



Greensboro Park



Artomatic



Smart Markets: Oakton

Pop-Up Uses Fairfax County, VA



Smart Markets: Springfield



Greensboro Park



Reston Station



Artomatic

This brochure highlights five types of pop-ups and provides contact information for establishing a pop-up in Fairfax County.

Pop-up:

1. a temporary use of a space that can be used to activate an area.
2. a use that appears or occurs suddenly and unexpectedly.
3. a store or other business that opens quickly in a temporary location and operates for only a short period of time.

Pop-ups can last for an hour, a day or for an indefinite period of time. They are a great way to create energy and enthusiasm without a significant expenditure or resources.

January 2017

This brochure is for general informational purposes only and is not intended to provide a complete step by step guide to establishing a pop-up. The exact process will be determined by the location of the site and type of pop-up uses desired including conformance with any proffers as applicable.

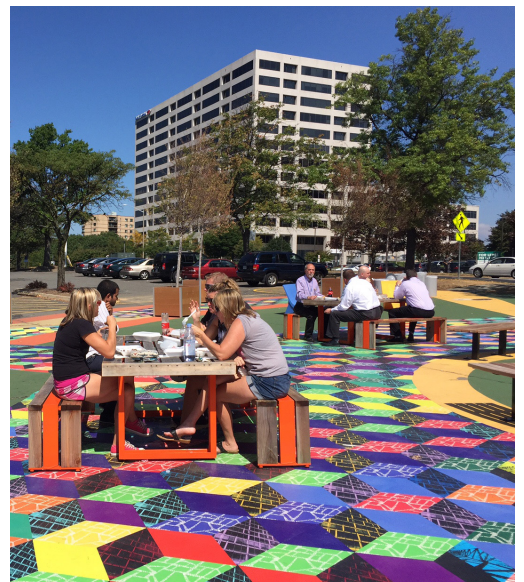
Additional contact information for the various departments and permitting agencies can be found on the back of this brochure.

Pop-Up Type: Parks

The primary purpose of these parks is to provide outdoor space for people to enjoy and generate excitement about a particular project. Pop-up parks can be located on private or public land. Elements in pop-up parks can include movable outdoor seating, shaded areas, planted areas, food trucks, movable planters, and colored pavement. Pop-up parks can also provide space for temporary art installations or gathering space for performances. The permitting requirements for pop-up parks will vary depending on the uses proposed for the space. Examples of pop-up parks include Greensboro Park at The Boro development in Tysons.

Pop-Up Type: Farmers Markets

Farmers markets are located across Fairfax County on a variety of sites, including Park Authority property, parking lots, schools, places of worship, and at metro stations. Farmer's markets are typically held on a weekly basis at each location. Typically they include stands with tents and food trucks and vendors that provide fresh, local produce and goods. A few locations of Farmers Markets are Springfield Town Center, Huntington, McLean, and Annandale. The requirements for permitting a Farmers Market depend on the location and the type of vendors/items provided. They may require a temporary special permit through the Zoning Permit Review Branch.



Pop-up Type: In Existing Buildings

This type of pop-up utilizes the inside of an existing vacant structure. It does not involve a long-term retail lease, nor is it envisioned as a permanent site condition; is however envisioned to breathe new life into an existing building until the space is ready for redevelopment or a new permanent tenant. Current examples of pop-ups in existing buildings include the Biergarten at Tysons or an event such as Artomatic. Permitting requirements will vary based on the proposed use.

Pop-up Type: Street Festivals/Fairs

Street Festivals are short term pop-up events that may close parts of road right-of-way to vehicles so that the space can be utilized by people. The operator of the street festival is typically a non-profit community group or organization. Street Festivals vary in type but usually include food vendors and may have a cultural or neighborhood theme. Examples of festivals include the Taste of Annandale on Tom Davis Drive or the Taste of Reston at Reston Town Center. The permitting requirements for a road closure will vary depending on who controls that particular right of way. They may require a temporary special permit through the Zoning Permit Review Branch. The requirements for permitting a Street Festival/Fair depend on the location, proffers or specifics of the event. If loud speakers/ampified sound are to be used, this may need a noise waiver.

Pop-up Type: Interim Buildings

This type of pop-up is located on public or private land that is not yet ready for redevelopment and is typically an interim condition that exists as part of a phased redevelopment. This pop-up primarily includes retail kiosks (interim structures), supportive features such as food trucks, outdoor seating, and programmed events. The uses within the interim structures vary, and permitting requirements will vary depending on the use. Although these are considered interim uses, they can remain in place for an extended period of time but are not considered permanent site structures or uses. These uses typically require non-residential use permit (for occupancy). Examples of this type of pop-up include the plaza at the Reston Metro Station.



The following county and state agencies play a role in the pop-up permitting process. Most, if not all, pop-ups will need a County permit. Contact information for the various agencies to help with the process:

Temporary Special Permits/Use Permits:

Zoning Permit Review Branch - (703) 222-1082
www.fairfaxcounty.gov/dpz/dpzdivisions/zad.htm

Food/Drink:

Health Department - (703) 653-2444
www.fairfaxcounty.gov/hd/food/permits/
Food Trucks - (703) 324-1314
www.fairfaxcounty.gov/dpz/zoning/foodtrucks.htm

Structures/Mechanical/Plumbing:

Building Plan Review, DPWES - (703) 631-5101
www.fairfaxcounty.gov/buildingpermits

Alcohol:

VA ABC - (703) 313-4432
www.abc.virginia.gov/licenses/get-a-license

Use Determination:

Zoning Administration Division - (703) 324-1314
www.fairfaxcounty.gov/dpz/dpzdivisions/zad.htm

Proffered Conditions:

Zoning Evaluation - (703) 324-1290
www.fairfaxcounty.gov/dpz/dpzdivisions/zed.htm

Life Safety:

Fire Marshal - (703) 246-4803
www.fairfaxcounty.gov/fr/prevention/fmpermits.htm

Noise Waivers:

Zoning Inspection Branch - (703) 324-4300
www.fairfaxcounty.gov/dpz/dpzdivisions/zad.htm

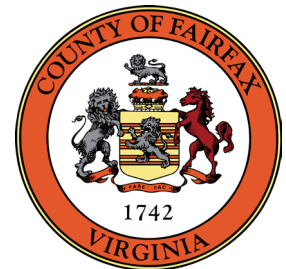
If you are interested in doing a pop-up in your community, OCR is here to help navigate the process.

Please contact us:

Fairfax County Office of Community Revitalization

12055 Government Center Parkway
Suite 1048
Fairfax, VA 22035

703.324.9300
www.fcrevit.org



Fairfax County is committed to a policy of nondiscrimination in all County programs, services, and activities and will provide reasonable accommodations upon request. To request this information in an alternate format, call 703-324-9300 or TTY 711.