FAIRFAX COUNTY PLANNING COMMISSION LAND USE PROCESS REVIEW COMMITTEE WEDNESDAY, FEBRUARY 7, 2018

PRESENT:

James T. Migliaccio, Lee District, Chairman

Ellen J. Hurley, Braddock District John C. Ulfelder, Dranesville District Earl L. Flanagan, Mount Vernon District

Phillip A. Niedzielski-Eichner, Providence District

Peter F. Murphy, Springfield District James R. Hart, Commissioner At-Large

ABSENT:

None

OTHERS:

Julie M. Strandlie, Mason District

Donté Tanner, Sully District

Mary D. Cortina, Commissioner At-Large Timothy J. Sargeant, Commissioner At-Large

Inna Kangarloo, Senior Deputy Clerk, Planning Commission Fred Selden, Director, Department of Planning and Zoning (DPZ)

Meghan Van Dam, Planning Division, DPZ

ATTACHMENTS:

A. Plan Amendment 2017-CW-5CP Overview

B. Plan Amendment 2017-CW-5CP Presentation

11

Chairman James T. Migliaccio called the meeting to order at 8:32 p.m. in the Board Conference Room, 12000 Government Center Parkway, Fairfax, Virginia, 22035.

11

Meghan Van Dam, Planning Division, Department of Planning and Zoning, provided an overview of the proposed Plan Amendment 2017-CW-5CP, Office Building Repurposing. She further highlighted the following topics:

- Plan Amendment 2016-CW-4CP, adopted December 2017;
- Office buildings outside of activity centers;
- Community and stakeholder outreach;
- Milestones and public hearings; and
- Vacancy analysis district maps.

//

A conversation ensured between Andrew Hushour, Zoning Administration Division (ZAD), Department of Planning and Zoning (DPZ); Leslie Johnson, Director, ZAD, DPZ; and Committee members regarding the types of signs and regulations that apply to signage.

11

A conversation ensued between Fred Selden, Director, Department of Planning and Zoning (DPZ); Meghan Van Dam, Planning Division, DPZ; and Committee members regarding the building vacancy statistics breakdown, office building repurposing in neighboring jurisdictions and potential office building repurposing for public schools' use.

11

The meeting was adjourned at 9:30 p.m. James T. Migliaccio, Chairman

An audio recording of this meeting is available in the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Inna Kangarloo

Approved: March 14, 2018

John W. Cooper, Clerk to the

Fairfax County Planning Commission

Plan Amendment 2017-CW-5CP

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

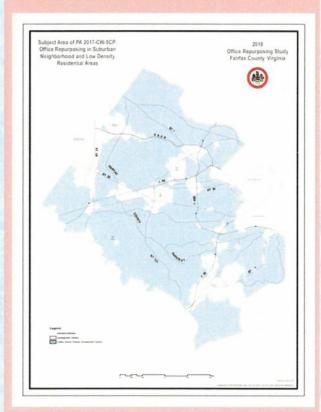
Staff Report Publication: March 8, 2018 Planning Commission: March 22, 2018 Board of Supervisors: May 1, 2018

Office Building Repurposing Phase 2

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.



For more information, contact Aaron Klibaner, DPZ: aaron.klibaner@fairfaxcounty.gov; 703-324-1232









Plan Amendment 2017-CW-5CP

Office Building Repurposing, Phase 2

Aaron Klibaner
Department of Planning and Zoning

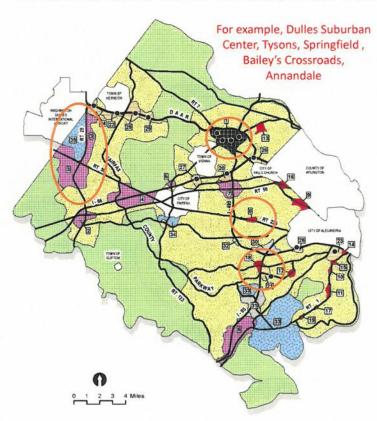
February 7, 2018

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

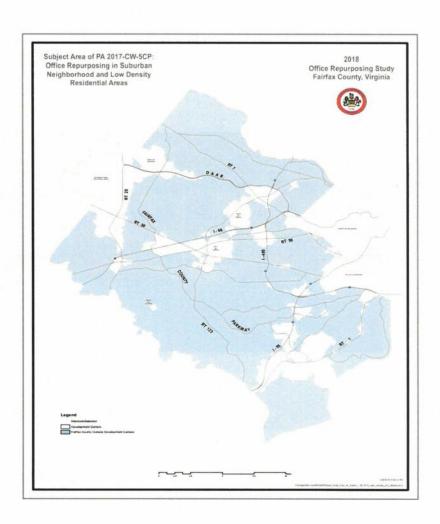
Conversions of Office Uses to Other Uses



Proposed Plan Amendment 2017-CW-5CP

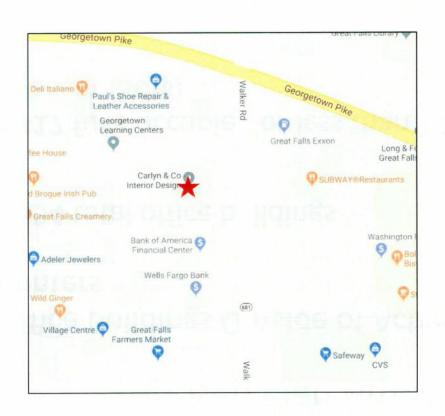
Office Buildings Outside of Activity Centers

- 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

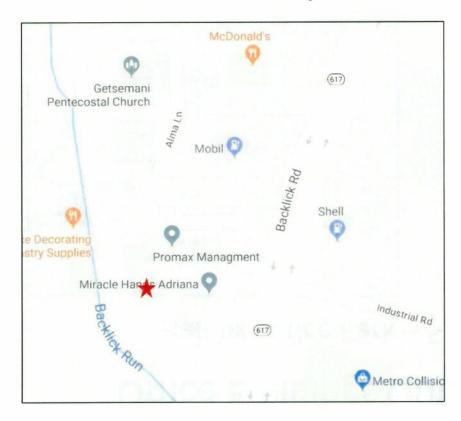
Halifax Office Park - 5252 Cherokee Avenue





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?

Work Session with Industry Professional – 1/31/2018

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

Pros

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

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

BOS

Development

Process

Committee

•February 13, 2018

Planning

Commission

Public Hearing

•March 22, 2018



BOS

Authorization

•Dec. 5, 2017







Public & Stakeholder Engagement

Planning Commission LUPRC Final staff report published

•March 8, 2018

Board of Supervisors Public Hearing

•May 1, 2018

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

Questions & Comments?

Appendix Slides

