



County of Fairfax, Virginia

MEMORANDUM

DATE: December 15, 2008

TO: BOARD OF SUPERVISORS

FROM: James P. Zook, Director
Department of Planning and Zoning

SUBJECT: Transmittal of Laurel Hill Project Advisory Committee Recommendation

The Laurel Hill Project Advisory Committee met November 24, 2008 to review responses by the Alexander Company to comments and questions submitted by historic preservation stakeholders as well as the general public on the Draft Master Plan for the Laurel Hill Adaptive Reuse Area. As you know, The Alexander Company is under contract to Fairfax County to produce a master plan for the adaptive reuse of the former reformatory and penitentiary buildings at Laurel Hill. The master plan will guide the eventual development of the buildings.

During the November 24 meeting, the Project Advisory Committee voted to forward the following recommendation to the Board of Supervisors:

The Project Advisory Committee recommends that the Board of Supervisors obtain outside counsel to review questions raised about federal and state historic tax credits for the larger historic district.

The specific questions for review are included in the attached letter from Tim Sargeant, Chair of the Laurel Hill Project Advisory Committee to the Board of Supervisors. Department of Planning and Zoning staff is working with the Office of the County Attorney to procure the type of consultant services necessary to address the Project Advisory Committee's questions.

Thank you for your attention.

Attachment: As Stated

CC: Fairfax County Board of Supervisors
Anthony H. Griffin, County Executive
David P. Bobzien, County Attorney
Alan Weiss, Assistant County Attorney, Office of the County Attorney
Chris Caperton, Laurel Hill Project Coordinator, Department of Planning and Zoning
Tim Sargeant, Chair, Laurel Hill Project Advisory Committee
Bob Cosgriff, Laurel Hill Project Advisory Committee
Doug Wrenn, Laurel Hill Project Advisory Committee

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Laurel Hill
Project Advisory Committee

Gerry Connolly, Chairman
Fairfax County Board of Supervisors
12000 Government Center Parkway
Fairfax, Va. 22035

December 15, 2008

Dear Chairman Connolly,

The Laurel Hill Project Advisory Committee met November 24, 2008 at the Laurel Hill Community Center to review responses by the Alexander Company to comments and questions by historic preservation stakeholders as well as the general public. As you know, the Alexander Company is under contract to Fairfax County to produce a master plan for the adaptive reuse of the former reformatory and penitentiary buildings at Laurel Hill. The master plan will guide the eventual development of the buildings.

During the November 24 meeting, the Project Advisory Committee voted to forward the following recommendation to the Board of Supervisors:

The Project Advisory Committee recommends that the Board of Supervisors obtain outside counsel to review questions raised about federal and state historic tax credits for the larger historic district. These questions include:

- 1. Will the status of the entire National Register District, including the Lorton Arts Foundation's (LAF) Workhouse site, be reviewed as part of an application for federal historic or state historic tax credits in the Reformatory-Penitentiary Adaptive Reuse Area?**
- 2. Will the National Register and historic tax credit status of the LAF Workhouse be reviewed as part of an Adaptive Reuse Area review?**
- 3. In what way, if any, do the tax credits obtained by LAF impact or influence the ability to obtain tax credits for the Adaptive Reuse site?**

4. In what way, if any, would demolition or alteration of contributing structures at the Reformatory-Penitentiary site impact the National Register status and tax credit eligibility of the LAF Workhouse site?

5. Generally, what are the historic tax credit implications for the Adaptive Reuse Area?

The November 24 PAC recommendation is based on the following finding by the Alexander Company regarding the use of historic tax credits:

A tax credit review by the National Park Service requires the review of potential impacts to the entire National Register site, including the MOA-contributing buildings and the buildings listed in the nomination to the National Register of Historic places. Proposed modifications to historically significant interior spaces, such as the penitentiary cell blocks, gymnasium and dining hall, will also be reviewed by Virginia Department of Historic Resources and the National Park Service.

The PAC believes that input by legal counsel with expertise in federal and state historic tax credits related to historic sites is essential to determine the financial viability of the adaptive reuse project.

As always, please feel free to contact members of the Project Advisory Committee with any questions or comments.

Sincerely,



Tim Sargeant, Chair
Laurel Hill Project Advisory Committee

CC: Fairfax County Board of Supervisors
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