

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

**GENERAL LOCATION:** South of West Falls Church Metrorail Station and Falls Church Dr, West of Haycock Road.

**PLANNING AREA AND DISTRICT:**

Area II, McLean Planning District

**SUB-DISTRICT DESIGNATION:**

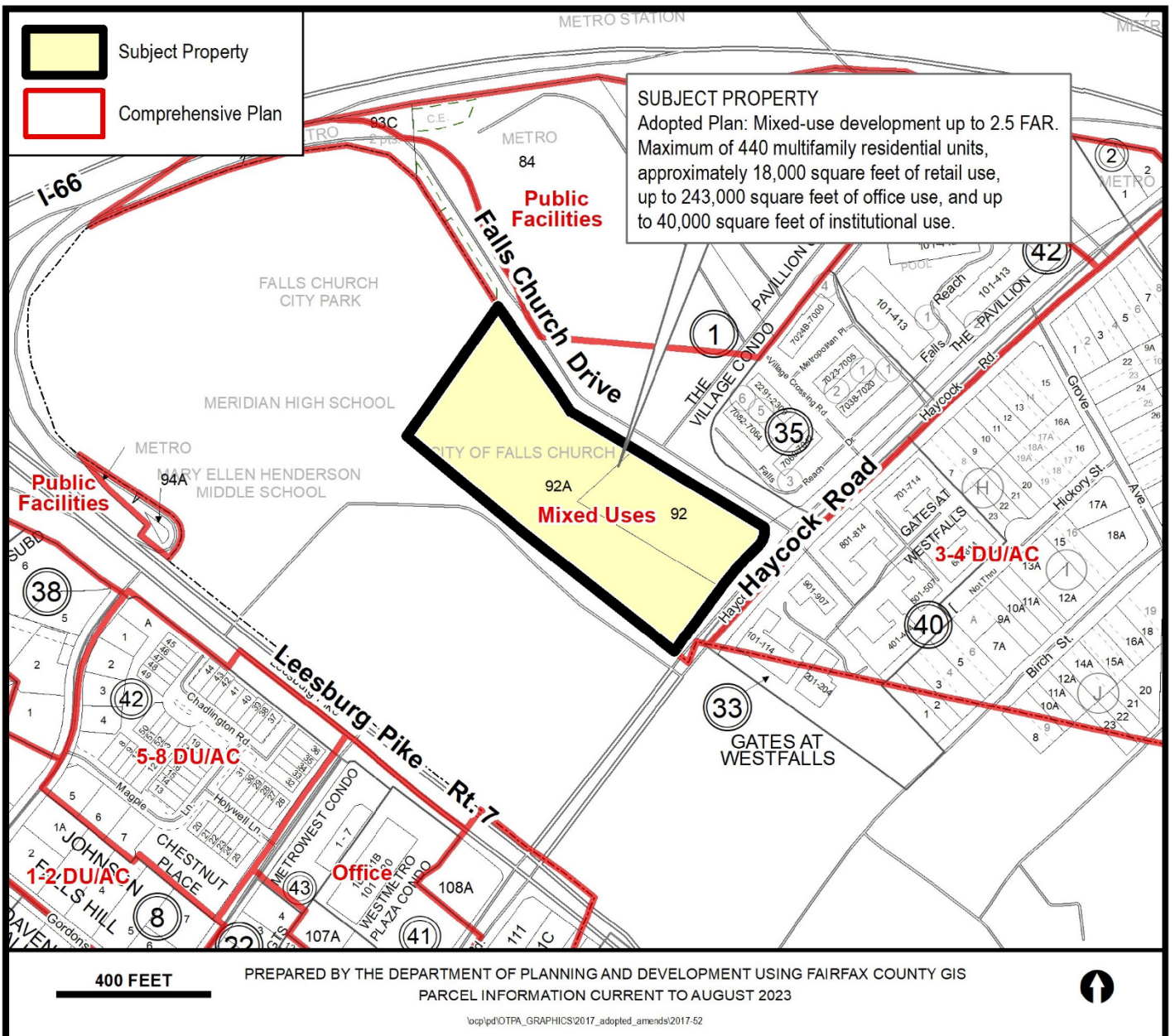
West Falls Church Transit Station Area (TSA), Sub-Unit A-2

**PARCEL LOCATION:** 40-3 ((1)) 92 and 40-3 ((1)) 92A

**SUPERVISOR DISTRICT:** Dranesville

**ADOPTED:** July 25, 2023      **ITEM NO.** PA 2023-II-M1

FOR ADDITIONAL INFORMATION CALL (703) 324-1380



**AMENDMENT TO THE COMPREHENSIVE PLAN (2017 EDITION)**

The following changes to the Comprehensive Plan have been 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, Area II, 2017 Edition, McLean Planning District as amended through 10-19-2021, West Falls Church Transit Station Area, Recommendations, Transit Development Area (TDA), page 94:

“ The TDA is planned for a maximum level of development, which includes both existing and new development of:

- 1,720 dwelling units;
- ~~301,000~~ 363,000 square feet of office use;
- 48,000 square feet of retail use;
- ~~160,000~~ 40,000 square feet of institutional use.

This maximum development potential is divided among the land units and sub-units, each of which is subject to a maximum recommended FAR.”

**MODIFY:** Fairfax County Comprehensive Plan, Area II, 2017 Edition, McLean Planning District as amended through 10-19-2021, West Falls Church Transit Station Area, Recommendations, Land Use Recommendations, page 99:

“ Land Unit A is planned for a maximum of 1,600 dwelling units, ~~301,000~~ 363,000 square feet of office use, 48,000 square feet of retail use, and ~~160,000~~ 40,000 square feet of institutional use. Multifamily residential use should be the predominant residential building type.”

**MODIFY:** Fairfax County Comprehensive Plan, Area II, 2017 Edition, McLean Planning District as amended through 10-19-2021, West Falls Church Transit Station Area, Recommendations, Sub-unit Recommendations, Sub-unit A-2, page 105:

**“Sub-unit A-2**

This sub-unit (Tax Maps 40 3((1)) 92 and 92A) is planned for institutional use at its base level, as it is currently developed.

At the optional level, the sub-unit is planned for mixed-use development up to an intensity of 2.5 FAR, inclusive of bonus intensity, with a maximum of 440 multifamily residential units, approximately 18,000 square feet of retail use, ~~up to 181,000 square feet of office use, and up to 160,000 square~~

feet of institutional use up to 243,000 square feet of office use, and up to 40,000 square feet of institutional use. The 440 units are inclusive of affordable and workforce dwelling units and associated bonus units. Development should be sequenced such that infrastructure and public amenities, such as roads and parks, are provided with the first phase. To achieve the optional level of development, proposals should conform to the recommendations for the TSA, TDA, and Land Unit A as well as the following site-specific conditions: ...”

**COMPREHENSIVE LAND USE PLAN MAP:**

The Comprehensive Land Use Plan Map will not change.

**TRANSPORTATION PLAN/BIKE NETWORK MAP:**

The Countywide Transportation Plan Map will not change.