

Lorton Heritage Society Resolution

Approved January 18, 2010

Supporting the Laurel Hill Project Advisory Committee

Recommendations Regarding the Master Plan for the

Reformatory-Penitentiary Area That the Developer Selection

Process Be Efficient, Transparent and Competitive

Whereas the Project Advisory Committee (PAC) was established in 2005 to monitor development of the adaptive reuse area as recommended by the Laurel Hill Adaptive Reuse Citizens Task Force;

Whereas the Alexander Company was awarded a contract in 2008 to develop a Master Plan for the Reuse of the Reformatory-Penitentiary area;

Whereas the Fairfax County Department of Planning and Zoning sponsored a series of public meetings with the Alexander Company in 2008 and 2009 for citizen and stakeholder participation in the master planning process;

Whereas resulting from the presentation by the Department of Planning and Zoning and the Alexander Company to the Lorton Heritage Society on May 9 2009, the Lorton Heritage Society by approved motion, withheld endorsement of the Master Plan for the reuse of the Reformatory-Penitentiary area at that time;

Whereas the summary of the May 9 2009 LHS Meeting prepared by the Department of Planning and Zoning documented the LHS position on issues of importance to the Society's founding purpose to include preservation of the Ballpark's ballgrounds incorporating a 90 foot baseball field/multiple use recreational area;

Whereas the summary of the May 9 2009 LHS Meeting prepared by the Department of Planning and Zoning also documented proposed alternative site configurations presented by Mr. David Brooks that would permit retention of the Ballpark's ballgrounds and 90 foot baseball field/multiple use recreational area while providing for the development of the planned Single Family-Attached Townhouse style residential units within the Reuse area;

Whereas neither the Department of Planning and Zoning nor the Alexander Company presented an assessment of these proposals as alternatives to

replacement of the Ballpark's ballgrounds and 90 foot baseball field/multiple use recreational area with a "community green" and the construction of new town homes.

Whereas Supervisor Hyland is quoted as stating that he will not support the Master Plan unless an alternative baseball field is identified.

Whereas on December 18, 2009, the PAC forwarded their recommendations, presented at a public meeting on 16 December 2009, to the Fairfax County Board of Supervisors for approval of the Reuse Master Plan with a number of conditions including that the developer selection process should be undertaken in a way that is efficient, transparent and promotes competition.

Now Therefore, Be it Resolved That:

The Lorton Heritage Society continues to withhold its endorsement of the Reuse Master Plan because selected issues of critical importance to the Society have not been satisfactorily addressed. However, the Society does support moving the Master Plan forward to the Fairfax County Board of Supervisors for its further review and it specifically concurs with the PAC recommendation that the developer selection process be efficient, transparent and competitive.

Further Resolved that the County:

- 1) Select the developer for the Reformatory-Penitentiary Reuse area via a full and open competition "best value" source selection and contract award process.
- 2) Include in the Master Plan development solicitation request for proposal latitude for the development of alternatives or adjustments that are within the scope of work for the approved Master Plan.
- 3) To ensure the PAC recommended transparency, present the results of the development contract award process and details to Citizens and Stakeholders prior to project construction.