

COUNTY OF FAIRFAX, VIRGINIA

MEMORANDUM

TO: Distribution
DATE: Week of November 14, 2005
FROM: Marianne Gardner, Planning Division
Department of Planning and Zoning
SUBJECT: Draft text for the proposed Plan Amendment S05-IV-LP2 – LP1 Laurel Hill Community Planning Sector

PURPOSE

On February 7, 2005, the Board of Supervisors authorized staff to prepare a Plan Amendment to consider revisions to the Comprehensive Plan reflecting the Laurel Hill Adaptive Reuse Citizens Task Force recommendations presented to the Board of Supervisors on December 6, 2004.

The Fairfax County Department of Planning and Zoning intends to transmit to the Laurel Hill Project Advisory Citizens Oversight Committee the week of November 14, 2005, a copy of the draft plan text (“draft text”) for the proposed Laurel Hill “Plan Amendment” to the Comprehensive Plan (Plan Amendment S05-IV-LP2). “Proposed Plan Amendment” text is typically published and made available to the public 2-4 weeks before the scheduled Planning Commission hearing. The early release of this draft text is an opportunity for citizens and civic associations to review and comment on the proposed changes to the Comprehensive Plan while it is also under review by planning staff. The Fairfax County Department of Planning and Zoning will still adhere to the normal public review period prior to the Planning Commission’s public hearing.

PROCESS

The Laurel Hill Project Advisory Citizens Oversight Committee (“PAC”) was established by the Fairfax County Board of Supervisors to monitor the development of the Reformatory and Penitentiary areas. The PAC will participate in the review of this draft text which also is proposed for delivery to citizens and civic associations the week of November 14, 2005.

There will be a public meeting on this draft text in early January 2006, at a time and location to be determined. This meeting will serve as a forum for discussing the proposed changes to the Comprehensive Plan and answering questions.

All comments about the draft text for the proposed Plan Amendment should be submitted in writing to:

Ms. Marianne Gardner
Fairfax County Department of Planning & Zoning
Suite 730
12055 Government Center Parkway
Fairfax, Virginia 22035-5505

BACKGROUND

In July 2002, the County of Fairfax, Virginia acquired 2,324 acres of the former District of Columbia Correctional Facility at Lorton from the federal government pursuant to the conditions set out in a Memorandum of Agreement. This transfer was in consonance with the National Capitalization Revitalization and Self-Government Improvement Act of 1997. The transfer of the 2,324 acres was preceded by an amendment to the Fairfax County Comprehensive Plan to address the requirements of other federal legislation, the Lorton Technical Corrections Act of 1998. This Comprehensive Plan amendment, adopted in July 1999, provides a Reuse Plan for the entire property that “maximizes open space, park land and recreation use of the land.”

To investigate how the Comprehensive Plan guidance for the adaptive reuse areas might be implemented, the County’s Board of Supervisors appointed a citizen task force in 2002. The goal of the citizen task force was to develop recommendations with input from community stakeholders as well as professional planning consultants. The Task Force completed its study and presented its recommendations to the Board of Supervisors on December 6, 2004. The Task Force recommended concept for the Reformatory and Penitentiary areas includes the coordinated reuse and redevelopment of these areas for a mix of educational, professional office, retail and residential uses including magnet housing.

The recommendations presented to the Board of Supervisors can be viewed at the following links:

<http://www.fairfaxcounty.gov/dpz/laurelhill/recommendations.htm>

Planning staff has incorporated the task force recommendations into the draft text as well as language to address the phasing of development, the importance of design sensitivity to historic architecture, and the creation of a high quality project in reflection of the task force recommendations. The draft text also reflects changes that have occurred since the acquisition of the prison property in 2002, including amending the park designations per Policy Plan Amendment No. 2003 P-07, adopted by the Board of Supervisors on June 20, 2005.

PLEASE NOTE:

1. The proposed Plan Amendment for Laurel Hill is not included in the current Area Plans Review process for the Mt. Vernon or Springfield magisterial districts;
2. The draft text is still under review by the planning staff;
3. Both an edited version and “clean” version of the draft text will be made available for review. The edited version includes each change to the existing plan text while the clean version removes underlines and strike-through marks;
4. Maps and graphics in the draft text are under revision and should be available for the public meeting in January, 2006;
5. The draft text is available for viewing at <http://www.fairfaxcounty.gov/dpz/laurelhill/>;
6. Please provide comments on the draft text in writing.

SCHEDULE

- **Week of November 14, 2005:** Distribution of the draft proposed Plan Amendment (PA) text to the Project Advisory Citizens Oversight Committee and the public.
- **December 19, 2005:** Public comments on the draft plan text due.
- **December 20, 2005 – early January, 2006:** Planning staff works with the PAC to consolidate comments, prepare initial feedback, and develop discussion topics for the public meeting in January, 2006.
- **Early January, 2006:** Public Meeting to discuss comments, answer questions, and dialogue with the public about the planning process.
- **January 18, 2006:** Project Advisory Citizens Oversight Committee, at their monthly meeting, submits recommendations about the proposed PA to the Department of Planning & Zoning.
- **March 2, 2006:** DP&Z staff publishes the PA report.
- **March 29, 2006:** Tentative date for PA Planning Commission hearing.
- **May 1, 2006:** Tentative date for PA Board of Supervisors hearing.

Please contact Chris Caperton, the County’s Laurel Hill Project Coordinator at (703) 324-1375 for additional information. Mr. Caperton, or planning staff, is available to meet with citizen groups and homeowner associations to further discuss the draft text, process, or schedule.

cc: Laurel Hill Project Advisory Citizens Oversight Committee:

Robert W. Cosgriff, 703-764-0720, bandjcoz@cavtel.net
Tim Sargeant, Chairman, 703-915-0976, tmsargeant@aol.com
Douglas Wrenn, 703-750-3822, dwrenn@rodgers.com