

Plan Amendment 2017-CW-5CP

Office Building Repurposing Phase 2

Background

On December 5, 2017, the Fairfax County Board of Supervisors (Board) authorized Plan Amendment (PA) 2017-CW-5CP to facilitate the repurposing of vacant and/or underutilized office buildings for alternative uses such as residential or institutional uses in Suburban Neighborhood Areas and Low Density Residential Areas. As of early-2018, the inventory of vacant office space exceeds 607,000 square feet in these areas. The repurposing of existing buildings is frequently more sustainable than the demolition and replacement of structures and can shorten the time of the building to market. Repurposing vacant structures to accommodate new uses supports Goals 2.8 and 3.1 of county's Economic Success Plan.

Project Description

The adopted Plan provides guidance in the Land Use section of the Policy Plan, in Appendix 13, entitled, "Guidelines for Building Repurposing" for the repurposing of vacant, partially vacant and underutilized office buildings to uses not otherwise envisioned by the Comprehensive Plan. This guidance applies to Mixed-Use Centers such as the Tysons Urban Center and the Merrifield Suburban Center, and Industrial Areas. The proposed amendment considers extending this guidance to Suburban Neighborhood Areas and Low Density Residential Areas outside of Mixed-Use Centers and Industrial Areas. By amending this policy, repurposing proposals that meet the guidelines set forth in Appendix 13 could be considered without the need to amend the Comprehensive Plan on a site-by-site basis in the county's Suburban Neighborhood Areas and Low Density Residential Areas. The amendment would not preclude the Board's ability to authorize a concurrent plan amendment and rezoning review process, as per county policy.

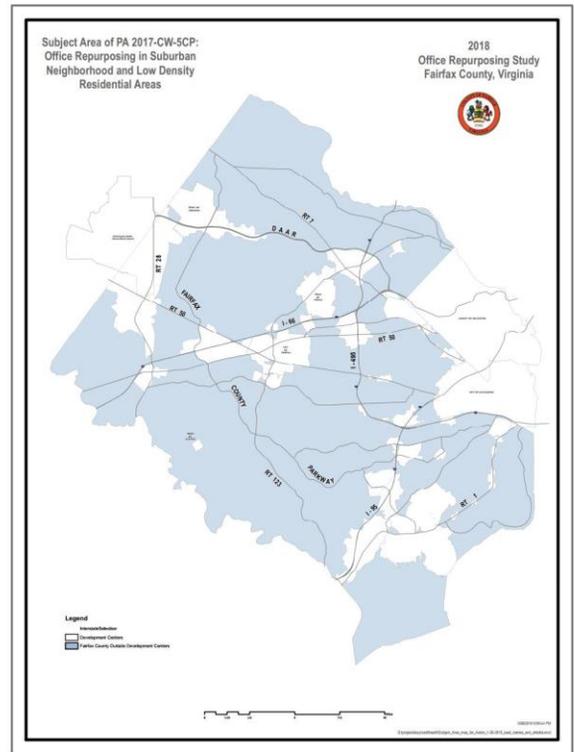
Timing

Staff Report Publication: March 8, 2018
Planning Commission: March 22, 2018
Board of Supervisors: May 1, 2018

Strategic Plan to Facilitate the Economic Success of Fairfax County

Goal 2.8: Study and implement ways to repurpose empty or obsolete commercial space for residential uses; urban schools or other public facilities; art and cultural purposes; live/work/manufacture uses; and/or start-up companies. Engage stakeholders in research and recommendations.

Goal 3.1: Streamline the process for amending the Comprehensive Plan. This would allow for greater agility and flexibility to respond to specific business opportunities and could reduce the overall time to market.



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To request this information in an alternate format, contact the Fairfax County Department of Planning and Zoning at 703-324-1334, TTY 711.

