

AT&T Oakton Campus

Site Specific Plan Amendment

2023-II-1F

August 21, 2023
Community Meeting



PLANNING & DEVELOPMENT





3033 Chain Bridge Road

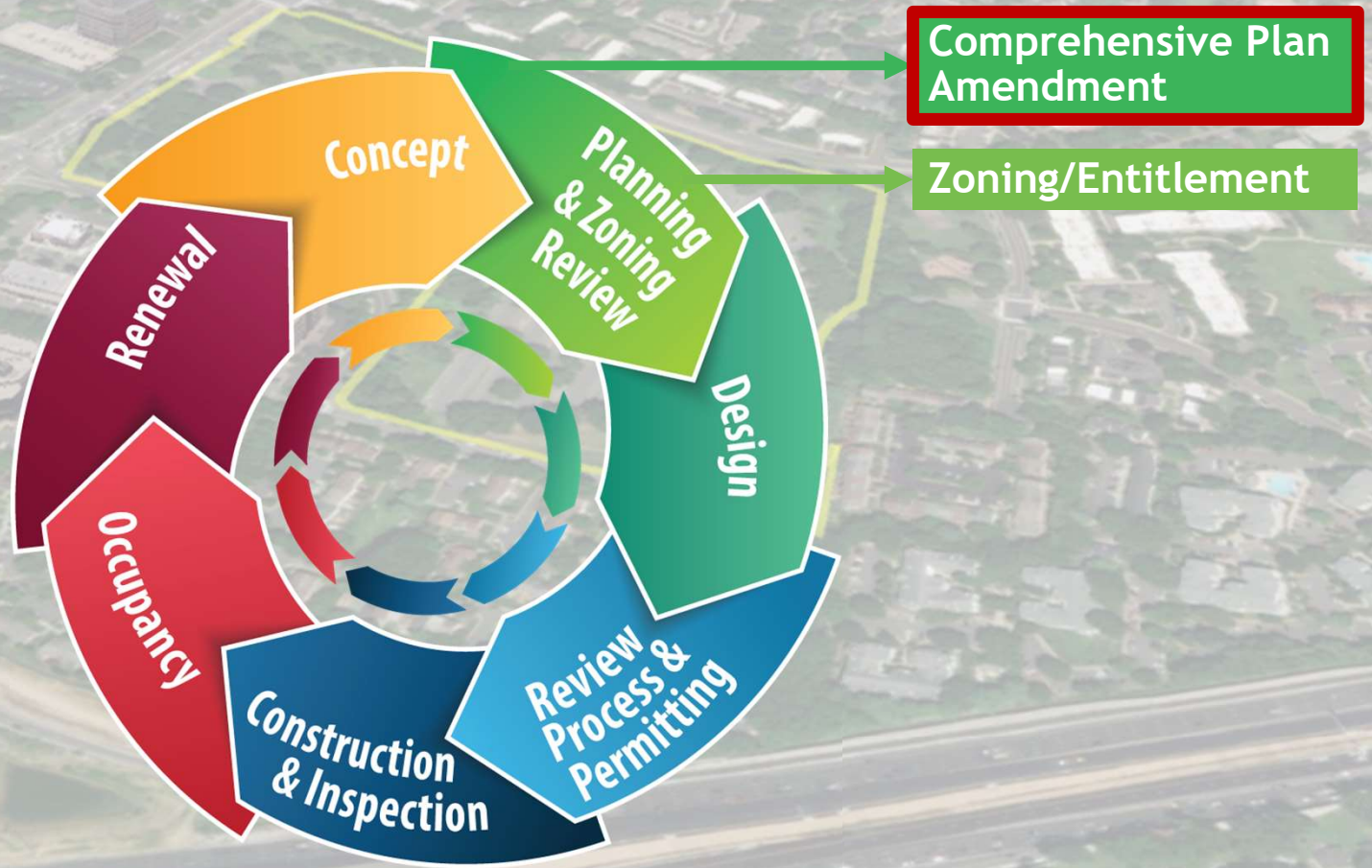
33 acres - AT&T's corporate campus
Tax Map No. 47-2 ((1)) 58

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.



Land Development in Fairfax County

The Land Development process covers the lifecycle of the built environment over many years.



The Comprehensive Plan Amendment Process



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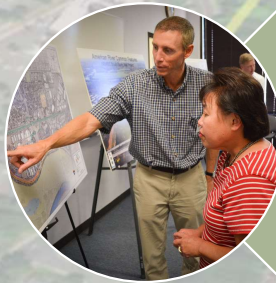
What is Fairfax County's Comprehensive Plan?

The Comprehensive Plan is the county's primary policy document to guide how 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 land use priorities, vision and goals



Amount, Type and Character

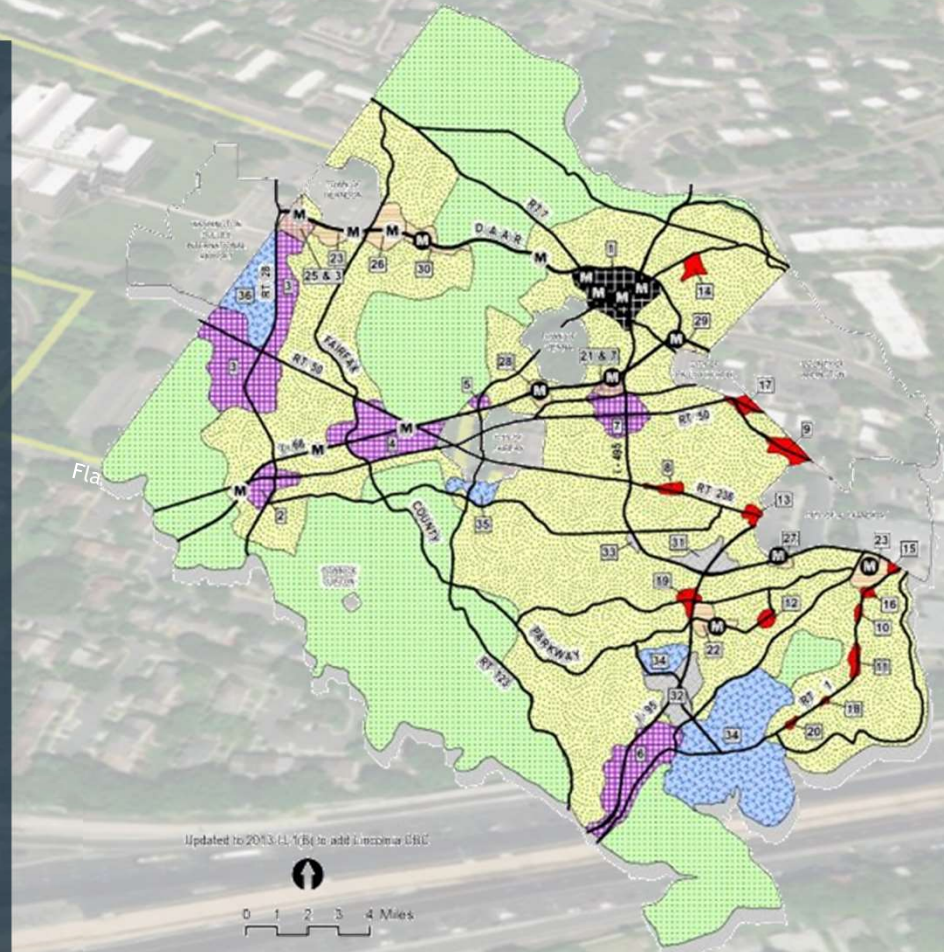
Geographic areas envisioned for growth, change or to remain as-is
Details land use, environmental, transportation, and other major focus areas

Borge Street
Park

Concept for Future Development

The Comprehensive Plan is organized into Countywide policy and location-based guidance.

The county is divided into Areas and smaller Planning Districts. **Activity Centers** are designated as the focus for economic development.



Amending the Comprehensive Plan

Amending the Comprehensive Plan is a collaborative process between the Board of Supervisors, Planning Commission, county planners, and the public.

Areawide
Planning and
Studies

Site Specific Plan
Amendment
Process

Comprehensive
Plan
Amendment
Work Program

Countywide
Policy Plan
Amendments

Additional Board
Authorizations

Plan Amendment Analysis

How should a site/area develop in the future?

What are the benefits and impacts to the community?

Considerations

Land Use

Transportation & Access

Environment

Public Facilities

Open Space & Parks

Schools

Health & Human Services

Housing

Heritage Resources

Plan Amendment Work Program

Impact Analysis and Public Engagement

Staff Report and Recommendations

Public Hearings with Planning Commission and Board

Adopted Plan Guidance

Planning Term: FAR

Floor to Area Ratio:

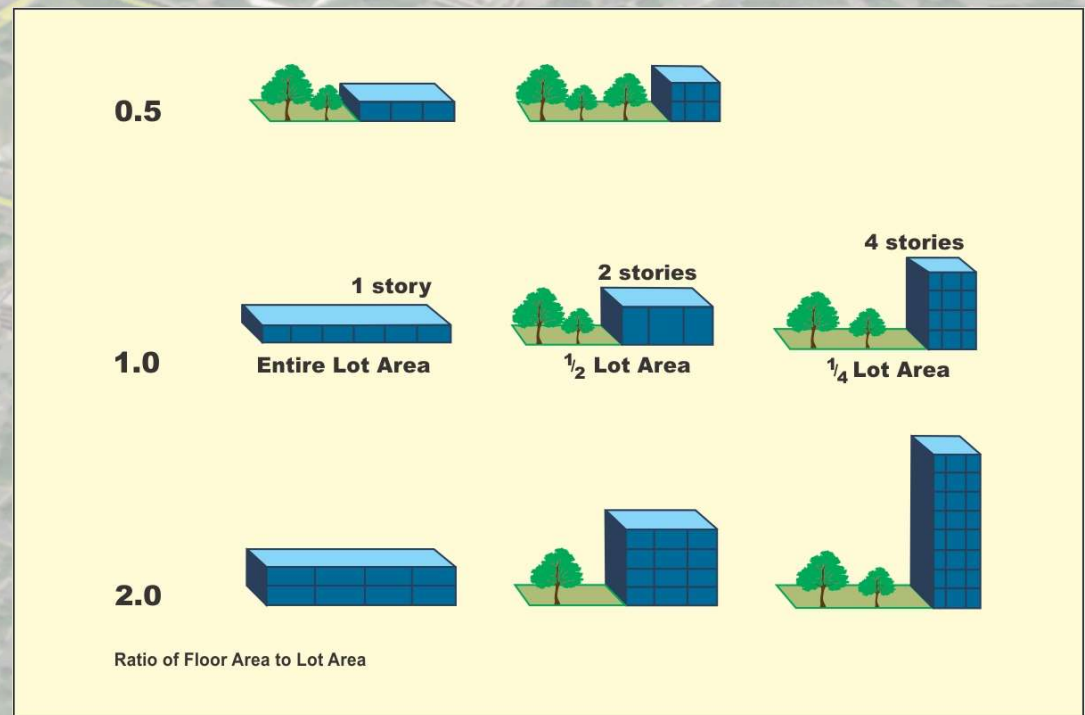
Commonly used in the Comprehensive Plan to describe how much development is on a site.

FLOOR AREA (sq. ft.)

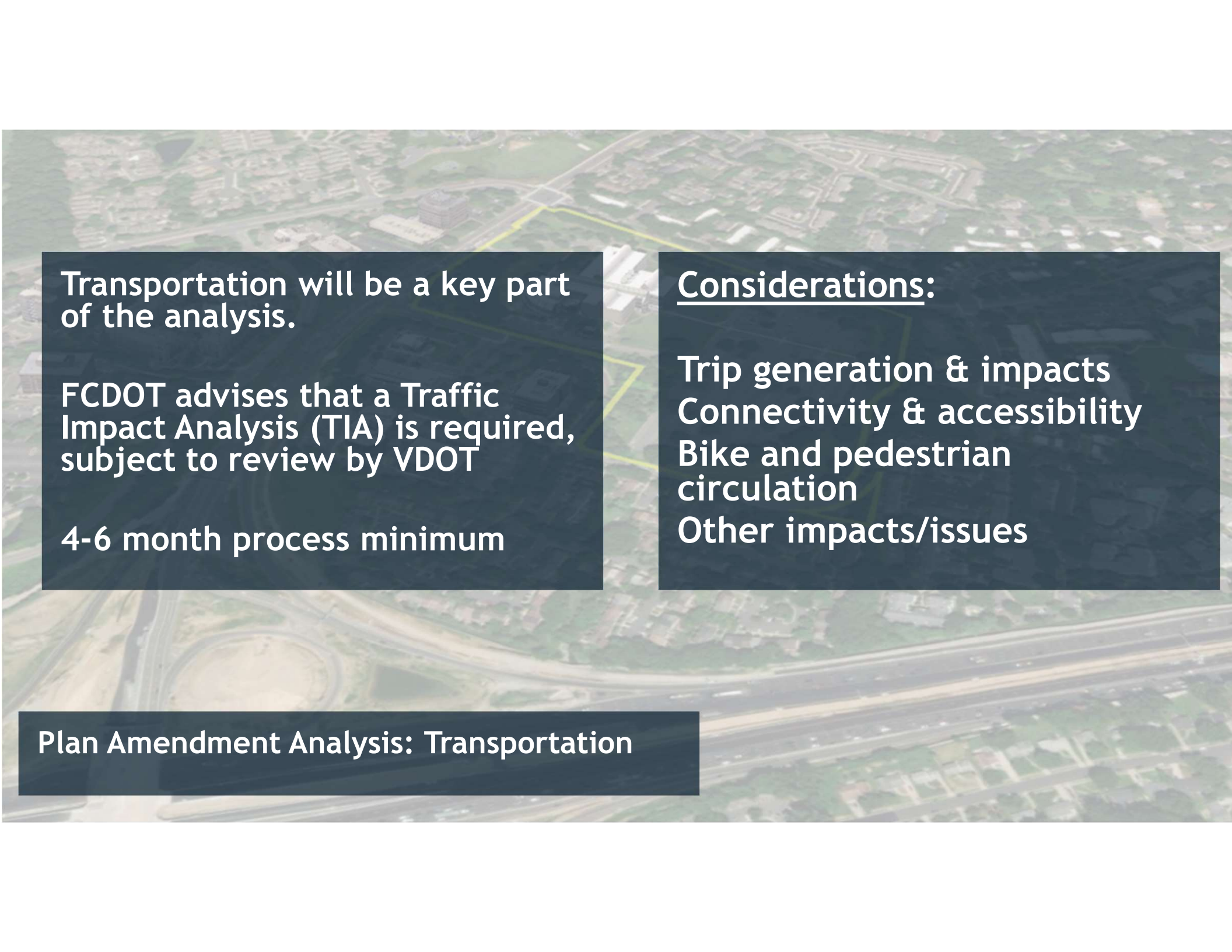
LAND AREA (sq. ft.)

EXAMPLE:

$$\frac{100,000 \text{ sq. ft. of building}}{100,000 \text{ sq. ft. of land}} = 1.0 \text{ FAR}$$



Plan Amendment Analysis: Land Use



Transportation will be a key part of the analysis.

FCDOT advises that a Traffic Impact Analysis (TIA) is required, subject to review by VDOT

4-6 month process minimum

Considerations:

Trip generation & impacts
Connectivity & accessibility
Bike and pedestrian circulation
Other impacts/issues

Plan Amendment Analysis: Transportation

The Site and Community Context



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Surface Parking
1,150 spaces

AT&T Corporate Offices
440,000 square foot office building

Site Context
33 acres
1,440,965 square feet



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

Flint Hill Suburban Center

(110 acres)

Fairfax Planning District Area II

Suburban Centers: Employment centers along major arterial roads. Evolving to include mixed uses such as transit stations and town centers and are more urban in character. The core areas are generally surrounded by transitional areas of less intensity.

Buildings

- Single Family Residential
- Commercial
- Multi Family Residential
- Public
- Other
- Industrial
- Mobile Home
- Multi Story Garage
- Mixed Use

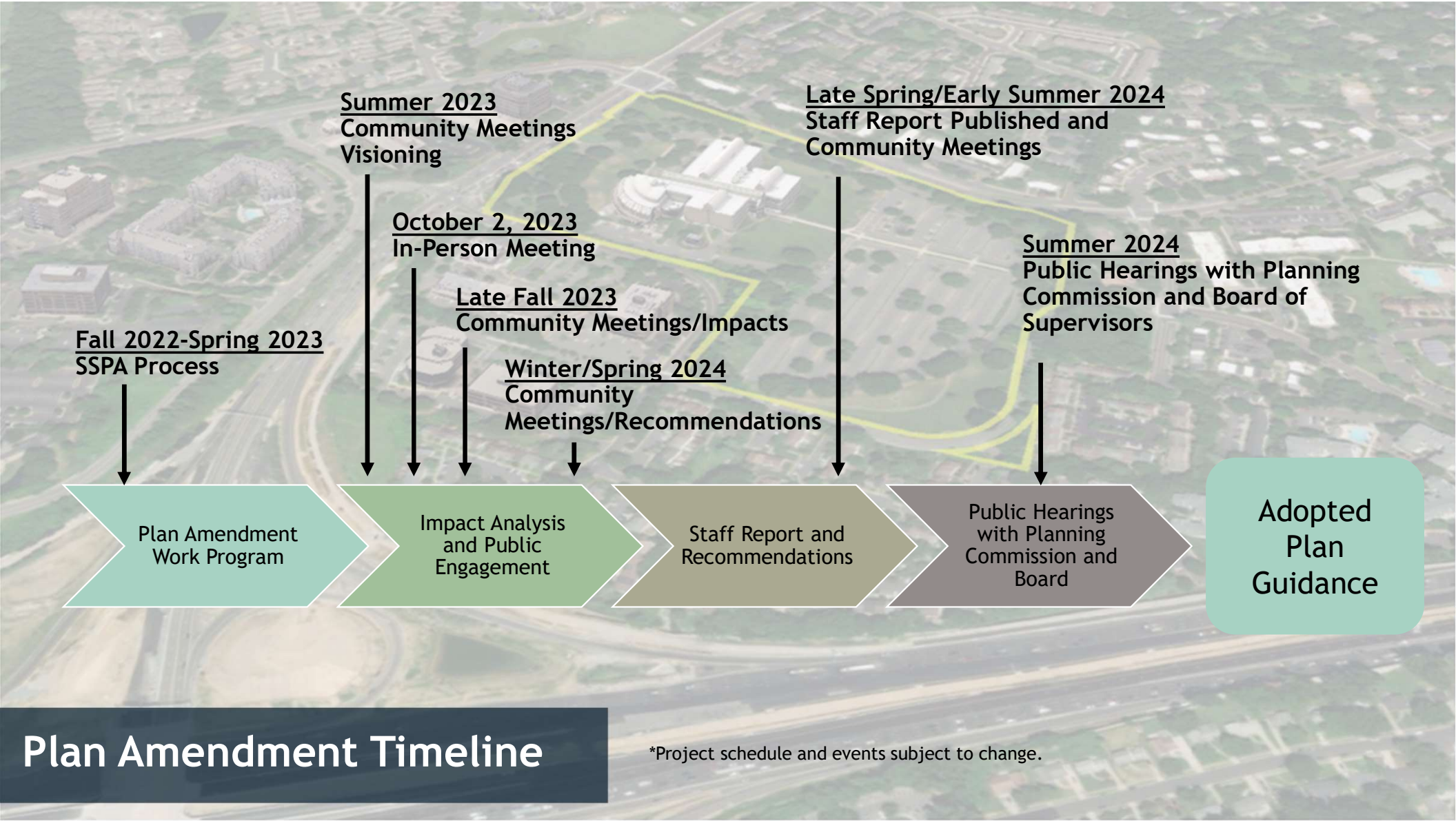
AT&T Campus



Flint Hill Suburban Center



Surrounding Existing Land Uses



Plan Amendment Timeline

*Project schedule and events subject to change.



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