



## PC17-DR-001

Address/Tax Map Parcel(s): 7040 Haycock Rd, 6922 Haycock Rd, 6920 Haycock Rd/ Tax Map Parcels 40-4 ((1))13, 40-4 ((2))1, 2; 40-3((1))83, 84.

Nominator: Brian Winterhalter

Supervisor District: Dranesville  
Planning Area: Area II  
Planning District: McLean – West Falls Church Transit Station Area (TSA)  
Acreage: 24

Current Plan Map/Text: Public Facilities, Governmental and Institutional/Mixed Use; Option for residential use at a density 30 dwelling units per acre (du/ac).

Proposed Amendment: Mixed use with office, retail, multifamily, and townhouses up to an intensity of .96 floor area ratio (FAR).

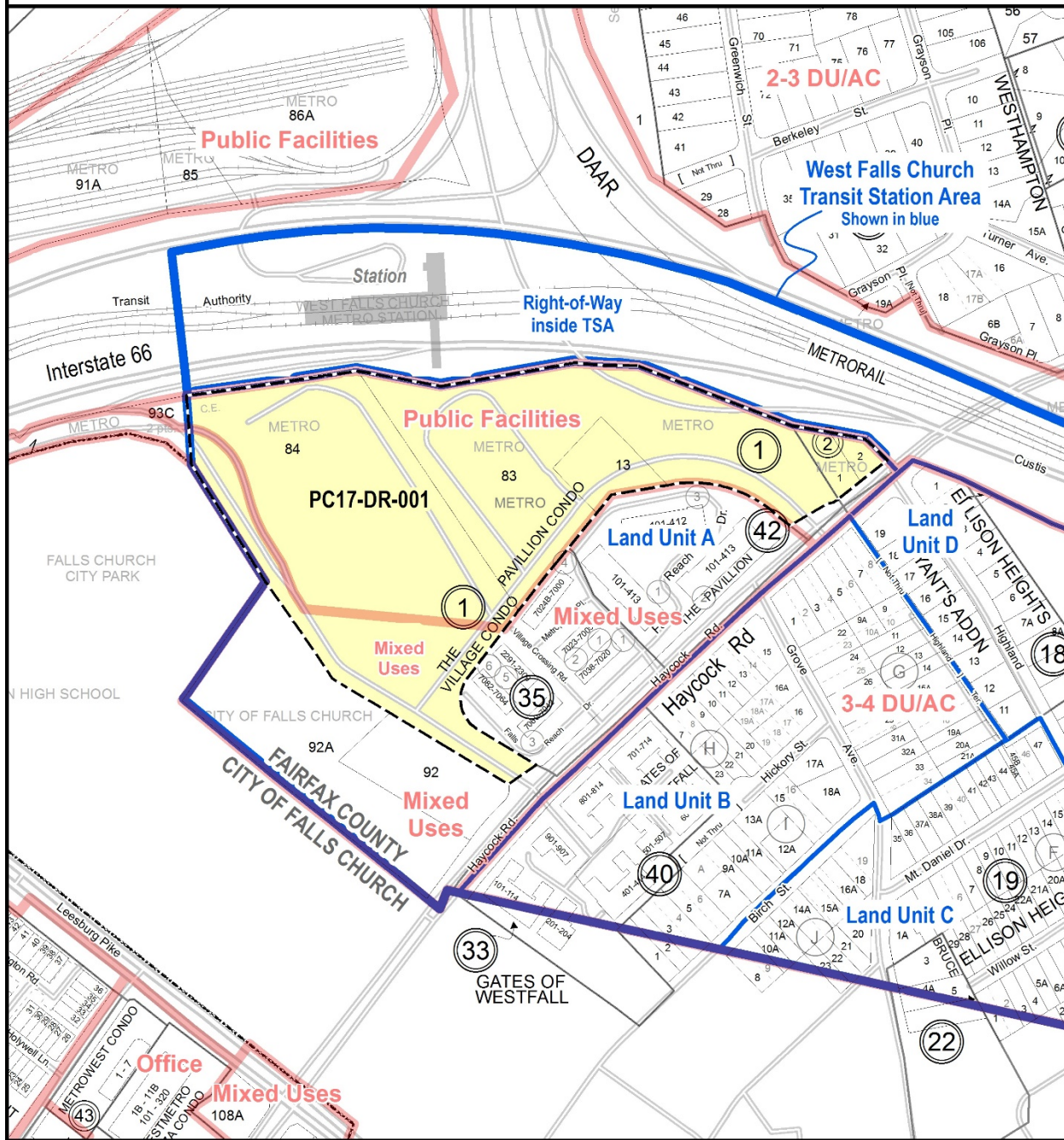
### Considerations:

The subject property consists of five parcels located in the West Falls Church TSA in the McLean Planning District owned by the Washington Metropolitan Area Transit Authority (WMATA). Three parcels (Tax Map 40-3 ((1)) 13, 83 and 84) consisting of 23 acres are developed with a Metrorail parking garage, kiss and ride lot, and bus drop-off/pick-up area, station access road and retention pond. The remaining parcels (Tax Map 40-4 ((2)) 1 and 2) consisting of .68 acres are undeveloped. The subject parcels are bordered by interstate 66 to the north, the City of Falls Church and George Mason High School/Mary Ellen Henderson Middle School to the west, the University of Virginia/Virginia Tech Education Center is to the southwest, and multi-family residential units to the southeast. The West Falls Church TSA Plan text includes an option for residential development on the subject parcels at a density of 30 du/ac to the extent that such development complements its use as a transit hub and the surrounding road network supports additional development without diminishing access to the metro station. The Plan text also includes recommendations for maximum height limits ranging from 45' to 65'. The nomination submission proposes to amend the Comprehensive Plan to allow a mix of uses up to 150,000 square feet of office, 500 multi-family units and townhouses, and 50,000 square feet of retail, with increased height limits up to 65' and 85'. The previous Plan amendment PA 2013-II-M1 editorially updated the West Falls Church TSA and revised the Fairfax County boundary to reflect the 2014 boundary change between the County and the City of Falls Church.

### Preliminary Staff Recommendation:

PC17-DR-001 is recommended to be added to the 2018 Comprehensive Plan Amendment Work Program. The land use recommendations for the West Falls Church TSA encourage a mix of uses in a compact, pedestrian friendly urban form located within a 5-7 minute walk of the Metro Station while preserving existing stable neighborhoods around the station.

## West Falls Church Metro Station



PC17-DR-001



### Baseline Plan Value

**400 FEET**

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS  
MAP LAYERS CURRENT TO DECEMBER 2017

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