

AN AMENDMENT TO
**THE COMPREHENSIVE PLAN
 FOR FAIRFAX COUNTY, VIRGINIA
 2011 EDITION**

GENERAL LOCATION: Laurel Hill Adaptive Reuse Area: West of Silverbrook Road, South of White Spruce Way, North of Lorton Road

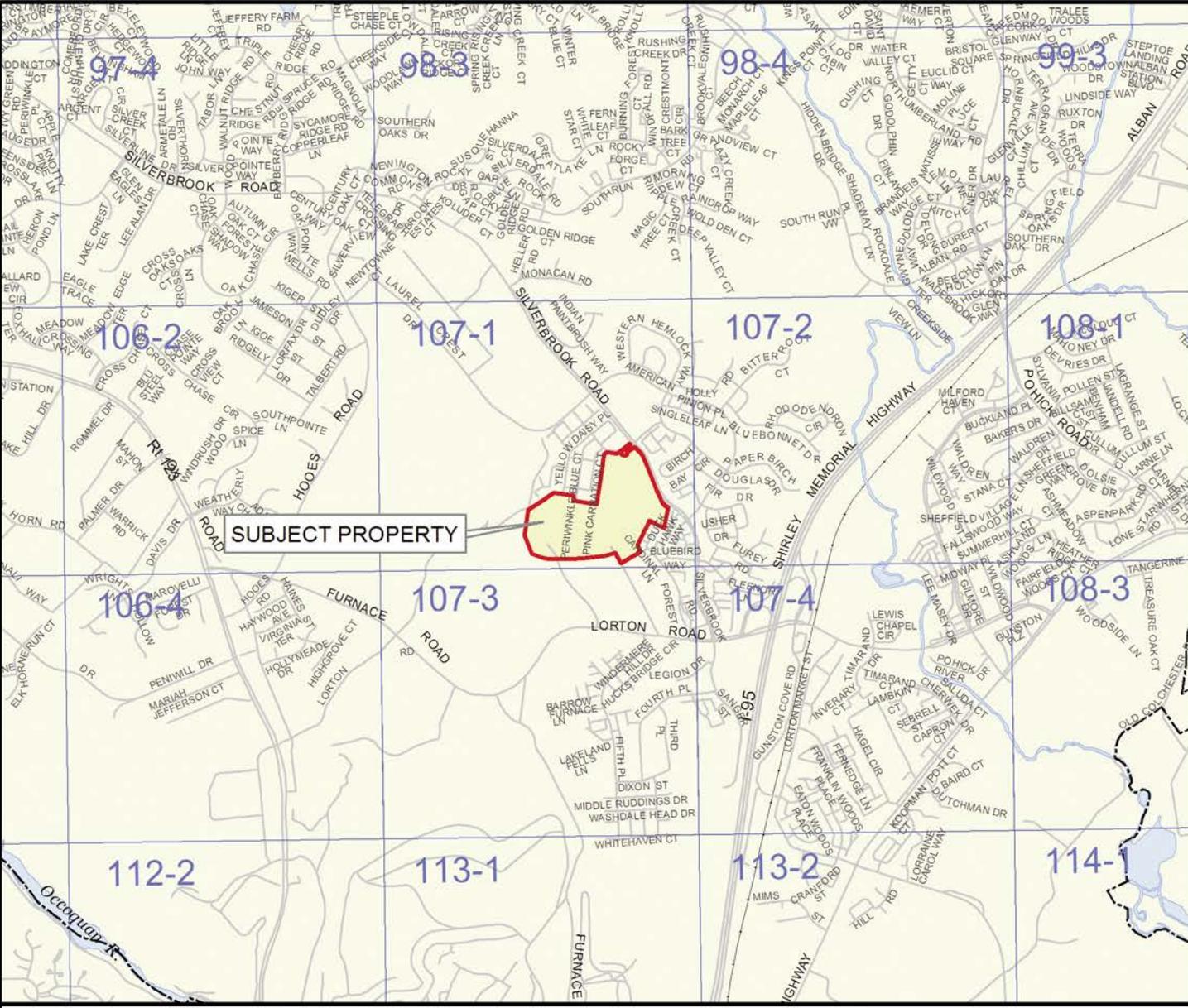
PLANNING AREA AND DISTRICT: IV, Lower Potomac

SUB-DISTRICT DESIGNATION:
 LP1 - Laurel Hill Community Planning Sector

PARCEL LOCATION: 107-1 ((1)) 9

SUPERVISOR DISTRICT: Mount Vernon

ADOPTED: December 4, 2012 **ITEM NO. S11-IV-LP2**
 FOR ADDITIONAL INFORMATION CALL (703) 324-1380



3000 FEET



AMENDMENT TO THE COMPREHENSIVE PLAN (2011 EDITION)

The following changes to the Comprehensive Plan have adopted by the Board of Supervisors. To identify changes from the previously adopted Plan, new text is shown with underline and deleted text shown with ~~strikethrough~~.

MODIFY: Fairfax County Comprehensive Plan, 2011 Edition, Area IV, Lower Potomac Planning District as amended through 6-19-2012, LP1-Laurel Hill Community Planning Sector, Land Unit 3, pages 43-54:

“LAND UNIT 3

~~Approximately 610 acres of which approximately 25 percent is in environmentally sensitive areas (see Figure 18). The land unit is generally bounded by Lorton Road and Giles Run on the south, Silverbrook Road on the north, and Hoes Road on the west. A tributary of Giles Run, with steep slopes, is located parallel to Hoes Road. The Laurel Hill Greenway generally divides the land unit into the two sub-units. In addition, three of the five major ponds in LP1 are located in this land unit. The former Central Facility is located in the eastern portion of the land unit.~~

~~Environmentally sensitive features, such as Giles Run and its tributaries, should be preserved. Heritage resources such as the Laurel Hill house site should be preserved, and appropriate physical facilities such as the The original Reformatory and Penitentiary Central Facility Bbuildings (circa 1920's and 1930's), should be preserved and are planned for adaptive reuse as outlined in the guidance for Sub-unit 3B.~~ Development of this land unit should include the land uses described under the guidance for the subunits.

Sub-unit 3A: The land within Sub-unit 3A is primarily gently rolling terrain with steep slopes to the west abutting the Giles Run EQC and its tributary. A major element in this sub-unit is a portion of a Countywide Park that includes a public golf course adjoining the Laurel Hill Greenway. In addition to the public golf course, other planned open space amenities include a Local Park, an interpretive exhibit for the ~~former~~ Nike Administrative Site, and preservation of natural resource areas associated with the ponds within the sub-unit. In addition to the South County Secondary School, the remaining acreage should be developed with a Middle School, recreational facilities and open space. Development within this sub-unit should occur under the following additional guidance:

- Development of the approximately 40-acre Middle School site should be compatible with the natural resource areas (i.e. Silverbrook Run and the ponds), the existing golf course and the adjacent Park site. A natural resources protection area should be provided around Silverbrook Run and the pond to the north to ensure adequate conservation and protection. The Middle School building, access, parking, circulation, and recreation areas should be oriented towards Laurel Crest Drive and should avoid the area around the pond. Pedestrian access from Silverbrook Road to both the Middle School and Park sites is encouraged.
- Cultural and historic interpretation of the former Nike Administrative site should be provided with development of the Middle School. It may be appropriate to incorporate cultural and historic interpretation on both the Middle School and Park sites. ~~Comprehensive W~~written and photographic documentation ~~should was~~

[RELOCATE FIGURE 17 TO LAND UNIT 2 RECOMMENDATIONS]

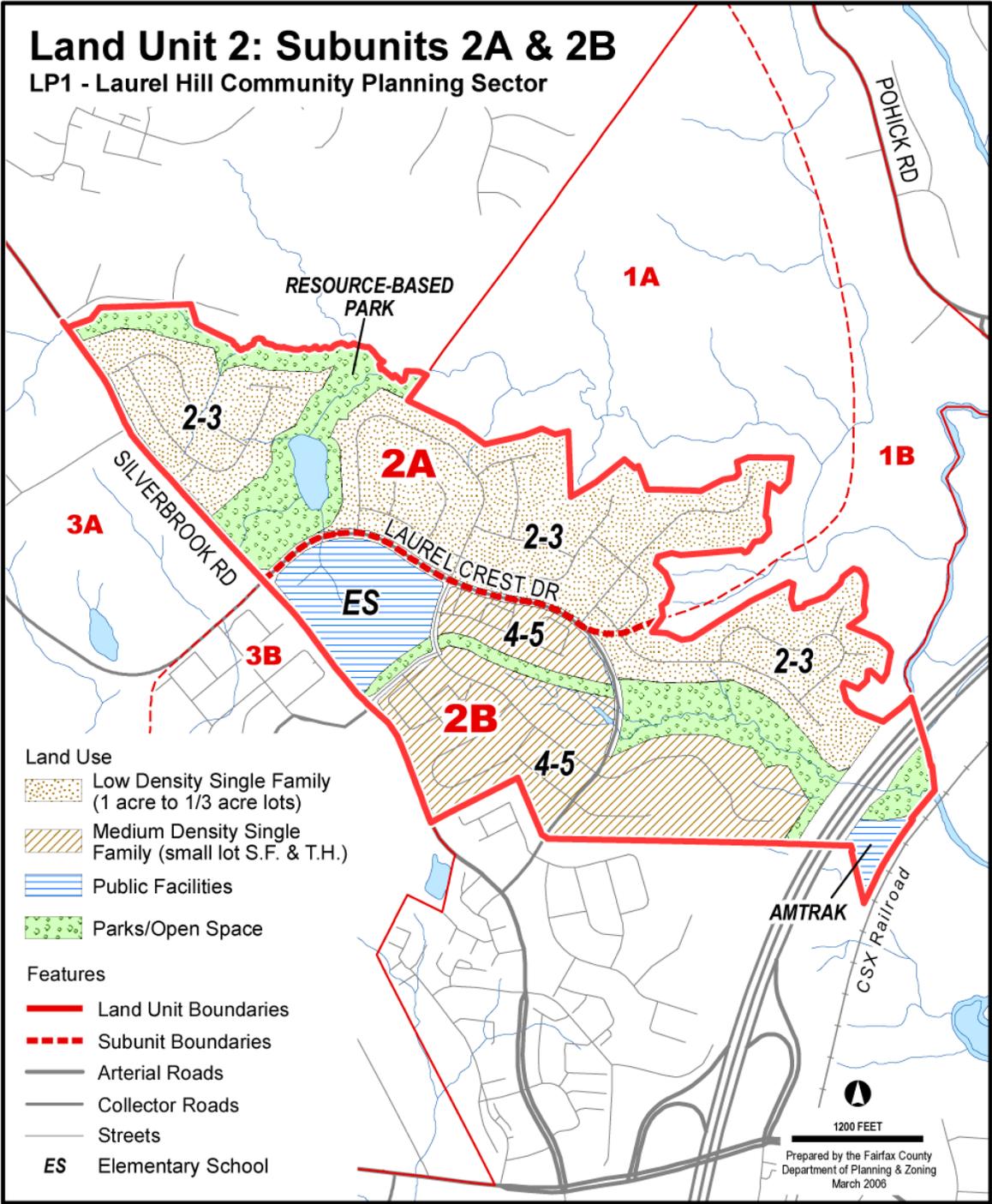
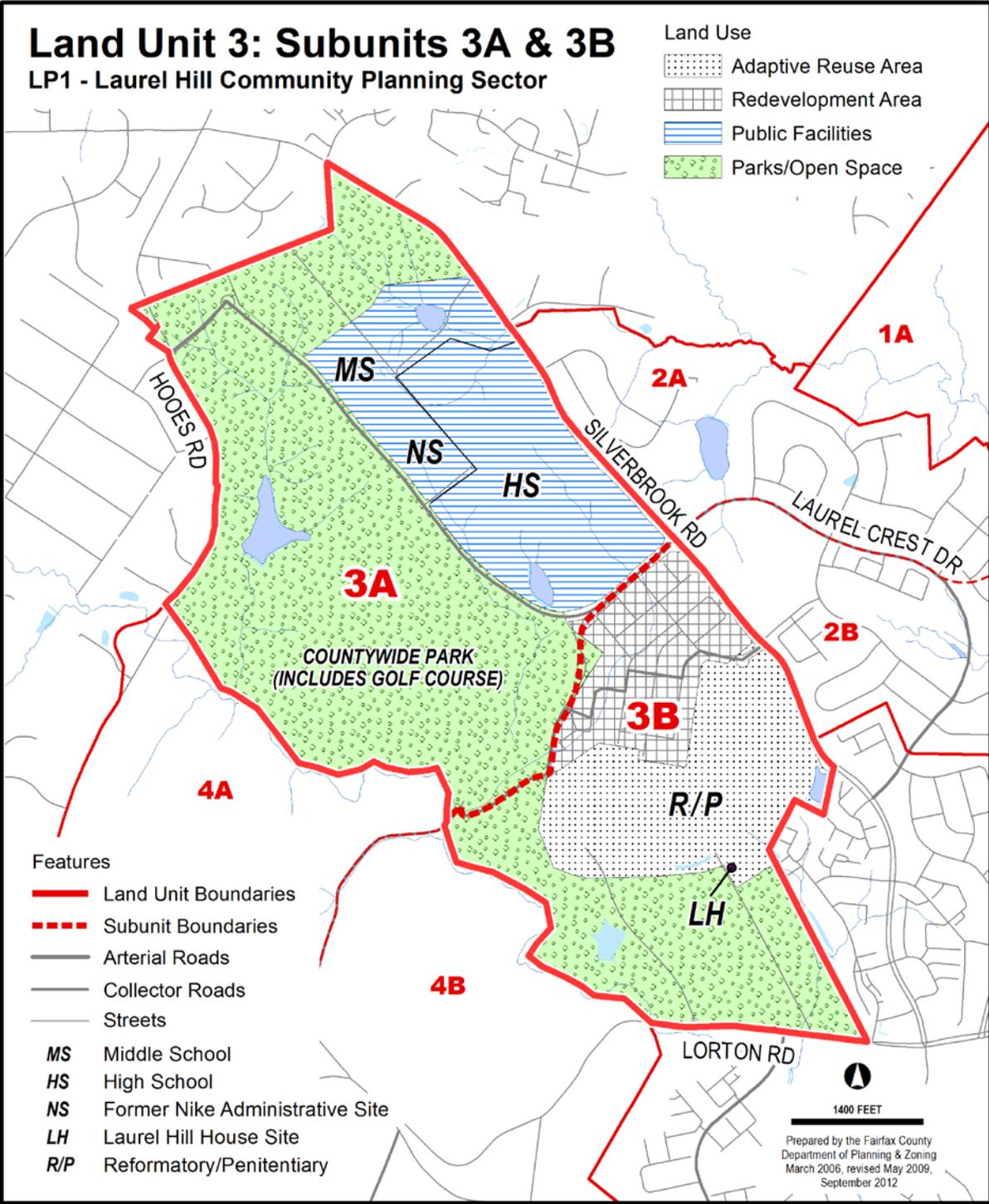


FIGURE 17



[Modify Legend as shown above: NS - Former Nike Administrative Site]

FIGURE 18

~~be~~completed prior to the demolition of the Nike Administrative buildings and can be used to support this to provide for adequate interpretation.

- The approximately 40-acre Park site is planned for development as a Local Park, ~~which includes with~~ active and passive recreation opportunities. Active recreation may include lighted, irrigated athletic fields. A portion of the Park site's open space area should be located and designed as a buffer to the adjacent residential uses. Athletic fields should be oriented to minimize impact to adjacent residential uses and environmentally sensitive areas of the site. When planning the park uses, the following considerations should be satisfied:
 - The community shall have input into any proposal to light athletic fields as part of the Park Authority's Master Planning process; and
 - Any outdoor lighting meets the lighting standards described in the Zoning Ordinance.
- The public golf course located within the Countywide Park should be maintained in a manner that physically links the Giles Run EQC to natural resource areas north of Silverbrook Road.

Sub-unit 3B: The character of ~~developable~~ land in this sub-unit is gently rolling terrain, similar to that of Sub-unit 3A, with the Giles Run EQC located along the southwest boundary. Access to this Sub-unit is provided from Silverbrook and Lorton Roads. It is separated from Sub-unit 3A by the Laurel Hill Greenway. The major land use elements are the former Central Facility ~~redevelopment~~ Redevelopment Area, the Adaptive Reuse Area ~~adaptive reuse area~~ (former Reformatory and Penitentiary), and the Laurel Hill House heritage resource area.

The ~~former Central Facility redevelopment~~ Redevelopment Area is located on approximately 30-35 acres at the junction of the Laurel Hill Greenway and Silverbrook Road. ~~The remainder of the former Central Facility which encompasses the~~ The former Reformatory and Penitentiary ~~penitentiary and reformatory, also known as the~~ is approximately 79 acres an Adaptive Reuse Area, is located to the south of the Redevelopment Area, on the remainder of the former Central Facility property.

Development within this sub-unit should occur under the following additional guidance:

- The ~~former Central Facility R~~ redevelopment A ~~Area~~ is planned and approved for active adults and independent senior housing. Other uses appropriate within this redevelopment area include: limited support retail and service uses, non-hospital institutional or public uses, including higher educational uses and health care service uses, excluding hospital uses. In the redevelopment area, an alternative use should be parks and recreational use.
- The Laurel Hill Greenway should ~~inter-connect with~~ the redevelopment area ~~and the~~ with adjacent areas and be integrated in a manner that creates a focal feature within this Sub-unit.
- The Laurel Hill ~~house~~ House and its gardens should be designated as a heritage resource area within a public park, the Countywide Park, with a minimum of 20 acres to ensure conservation of these resources.

- The remaining acreage south and west of the Adaptive Reuse Area Laurel Hill house site and south of the former Central Facility should be part of the Countywide Park. Additional recreational facilities characteristic of a Countywide Park should be developed in this area.
- The former penitentiary and reformatory should be considered for adaptive reuse. The original masonry structures, built in the 1920s and 1930s, should be preserved and adaptively reused, if possible. In addition, the former administration building and chapel should also be considered for adaptive reuse. Adaptive reuse could include compatible governmental uses such as offices and schools, subject to 2232 approval, and non-hospital institutional, public and recreational uses.

The Laurel Hill Adaptive Reuse Citizens Advisory Committee (CAC) vision:

In November 2004, the CAC recommended an option for the reformatory and penitentiary area. The CAC developed a vision for the former penitentiary and reformatory to be adaptively reused for mixed use that includes education, office, technology-oriented research, retail and residential uses. The residential component was envisioned to include a mix of market rate and magnet housing. The magnet housing should complement the surrounding educational, cultural and other public uses. Development of the site may occur in one phase by reusing both the reformatory and penitentiary areas or a multi-phase approach. If multi-phase, the first phase should include the reformatory and the area of buildings between the reformatory and the ballfield as one component and the entire penitentiary area as the second component. In any scenario, issues affecting the entire 79-acre site should be addressed through a coordinated development plan. Design sensitivity to historic architecture and the creation of a high quality project are key elements for any adaptive reuse proposal to be considered.

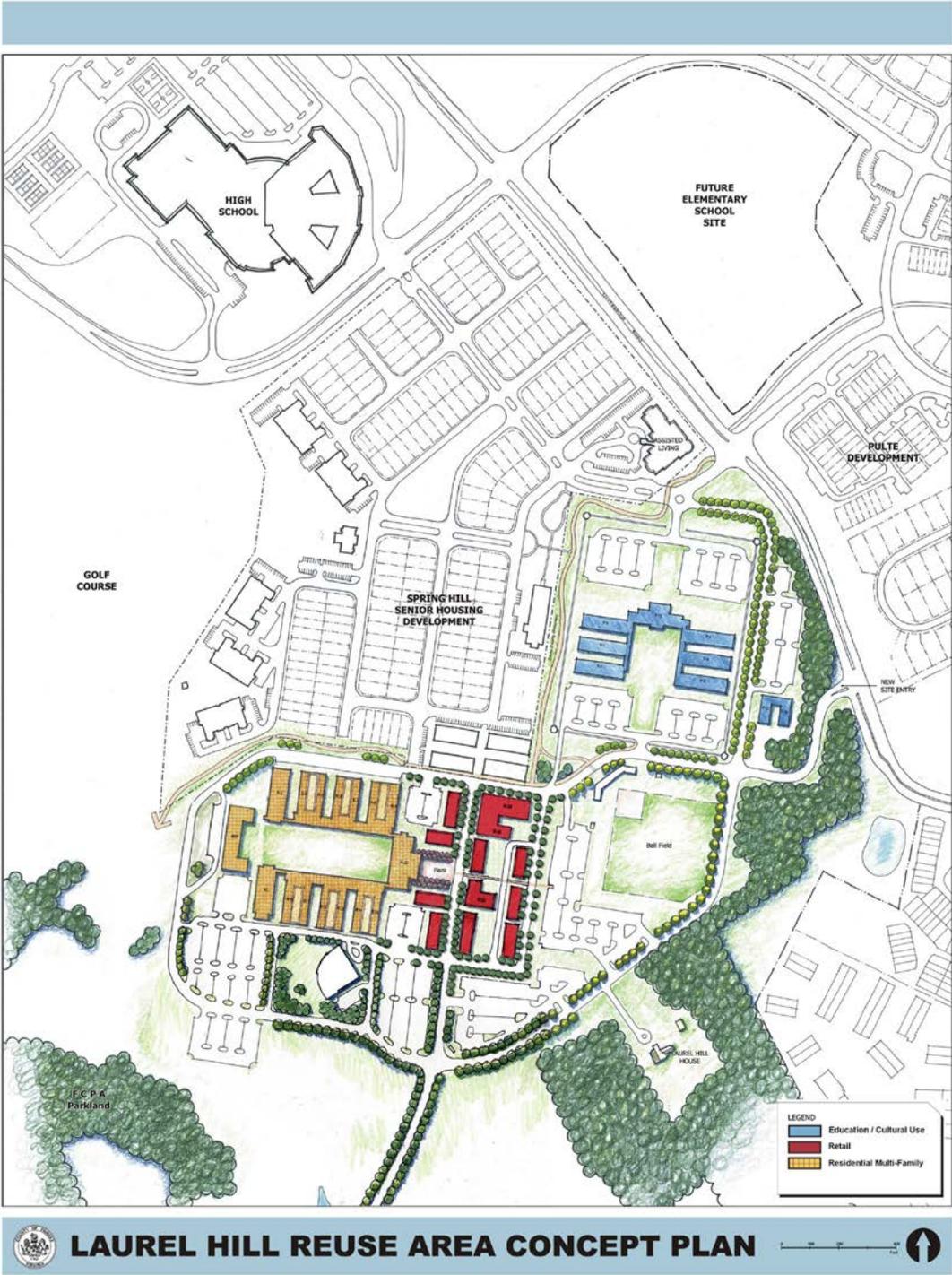
The following text and illustrations represent the CAC vision for the adaptive reuse of the former penitentiary and reformatory areas. The text and illustrations are intended as concepts to guide redevelopment of this area. As stated in the CAC report dated November 2004, the numbers of units and square footage are illustrative and may vary depending upon the eventual approved development scenario. Figure 19, the Final Concept Plan Map, shows the CAC vision for the reformatory, penitentiary and the village center areas and the general road connections.

Development Guidelines

Land Use Concepts

• **The Reformatory** quadrangle south of the Spring Hill Senior Housing is envisioned for adaptive reuse that may include magnet and market rate housing, and/or other uses such as education, office, technology-oriented research, and retail. Housing should be loft type residential units which result from the adaptive reuse of the existing structures. The CAC envisioned a range between 50 to 125 units. There should be flexibility to allow for exterior modifications necessary to meet the requirements of residential use. The magnet housing units are envisioned to develop as an ancillary use to other uses within the reformatory and

[DELETE FIGURE 19]



CONCEPT PLAN MAP FIGURE 19

penitentiary area and surrounding educational, cultural and other public uses. The magnet housing units are envisioned to provide housing for professionals such as educators and public safety specialists. A conceptual view of the reformatory is shown in Figure 20.

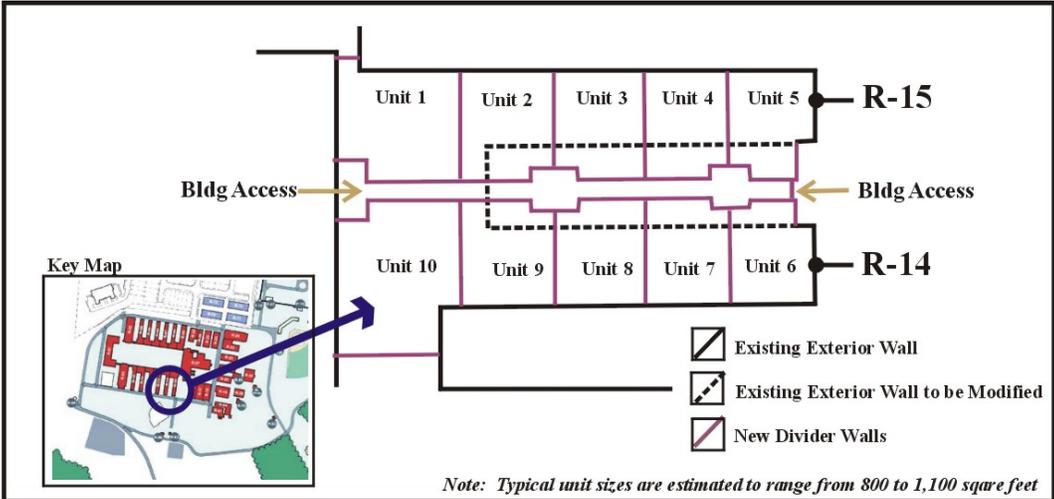
[DELETE FIGURE 20]



CONCEPTUAL VIEW OF THE REFORMATORY **FIGURE 20**

The concept plan for the reformatory illustrates utilizing the areas between every other dorm to provide space to create a more usable floor plan. As shown on Figure 21, the layout provides a central corridor with rooms/units off each side of the corridor. Depending on the mix of uses, the size and number of units could vary. In this concept, the quadrangle area (central open space) would remain as a park area available to the public. Parking for the reformatory area would primarily occur in the flat areas to the south of the quadrangle.

[DELETE FIGURE 21]



TYPICAL CONCEPTUAL FLOOR PLAN FOR RESIDENTIAL USE AT THE REFORMATORY **FIGURE 21**

Circulation is envisioned to be a loop road around the reformatory quadrangle that links with Lorton and Silverbrook Roads. The road connection may extend to Laurel Crest Drive to the north. In any proposal, all road improvements would need to be coordinated closely with the Fairfax County Department of Transportation and Virginia Department of Transportation. The site design should incorporate direct connections with the Laurel Hill Greenway and encourage pedestrian and bicycle access to the site.

~~• A Village Center is envisioned to be located in between the reformatory and the ballfield and may be considered for a mix of retail (such as small boutique shops and other unique retail uses) and professional office uses. The CAC suggested commercial uses in the range of 40,000-60,000 square feet. Small professional office uses should be located along the "Main Street." The village center concept envisions a combination of rehabilitated contributing buildings along with new, infill construction. The vision is to create a center that builds on the architectural character of contributing buildings, while allowing new construction that may meet the requirements of today's retail and small office users. The village center concept includes residential uses above retail uses to create a vibrant neighborhood commercial center. This neighborhood center is envisioned to serve the former reformatory and penitentiary areas as well as serve as a hub to the senior community to the north, the new and existing residential communities north of Silverbrook Road, and other surrounding communities. A conceptual view of the village center is shown in Figure 22.~~

~~To be distinct from other retail centers in the area, the village center is envisioned to include a mix of uses and designed to create a unique~~

~~[DELETE FIGURE 22]~~



CONCEPTUAL VIEW OF VILLAGE CENTER

FIGURE 22

environment. Uses may include restaurants, specialty stores, convenience retail and small professional office uses. Conceptually, the village center is oriented toward the existing north-south road that links to the senior living community. This road should include connections to Lorton Road to the south and Silverbrook Road to the east. To help ensure success of the Village Center, identifying signage should be incorporated at the intersection of Silverbrook and Lorton Roads.

Depending on the final design of the village center, consideration may be given to the development of an additional block of condominium/loft units directly east of the main street. This additional block would create an alley condition and would help limit views of the backs of the commercial buildings and would allow for residential units to look out on to the ballfield. The CAC envisioned a range of 10-30 residential units within the village center.

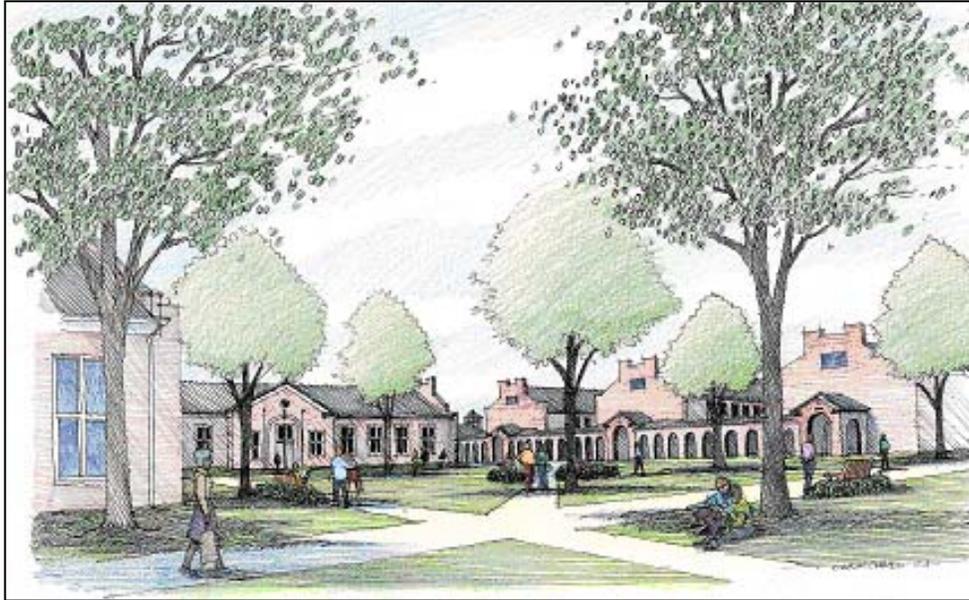
Parking for the village center should be provided as on-street parking where feasible, with surface parking areas to the south and east of the village center.

• **The Ballfield** is envisioned to be converted from an interim use to a permanent recreational amenity for the site and surrounding users. The ballfield should include pedestrian linkages to the Laurel Hill Greenway, adjacent park areas and the reuse areas. Parking areas should be provided within the existing parking sites south and west of the ballfield, and shared parking with retail and office uses should be considered.

• **Reuse of the Penitentiary** may include the rehabilitation of the existing quadrangle for a range of educational and education-related uses, supporting office and technology-oriented research facilities, and other similar uses. The CAC envisioned that the education use should range in size from 50,000 to 125,000 square feet. Access to the penitentiary site should occur through carefully located portals in addition to the existing sally port in the penitentiary wall. An opening at the north end of the site to a new access road connecting to Silverbrook Road and from the south from the ballfield is preferred. The existing road along the exterior of the eastern side of the wall should be upgraded to serve as a circulation route around the penitentiary and provide additional access to the ballfield and reformatory.

Within the penitentiary walls, parking is envisioned to be provided in proximity to the buildings depending on the use. Small parking lots should be developed in an axial relationship on the north and south sides of the penitentiary in order to meet the parking needs and respect the axial site layout. Consideration should be given to incorporating some parking along the exterior road to the east of the penitentiary. The provision of fire lanes between the penitentiary buildings and the wall may be accommodated with a stabilized lawn system to minimize impervious areas. A conceptual view of the penitentiary is shown in Figure 23.

[DELETE FIGURE 23]



CONCEPTUAL VIEW OF THE PENITENTIARY

FIGURE 23

ADAPTIVE REUSE AREA

The Laurel Hill Adaptive Reuse Area Master Plan, encompassing the former Reformatory and Penitentiary, was completed in 2010. The Master Plan envisions a mixed-use community of residences, workplaces, shops and open spaces, and recommends both the adaptive reuse of historic buildings and new development. The original masonry structures listed as contributing to the D.C. Workhouse and Reformatory National Register Historic District should be preserved and adaptively reused, to the extent possible. The Master Plan acknowledges that some demolition will be necessary. Any proposed demolition is subject to the process outlined in the 2001 Memorandum of Agreement.

The Adaptive Reuse Area is planned for residential, retail, office, and open space uses to create an activity center and focal point for the community. The uses, densities and intensities described are those that were developed with the Master Plan. Flexibility will be needed to allow for changes to address unforeseen constraints or to improve the viability of the plan.

Reformatory Dorms, Industrial Shops, and Guards Quarters

The former Reformatory dormitories and Industrial shop buildings are located on the western portion of the site. These buildings are planned for adaptive reuse for approximately 165 residential units. The Guards Quarters are located outside and to the east of the Penitentiary Wall, and are planned for approximately 6 units. Effort should be made to include the required affordable units, or other units, as part of a magnet housing program intended to provide affordable housing to certain occupational groups.

Penitentiary

The former Penitentiary is located on the northeastern portion of the site, adjacent to Silverbrook Road, and is surrounded by the Penitentiary Wall. This area is planned for approximately 105,000 square feet (SF) of non-residential uses, consisting of both community-serving commercial, retail and office use. The six Penitentiary cellblock buildings are planned for adaptive reuse for approximately 50,000 SF of office or commercial use.

New development is envisioned to the north of the existing buildings to create a community-serving retail center of approximately 53,400 SF, including the former dining hall. Flexibility should be allowed for the northernmost two cellblock buildings to convert to retail use. Smaller structures, such as the mid-wall tower or holding cells may be used for community-serving retail or commercial uses. Use of the two cellblock buildings and smaller structures for retail or commercial use should be considered above the stated maximum development potential.

Changes to the Penitentiary Wall should be carefully designed to minimize impacts to the historic character of the wall while also acknowledging the need for safety, access and visibility. New parking proposed to the north of the wall should be designed as visually unobtrusive.

New Residential Uses

Approximately 181 new residential units are envisioned, comprised of both single-family detached and single-family attached units. Generally, the southwest area of the site and the area around the planned central green are identified for new residential use. The location of new homes should not negatively impact the Laurel Hill House site.

Towers

The brick towers are planned for preservation, with the option to utilize one (or more) for community interpretation. Ground floor space in the towers may be appropriate for storage related to the surrounding uses, such as for athletic or community equipment for the Central Green.

Chapel

The chapel (approximately 20,000 SF) is planned for adaptive reuse for a community or civic use. Parking should be provided to the east and/or south of the building. If a community or civic use is not viable, flexibility will be needed to allow for consideration of other uses for this structure.

Power Plant

The power plant (approximately 8,000 SF) is planned for adaptive reuse for retail use. Restaurant use may work well here. If a retail use is not viable, flexibility will be needed to allow for consideration of other uses for this structure. This building may be appropriate for residential use. A maximum of 12 units would be feasible in the building; these units would be in addition to the maximum number of units previously described for the site.

Recreation, Trails and Open Spaces

Community recreation spaces are envisioned throughout the site. The Reformatory and Penitentiary quadrangles are planned to remain as open space. A central green is planned in front of the historic grandstand as a prominent feature and visitor stop on the Cross-County (Laurel Hill Greenway) Trail. Access to the trail should be provided at several points, including one convenient to the historic grandstand. The western portion of the former patrol road is also planned for a trail. Trail connections are envisioned to the south to

Laurel Hill Park, as well as to Silverbrook Road at the northern and eastern edges of the development.

The Master Plan envisions new development on a portion of the former Recreation Area/Ballfield surrounding a planned central green. An off-site, in-kind replacement field should be in place for public use prior to construction.

Access to parking for the Giles Run Park facilities should be provided on the western edge of the site.

Stormwater

Innovative stormwater management practices are encouraged at this site as recommended in the November 2010 Laurel Hill Stormwater Management Plan, to the extent practicable. Stormwater planning should avoid adverse impacts to adjacent parkland and natural resources.

Transportation

Access should be primarily oriented to Silverbrook Road, where two access points are planned. Secondary access should be from Lorton Road, where the entrance road to the site should be improved. All proposed phases of development should be coordinated with the County to ensure adequate and safe access. To the extent possible given preservation objectives, local streets should be designed in an interconnected street grid pattern to enhance the urban character and walkability of the site. Where possible, internal streets should provide for on-street parking, sidewalks on both sides, and narrow travel lanes to promote traffic calming. Pedestrian crosswalks, speed humps, and curb extensions should be provided where appropriate to create a local street environment that is both safe and accessible. Measures that support non-motorized transportation to and from the site are encouraged.

Design and Access and Historic Preservation Guidance

- Design of the ~~reformatory and penitentiary~~ Adaptive Reuse Area area should be sensitive to the historic architecture and create a high quality rehabilitation ~~that enhances the pedestrian-oriented area.~~ Provided parking areas should be provided to meet County and user requirements, offer convenience to the uses and be designed, if practical, to be visually unobtrusive.
- ~~The development of the reformatory and penitentiary area should seek to create a unique environment in Fairfax County and the region. The reuse should create a focal point and activity center for the community. The development should complement the surrounding park areas by providing services to the park users and linkages to the park and Laurel Hill Greenway.~~
- ~~Access to the reformatory and penitentiary area should be provided from Silverbrook Road and the collector roadway linking Laurel Crest Drive. The Silverbrook Road access should provide as direct a link as feasible to this important collector road. Consideration should be given to realigning the northern portion of this road to tie directly into the "Main Street". Additional technical analysis of both these road connections will be required.~~
- Emphasis should be placed on rehabilitation of historically relevant structures for new uses. New uses may require changes to doors and windows along with other

building alterations. These changes should be made to complement existing architecture and in accordance with the Secretary of the Interior's Standards and Guidelines for rehabilitating historic buildings.

- New construction ~~may~~will be necessary ~~to address the needs of future users.~~ ~~New construction~~ and is envisioned to be undertaken in a manner that is compatible with, and complementary to, the existing character of the historic district. When proposing new construction, consideration should be given to the distinctive architectural and landscape areas. Siting and design of these new buildings should be carefully considered in the context of the historic building patterns.

Phasing

- Development of the site could either occur in one or more phases; ~~however, establishing development in both the penitentiary and reformatory areas, or in two phases. In any event, the development team should address issues affecting the entire 79-acre site should be addressed through a coordinated plan. The plan should emphasize the adaptive reuse of historic buildings in a timely manner, before or concurrent with new construction. If the development plan identifies a multi-phase process, it is recommended that the first phase be the reformatory and village center area. Development of this area first will have the greatest visual impact and as a result serve as an incentive for reuse of the penitentiary and help to establish the center of this important redevelopment as well as complementing the senior community and park areas, and the new and existing communities adjacent to Laurel Hill.~~

Implementation

- Considering the complexity and potential costs related to developing the Adaptive Reuse Area ~~penitentiary area, Fairfax County should encourage the federal and state governments to be active partners in the development of an education scenario. Potential partnerships should explore the use of historic tax credits, federal and state grants to support infrastructure, building renovation or operations, and support in streamlining the approval process. The approvals could include the activities related to reuse or demolition of historic buildings, as well as those related to the Memorandum of Agreement, and the General Services Administration oversight of the property.~~
- In order to create a viable, self-sustaining development, the County may consider possible approaches to increasing the viability of the redevelopment of the Adaptive Reuse Area by modifying these recommendations, such as ~~or~~ increasing the residential, or retail, or other components, of the CAC recommendation, dated November 2004, or by reducing the number of structures to be re-used, subject to the terms of the Memorandum of Agreement.
- ~~At the penitentiary, possible approaches to the reuse project may include converting one or more buildings to residential use. Such residential use could include living units for independent, active adults, similar to the adjacent Spring Hill Senior Center or residential units similar to the residential concept for the reformatory. A medical and/or nursing graduated care facility also may be included at the penitentiary. Any reduction in the number of structures to be re-used is subject to the terms of the Memorandum of Agreement.~~

Note: Because Plan figures 19, 20, 21, 22 and 23 were deleted, subsequent figures in the Lower Potomac Planning District text will be renumbered.

MODIFY: Fairfax County Comprehensive Plan, 2011 Edition, Area IV, Lower Potomac Planning District, as amended through 6-19-2012, LP1-Laurel Hill Community Planning Sector, pages 23-40:

“LP1 LAUREL HILL COMMUNITY PLANNING SECTOR

CHARACTER

The Laurel Hill Community Planning Sector (LP1) contains approximately 3,200 acres and is comprised of the former D.C. Department of Corrections facilities, referred to the Corrections Property in this document as well as the Vulcan Quarry and Fairfax Water Occoquan Water Treatment Facility (known as Fairfax Water Facility throughout this document). This Planning Sector is located in southeastern Fairfax County west of Shirley Memorial Highway (I-95) and north of the Occoquan River.

Most of the land in this sector is planned and utilized for park and related uses, public facilities and open space. This sector is broadly divided into a northern area and a southern area. The northern area of LP1 is located north of the I-95 Landfill. It contains the vast majority of the closed prison facilities, the components of which are generally separated by substantial areas of open space. In addition, the area includes residential development, the South County secondary school and the Laurel Hill Park which includes a golf course. The southern area of the property contains the I-95 Landfill, the I-95 Energy/Resource Recovery Facility, an active rock quarry (Vulcan Quarry), the Fairfax Water Facility and the Occoquan Regional Park. See Figure 9: Location of Former Prison Facility Sites; Existing Public and Industrial Uses.

The area abutting this planning sector is generally planned and developed for low-density residential uses at .1-.2 and .2-.5 dwelling unit per acre to the west and south of Furnace Road and at .5-1 dwelling unit per acre to the west and north of Furnace Road. The area to the north of this planning sector is generally planned and developed at 2-3 dwelling units per acre. To the east of I-95 is the Lorton-South Route 1 Suburban Center, with the Lorton Town Center planned as the focal point for this area. The Lorton Town Center is developing with a mixture of commercial, residential townhouse and some multifamily uses. To the south, across the Occoquan River in Prince William County, lies the Town of Occoquan.

Ox Road (Rt. 123), Lorton Road (Rt. 642), Furnace Road (Rt. 611), Silverbrook Road (Rt. 600), Hooes Road (Rt. 636) and Pohick Road (Rt. 641) are the major roads which serve as access to and within Sector LP1.

Significant heritage resources are located along the north bank of the Occoquan River and in the area northeast of Silverbrook Road (Rt. 600). Similar quality resources can be expected in undisturbed areas in the southeastern portion of this planning sector, northeast of the Occoquan River. Heritage resources located on the Corrections Property include the Occoquan Workhouse, the Central Facility (which encompasses the former Maximum Security area and the Reformatory and Penitentiary areas) and Laurel Hill house.

This planning sector is either bounded or traversed by several stream valleys and their associated Environmental Quality Corridor (EQC) areas.

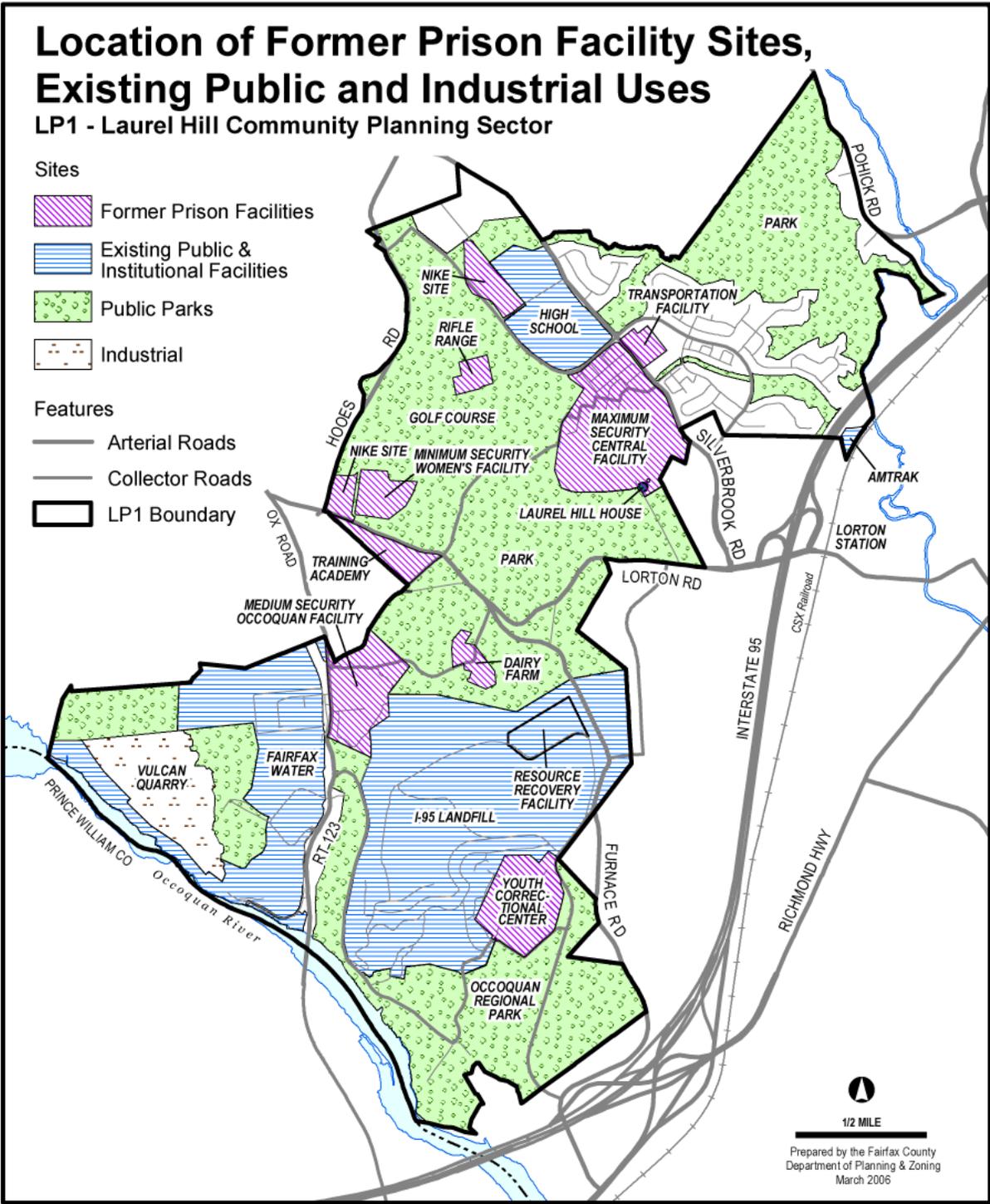


FIGURE 9

PLANNING HISTORY

In 1910, the United States Government acquired a tract of undeveloped land on the Occoquan River and established a workhouse for the District of Columbia. In 1914, the government acquired additional acreage, bringing the size of the site to approximately 2,550 acres, and began constructing the Central Facility of the prison. Title to this land was in the name of the United States, and it was a Federal Reservation, much like a military base, hence the name Lorton Reservation. Fairfax County, in its first Comprehensive Plan, dated 1958, recognized that this area of the County was largely impacted by the presence of these facilities and planned the area for Public Facilities, Governmental and Institutional uses.

Other governmental and institutional uses were established as the result of the February 14, 1973 Memorandum of Understanding between Fairfax County, the District of Columbia and the Metropolitan Washington Waste Management Agency. Under the terms of the Memorandum of Understanding, 801 acres were allocated as follows: 267 acres for landfill uses; 23 acres for the I-95 Energy/Resource Recovery Facility; 398 acres for recreational uses; and 113 acres for roads, buffer zones and related uses. Also in 1973, Fairfax Water Facility expanded their operations by acquiring a former quarry located west of Ox Road (Rt. 123) along the Occoquan River. In 1990, the I-95 Energy/Resource Recovery Facility began operations and is under a 20 year management contract, renewable in 2011.

In 1991, during Phase II of the Planning Horizons process, language was adopted by the Board of Supervisors which encouraged the relocation of the D.C. Department of Corrections operations and redevelopment of the property. The text read “The Concept recommends that the federal government develop or redevelop these areas only when plans are coordinated with the County and consistent with the County goals and the Comprehensive Plan. ... If, in the future, the D.C. Department of Corrections facility is relocated and the site is available for redevelopment, a citizens’ task force with representation from the adjacent community should be established to work with the County to study alternative uses for this site... Development or redevelopment of the site should provide a planned mixed-use residential, education, employment, recreational community with a variety of housing and employment opportunities, with sufficient off-site transportation improvements.

On February 13, 1995, the Board of Supervisors established the Lower Potomac Land Use Citizens Advisory Committee (CAC) and authorized the CAC and County staff to study the then D.C. Department of Corrections Property and make recommendations for future development potential should Congressional action authorize closure of this facility. The CAC and staff studied existing conditions, issues and trends for the Corrections Property and surrounding areas, which provided the framework from which seven future redevelopment scenarios were formulated, ranging from a low of 400 dwelling units to a high of 8,000 dwelling units, along with retail and office uses which ranged from 20,000 square feet to 880,000 square feet. With each scenario, the CAC and staff analyzed impacts on transportation, public facilities, the environment and the surrounding communities. Based on the CAC scenario analysis, a preferred development scenario was formulated that ranged from 2,900 to 3,400 dwelling units, with between 250,000-500,000 square feet of office and retail uses, and 30 to 60 acres of light and high tech industrial uses to include research and development and institutional uses such as vocational, technical and higher education. This preferred development scenario became the basis of the CAC’s replanning proposal for the redevelopment of the D.C. Department of Corrections Property that was adopted by the Board of Supervisors on February 23, 1998. In addition, the Board of Supervisors adopted a second option for redevelopment that had a public ownership emphasis. The public ownership option planned the land primarily for parks and open

space with some land reserved for other public uses such as schools, fire and rescue, cemetery, and roads.

On January 11, 1999 the Board of Supervisors reconvened the CAC to re-evaluate the adopted Plan and to make recommended revisions to address the “Lorton Technical Corrections Act of 1998.” This Congressional legislation mandated that the County should formulate a reuse plan for the Corrections Property that maximizes open space, parkland, and recreation use of the land. The act also contained language reserving land to facilitate a land trade. As permitted under this legislation, the purpose of the land trade was to transfer development rights from an approximately 800-acre property in Mason Neck to approximately 250 acres on the Corrections Property. The CAC recommendations were adopted by the Board of Supervisors in July, 1999. The Board of Supervisors accepted the same recommendations as the reuse plan and formally transmitted the plan to General Services Administration (GSA) to comply with the legislation. The new guidance reduced the development potential and replanned most of the Corrections Property for parkland. Portions of the parkland were designated for use by the Fairfax County Park Authority and the Northern Virginia Regional Park Authority. Planning for the Fairfax County Park Authority portion of the site began in April 2003 with master plan approval in July 2004.

A Memorandum of Agreement (MOA) between the General Services Administration and 9 other signatories was executed in June, 2001 which fulfilled the responsibilities for complying with the transfer of the property to Fairfax County. The MOA stipulates that Fairfax County was to treat the property as an historic district with the Fairfax County’s Architectural Review Board having oversight of any undertakings such as construction and demolition.

The Board of Supervisors ultimately established a third citizen’s advisory committee (CAC) and on March 10, 2003 assigned the CAC responsibility for guiding the master planning of the areas identified in the 1999 Plan as appropriate for reuse: the Occoquan Workhouse and the Central Facility (specifically the Reformatory and Penitentiary). This CAC, known as the Laurel Hill Adaptive Reuse Citizens Advisory Committee had representatives appointed from each magisterial district within the County, in order to maintain a high degree of countywide citizen involvement. On December 6, 2004, the Board of Supervisors voted to accept the CAC recommendations and made further motions on both December 6, 2004 and February 7, 2005 to facilitate the implementation of the CAC recommendations. These recommendations were incorporated into the Comprehensive Plan in 2006. are found in the Plan text for Land Unit 3B.

In 2010, the County completed a Master Plan for the former Reformatory and Penitentiary (the Laurel Hill Adaptive Reuse Area), which built upon recommendations from the CAC, evaluated the planned uses, and incorporated recommendations for new construction. These recommendations are found in the Plan text for Land Unit 3B.

HERITAGE RESOURCES

This planning sector contains heritage resources listed ~~on~~ in the Fairfax County Inventory of Historic Sites, Virginia Landmarks Register and the National Register of Historic Places. A list of these heritage resources is included in the Lower Potomac Planning District Overview section, Figure 4.

The Memorandum of Agreement (MOA) identifies 136 buildings, structures, sites and objects as contributing to the significance of an eligible historic district and encourages Fairfax

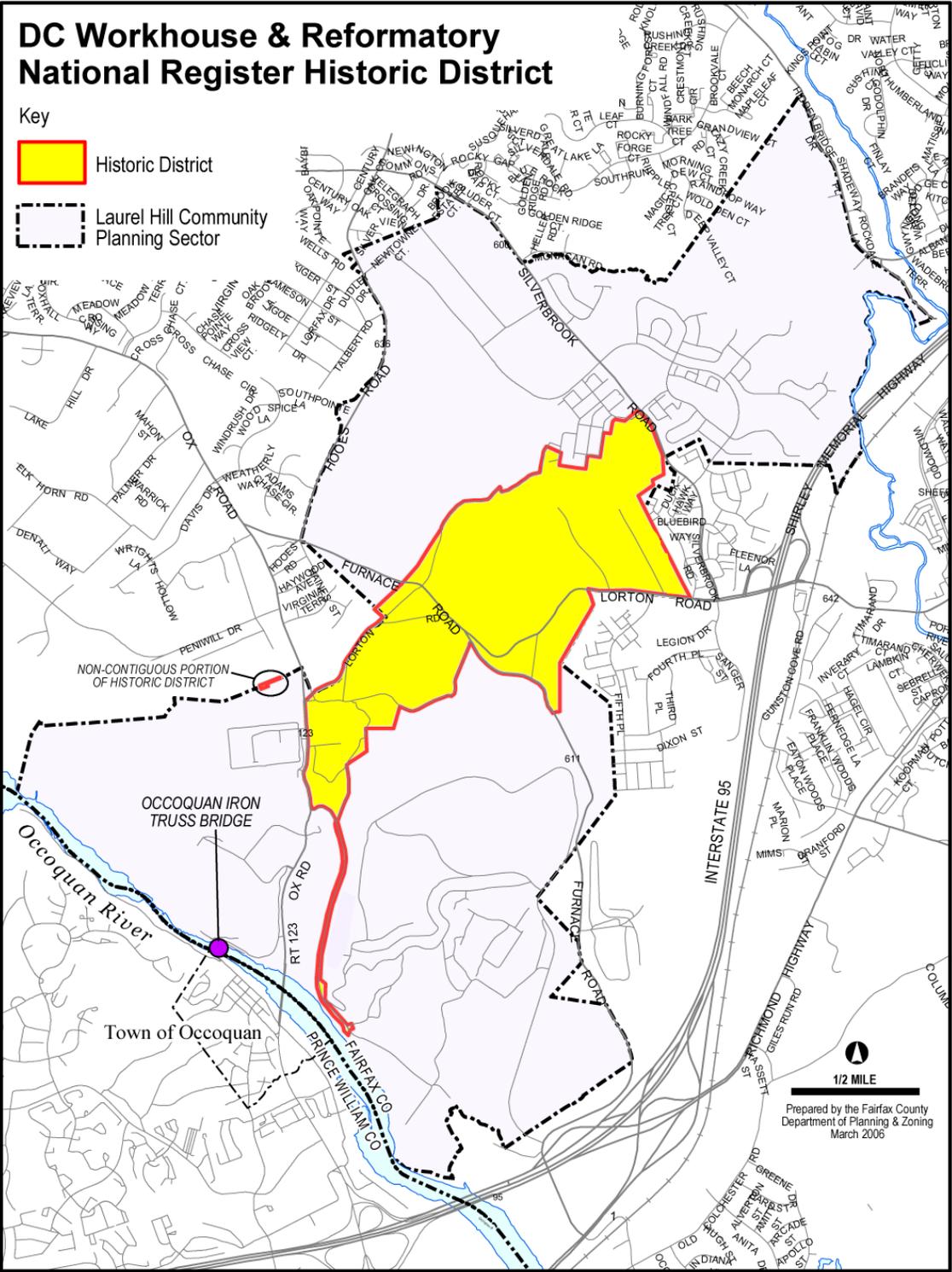


FIGURE 10

County to have the property designated as a local historic overlay district. On December 7, 2005, the property was listed in the Virginia Landmarks Register and in February 2006, the property was listed in the National Register of Historic Places. Figure 10 shows a map of the National Register historic district boundaries.

Listing in the National Register honors an historic place by recognizing its importance to its community, state or the nation. Listing in the National Register contributes to preserving historic properties in a number of ways including:

- Recognition that a property is of significance to the nation, the state, or the community.
- Consideration in the planning for federal or federally assisted projects.
- Eligibility for federal tax benefits.
- Qualification for federal assistance for historic preservation, when funds are available.

As noted above, the MOA identified 136 buildings, structures, sites and objects as contributing to the significance of an eligible historic district. While almost 200 buildings, structures, sites and objects have been listed in the National Register historic district, the terms of the MOA apply only to the 136 contributing structures and 106 non-contributing structures referenced in the MOA and described in the January 2000 *Final Historic Structures Determination of Eligibility Report*.

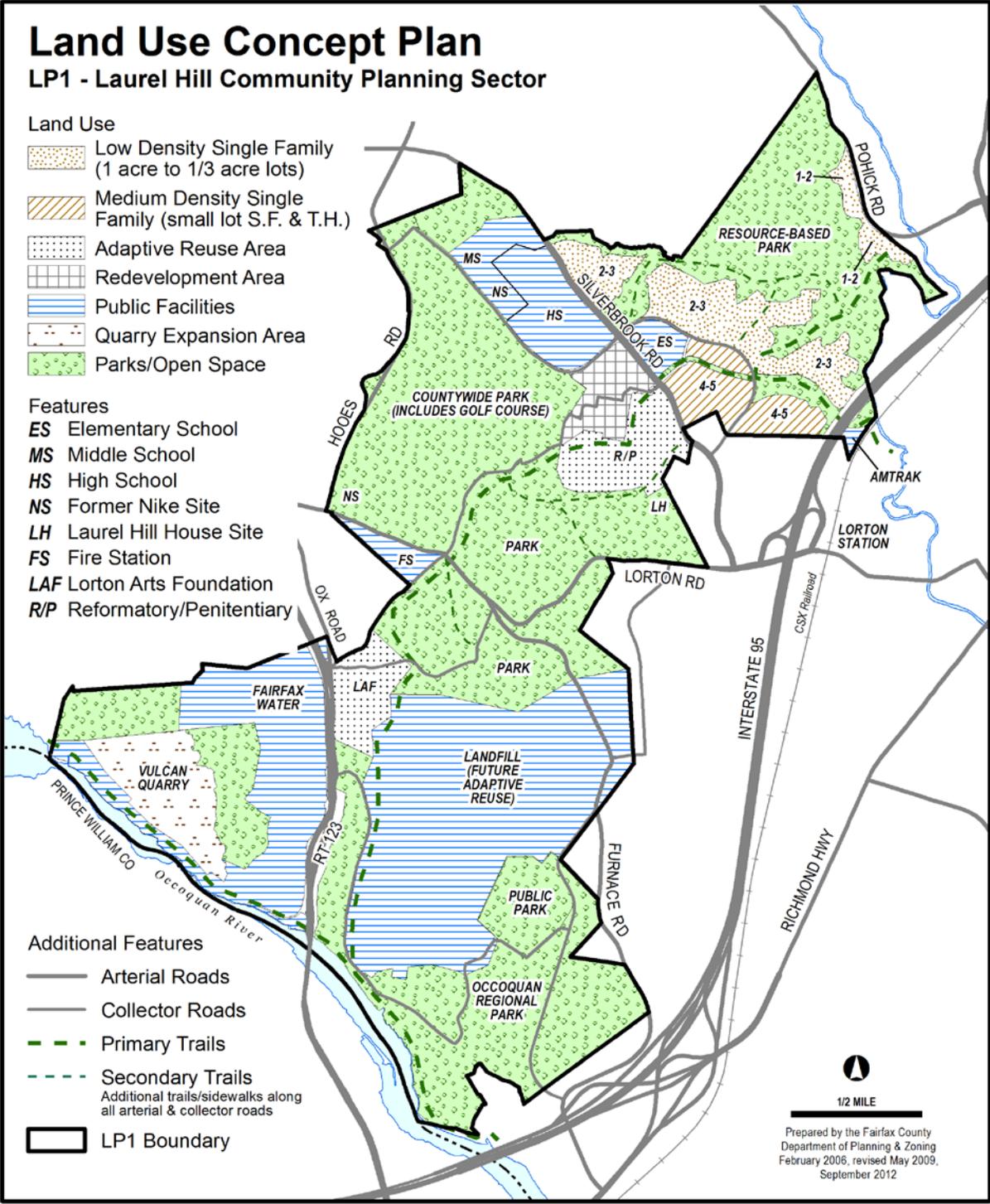
CONCEPT FOR FUTURE DEVELOPMENT

The Laurel Hill Community Planning Sector (LP1) is defined in the Concept for Future Development as a Suburban Neighborhood and a Large Institutional Land Area. This area is planned for primarily public ownership, with two notable exceptions: the area north of Silverbrook Road, which includes land that has been developed for residential use and the northwestern portion of the former Central Facility (the Redevelopment Area), which includes land that has been approved for housing for active adults and independent seniors. The remaining area is planned primarily for park uses with some land reserved for other public facilities, such as a fire station and public schools, ~~as well as institutional uses such as cultural and higher educational facilities~~. The former Workhouse is identified for adaptive reuse, as is the former Reformatory and Penitentiary site (also part of the former Central Facility)(see Figure 11: Land Use Concept Plan).

The LP1 Planning Sector has several major countywide public facilities other than parks. These include the I-95 Landfill, the I-95 Resource/Recovery Facility and the Fairfax Water Facility. These public facilities will remain with the redevelopment of the former Corrections Property.

AREA-WIDE RECOMMENDATIONS

The majority of the former Corrections Property is to be used for park and active recreation uses and public facilities. There is also the potential for residential and other uses in the adaptive reuse areas. Development should be in general conformance with the Area-Wide and Land Unit Recommendations in terms of location, character and extent. In addition, the development of public infrastructure, public facilities and institutional uses may be appropriate if in general



[Modify Legend as shown above: NS - Former Nike Sites]

FIGURE 11

conformance with the Area-Wide Recommendations in terms of location, character and extent. These uses include:

- arterial roadways,
- major greenway trails system,
- public facilities needed to serve the surrounding community, such as a fire station, an elementary school, a middle school, and a high school;
- land to support existing Countywide facilities, such as the landfill and energy resource recovery facilities and the water treatment plant; and
- other recreational, cultural and higher educational facilities.

The following Area-Wide Recommendations present overall concepts and guidance as the framework for the specific Land Unit Recommendations which follow the Area-Wide Recommendations.

LAND USE

The Laurel Hill Community Planning Sector (LP1) can be divided into a southern part and a northern part. The southern portion (approximately 1,300 acres) is dominated by the I-95 Landfill, the I-95 Energy/Resource Recovery Facility, the Fairfax Water Facility, the Occoquan Regional Park and the Vulcan Quarry (an active rock quarry), all of which are planned to be retained for the long term. The northern portion of LP1 is generally defined as the area north of the I-95 Landfill and related facilities and includes the Central Facility and the Occoquan Workhouse.

The former D.C. Department of Corrections facilities, except for the former Youth Correctional Facility, are primarily located in the northern portion of Planning Sector LP1 (approximately 1,900 acres). These facilities include the Medium Security Occoquan Facility, the Dairy Farm, the Minimum Security Facility, the Central Facility, and the Transportation Facility. These former facilities are separated by large expanses of open space and extensive EQCs, which encompass approximately twenty-five percent of this portion of the planning sector.

While most of the northern portion of LP1 is planned for open space, parkland, recreation and public facilities, a portion of the area north of Silverbrook Road is planned for residential development and the former Central Facility area and adjacent land south of Silverbrook Road are planned for a mixture of residential, education and limited commercial uses.

The EQC system, heritage resources, and the biologically sensitive areas located on the northern portion of LP1 are envisioned to be preserved as major resources by being incorporated into several County parks. Some of the EQC and heritage resources are connected by a public golf course, located between Silverbrook Road and Giles Run, linking the Rocky Branch EQC with the Giles Run EQC. A major greenway trail that utilizes the old rail bed traverses LP1 from the northeastern corner and will ultimately connect with the Occoquan Regional Park.

The residential neighborhoods located north of Silverbrook Road have developed in a manner that connects them with the surrounding open space system. This area has developed at densities of 1-2, 2-3, and 4-5 du/ac calculated on the developable land excluding EQC areas.

The ~~R~~edevelopment ~~A~~area on the northwestern portion of the former Central Facility is approved for housing oriented to active adults and independent seniors. The remainder of the former Central Facility (Reformatory and Penitentiary) is planned for ~~preservation as heritage resources or adaptive reuse and new development as~~ adaptive reuse may include compatible governmental uses (such as schools and offices, subject to 2232 approval), and non-hospital institutional, public, and recreational uses as well as mixed uses detailed in Land Unit 3B. At this location as well as the Occoquan facility, ~~older~~ structures determined to be of historic significance are anticipated for ~~to be adaptively reused~~ adaptive reuse. (See Figure 12 for an example of one of these structures.) ~~This~~ The former facility, known as the Occoquan Workhouse, has been approved for ~~and redeveloped~~ reuse as an arts center.

The remainder of the northern portion of LP1 is planned for public facilities as shown on Figure 11: Land Use Concept Plan. Figure 11 indicates the location of the elementary, middle, and high school sites as well as a future fire station. ~~The South County Secondary School which opened in fall 2005 is located on the site indicated as a high school.~~

The southern portion of LP1 is anticipated to retain the following uses: the I-95 Landfill, the I-95 Energy/Resource Recovery Facility, Fairfax Water Facility, the Occoquan Regional Park and the Vulcan Quarry. The area is planned accordingly for governmental and institutional uses, public park, and private recreation.

The Occoquan Regional Park is anticipated to expand northward to the southern boundary of the I-95 Landfill excluding the area of the former Youth Correctional Facility, which is planned for ~~park~~ use by the Fairfax County Park Authority ~~for park use~~. The Fairfax Water Facility property was expanded to include the area abutting the west side of Ox Road (Rt. 123). In addition to the land conveyed to Fairfax Water Facility, land on the west side of Route 123 was also conveyed to Fairfax County Park Authority.



VIEW FROM ROUTE 123 OF THE ADMINISTRATIVE BUILDING AND THE OCCOQUAN FACILITY

FIGURE 12

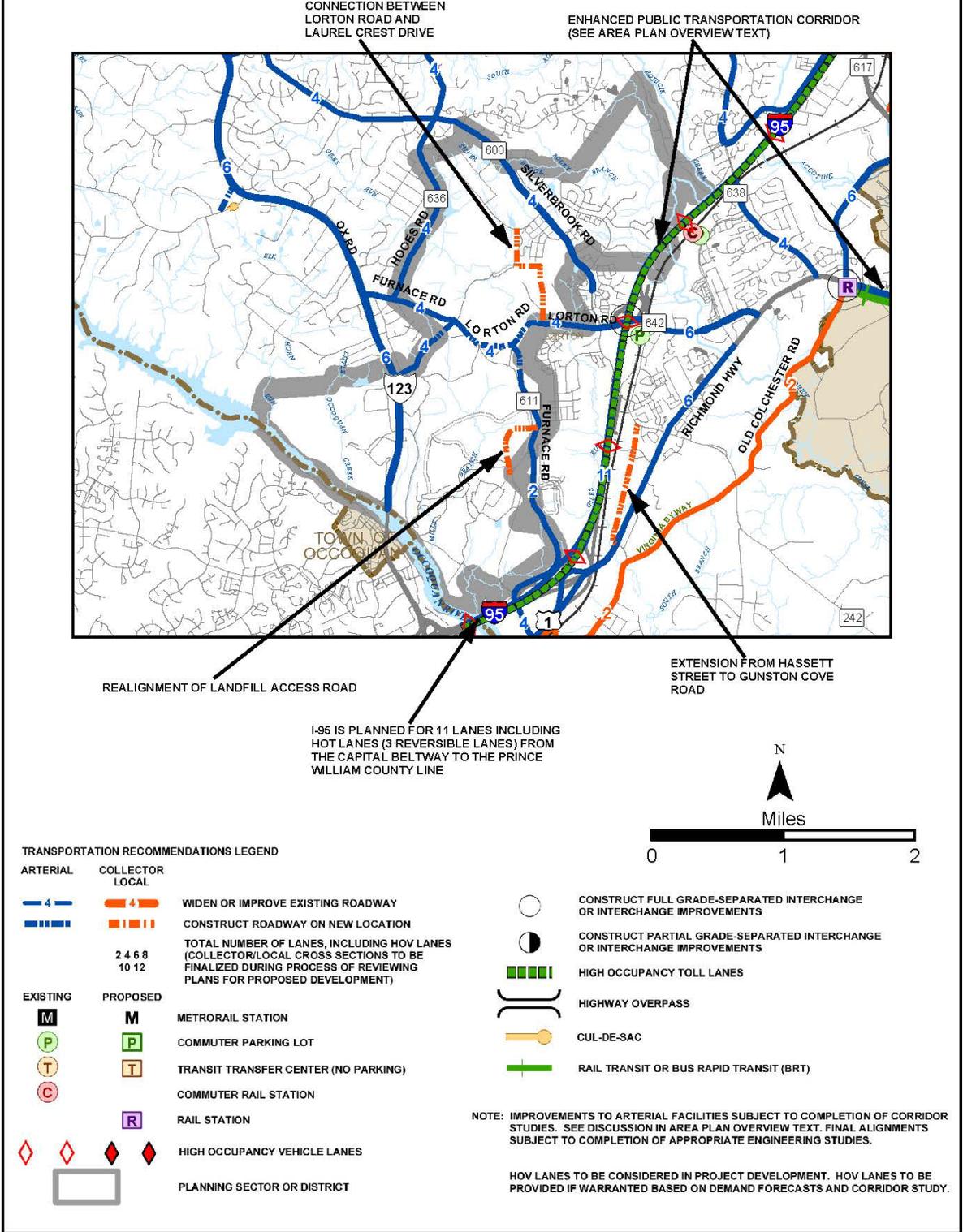
Land Use and Design Recommendations and Guidelines: The following is provided to implement the land use concept.

- All planned development should be designed to take advantage of the many EQCs as an important development amenity; to enhance vistas to heritage resources; to work with the site topography; and to create a cohesive design that will contribute towards a sense of place.
- A pedestrian and bicycle circulation system (i.e., trails and sidewalks) should be provided adjacent to all arterial and collector roads within the property (i.e., Silverbrook Road, Hooes Road, Lorton Road, Ox Road and Furnace Road). This system of trails and sidewalks should provide linkages between residential areas and the Trail System
- Within the redevelopment area at the former Central Facility a housing development for active adults and independent seniors has been approved and developed in order to take advantage of the ~~potential facilities such as recreational and educational-cultural uses that are planned to be located in~~for this general area.
- ~~Educational opportunities such as vocational, technical, adult education and higher learning are encouraged and should be located in the two main adaptive reuse areas.~~The Occoquan Facility, ~~in particular,~~ is encouraged to be adaptively reused for educational purposes, an arts center or a museum for heritage and cultural preservation.
- Historic buildings and sites should be either incorporated into public parks or adaptively reused where appropriate to ensure that these resources are adequately conserved and protected.
- Due to the high potential for archaeological resources in this Sector, a Phase 1 Archaeological Survey should be performed prior to any development. Based on the findings from the Phase 1 survey, a Phase 2 and, if needed, a Phase 3 with mitigation/conservation plans should be developed, which may result in recommendations for historic districts and/or landmark designations.
- Development should occur in conjunction with the provision of planned and programmed transportation and public facilities sufficient to serve the proposed development. Additional guidance is provided in the Transportation and the Public Facilities Sections.
- The EQC areas and associated stream valleys should be preserved as open space with clearing and grading on abutting areas done in a manner to minimize the negative impacts of erosion and siltation on adjacent EQCs and the associated streams.

TRANSPORTATION

The Laurel Hill Community Planning Sector is served by an extensive transportation network. Primary highway access into the area is provided by Interstate 95 and Richmond Highway, both located to the east and south of Planning Sector LP1, and Virginia Route 123, which passes north/south through the western portion of LP1. Secondary roadway access into LP1 is provided by five arterial roads: Lorton Road, Silverbrook Road, Furnace Road, Hooes Road, and Pohick Road. All of these roadways are planned to be improved to serve future through traffic and the surrounding communities. Figure 13 shows the recommended Transportation Plan.

LP1 - LAUREL HILL COMMUNITY PLANNING SECTOR



TRANSPORTATION RECOMMENDATIONS

FIGURE 13

This sector's proximity to Shirley Highway (I-95), Route 123, and Route 1, will subject it to increasing levels of through traffic. Commuting demand is forecasted to grow substantially across the Occoquan River and in the I-95 corridor, and will affect facilities in this area. For these reasons, several improvements to the existing arterials within or adjacent to this planning sector are needed to accommodate both through-travel demand as well as traffic generated by development of Laurel Hill Park and related uses.

To implement the land use concept for this planning sector, the following transportation recommendations need to be implemented. These recommended improvements are supported by a series of policy guidelines intended to ensure that the provision of transportation facilities is concurrent with or in advance of redevelopment of the former Corrections Property and that there is adequate funding. These recommendations and guidelines are divided into the following categories: Transportation Needs, Roadways and Circulation and Public Transportation.

Transportation Needs - Policy Recommendations and Guidelines: A central transportation planning issue is the basic need to appropriately sequence transportation improvements with planned development. The following guidelines have been developed to set the framework and guide future redevelopment of the former Corrections Property:

- Optimize utilization of public transportation to serve travel demand - With the proximity of public transportation and HOV facilities in adjacent areas, measures should be identified in the development application process indicating how these facilities and services will be utilized to reduce travel demand.
- Maintain an acceptable level-of-service (LOS) on the roadway system - A traffic LOS D standard has been applied within the County's Suburban Neighborhoods. At this service level, significant delay is experienced at intersections during the peak hours of travel, and congestion becomes more noticeable. The development application should include analyses that demonstrate that the proposal can maintain a LOS D or better standard, and provide commitments to mitigate traffic in instances where it cannot.
- Provide adequate funding for transportation improvements - A combination of public and private sector funding will be necessary to cover the costs of transportation improvements to serve this area.

Roadways and Circulation Recommendations and Guidelines: Roadway and circulation recommendations address needed improvements to the arterial roadway network, collector streets, and pedestrian system. Arterial roadways on the site consist of major and minor arterials. Major arterials provide some access to abutting land, although the primary function is to carry through traffic. Minor arterials carry a mix of local and through traffic, with partial control of access. Collector streets are designed to route traffic to and from local streets to the arterial road system. Collector streets generally are not intended to attract through trips, but instead provide for internal traffic circulation, including transit service. For the most part, collector and local street improvements are provided in conjunction with development activity. The following recommendations are provided with respect to roadway and circulation improvements:

- A major element of the Transportation Plan is the improvement and realignment of Lorton Road through the Laurel Hill area, in conjunction with the realignment of Furnace Road west to Rt. 123. The new Lorton/Furnace Road will serve as a major east-west spine road interconnecting Route 123, I-95, and Richmond Highway. The eastern portion of Lorton Road that extends from the east side of LP1 west to the existing Lorton Road and Furnace Road junction, should be constructed as a 4-lane section. This new road should recognize

existing site features such as topography, view sheds, setting and character and incorporate design features to strengthen the area's sense of place and to blend the new road into the park setting. The western portion should be a 4-lane section that generally follows the Furnace Road alignment west to Route 123. The segment of Lorton Road between Route 123 and the intersection with Furnace Road should be 4 lanes.

- Future improvements to the I-95/Lorton Road interchange will be necessary to accommodate the substantially increased traffic expected to enter Shirley Highway from LP1.
- Improvements to Hooes Road, between Route 123 and the Fairfax County Parkway, are needed to accommodate current and future traffic loads. Improvements to Hooes Road should be phased as follows:
 - Phase 1: Hooes Road from Silverbrook Road to Fairfax County Parkway: Improvement is needed to handle the traffic generated by the existing communities and this portion of Hooes Road should be improved to 4 lanes.
 - Phase 2: Hooes Road from Furnace Road to Silverbrook Road: In conjunction with any development of the Corrections Property, right-of-way should be reserved for a future 4-lane improvement. Improvement to 4 lanes for this section of Hooes Road should only be considered after the completion of other planned major arterial improvements in the area, and if recommended in a transportation study for the purpose of providing capacity for through traffic. Prior to redevelopment, consideration should be given to improving the existing substandard 2-lane road to VDOT standards
- Collector roadway improvements identified in the Transportation Plan Map (Figure 13) should be fully constructed in conjunction with the proposed redevelopment as well as designed as the primary access to arterial roads. Collector roads should be aligned to discourage use by through traffic. Construction of local streets which directly access arterial roads should be discouraged.
- All roadways should include sidewalks or trails in the initial construction to facilitate pedestrian circulation throughout this area, in accordance with the Open Space/Pedestrian Systems Guidelines.
- Along major commuter routes, separate bicycle lanes or trails should accommodate bicycle commuters and high speed recreational cycling. An example of a commuter bicycle route in LP1 would generally be along Lorton Road and Route 123.

Public Transportation Recommendations and Guidelines: Public transportation service improvements within LP1 need to take advantage of the proximity of the site to the Virginia Railway Express (VRE) Commuter Rail Station in Lorton, the existing park-and-ride facility located south of Lorton Road near the I-95 interchange, and the Shirley Highway I-95 high-occupancy vehicle (HOV) lanes. The availability of these facilities for commuting to and from this area provides opportunities for future enhancement of transit and HOV usage. The following guidance is provided with respect to public transportation:

- Employer and residential-based programs should be encouraged in order to maximize utilization of the nearby Lorton VRE station, Lorton park-and-ride lot, and I-95 HOV lanes during commuting periods.

- As residential development is established along Silverbrook Road, bus transit services to nearby transit facilities and appropriate destinations should be provided, to the extent that funding levels and other Countywide transit needs allow.

OPEN SPACE/PEDESTRIAN SYSTEMS

As indicated previously, the southern part of the LP1 Community Planning Sector is dominated by uses such as the I-95 Landfill, the I-95 Energy/Resource Recovery Facility, Fairfax Water Facility, the Occoquan Regional Park and the Vulcan Quarry which are all planned to be retained over the long term. The area south of the I-95 Landfill and north of the Occoquan Regional Park is planned for park use, ultimately encompassing the former Youth Correctional Facility.

The northern part of LP1 is planned to be predominately developed with open space/pedestrian systems and recreational facilities. There are several EQC and heritage resources located within the northern part of LP1, which are envisioned to serve as major resources in new County parks. Some of the EQC and heritage resources are planned to be linked by a public golf course, which is between Silverbrook Road and Giles Run, linking the Rocky Branch EQC with the Giles Run EQC, thus providing for both recreation and environmental linkage to the greenway system. A major greenway trail is planned to utilize the old rail bed that traverses LP1 from the northeastern corner and ultimately connect with the Occoquan Regional Park, thus forming an interconnected open space system within LP1, enhancing wildlife habitats and heritage resources, as well as providing pedestrian linkages.

The new parks, which are envisioned to include one Local Park, two District Parks, one Countywide Park, one Resource-based Park, and one Regional Park, will be of the character as generally set forth in the Land Use Recommendations and will be planned for multiple recreational and leisure uses. The appropriate facilities and design for each park will be in accordance with the Fairfax County Park Authority's Laurel Hill Park Master Plan and the Park Authority's phasing and development process. Park use and development in each of the park areas will be sensitive to the preservation and interpretation of natural and heritage resources identified within each area. See Figure 14 which presents the major open space and pedestrian system for LP1.

Open Space/Pedestrian Systems Recommendations and Guidelines: The following guidance to implement the open space and pedestrian system concept is provided:

- The abandoned railroad bed running through Planning Sector LP1 should be developed as a major linear open space feature to be known as the Laurel Hill Greenway. The Greenway corridor will generally be 80 to 100 feet in width unless constrained by the location of existing facilities suitable for preservation and/or reuse. The trail within the Laurel Hill Greenway will be planned and developed for multipurpose non-motorized usage, (i.e., pedestrian, equestrian and bicycle) and should link the residential neighborhoods north of Silverbrook Road with the former Central Facility and Occoquan Workhouse and recreational amenities. The Greenway will also provide pedestrian linkages between the South Run/Pohick Greenway and the Occoquan Regional Park.
- The Laurel Hill Greenway, which is planned to be the major linear open space feature within LP1, should be developed in phases as the redevelopment of the former Corrections Property occurs.

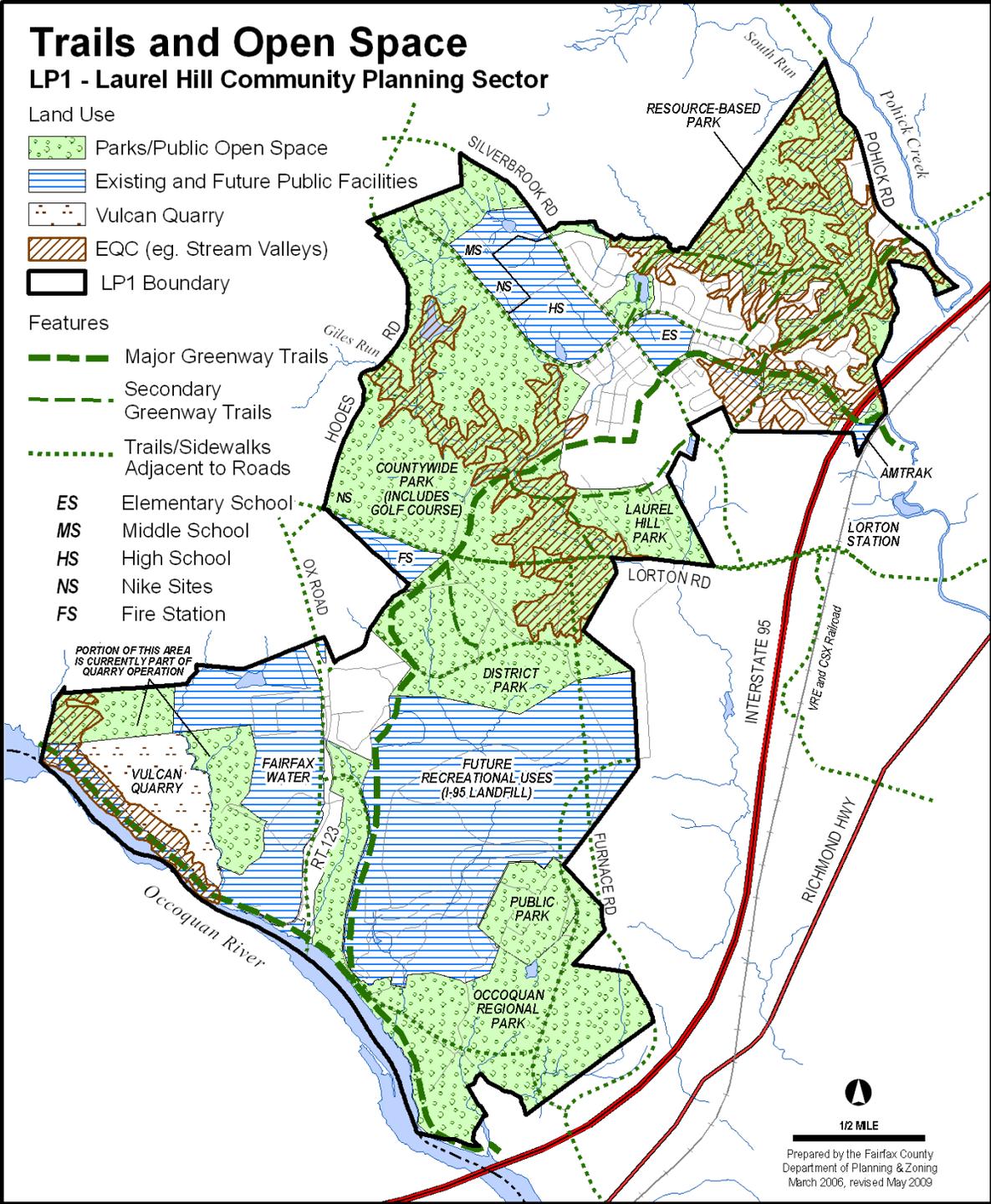


FIGURE 14

- The EQC areas and associated stream valleys such as Pohick Creek, South Run, Rocky Branch, Silverbrook Run, Giles Run and Mills Branch should be preserved as open space with public access. Clearing and grading adjacent to these areas should be done in a manner that minimizes the negative impacts of erosion and siltation on EQCs and the associated streams.
- An 18-hole golf course and related facilities are located within the Countywide Park south of Silverbrook Road. The golf course physically links the adjacent EQC areas and greenways and will link the Rocky Branch EQC area with the Occoquan Regional Park.
- Pedestrian and bicycle circulation systems (trails and sidewalks) should be provided adjacent to all arterial and collector roads within the property (i.e., Silverbrook Road, Hooes Road, Lorton Road, Ox Road and Furnace Road), thus becoming integral elements of the overall transportation network. These trails should provide linkages with the new residential neighborhoods north of Silverbrook Road, the adaptive reuse areas, the EQC areas and the Occoquan Regional Park.
- The pedestrian and bicycle circulation systems should be constructed with private and public resources. Responsibility for maintenance would be as follows: trails on the Countywide Trail System such as Pohick Stream Valley, Lorton Road, Furnace Road, Route 123, Hooes Road and Silverbrook Road and additional trails constructed within land to be dedicated as public park should be maintained by Fairfax County or the Commonwealth of Virginia. Other trails (except sidewalks) located primarily along local residential streets and some collector roads as well as private open space should be maintained by the respective community Associations.
- Grade-separated trail crossings should be provided at major roads, such as Lorton Road. The crossings should be designed to work with the topography utilizing the stream valleys to provide crossings for both pedestrians and wildlife. In addition, the Barrel Bridge on Furnace Road should be preserved and incorporated into the Laurel Hill Greenway where it runs parallel with the realignment of Furnace Road (See Land Unit 4).
- Along the major commuter routes, separate bicycle lanes or trails should be encouraged to accommodate bicycle commuters and high speed recreational cycling. An example of a commuter bicycle route in LP1 would generally run along Lorton Road and Route 123.
- Schools should be encouraged to co-locate with park uses to further integrate recreational amenities and the utilization of open space.
- The Laurel Hill House should be preserved as a heritage resource area within a public park to ensure conservation.
- Within the proposed residential neighborhoods, recreational facilities should be provided that are sufficient to serve the neighborhood recreational needs of the residents.
- The Nike Launch area located at the corner of Hooes and Furnace Road should be incorporated into a Local or Countywide Park as a heritage resource site to ensure that this heritage resource is adequately conserved and protected. The Nike Administrative Site located on Laurel Crest Drive is planned for and developed with a Middle School. On-site cultural interpretation should be included with development of that site.
- The former Dairy Farm facility site is located immediately to the north of the I-95

Resource/Recovery Facility and the I-95 Landfill. The site should become a County Park with special purpose areas; for example, a farm park, horticultural center, athletic field complex or other recreation facilities, and/or an equestrian center may be appropriate.

- The area south of the I-95 Landfill and north of the Occoquan Regional Park, to include the former Youth Correctional Facility is planned for public park use in order to expand both passive and active recreational opportunities for the Northern Virginia area and to preserve substantial open space and EQC areas.
- The portion of the I-95 Landfill currently under closure procedures should be considered for adaptive reuse for active and passive recreational purposes.
- The area west of Route 123, which includes the Fairfax Water Facility and the Vulcan Quarry, should provide for recreational amenities and buffering for the residential communities abutting to the north and should include the trail connections to the Regional Park System.
- An equestrian trail link from the proposed equestrian trail in the Occoquan Regional Park to the former Dairy Farm facility site should be considered if compatible with other recreational uses in this area.

PUBLIC FACILITIES

The LP1 Planning Sector has several major Countywide public facilities other than parks which are covered under Open Space/Pedestrian Systems. These include the I-95 Landfill, the I-95 Energy/Resource ~~Recovery~~ Facility and the Fairfax Water Facility. These public facilities will remain with the redevelopment of the former Corrections Property. The I-95 Landfill and the I-95 Energy/Resource Recovery Facility are planned to be retained for the long term. Once The the I-95 Landfill stops receiving material it will enter a post-closure care period of 30-years duration. ~~is currently under closure procedures that have 30-year duration.~~

The I-95 Energy/Resource Recovery Facility is under contract until 2016~~4~~, but anticipated to operate at least until 2031, if not beyond. ~~with additional capacity for several decades beyond 2011.~~ The Fairfax Water Facility has capacity to meet the long-term water treatment needs for Fairfax County. These existing public facilities should adhere to the following guidance:

- The portions of the I-95 Landfill ~~currently under closure procedures that no longer receive material~~ should be considered for adaptive reuse for active and passive recreational purposes and should be part of the long-term expansion program for the Occoquan Regional Park or the Fairfax County Park Authority to further serve the needs of the Northern Virginia area.
- The Fairfax Water Facility should be buffered and screened along Route 123 and the northern boundary. The existing ponds north and south of the treatment facility should be preserved as natural resource areas. As an interim use, land not needed for the expansion should be used by the Fairfax County Park Authority for athletic fields. A new 42-inch water main is planned to replace the existing main that crosses the former Corrections Property.

With redevelopment of the former Corrections Property, additional public facilities and utilities will be needed to serve the property as well as the surrounding community. ~~These uses~~

~~include an elementary school, a middle school, and a potential fire station which will serve the surrounding area as well the new residential development.~~

Public Facilities Recommendations and Guidelines: The following recommendations and guidelines to implement the public facility and utility needs of any redevelopment of the former Corrections Property are provided:

- ~~An elementary school site and a middle school site have been provided to serve both the needs of the planned residential development and the surrounding residential areas. The provision of these school sites should be coordinated with Fairfax County Public Schools.~~
- If a site for Fire and Rescue has not been located off-site to serve this area, then a site of approximately five acres should be provided on the former Corrections Property. The location of that site may be on the south side of Furnace Road between Hooes Road and Lorton Road as shown on Figure 11, with the specific site location to be coordinated with Fire and Rescue. In addition, there should be the potential for a future police substation, which may collocate with the fire and rescue station.
- Adaptive reuse of existing buildings for public facilities should be provided as indicated in the Land Unit Recommendations.
- Utility easements and right-of-ways will be necessary as older lines are replaced or new ones are needed to provide utility services to future development in the area.

LAND UNIT RECOMMENDATIONS

In order to provide more specific guidance, Planning Sector LP1 has been divided into six land units most of which are further divided into ‘sub-units’ (see Figure 15: Land Unit Locator Map). Within each of the following land unit descriptions, the Plan reiterates the overall vision for the area and makes recommendations that will facilitate the implementation of that vision. Within each sub-unit, the Plan provides for specific recommendations that help establish the planned land uses and densities, conservation/preservation areas, and the related public improvements necessary to facilitate the development of the property in accordance with the overall Plan. Since the areas planned for residential development include large expanses of EQC areas, all density range guidance in this section pertains to developable residential land and excludes EQC and other planned open space and public facility land areas.”

MODIFY: Fairfax County Comprehensive Plan, 2011 Edition, Area IV, Lower Potomac Planning District, as amended through 6-19-2012, Overview, pages 1-3:

“CONCEPT FOR FUTURE DEVELOPMENT

The planning guidance provided by the Concept for Future Development is one of the principal elements used in formulating Area Plan recommendations. The Concept and its associated land use guidance recommend the predominant use and character envisioned for land areas within each Planning District although within the planning districts, there may be land areas planned for a distinctly different land use than that envisioned by the Concept.

As envisioned in the Concept for Future Development, the Lower Potomac Planning District includes the Lorton-South Route 1 Suburban Center, ~~two~~ one large institutional areas, and a low density residential area.

The Lorton-South Route 1 Suburban Center is generally bounded by Accotink Creek on the north; Old Colchester Road on the east; the eastern boundary of the LP1-Laurel Hill Community Planning Sector (former D.C. Department of Corrections site) on the west; and the Fairfax/Prince William County line on the south. ~~Large institutional land areas in the Lower Potomac Planning District include the former District of Columbia Department of Corrections site, approximately 3,000 acres, generally bounded by the Occoquan River to the southwest, Little Occoquan Creek and Hoes Road to the west, Silverbrook Estates, Green Ridges, Cozzo's Addition, Newington Heights, Newington Forest, Covered Bridge and Laurelwoods residential subdivisions to the north and Furnace Road (south of Lorton Road), Silverbrook Road and the RF&P Railroad tracks (north of Lorton Road) to the east. The other large institutional land area in the Lower Potomac Planning District is Fort Belvoir, approximately 8,300-9,530 acres, which is generally bounded by Pohick Creek to the south, Telegraph Road to the west, and the Hayfield Farm, Timothy Park, Woodlawn Acres, Pinewood Lawns, Woodlawn Mews, Olde Mill residential subdivisions and Dogue Creek to the northeast and Pohick Bay, Accotink Bay, Gunston Cove and the Potomac River to the southeast.~~

A large low density residential area, known as Mason Neck, is planned and located generally east of Old Colchester Road bordered by Fort Belvoir to the northeast; Pohick Bay, Gunston Cove, and the Potomac River to the east and south; and Occoquan Bay, Belmont Bay, Massey Creek, Occoquan River and the Prince William/Fairfax County line to the south.”

MODIFY

FIGURE: Fairfax County Comprehensive Plan, 2011 Edition, Area IV, Lower Potomac Planning District, as amended through 6-19-2012, Overview, Figure 6, Existing Public Facilities, page 18:

**“FIGURE 6
 LOWER POTOMAC PLANNING DISTRICT
 EXISTING PUBLIC FACILITIES**

	Schools	Libraries	Public Safety	Human Services	Public Utilities	Other Public Facilities
LP1	Laurel Hill Elem. School Site, Laurel Hill South County Middle School Site, South County High		Co-Located Fire Station and Police Substation Site		FCWA Lorton Water Treatment Plant, I-95 Landfill, I-95 Resource Recovery Facility, Recycling Drop-Off Facility	Laurel Hill Complex”

...
PLAN MAP: The Comprehensive Plan map will not change.