

HISTORY

OF

**GOVERNMENT
CENTER**

Government Center History

Applications	Date	Description
RZ 74-2-038	November 1, 1976	Rezoned 263 acres from RE-0.5 and RE-1 Districts to PDH-5 District. ¹
RZ 86-W-001	March 10, 1986	Rezoned 216.5 acres from R-1 and PDH-5 to PDC District for a mixed use development at 0.3346 FAR. ²
PCA 86-W-001 CDPA 86-W-001-1 FDP 86-W-001 RZ 87-W-040	August 3, 1987	Rezoned 0.03 acres from the PDH-5 District and increased FAR to 0.3347. ³
SE 87-P-116	May 31, 1988	Withdrawn. ⁴
PCA 86-W-001-2 CDPA 86-W-001-2 FDPA 86-W-001-1 RZ 89-P-089	August 1, 1988	Land swap with Fair Lakes for the 3.29 acres rezoned with RZ 86-P-089 for 2 acres in Land Bay A. ⁵
CSP 86-W-001 CSP 86-P-089	June 20, 1990	Comprehensive sign plan for the Fairfax County Government Center. ⁶
PCA 86-W-001-3 PCA 86-P-089	April 8, 1991	Amended the recreation facilities in Land Bay D. ⁷
PCA 86-W-001-4 FDPA 86-W-001-2	December 7, 1992	Reduced proffered parking for Land Bay C. ⁸
PCA 86-W-001-5 FDPA 86-W-001-3 PCA 86-P-089-2	January 12, 1995	Withdrawn. ⁹
PCA 86-W-001-6 FDPA 86-W-001-4 PCA 86-P-089-3 FDP 86-P-089	October 30, 1995	Approved interim athletic fields in Land Bay A. ¹⁰
PCA 86-W-001-7 FDPA 86-W-001-5 PCA 86-P-089-4 FDPA 86-P-089	August 4, 1997	Redesigned Land Bay A stormwater management pond and reconfigured the hotel and office development at 0.43 FAR. ¹¹
PCA 86-W-001-08 PCA 86-W-001-09 CDPA 86-W-001-03 FDPA 86-W-001-05-02-01 PCA 86-P-089-05 FDPA 86-P-089-02	September 23, 2002	Transferred 25,000 SF from Land Bay C to Land Bay A. Redesigned Land Bay A to permit office and retail development at 0.45 FAR and 40% open space. ¹²
PCA 86-W-001-10 FDPA 86-W-001-05-02-02 PCA 86-P-089-06 FDPA 86-P-089-03 PCA 82-P-069-13 FDPA 82-D-069-14-03	January 26, 2004	Redesigned Land Bay A to permit retail and residential development at 0.45 FAR and 40% open space. Approved a future retail and parking for a portion of land Bay VB3 of Fair Lakes. ¹³

- On November 1, 1976, the Board of Supervisors approved RZ 74-2-038 to rezone 263 acres from the RE-0.5 (currently R-2) and RE-1 (currently R-1) Districts to the PDH-5 (Planned Development Housing – five dwelling units per acre) District. Land Bays B, C and D of the Government Center were part of the original rezoning and later subject to RZ 86-W-001. No portion of the Government Center is subject to the proffers or plans associated with RZ 74-2-038.

2. On May 10, 1986, the Board of Supervisors approved RZ 86-W-001 to rezone 216.55 acres from the R-1 (Residential – one dwelling unit per acre), PDH-5 and WS (Water Supply Overlay) Districts to the PDC (Planned Development Commercial) and WS Districts and approved a Conceptual Development Plan (CDP) only for a mixed use development with an overall Floor Area Ratio (FAR) of 0.3346 (3,157,292 square feet) and 49% open space. There were two CDP plans submitted. Option 1 depicted Land Bay A (33 acres) for Office/Residential, Land Bay B (36 acres) for Office/Residential, Land Bay C (70 acres) for Governmental Center Site, and Land Bay D (77 acres) for Office/Residential. Option 2 depicted Land Bay A (33 acres) for Office/Residential, Land Bay B (26 acres) for Office/Residential, Land Bay C (100 acres) for Governmental Center Site, and Land Bay D (59 acres) for Office/Residential. The Board of Supervisors approved the second option for the CDP. Governmental uses (Land Bay C) were limited to 957,292 square feet. Land Bays A, B and D were approved for approximately 1,466,000 square feet of office/commercial and 730,000 square feet of residential. No proffers were submitted as part of the rezoning and the CDP was subject to CDP conditions dated March 10, 1986
3. On August 3, 1987, the Board of Supervisors approved PCA 86-W-001, CDPA 86-W-001-1, FDP 86-W-001 and RZ 87-W-040. RZ 87-W-040 rezoned 0.03 acres from PDH-5 to PDC to be incorporated in the Government Center development to 216.58 acres and increased the FAR to 0.3347. Land Bay A (33 acres) was approved for a hotel and two office buildings for a total of 695,000 square feet (0.49 FAR) and 40% open space. Land Bay B was increased in size by 7 acres to 33 acres and approved for three office buildings for a total of 771,666 square feet and 30% open space. Land Bay C (100 acres) was approved for the 957,445 square foot Government Center and 60% open space and Land Bay D was decreased in size by 7 acres to 52 acres and 45% open space. Land Bay D was approved for 733,180 square feet for multi-family residential for 596 dwelling units (12 du/ac) and 45% open space.
4. On May 31, 1988, a special exception requests was withdrawn for Land Bay A to permit stormwater detention in a floodplain.
5. On August 1, 1988, the Board of Supervisors approved PCA 86-W-001-2, CDPA 86-W-001-2, FDPA 86-W-001 and RZ 86-P-089, which effectuated a land swap with Fair Lakes Partnership for the incorporation of the 3.29 acres rezoned as part of RZ 86-P-089 into Land Bay A and the deletion of two acres from RZ 86-W-001 on the western portion of Land Bay A to be incorporated into the Fair Lakes development. In addition, the applications transferred intensity from Land Bay A to Land Bay C to increase the Government Center facility to 1,024,014 square feet and decrease the commercial/office uses in Land Bays A and B to 1,414,592 square feet. The overall Government Center development was increased to 3,171,786 square feet (0.3347 FAR). Land Bay A was approved for 642,926 square feet (0.43 FAR) of development consisting of a ten-story hotel and two office buildings and 40% open space. Land Bay B was approved for 771,666 square feet (0.54 FAR) for three office buildings and 35% open space, Land Bay C was approved for 1,024,014 square feet for the Government Center and 60% open space, and Land Bay D was approved for 733,180 square feet for 192 townhouse condominiums and 404 garden apartments a total of 596 dwelling units (12 du/ac) and 45% open space. These proffers and CDP/FDP superceded the previous approvals and the CDP/FDP and these proffers as amended by PCA 86-W-001-08 currently govern Land Bays B and C.

6. On June 20, 1990, the Board of Supervisors approved CSP 86-W-001 and CSP 86-P-089, for a comprehensive sign plan (CSP) for the Fairfax County Government Center to show the location, type and size of signs permitted in Land Bays A, B, C and D.
7. On April 8, 1991, the Board of Supervisors approved PCA 86-W-001-3 and PCA 86-P-089, to revise the management and ownership structure of the recreation facilities in Land Bay D. The ownership responsibilities were transferred from an "Umbrella" homeowners association to the owner of the land for which the recreation facilities were located. Approximately 567 square feet within the recreation center was approved to be used for a leasing office for the development. Recreation amenities include a community center, swimming pool, two tennis courts, two tot lots and a trail system. The CDP/FDP was waived for the applications. The proffers and CDPA/FDPA approved by the Board of Supervisors for PCA 86-W-001-2, CDPA 86-W-001-2, FDPA 86-W-001 and RZ 86-P-089 as amended by PCA 86-W-001-3 and PCA 86-P-089 govern Land Bay D.
8. On December 7, 1992, the Board of Supervisors approved PCA 86-W-001-4 and FDPA 86-W-001-2, to amend the proffers to reduce the proffered parking in Land Bay C. The proffers required 5 parking spaces per 1,000 square feet to an amount that is sufficient to provide adequate parking for employees, County vehicles and visitors and not less than that required by the Zoning Ordinance. Permitted the elimination of a parking deck and instead provide surface parking. The CDPA/FDPA plats were waived, but FDPA conditions were approved by the Board of Supervisors to permit the parking lot to be used as a commuter parking lot and for special events. The proffers were superceded with the approval of PCA 86-W-001-08.
9. On January 12, 1995, PCA 86-W-001-5, FDPA 86-W-001-3 and PCA 86-P-089-2, which proposed three options for residential development in Land Bay A, were withdrawn.
10. On October 30, 1995, the Board of Supervisors approved PCA 86-W-001-6, FDPA 86-W-001-4, PCA 86-P-089-3 and FDP 86-P-089, to permit the construction of temporary athletic fields in Land Bay A on the western portion of the site until the approved hotel was constructed. There was no change to the office/hotel development at an overall FAR of 0.43 and 40% open space as approved by PCA/CDPA 86-W-001-2, FDPA 86-W-001, and RZ 87-P-089. The FDPA was approved without conditions. These proffers and CDPA/FDPA were superceded with the approval of PCA 86-W-001-10, FDPA 86-W-001-05-02-02, PCA 86-P-089-06, FDPA 86-P-089-03, and PCA 82-P-069-13.
11. On August 4, 1997, the Board of Supervisors approved PCA 86-W-001-7, FDPA 86-W-001-5, PCA 86-P-089-4 and FDPA 86-P-089, to permit a redesign of Land Bay A to modify the stormwater management pond into a two-phase stormwater management pond system and to reconfigure the hotel and office development for a total development of 624,926 square feet (0.43 FAR) and 40% open space. These proffers and CDPA/FDPA were superceded with the approval of PCA 86-W-001-10, FDPA 86-W-001-05-02-02, PCA 86-P-08906, FDPA 86-P-089-03, and PCA 82-P-069-13.
12. On September 23, 2002, the Board of Supervisors approved PCA 86-W-001-8 to transfer 25,000 square feet of intensity from Land Bay C to Land Bay A. The CDPA/FDPA was waived for PCA 86-W-001-08. Land Bay A increased to 667,926 square feet (0.45 FAR) and Land Bay C decreased to 999,014 square

feet (0.229 FAR) and the maximum intensity for the Government Center development remained at 3,171,786 square feet (0.3347 FAR). There was no change to Land Bays B and D. The application was approved concurrently with PCA 86-W-001-9, CDPA 86-W-001-3, FDPA 86-W-001-05-02-1, PCA 86-P-089-5 and FDPA 86-P-089-2 to redesign Land Bay A to permit office and retail development at 0.45 FAR and 40% open space. The proffers and CDPA/FDPA for Land Bay A approved with PCA 86-W-001-9, CDPA 86-W-001-3, FDPA 86-W-001-05-2-1, PCA 86-P-089-5 and FDPA 86-P-089-2 were superceded with the approval of PCA 86-W-001-10, FDPA 86-W-001-5-2-2, PCA 86-P-089-6, FDPA 86-P-089-3, and PCA 82-P-069-13. PCA 86-W-001-8 proffers are still valid for Land Bay C.

12. On January 26, 2004, the Board of Supervisors approved PCA 86-W-001-10, FDPA 86-W-001-5-2-2, PCA 86-P-089-6, FDPA 86-P-089-3, and PCA 82-P-069-13 (with the Planning Commission having previously approved FDPA 82-D-069-14-3 on January 22, 2004) for a 35.5 acre mixed-use development. The application property included Land Bay A (34.08 acres) of the Government Center and a portion of Land Bay VB3 (1.45 acres) of Fair Lakes. PCA 86-W-001-10/FDPA 86-W-001-5-2-2; PCA 86-P-089-6/FDPA 86-P-089-3 amended the proffers and Conceptual/Final Development Plan associated with RZ 86-P-089 (3.29 acres) and a portion of RZ 86-W-001 (30.79 acres), which are collectively known as Land Bay A (Tax Map 56-2 ((1)) 15) of the Government Center zoned PDC and WS Districts. The Board of Supervisors approved a mixed-use development consisting of residential uses, retail and other related non-residential uses. Specifically, 190 multi-family units within either one or two buildings (R-1) and between 60,000 to 120,000 square feet of retail uses within either two or three buildings (S-1, S-2, S-3) on the western portion of the site and 210 stacked "townhouse" units (including 13 affordable dwelling units) on the eastern portion of the site (R-2). The western multi-family would consist of either one four-story building (49 feet in height) with underground parking or two ten-story buildings (100 feet in height) with the first two levels as parking. Either western multi-family building option would result in the same number of units/square footage, since the two ten-story buildings would have a smaller footprint than the four-story building. The entire development consisted of 400 dwelling units (11.8 dwelling units per acre), including 13 affordable dwelling units and 40% open space. Chesapeake Bay Exception #026133 was also approved by the Board of Supervisors to permit encroachment into the RPA for the proposed noise wall, roads, parking areas, stormwater management facility, trails and utilities. PCA 82-P-069-13 and FDPA 82-D-069-14-3 amended the proffers and CDP/FDP for the 1.45 acre portion (Tax Map 55-2 ((1)) 14B1 pt.) of Land Bay VB3 of Fair Lakes (RZ 82-P-069) that is zoned PDC and WS and located adjacent to Land Bay A for additional future retail and parking. Final design of the parking and retail would require additional approval for Tax Map 55-2 ((1)) 14B1 pt, but would not necessarily require concurrent approval for Land Bay A. The proffers for PCA 86-W-001-2, CDPA 86-W-001-2, FDPA 86-W-001 and RZ 86-P-089 as amended by PCA 86-W-001-08 and PCA 86-W-001-10 and PCA 86-P-089-06 currently governs Land Bay A. The CDPA/FDPA approved with PCA 86-W-001-10, FDPA 86-W-001-5-2-2, PCA 86-P-089-6 and FDPA 86-P-089-3 currently governs Land Bay A.