



STAFF REPORT ADDENDUM PROPOSED COMPREHENSIVE PLAN AMENDMENT

ITEM: S11-IV-LP2

Original Staff Report Publication October 17, 2012

Date of Addendum: November 1, 2012

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

SUPERVISOR DISTRICT: Mount Vernon

PLANNING AREA: Area IV

PLANNING DISTRICT: Lower Potomac

SUB-DISTRICT DESIGNATION:

LP1 - Laurel Hill Community Planning Sector

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

PLANNING COMMISSION PUBLIC HEARING:
Thursday, November 8, 2012 @ 8:15 PM

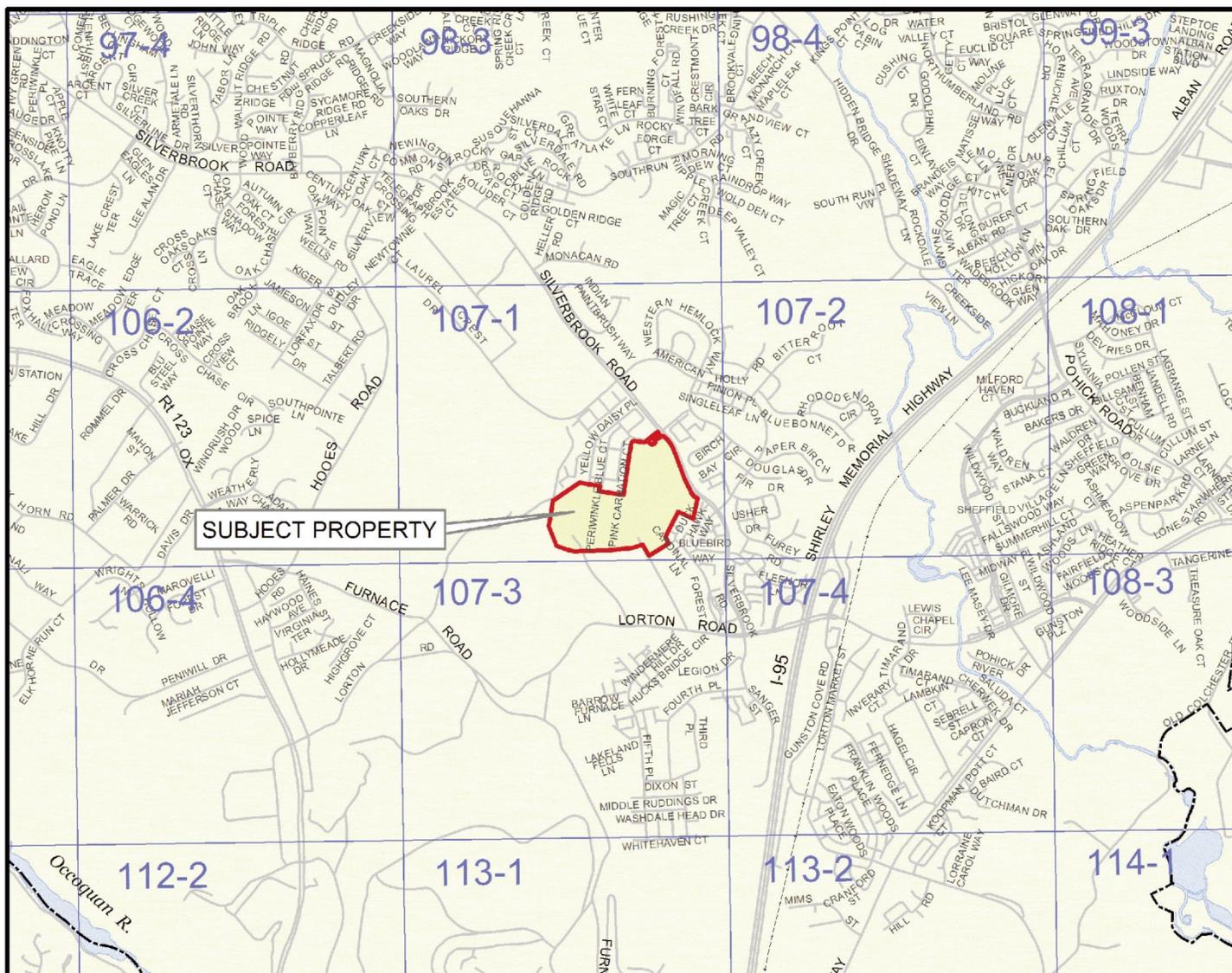
BOARD OF SUPERVISORS PUBLIC HEARING:
Tuesday, December 4, 2012 @ 3:30 PM

**PLANNING STAFF DOES RECOMMEND
THIS ITEM FOR PLAN AMENDMENT**



Reasonable accommodation is available upon 48 hours advance notice. For additional information about accommodation call (703) 324-1334.

For additional information about this amendment call (703) 324-1380.



3000 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS



**ADDENDUM
STAFF REPORT FOR PLAN AMENDMENT S11-IV-LP2**

This staff report addendum provides additional background information for the Laurel Hill Adaptive Reuse Area Plan Amendment (S11-IV-LP2), and provides three additional recommendations for proposed Plan language, as outlined below.

This addendum and the recommendations provided serve as an addition to the staff report and recommendations published on October 17, 2012.

ADDITIONAL BACKGROUND

The 2004 Task Force recommendations were incorporated into the Comprehensive Plan in 2006. Implementation of this initial redevelopment/preservation plan was estimated to have a \$32 million financial cost to the County.

The County worked with The Alexander Company to develop a Master Plan for the site that would reduce this financial gap and offer a redevelopment plan that met the preservation vision established by the Task Force and surrounding community. The major land use differences between the 2004 Task Force recommendations and the Master Plan include: 1) detailed guidance for new construction, including an increase in the number of planned dwelling units, 2) relocation of retail uses from the Reformatory shop buildings to the Penitentiary to allow for visibility and access, and 3) removal of the planned educational use.

The Master Plan also reflects the use of Federal and state historic tax credits, and low-income housing tax credits, which help to offset the financial gap. The Master Plan estimate reduced the financial gap for the project from \$32 million to \$9- \$13 million. The Board of Supervisors approved the Master Plan in 2010.

The proposed Plan language for this Plan Amendment reflects the Master Plan guidance and allows flexibility to address unforeseen challenges that may arise as the development moves forward. The proposed Plan language will function as a guide for the rezoning of the property and preparation of the Master Development Agreement.

DISCUSSION

After additional discussion with the community, three new recommendations are provided below:

1. For clarity, if the power plant building is redeveloped under the option for residential use, the maximum number of residential units that would be possible in the building is now specified. The Alexander Company indicates that the most efficient layout tied with historic preservation requirements would lead to seven

(7) units, most likely (4) two-bedroom – two story units and (3) lofted one bedroom units. However, if all of the vertical space to the roof were utilized with additional floors and windows, it would be possible to fit up to 12 smaller 1-bedroom units in the building.

2. The parkland surrounding the Laurel Hill House is described as a “Countywide park” in the Sub-unit 3B recommendations, and as a “public park” in the LP1 recommendations. The proposed Plan language provides an editorial correction for consistency.

3. The LP1 recommendations provide language related to the need for an elementary school, a middle school, and fire station. Laurel Hill Elementary School and a new South County Middle School opened in 2009 and 2012, respectively. Crosspointe Fire Station opened in 2007 to serve this area. The proposed Plan language provides an editorial correction to address these realities.

ADDITIONAL RECOMMENDATIONS

Staff recommends the Comprehensive Plan be modified as shown below. The following recommendations should supersede the related recommendations described in the Staff Report published on October 17, 2012, as outlined below. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~striketrough~~.

MODIFY ATTACHMENT III OF OCTOBER 17, 2012 STAFF REPORT:

Page 12:

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.

MODIFY ATTACHMENT III OF OCTOBER 17, 2012 STAFF REPORT:

Page 5:

- “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.~~

MODIFY ATTACHMENT IV OF OCTOBER 17, 2012 STAFF REPORT:

Page 18:

“...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.~~”