



Plan Amendment 2016-CW-4CP Office Building Repurposing

Update

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October 3, 2017

Outline

- Background
- Emerging Trends and Technology
- Proposed Plan Amendment
- Milestones and Public Hearing Dates
- Discussion

Background:

Office Repositioning Workgroup

- Workgroup convened in 2015 by the BOS to study the issue
 - Response to Strategic Plan to Facilitate Fairfax County's Economic Success
- Report was released in fall 2016
- Over 20 recommendations to facilitate the repositioning/repurposing of office buildings, including:
 - Minor Modifications (part of zMod process)
 - Streamline Comprehensive Plan process

Background

- Changing office market
 - Shrinking space allocation per employee
 - Office tenants may want amenities that may not exist in older buildings
- As of December 2016, over 18 million SF of office space is vacant

Emerging Trends and Technology

Flexible Live/Work Units (e-Lofts)

- Unit may be used for living, for working, or for live/work purposes
- Standard size, configuration and finishes regardless of end user choice
- No segregation of units by use (e.g., by floor)



Example Renderings of e-Lofts – Alexandria, VA

Emerging Trends and Technology

Makerspaces

- Community workshop facilities that integrate multiple uses at a single site (e.g. commercial, industrial and educational uses)

Food Incubator

- Offer shared commercial kitchen space and business coaching for food business entrepreneurs



NOVA Labs – Reston, VA



Frontier Kitchen –
Lorton, VA

Emerging Trends and Technology

Institutional Uses

- Opportunities for schools, community centers, and other public facilities



Bailey's Upper Elementary School, an example of repurposing a vacant office building to an institutional use, opened for the 2014-15 school year.

Proposed Plan Amendment

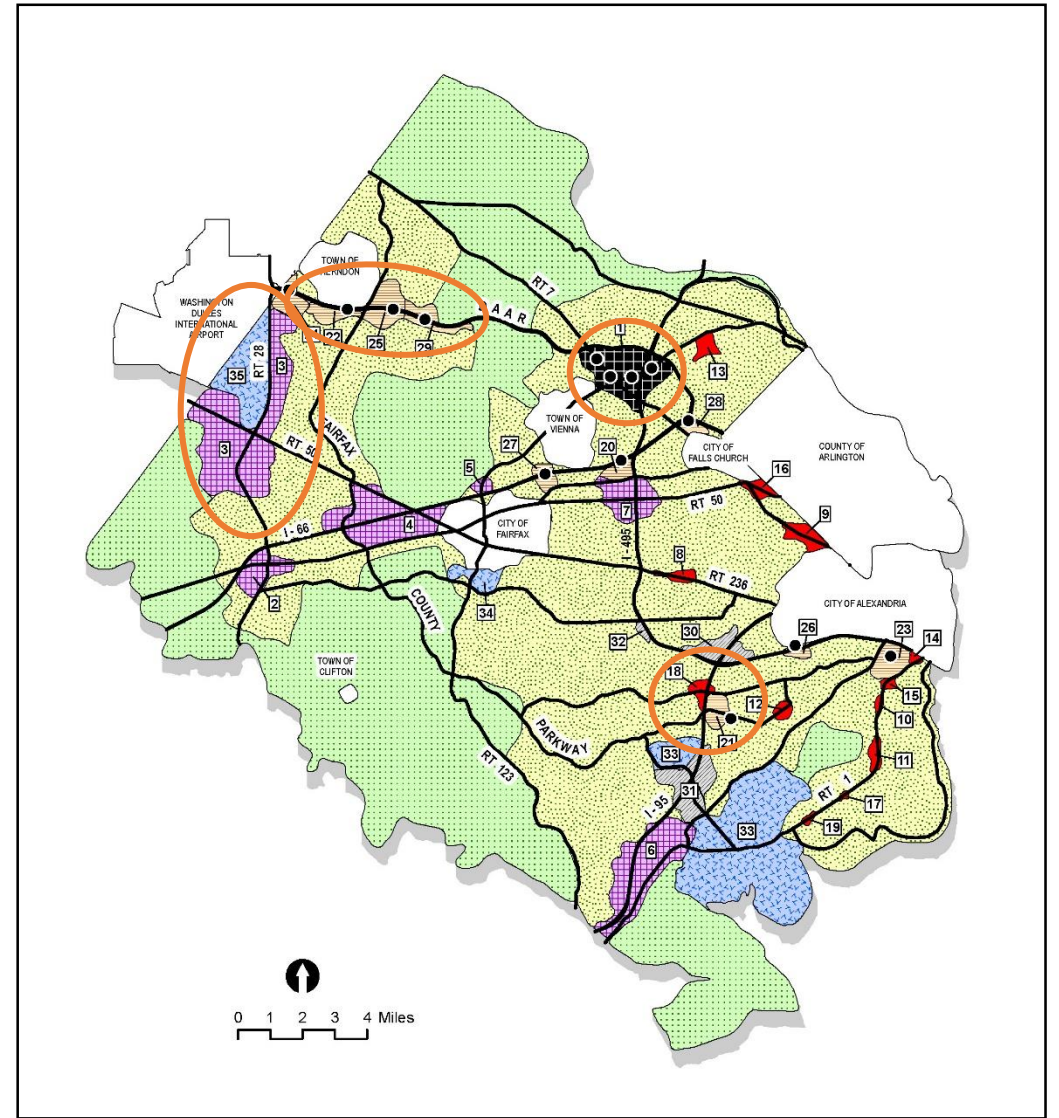
- Create a new appendix
 - “Guidelines for Office Building Repurposing”
- Introduce flexibility for repurposing projects
- New terms for the Glossary
- No site-specific Comprehensive Plan amendments would be needed for repurposing projects that meet the criteria
 - zoning applications will still be processed where necessary

Proposed Plan Amendment: Conversion Types

Within Tysons Urban Center,
Community Business Centers, Transit
Station Areas, and Suburban Centers:



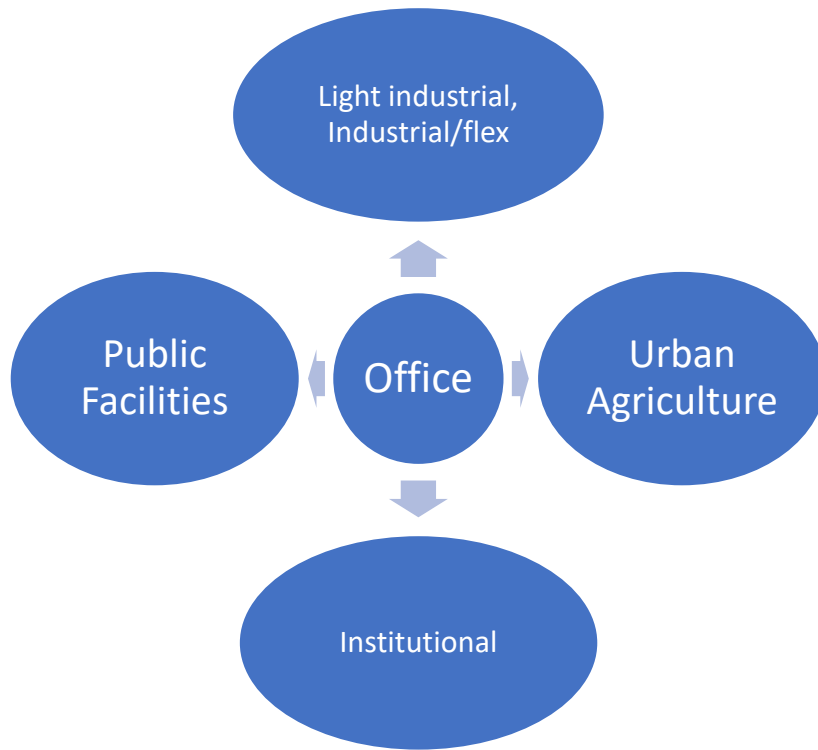
Or some combination...



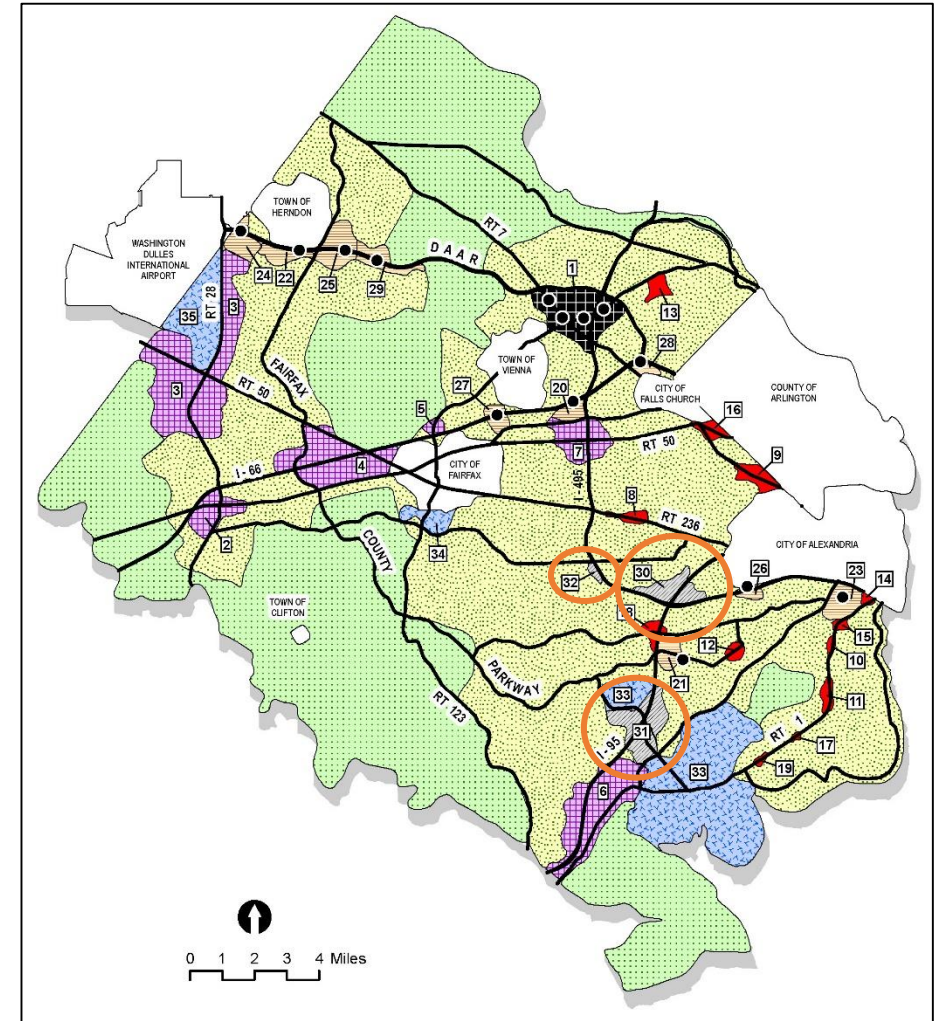
For example, Dulles Suburban
Center, Reston, Tysons, Springfield

Proposed Plan Amendment: Conversion Types

Within Industrial Areas



Or some combination...



For example, Ravensworth,
Beltway South, I-95 Corridor

Considerations

Compatibility

- Compatible with surrounding, existing and planned development
- Residential conversions should be located in areas where services and amenities support residential uses

Transportation

- Look for opportunities to improve multimodal access and internal circulation
- Many proposals will generate an equal or lesser transportation impact than the existing occupied building
 - Transportation Demand Management programs, among other mitigation methods, can be used to offset trips



Site Design

- Include consideration of streetscape, landscaping, and stormwater management improvements
- Promote a pleasant pedestrian experience
- Flexibility may be appropriate



Schools, Parks, and Other Public Facilities

- Impacts to schools, parks, and other public facilities caused by residential conversions should be addressed proportionally



Environment

- Renovations should identify and consider energy efficiency and other green building practices
- Noise mitigation where needed and feasible
- Stormwater objectives should be met; however, flexibility may be appropriate
- Tree preservation and protection of high quality vegetation

Affordable and Workforce Dwelling Units

- ADUs should be provided in accordance with the Zoning Ordinance
- WDUs should be provided in accordance with BOS policy
- Flexibility may be appropriate with live/work conversions



Historic Preservation

- Buildings subject to conversion should undergo historic preservation review



Outreach

- Project Website:
<http://www.fairfaxcounty.gov/dpz/fairfaxforward/pa/officebuildingrepurposing/> - [Staff Report Available Now](#)
- Notifications to:
 - District newsletters
 - Facebook
 - Comprehensive Plan Listserv
- Presentations to:
 - Public meeting at Bailey's Upper Elementary School
 - NVBIA/NAIOP
 - G-7 Committee
 - EAC-IC
 - PC Land Use Process Review Committee
 - BOS - DPC

Milestones and Public Hearings



Questions and Discussion