

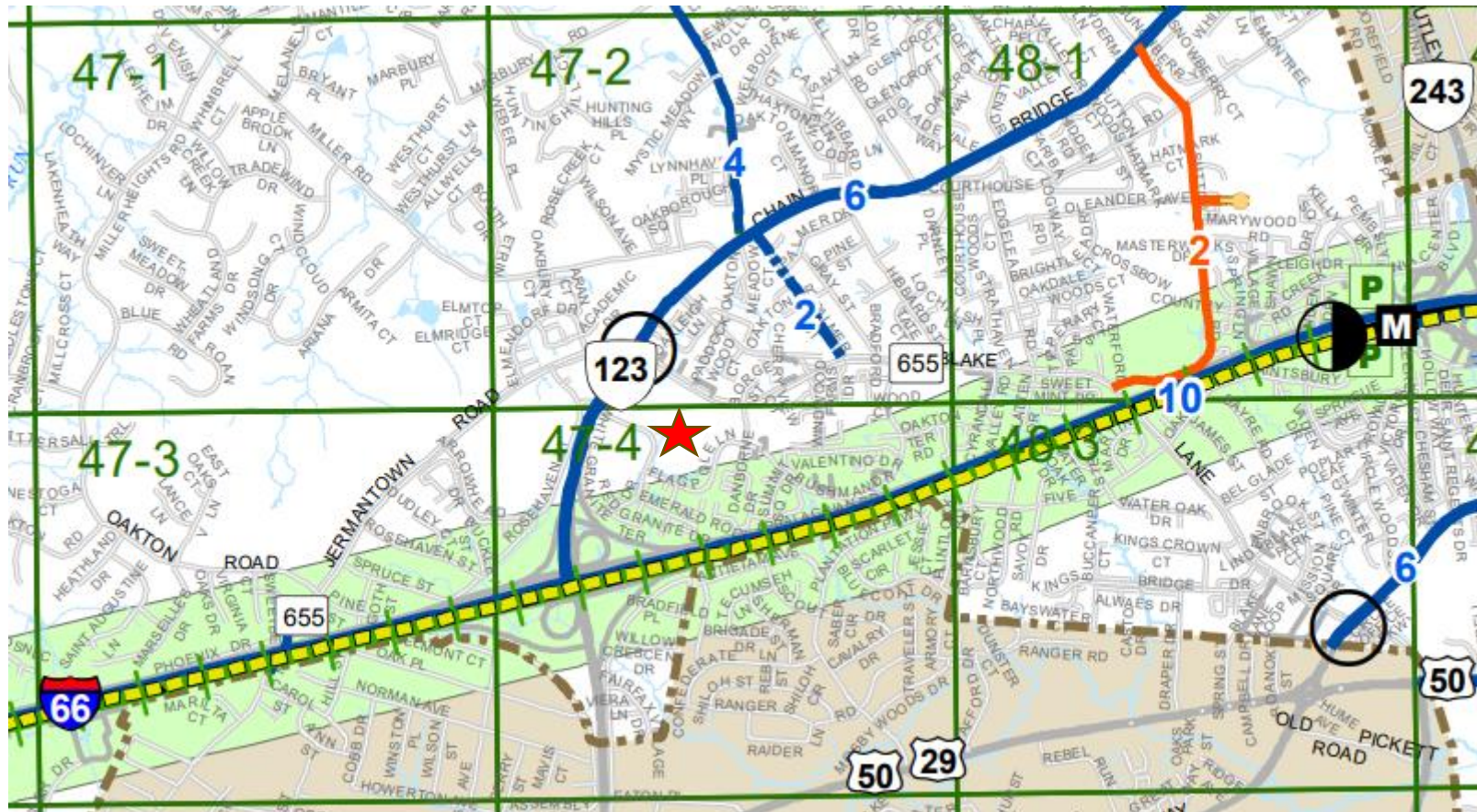
# Multimodal Transportation Analysis

## AT&T Oakton Plan Amendment Process

Fairfax County Department of Transportation  
[www.fairfaxcounty.gov/transportation](http://www.fairfaxcounty.gov/transportation)

**April 18, 2024**

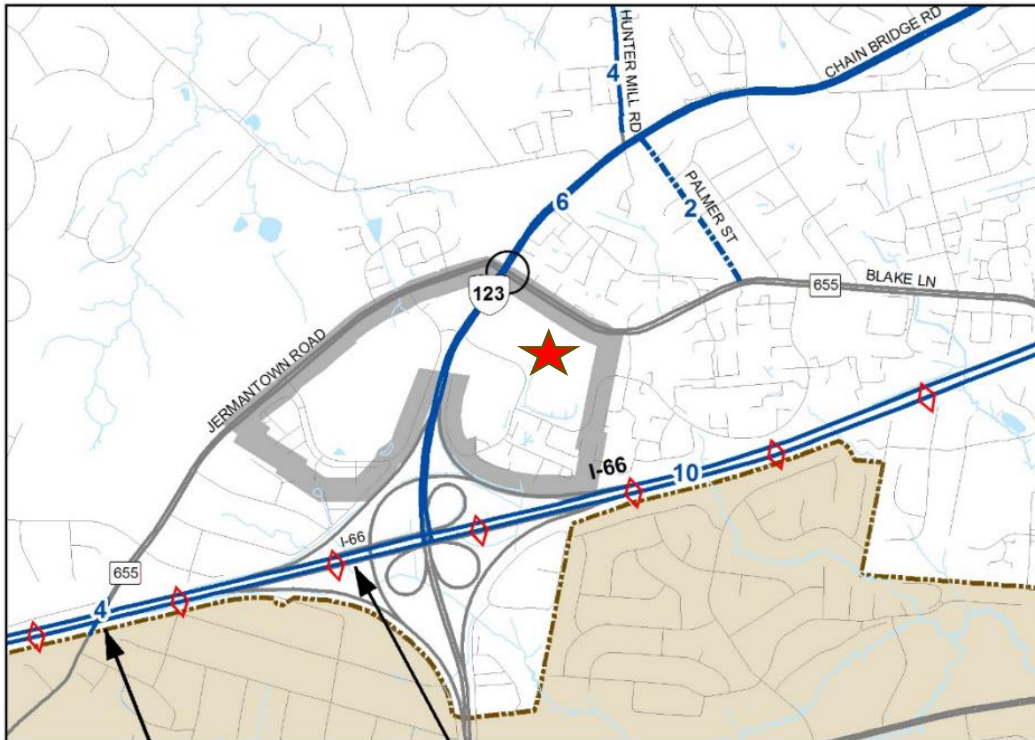
# Multimodal Transportation Plan & Policies



- Transportation Plan Map, Area Plans
- Bike & Trails Plans
- Current Comprehensive Plan
- Proposed Future Plan (★ This Site)
- Existing Conditions

# Area Plan Recommendations

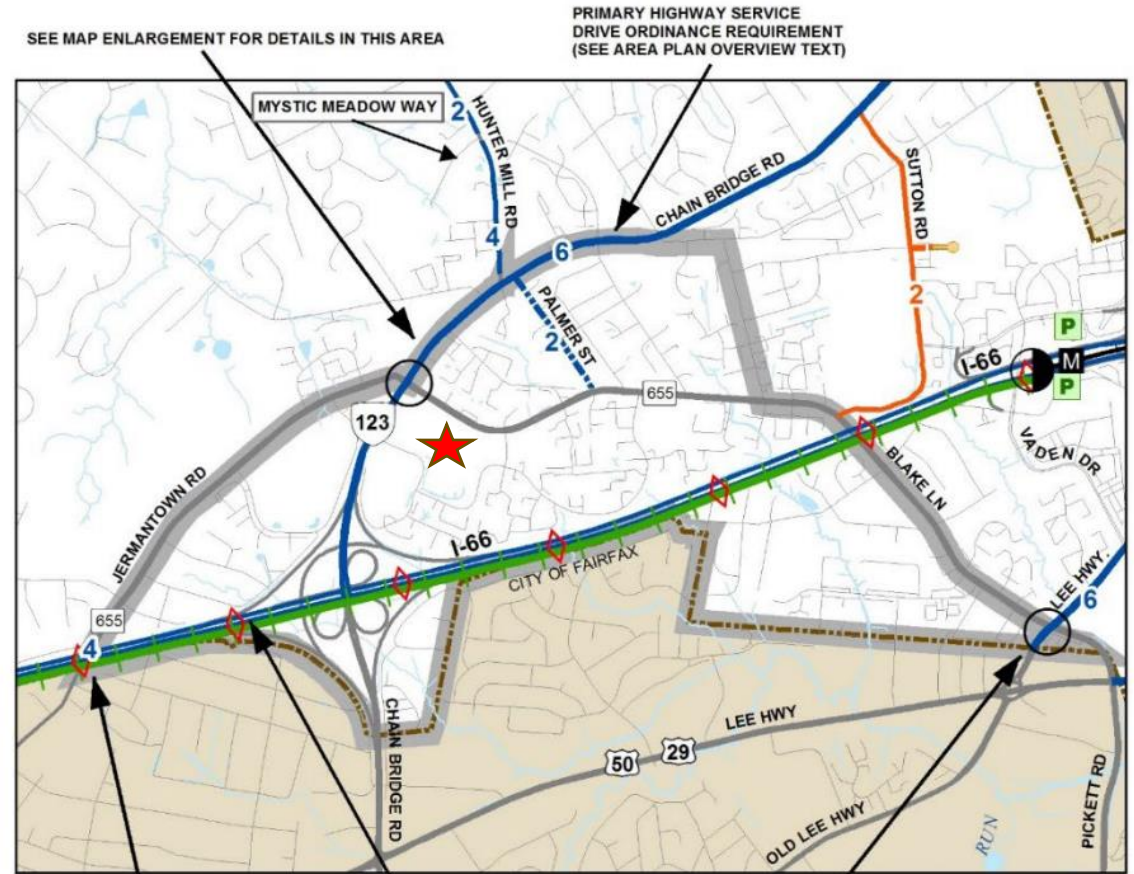
## FLINT HILL SUBURBAN CENTER



WIDEN EXISTING JERMANTOWN ROAD OVERPASS TO 4 LANES

ENHANCED PUBLIC TRANSPORTATION CORRIDOR (SEE AREA PLAN OVERVIEW TEXT)

## F3 - MOSBY WOODS COMMUNITY PLANNING SECTOR



SEE MAP ENLARGEMENT FOR DETAILS IN THIS AREA

PRIMARY HIGHWAY SERVICE DRIVE ORDINANCE REQUIREMENT (SEE AREA PLAN OVERVIEW TEXT)

WIDEN EXISTING JERMANTOWN ROAD OVERPASS TO 4 LANES

ENHANCED PUBLIC TRANSPORTATION CORRIDOR (SEE AREA PLAN OVERVIEW TEXT)

SEE MAP ENLARGEMENT FOR DETAILS IN THIS AREA

# Existing Pedestrian Facilities

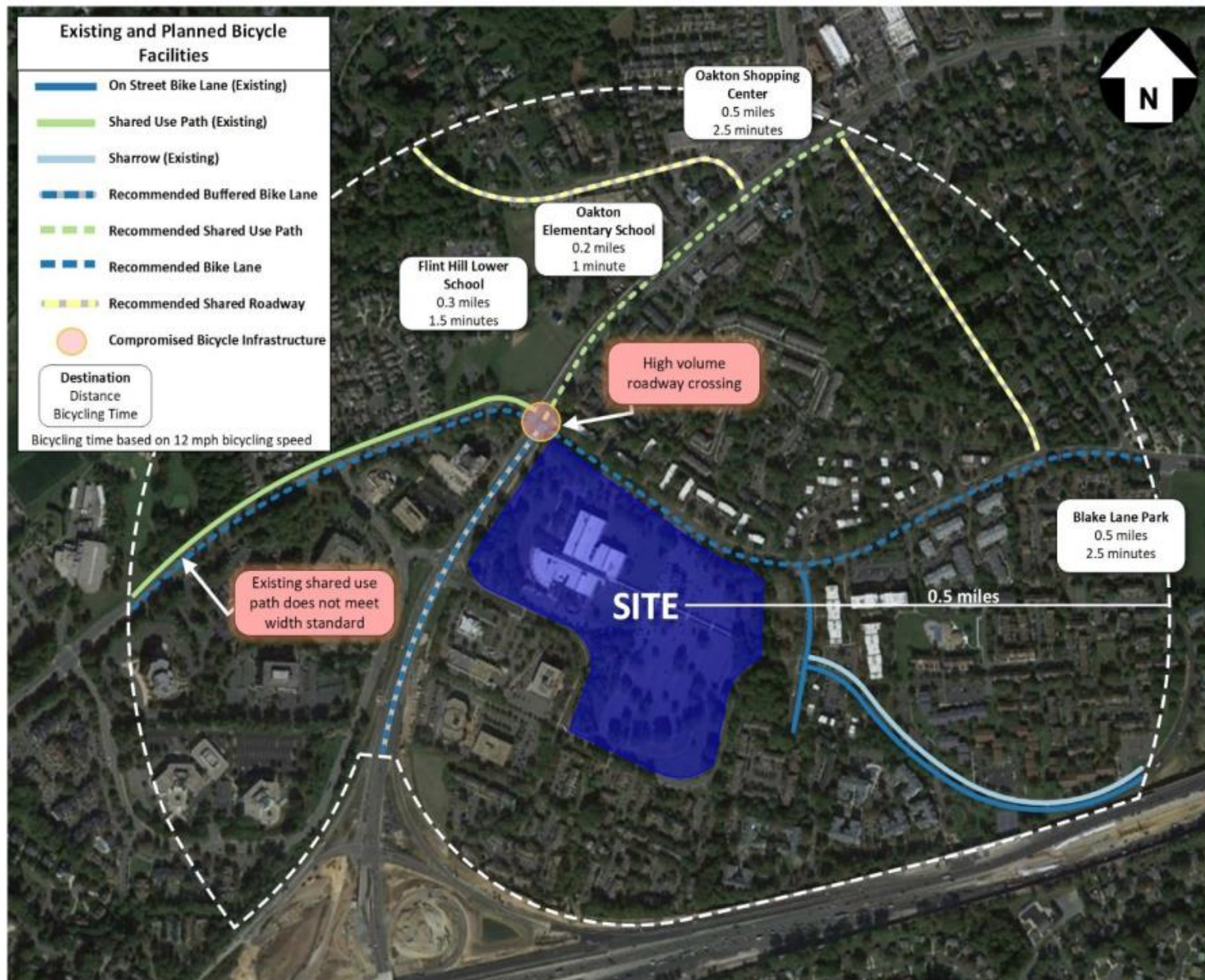
- 1/4-Mile Radius
- Where are Sidewalks, Crosswalks?
- What Condition are They?
- ADA Ramps at Crosswalks?
- Pedestrian Activated Signals
- Destinations Access

Map Source: Oakton AT&T Transportation Study, Jan. 31, 2024



# Existing & Planned Bicycle Facilities

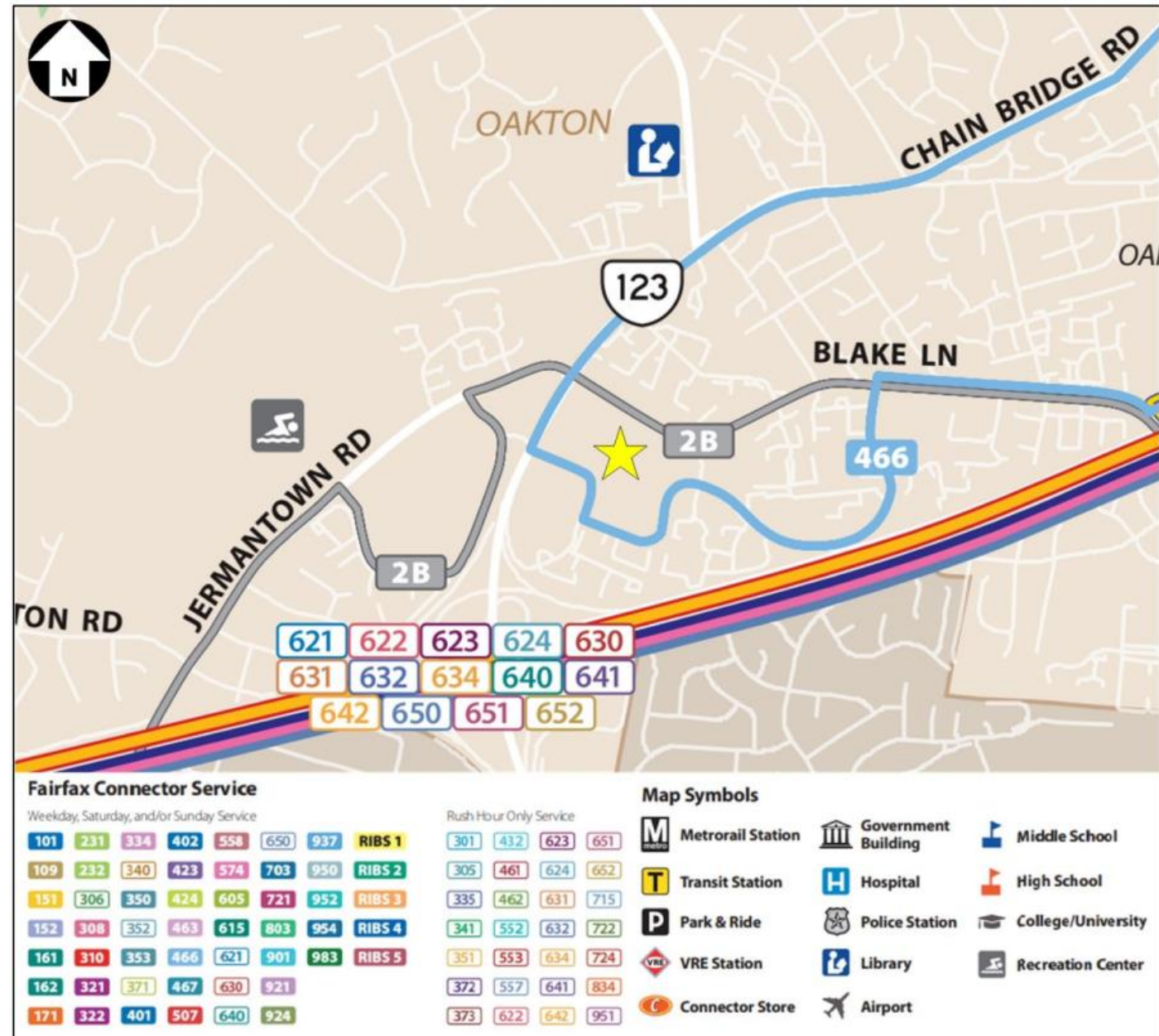
- 1/2-Mile Radius
- On-Street? Shared Use Path?
- Recommendations per Bike Master Plan
- ADA Ramps at Crosswalks?
- Pedestrian Activated Signals at Crosswalks?
- Destinations Access



Map Source: Oakton AT&T Transportation Study, Jan. 31, 2024

# Existing Transit Services

- Fairfax Connector Route 466
- MetroBus Route 2B
- Locate and Map Transit Stops
- Condition of Transit Stops?
- Pedestrian Routes to Transit Stops?
- Destinations Access

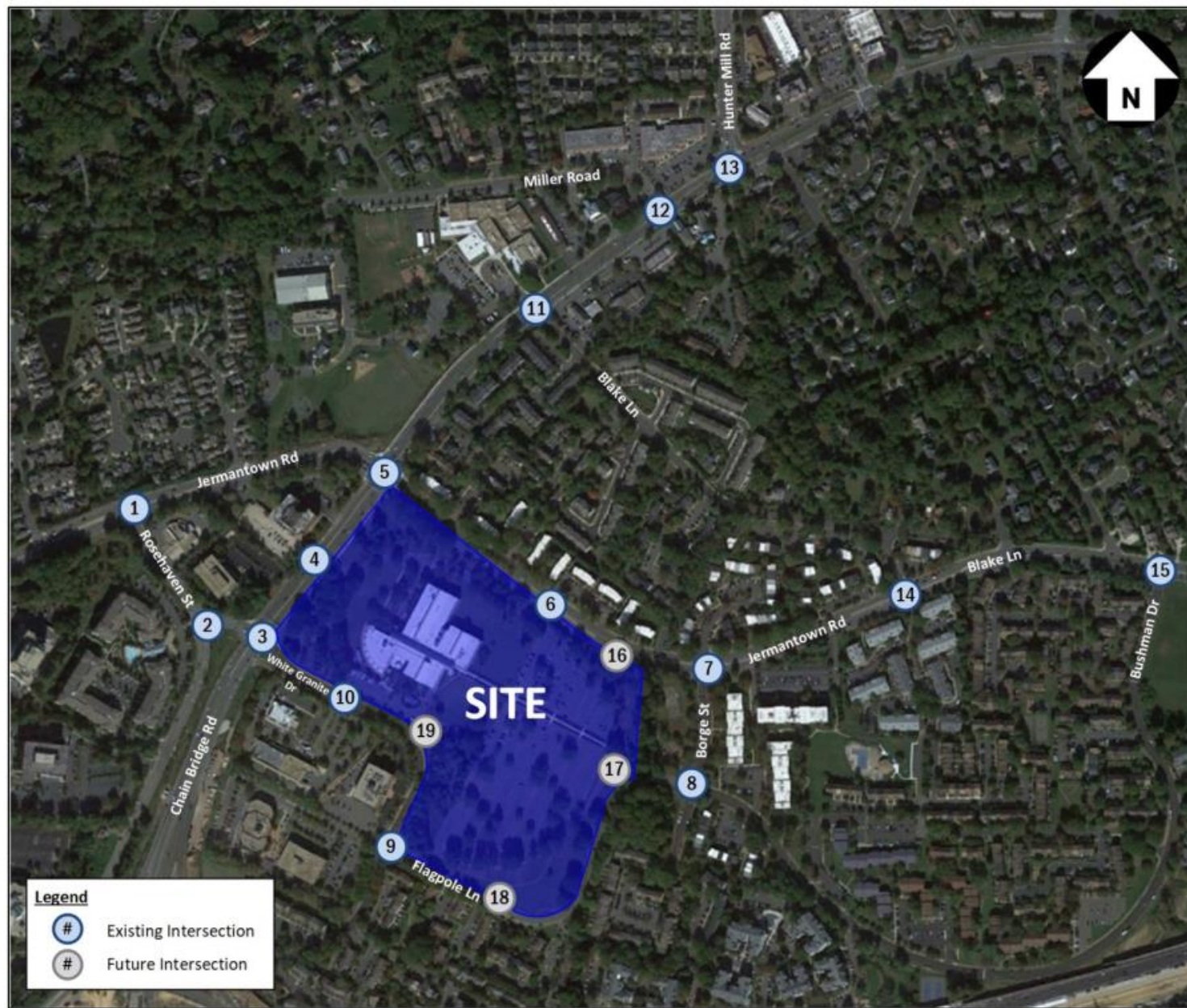


Map Source: Oakton AT&T Transportation Study, Jan. 31, 2024

# Study Intersections

- 15 Existing Intersections, 4 Proposed
- Signalized and Unsignalized
- Selection Based on Adjacent to Site, Roads Leading To/Away, and Access to Schools, Retail, Neighborhoods
- Traffic Counts Collected in 2023
- Analysis for Current Traffic and Future Volumes from Project Site
- Mitigations Required

Map Source: Oakton AT&T Transportation Study, Jan. 31, 2024



# Vehicle Trip Volumes\*

Land Use Scenario	Size	Daily*	AM Peak Hour Vehicle Trips*			PM Peak Hour Vehicle Trips*		
			Total	Enter	Exit	Total	Enter	Exit
<b>Current Comp Plan General Office Bldg</b>	<b>639,300 sq ft</b>	<b>5,828</b>	<b>825</b>	<b>726</b>	<b>99</b>	<b>774</b>	<b>132</b>	<b>642</b>
<b>Existing Office Building</b>	<b>443,700 sq ft</b>	<b>4,242</b>	<b>603</b>	<b>531</b>	<b>72</b>	<b>572</b>	<b>97</b>	<b>475</b>
<b>Proposed Plan Land Uses</b>	<b>See Below</b>	<b>18,315</b>	<b>1,021</b>	<b>494</b>	<b>527</b>	<b>1,713</b>	<b>841</b>	<b>872</b>
<b>Additional Site Vehicle Trips (Net New Trips vs. Comp Plan)</b>		<b>12,487</b>	<b>196</b>	<b>(232)</b>	<b>428</b>	<b>939</b>	<b>709</b>	<b>230</b>
<b>Additional Site Vehicle Trips (Net New Trips vs. Existing)</b>		<b>14,073</b>	<b>418</b>	<b>(37)</b>	<b>455</b>	<b>1,141</b>	<b>744</b>	<b>397</b>

Proposed Plan Land Uses from January 31, 2024, Transportation Study submittal:  
625 Multifamily Units, 375 Single Family Attached Units, 80,000 sq ft Office, 120,000 sq ft Retail.

\* Prior to Any Trip Reduction Credits such as Travel Demand Mgmt Measures. Trip Generation Volumes based on ITE Trip Generation Methods, 11<sup>th</sup> Edition.



# Multimodal Analysis Study – Process to Date

