

OFFICE BUILDING REPURPOSING

Planning Commission
Policy Plan Committee
July 13, 2023



PLANNING & DEVELOPMENT



Office repurposing is a hot topic

The Washington Post
Democracy Dies in Darkness

D.C. officials offer tax relief to turn downtown offices into housing

By [Karina Elwood](#)
December 15, 2022 at 7:09 p.m. EST

URBANLAND

[Urban Land](#) > [Planning & Design](#) > How to Make Office-to-Residential Conversions Work

How to Make Office-to-Residential Conversions Work

By [Patrick J. Kiger](#)
December 1, 2022

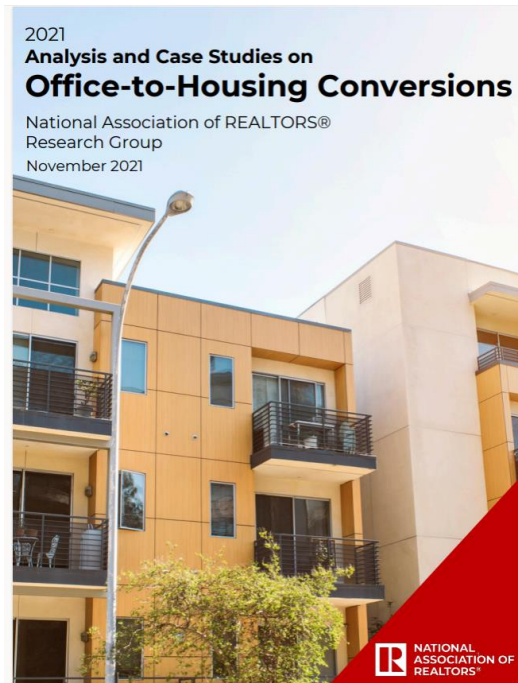
The New York Times

So You Want to Turn an Office Building Into a Home?

Cities are eager to do this amid rising remote work. But it's harder than you might think.

Building industry is focused on repurposing

National Association
of Realtors
November 2021



Urban Land Institute
2023

Cushman & Wakefield
2023



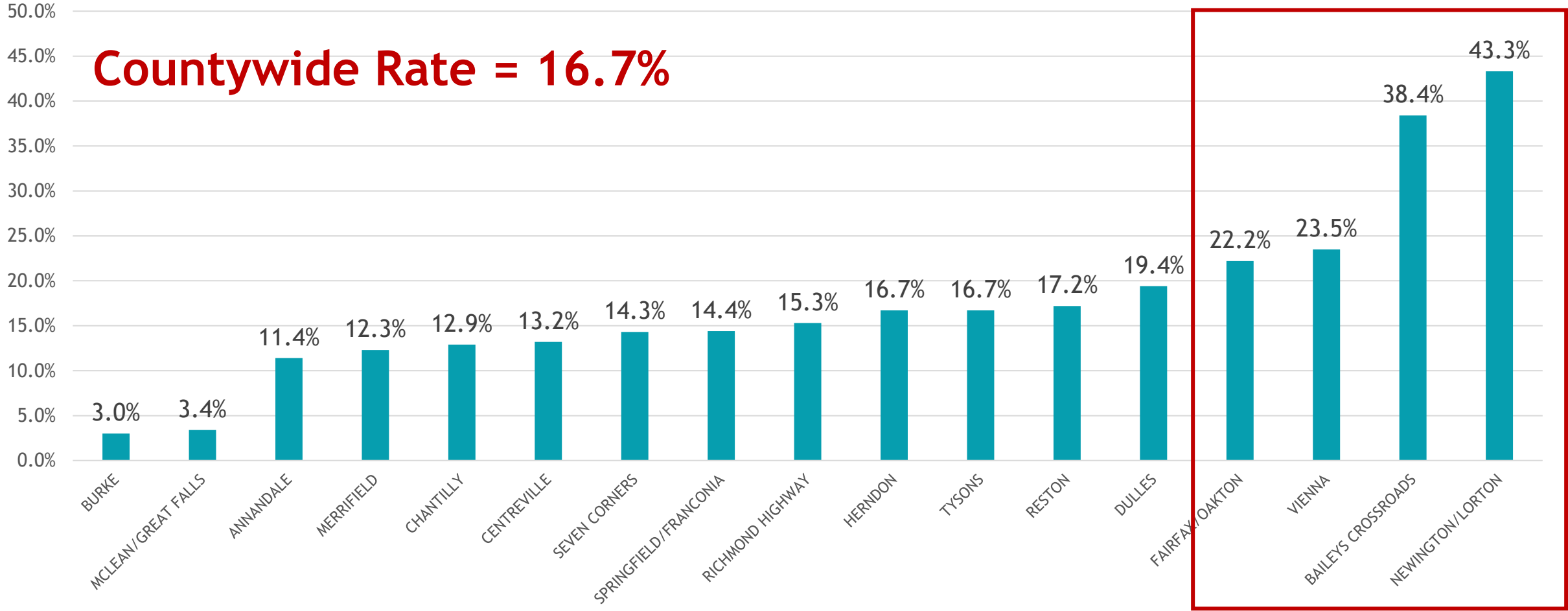
Streetsense
2023

Success factors are varied



Office vacancy rates are at an all-time high

Office Vacancy Rates in Fairfax County by Submarket



Source: Fairfax County Economic Development Authority, December 2022

County plans support repurposing

Strategic Plan to Facilitate the Economic Success of Fairfax County

Adopted by the Board in 2015

Community-Wide Energy and Climate Action Plan (CECAP)

Adopted by the Board in 2021

CECAP Implementation Plan, published December 2022

Countywide Strategic Plan

Adopted October 2021 and revised May 2023

County policy was updated to facilitate repurposing

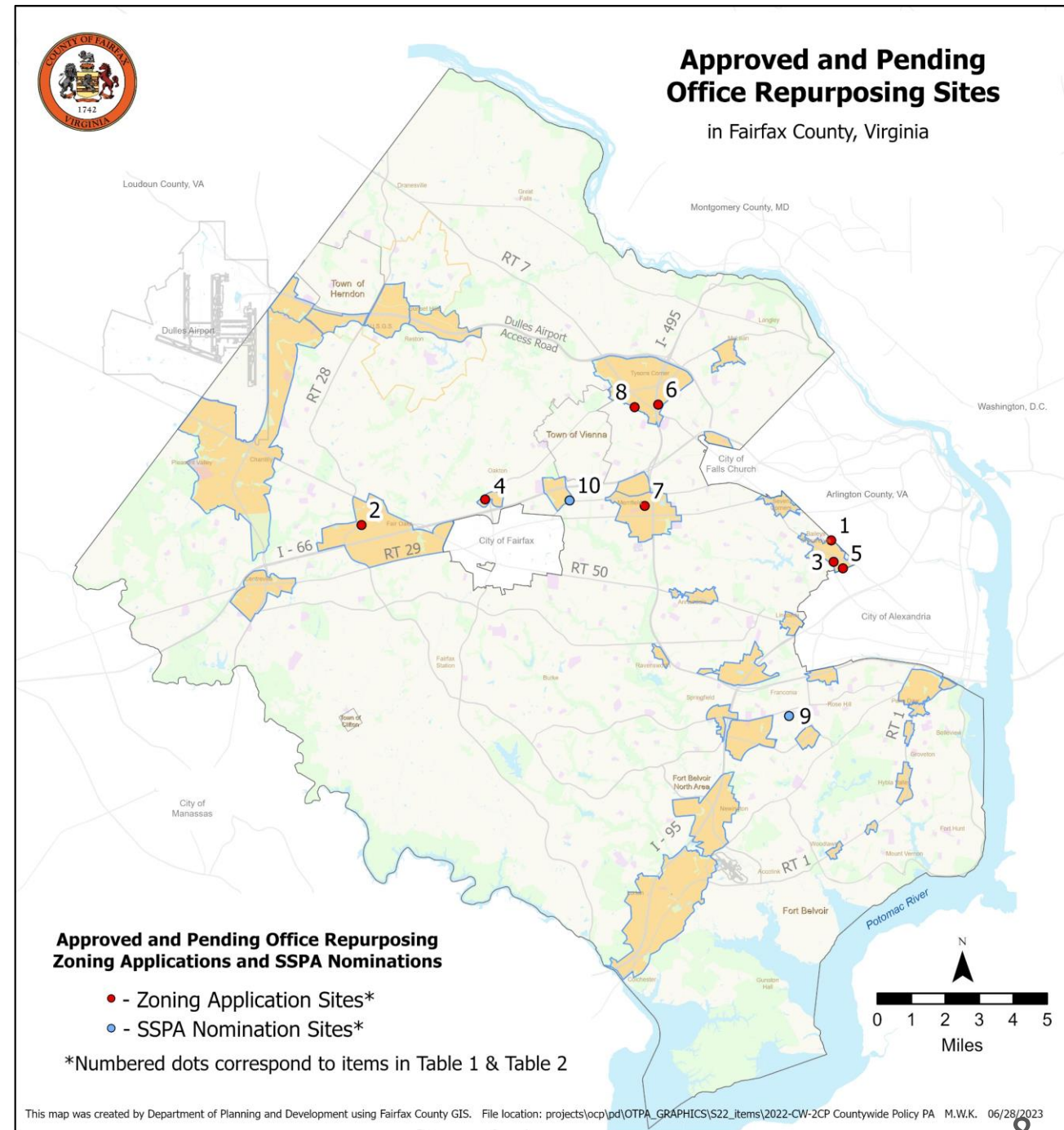
“Guidelines for Commercial Building Repurposing”
(Land Use Appendix 13)

Policy Plan Amendments:

1. 2018 – Office buildings in mixed-use centers
2. 2019 – Office buildings outside mixed-use centers;
other commercial uses countywide

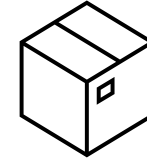
Repurposing activity has increased housing options

- Zoning applications
 - 8 locations
 - 10 buildings approved (1,889 units)
 - 2 buildings pending (305 units)
 - 1 building deferred (149 units)
- SSPA nominations
 - 2 locations
 - 3 buildings
 - 1,144 possible units

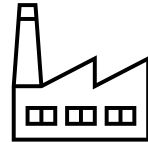


Repurposing research is a model for other topics

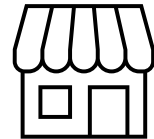
Self storage



Industrial uses



The future of retail



Data centers



White paper to be published

- Result of collaborative work
 - Department of Economic Initiatives
 - Economic Development Authority
- Expected later this month



OFFICE BUILDING REPURPOSING

A Fairfax County Department of Planning and Development White Paper
July 2023



OFFICE BUILDING REPURPOSING

DISCUSSION



PLANNING & DEVELOPMENT