

# Laurel Hill Adaptive Reuse Citizens Task Force

## Land Use and Process Recommendations for the Reformatory and Penitentiary Area

### **Why does the Task Force concept include education-related uses as well as residential, retail and professional office uses?**

- 1) Education is one of the recommended uses in the Comprehensive Plan for the site.
- 2) The mix of loft-style market rate and magnet residential units is an opportunity to implement a viable reuse plan at the historically significant Reformatory site while providing ancillary support to adjacent uses at Laurel Hill and the surrounding area.
- 3) The development of market rate units is an incentive for private investment in conjunction with the retail scenario at the Village Center.

### **What are the advantages of including loft-style magnet housing units?**

Loft style magnet housing units can be used in support of an education or other scenario at the Penitentiary or in support of public employees such as schoolteachers, firefighters and police trainees. The concept of assisting individuals in professional training for careers is based on extended residence of up to two years with training or educational opportunities available on site or nearby.

### **Are there examples of such magnet housing programs in Fairfax County?**

Yes. The Fairfax County Redevelopment and Housing Authority and the Fairfax County Fire and Rescue Department are partnering to provide attractive affordable rental housing at Westcott Ridge condominiums to qualified Fairfax County firefighter and EMT employees.

### **What is the estimated cost of the Reformatory and Penitentiary concepts?**

The Reformatory's residential and village center concept anticipates a total project cost of \$45 million, including infrastructure.

The Penitentiary's education, supporting office, research concept anticipates a total project cost of \$30 million, including infrastructure.

### **How would the Reformatory and Penitentiary concepts be funded?**

Given Fairfax County's overall commitment to Laurel Hill, the development of the Reformatory and Penitentiary areas should seek to minimize the county's financial participation and leverage that participation to create a viable, self-sustaining reuse scenario. Private or other investment should substantially support the development of the Reformatory and the Penitentiary.

### **How should the county select potential partners for the adaptive reuse scenarios?**

The Task Force recommends selecting development partners through a competitive process such as a Request For Proposal. The criteria for selecting a development team should include: experience with complex development projects and approval processes; track record of implementing financially sustainable projects; and team partners with extensive historic rehabilitation experience.

### **What steps should be taken to implement the adaptive reuse scenarios?**

The County's investment in stabilization of contributing structures will provide a five-year window of protection against further deterioration. The Task Force recommends accomplishing several tasks during the five years to minimize the need for additional investment in stabilization:

- Hire a project manager specifically for the Reformatory and Penitentiary areas with experience in managing similar complex processes.
- Send out a Request for Expression of Interest (REOI). Based on that input, the County should then proceed with a Request for Qualifications (RFQ) or a Request for Proposal (RFP).
- Select qualified development partners

### **Where can I obtain more information?**

Please visit the Fairfax County government web site ([www.fairfaxcounty.gov](http://www.fairfaxcounty.gov)). Click on "Planning and Zoning". You can call the Fairfax County Department of Planning and Zoning at 703-324-1210.