



Office Building Repurposing Community Meeting September 25, 2017 PA 2016-CW-4CP

Outline

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

BACKGROUND

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)
 - Add Policy Plan appendix

Background

- As of December 2016, over 18 million SF of office space is vacant
- 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
 - Access to transit is critical

EMERGING TRENDS & TECHNOLOGIES

Emerging Trends & Technologies

Case Studies

Initial items identified as emerging trends and technologies for owners seeking to reposition or repurpose buildings:

- Co-Living & Flexible Live/Work
- Makerspaces
- Food Incubator
- Urban Farming & Vertical Farming
- Institutional

Emerging Trends & Technologies

- Co-Living
- A communal living concept



Example Images of WeLive – Crystal City/Arlington, VA

Emerging Trends & Technologies

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 (Flexible Live/Work Units) – Alexandria, VA



Emerging Trends & Technologies

Makerspaces

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



NOVA Labs – Reston, VA

Food Incubator

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



Frontier Kitchen – Lorton, VA

Emerging Trends & Technologies

Urban Farming

- The production and distribution of food in a heavily populated community. Often used interchangeably with urban agriculture or urban gardening, and sometimes associated with vertical farming

Vertical Farming

- Hydroponic food production within buildings - multi-story greenhouse
- Generally more futuristic/large scale



Harding Street Project, Urban Ag/Indoor Farm – Petersburg, VA



Sky Greens, Vertical Farming – Singapore

Other Alternatives

Institutional Uses

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



Bailey's Upper
Elementary
School, Falls
Church,
Virginia



PROPOSED PLAN AMENDMENT

Proposed Plan Amendment

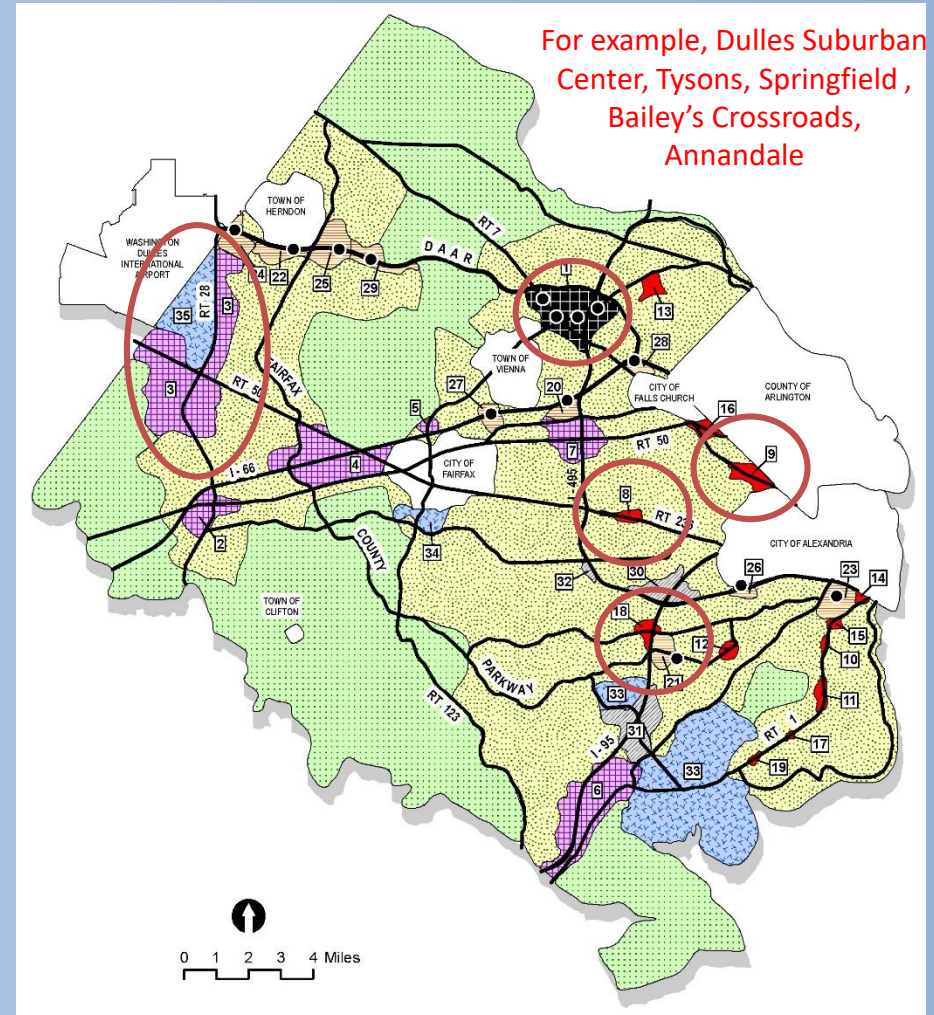
- Create a new appendix
 - “Guidelines for Office Building Repurposing”
- Introduce flexibility for repurposing projects
- New terms for the Glossary
- No site-specific Comprehensive Plan amendments would be needed for repurposing projects that meet the criteria
 - zoning applications will still be processed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

Proposed Plan Amendment: Conversion Types

Within Mixed-use Centers:

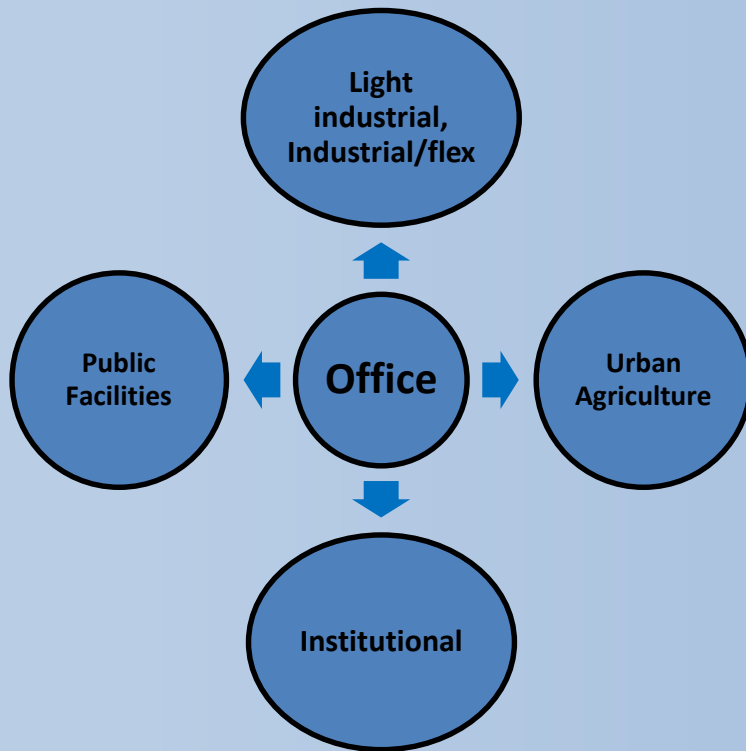


Or some combination...

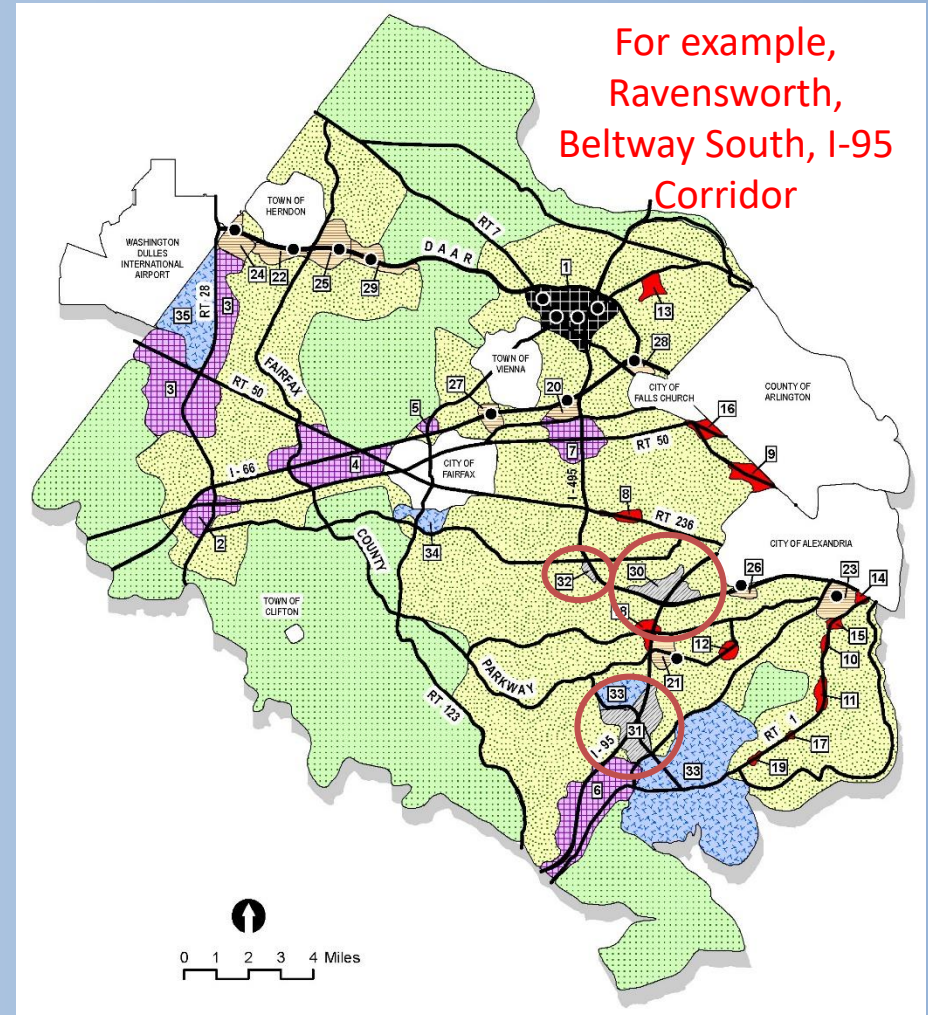


Proposed Plan Amendment: Conversion Types

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



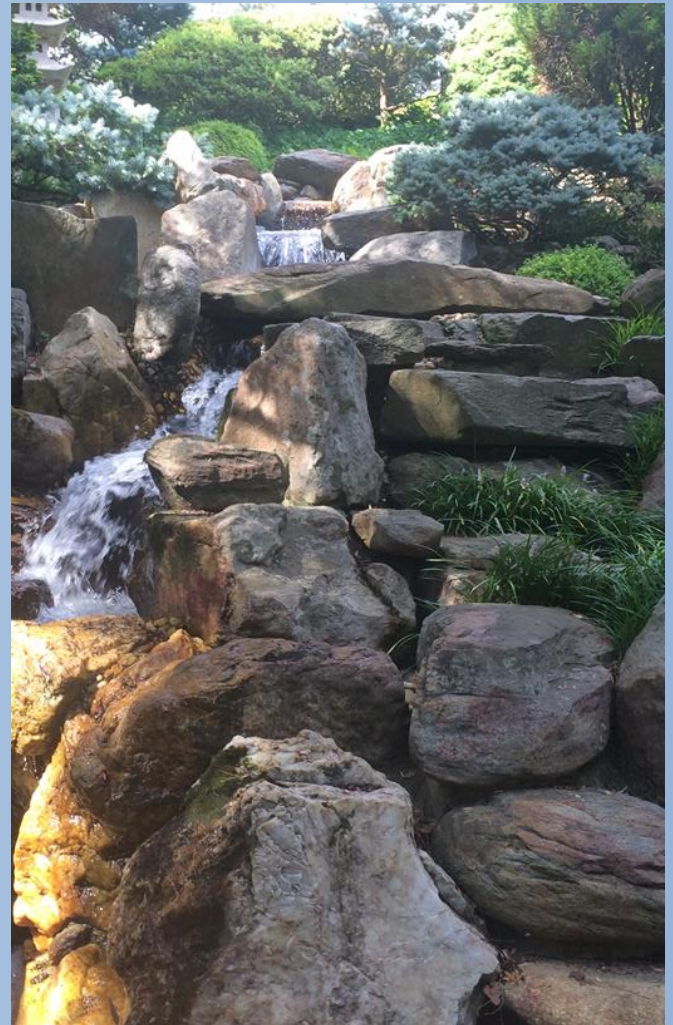
Schools, Parks, and Other Public Facilities

- 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
- Stormwater objectives should be met; however, flexibility may be appropriate
- Tree preservation and protection of high quality vegetation



Affordable Housing

- Affordable housing should be provided in accordance with the Zoning Ordinance and Comprehensive Plan 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](#)
- Community meeting @ Bailey's Upper Elementary School
- Public Hearings:
 - Planning Commission: November 2, 2017
 - Board of Supervisors: December 5, 2017
- Notifications to:
 - District newsletters
 - Facebook/NextDoor/Social Media
 - Comprehensive Plan Listserv
- Other groups:
 - NVBIA/NAIOP
 - G-7 Committee
 - Economic Advisory Committee-Implementation Committee
 - Planning Commission Land Use Review Committee
 - Board of Supervisors Development Process Committee

Milestones and Public Hearings



QUESTIONS AND DISCUSSION