalized and was completed late 2015 and stabilization is expected in winter 2016. The venture expects to exit the multi-family project upon stabilization, while continuing to evaluate value creation options for the remaining commercial density.

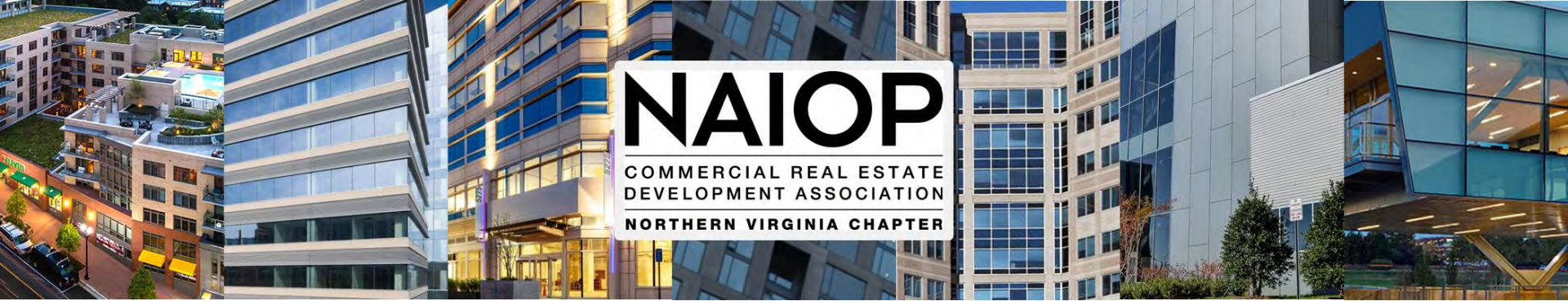




KEY

- 1 PROPOSED 10' WIDE TRAIL
- 2 71' X21' DOG PARK WITH FENCE
- 3 EXISTING RPA LINE
- 4 GRASS PAVER FIRE LANE
- 5 FITNESS STATION
- 6 STREET LOADING AREA
- 7 PARALLEL STREET PARKING (5)
- 8 20 MIN. STREET PARKING (5)
- 9 COURTYARD
- 10 POOL DECK
- 11 AMENITY SPACE
- 12 GREAT LAWN





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NORTHERN VIRGINIA CHAPTER

Carlos Heard

Saul Centers

NYSE: BFS

- We own 9,335,000 square feet of grocery-anchored shopping centers and mixed-use projects.
- Of our 52 properties, the vast majority are in the Greater Washington Area.
- We are headquartered in Bethesda, Maryland.



- Shopping Centers: 43 properties with 7,658,000 square feet.
- Mixed-Use: 6 properties with 1,677,000 square feet.
- Development Pipeline: 3 assemblages developable to 3.4 million square feet.

Park Van Ness

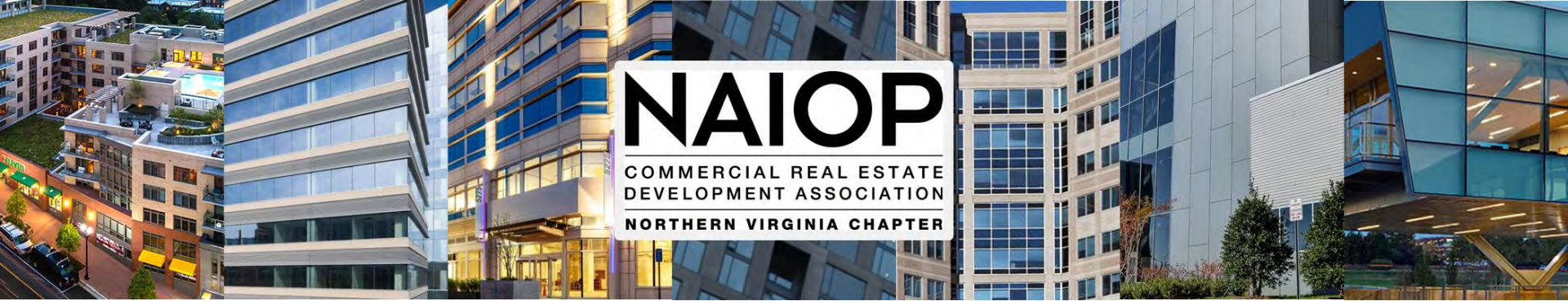


North Glebe Road



Beacon Shopping Center





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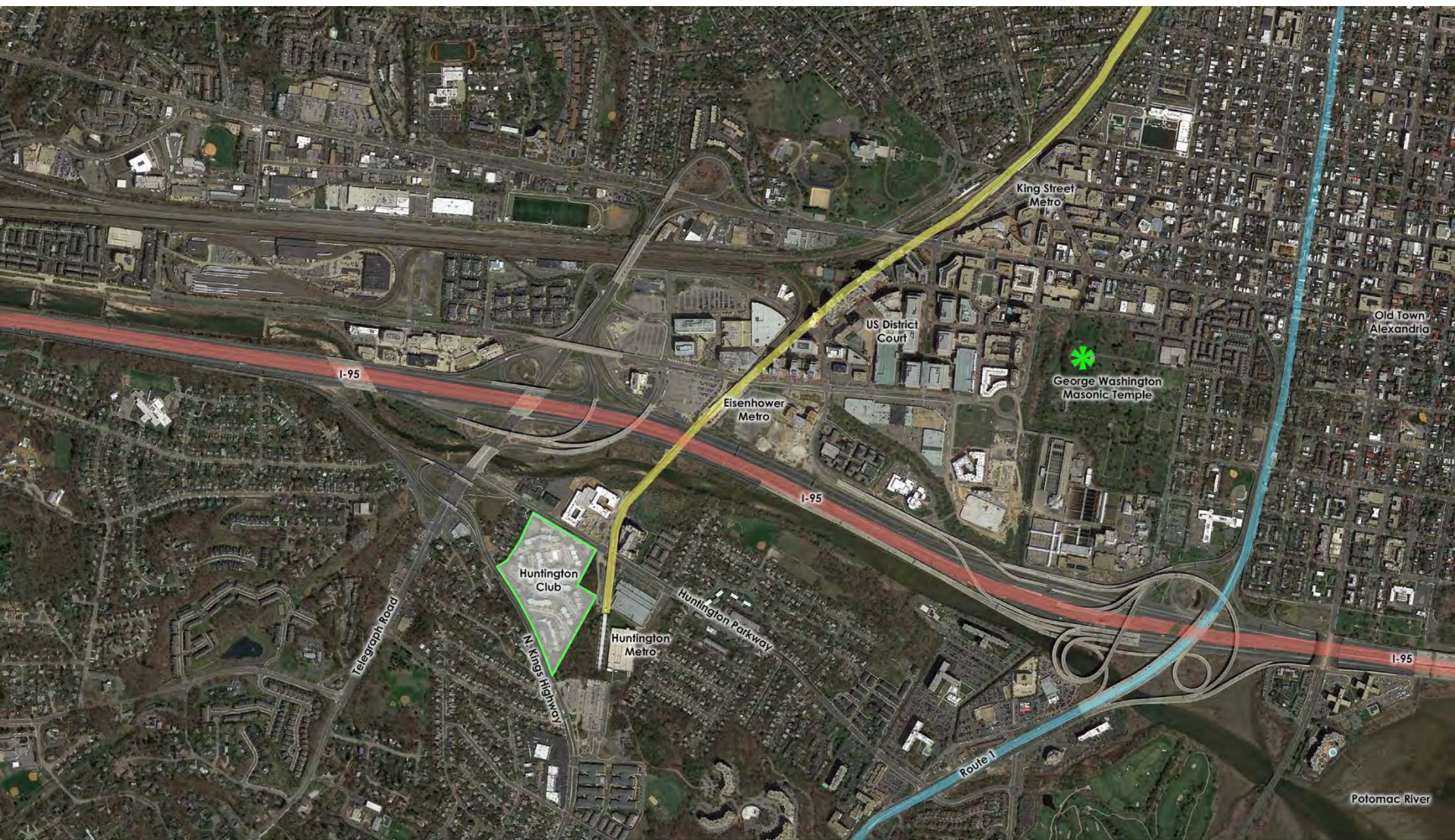
Bruce Leonard

Streetsense

Huntington Club

Preliminary Master Plan

streetsense.®



HUNTINGTON CLUB - PRELIMINARY MASTER PLAN VICINITY MAP



HUNTINGTON CLUB - PRELIMINARY MASTER PLAN EXISTING PROPERTY AERIAL

Total SF	2,677,683 sqf
Total Site Area	827,966 sqf
FAR	3.23 ~ 3.50

Resi = 296,785 sqft +/-
(+2k cafe)

Resi = 398,338 sqft +/-

TM# 083-1625
INTINGTON CLUB
CONDOMINIUM
B. 5330, PG. 223
B. 5374, PG. 584
B. 5620, PG. 111
3. 19495, PG. 1698
327968 SQ. FT.
2.1900753 ACRES

LAND BAY C

LAND BAY A

- Resi = 166,400 sqft +/-

deck
LAND BAY D

LAND BAY E

LAND BAY B

- Resi = 598,923 sqft +/-
(high/ mid-rise as shown)
+ Retail 13,800 sqft +/-

- Resi = 634,023 sqft +/-

- Office & Hotel = 565,414 sqft +/-
(+2k cafe)

**Huntington Metro —
Entrance - path/plaza**



September 29, 2016

HUNTINGTON CLUB - PRELIMINARY MASTER PLAN OVERALL MASTERPLAN





HUNTINGTON CLUB - PRELIMINARY MASTER PLAN AERIAL ILLUSTRATIVE VIEW - FROM SOUTH



© 2016 David Corbin

HUNTINGTON CLUB - PRELIMINARY MASTER PLAN BIRDSEYE ILLUSTRATIVE VIEW - FROM EAST



HUNTINGTON CLUB - PRELIMINARY MASTER PLAN AERIAL ILLUSTRATIVE VIEW - FROM METRO

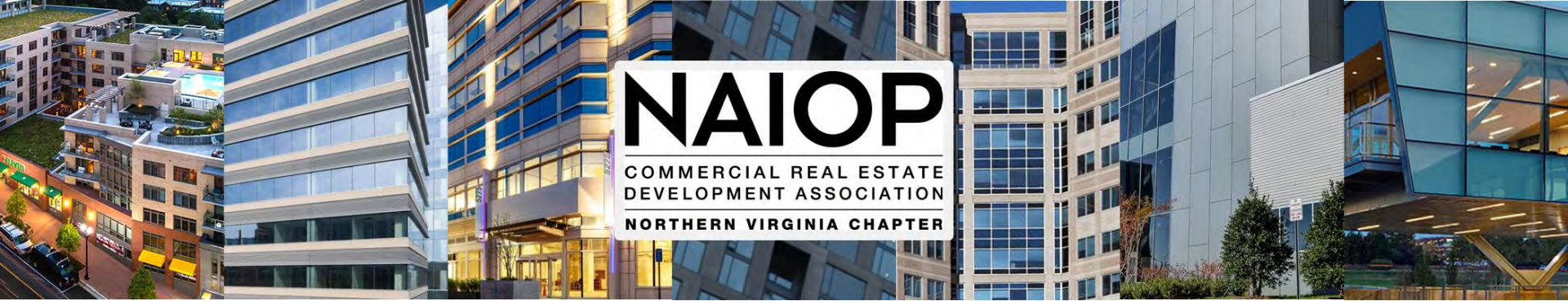


HUNTINGTON CLUB - PRELIMINARY MASTER PLAN ILLUSTRATIVE VIEW - HUNTINGTON AVENUE ENTRANCE



HUNTINGTON CLUB - PRELIMINARY MASTER PLAN
ILLUSTRATIVE VIEW - "SPANISH STEPS" TO UPPER SITE

streetsense.



Ed Murn IV

Washington REIT

VISION PASSION EXECUTION

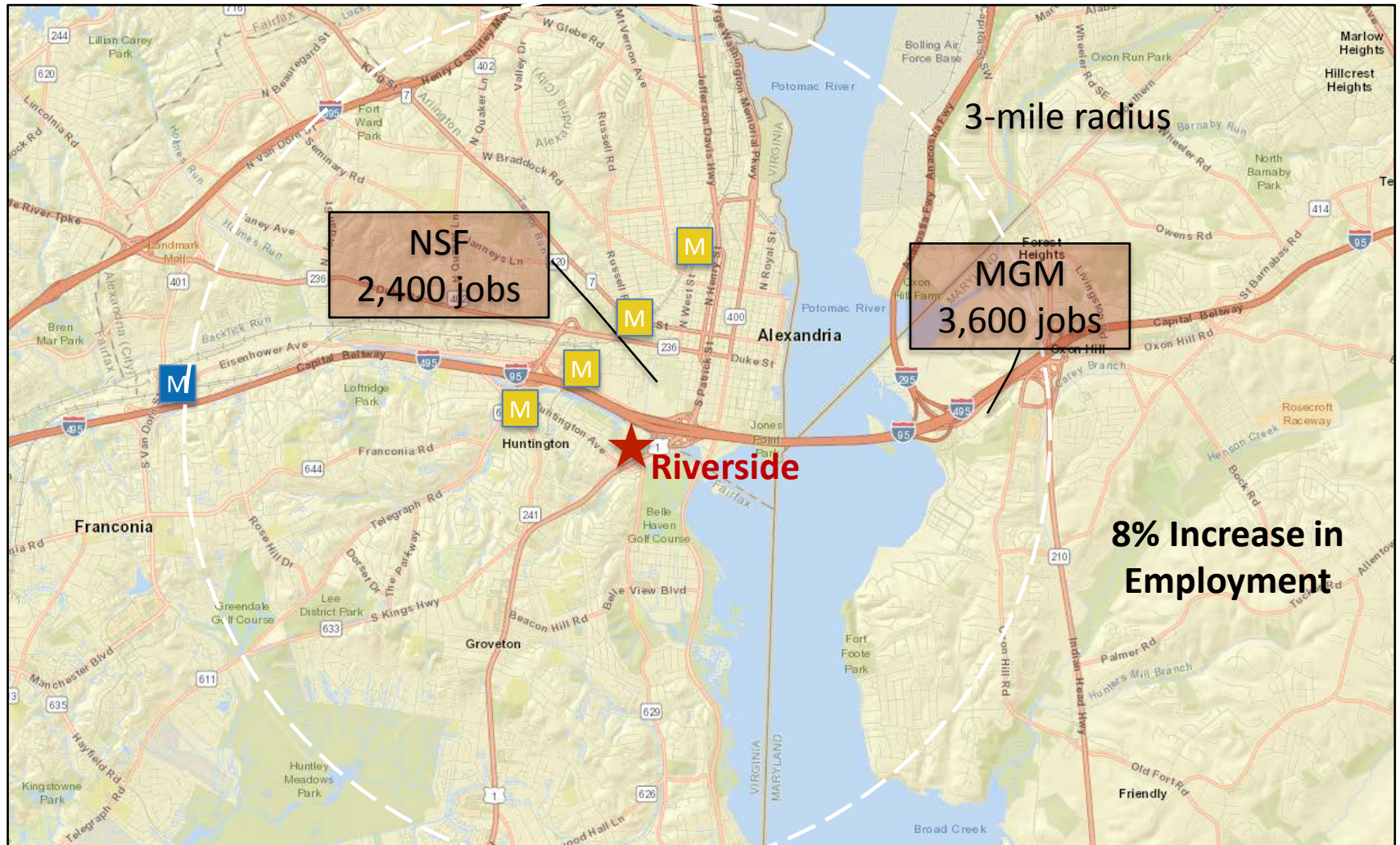
The Transformation of Richmond Highway

Riverside Apartments

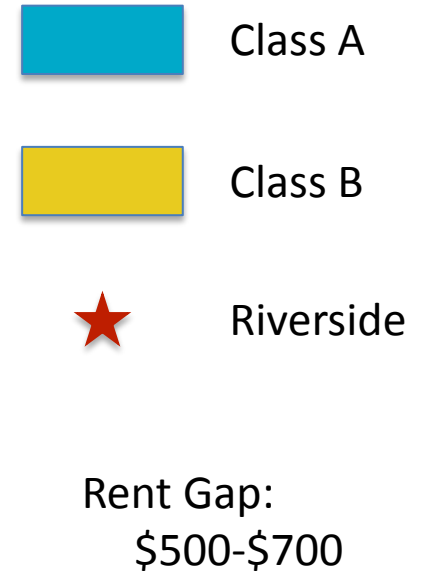
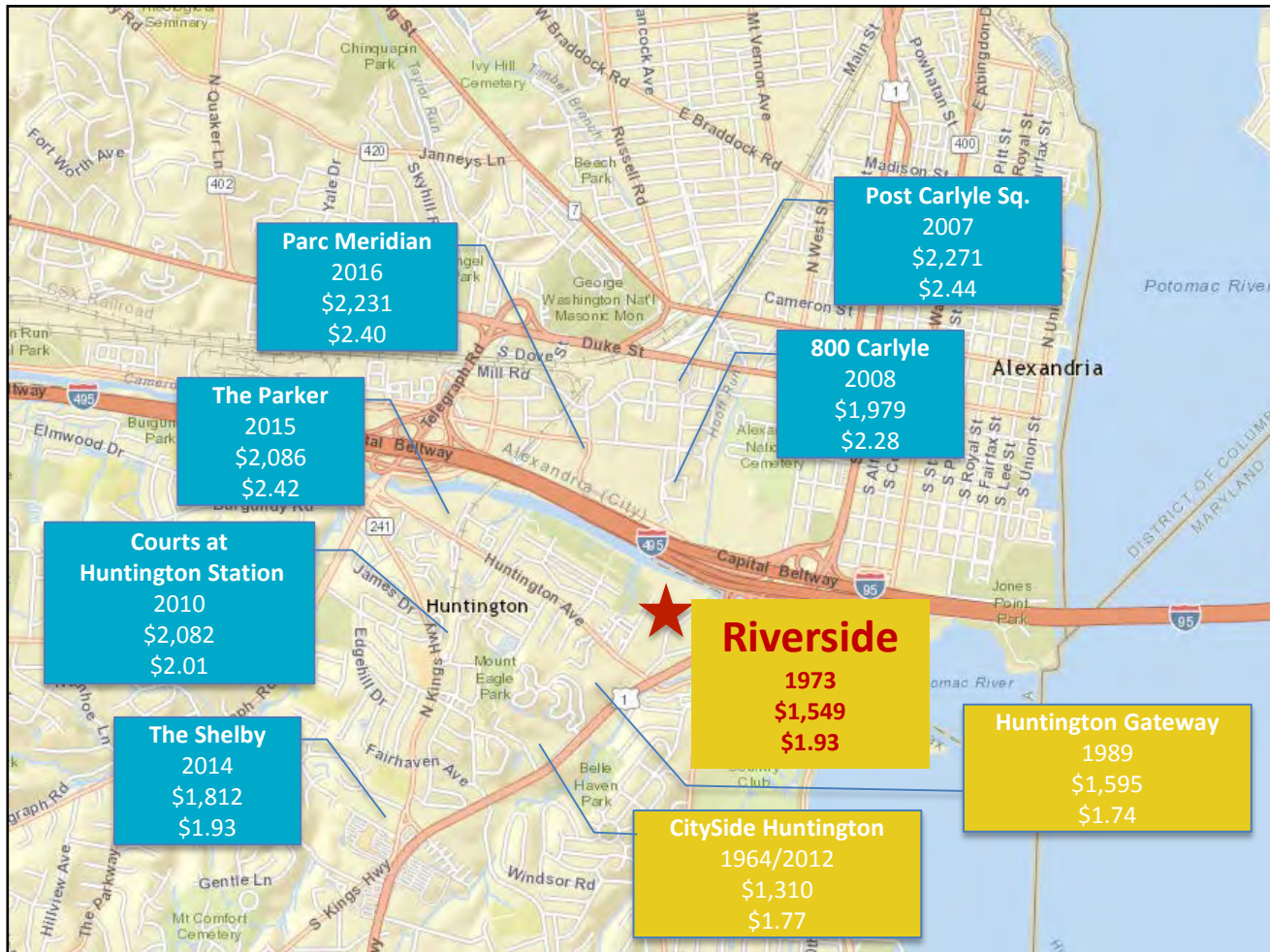
WASHINGTON★REIT

October 20, 2016

Rapidly Expanding Employment Base



Significant Class A vs Class B Rent Gap



Existing Site Plan



North



Proposed Site Plan



North

