



703-356-0551  
Fax 703-821-4275  
TTY 711

E-mail: [dranesville@fairfaxcounty.gov](mailto:dranesville@fairfaxcounty.gov)  
Web site: [www.fairfaxcounty.gov/dranesville](http://www.fairfaxcounty.gov/dranesville)

COMMONWEALTH OF VIRGINIA  
**COUNTY OF FAIRFAX**

McLean Governmental Center  
1437 Balls Hill Road  
McLean, VA 22101



**JOHN W. FOUST**  
DRANESVILLE DISTRICT SUPERVISOR

**Board Matter**  
**Supervisor John Foust**  
**March 21, 2023**

**West Falls Church, Transit Station Area (TSA), Sub-Unit A-2**  
**Comprehensive Plan Amendment Authorization**

**Background:** Mr. Chairman, an amendment to the West Falls Church Transit Station Area section of the Comprehensive Plan was adopted in July 2021. That amendment anticipated 160,000 square feet of institutional use associated with Virginia Tech's Northern Virginia Center. Since that time, Virginia Tech's programming needs have changed, and a zoning application filed by HITT Contracting and Rushmark Properties (RZ-2022-DR-00018) reflects a shift between the planned institutional use to general office use.

The rezoning application by HITT Contracting and Rushmark Properties proposes a decrease in the planned institutional use by 120,000 square feet and an increase in general office use by approximately 62,000 square feet. While this shift from institutional to office use requires an amendment to the Comprehensive Plan recommendations, this change does not propose to increase the planned Floor Area Ratio or overall planned limits of development in the Transit Station Area.

**Motion:** Therefore, Mr. Chairman, I move that the Board authorize consideration of a Comprehensive Plan amendment for Sub-Unit A-2 of the West Falls Church TSA. Specifically, the plan amendment should consider the shift from institutional use to office use, as that shift is proposed in the zoning application that has been filed. The proposed change should not increase the planned FAR and it should be demonstrated that any proposed changes meet the broader goals of the West Falls Church TSA Plan. The Plan Amendment should be reviewed concurrently with the zoning application.