

Laurel Hill Policy Advisory Committee
Proposed Master Development Plan
September 29, 2008

- I. Asked to Development a Master Plan that Accomplishes the following:***
- a. Preserves the essential historic core,
 - b. Minimizes the financial burden on the taxpayer
 - c. Promotes socially positive uses that compliment the surrounding community
 - d. Provides for flexibility and transparency in he development process
 - e. Permits the adaptive reuse of Laurel Hill into something of far-reaching significance and consequence—both exciting and uplifting
- II. Investigation Phase***
- a. Community/Stakeholder Input
 - b. Market Research
 - i. Retail, Office, Residential, Educational
 - c. Site and Building Investigation
 - i. Historic Considerations
 - ii. Infrastructure
 - iii. Adaptability of Existing Buildings
 - iv. Access and Visibility
 - v. Environmental Considerations
 - d. Public Approval Process
- III. Summary of Findings Issued and Presented September 10, 2008***
- IV. Criteria for Measuring Proposed Uses***
- a. Does the development plan
 - i. Respond to the adjacent land uses by providing connectivity
 - ii. Balance residential and non-residential uses
 - iii. Provide neighborhood retail
 - iv. Build usable open space for the greater community
 - v. Honor the history of the site and existing architecture
 - vi. Create walk ability and support the use of alternative modes of transportation
 - b. Is the development plan
 - i. Economically viable
 - ii. Environmentally sustainable
- V. Proposed Development Plan***
- a. The proposed development plan for the adaptive reuse site at Laurel Hill is designed to create a hub of community activity where residents and neighbors can meet for a cup of coffee, grab a bottle of wine, enjoy dinner together, or spend time outdoors. The mix of uses and open spaces will provide the features that are usually found in a traditional downtown. The

layout will not only accommodate visitors arriving by car but will also feature a variety of pedestrian and bicycle connections that will weave the site into the fabric of the surrounding neighborhoods. The retail section of the development is located for easy and convenient access and designed with sufficient size to make it a successful neighborhood center. The neighborhood retail center is intended to house uses such as a small grocery, bank, drug store, dry cleaner, restaurants, etc. During the day, niche office users will reactivate the former penitentiary buildings and will provide office workers with an interesting and unique workplace where they can walk to lunch or enjoy a break in one of the site's open spaces. New residents will bring further vitality to the site. Newly constructed town homes will put front doors on a tree-lined street and garages out of sight in an alley. The reformatory will provide residents with a unique living opportunity in the dormitory structures. People living on the site will be neighbors that will support retail and restaurants and help remove a stigma from the Laurel Hill community.

In addition to creating an exiting new community asset, the plan will minimize the burden to the taxpayers of Fairfax County and preserve the historic core of the reformatory and penitentiary.

- b. Neighborhood Retail—Zone 4
 - i. 45,000 s.f of New Construction
 - ii. 15,000 s.f. in Historic Structure
 - iii. Small grocery, pharmacy, bank, restaurant, wine shop, etc
- c. Office and Service Retail—Zone 3
 - i. 50,000 s.f. of new construction
 - ii. 63,000 s.f. of new construction
 - iii. Traditional small office users and service retail such as, dentist, architecture/engineering firm, hi tech start up, investment advisor, accountant, yoga studio, personal trainer, consultant, etc.
- d. Residential—Zone 1 and 2
 - i. Approximately 200 units of multifamily housing in the historic reformatory buildings
 - ii. Approximately 150 newly constructed town homes
- e. Development pad for future commercial development in southwest corner at proposed connector road—Zone 1A
- f. Open Space in multiple locations with varying sizes and intended levels of activity—See green space
- g. Pedestrian, bicycle, and vehicular circulation

VI. *Economics*

- a. Total Development Cost: \$135 Million to \$155 Million
- b. Infrastructure Cost: \$ 18 Million to \$ 20 Million
- c. Historic Tax Credit Equity: \$ 14 Million to \$ 18 Million



- Legend**
- Regional Greenway Trail
 - Community Green
 - Open Space
 - Residential
 - Retail
 - Mixed-use
 - Office
 - Existing Building

DRAFT: Laurel Hill Adaptive Reuse Program Diagram

↑
0'

0' 10' 20'

Alexander
Company
9.24.2009