



What is Mosaic District?

- Mosaic District is a 31- acre mixed-use development in the heart of Merrifield, VA which will serve as the downtown center for the community. Here, people can enjoy a relaxed atmosphere including dining, shopping, and entertainment.
- Slated to open in fall 2012, the first phase of development at Mosaic District is 85% leased and includes 350,000 square feet of retail, a fourth floor Target, an eight-screen art house cinema, a 150-room boutique hotel, 75,000 square feet of office space, 2,000 parking spaces, and a one-acre park. Phase II of the project will include 150,000 square feet of retail, 1,000 residential units, 112 EYA townhouses and a second one-acre park.
- The district uses innovative sustainability initiatives including 3 LEED certified buildings, electric car charging stations, and two one-acre public parks. The development will also have green roofs and advanced storm water detention system.
- Mosaic District will have an urban, walkable feel and is located 0.5 miles from the Dunn Loring Metro Station on the Orange Line and three of DC's major thoroughfares (Interstates 495, 66, and Route 50).
- The project has many local and artisanal retailers, "It's not your usual group of national stores." This fosters a sense of community among the businesses, who each have a vested interest in the district's success.
- Signed retailers at Mosaic District include Target, MOM's Organic Market, Black's Restaurant Group, Angelika Arthouse Cinemas, Anthropologie, Neiman Marcus Last Call Studio, South Moon Under, Matchbox, Paper Source, Cyclone Anaya's Mexican Kitchen, Sweetgreen, Cava, Taylor Gourmet, Dawn Price Baby, Dolcenza Gelato, Artisan Confections, Le Pain Quotidien, Red Apron, Lou Lou, Eagle Bank My Eye Dr, and Hotel Sierra.
- Mosaic, as a name and as an experience, is representative of the diversity of the people living in and around Merrifield.
- The project's design and atmosphere reflect profound attention to quality and customer service.

Fairfax County Information

- Mosaic District is located at the intersection of Lee Highway and District Avenue which sees more than 80,000 vehicles per day.
- Merrifield includes 10 million square feet of office space with 53,000 employees per day.
- Fairfax County has over 1.1 million residents with the nation's highest average household income of \$142,638, compared to the national average of \$73,771.
- The Washington, DC Metro area is leading the nation in job growth with 120,000 added jobs projected through 2013.
- Fairfax County has more employees in the technology sector than Silicon Valley.

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mosaic a unique gathering place

Momentum has been building for the Mosaic District development since Congressman Gerald E. Connolly championed a revitalization plan for the Merrifield area of Fairfax county in 1990. “We knew the area was under-served and ripe for smart growth redevelopment,” commented Connolly. “This town center is the key to the future of Merrifield, and the transformative urban revitalization that the community envisioned is now underway.”



To create a unique, community-oriented feel, the merchandising focus has been on attracting “locally-based businesses” paired with best in class regional and select national retailers. This select group includes Jeff Black of the Black’s Bar and Kitchen, Black Market Bistro, Black Salt, Pearl Dive Oyster Palace and Addie’s group. Mom’s Organic Market has signed a lease to be part of Mosaic’s “Market Street,” described as an area for “produce and dry goods supplemented by specialty-food retailers that can give it a European feel.”

“We view our project as the ember of a much larger urban plan that will be the catalyst of economic and community development for a much larger district,” said Jodie McLean, president and CIO of EDENS.

Steve Boyle, Managing Director at EDENS, added: “We want to give the community a distinct place to call its own. We are doing that by engaging multiple partners who share in our vision of creating a unique gathering place where members of the community can reconnect through distinct dining and shopping experiences.”



Theater + Park



Office + Restaurants



Hotel + Retail



Market + Local