

# AT&T OAKTON CAMPUS COMPREHENSIVE PLAN AMENDMENT 2023-II-1F



PLANNING & DEVELOPMENT

- April 18, 2024
- Community Meeting
- Oakton High School



# WELCOME!

## Introductions

### Comprehensive Plan Amendment Process and Update Non-Transportation Impacts Analysis

(Ryan Stewart, Fairfax County)

### Transportation Impact Analysis Introduction

(Robert Pikora, Fairfax County)

### Site Design and Concept Update

(Evan Goldman, EYA)

## Questions & Answers



# 3033 CHAIN BRIDGE ROAD

## AT&T CAMPUS

33 acres – AT&T's corporate campus

Fairfax County  
Tax Map No. 47-2 ((1)) 58



# 3033 CHAIN BRIDGE ROAD

## AT&T CAMPUS

Planned for low to medium intensity office mixed use up to 0.4 FAR

Developed at 0.31 FAR



# 3033 CHAIN BRIDGE ROAD

## COMPREHENSIVE PLAN AMENDMENT

Consider residential mixed use up to 1.0 FAR

Single family attached and multifamily dwellings, office use, and community serving retail

Evaluate site as a core area of the Flint Hill Suburban Center

Compatible transitions to adjacent residential areas, tree preservation, and multimodal access and circulation.



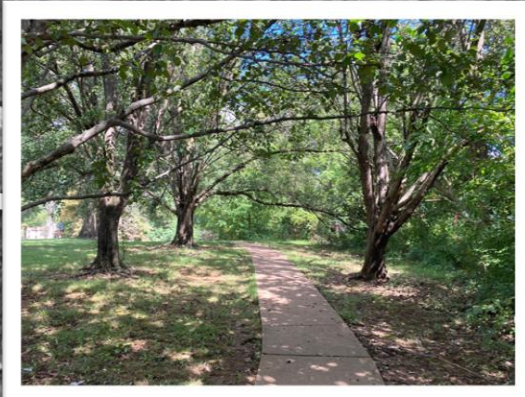
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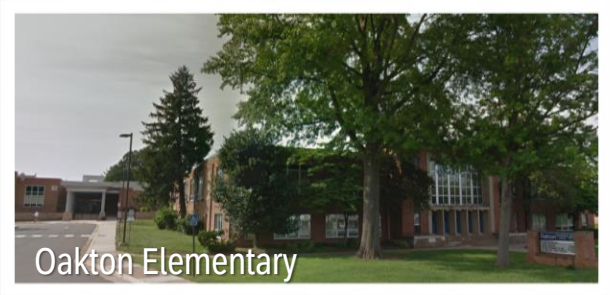
Developed at 0.31 FAR



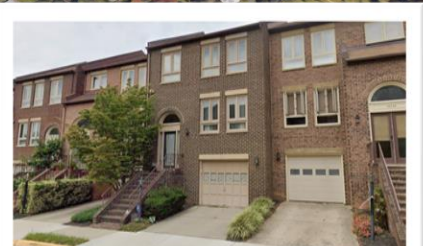
# 3033 CHAIN BRIDGE ROAD



# SURROUNDING AREA



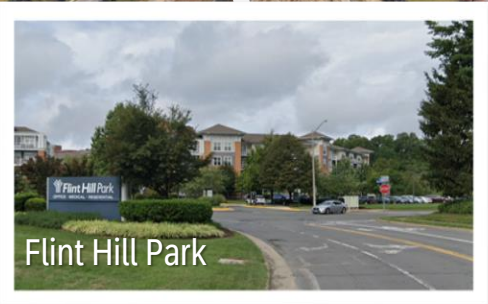
Oakton Elementary



Residential Neighborhoods



Oakmont Park & RECenter



Flint Hill Park



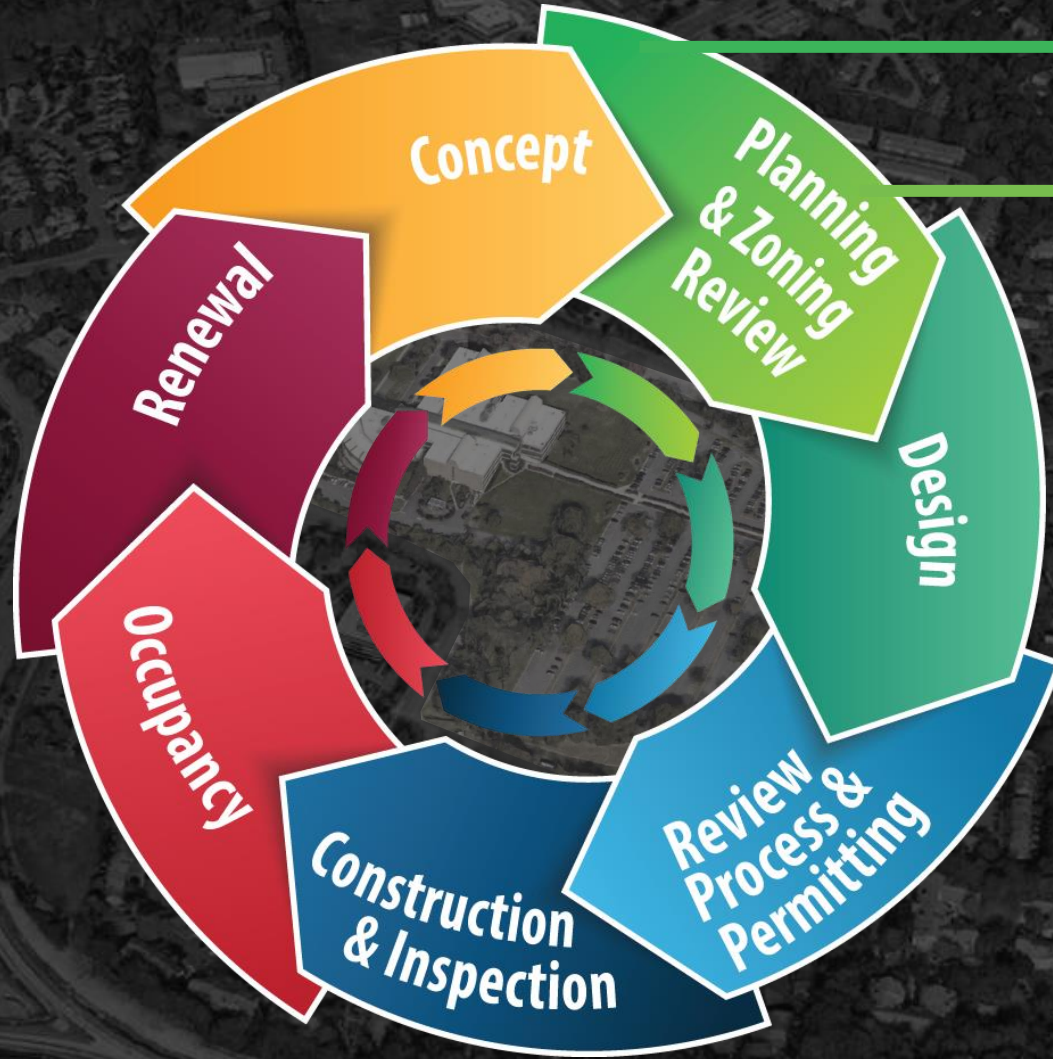
Post Office & Local Business



Borge Street Park

# LAND DEVELOPMENT IN FAIRFAX COUNTY

The land development process covers the lifecycle of the built environment over many years.



Comprehensive Plan Amendment

Zoning/Entitlement



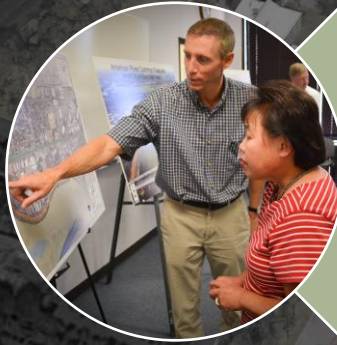
# WHAT IS THE COMPREHENSIVE PLAN?

The **Comprehensive Plan** is the county's primary policy document to guide the use of the county's land and natural resources over the next ~20 years.



## BOARD-ADOPTED GUIDANCE

Having a Plan is mandated by Virginia law, but it is guidance only – not law or regulation



## COMMUNITY FOCUSED

Reflects the community's **priorities, vision and goals**



## AMOUNT, TYPE AND CHARACTER

Geographic areas envisioned for growth, change or to remain as-is

Details land use, environmental, transportation, and other major focus areas

# PLAN AMENDMENT ANALYSIS

How should the AT&T site develop in the future?

What should the core area look like within the context of Oakton?

What are the benefits and impacts to the community?

How does this proposal conform to existing Plan guidance?



Land Use



Transportation & Access



Environment



Public Facilities



Open Space and Parks



Schools



Health and Human Services



Housing



Heritage Resources

# FRAMING ANALYSIS AND PLAN RECOMMENDATIONS



# LAND USE ANALYSIS: DENSITY AND INTENSITY

Urban Townhomes



3-4 du/ac

16 du/ac

Mid-Rise Residential Over Retail



72 du/ac

**Low**

12 du/ac

**Medium**

63 du/ac

**High**

Single Family Detached



Stacked Townhomes (2-over-2)



Mid-Rise Multifamily



# LAND USE ANALYSIS: DENSITY AND INTENSITY

Urban Townhomes



Mid-Rise Residential Over Retail



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Single Family Detached



Stacked Townhomes (2-over-2)



Mid-Rise Multifamily



Surrounding Area: 3-20 du/ac  
Planned & Developed

EYA's Overall Proposal: ~25 du/ac

# LAND USE ANALYSIS - SURROUNDING AREA



2-3 du/acre

2-3 du/acre

8-12 du/acre

16-20 du/acre

16-20 du/acre

8-12 du/acre

2-3 du/acre

# LAND USE ANALYSIS: MEASURING MIXED USE

Floor-Area Ratio (FAR) is used to describe how much building is on a property. It is commonly used in mixed-use development.

FAR is a comparison of the amount of floor space to the total space on the site.

At 1.0 FAR, the floor area is equal to the site area.

FAR 1.0



# LAND USE ANALYSIS: MEASURING MIXED USE



0.25 FAR

**Low**



1.0 FAR

**Medium**

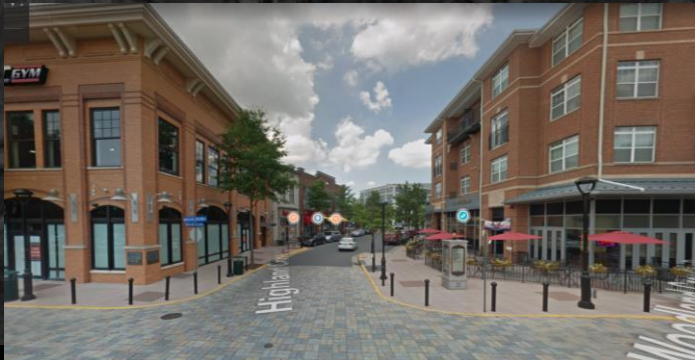
1.3 FAR

3.5 FAR

**High**

Mixed-Use Center/ Structured Parking

Transit-Oriented Development





# LAND USE ANALYSIS



0.25 FAR

**Low**

Site Developed at 0.31 FAR  
Planned for 0.41 FAR

Proposed 1.0 FAR



1.0 FAR

**Medium**

Mixed-Use Center/ Structured Parking



1.3 FAR

**High**

Transit-Oriented Development



3.5 FAR

# FLINT HILL SUBURBAN CENTER FAIRFAX PLANNING DISTRICT

## LAND UNIT A

West of Chain Bridge Road

Planned for low to medium intensity office mixed use up to 0.4 FAR and residential use at 16-20 dwelling units per acre

## AT&T CAMPUS

(Part of Land Unit B)

Planned for low to medium intensity office mixed use up to 0.4 FAR

Developed at 0.31 FAR

## LAND UNIT B

East of Chain Bridge Road

Planned for low to medium intensity mixed use up to 0.4 FAR

## LAND UNIT C

Arrowhead Townhomes

Planned and developed at 8-12 dwelling units per acre

# FLINT HILL SUBURBAN CENTER FAIRFAX PLANNING DISTRICT

## AT&T CAMPUS (Part of Land Unit B)

Planned for low to medium intensity office mixed use up to 0.4 FAR

Developed at 0.31 FAR

## Proposed Amendment for Land Unit B

Comprehensive Plan Amendment to consider up to 1.0 FAR of residential mixed use, including office and community-serving retail and to evaluate the site as a potential core for the Flint Hill Suburban Center.

# FLINT HILL SUBURBAN CENTER FAIRFAX PLANNING DISTRICT

## AT&T CAMPUS (Part of Land Unit B)

Planned for low to medium intensity office mixed use up to 0.4 FAR

Developed at 0.31 FAR

## Suburban Centers and Cores Defined

*Suburban centers* are employment centers located along major arterials. These areas are evolving to include *mixed-use cores* such as transit station areas and town centers that are more urban in character. The core areas are generally surrounded by transitional areas of lesser intensity.

*Fairfax County Comprehensive Plan, 2017 Edition, Glossary.*

# LAND USE ANALYSIS

An aerial photograph of a suburban area, likely Oakton, showing a central building complex highlighted in white. The surrounding area consists of residential houses and a large highway interchange in the lower-left corner.

- Potential Core Area: residential mixed-use
- Consistent with character of Oakton
- Compatibility with neighbors
- Building heights consistent with Flint Hill Suburban Center
- Site layout

# LAND USE ANALYSIS - CONNECTIVITY AND ACCESS

An aerial photograph of a city street grid, showing a central area with a large building complex and surrounding residential or commercial blocks. The image is dark and serves as a background for the text.

- Transportation Study is pending
- Creating a core area grid of streets
- Site design should provide for pedestrian needs and non-motorized access
- Connection to countywide trail networks
- Implement adopted guidance and complete trail segments

# ENVIRONMENTAL ANALYSIS

- Additional guidance recommended for stormwater quality and quantity controls to reduce runoff and minimize impacts to Accotink Creek Watershed
- Airborne noise mitigation per countywide policy
- Countywide policy encourages conservation and restoration of tree cover. Flint Hill Suburban Center guidance also recommends enhancements
- Countywide green building policies

# PUBLIC SCHOOLS CAPACITY ANALYSIS

## Current and Future Capacity

	School Year 2022 – 2023		School Year 2027-28	
	Students	Capacity	Students	Capacity
Oakton HS	2,634	102%	2,555	97%
Thoreau MS	1,196	90%	1,083	81%
Oakton ES	775	99%	739	94%

## Potential New Students

	Housing Units	Potential Student Yield Horizon 2045
High	935	62 – 105
Middle	935	35 – 58
Elementary	935	119 - 205

Numbers are based on residential units proposed as of Fall 2023. Current unit count is lower and will be further analyzed at rezoning. Ranges will depend upon the mix of residential units ultimately provided.

## Recommendations

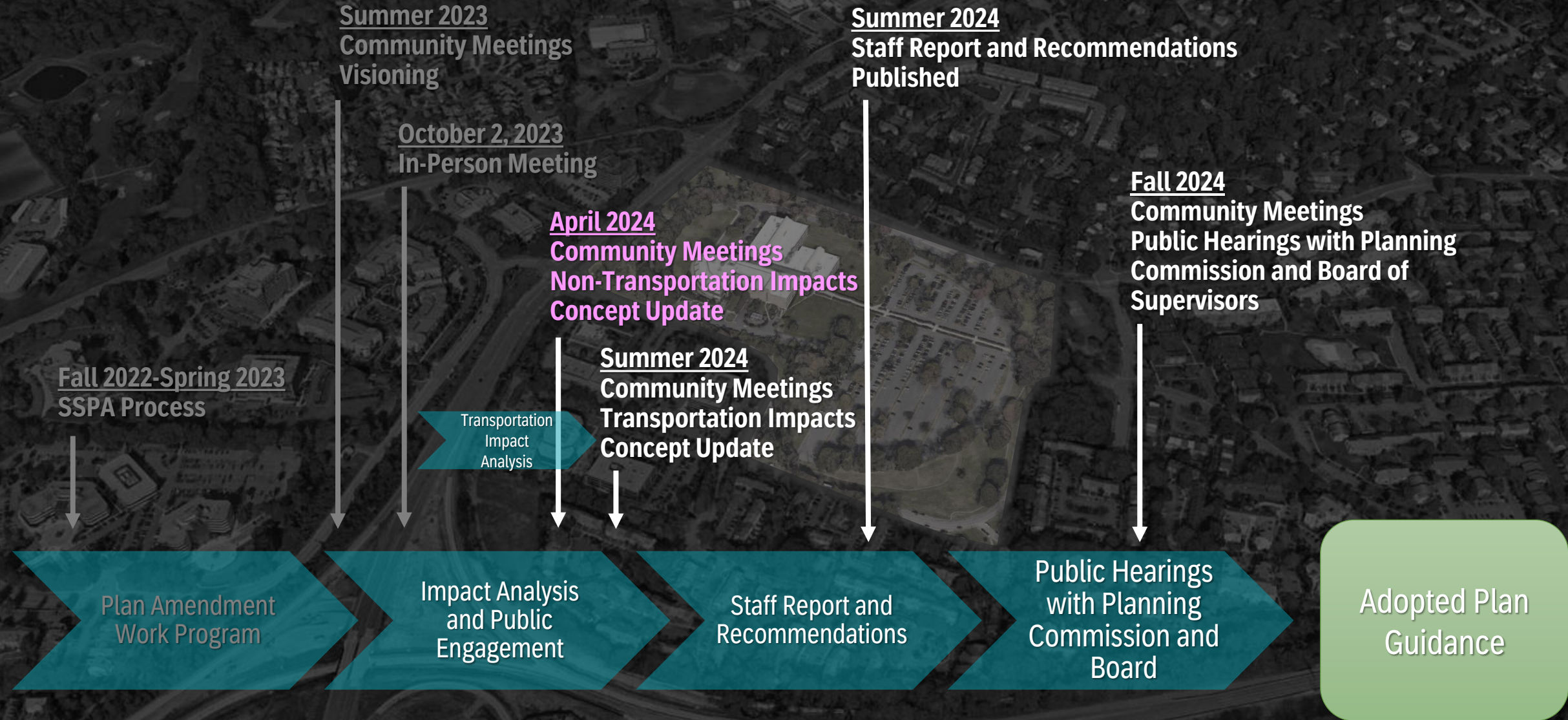
- **Oakton ES and Thoreau MS: Monitor student membership.**
- **Oakton HS: Reassign instructional spaces, minor modifications to address a short-term deficit.**



# PARKS AND OPEN SPACE ANALYSIS

- Countywide policy recommends creation of new publicly accessible parks, open spaces, and recreational opportunities
- Expansion of and enhancement of Borge Street Park, pocket parks, plazas, and amenities contribute to this goal
- Mandatory per-residential unit on-site contributions at time of rezoning
- Urban Park Need Generated: ~3.1 acres  
Proposed: ~3.4 acres, not including non-recreational open spaces

# PLAN AMENDMENT TIMELINE



\*Project schedule and events subject to change. The transportation analysis will be provided when available.

# QUESTIONS, COMMENTS, AND FEEDBACK



PLANNING & DEVELOPMENT

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Plan Amendment on the web:

[https://www.fairfaxcounty.gov/planning-development/  
plan-amendments/att-oakton](https://www.fairfaxcounty.gov/planning-development/plan-amendments/att-oakton)

