



## projects

### South County Government Center

Alexandria, Virginia

**Gross Area:**  
157,000 SF

**Services:**  
Master Planning  
Architecture  
Interior Architecture  
Construction Administration

**Project Type:**  
Design-Build with Harvey-Cleary Builders

**Project Description:**

South County Center is a government social services center designed for South Fairfax County Virginia residents to have a "one" stop facility for county services. Some of the services provided are affordable healthcare, family social services, juvenile services, clinics, recreation center, conference center, Access Fairfax center, a detention center, and a first floor adult day care center for families who are unable to afford full-time care for their older relatives.

Fairfax County Government had a minimum requirement for 135,000 useable square feet to consolidate multiple public service agencies (listed above) into one facility. However, the parcel of land they owned would not accommodate their need of office space without exceeding their planned budget of \$20 million (which included \$4 million budgeted for interior build-out).

Due to the layout of the proposed facility, they would have needed additional space for parking which would have added to the cost of construction. Instead, Madison Development Partners provided alternative option by offering three parcels of land in exchange for Fairfax County's site. By rezoning the new site which is on the Richmond Highway corridor, Fairfax County was able to proceed with the construction of their new facility and provide over 400 public and agency above-grade parking spaces.



*Colored First Floor Finish Plan*

