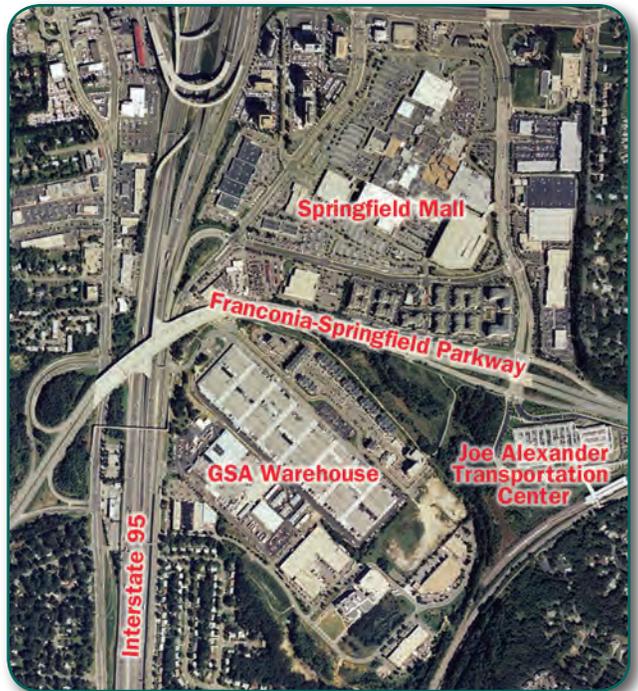


# REDEVELOPMENT OF THE GSA WAREHOUSE SITE: CATALYST FOR A NEW SPRINGFIELD

Fairfax County is working to attract the Defense Department's Washington Headquarters Service (WHS) to the 70-acre GSA warehouse site that is adjacent to Springfield Mall, the Joe Alexander Transportation Center, the Franconia-Springfield Parkway and Interstate 95. An office complex housing WHS employees would replace the GSA warehouse and bring tremendous benefits to the Springfield community and surrounding areas.

Locating WHS on the GSA site would spur redevelopment of Springfield, improve the quality of life for all residents, and strengthen the area's business community.



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## ► Catalyst for redevelopment

- WHS would bring high-salary office jobs to the community.
- The WHS development could speed expansion of Springfield Mall into a mixed-use town center.
- Development of a WHS complex could spur construction of other office projects nearby, and expand the commercial tax base that the Fairfax County Board of Supervisors uses to fund programs and services.
- A WHS complex would replace an aging warehouse, which is not the best use of property in such a prime location near mass transit and other amenities.

## ► Improve the quality of life

- Replacing the warehouse with office buildings and high-paying jobs would increase the chances of locating more upscale retail stores and restaurants nearby.
- The proposed development would be an important part of Fairfax County's plans to improve pedestrian connections, automobile access and mass transit in this important section of Springfield.
- The WHS complex would replace an underused site close to a Metro station and highways with an attractive landmark, and raise the profile and prestige of Springfield.



Artist's rendering of an office complex at the GSA site.  
Visualization by Interface Multimedia.

## ► Strengthen the business community

- WHS offices are part of the Base Realignment and Closure (BRAC) actions involving Fort Belvoir and the nearby Engineer Proving Ground that will move thousands of jobs into southern Fairfax County, create opportunities for government contractors and other employers, and bolster the economy.
- WHS offices and other potential employers would provide a new, well-paid customer base for Springfield Mall and for merchants in central Springfield, Kingstowne and Franconia.
- Springfield would become a more significant employment center for Fairfax County and a more prestigious business address.

## ► Why this is important

- The GSA site is competing for the WHS headquarters with two much smaller sites in the City of Alexandria. The Alexandria sites are farther from Fort Belvoir and less convenient for existing and future Defense Department programs there.
- Failure to transform the GSA warehouse site would slow efforts to redevelop Springfield Mall and surrounding commercial areas. This development would improve the quality of life for Springfield-area residents and strengthen the Springfield-area business community.
- Additional office space will build Fairfax County's commercial real estate tax base, which enables the Fairfax County Board of Supervisors to fund vital public services while minimizing the burden on residents to pay for these services.

## For more information, contact:

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