



# Plan Amendment 2017-CW-5CP

## Office Building Repurposing, Phase 2

Meghan Van Dam  
Department of Planning and Zoning

February 13, 2018

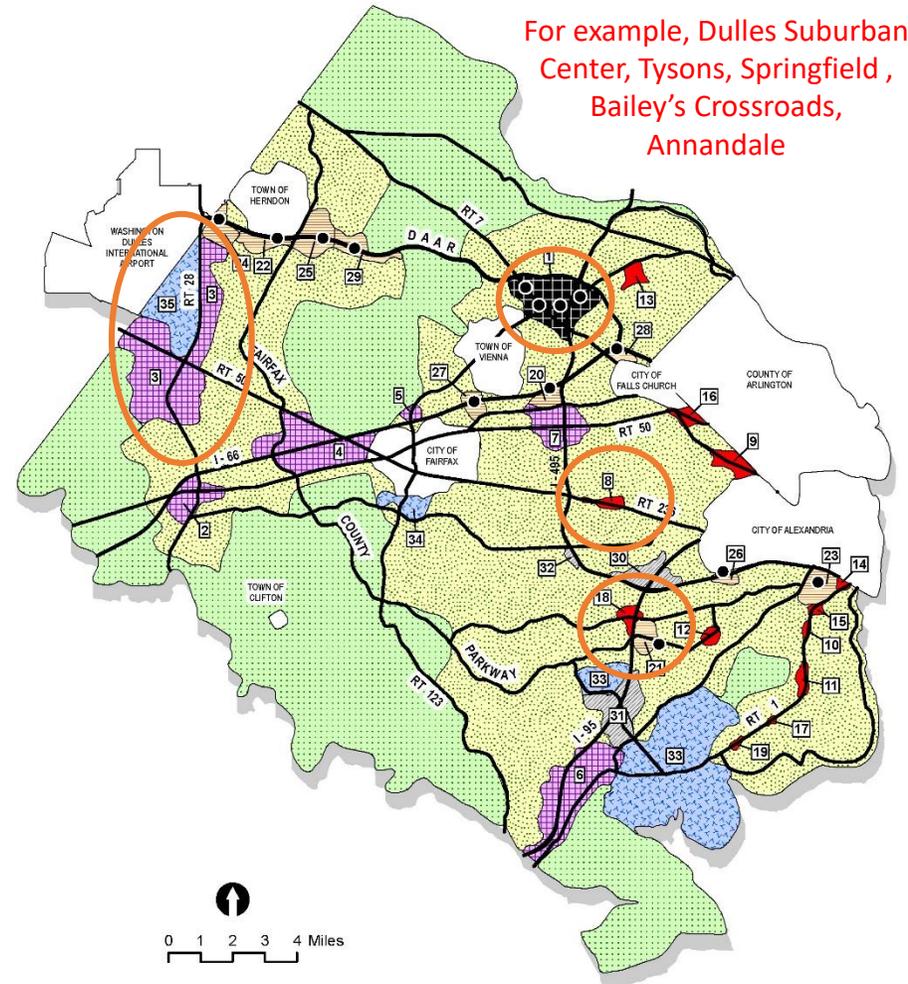
# Agenda

- Background
- Proposed Plan Amendment
- Example of Buildings
- Community Feedback
- Milestones and Public Hearing Dates
- Discussion

# Plan Amendment 2016-CW-4CP

Adopted December 2017

## Mixed-use and Industrial Areas



# Plan Amendment 2016-CW-4CP

## Adopted December 2017

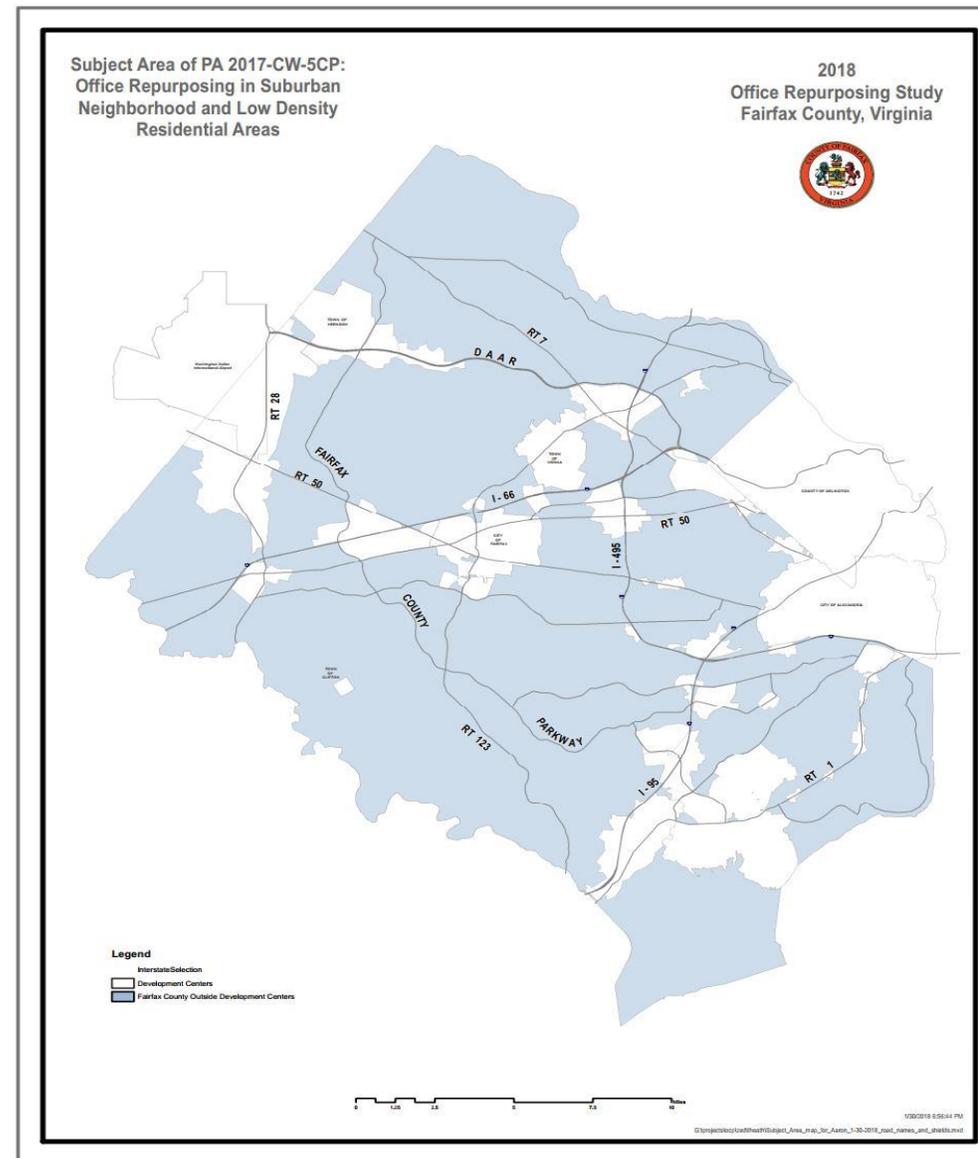
### Conversions of Office Uses to Other Uses



# Proposed Plan Amendment 2017-CW-5CP

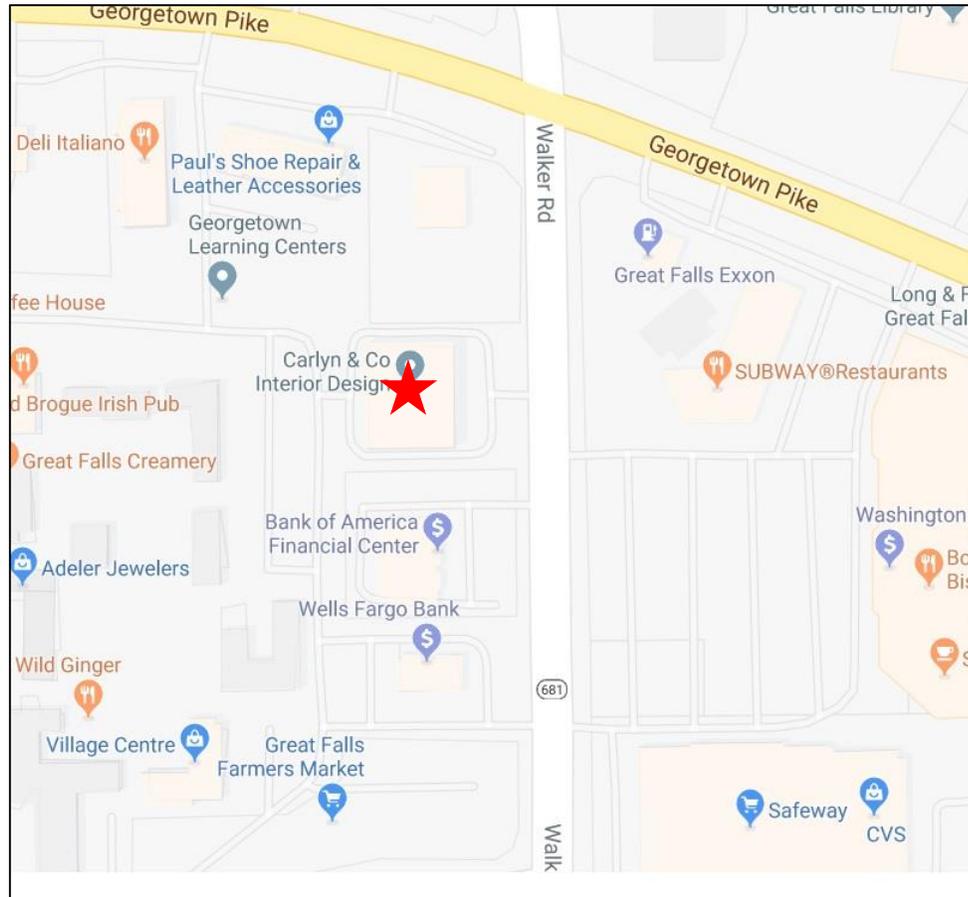
## Office Buildings Outside of Activity Centers

- **394** total office buildings
- **317** fully occupied or less than 10% vacant (80%)
- **25** greater than 30% vacant (6%)  
[App. 600,000 SF or 3% of total vacancy]



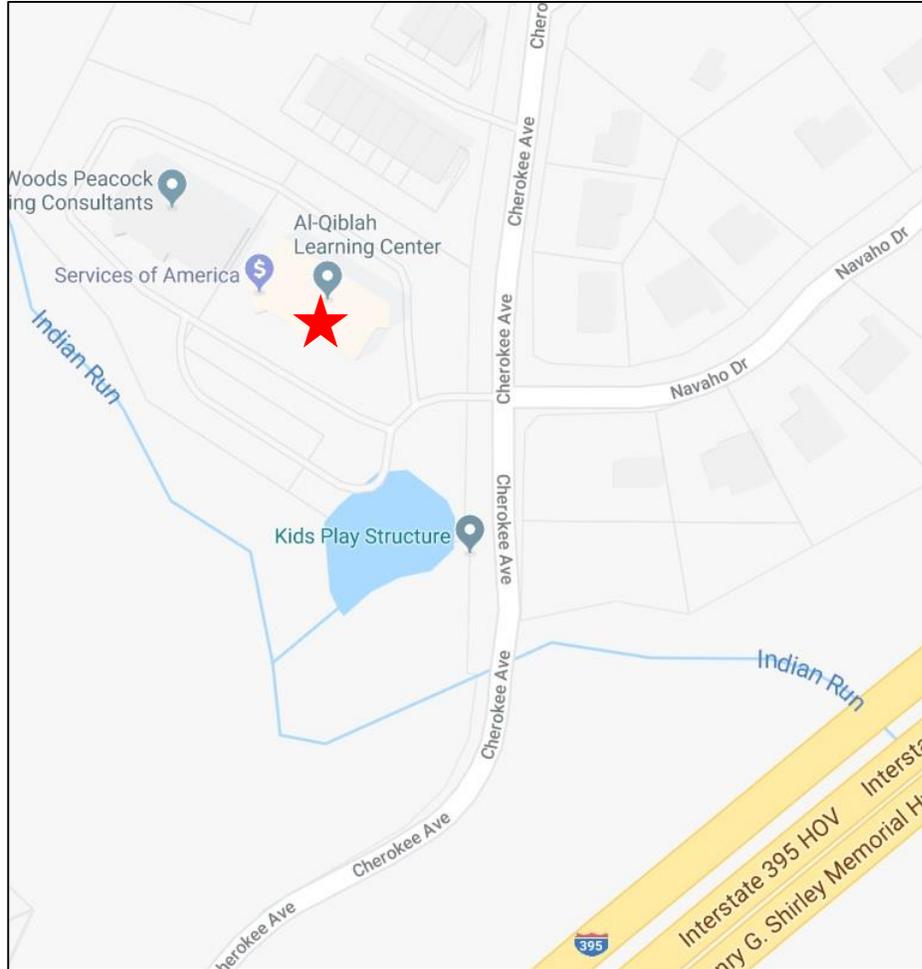
# Office Buildings Outside of Activity Centers

## Great Falls Crossroads Building - 746 Walker Road



# Office Buildings Outside of Activity Centers

Halifax Office Park – 5252 Cherokee Avenue



# Office Buildings Outside of Activity Centers

Townhouse Style Office - 5535 Hempstead Way



# Outreach

- Project Website
- Community Meeting – January 29, 2018
- Land Use Attorneys – January 31, 2018
- Planning Commission Land Use Review Committee  
Scheduled for February 7, 2018
- Economic Advisory Committee - Implementation Committee  
Scheduled for February 9, 2018

# What Have We Heard?

## Community Meeting – 1/29/2018

- Proposed repurposing outside activity centers is a good idea
  - Create opportunity eliminate eyesores
  - Contribute to the tax base
  - Fulfill specific community needs such as affordable housing, senior housing, childcare; social innovation incubators
  - Do not want short-term rentals, possibly hotels
- County should offer incentives for affordable housing to balance cost of repurposing
- Existing community serving office uses may be lost with conversions

# What Have We Heard?

## Additional Industry Professionals/EAC-IC:

- Supportive - increased time to market
- Supportive of conversions to residential uses
- Look at conversions to data centers (light industrial/flex); artist spaces
- Different expectations in these areas compared to activity centers
- Review of certain non-residential use conversions already through special exceptions
- Minor expansion of building size needed

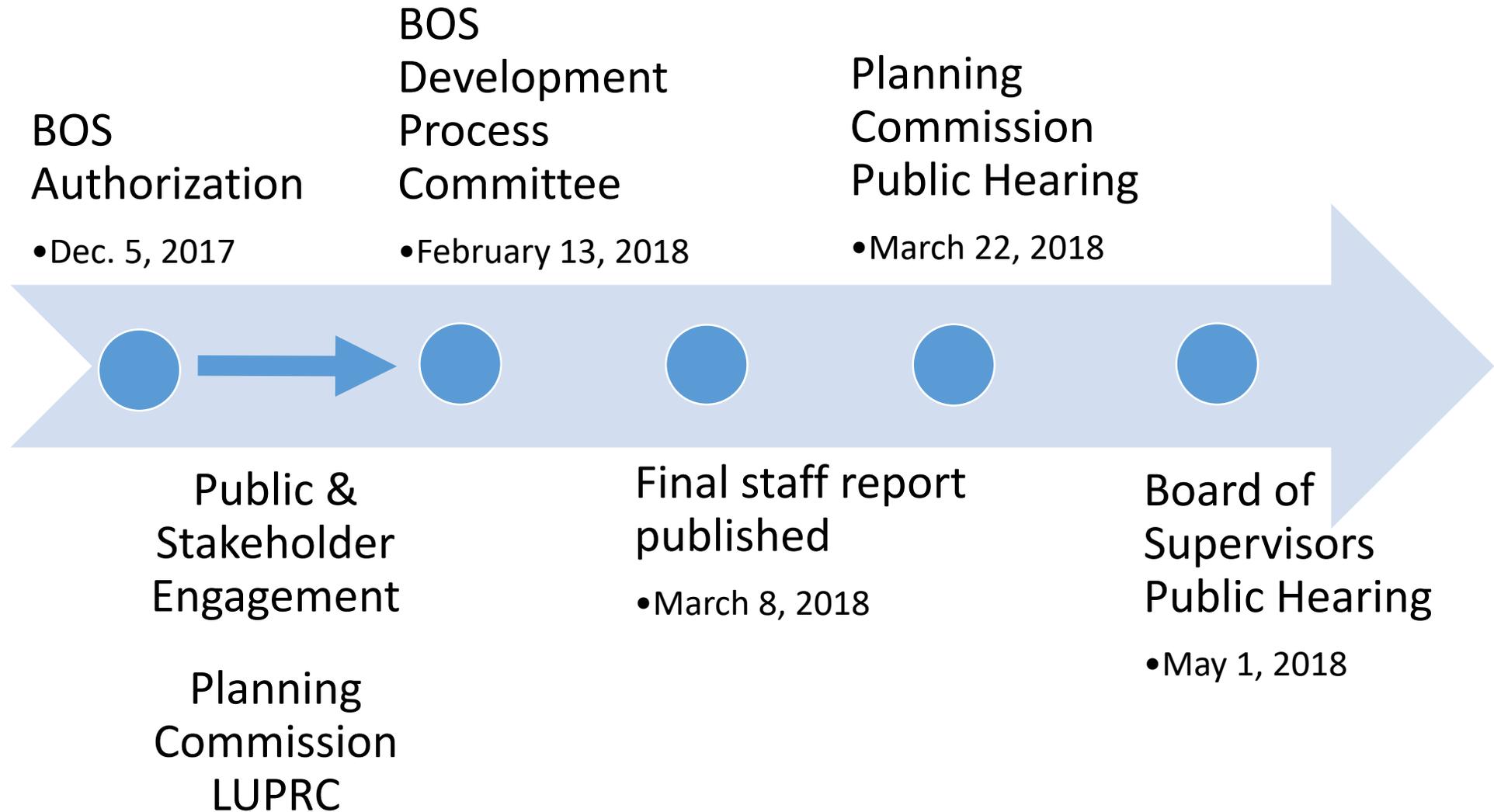
# Pros

- Could prevent blight if targeted to buildings with high vacancy
- Opportunity for affordable housing, schools, and other uses
- Green retrofits

# Cons

- Small percentage of total vacancy
- Could force out local serving office uses
- Proffer legislation would apply to most residential conversions
- Conversions to residential can be challenging/expensive

# Milestones and Public Hearings



**Plan Amendment 2017-CW-5CP**  
Office Building Repurposing, Phase II

---

Questions & Comments?