

**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

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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.

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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.

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A conversation ensued 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.

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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.

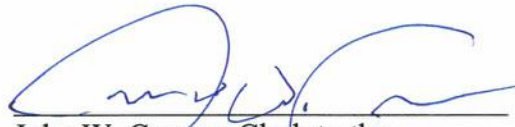
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The meeting was adjourned at 9:30 p.m.
James T. Migliaccio, Chairman

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

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

Mixed-use and Industrial Areas



Plan Amendment 2016-CW-4CP

Adopted December 2017

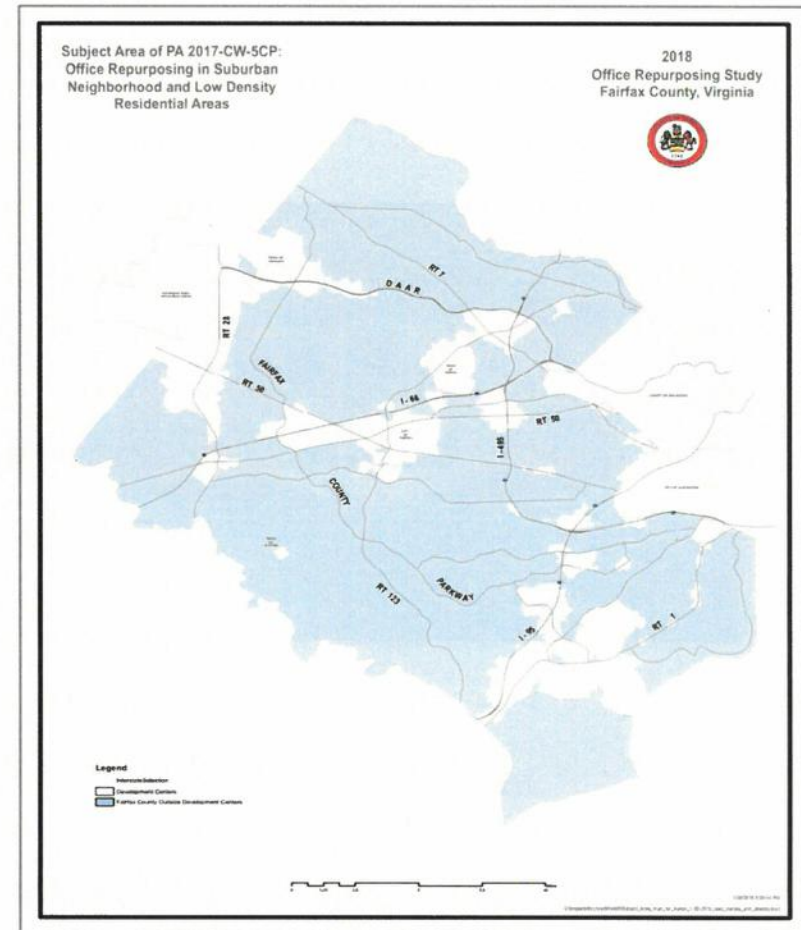
Conversions of Office Uses to Other Uses



Proposed Plan Amendment 2017-CW-5CP

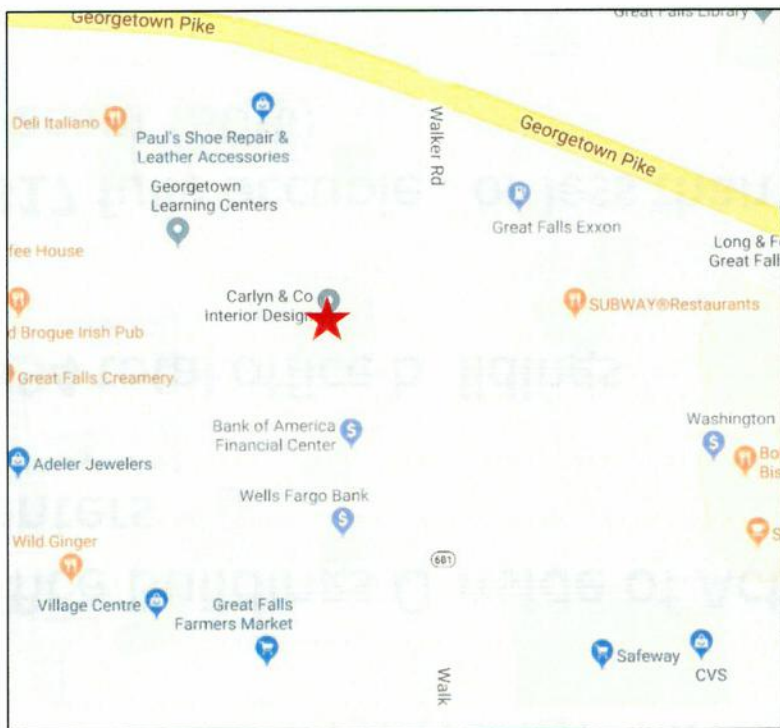
Office Buildings Outside of Activity Centers

- **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]



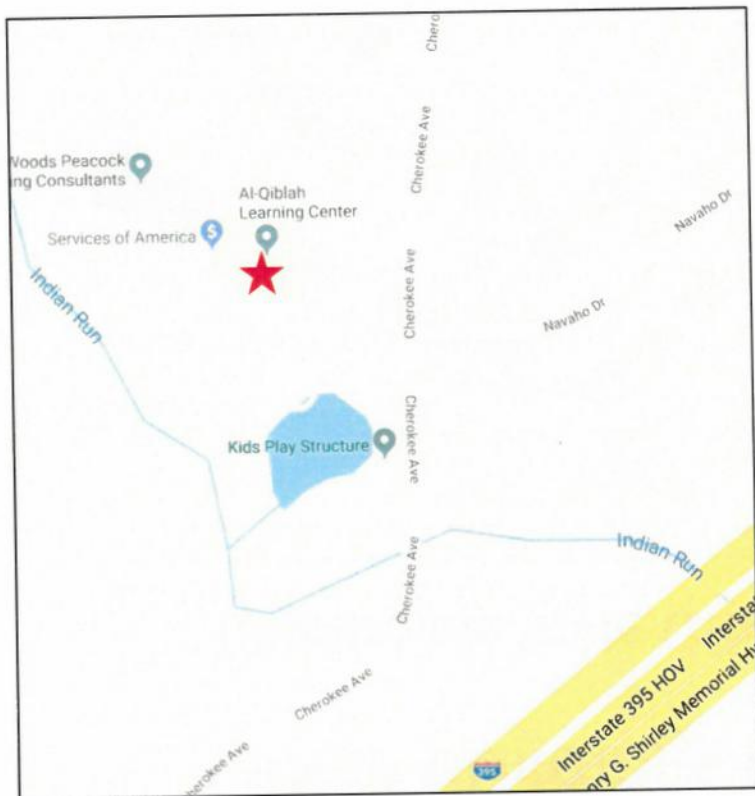
Office Buildings Outside of Activity Centers

Great Falls Crossroads Building - 746 Walker Road



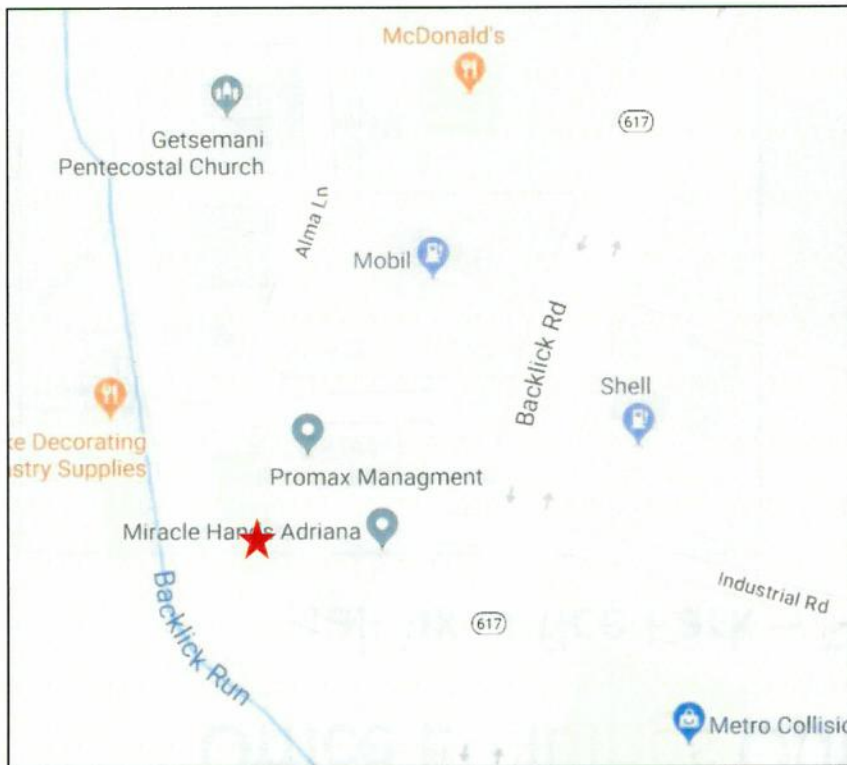
Office Buildings Outside of Activity Centers

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

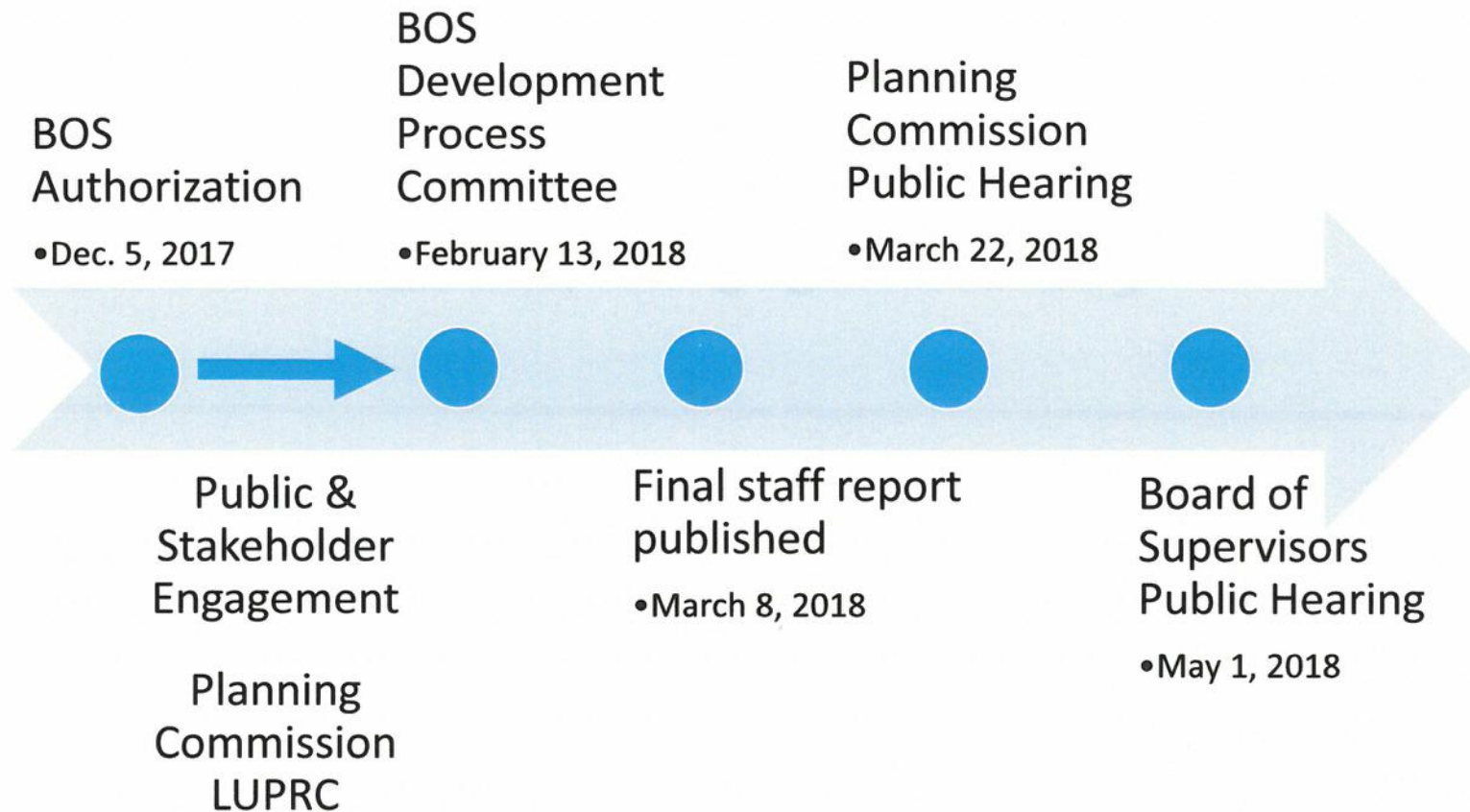
Pros

- 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

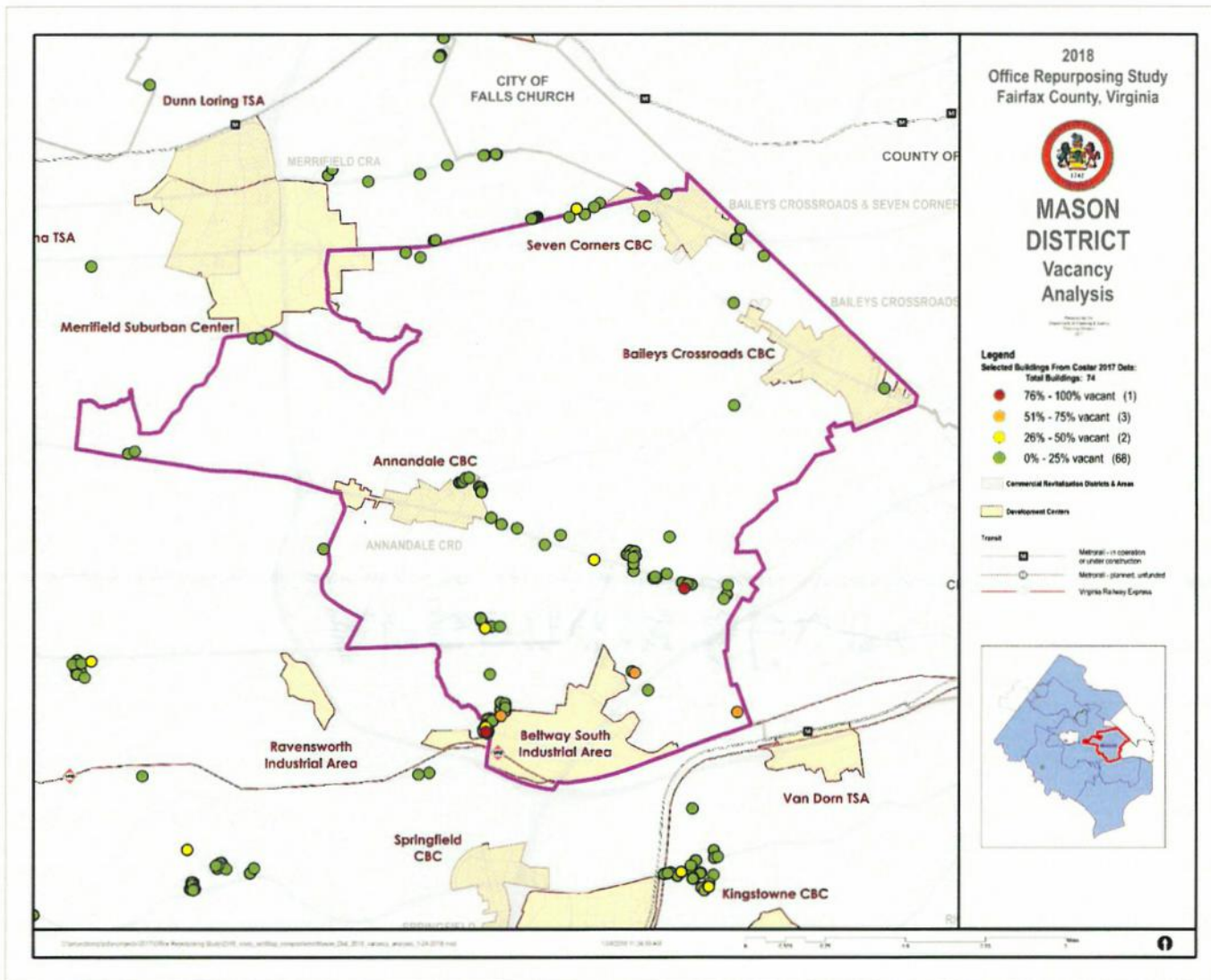
Milestones and Public Hearings

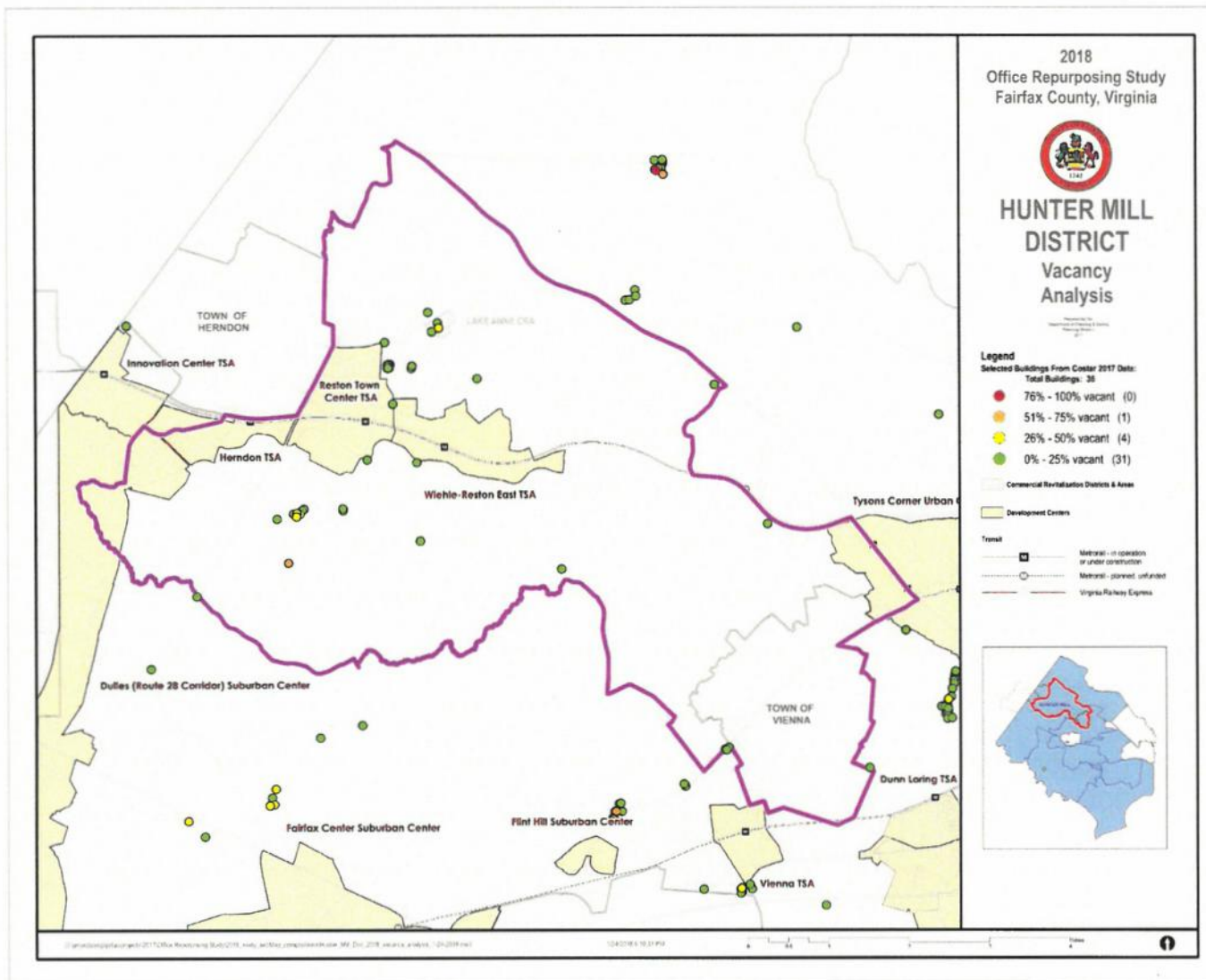


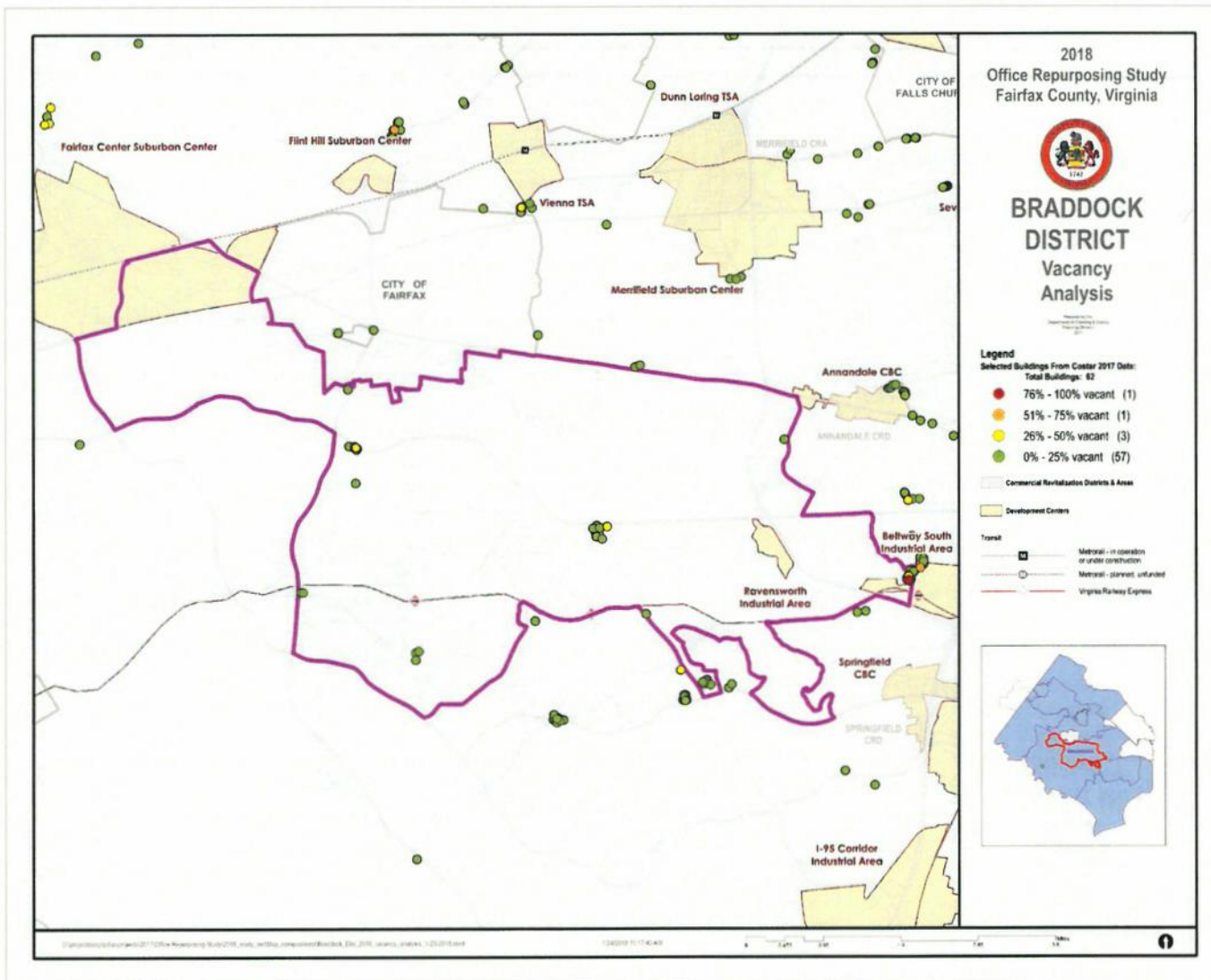
Plan Amendment 2017-CW-5CP
Office Building Repurposing, Phase II

Questions & Comments?

Appendix Slides







2018
Office Repurposing Study
Fairfax County, Virginia



**DRANESVILLE
DISTRICT**
Vacancy
Analysis

Legend

Selected Buildings From Costar 2017 Data:
Total Buildings: 34

- 76% - 100% vacant (1)
- 51% - 75% vacant (1)
- 26% - 50% vacant (2)
- 0% - 25% vacant (30)

Commercial Revitalization Districts & Areas

Development Centers

Transit

- Metrolink - in operation or under construction
- Metrolink - planned, unfunded
- Virginia Railway Express

