

Government Center Proffers
(Land Bay C)

PCA 86-W-001-08

August 12, 2002

Pursuant to Section 15-2.2303A of the Code of Virginia 1950 edition as amended, subject to the Board of Supervisors ("the Board") approval of PCA 86-W-001-8 the Board and their successors and assigns, proffer the following. The previous proffers/development conditions which apply to the application property shall as applicable remain as approved by PCA 86-W-001-2, RZ 86-P-089, CDPA 86-W-001-2 dated July 25, 1988, and approved by the Board of Supervisors on August 1, 1988. In the event this application is denied, these proffers shall immediately be null and void and the proffers dated July 25, 1998, shall remain in full force and effect. Should there be inconsistency between these proffers and the previous proffers, these proffers shall replace and supercede those proffers or portions thereof.

Paragraph 2 under Land Use shall be revised to read as follows:

Land Use

2. The maximum Gross Floor Area (GFA) for the entire 217.64 acre site shall be 3,171,786 gross square feet which is approximately 0.3347 FAR. Irrespective of the notes, tabulations and representations of the CDPA/FDPA the approximate FARs for the Land Bays shall be as follows: (1) 0.45 in Land Bay A which is 667,926 square feet, (b) 0.54 in Land Bay B which is 771,666 square feet, (c) 0.229 in Land Bay C which is 999,014 square feet, and (d) 0.33 in Land Bay D which is 733,180 square feet.

Land Bays B, C and D shall be developed in conformance with the Conceptual Development Plan Amendment and Final Development Plan Amendment (CDPA/FDPA) prepared by William H. Gordon Associates, revised through June 24, 1988, and the Illustrative Landscape Plans dated May 23, 1988 as revised through June 24, 1988, prepared by Land Design Research, Inc.

Paragraph A10 under Land Use shall be revised to read as follows:

10. Although the parking tabulation shown on the Conceptual/Final Development Plan for Land Bay C prepared by William H. Gordon Associates revised through June 24, 1988, is five (5) parking spaces per 1,000 square feet of net floor area, the amount of parking to be provided for Land Bay C shall be sufficient to provide adequate parking for employees, County vehicles and visitors. At no time shall the amount of

parking for the use be less than that required by the Zoning Ordinance for public uses/office. A portion of the parking lot may be used for a commuter parking lot, special events such as the Fairfax Fair, and such other uses as the Board of Supervisors may deem appropriate. In association with the commuter parking lot, one or more bus stops, pull-offs and or bus shelters may be established on the site.

The proffers/development conditions associated with PCA 86-W-001-4 and FDPA 88-W-001-2, dated November 4, 1992, and approved by the Board of Supervisors on December 7, 1992, shall be deleted in their entirety.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

TITLE OWNER

Board of Supervisors of Fairfax, Virginia

By: A H Griffin
Anthony H. Griffin, County Executive