



FAIRFAX COUNTY  
SITE-SPECIFIC PLAN AMENDMENT PROCESS  
COUNTYWIDE

SCREENING  
CPN22-PR-004  
AT&T CAMPUS  
OAKTON

Address/Tax Map Parcels: 3033 Chain Bridge Road  
Tax Map Parcel 47-2 ((1)) 58

Nominator: Mark Looney

Supervisor District: Providence  
Planning Area: Area II  
Planning District: Fairfax Planning District, Flint Hill Suburban Center, Land Unit B  
Acreage: 32 acres

Current Plan Map/Text: Mixed use up to an intensity of 0.40 FAR. Further development on the AT&T site should be within the approved intensity and compatible with existing development on the site.

Nomination: Residential mixed-use up to 1.0 FAR, consisting of single-family attached dwellings, multifamily dwellings, office use, and community serving retail uses.

Comprehensive Plan Considerations:

The subject site is located at the intersection of Chain Bridge Road and Jermantown Road to the north of Interstate 66. The subject property is developed at an intensity of 0.31 FAR and contains a 443,750-square-foot building, constructed in 1980, that once served as a corporate office campus for AT&T. Open space on the site is maintained with a central lawn with stands of mature trees that buffer the campus building from the surrounding roads and nearby development at the site's perimeter. A large surface parking lot serving the campus is located in the eastern portion and accessed by drive aisles from Chain Bridge Road and Jermantown Road. Adjacent areas to the north of Jermantown Road and south of Flagpole Lane are developed for and developed with single-family attached residential uses. Adjacent non-residential uses consist of a Borge Street Park to the east of the subject site, and commercial sites to the west of White Granite Road and Chain Bridge Road, which are planned for mixed use and primarily developed with low-rise to mid-rise office uses with supporting retail, restaurant, and service uses. The area immediately south of the site has an option for mid-rise multifamily development up to a density of 12-16 dwelling units per acre (du/ac) in buildings with heights that do not exceed six stories.

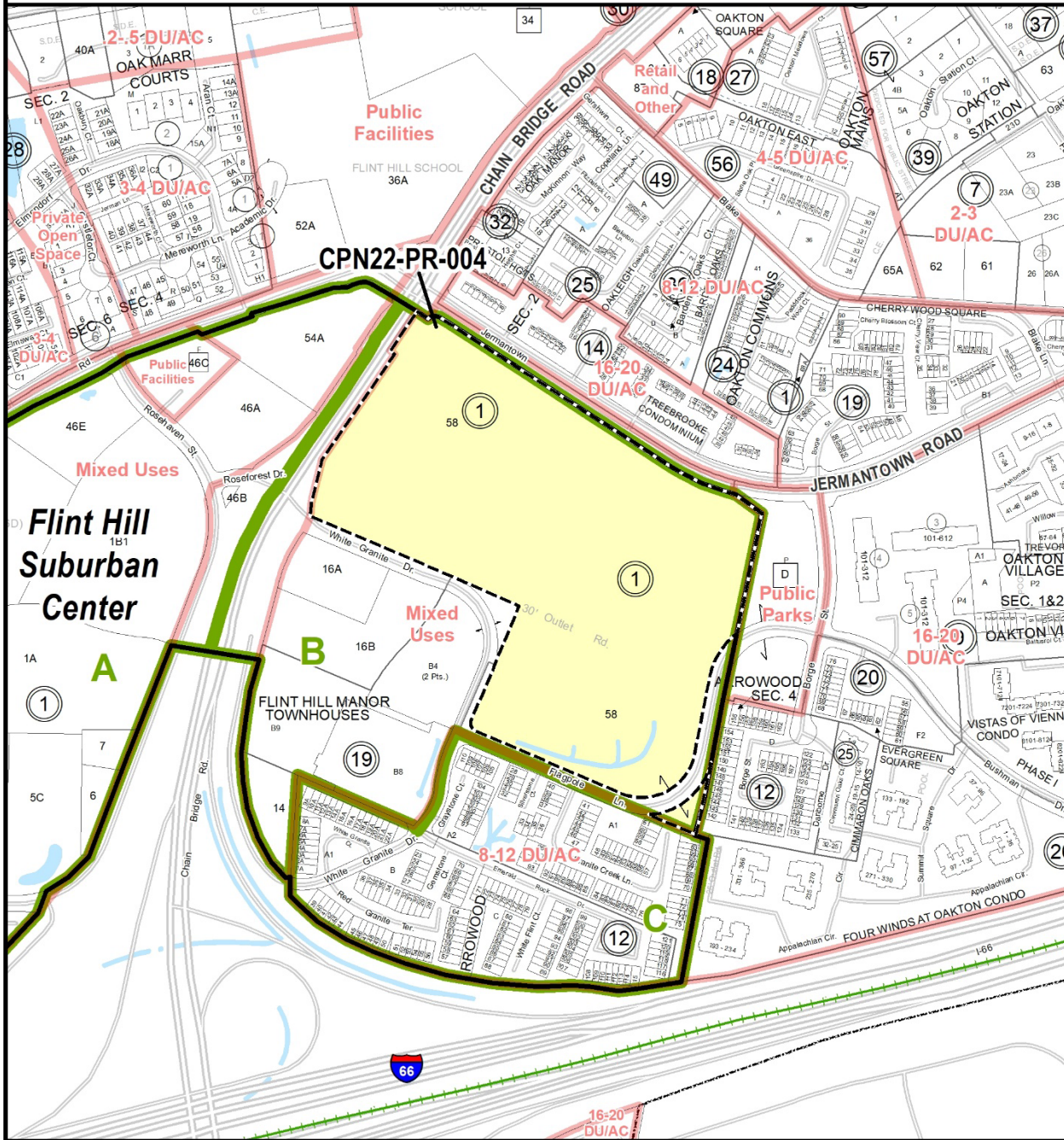
The Concept for Future Development notes that the area is located in the Flint Hill Suburban Center. Suburban Centers are employment centers located along major arterials, and area evolving to include mixed-use cores that are more urban in character. The core areas are generally surrounded by transitional areas of lesser intensity. Within Suburban Centers generally, a complementary mix of office, retail, and residential use are encouraged in a cohesive moderate to high-intensity setting. The Flint Hill Suburban Center is the smallest suburban center in the County, and a specific core area is not identified in the plan. The subject site is the largest parcel in Land Unit B of the Flint Hill Suburban Center and the Plan contains site-specific guidance recommending that any further development of the AT&T campus should within with the approved intensity and with existing access points, and with further recommended conditions related to restaurant uses, landscaping, and transportation improvements.

The nomination proposes residential mixed-use development at a density of 1.0 FAR. The proposal is for a variety of residential use types including market-rate dwellings, affordable units, and senior housing in the form of townhomes and mid-rise multifamily buildings up to a maximum height of seven stories, which the nomination notes would be compatible with the existing residential densities on adjacent developments. Non-residential uses are proposed as office use and a mix of community-serving retail, restaurants, a grocery store, and other supportive uses, with approximately 24 percent of the site, including the stand of mature trees along Chain Bridge Road, to be maintained

in open space. The statement of justification indicates that the proposal would advance important County objectives by offering housing at a variety of income levels, revitalizing underperforming commercial space that is currently developed as non-residential uses, improving transportation infrastructure, and increasing the amount of open space available to the community. The addition of a mix of uses would support the vision for the Suburban Center by providing additional housing and shopping opportunities. The proposed intensity of development is higher than surrounding properties, however, given the size and location of the campus, the nomination presents an opportunity to develop a “core” to the Flint Hill Suburban Center with active uses and open spaces. If the nomination is added to the Work Program, compatible transitions to adjacent residential areas as well as the retention of beneficial existing trees and open spaces, multimodal circulation, and access should be carefully considered.

# CPN22-PR-004

## AT&T Campus Oakton



CPN22-PR-004      Land Unit      Baseline Plan Recommendation

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS  
MAP CURRENT TO OCTOBER 2022

OTPA\_GRAPHICS\2022\_items\2022 Site Specific Plan Amendment Process\NOMINATIONS

