

Fairfax County staff have now made available their draft language for an amendment to the Comprehensive Plan for redevelopment of the AT&T site. You are encouraged to attend the Zoom meeting this coming Tuesday, January 28th at 7 pm where staff will explain the changes and allow public input. Staff has also made it possible to provide comments on the plan online, a capability which will remain available through February 4th.

GOCA is still reviewing the language, but we note that expressed community concerns about the proposed changes to the Plan-- including about density and traffic--do not appear to have been substantially addressed.

An analysis of some of the issues by the Options for Oakton and Smart Growth for Oakton groups is as follows:

*While some proposed language recommended by our community advocacy groups was incorporated, including more pedestrian and bicycle safety initiatives, and a new VDOT connector road from Jermantown Rd. to White Granite Rd; **the critical elements protecting our community were either not addressed or the original CP language eliminated in this draft.** These critical elements are as follows:*

- 1. Draft CP proposes the density to increase from .40 Far to 1.0 Far.** Residential and commercial density will greatly surpass surrounding neighborhood density levels as well as increase traffic congestion and tax our community resources and infrastructure.
- 2. No limit to the amount of retail space to be built and elimination of language prohibiting fast food restaurants and drive ins.** Prior language limited retail to 15,000 sq ft. Traffic Study indicates that retail creates more traffic congestion.
- 3. Elimination of prior CP language requiring 40% open space and now defining park land as “urban parks”.** Removal of this language will allow greater urbanization as well as allow tiny pocket parks which could be hardscaped.
- 4. Removal of CP language that protected surrounding neighborhoods regarding cut-through traffic as well as removal of language capping the number of entrances to existing roads.** Removal of this language can result in cut-through traffic as well as more congestion with multiple road entrances onto existing roads.
- 5. Proposed CP language for mixed use to extend to parcels outside AT&T site.** This means that an additional 20 acres of the adjacent office Park, Post Office and Mama Tigres may be redeveloped at a higher density.

We encourage you to review the language, decide for yourself what you think, and make your views known.

The new language can be accessed here:

<https://publicinput.com/Project/AccessCode?id=3DbFvM5cCRT5GQ7aLgvKmQ%3d%3d>

You can attend the public Zoom meeting this Tuesday, January 28, 2025 from 7:00 - 8:30 p.m using the following links:

<https://bit.ly/att-oakton>

Call-In Number: 301-715-8592

Meeting ID: 857 7504 8375

Passcode: 391630