



PA 2016-CW-4CP

Office Building Repurposing

Outline

- Background
- Proposed Plan Amendment
- Milestones and Public Hearing Dates
- Discussion



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



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
 - Streamline Comprehensive Plan process

Background

- Changing office market
 - Shrinking space allocation per employee as a result of increase in alternative workspace solutions (Example : Telework, Hoteling, etc.)
 - 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

Proposed Plan Amendment

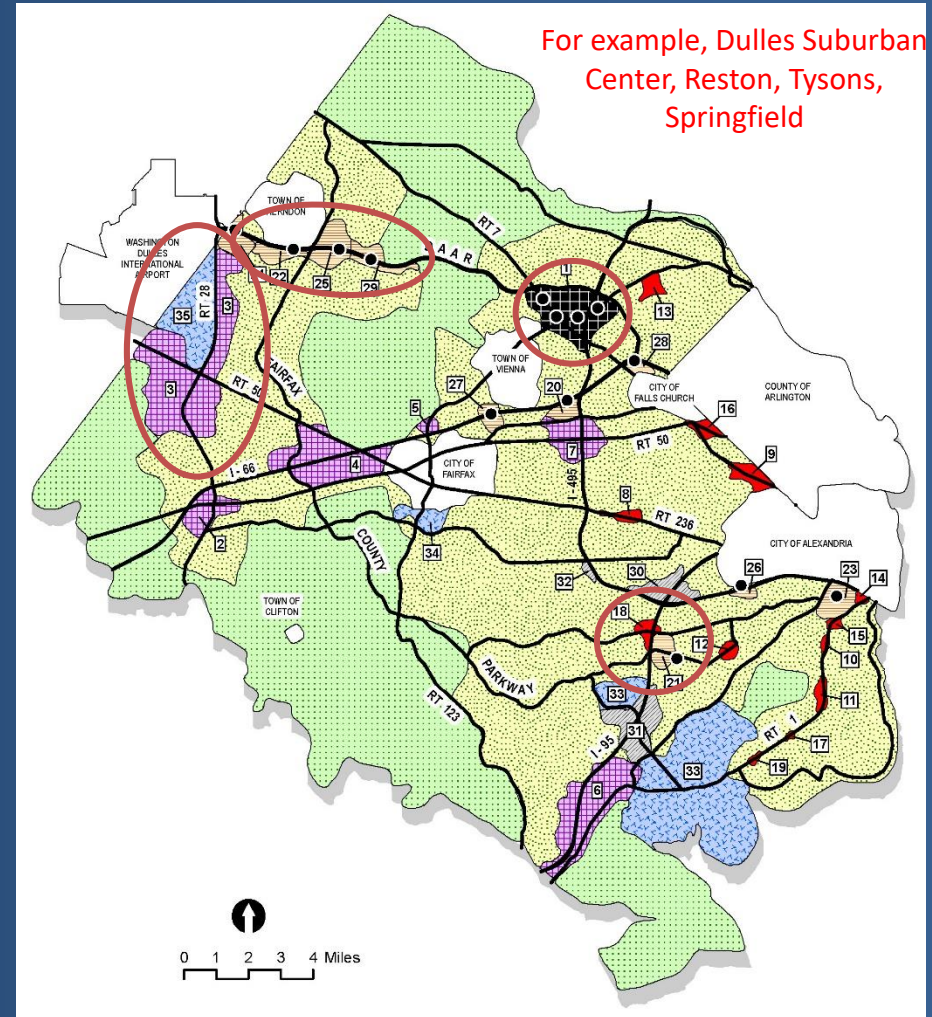
- Create a new appendix
 - “Guidelines for Building Repurposing”
- Introduce flexibility for repurposing projects
- New terms for the Glossary
- No site-specific Comprehensive Plan amendments would be needed for repurposing projects that meet the criteria
 - zoning applications will still be processed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

Proposed Plan Amendment: Conversion Types

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

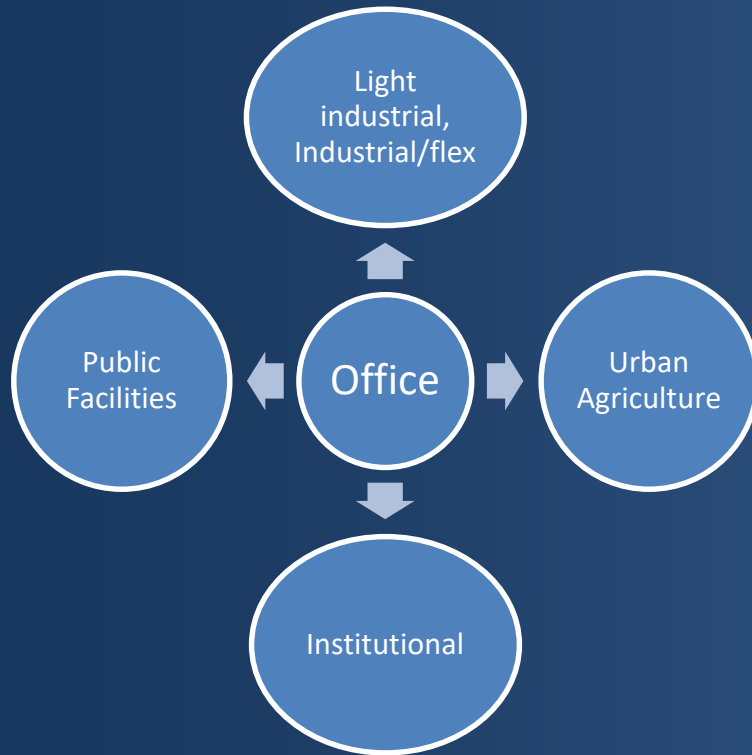


Or some combination...

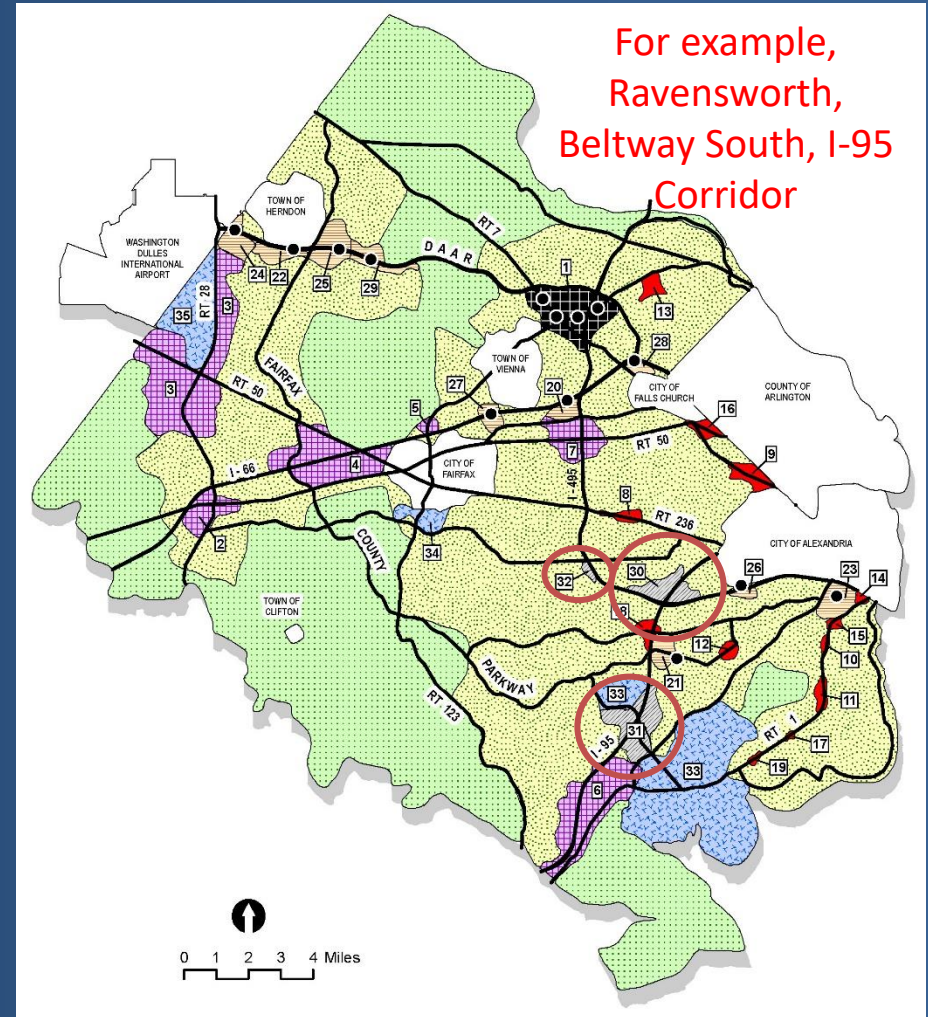


Proposed Plan Amendment: Conversion Types

Within Industrial Areas:



Or some combination...



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 office use
 - Transportation demand management programs 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



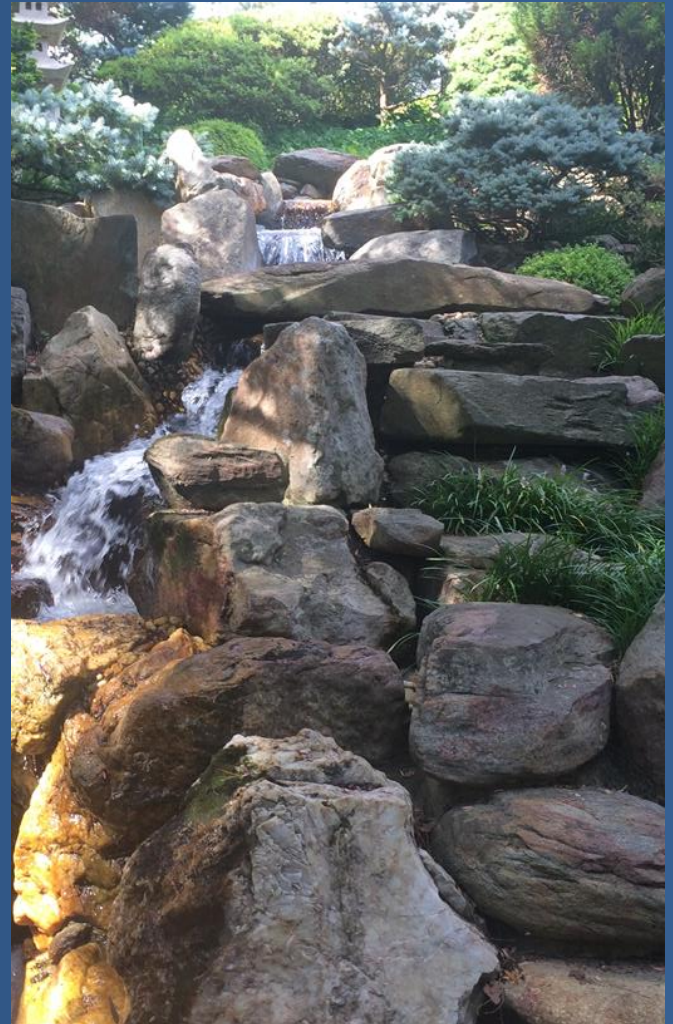
Schools, Parks, and Other Public Facilities

- Impacts to schools, parks, and other public facilities cause 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



Milestones and Public Hearings

July - September
2017

- Preliminary Draft Ready
- Outreach and Feedback

September 28,
2017

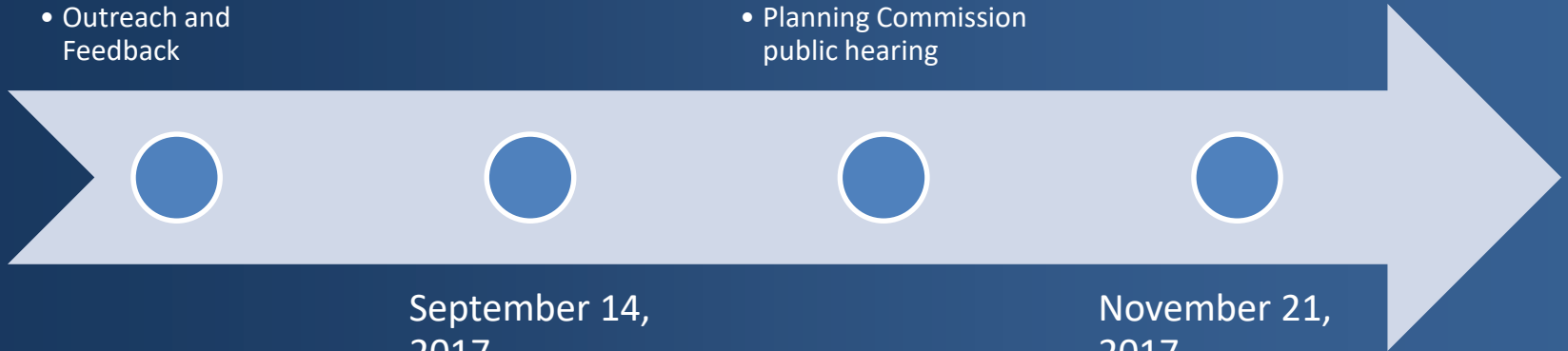
- Planning Commission public hearing

September 14,
2017

- Final staff report published

November 21,
2017

- Board of Supervisors public hearing



QUESTIONS AND DISCUSSION