



FAIRFAX COUNTY  
SITE-SPECIFIC PLAN AMENDMENT PROCESS  
COUNTYWIDE

<b>Nomination Number</b>	CPN22-PR-004
<b>Supervisor District</b>	Providence
<b>Parcel ID Number(s)</b>	47-2 ((1)) 58
<b>Parcel Address(es)</b>	3033 Chain Bridge Road, Vienna, VA 22185
<b>Nominator</b>	Mark Looney
<b>Plan Map Designation</b>	Mixed Use
<b>Comprehensive Plan Recommendation for Nominated Property</b>	"The AT&T Corporate Office is the predominant use in this land unit and is almost completely developed. Further development on the AT&T site should be within the approved intensity and compatible with existing development on the site. Only existing access should be used and existing landscaping should be maintained and enhanced, where appropriate." (Fairfax Planning District, Flint Hill Suburban Center, Page 19)
<b>Proposed Land Use</b>	MixedUse
<b>Summary of Proposed Comprehensive Plan Change</b>	This SSPA Nomination proposes to allow an appropriately-scaled mixed-use neighborhood destination, with opportunities for enhanced connectivity through the Property while preserving natural features along the perimeter of the Property. The Nomination envisions mid-rise multifamily residential, office and community-serving retail uses in the core area, with townhomes in the eastern and southern areas intended to provide transitional uses to surrounding uses. Residential uses would include market-rate, affordable, and/or senior housing uses, while the retail uses would target goods and services that surrounding residents and the remaining AT&T employees today must drive to drive to enjoy, including restaurants, food/grocery stores and service uses. AT&T may maintain a presence at the Property, albeit in a smaller footprint, making this mixed-use community ideal for telework or to support non-residential uses. The Nomination proposes up to seven stories.



Mark C. Looney  
T: +1 703 456 8652  
mlooney@cooley.com

October 26, 2022

Leanna O'Donnell  
Director  
Department of Planning and Development - Planning Division  
12055 Government Center Parkway  
Suite 730  
Fairfax, VA 22035

**Re: 3033 Chain Bridge Road - Site Specific Plan Amendment Nomination**

Dear Ms. O'Donnell:

This firm represents EYA (the "Applicant"), the applicant for a Site-Specific Plan Amendment (SSPA) to the Comprehensive Plan. This nomination (the "Nomination") to amend the Comprehensive Plan is proposed for 3033 Chain Bridge Road, further identified as Fairfax County Tax Map Number 47-2 ((01)) 0058 (the "Property"), within the Providence District.

#### Existing Conditions

The Property consists of approximately 33 acres currently developed with a 440,000 sf. office building built in 1981 and 1,150 accompanying parking spaces. The Property for decades served as AT&T's regional office campus. More recently, however, AT&T's occupancy has dwindled to approximately 10% of the building and is not expected to rebound. Moreover, the building's physical condition has deteriorated to the point where major capital investments are required simply to continue operating even at significantly reduced occupancy. As a result, the Property is at an inflection point as to how it should be used going forward.

AT&T's decision to largely discontinue occupancy of the Property also is emblematic of broader trends in the suburban office market, which has experienced transformative changes through and even before the pandemic. Employees increasingly telework, reducing demand for office space. Class B and C office buildings have the highest vacancy rates in the region, as tenants consolidate into amenitized, accessible, walkable, and newer spaces near transit. The Property currently underperforms economically and environmentally with over one thousand surface parking spaces and little-to-no stormwater management facilities. From a landlord's perspective, finding users to fill single-use office campuses is increasingly difficult given the above characteristics. The Property, once an icon of the 1980s suburban office campus model, now faces an uncertain future. Unfortunately, existing Comprehensive Plan guidance and the underlying industrial zoning collectively leave few options for the Property absent approval of this Nomination.

The Property has a uniquely large amount of acreage in a centralized and convenient location. It enjoys direct access to/from Chain Bridge Road and Jermantown Road, with additional frontage along White Granite Drive and Flagpole Lane. The Property is conveniently located within 1/4 mile of the I-66 interchange and is served by the WMATA 2B bus line along Jermantown Road, connecting the Property throughout Fairfax and to the Vienna and Dunn Loring Metro stations. The Property is also adjacent to Borge Street Park and contains open space surrounding the building and parking lot.



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### Existing Zoning

The Property is zoned to the I-3, Light Intensity Industrial District and is subject to the proffered conditions associated with Rezoning Application RZ 77-P-061, approved by the Board of Supervisors on December 5, 1977. The Property was subsequently constructed with the AT&T office building, and then expanded in 1984 to allow an underground addition.

### Existing Comprehensive Plan

The Property is located within Land Unit B of the Flint Hill Suburban Center, within the Fairfax Planning District, and has a land use map designation of Mixed Use. Surrounding properties are planned for and developed with residential uses at 12-16 and 16-20 units per acre, the latter of which translates into an approximately 1.0 FAR. The Mixed Use designation is for a "mix of related uses such as office, hotel, residential, and/or retail development within a designated area." The Property also is part of the Flint Hill Suburban Center, which the County's Concept for Future Development has targeted for future growth "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." Despite this broad Comprehensive Plan language that anticipates future mixed-use development at the Property, the Comprehensive Plan has site-specific plan language that restricts such redevelopment, thereby making this Nomination a necessary requirement before any such redevelopment could occur.

In particular, the Comprehensive Plan identifies the AT&T Campus as the predominant use within Land Unit B, and plans that "further development on the AT&T site should be within the approved intensity and compatible with existing development on the site. Only existing access should be used and existing landscaping should be maintained and enhanced, where appropriate." This language suggests that the Property is planned to remain largely as it is today: a low-density suburban office park. For the reasons reviewed below, the existing Comprehensive Plan is no longer fitting for the Property, and a Plan amendment would better align the Property with broader Comprehensive Plan guidance to permit better utilization of the Property with respect to use, design, transportation, and to contribute to community cohesion.

### Proposal

This SSPA Nomination proposes to allow an appropriately-scaled mixed-use neighborhood destination. The attached concept plan identifies opportunities for enhanced connectivity through the Property while preserving natural features along the perimeter of the Property, resulting in a total of ~24% open space throughout the Property. The Concept Plan also depicts a potential extension of the Borge Street Park natural space and a proposed walking loop throughout the Property, which are consistent with some of the existing features used and enjoyed by area residents. New transportation connections divide the existing superblock into human-scaled blocks appropriately sized for new mixed-use development, while also promoting a walkable community and efficient mobility in and through the Property. New and enhanced stormwater management facilities will bring 33 acres of land up to modern standards and contribute to improvements in the region's water supply while reducing downstream erosion.

Within the building envelope, the Nomination envisions mid-rise multifamily residential, office and community-serving retail uses in the core area, with townhomes in the eastern and southern areas intended to provide transitional uses to surrounding uses. Residential uses would include market-rate, affordable, and/or senior housing uses, while the retail uses would target goods and services that surrounding residents and the remaining AT&T employees today must drive to drive to enjoy, including restaurants, food/grocery



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stores and service uses. AT&T may maintain a presence at the Property, albeit in a smaller footprint, making this mixed-use community ideal for telework or to support non-residential uses.

The new streets proposed in the Nomination would create multiple accesses from all sides of the Property, allowing for the efficient movement in and through the Property. The non-residential and multi-family uses are designed towards the center and western portions of the Property and would most naturally be accessed by Chain Bridge Road and Jermantown Road. Access points proposed along White Granite Drive and Flagpole Lane would provide secondary access into the Property and accomplish basic connectivity to offer adequate emergency service access, walkability, and an efficient transportation network.

The Nomination seeks to achieve several goals of the overall Comprehensive Plan, chiefly by developing in accordance with the base land use designation on the Property (i.e., Mixed Use) and the intent of the Flint Hill Suburban Center as a node of development activity. The Nomination proposes up to seven stories in height, which is similar to heights recommended in the Comprehensive Plan. The surrounding residential areas also are already planned and developed with comparable intensities but lack the walkable amenities favored in today's economy. The Nomination would provide the County with a considerable increase in property tax generation while contributing to much needed housing supply within different housing types.

The Nomination also advances the objectives of the County's Policy Plan – most applicably by offering a proposal in accordance with the Plan's Residential Development Criteria - in addition to the Area Plans as reviewed above. The Nomination is consistent with the County's Strategic Plan, the Housing Strategic Plan, and the Economic Success Plan. In accordance with the Strategic Plan, the Nomination offers cultural and recreational opportunities; economic opportunity; supports the environment; supports housing and neighborhood livability; and supports mobility and transportation. The Nomination is consistent with the Housing Strategic Plan, as it will increase the supply of housing available to residents with varying income levels and. The Nomination is consistent with Economic Success Plan as it will diversify the economy by revitalizing underperforming non-residential users, create places where people want to be, and will invest in the physical and natural infrastructure through transportation and open space improvements.

The Applicant has a track record of robust stakeholder engagement and will do so during this SSPA process with properties within and surrounding the SSPA Area. The Applicant already has coordinated outreach plans with Supervisor Palchik's office and will conduct additional coordination in the weeks and months to come.

We appreciate your consideration of this SSPA and are available to discuss any questions that you may have.

Sincerely

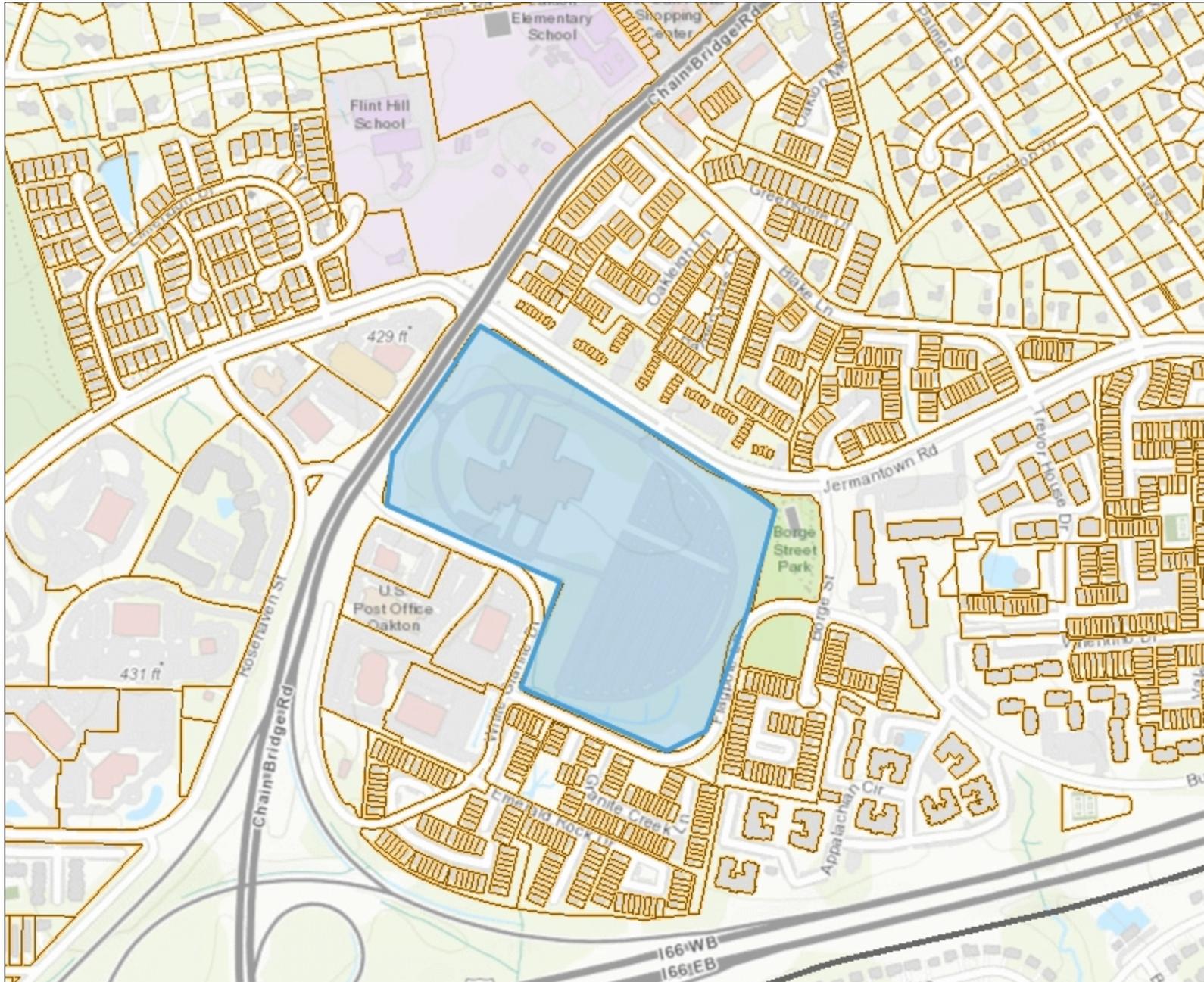
A handwritten signature in black ink that reads "Mark Looney".

Mark C. Looney

MCL



# 3303 Chain Bridge Road SSPA Property Map



**Legend**

- Parcels

**Notes:**



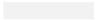
This map is intended for reference purposes only. Fairfax County does not provide any guarantee of the accuracy or completeness regarding the map information.

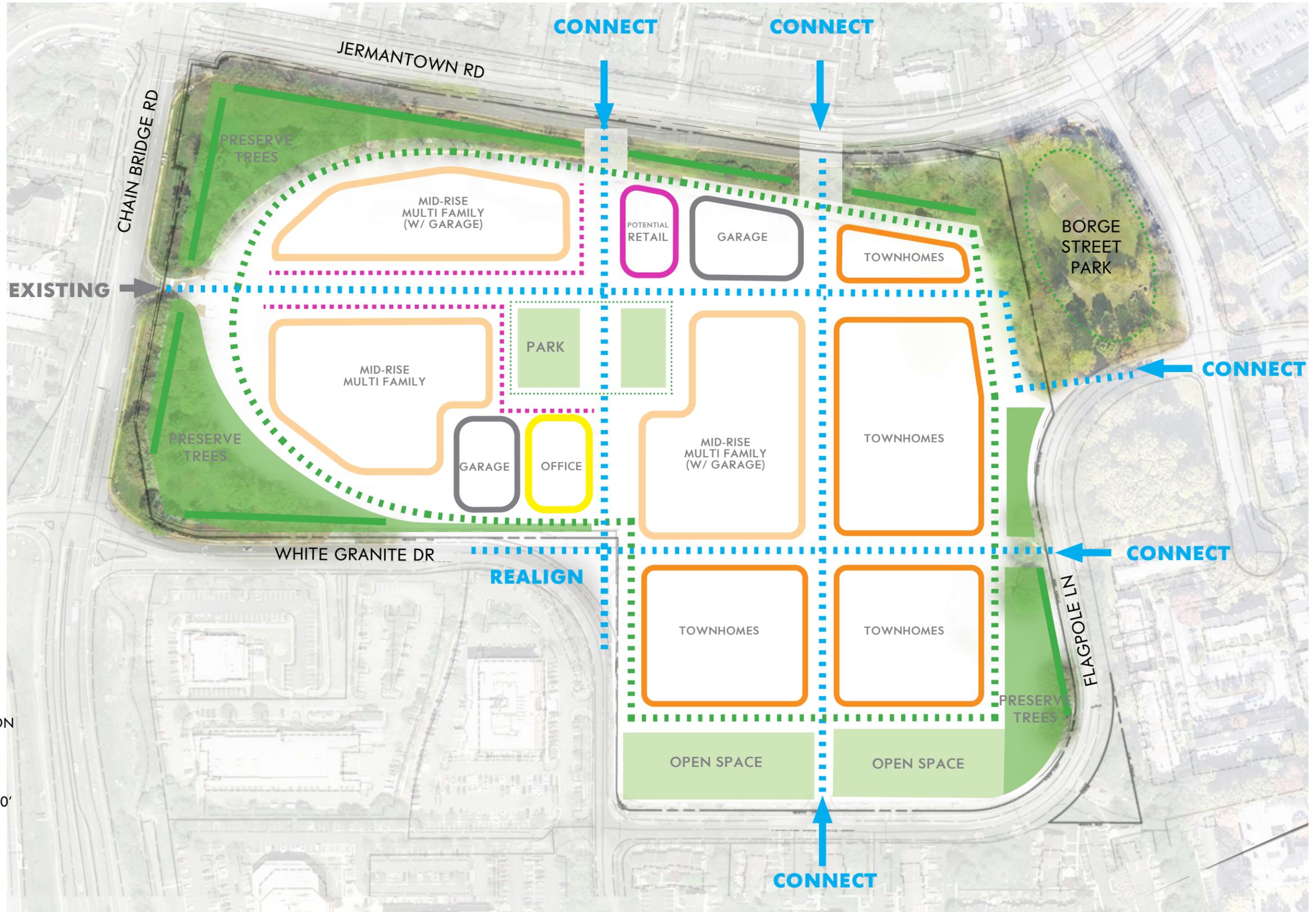
Map produced: 10/26/2022

# SITE DIAGRAM OPPORTUNITY FOR PROGRAM

## KEY FACTS

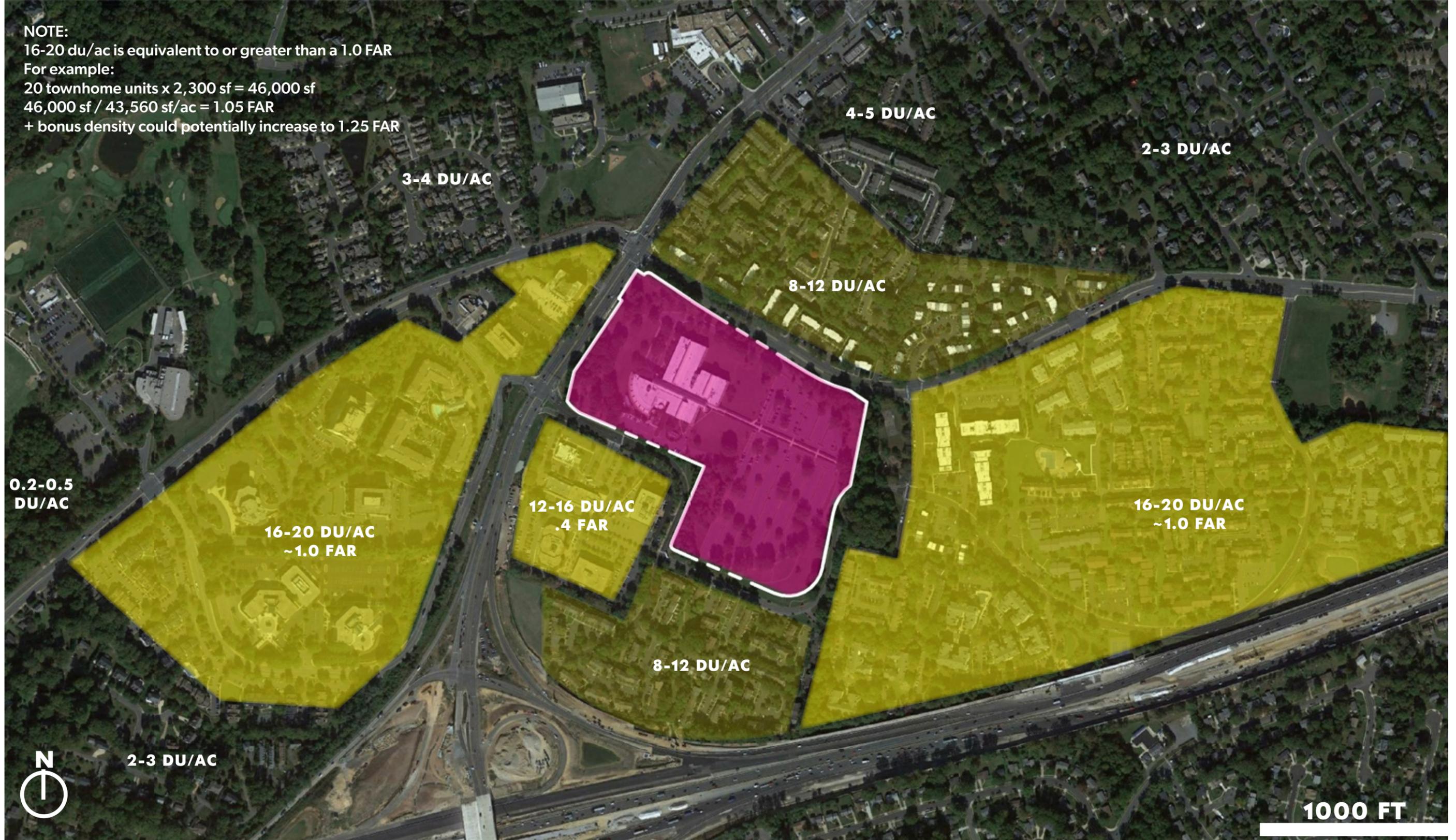
Site area: 33.08 Acres or 1,441,058 SF  
 Open Space\*: +/- 7.9 Acre or 340,000 SF  
 +/- 24% Open space

-  NEW GARAGE
-  TOWNHOME
-  MID-RISE MULTIFAMILY
-  STANDALONE RETAIL
-  POTENTIAL STREET RETAIL
-  BUFFER
-  COMMERCIAL
-  TRAFFIC CIRCULATION
-  WALKING/ BIKING LOOP
-  EXISTING ROAD CONNECTION
-  NEW ROAD CONNECTION
-  HIGH DENSITY/ HEIGHT 85'+
-  MEDIUM DENSITY/ HEIGHT 60'
-  LOW DENSITY/ HEIGHT 45'



# SITE ANALYSIS

## CONTEXT: COMPREHENSIVE PLAN DENSITY RECOMMENDATIONS



# SITE ANALYSIS

## AERIAL LOOKING NORTHWEST



# SITE ANALYSIS STREET VIEWS



CHAIN BRIDGE ROAD



JERMANTOWN RD



FLAGPOLE LANE



WHITE GRANITE DRIVE



BORGE STREET PARK

# PRECEDENTS ADJACENT NEIGHBORHOOD RESIDENTIAL



JERMAINTOWN ROAD



JERMAINTOWN ROAD (ON MOTOR COURT)



BORGE STREET



FLAGPOLE LANE



TREVOR HOUSE DRIVE



PADDOCK WOOD CT

# Vision:

Transforming an underutilized commercial property into an **appropriately-scaled mixed-use neighborhood destination.**

Respecting the existing residential context while creating a **new, highly-amenitized gathering place for the community.**

# SITE ANALYSIS

## PRESERVE EXISTING TREE BUFFERS



SITE DIAGRAM

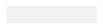
OPPORTUNITY FOR OPEN SPACES & WALKING/BIKING TRAIL

KEY FACTS

Site area: 33.08 Acres or 1,441,058 SF  
 Open Space\*: +/- 7.9 Acre or 340,000 SF  
 +/- 24% Open space

Preserve existing tree buffers along Chain Bridge Road & Jermantown Rd

Opportunity for walking loop  
 Create central open space

-  NEW GARAGE
-  TOWNHOME
-  MULTIFAMILY
-  RETAIL
-  BUFFER
-  COMMERCIAL
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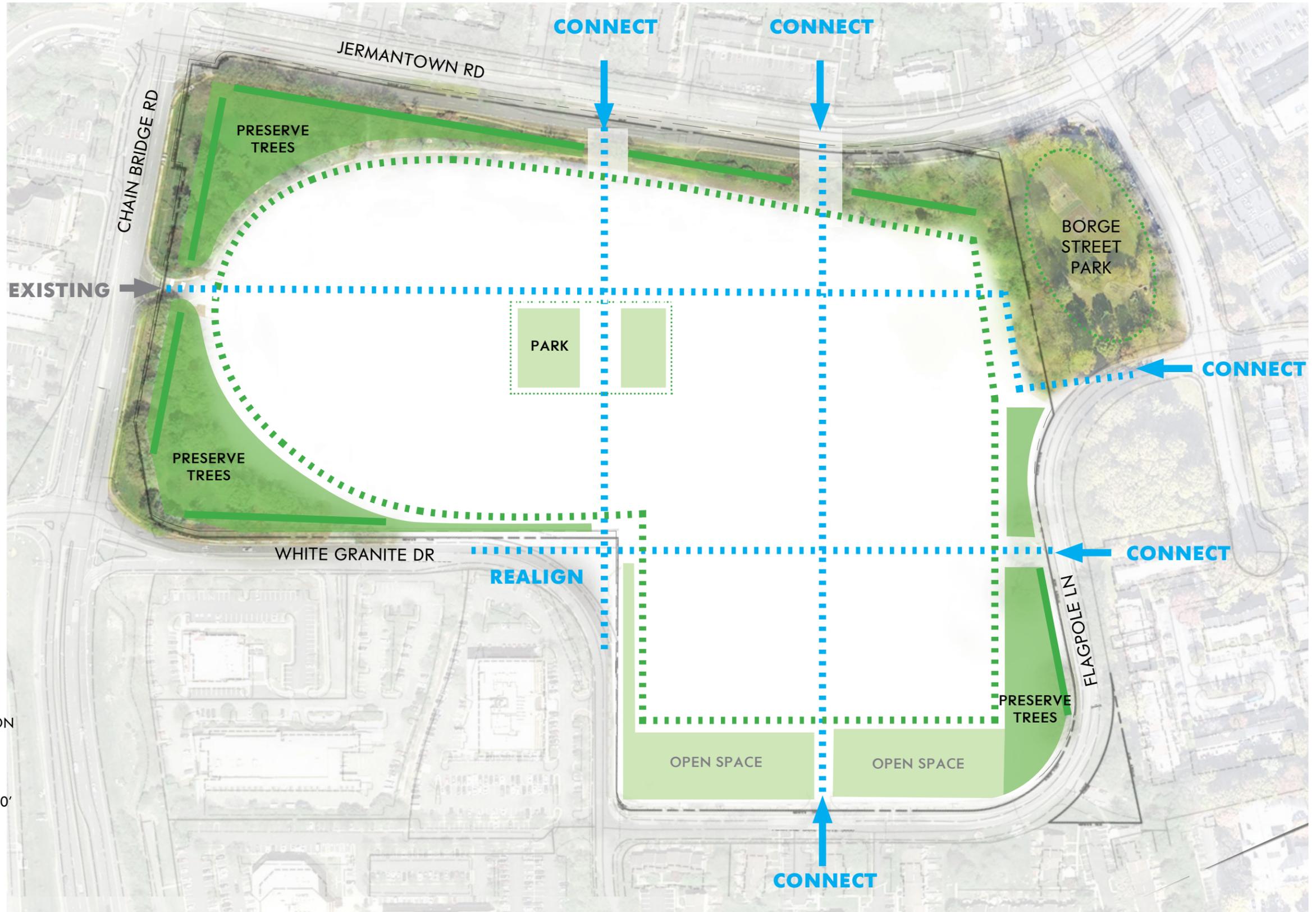
# SITE DIAGRAM OPPORTUNITY FOR CONNECTIONS

## KEY FACTS

Site area: 33.08 Acres or 1,441,058 SF  
 Open Space\*: +/- 7.9 Acre or 340,000 SF  
 +/- 24% Open space

Realign White Granite to create town center near existing commercial lots

Leverage existing curb cuts



- NEW GARAGE
- TOWNHOME
- MULTIFAMILY
- RETAIL
- BUFFER
- COMMERCIAL
- TRAFFIC CIRCULATION
- WALKING/ BIKING LOOP
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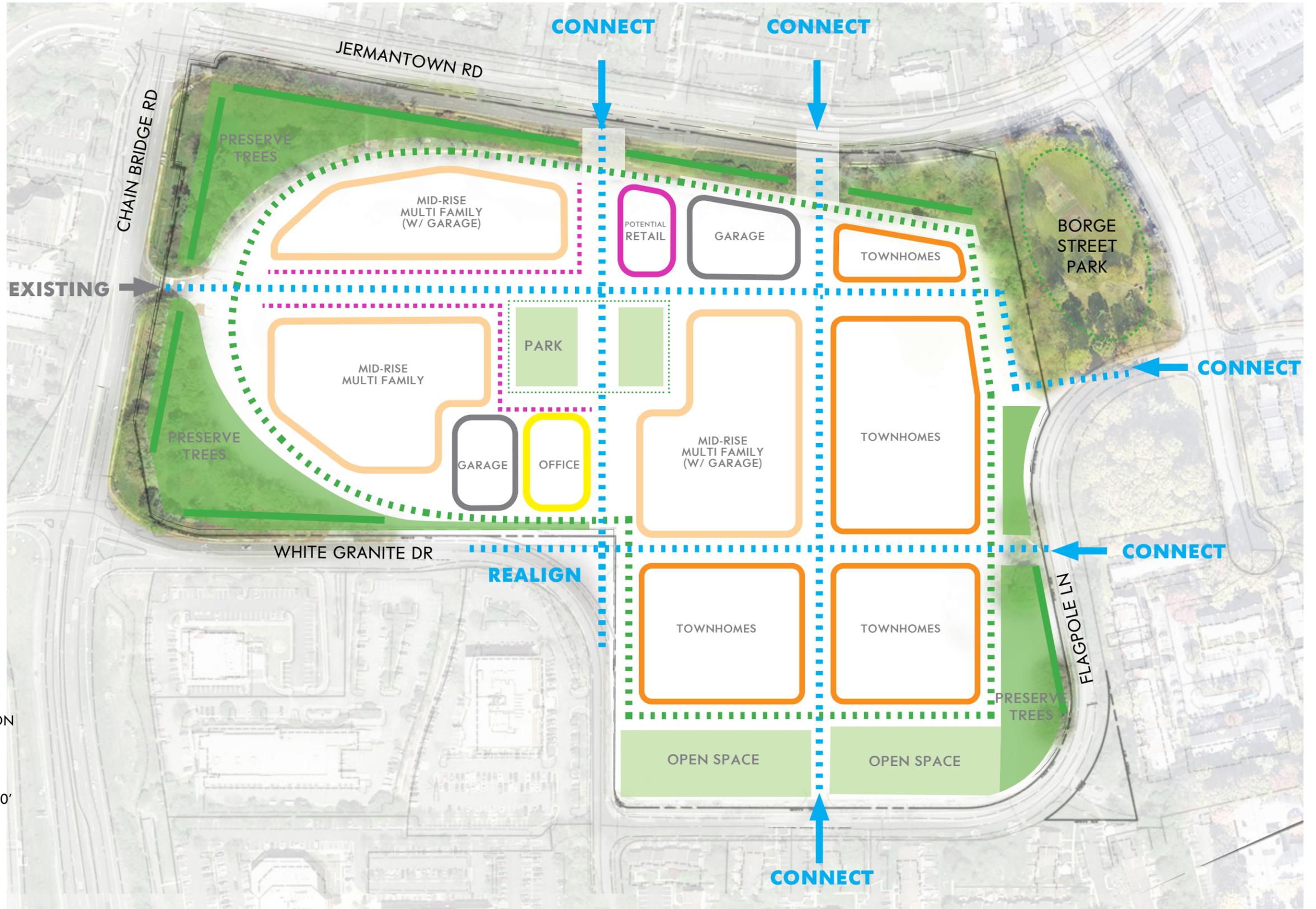


# SITE DIAGRAM OPPORTUNITY FOR PROGRAM

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- NEW GARAGE
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# Compatible, Neighborhood-Scale Residential Design



# Compatible, Neighborhood-Scale Residential Design



PRECEDENTS  
TOWN SQUARE



WEAVER STREET MARKET, NC



THE CROSSING CLARENDON, VA



CATHEDRAL COMMONS, DC



TRADER JOE'S, ROCKVILE MD

# PRECEDENTS MULTI-USE LAWNS



# PRECEDENTS ARCHITECTURAL TYPOLOGIES



MIXED USE (6+ STORY)



TRANSITION DENSITY (4-5 STORY)



URBAN ROWHOMES (3-4 STORY)



# Benefits for Oakton and County

- Once in a generation site: opportunity to create a new neighborhood center where none currently exists
  - » Transforming a former 8-hour site into an 18-hour community with new uses that span the day & create vitality
  - » Proposed uses generate more residents/employees/customers than the previous maximum 1,800 AT&T employees
  - » Estimated 8-10x increase in Property Tax Base from \$60 million to \$500-600 million
- Address housing shortage with neighborhood-scale residential
  - » Increase high-quality attainable and affordable homeownership opportunities within walking distance to amenities
  - » Targeted young professional and empty-nester demographic minimized student generation
  - » Appropriate transition to existing residential neighborhoods
- Enhanced Infrastructure
  - » Create walkable, pedestrian-scale neighborhood out of existing superblock with improved street-grid and active transportation connections
  - » New publicly-accessible open spaces with programming and amenities
  - » Bring a 33-acre site with significant impervious surface up to current stormwater management standards

October \_\_\_\_, 2022

Fairfax County Department of Planning and Development  
12055 Government Center Parkway, Suite 700  
Fairfax, Virginia 22035

Re: **Owner Consent for Site-Specific Plan Amendment**

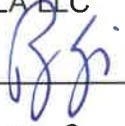
To Whom it May Concern:

Oakton NLA LLC is the owner of a parcel identified as Fairfax County Tax Map Number 47-2 ((01)) 0058, further referred to as 3033 Chain Bridge Road, Oakton, VA 22141 (the "Property").

Oakton NLA LLC hereby acknowledges that EYA and its representatives have included the Property in a Site-Specific Plan Amendment nomination submitted to Fairfax County's Department of Planning and Development. We are aware of the contents of the nomination and agree to participate in the County's review of the nomination to the extent required or appropriate.

Sincerely,

Oakton NLA LLC

By:  \_\_\_\_\_

Name: Roger Cozzi

Title: Authorized Person

Telephone Number: (212) 813-4841

Email Address: zeke.faham@carlyle.com

Mailing Address: 1 Vanderbilt Avenue, 36FL, New York NY 10017