

AN AMENDMENT TO
**THE COMPREHENSIVE PLAN
 FOR FAIRFAX COUNTY, VIRGINIA
 2017 EDITION**

GENERAL LOCATION: Fairfax County Government Center campus at the intersection of Government Center Parkway and Post Forest Drive.

PLANNING AREA AND DISTRICT: Area III, Fairfax Planning District

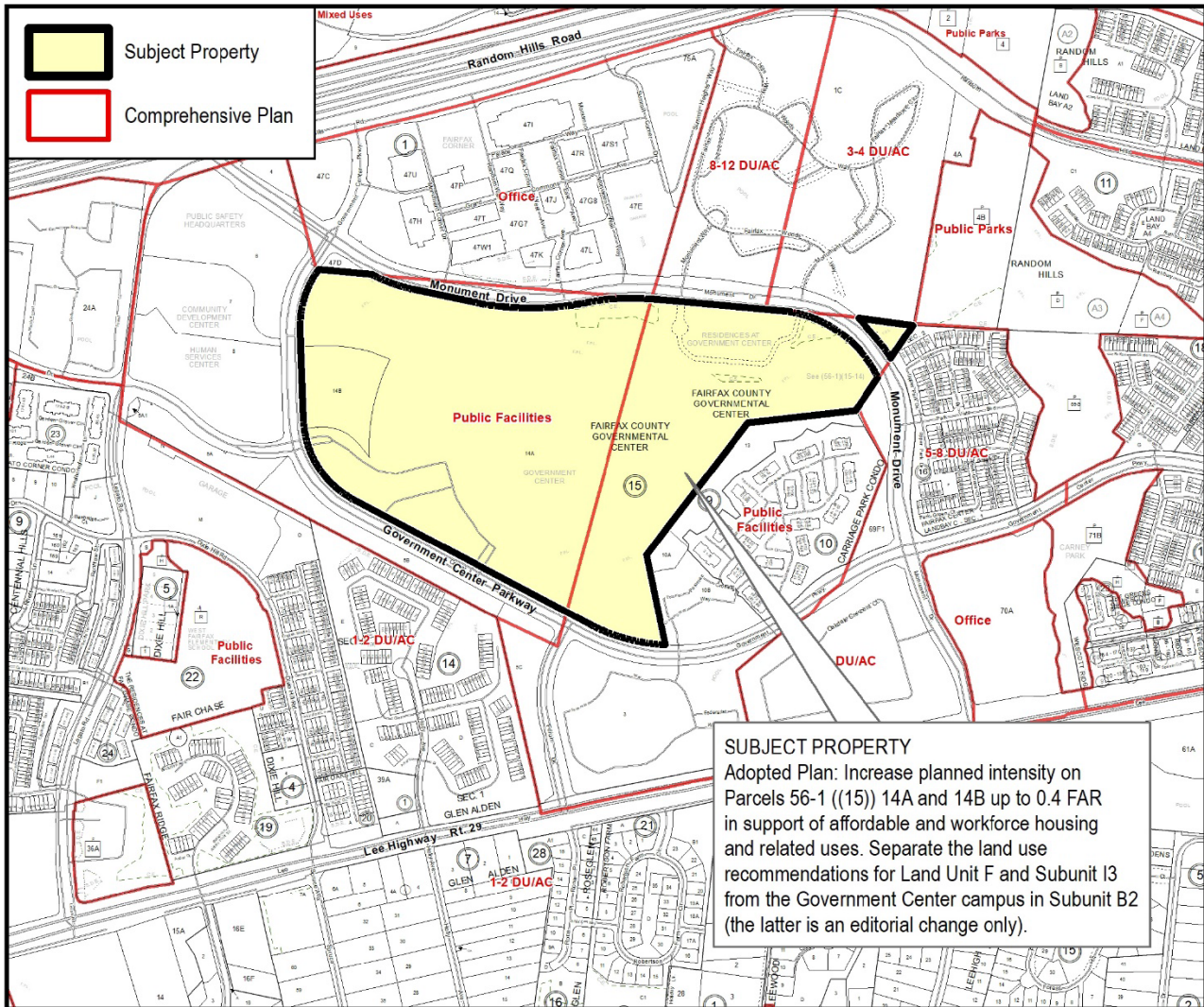
SUB-DISTRICT DESIGNATION: Sub-unit B2, Fairfax Center Area, Suburban Center Core Area

PARCEL LOCATION: 56-1 ((15)) 14A and 14B

SUPERVISOR DISTRICT: Braddock

ADOPTED: January 24, 2023 **ITEM NO.** PA 2022-III-FC2

FOR ADDITIONAL INFORMATION CALL (703) 324-1380



SUBJECT PROPERTY
 Adopted Plan: Increase planned intensity on Parcels 56-1 ((15)) 14A and 14B up to 0.4 FAR in support of affordable and workforce housing and related uses. Separate the land use recommendations for Land Unit F and Subunit I3 from the Government Center campus in Subunit B2 (the latter is an editorial change only).

600 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS
 PARCEL INFORMATION CURRENT TO MARCH 2023



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AMENDMENT TO THE COMPREHENSIVE PLAN (2017 EDITION)

The following changes to the Comprehensive Plan have adopted by the Board of Supervisors. To identify changes from the previously adopted Plan, new text is shown with underline and deleted text shown with ~~strikethrough~~.

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area III, Fairfax Center Area, Land Use Plan Recommendation – Suburban Center Core Area, amended through October 19, 2021, page 47:

“Sub-unit B-2

Baseline: Office use up to .25 FAR; public facilities

Overlay: Office mixed use up to .35 FAR; public facilities

~~This sub-unit contains the Fairfax County Government Center Complex; the main Government Center Building, the Herrity and Pennino buildings, the Public Safety Headquarters, and the Residences at the Government Center. Together with Land Unit F and Sub-unit I-3 this sub-unit is planned for office mixed use and the overall intensity should not exceed .35 FAR. Land Unit F was originally a non-contiguous portion of the Government Center tract planned for office mixed use at a maximum intensity of .45 FAR as part of a unified development with the rest of the tract in Sub-units B-2 and I-3. The .45 FAR intensity of development in Land Unit F is compensated for by a commensurate reduction in square footage in Sub-units B-2 and I-3 for an overall FAR of .35.~~

Buffering measures should be incorporated to mitigate potential impacts on adjacent residential communities. Pedestrian and bicycle linkages to the Fairfax Center core area are essential to the achievement of the objectives of the Plan. The grounds around the Government Center function as a park with open lawns, benches, stream valleys, and an extensive trail network. Additional park amenities and trail connections to serve health and wellness needs should be considered.”

Additional affordable and/or workforce multifamily residential development may be appropriate on Parcel 56-1((15)) 14B, provided that such development advances the Plan’s vision for the Suburban Center Core Area. Bonus intensity may be calculated per countywide ADU/WDU policies. The parcel is located along Government Center Parkway at a prominent entrance to the Government Center campus. Redevelopment on the campus should utilize the highest quality building materials and design, integrate seamlessly into the existing campus, contribute to the sense of place, utilize compatible architecture, and ultimately enhance the quality life for the residents. The height, scale, massing, and visual appearance of the new development should complement the architectural character of the buildings on the campus. Redevelopment should not encroach on the campus’ amenities or natural areas nor impede the public functions on the campus. Additional stormwater management controls should be provided on the campus above the minimum standards per the Areawide guidance to mitigate the impacts of the development. Development is expected to meet the sustainability and environmental standards for County-financed projects.

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area III, Fairfax Center Area, Land Use Plan Recommendation – Suburban Center Non-Core Areas, amended through October 19, 2021, page 60:

LAND UNIT F

...

Land Use

Baseline: Residential use at 1 dwelling unit per acre

Overlay: ~~Office~~ Residential mixed use up to .45 FAR

Land Unit F is planned and developed for .45 FAR with approximately 80,000 square feet of retail use and a maximum of approximately 600,000 square feet of residential use. ~~was originally a non-contiguous portion of the Government Center tract planned for office mixed use at a maximum intensity of .45 FAR as part of a unified development with the rest of the tract in Sub-units B2 and I3. The .45 FAR intensity of the development on this portion of the tract is compensated for by a concurrent square footage reduction in Sub-units B2 and I3 for an overall FAR of .35.~~

...

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area III, Fairfax Center Area, Land Use Plan Recommendation – Suburban Center Non-Core Areas, amended through October 19, 2021, page 67:

Sub-unit I3

Baseline: Office use up to .25 FAR; public facilities use

Overlay: ~~Office mixed~~ Residential use up to ~~.35 FAR; public facilities use~~
approximately twelve (12) dwelling units per acre

This sub-unit is planned and developed for residential use at approximately 12 dwelling units per acre. ~~contains residential components of the Fairfax County Government Center development. Sub-unit I3 together with Sub-unit B2 and Land Unit F are planned for office mixed use and the overall FAR should not exceed .35. Buffering between Sub-units I3 and B2 measures should be incorporated~~ maintained to mitigate potential impacts ~~on adjacent~~ between residential communities and the Government Center campus. Pedestrian linkages to the Fairfax Center core area are essential to the achievement of the objectives of the Plan.

MODIFY FIGURE: Fairfax County Comprehensive Plan, 2017 Edition, Area III, Fairfax Center Area, amended through October 19, 2021, page 3, Figure 2 (Concept Map) to reflect the Land Unit boundary change between Sub-units B2 and I3, which would include all of Parcel 56-1 ((15)) 14A in Sub-unit B2. The Suburban Center Core Area (dark pink) is to remain as adopted prior to January 24, 2023.

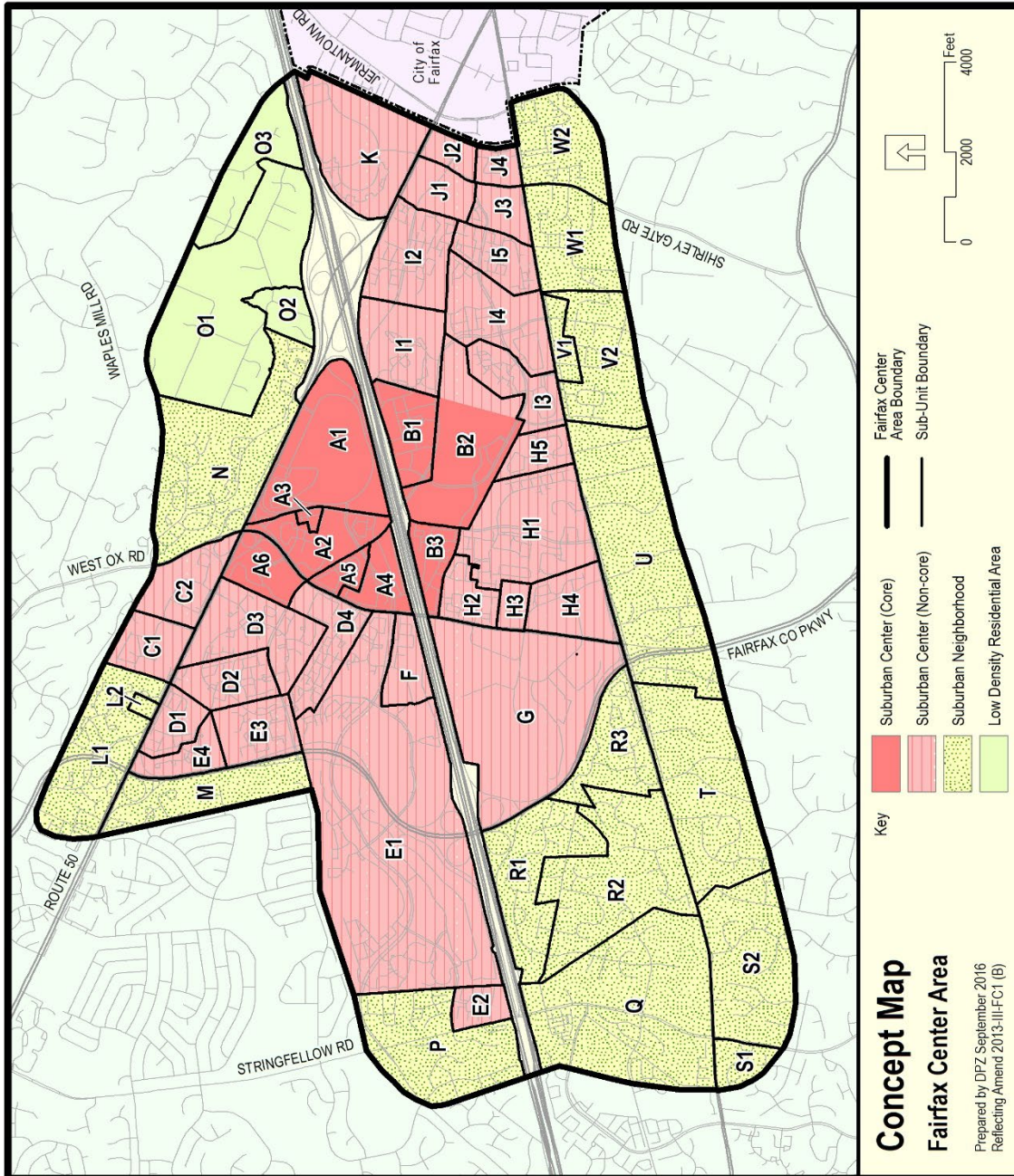
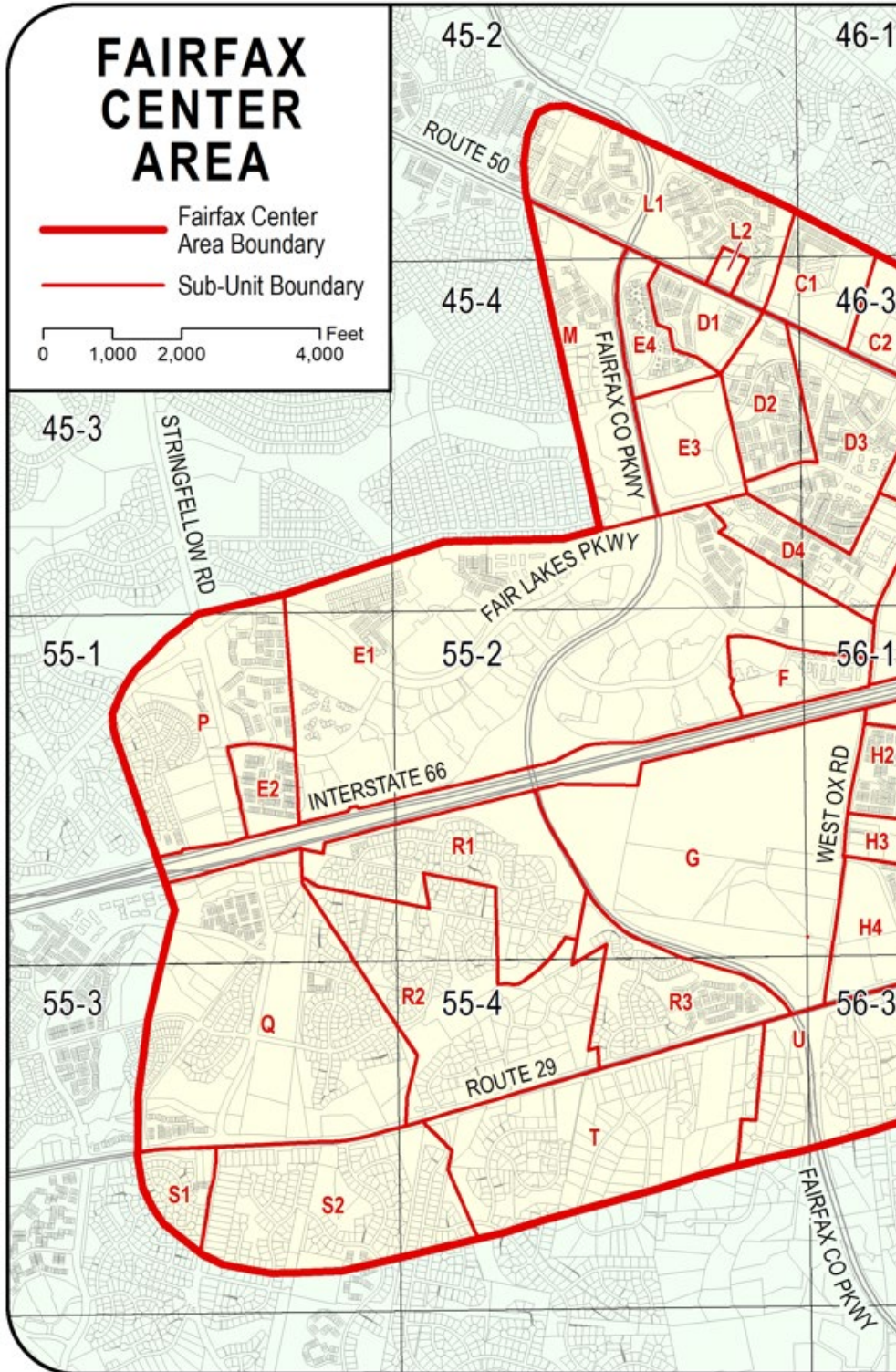
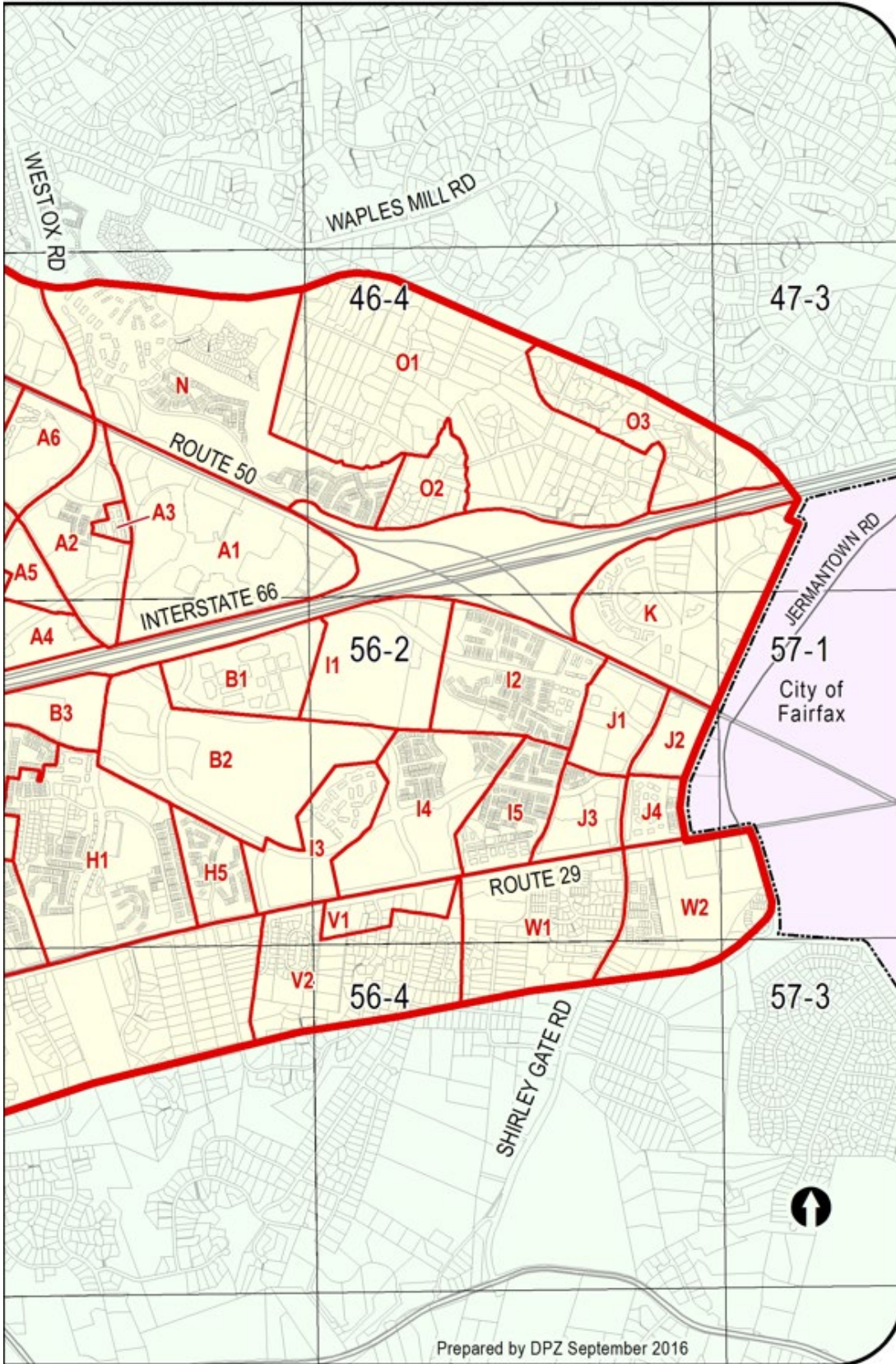


FIGURE 2

MODIFY FIGURE: Fairfax County Comprehensive Plan, 2017 Edition, Area III, Fairfax Center Area, amended through October 19, 2021, Overlay Map, page 32: to reflect the aforementioned Land Unit boundary change.





MODIFY FIGURE: Fairfax County Comprehensive Plan, 2017 Edition, Area III, Fairfax Center Area, amended through October 19, 2021, Figure 11, page 46: to reflect the aforementioned Land Unit boundary change.

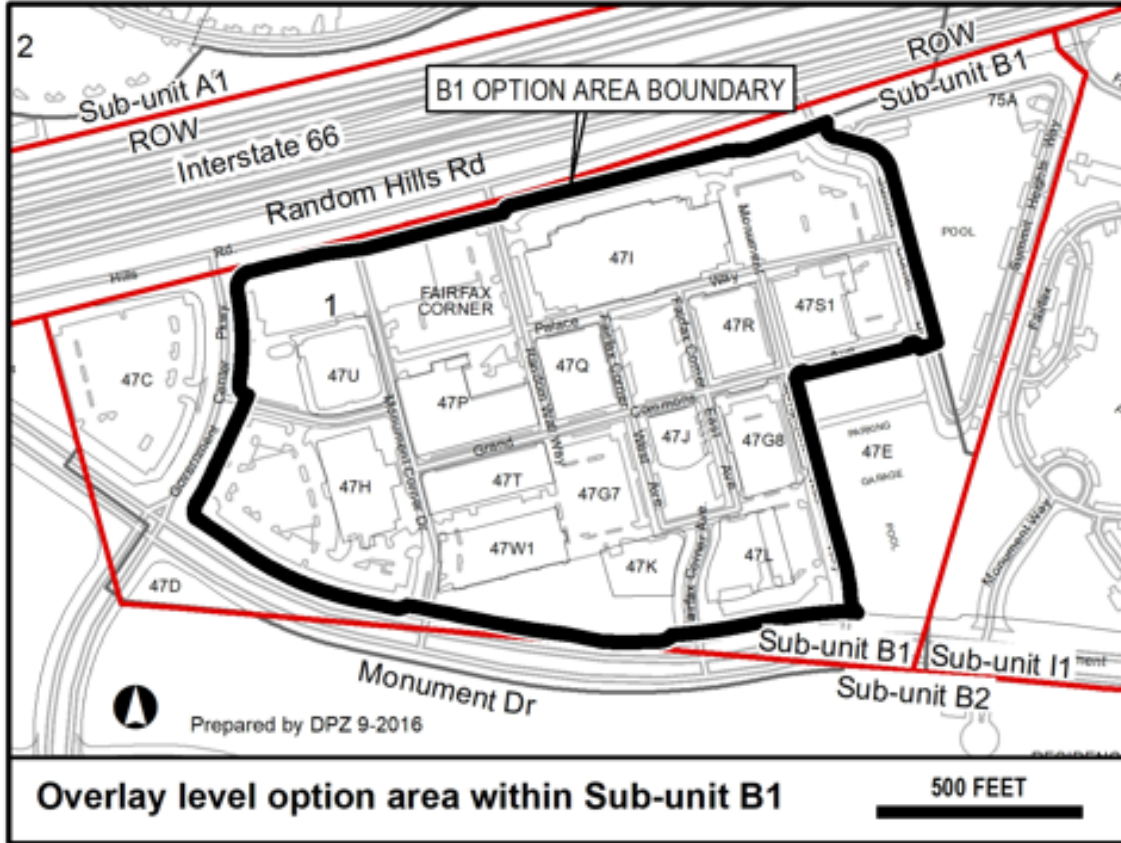


FIGURE 11

COMPREHENSIVE LAND USE PLAN MAP:

The Comprehensive Land Use Plan Map will not change.

TRANSPORTATION PLAN MAP:

The Countywide Transportation Plan Map will not change.