

Laurel Hill Community Meeting - MVCCA

February 28, 2007

Planned 2007 Activities and Milestones

Winter 2006/2007

- Initiation of the Phase II Stormwater Management Study (DPZ, FCPA, DPWES, DOT, FMD)
- Completion of Preliminary Engineering for Lorton Road (DPZ, DOT, DPWES, FCPA)
- Maintenance Building occupancy (FCPA)
- Availability of Draft Architectural Standards and Guidelines for the Adaptive Reuse area (DPZ)
 - Architectural Review Board (ARB) meetings scheduled for March 8, April 12, May 10
 - ARB meetings held in Rooms 4-5 of Government Center, beginning at 6:30 p.m.
- Completion of the crucifix restoration (DPZ)
- Start-up of the Laurel Hill Sign and Wayfaring Plan (FCPA)

Spring 2007

- Start-up of the Laurel Hill House Study (DPZ)
- Roof repairs and improvements at Central Max: ball field bleacher roof, guards quarters, and laundry building (FMD, DPZ)
- Clubhouse occupancy (FCPA)
- Sportsplex Decision by Park Authority Board
- Cold War Museum negotiations for interim museum (FCPA)
- Request for Qualifications for the Adaptive Reuse area (DPZ)
- Feasibility study for County Indigent Cemetery on Old Colchester Road (DPZ, DPWES, DFS)

Summer 2007

- Begin Final Engineering for Lorton Road (DOT, DPWES, DPZ, FCPA, VDOT)

Fall 2007

- Opening of selected buildings by the Lorton Arts Foundation

Winter 2007/2008

- Transportation Bond Referendum (November)
- Anticipated opening of Play and Picnic Areas, Disc Golf Course, Hiking Trail (FCPA)

**Laurel Hill
Accomplishments and Planned Activities
February 28, 2007**

MANAGEMENT & OVERSIGHT

2006 saw the successful implementation of projects, an increased utilization of the site, and the continuation of planning and rehabilitation activities

DPZ Project Coordination

- Weekly Laurel Hill Strategy Team meetings with Park Authority, DOT, DPZ, and FMD
- Hiring of Leanna Hush, Planner III, in August 2006
- Management of consulting services for the development of architectural standards and guidelines, financial analysis of RFPs, and preservation activities

Addressing the county's needs and interests, the community's right to know, and Supervisor Hyland's desire to keep the process open to the public

- Ongoing support to the Project Advisory Citizens Oversight Committee (PAC)
- Public meetings and working groups for the Comprehensive Plan Amendment and Draft RFP
- Press accessibility, tours of the site, and responses to citizen inquiries

Issuance of the Request for Proposal in July 2006

- Nation-wide notification of the RFP
- Site tours and pre-proposal conference were well-attended
- The two proposals we received were both deemed insufficient
- Our proposed new strategy is to work with a Master Developer directly to develop a plan that minimizes initial developer risk and maximizes the county's interests

2007 Opportunities and Challenges

- Providing public access to the area while developing new Laurel Hill components
- Recognizing that a growing and diverse population can result in changing expectations
- Implementing a viable adaptive reuse strategy for the former prison buildings
- Keeping the "whole" of Laurel Hill together as pieces of the plan are implemented

FACILITIES MANAGEMENT

FMD continued to stabilize, rehabilitate, and mitigate buildings while managing security for the entire Laurel Hill site and preparing the area for future activities

Occoquan Workhouse

Activities in 2006 included building demolition, stabilization, & weatherization prior to Lorton Arts Foundation (LAF) occupancy

- Completed demo activities from 2005: chimney, 11 structures, guard towers and Quonset Hut
- Re-roofed & repaired 15 structures
- Completed Hazardous Material Abatement as required
- Restored the Barn
- Cleaned and re-pointed masonry
- Replaced rotten or damaged fascia, cornice, and soffits
- Painted exterior wood surfaces
- Replaced terra cotta coping
- Installed copper gutters and purchased copper downspouts for LAF
- Repaired lightning strike damage
- Assessed building W-23 for structural problems
- Salvaged material (bricks, slate) for future use and repairs

Reformatory

Demolition activities are completed. In 2007, abatement, weatherization, and stabilization activities began and are ongoing

- Hazardous material abatement on structures as required
- Re-roofing (slate and asphalt) and building repair (gutters and downspouts) for 10 structures
- UST Removal: (2) 25,000 gallon tanks including associated State DEQ requirements

- Hazardous material abatement of structures as necessary (lead paint and asbestos)
- Replacement of rotten or damaged fascia, cornice, and soffits

Penitentiary

- Investigations into the removal of steel cell blocks
- Removal of chain-link fencing on top of wall

Other Laurel Hill Areas

- Cleaned out the DC Emergency bunker and moved items for Gary Powers, Jr.
- Removed a Fuel Tank: (1) 15,000 gal including associated State DEQ requirements
- Collaborated on the utilization of the site by emergency service and law enforcement agencies
- Provided security for entire Laurel Hill site with LAF security hand-over in fall 2006

Opportunities & Challenges in 2007

- Planned improvements to Central Max buildings including the ball field bleacher roof and dugouts
- Coordinating Central Max improvements with developer plans to adaptively reuse
- Security transitions to LAF and Park Authority as the area grows and park uses come online

PARK AUTHORITY

Parks built on their successful opening of the golf course and is preparing to open other park uses while working with partner in the development of specialized activities

Sportsplex

- Financial and Business Plan review underway by Interagency Panel
- Agreement decision by PAB this spring
- SE and 2232 submissions in March – concurrent review requested

Equestrian Center

- Agreement with Fairfax4Horses and Partnership with Northern Virginia Therapeutic Riding
- Business Plan received and interim riding facility being planned
- CDP and interim use plan being developed
- Demolition planned for non-historic buildings that are not needed

Cold War Museum

- Unsolicited PPEA Proposal under review
- Site work anticipated to begin Fall 2007

NIKE Control Site

- Demolition of 6 Buildings (as well as various storage buildings)
- Stabilization of remaining structures in process

Greenway Trail

- Trailfest in May of 2006 and official opening of the Greenway Trail
- Pulte completed the northern section of the trail
- CCT signs have been installed
- Giles Run Bridge replaced in the Spring of 2006

Lorton Arts Foundation Coordination

Anticipated opening of park areas “G” and “H” in the Fall of 2007

- Open Play and Picnic Areas
- Disc Golf Course
- Hiking Trail

Laurel Hill Golf Course

- Opened for play in October 2005
- Approx. 23,000 rounds played 2006
- Outstanding Reviews

Laurel Hill Clubhouse

- 10,000 SF – Proshop, food preparation, dining, cart storage
- Substantial completion - April 2007
- Anticipated occupancy - May 2007

Maintenance Building (access off of Hooes Rd)

- 6800 SF – 3 bay garage, offices, storage
- Substantial completion - March 2006
- Anticipated occupancy - February 2007

Historic Surveys and Assessments

- Stempson House Stabilization
- Barrett House Stabilization
- Laurel Hill House Gardens

Studies and Analysis

- Utility and Infrastructure Analysis
- Lighting and Way finding Plan

Artifacts Preservation and Curation

TRANSPORTATION

Activities this past year included planning and preliminary engineering for Lorton Road and other area roadways.

- Completed transportation forecasting and future conditions analysis. Recommended:
 - a. Lorton Road (through Laurel Hill) reduced from 6 to 4 lanes,
 - b. Furnace Road south of Lorton Road reduced from 4 to 2 lanes,
 - c. Silverbrook Road west of Hooes Road increased from 2 to 4 lanes.
 - d. All other Laurel Hill roadways to remain as currently planned.
- These recommendations were adopted July 31, 2006 by the Board of Supervisors in conjunction with adoption of the Transportation Element of the Comprehensive Plan.
- Transportation findings and analysis were presented in public outreach meetings with the South County Federation, the Mount Vernon Council of Citizens Associations, and the Laurel Hill Adaptive Reuse Citizens Advisory Committee.
- Alternative road alignments were analyzed to minimize Lorton Road impacts to the historic Barrel Bridge, sensitive environments, and park uses. An alignment south of the Barrel Bridge was determined to be the best alternative. The Park Authority will work with the BOS to determine if the road alignment impacts land designated in the Comprehensive Plan for public safety use.
- Preliminary engineering (PE) was ongoing in 2006 and will be completed in February 2007 for Lorton Road, Furnace Road, Hooes Road, and a segment of Silverbrook Road. This covers all the arterial roadway segments within the study area.
- DOT and DPWES staff coordinated throughout the year with the Park Authority, DPZ, DPWES stormwater management, and VDOT staff to develop a “context sensitive design” for Lorton Road.
- DOT worked with the Park Authority and other agencies to address site access and right of way issues related to development of the adaptive reuse complex and proposed sports complex near Furnace Rd.
- Final design for Lorton Road anticipated starting in 2007, contingent upon funding approval. Final design phase will address stormwater management issues in a cooperative manner. Construction funding for Lorton Road will be included in the list of projects recommended to the BOS for incorporation in the November Transportation Bond Referendum.

STORMWATER PLANNING

Stormwater planning in the region focused on survey work, assistance in road planning, and preparation of an area-wide study in 2007

SWM activity at Laurel Hill in 2006:

- Completion of a Natural Resources Inventory (Phase I) to support the realignment of Lorton Road,
- Identification of stormwater management needs and execution of consultant contract to support development of a comprehensive stormwater management plan (Phase II) for the entire Laurel Hill development.

Ongoing and 2007 activities:

- Stormwater management group's coordination with county agencies and VDOT
- Identify opportunities for Low Impact Development Techniques as part of the SWM Plan
- Integrate with larger watershed planning efforts

HISTORIC PRESERVATION

Activities in 2006 focused on preserving unique historic resources and ensuring that future development remains sensitive to preservation opportunities

DC Workhouse and Reformatory Historic District listed in the Virginia Landmarks Register (December 2005) and National Register of Historic Places (February 2006)

- Nominated District contains 512 acres and approximately 194 structures
- Sixth National Register Historic District in Fairfax County & second BOS owned property to be listed

DPZ staff worked closely with the ARB on the adaptive reuse site

- Coordinated the development of Architectural Standards and Guidelines for the Adaptive Reuse Area – ARB adoption Spring 2007 following community meeting (ARB sub-committee and board coordination)
- Development of the Request for Proposal (ARB review) and RFP review (ARB representation)

ARB formal review of four Laurel Hill projects

- New construction of Independent Senior Living Building at Spring Hill (approved)
- Adaptive reuse of five buildings with supporting new construction at Spring Hill (approved)
- Pedestrian bridge at Giles Run, County Greenway Trail System (approved)
- Building rehabilitation, lighting and landscaping features at the Lorton Arts Foundation

Conservation and Preservation Activities

- Removal of crucifix from chapel on December 6, 2006 for storage and cleaning (Washington Post article appeared on Sunday, December 17, 2006)
- Reviewing scope of work for an architectural and historic assessment of Laurel Hill House

Staff participation in the Channel 16 program "From Lorton to Laurel Hill"

PLANNING & ZONING

Laurel Hill activities included traditional and non-traditional efforts in response to a variety of development proposals, initiatives, and needs in the area

2006 activities and initiatives

- Out-of-Turn Plan Amendment approved May 1, 2006
- Initiated preservation and adaptive reuse plans for the three historic houses under Board Control
 - Architectural and historical assessment of Laurel Hill House
 - Coordination with FMD, FCPA, County Attorney re: future uses of houses at Route 123 and Burma Road
- Provided ongoing support to the PAC
- Prepared draft feasibility study for a County Indigent Cemetery for Family Services
- Redesigned Laurel Hill website to reflect past and current activities and future plans
- Staff review of both the Spring Hill development and Lorton Arts Foundation site plans

Coordinated communication and outreach activities

- Much favorable press the past year
 - Crucifix removal from Lorton Chapel (Washington Post 12-17-06)
 - Lorton Arts Foundation groundbreaking (Washington Post 9-17-06)
 - Plans for the Park Authority's Equestrian Center (Washington Post 6-29-06)
 - Greenway Trail Opening (Connection 5-11-06)
 - Plan Amendment BOS Approval (Connection 5-4-06)
 - Fairfax Extra cover story on the adaptive reuse at Central Max (Washington Post 3-23-06)
- Sponsored the 30-minute Channel 16 show "From Lorton to Laurel Hill"
- Coordinated filming by the History Channel of the former DC bunker
- Led monthly meetings of the communication team (DPZ, OPA, FCPA)
- Participated in South County Town Hall Meetings sponsored by Supervisor Hyland, public meetings of South County and Mt. Vernon councils, and public hearings and meetings
- Sponsored tours of the site for citizens and county staff and took the South County Secondary School photography classes to the Reformatory and Penitentiary in October.
- Initiated website updates for the Laurel Hill site

LORTON ARTS FOUNDATION

The County and LAF signed a lease agreement in 2006 and the Foundation began to prepare the site for future art activities

- Workhouse buildings readied by completing building improvements and environmental mitigation
- County lease with LAF signed in July
- Ribbon-cutting event held in September
- County staff providing liaison, oversight, and coordination activities
- Named the "Southeast Region Small Issuer Deal of the Year for 2006" by Bond Buyer newspaper