



Laurel Hill

Planning for the Transformation

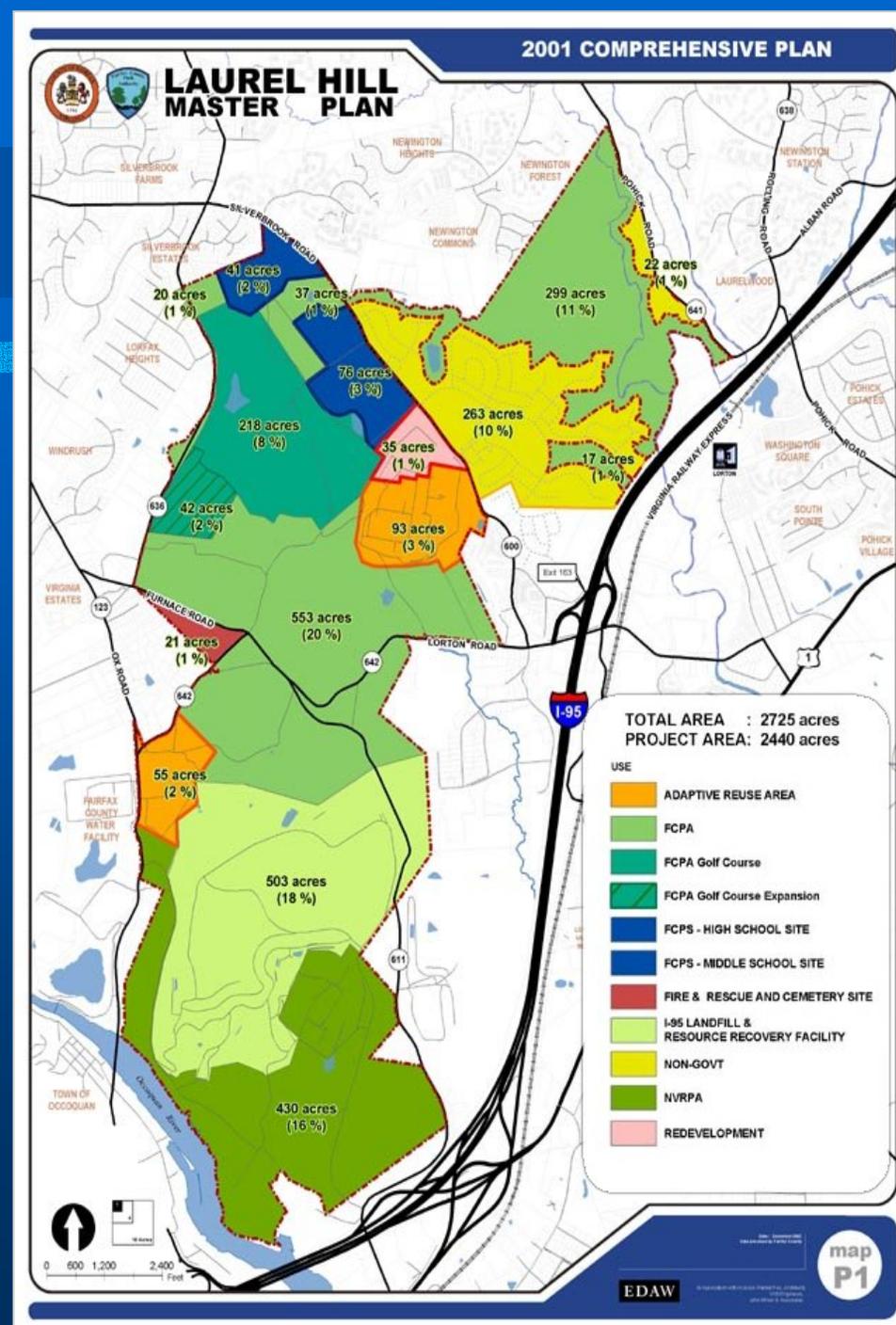
**Tim Sargeant, Chairman
Laurel Hill Adaptive Reuse
Citizens Task Force**

December 6, 2004



Laurel Hill Overview

- Approximately 2,700 acres
- Most of the land for parks and open space
- Several stream valleys
- Northern Sector: Closed prison facilities
- Southern Sector: Landfill, Resource Recovery Center, Occoquan Regional Park



Laurel Hill - The Transformation

- **New Residential Units**
- **New High School**
- **Senior Living Center**
- **Park Authority Board Approved Laurel Hill Park Plan, July 2004**
 - **Interim Uses: Athletic Fields**
 - **Golf Course: Opens 2005**



“South County” High School, Fall 2005

Laurel Hill - The Transformation



- **Lorton Arts Foundation**

(Lorton Workhouse Arts Center)

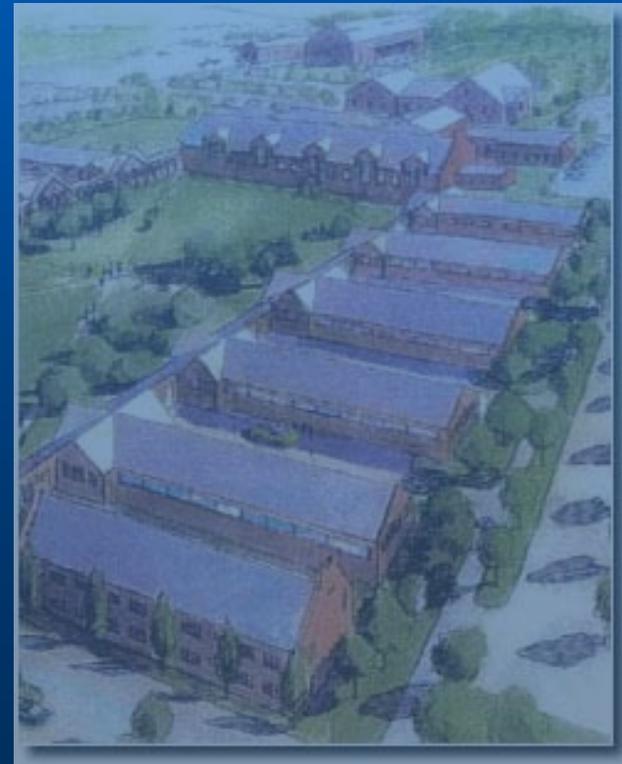
Located at Occoquan Facility

- Includes an Arts, Cultural and Education Campus
- Heritage Resource

- **May 5, 2003:**

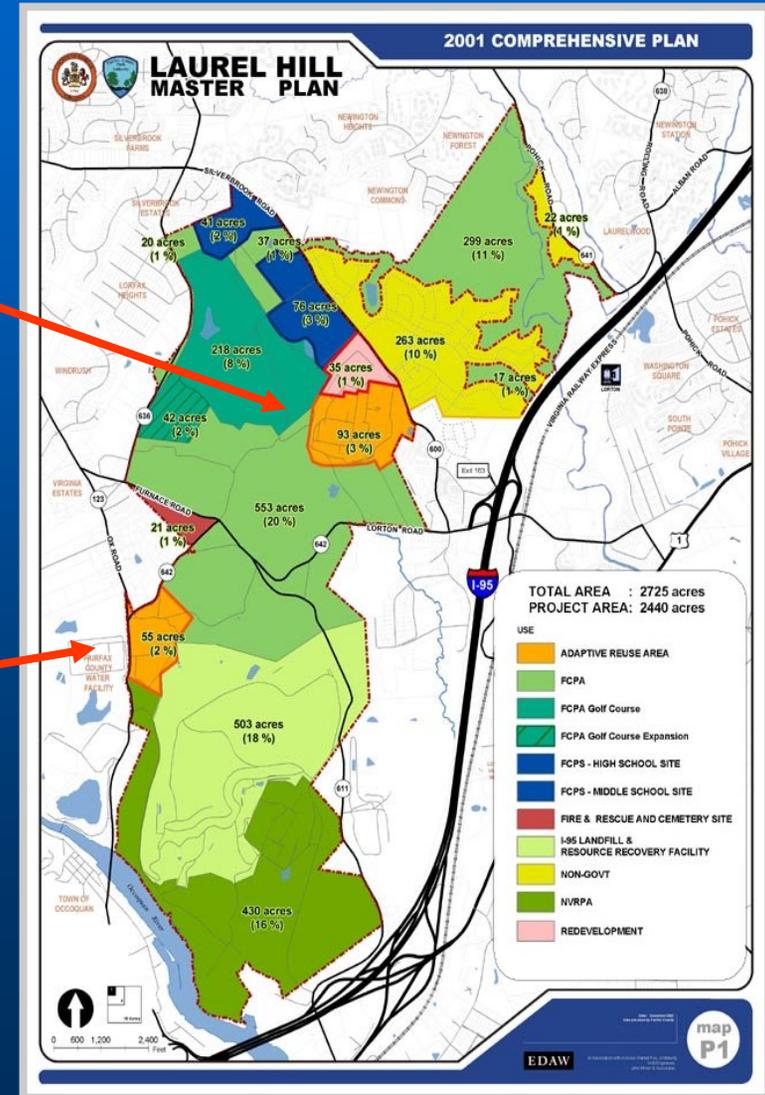
Board of Supervisors

Endorses L.A.F. Proposal



Laurel Hill Adaptive Reuse Planning

- Central/Maximum Facility [Comprehensive Plan]
 - Preservation as heritage resources or adaptive reuse
 - May include non-hospital institutional, public, educational and recreational uses
- Occoquan Facility
 - Lorton Arts Foundation site

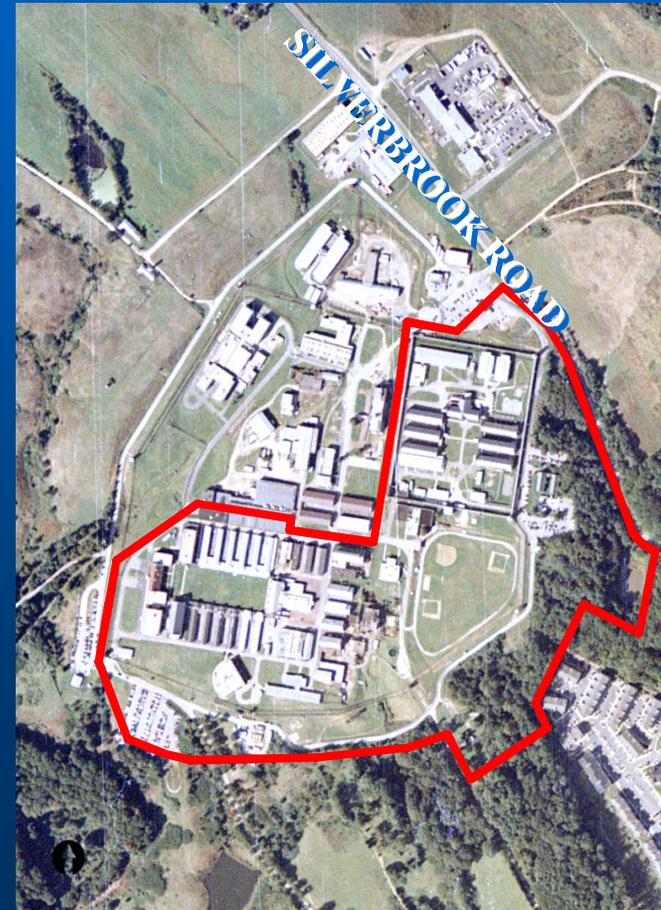


Laurel Hill Adaptive Reuse Planning

- **Central/Maximum Facility**
 - Approximately 80 acres
 - 67 structures
 - More than 300,000 square feet of available space



Dormitory at the Central Facility

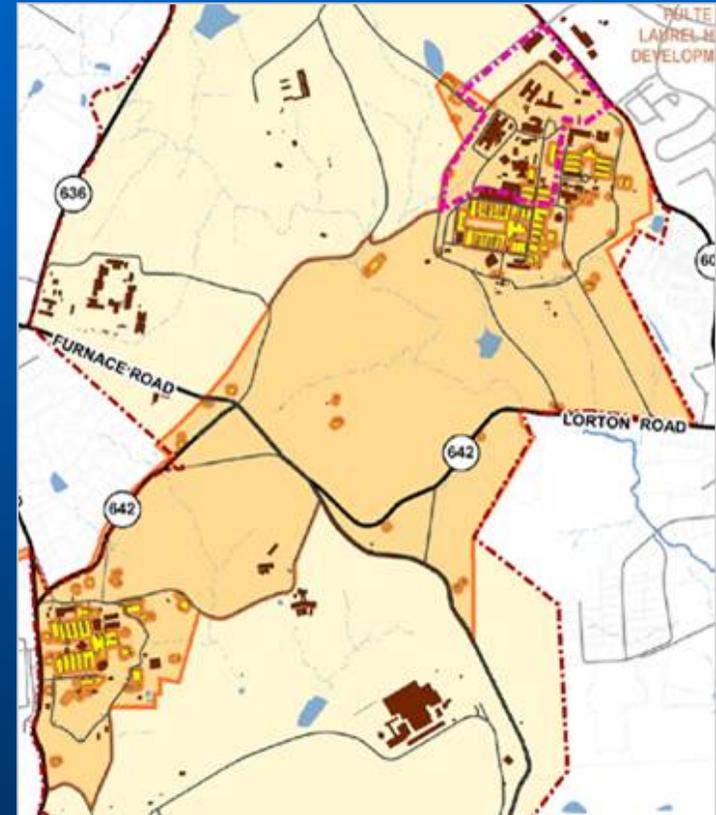


Laurel Hill

Planning Considerations

Memorandum of Agreement

- Negotiated after Comprehensive Plan
- Promotes National Register eligibility
- 136 structures listed as contributing to significance of proposed historic district



Proposed historic district

Laurel Hill

Planning Considerations

Lorton Arts Foundation

- **Proposed Long Term Financing : \$75 million**
- ★ *Task Force recommendations for the Reformatory/Penitentiary site avoid specific uses that would compete with L.A.F.*

Laurel Hill

Planning Considerations

Central/Maximum

Lack of Up-to-Date Utilities and Infrastructure

- **Cost estimates for Central/Maximum site range from \$12 million to \$16 million**

Higher Costs For Adaptive Reuse

- **Generally higher than new construction**

Laurel Hill - Alternative Scenarios

The Task Force explored many options to preserve the maximum number of contributing structures

- **Development and infrastructure costs may make some of the uses specified in the Comprehensive Plan out of reach for some development partners and create an undue burden on taxpayers.**
- **Market analysis indicates residential, retail and professional office uses are the best opportunities to attract private development.**
- **Input from education officials: Reformatory/Penitentiary site not likely to work as a stand-alone campus**
 - **Develop a smaller portion with a consortium of users**

Laurel Hill - Central/Maximum

November 19, 2004

The Laurel Hill Adaptive Reuse Citizens Task Force voted unanimously in favor of land use and process recommendations for the Reformatory and Penitentiary areas

Laurel Hill - Central/Maximum

- Mix of educational, retail, professional office and residential
- Reformatory and Penitentiary developed in *separate phases*
- Coordinated development - Not individual proposals
- Smaller scale than previous scenarios



Laurel Hill - Central/Maximum

- 50 - 125 loft style residential units in existing structures
- Mix of market rate and magnet housing
- Supports education scenario and County employees (Police, teachers & firefighters)



Reformatory Concept

Estimated price range of loft unit: \$235,000 - \$275,000

Laurel Hill - Central/Maximum

- Mix of retail, professional office and residential uses
40,000 - 60,000 square feet
- 10 - 30 residential loft units above retail
- Supports education scenario at Penitentiary as well as new and existing residential communities around Laurel Hill



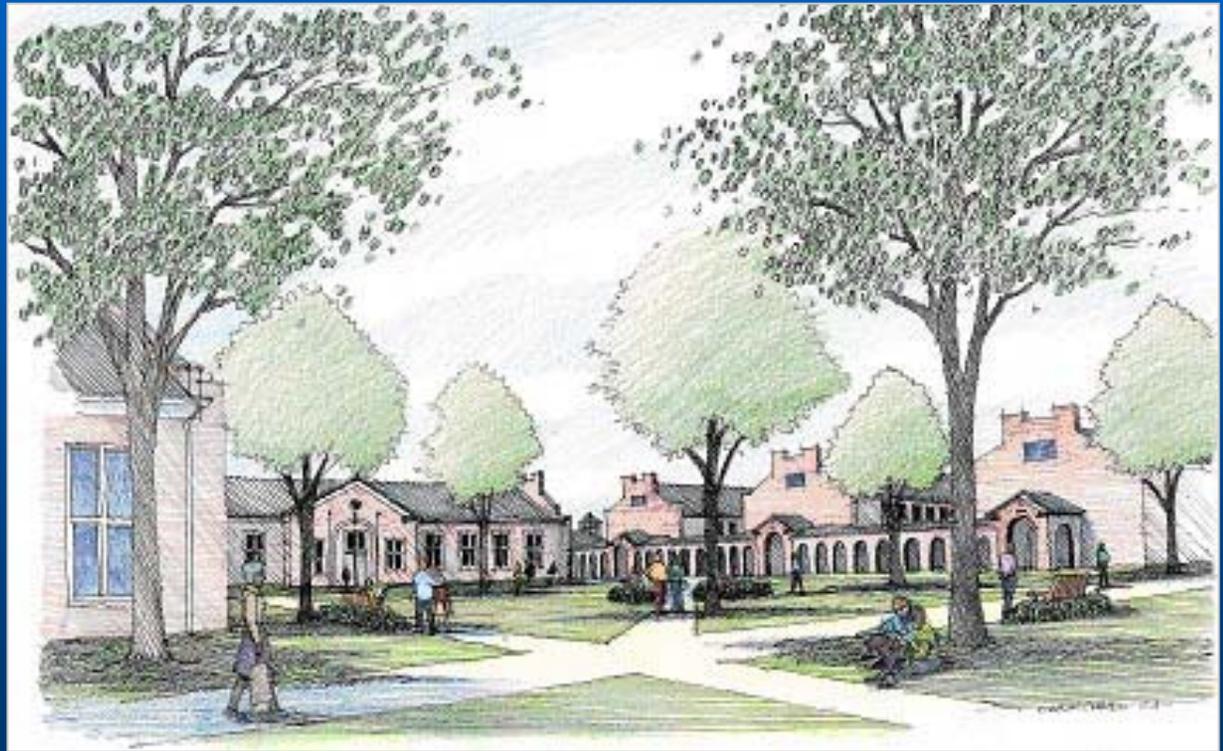
Village Center Concept

Laurel Hill - Central/Maximum

- Includes education, supporting office, research, other complimentary uses

- 50,000 - 125,000 square feet

- Consortium of users

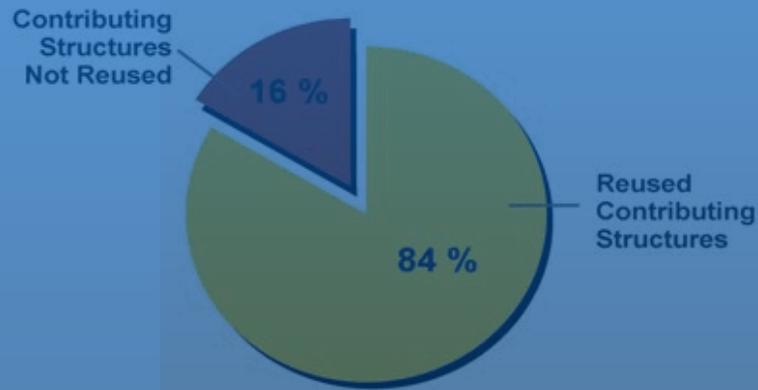


Penitentiary Concept

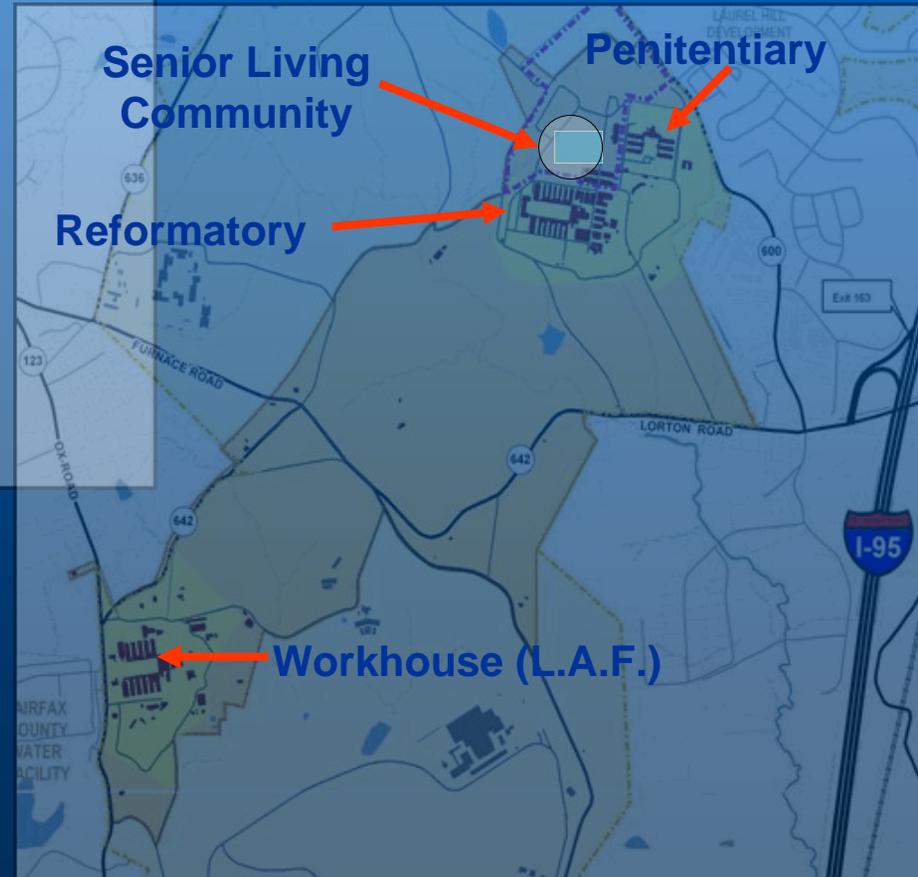
Laurel Hill - Historic Preservation

CONTRIBUTING STRUCTURES USE

WORKHOUSE, REFORMATORY, PENITENTIARY, AND SENIOR COMMUNITY



Represents square footage of contributing structures use



Laurel Hill - Central/Maximum

Funding Sources

- **Residential-Retail Scenario (Reformatory)**
 - Private investment
 - Historic tax credits
 - Public-private partnerships
 - Funding for magnet housing
- **Education Scenario (Penitentiary)**
 - Federal and state funding
 - Accredited education partners
 - Historic tax credits

Reformatory Concept

Reducing Long Term Reliance on Fairfax County

Description:

Residential units
50 - 125 (lofts)

Includes magnet
housing

Retail:
40,000 -60,000
square feet with
10 - 30 residential
units (lofts)

Project Cost:

\$45 million (Total)

\$8 million,
infrastructure

\$26.5 million,
rehabilitation

\$10 million,
new construction

Approaches to Reduce Project Costs:

Increase residential
and/or retail components

Reduce number of structures
re-used

County Financial Participation



Penitentiary Concept

Reducing Long Term Reliance on Fairfax County

Description:

Education with supporting office, research facilities and other similar uses

50,000 to 125,000 square feet

Project Cost:

\$30 million (Total)

\$5.5 million, infrastructure

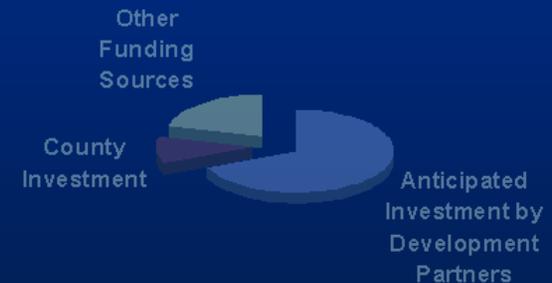
\$24.5 million, rehabilitation

Approaches to Reduce Project Costs:

Convert one or more buildings to residential use

Reduce number of structures re-used

County Financial Participation



Laurel Hill - Central/Maximum

Project Steps and Schedule

- **Ongoing years 1 - 5: Implement building stabilization**
- **Hire project manager for Reformatory/Penitentiary site**
- **Create and appoint project advisory committee**
- **RFI/RFP/RFQ process**
- **Development agreement with potential partners**
- **Implementation**
- **Contingency planning: Consider amending scenario to incorporate fewer structures**

Laurel Hill - Central/Maximum

Special Considerations

- **Comprehensive Plan**
 - Amend to include residential and retail uses at Reformatory
- **Memorandum of Agreement**
 - Include project advisory committee to represent County master planning process
- **Fairfax County Architectural Review Board**
 - Complete draft standards and guidelines to facilitate consistent review process of development proposals

Laurel Hill

What The Recommendations Will Do:

- **Preserve historic core of the Workhouse and Reformatory/Penitentiary sites**
- **Minimize present and future financial burden on taxpayers**
- **Complement other development on site and in surrounding communities**
- **Provide flexibility and transparency in development process**
- **Permit adaptive reuse of Laurel Hill into something of far reaching significance and consequence - both exciting and uplifting.**

Laurel Hill - The Transformation

Acknowledgements

- **EDAW**
- **Fairfax County
Department of Planning
and Zoning**



Thank You