

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



PLANNING & DEVELOPMENT

- Monday, October 2, 2023 7:00 p.m.
- Community Meeting
- Oakton High School



WELCOME!

Introductions and Opening Remarks

Presentations:

Comprehensive Planning and Background
(Ryan Stewart, Fairfax County)

Project and Design Update
(Evan Goldman, EYA)

Facilitated Questions and Answers
(Ellen Gray, Fairfax County)

Next Steps, Future Public Engagement and Closing Remarks

3033 CHAIN BRIDGE ROAD

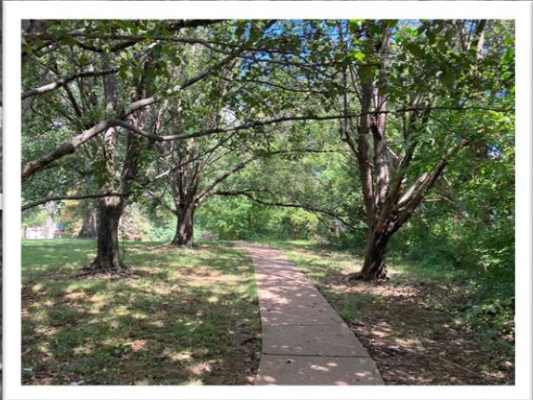
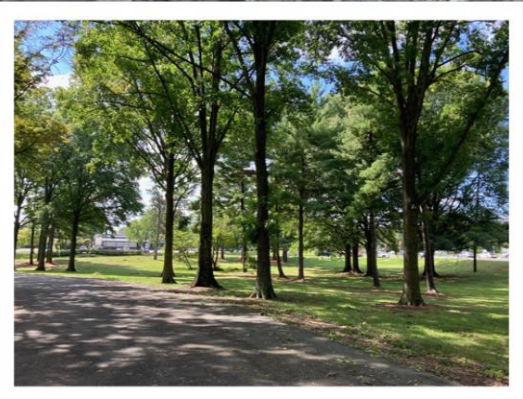
33 acres – AT&T's corporate campus

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

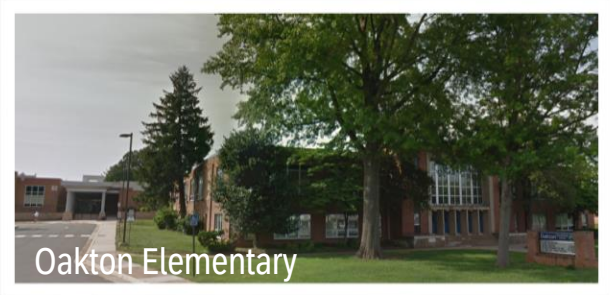
Comprehensive Plan Amendment to consider up to 1.0 FAR of residential mixed use, including office and community-serving retail and to evaluate the site as a potential core for the Flint Hill Suburban Center.



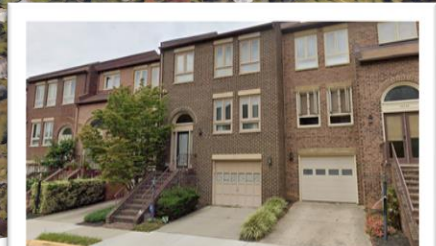
3033 CHAIN BRIDGE ROAD



SURROUNDING AREA



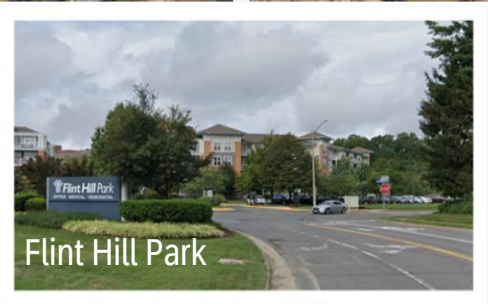
Oakton Elementary



Residential Neighborhoods



Oak Marr Park & RECenter



Flint Hill Park



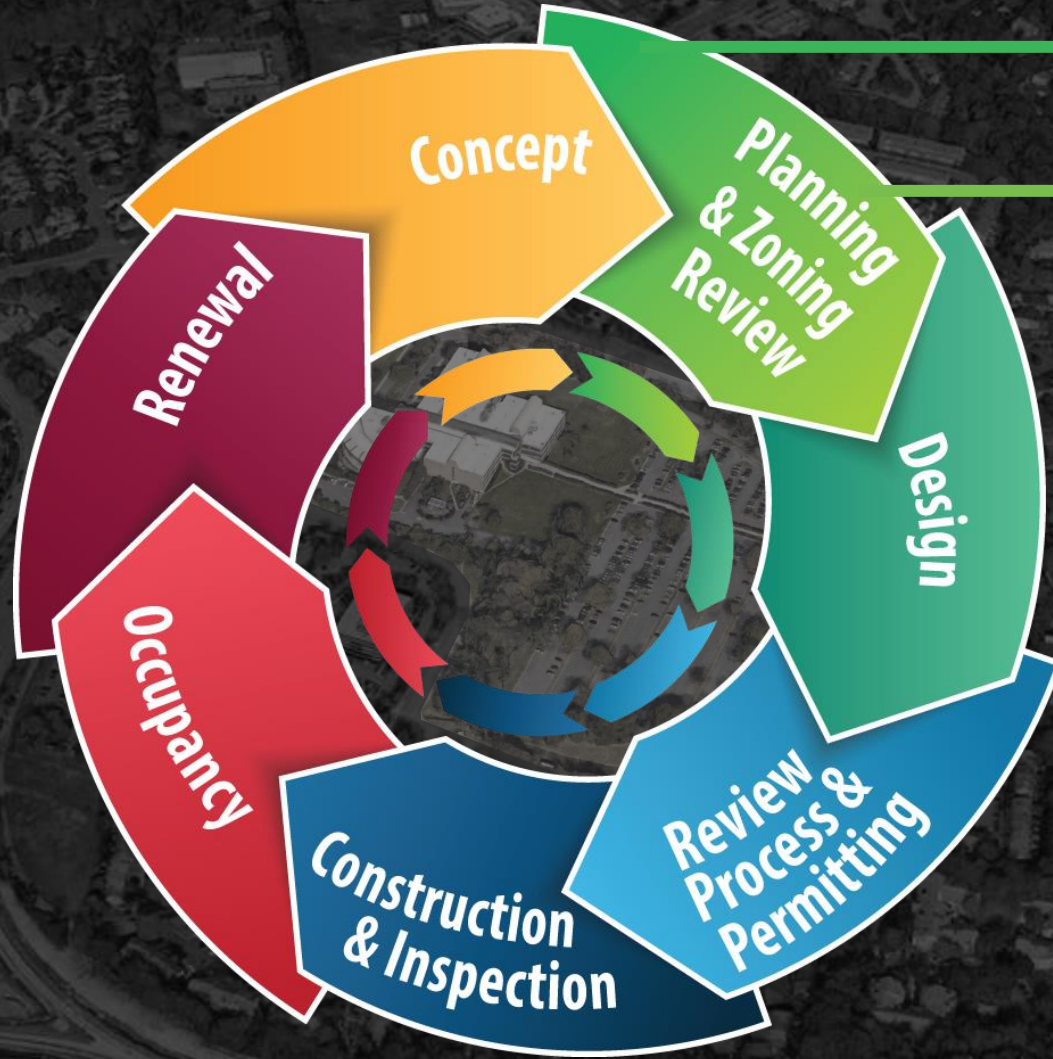
Post Office & Local Business



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 how the use of the county's land and natural resources develop 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

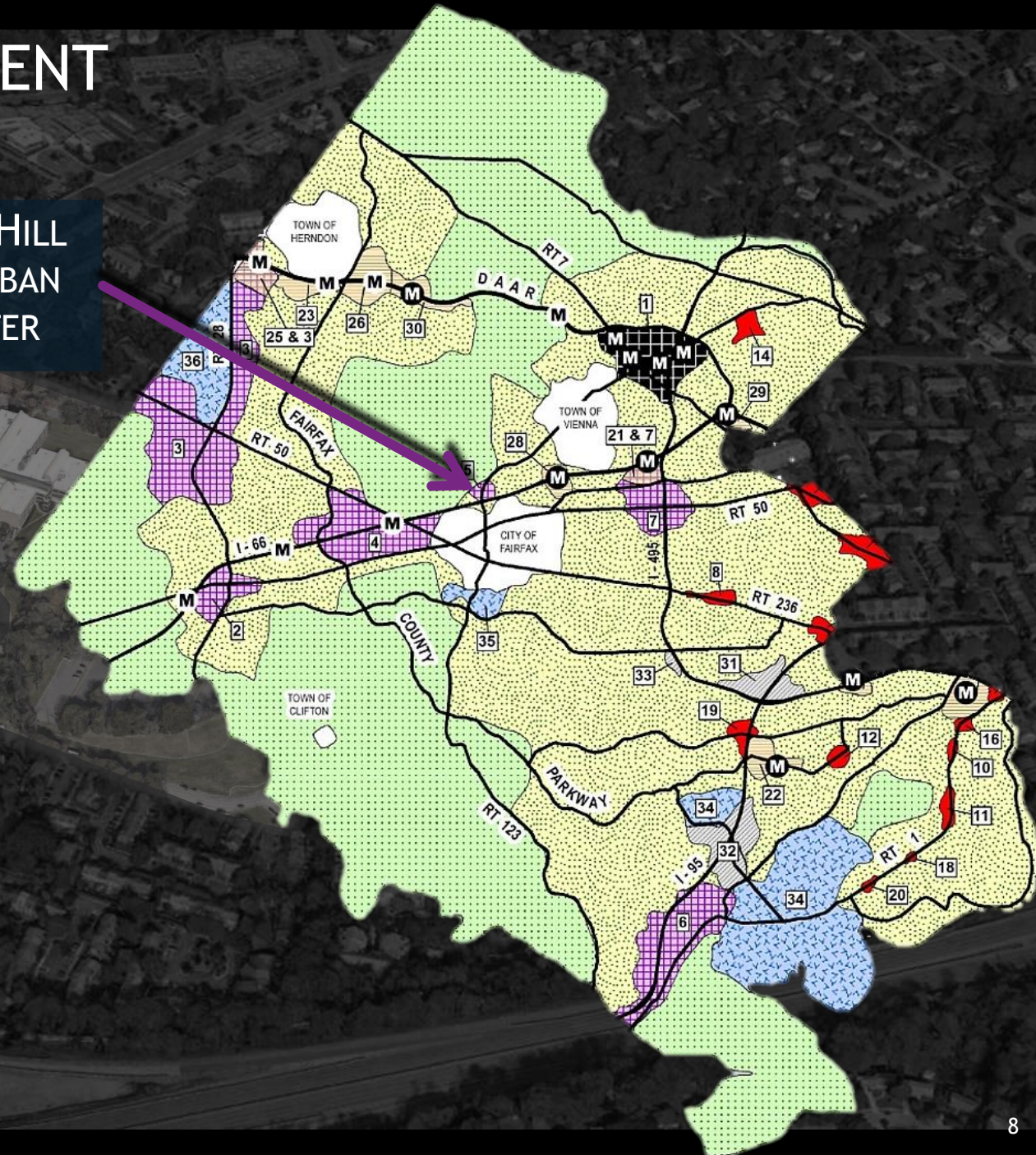
CONCEPT FOR FUTURE DEVELOPMENT

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.

The **Flint Hill Suburban Center** is the smallest of the county's Activity Centers.

FLINT HILL
SUBURBAN
CENTER



MEASURING DEVELOPMENT INTENSITY: FLOOR-AREA RATIO

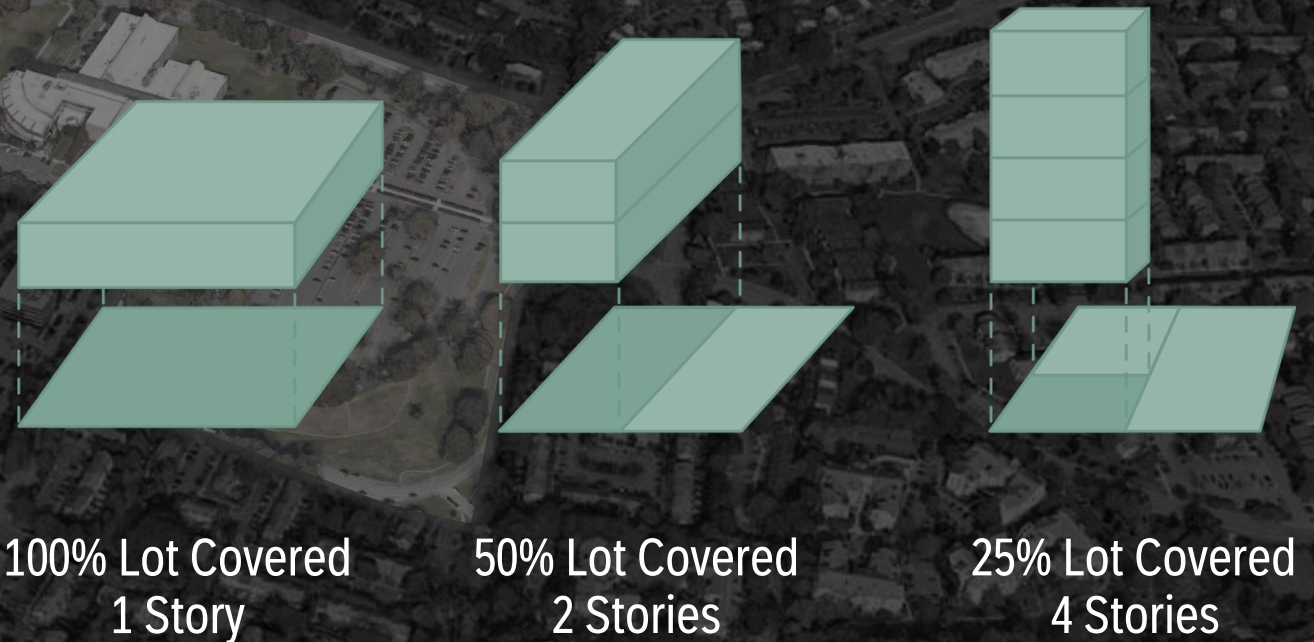
Floor-Area Ratio (FAR) is used to describe how much building is on a property. It is commonly used in mixed-use development.

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.

For comparison, the AT&T site is currently developed at 0.31 FAR.

FAR 1.0



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

NEARBY LAND USES – PRESENT DAY

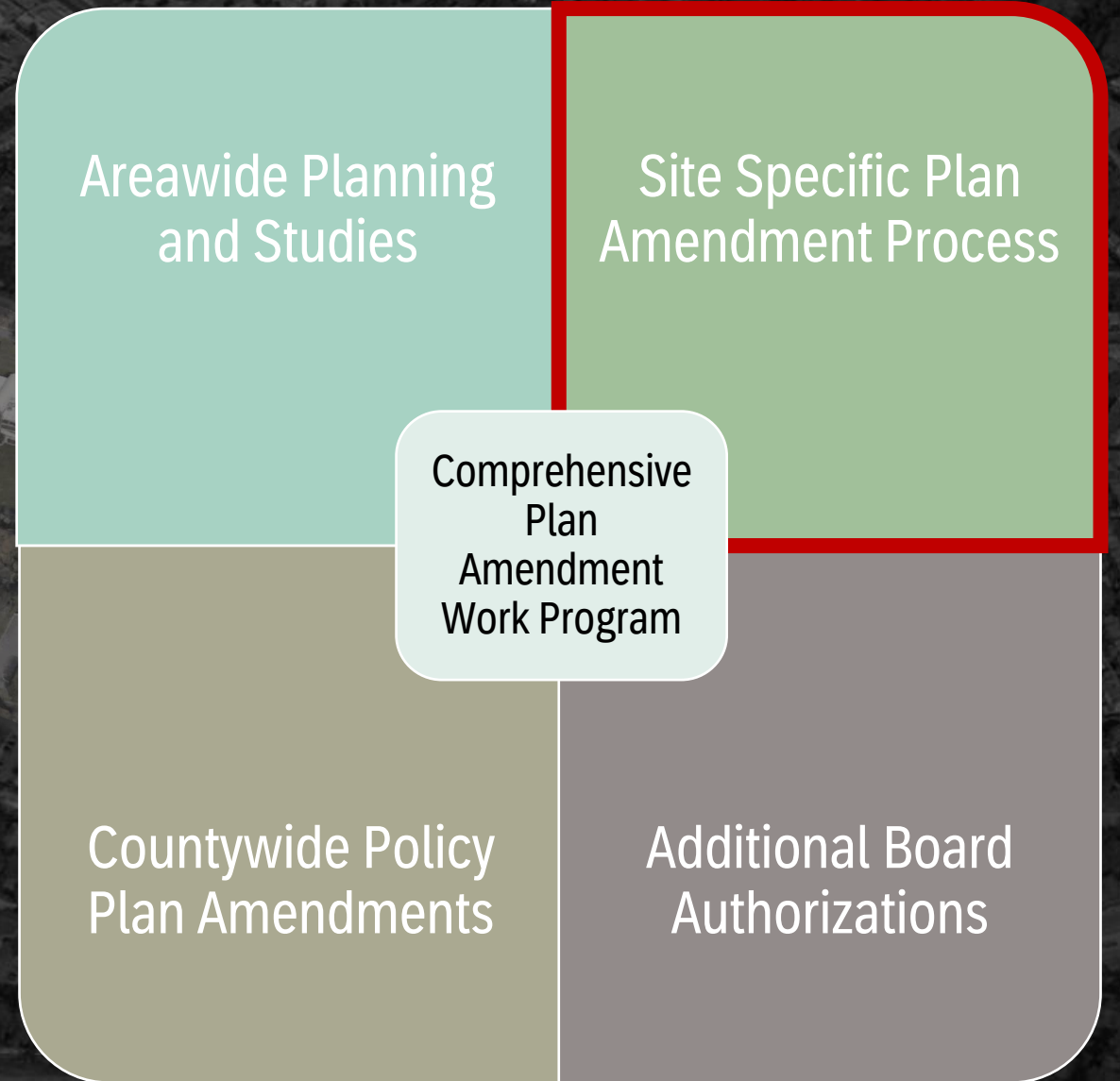


BUILDING TYPES

- Single Family and Townhomes
- Other
- Commercial
- Public/Institutional
- Multifamily Residential
- Industrial (or zoned Industrial)
- Multi-story Garage

AMENDING THE COMPREHENSIVE PLAN

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



PLAN AMENDMENT ANALYSIS

How should a site develop in the future?

What are the benefits and impacts to the community?

We plan to share these findings starting later this fall.



Land Use



Transportation & Access



Environment



Public Facilities



Open Space and Parks



Schools



Health and Human Services

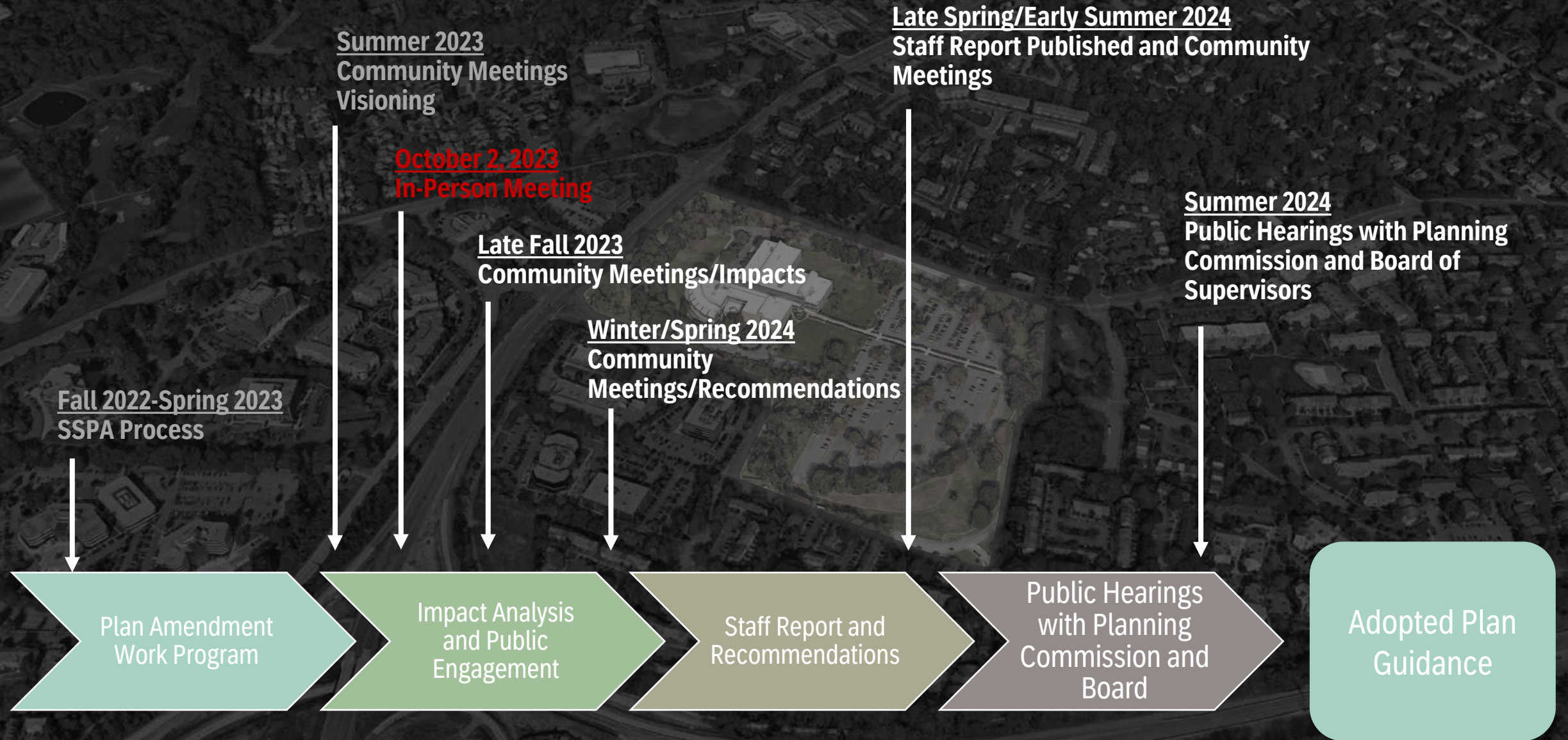


Housing



Heritage Resources

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)



