

# Laurel Hill Policy Advisory Committee

November 24th, 2008



Laurel Hill Adaptive Reuse Site

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# Stakeholder Outreach

- Policy Advisory Committee
- Fairfax County Staff
- South County Federation LU
- Mt. Vernon Council
- Lorton Heritage Society
- South County Federation
- Architectural Review Board
- Schools Steering Committee





**Legend**

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

**DRAFT: Laurel Hill Adaptive Reuse Program Diagram**

# Key Issues

- Chapel
- Retail
- Ball Field/Recreation Use
- Historic Preservation
- Residential
- Financial Feasibility
- Next Steps



# Chapel

- Consider an alternative use for the Chapel



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# Retail

- Interest in community retail and restaurants
- Orientation of retail space
- Amount of retail space



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# Ball Field/Recreation Use

- Opposition to changing use of ball field area
  - South County Hawks
  - Historical Arguments
- Opposition to use as Ball Field
  - Alternate Use Suggestions in the Ball Field
    - Office
    - Senior Housing
    - Retail



1937



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1953



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# Housing

- Too much residential - Impact on schools
- Preference Owner-Occupied
- Workforce Housing
- Age-Restricted Housing, Assisted Living



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# Historic Preservation

- Can particular buildings be removed?
  - Penitentiary Dining Hall
- Parking in the Courtyards
- Location of New Construction – Peanut in a Shell
- Penitentiary Wall
- Infill between buildings



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# Financial Considerations

- \$20 million in basic infrastructure costs
- Additional costs associated with site
- \$16 million State and Federal Historic Tax Credits
- Economic Drivers
  - Single-Family
  - Retail
  - Residential
  - Office

# Next Steps

- Plan revision based on stakeholder input
- Financial feasibility analysis
- Presentation of revised plan