

Laurel Hill Reformatory and Penitentiary

History and Planning Review

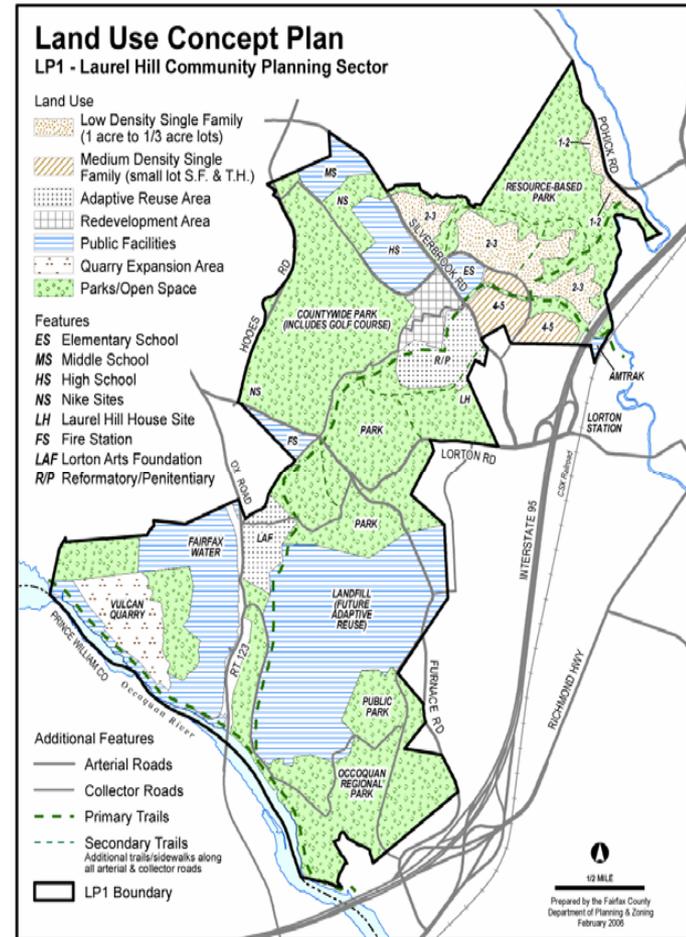
**Laurel Hill Project Advisory Committee
September 2008**

Contributing Factors Regarding Future Uses

- Reformatory-Penitentiary History
- Planning History
- Adaptive Reuse and Preservation Costs
- Summary

Laurel Hill Overview

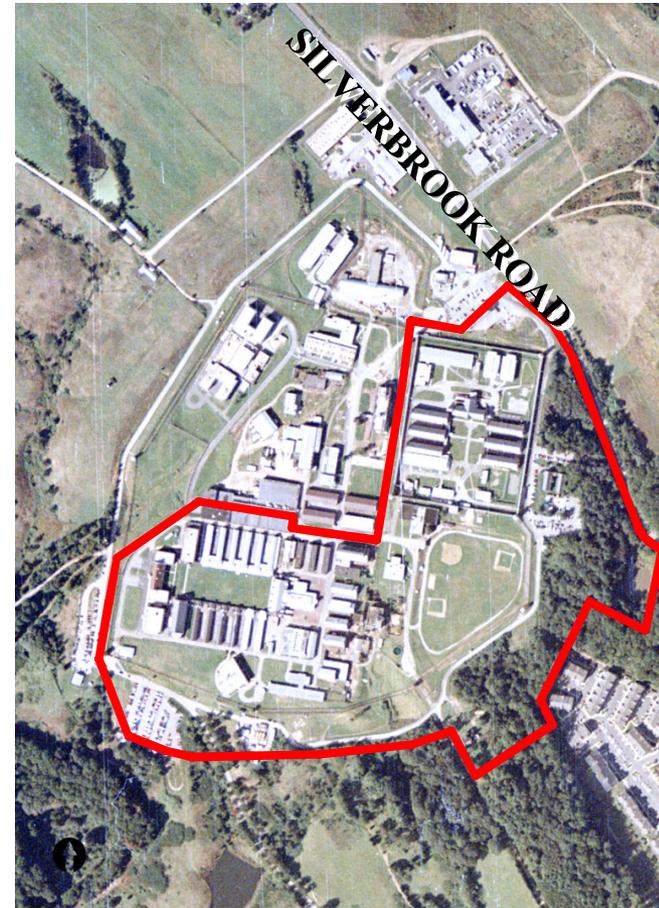
- Comprehensive Plan updated in 2006 to reflect changes



Laurel Hill Overview

Reformatory & Penitentiary Facilities

- 67 structures
- More than 300,000 square feet of space
- Approximately 80 acres



Laurel Hill Overview



- 1. & 2. Penitentiary Towers and Wall
- 3. Guards Quarters
- 4. Ball field

- 5. Reformatory
- 6. Chapel
- 7. Laurel Hill House
- 8. Entrance to Temporary Cross-County Trail

Reformatory/Penitentiary History

President Roosevelt and Prison Reform

- 1908: President Theodore Roosevelt appointed a three-member panel to review conditions at the District of Columbia jail and workhouse and recommend remedial measures
- “The proposed reforms recommended by the Commission introduced a philosophy so new that it completely revolutionized the methods of treatment for prisoners in the District penal institutions.”

Journey From the Gallows: Historical Evolution of the Penal Philosophies and Practices in the Nation's Capital

- Mary Hostetler Oakey

Reformatory/Penitentiary History

The Roosevelt Commission Recommendations:

Prisons Without Walls

- 1910: Workhouse established for prisoners serving shorter sentences
- 1914: Reformatory established for prisoners serving longer sentences but still eligible for rehabilitation
- 1920's: Original wood structures replaced with brick buildings
- Late 1920's: Penitentiary established for serious offenders

Laurel Hill Planning History

- **October 1995 – February 1998: First Task Force plans entire site**
- **February 1998: Board of Supervisors approves land use plan**
- **1998: Congress passes Lorton Technical Corrections Act**
- **February 1999 – July 1999: Second Task Force amends Comprehensive Plan**
- **July 1999: Board of Supervisors adopts amended land use plan**
- **May 2001: Memorandum of Agreement executed regarding transfer of the property to the County**
- **July 2002: Laurel Hill transferred to Fairfax County**
- **2003 – 2004: Third Task Force makes reuse recommendations for former prison buildings**
- **December 2004: Board of Supervisors adopts recommendations**
- **March 2006: Comprehensive Plan amended to reflect task force recommendations**

Laurel Hill Deed of Transfer

Memorandum of Agreement of 2001

- Promotes National Register Eligibility for 136 structures listed as contributing to significance of proposed historic district
- Specifies the procedures for considering historic elements
- Feasibility study is required if demolition is proposed for any contributing structure
- Provides review procedures for building treatment or demolition
- Calls for the creation of a permanent display or museum dedicated to the history of the prison, if funding for operations is available

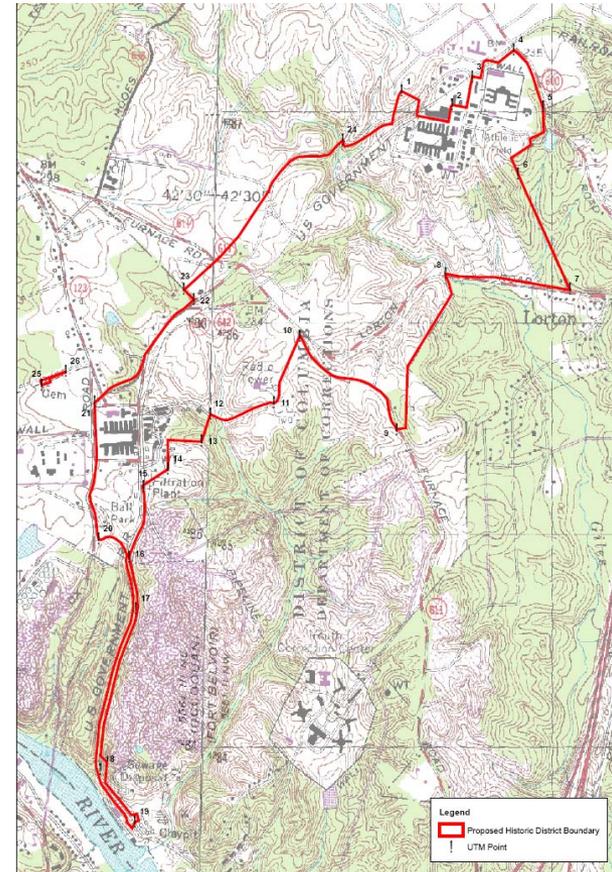
Laurel Hill Deed of Transfer

Memorandum of Agreement

- Several government and non-government organizations invited to participate in “development of any redevelopment or adaptive use strategies for private development within the Eligible District”
 - Lorton Heritage Society
 - Federation of Lorton Communities (Now the South County Federation)
 - Virginia Department of Historic Resources
 - Fairfax County Architectural Review Board
 - Fairfax County Economic Development Authority
 - Fairfax County Redevelopment and Housing Authority
 - Fairfax County History Commission

National Register

- Added to National Register of Historic Places, March 2006
- 511 acres, including Workhouse, Reformatory/Penitentiary
- Increased number of contributing resources from 136 (MOA) to 194
- Period of historic significance: 1910 - 1961



National Register boundary

Adaptive Reuse and Site Preparation Costs

Reformatory/Penitentiary

Lack of Up-to-Date Utilities and Infrastructure

- Cost estimates for Central/Maximum site range from \$12 million to \$16 million (2004 engineering estimates)

Higher Costs of Adaptive Reuse

- Approximately \$200 per square foot or more (2004 estimates)
 - Costs will vary depending on specific uses

Adaptive Reuse/Preservation Costs

Prison Chapel

- Completed 1961
- Asbestos abatement:
Estimated cost = \$800,000
(2004 estimate)



Adaptive Reuse/Preservation Costs

Penitentiary Wall



August 2007 Consulting Engineers Study

- “Cracks in the mortar, areas of loose, weak and crumbling mortar and the absence of brick and mortar in some parts of the brick wall and brick piers are warning signs that degeneration of the wall structure is an ongoing process which will eventually destroy the overall integrity of the wall.”
- “To insure that the wall remains safe and its structural integrity maintained it must either be removed or it must be correctly repaired”

Adaptive Reuse/Preservation Costs

Laurel Hill House

- Listed on National Register
- Late 18th century home of Major William Lindsay
- Early 1900's – Prison superintendent's home
- Comp Plan recommends transfer to Park Authority
- Treatment options may range up to \$1.8 million



Laurel Hill Expenditures: \$43 million as of 2008

**Includes \$4.5 million for purchase of property*

- \$22 million spent by Fairfax County Park Authority
- \$21 million spent by the Facilities Maintenance Department and Department of Planning and Zoning.
- Approximately \$8 million of the total amount has been spent in the adaptive reuse areas:
 - \$6.2 million at the Workhouse site
 - \$1.6 million at the Reformatory-Penitentiary site
- Expenditures at Workhouse, Reformatory-Penitentiary include:
 - Building stabilization
 - Demolition
 - Consulting services
 - National Register nomination
 - Laurel Hill House study
 - Security
 - Maintenance
 - Asbestos abatement
 - Land use planning

Additional expenses are expected at the Reformatory-Penitentiary site

Adaptive Reuse

Reformatory/ Penitentiary (2004 Recommendations)

- Market and planning analyses indicated best opportunities to attract private investment are residential, retail and professional office uses
- Professional planning input: Recommended mix of uses
 - Residential (new construction and adaptive reuse)
 - Main Street retail

Laurel Hill – Next Steps

Summary

- Preservation, adaptive reuse may require additional development density
- Task Force recommendations, Comp Plan do allow for preserving fewer structures
- Task Force goals included minimizing financial impact to County and taxpayers while meeting adaptive reuse and preservation goals

September 29, 2008:

- Alexander Company Draft Master Plan for Reformatory/Penitentiary

